Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
November 17, 2026
6:00 PM
City Council Chambers

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Holly Barela, District 6
Melissa Fischer-Pedraza, District 3	R. Wayne Lampson, 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. October 27, 2026 Planning and Zoning Board Meeting Minutes

2026-1027 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Building Activity Report - October 2026
OCTOBER 2026 PZ MONTHLY COMPARISONS.pdf

3. Planning and Zoning Monthly Summary Plat Report - October 2026
SUMMARY PLAT REPORT - OCT.pdf

PUBLIC HEARINGS

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

4. **Preliminary Plat Amendment.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Amendment for Phase 1 of the Zuma Ranch Subdivision, consisting of the property legally described as Unit 13, Block 37, Lots 5 through 27. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Changes to Plat.pdf
Amended Zuma Ranch Phase 1 Plat.pdf

5. **Preliminary Plat Extension.** The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for the Idalia Crossing subdivision. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
Idalia Crossing Preliminary Plat.pdf
Justification.pdf
Reproduction of Notices.pdf

6. **Preliminary/Final Plat:** The applicant, SSCAFCA, through their agent, JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for Panorama Heights West, Block 2, Parcel C-1. Staff contact is Ben Isaacs and staff recommends approval with findings.
Zoning & Location Map.pdf
Application.pdf
Plat.pdf
Reproduction of Notifications with Sign pics.pdf

7. **Conditional Use Permit.** The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit to allow for an RV storage facility, at the property legally described as Unit 16, Block 83, Lots 33A and 34A; physically located at 1305 and 1309 Golf Course Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Zoning & Location Map.pdf
Letter of Authorization.pdf
Application Package.pdf
Plan Set.pdf
Reproduction of Notices.pdf
Findings_of_Fact_BMB.docx

8. **Zone Map Amendment.** The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as The Mercado, Tract C-2A1-A. The request is to amend the architectural regulations, building signage, and landscaping standards for the subject property. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.
Locaion, Zoning Map.pdf
Application Package.pdf
Applicant's requested changes to ordinance.pdf
Reproduction of Notices_.pdf
90-001 O.pdf
17-23 O-21.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
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Legislation Item:

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2026-1027 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

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

MEMBERS PRESENT:	**STAFF PRESENT:**
Kevin Kofchur, District 2	Amy Rincon, Development Services Director
Melissa Fischer-Pedraza, District 3	Brian Babyak, Planning and Zoning Manager
Robert Gabaldon, District 4, Vice-Chair	Tim Dvorak, Planner II
Andrea Hankins, District 5	Liz Ruiz-Carlos, Planner II
Holly Barela, District 6	Michelle Costilla, Planner III
R. Wayne Lampson, At-Large	Ben Isaacs, Planner I
MEMBERS ABSENT:	Sharon Bitah, Administrative Assistant
Scottie Richardson, District 1, Chair	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

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

2) 2027 Planning and Zoning Board Regular Meeting Calendar

Holly Barela moved to approve the Consent Calendar. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Melissa Fischer-Pedraza, Robert Gabaldon, Andrea Hankins, Holly Barela, R. Wayne Lampson
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

PUBLIC HEARINGS

4) The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary Plat Extension for the Lomas Encantadas 1A, Phase 1 Subdivision, creating 27 single-family residential lots and 8 tracts, all zoned R-1: Single-Family Residential District. The property is legally described as LE, Tract 13-A-1 and comprises approximately 60.4499 acres.

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

Agent Nina Villa spoke on the item and stood for questions.

Kevin Kofchur moved to approve item #4. Seconded by R. Wayne Lampson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Melissa Fischer-Pedraza, Robert Gabaldon, Andrea Hankins, Holly Barela, R. Wayne Lampson
NO: (None)

5) The applicant, University of New Mexico, through their agent, Wilson & Company, requested approval of a Preliminary/Final Plat to dedicate public road right-of-way to the City of Rio Rancho, grant public utility, drainage and waterline easements, and reconfigure three lots into five lots at the property legally described as UNM, Tracts 2A, 3A, and 1A2A.

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

Agent, Brian Johns, spoke on the item and stood for questions.

Melissa Fischer-Pedraza moved to approve item #5. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Melissa Fischer-Pedraza, Robert Gabaldon, Andrea Hankins, Holly Barela, R. Wayne Lampson
NO: (None)

6) The applicants, Jeffrey and Michelle McQuerry, requested approval of a Variance to the 5' side setback, to allow for an existing 280 sq ft metal gazebo at the subject property legally described as Sierra Norte, Block 1, Lot 6A, and physically located at 1421 Penasco Rd NE.

Staff member, Liz Ruiz Carlos presented the item, recommending denial subject to findings and conditions, and stood for questions.

Applicant, Jeffrey McQuerry spoke on the item and stood for questions.

Kevin Kofchur moved to approve item #6. Seconded by Andrea Hankins.

Applicant, Jeffrey McQuerry answered Commissioner Lampson's query on the structure date.

The motion carried by a vote of **5 FOR** and **1 AGAINST**
YES: Kevin Kofchur, Melissa Fischer-Pedraza, Robert Gabaldon, Andrea Hankins, Holly Barela,
NO: R. Wayne Lampson

7) The applicant, Claire Ramirez, requested approval of a Variance to allow for an encroachment of 2.5 feet in the rear setback for a shed at the property legally described as Vista Hills West Unit 1, Block 11, Lot 29, located at 4360 Pumice Drive NE.

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

Applicant, Claire Ramirez spoke on the item and stood for questions.

Holly Barela moved to approve item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **1 AGAINST**
YES: Kevin Kofchur, Melissa Fischer-Pedraza, Robert Gabaldon, Andrea Hankins, Holly Barela,
NO: R. Wayne Lampson

8) The applicant, ABQ Living Inc., through their agent, JAG Planning and Zoning, LLC, requested approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Corrales North Unit 1, Tract C-2C, currently zoned SU: Special Use for C-1: Retail Commercial Uses and other similar listed uses, add uses related to Warehousing and Light Manufacturing as permissive uses.

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

Agents, Juanita Garcia and Steve Hernandez, spoke on the item and stood for questions.

The following members of the public spoke in opposition to the item:

- Tommy Blanton
- Duane Fuller
- Cecilia Flores
- Stacy Shaffer
- Eric Fjosee

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

Development Services Director Amy Rincon and agent, Juanita Garcia answered various questions from Commissioner Lampson, Commissioner Hankins, Vice-chair Gabaldon and Commissioner Fischer-Pedraza.

The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Melissa Fischer-Pedraza, Robert Gabaldon, Andrea Hankins, Holly Barela, R. Wayne Lampson
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Andrea Hankins moved to adjourn the meeting. Seconded by R. Wayne Lampson.
Vice-Chair Gabaldon adjourned the meeting at 6:48 PM.

APPROVED THIS 17th DAY OF NOVEMBER 2026.

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Scottie Richardson, Chairman

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Legislation Item:

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No Action Required

ATTACHMENT: OCTOBER 2026 PZ MONTHLY COMPARISONS.pdf

2026 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	FEB	FEBRUARY VALUATION	MAR	MARCH VALUATION	APR	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	SEPTEMBER VALUATION	OCT	OCTOBER VALUATION	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2025)	
Single Family	55	87	$17,698,514	80	$15,437,584	78	$17,421,787	78	$15,227,912	80	$17,027,884	95	$20,071,520	52	$11,993,871	32	$8,155,107	18	$4,857,756			655	$139,241,953	832	$178,118,896
Additions/Residential	16	11	$502,630	11	$338,781	19	$647,378	5	$277,465	12	$596,883	16	$821,827	14	$841,603	12	$205,880	11	$559,593			127	$5,516,244	151	$7,068,582
Casita	1	1	$21,000	2	$105,000	2	$185,000	2	$232,375	3	$450,919	0	$0	0	$0	1	$60,600	1	$109			13	$1,151,003	17	$2,143,449
New Commercial	1	1	$2,000,000	3	$8,194,922	2	$1,149,693	3	$1,035,705	0	$0	5	$2,311,000	2	$41,727	0	$0	3	$10,110,560			20	$26,472,038	12	$19,961,907
New Office/Institution	0	0	$0	1	$4,791,673	0	$0	1	$5,993,441	0	$0	1	$11,950,000	0	$0	0	$0	0	$0			3	$22,735,114	1	$22,000,000
New Industrial	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	1	$1,300,000	0	$0			1	$1,300,000	2	$77,000,000
Non-Residential Interior Tenant Improvement	1	2	$420,000	1	$1,200,000	2	$135,000	0	$0	1	$3,959	1	$325,000	3	$64,207	0	$0	0	$0			11	$2,161,166	24	$17,307,675
Office/Institution Addition	0	0	$0	1	$4,250,000	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			1	$4,250,000	0	$0
Industrial Addition	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			0	$0	0	$0
New Multi-Family	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	1	$429,126	98	$7,236,048	34	$2,233,231			133	$9,898,405	115	$19,830,059
Telecommunication Tower	0	3	$95,990	1	$45,990	3	$111,980	0	$0	0	$0	3	$160,157	0	$0	1	$65,990	0	$0			11	$480,107	9	$332,859
Demolition - Non-Residential	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			0	$0	2	$667,943
Demolition - Residential	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			0	$0	0	$0
Fence	10	6	$22,000	14	$26,924	40	$105,156	15	$141,410	10	$86,915	21	$53,544	5	$19,427	19	$50,112					140	$568,488	149	$1,534,353
Garages	4	0	$0	5	$208,000	7	$398,535	5	$205,873	1	$15,284	1	$200,000	4	$210,908	0	$0	5	$171,333			32	$1,650,533	62	$2,985,620
Pool	2	4	$385,361	2	$168,628	7	$577,390	4	$261,325	3	$233,320	8	$566,848	4	$207,000	6	$500,864	0	$0			40	$3,092,736	56	$4,547,029
Reroofs/Windows/ Doors	67	65	$1,164,710	62	$891,938	75	$1,313,320	83	$1,489,502	81	$1,643,176	104	$1,796,308	78	$1,344,673	77	$1,255,411	123	$2,958,746			815	$14,613,639	847	$14,028,440
Retaining Wall	14	3	$72,500	15	$1,772,430	5	$411,640	2	$66,835	13	$2,064,325	12	$214,000	5	$1,062,500	2	$45,000	7	$102,500			78	$7,609,530	100	$19,018,831
Small Shed (120 sq.ft. or less)	19	9	$21,078	24	$47,609	14	$97,450	16	$52,375	21	$53,544	14	$43,663	16	$67,599	19	$50,112	23	$58,066			175	$504,675	205	$704,301
Sheds	3	10	$53,433	11	$406,871	10	$209,632	14	$277,999	15	$930,093	16	$449,787	12	$230,048	11	$143,846	10	$174,751			112	$2,969,783	100	$1,431,597
Solar (Rooftop & Ground Mount)	34	29	$2,552	22	$143,162	25	$2,225	21	$127,026	21	$1,764	14	$0	28	$0	32	$15,000	38	$0			264	$294,755	606	$351,111
Business Registrations (Occupancy Inspection)	11	10	$0	16	$0	17	$0	20	$0	23	$0	18	$0	14	$0	18	$0	15	$0			162	$0	184	$0
Building Inspections	2,427	2,268	$0	2,922	$0	2,791	$0	2,834	$0	3,082	$0	3,052	$0	2,947	$0	2,728	$0	2,552	$0			27,603	$0	40,090	$0
Engineering Inspections	98	122	$0	134	$0	157	$0	158	$0	199	$0	177	$0	193	$0	148	$0	181	$0			1,567	$0	2,624	$0
R.O.W. Permits (Fees)	38	58	$336,661	53	$96,839	58	$146,213	75	$207,664	54	$43,110	43	$161,012	64	$100,338	46	$47,917	59	$123,108			548	$1,348,161	635	$675,050
TOTALS:	**2,801**	**2,689**	**$22,796,429**	**3,380**	**$38,126,351**	**3,312**	**$22,912,399**	**3,336**	**$25,596,907**	**3,619**	**$23,151,176**	**3,601**	**$39,124,666**	**3,442**	**$16,613,027**	**3,251**	**$19,131,887**	**3,080**	**$21,349,753**	**0**	**0**	32,511	$245,858,330	46,823	$389,743,702

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No Action Required

ATTACHMENT: SUMMARY PLAT REPORT - OCT.pdf

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	3/11/2021	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	In Review	
21-200-00016	3/23/2021	U16, BLOCK M, LOT 6A GRANTING EASEMENTS		
21-200-00027	6/4/2021	U10 B36 L21 AND 22 COMBINATION	In Review	
21-200-00033	7/30/2021	UNIT 16, BLOCK 19A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	3/3/2022	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	4/18/2022	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINAT		
22-200-00013	4/19/2022	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00031	10/12/2022	LOT COMBO UNIT 17, BLOCK 105, LOT 4A-1 (	Awaiting Signatures	
22-200-00040	12/8/2022	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOT	In Review	
23-200-00005	2/21/2023	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT S	Awaiting Signatures	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Awaiting Signatures	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Recorded	*
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Awaiting Signatures	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	In Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L		
23-200-00036	11/13/2023	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA		
24-200-00002	1/4/2024	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	In Review	
24-200-00003	1/12/2024	THE VILLAGE, TRACTS B1-B4, LOT COMBO	Awaiting Signatures	
24-200-00004	1/16/2024	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Awaiting Signatures	
24-200-00005	1/17/2024	SUMMARY PLAT - UNSER PAVILION, LOT 4-A (	Signed	
24-200-00006	1/18/2024	UNIT 11, BOCK V, LOTS 18-19, LOT COMBO	Awaiting Signatures	
24-200-00007	1/18/2024	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Awaiting Signatures	
24-200-00009	1/22/2024	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Awaiting Signatures	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Awaiting Signatures	
24-200-00013	2/19/2024	UNIT 20, BLOCK 76, LOTS 9-11, LOT COMBIN	Awaiting Signatures	
24-200-00016	3/21/2024	SUMMARY PLAT - RRE UNIT 12, BLOCK A, LOT	Signed	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	In Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Awaiting Signatures	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	In Review	
24-200-00024	5/14/2024	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Awaiting Signatures	
24-200-00025	5/14/2024	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Awaiting Signatures	
24-200-00026	5/14/2024	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Awaiting Signatures	
24-200-00027	5/17/2024	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	In Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Awaiting Signatures	
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	Signed	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	In Review	
24-200-00035	8/7/2024	UNIT 11, BLOCK V, LOTS 38-39, LOT COMBIN	Awaiting Signatures	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Awaiting Signatures	
24-200-00038	9/19/2024	TIERRA DEL NORTE, BLOCK 6, LOTS 1-7, SUM		
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E		
24-200-00042	10/8/2024	SUMMARY PLAT (SSCAFCA) - HGHR3, BLK 1, P		
24-200-00043	10/8/2024	U13, BLK 68, LOTS 5A / SUMMARY PLAT		
24-200-00045	10/18/2024	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Awaiting Signatures	
24-200-00046	10/21/2024	MOUNTAIN HAWK, TRACTS 11 AND 12, LOT COM	Awaiting Signatures	
24-200-00047	10/21/2024	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	In Review	
24-200-00049	11/5/2024	UNIT 10, BLOCK 5, LOTS 48-50, LOT CONSOL	Awaiting Signatures	
24-200-00052	12/9/2024	UNIT 11, BLOCK UU, LOTS 26-27, LOT COMBI	Awaiting Signatures	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Awaiting Signatures	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O		
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR		
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Awaiting Signatures	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	In Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Awaiting Signatures	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Awaiting Signatures	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Awaiting Signatures	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Awaiting Signatures	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Awaiting Signatures	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Awaiting Signatures	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Awaiting Signatures	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &		
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Awaiting Signatures	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO		
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Awaiting Signatures	

25-200-00028	7/8/2025	SUMMARY PLAT: CASCADES AT HIGH RESORT PA	Awaiting Signatures	
25-200-00030	7/10/2025	SUM PLAT - U20, BLK 133, LOT 89-A, 90-A	Awaiting Signatures	
25-200-00031	7/23/2025	1516 UNSER BLVD NE / SUMMARY PLAT / GRAN	In Review	
25-200-00032	8/6/2025	UNSER BOULEVARD R-O-W, PARCEL D-1, CREAT	Awaiting Signatures	
25-200-00033	8/11/2025	UNIT 17, TRACTS U-1 AND U-2, LOT SPLIT A	Awaiting Signatures	
25-200-00037	9/24/2025	SUMMARY PLAT; U10, BLK B, LOT 21-A; LOT	In Review	
25-200-00038	10/1/2025	RRE UNIT 12, BLOCK C, LOT 65-A / LOT COM	In Review	
25-200-00039	10/9/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	In Review	
25-200-00040	10/16/2025	SUMMARY PLAT - HIGH RANGE 5	Awaiting Signatures	
25-200-00041	10/20/2025	THE VILLAGE, TRACTS G 1-4 EASEMENTS		
25-200-00042	10/21/2025	SUMMARY PLAT /U13, BLOCK 114, LOT 2 / LO	In Review	
25-200-00044	11/20/2025	SUMMARY PLAT -VACATE PORTION OF PUE - NM	Awaiting Signatures	
25-200-00045	11/24/2025	SUMMARY PLAT; UNIT 23, BLOCK 121, LOTS 1	Awaiting Signatures	
25-200-00047	11/26/2025	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1) UN	Awaiting Signatures	
25-200-00050	12/18/2025	SSCAFCA SUM PLAT - DONATING PORTION OF B		
25-200-00051	12/18/2025	SUMMARY PLAT / RRE UNIT 7, BLOCK 71, LOT		
26-200-00002	1/16/2026	SUMMARY PLAT; UNIT 17, BLOCK 19, LOTS 13	Awaiting Signatures	
26-200-00003	1/30/2026	UNIT 17, BLOCK 131, LOTS 32-33, LOT LINE		
26-200-00004	2/9/2026	SUMMARY PLAT: LOT COMBO (3 PARCELS INTO	Awaiting Signatures	
26-200-00005	2/17/2026	U13, TR E-1 - SUMMARY PLAT - LOT SPLIT	Awaiting Signatures	
26-200-00006	2/24/2026	UNIT 13, BLOCK 114, LOT 6 - LOT SPLIT	In Review	
26-200-00007	2/24/2026	SUMMARY PLAT; CCCEH, BLK B, LOT 3A; LOT	Awaiting Signatures	
26-200-00009	3/26/2026	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1, GR	Awaiting Signatures	
26-200-00012	4/16/2026	7555 ENCHANTED HILLS BLVD NE / CCIEH, BL	In Review	
26-200-00013	5/8/2026	SUMMARY PLAT; U17, BLK 38, LOTS 3-A & 4-	Awaiting Signatures	
26-200-00014	5/14/2026	RIO WEST BUSINESS PARK, BLK A, LOT 5A1A,	Awaiting Signatures	
26-200-00016	5/19/2026	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1, VA	Awaiting Signatures	
26-200-00017	6/4/2026	U13, BLOCK 85, LOTS 10-12 / LOT COMBINAT	In Review	
26-200-00018	6/17/2026	SUMMARY PLAT; U13, BLK 80, LOT 1-A	Awaiting Signatures	
26-200-00019	6/18/2026	TIERRA DEL SOL, BLOCK 2, PARCEL A, VACA		
26-200-00021	7/14/2026	SUMMARY PLAT - U17, BLK 103, LOT 3A1 - W	In Review	
26-200-00022	7/28/2026	SUMM PLAT / EASEMENT VACATION / 4277 HIG		
26-200-00023	8/6/2026	SUMMARY PLAT; UNIT 10, BLOCK A, LOT 7-A-	Awaiting Signatures	
26-200-00024	8/19/2026	SUMMARY PLAT; OCOTILLO HILLS, BLK 3, PAR	Awaiting Signatures	
26-200-00025	8/19/2026	EXTRATERRITORIAL UNIT 7, BLOCK 52, LOT 3	Awaiting Signatures	
26-200-00026	8/21/2026	SUMMARY PLAT / LOT LINE ADJUSTMENT / CIT	Awaiting Signatures	
26-200-00027	8/24/2026	SUMMARY PLAT - 1090 NM HIGHWAY 528 NE (M	Awaiting Signatures	
26-200-00028	8/26/2026	U13, BLK 64, LOT 24, LOT SPLIT		
26-200-00029	8/31/2026	SUMMARY PLAT; UNIT 13, BLOCK 77, LOT 13-	Awaiting Signatures	
26-200-00030	9/2/2026	SUMMARY PLAT - LOT COMBO - U13, BLK EE,	Awaiting Signatures	
26-200-00032	46314	UNIT 21, BLOCK 4, LOTS 17-20, LOT COMBIN		
26-200-00033	46322	SUMMARY PLAT / U17, BLOCK 119, LOTS 19A		

TOTAL TO DATE:	**95**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00008

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Amendment. The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Amendment for Phase 1 of the Zuma Ranch Subdivision, consisting of the property legally described as Unit 13, Block 37, Lots 5 through 27. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Amendment for Phase 1 of the Zuma Ranch Subdivision. The previously approved subdivision would now create 147 single-family residential lots and 6 HOA tracts, following R-5: Single-Family Residential District zoning provisions. The subject properties comprising the subject plat are currently legally described as Unit 13, Block 37, Lots 5 through 27 and comprise a total of 27.2018 acres.

The original Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision was approved by the Planning & Zoning Board on November 18, 2025 concurrently with a Subdivision Variance request (case #25-280-00006), allowing for solely 10' internal public utility easements along all front lot lines.

The subject properties are zoned R-5: Single-Family Residential per Ordinance No. 14, Enactment No. 23-15, adopted by the Governing Body on August 10th, 2023. Phase 1 of the Zuma Ranch Subdivision falls within the Zuma Ranch Master Plan, adopted via Resolution No. 93, Enactment No. 23-094 by the Governing Body on August 10th, 2023.

The presented Preliminary Plat Amendment makes the following changes:

- Decrease the lot count from 151 single-family residential lots in the original plat to 147 single-family residential lots.
- Decrease the number of HOA tracts from 9 tracts in the original plat to 6 HOA tracts.
- Decrease the amount of right-of-way being vacated from 2.2042 acres to 0.3178 acres along Galahad Street NE, preserving more of the current right-of-way configuration.
- Reduce the amount of right-of-way being dedicated from 7.6021 acres to 6.0329 acres.

New Zuma Ranch Phase 1 Subdivision data:

- Total acreage of Lots 1-147: 18.3841 acres.
- Total acreage of HOA Tracts A-F: 0.5806 acres.

Adjacent zoning includes R-4: Single-Family Residential District to the west (Broadmoor Heights Subdivision) and east (Phase 2 of the Zuma Ranch Subdivision), C-1: Retail Commercial District to the south, and TZ: Transitional Zoning District to the north.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

NOTIFICATIONS:

No notifications required for this action.

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat Amendment request has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat Amendment request conforms to the requirements of the Subdivision Code, R.O. 2003, § 155.22(F).
3. The Preliminary Plat Amendment request conforms to the requirements of the R-5: Single-Family Residential Zoning District.
4. The Preliminary Plat Amendment request conforms to the Zuma Ranch Master Plan, adopted via Resolution No. 93, Enactment No. 23-094.
5. In accordance with R.O. 2003 § 155.24(A), the Final Plat shall be recorded within 24 months following approval of the original Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for Staff review and approval of a Subdivision Improvement Agreement and financial guarantee prior to the Final Plat hearing.
7. Impact Fee assessment will be based on the date of original Preliminary Plat approval and will be valid for four years from the date of approval (November 18, 2025).
8. Non-Vehicular Access Easements shall be provided along the rear of properties adjacent to right-of-way.

ALTERNATIVES:

The Planning and Zoning Board may:

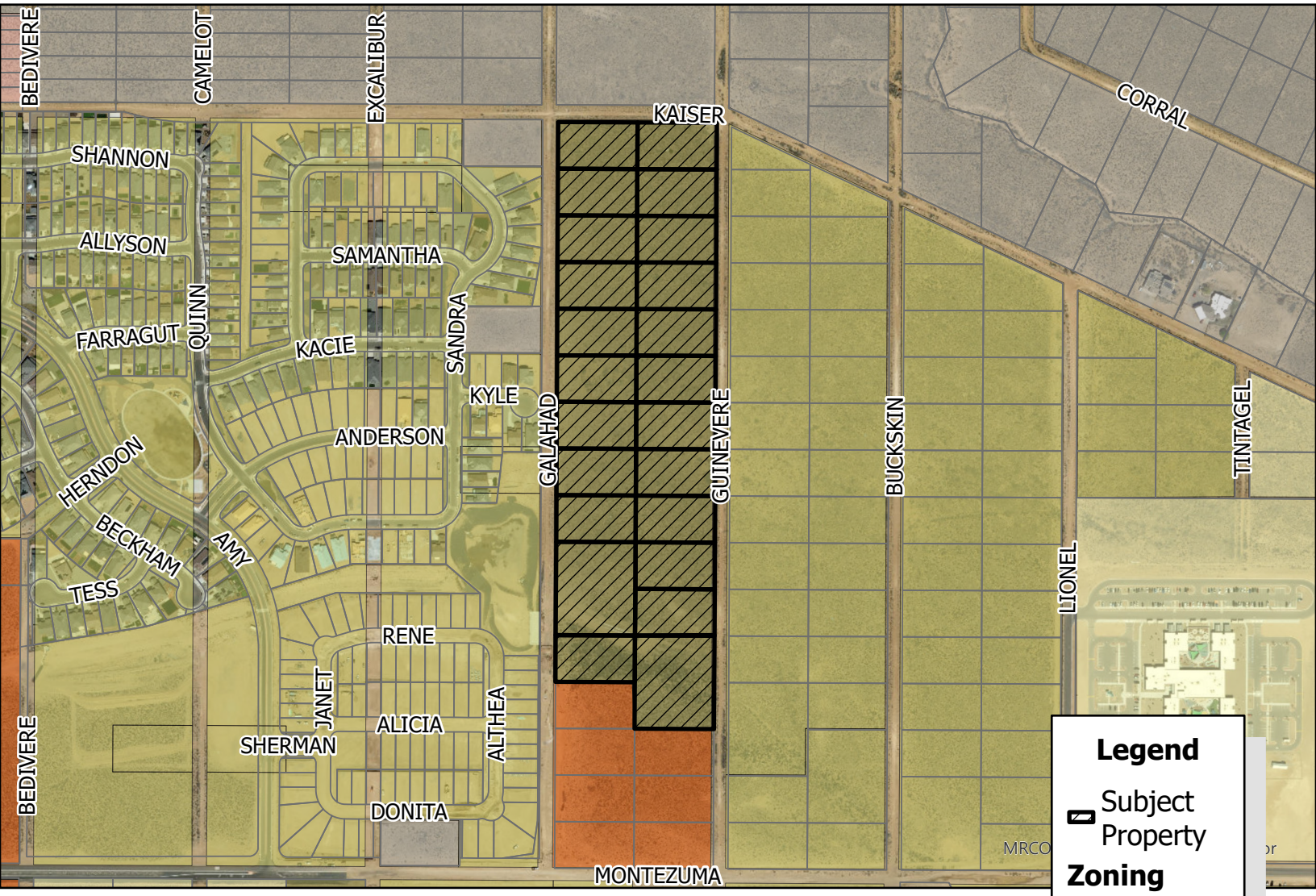
1. Approve the Preliminary Plat Amendment.
2. Deny the Preliminary Plat Amendment.
3. Modify the Preliminary Plat Amendment and approve such modifications.
4. Postpone the item and continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

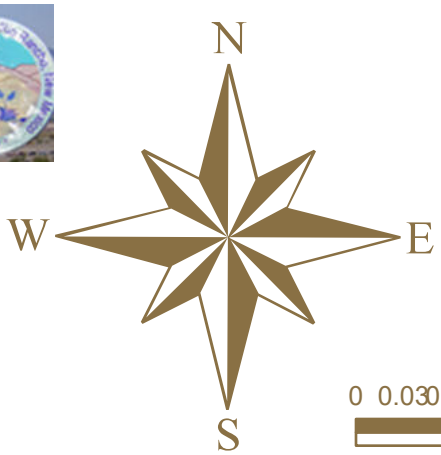
Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Changes to Plat.pdf
ATTACHMENT: Amended Zuma Ranch Phase 1 Plat.pdf

PRELIMINARY PLAT
ZUMA RANCH PHASE 1









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

Map courtesy of Ben Isaacs, 10/31/2025

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 (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 Amendment	☐ 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: Zuma Ranch, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: Zuma Ranch, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Amendment to the approved Preliminary Plat for Zuma Ranch Subdivision Phase 1.
The changes include reduced proposed lots and reduced ROW vacation.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): 37	Lot(s): 5-27
Existing Zoning: R-4 & R-5	Proposed Zoning: R-5	
No. of existing lots: 23	No. of proposed lots: 147	Total area of site (acres) 27.2018

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.

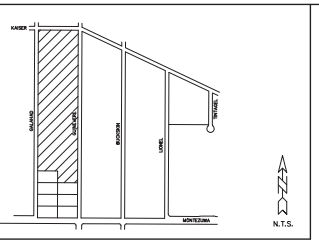
Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **09/30/2026**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014



LOCATION MAP

PURPOSE OF PLAT

1. To create 147 residential lots as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right-of-way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 23
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 147
4. Total Number of Tracts Created: 6
5. Total Area of Lots (1-147) created: 18.3841 Acres
6. Total Area of HOA Tracts (A-F) created: 0.5806 Acres
7. Right-of-way Dedication: 6.0329 Acres
8. Gross Subdivision Acreage: 25.3154 Acres
9. Right-of-way Vacation: 0.3178 Acres

Decrease number of lots from 151 to 147
Decrease in amount of ROW dedication/vacation.

RIGHT-OF-WAY DEDICATION

1. 6.0329 acres

RIGHT-OF-WAY VACATION

1. 0.3178 acres

NOTES

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

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (04-22-1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT, BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES", (02-06-1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (02-09-1967, RRE BOOK 1, PAGE 51A)

   PLAT OF "HIGH RANGE UNIT 3", (06-16-2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1-5 & A-D, BROADMOOR HEIGHTS", (04-13-2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS", (08-18-2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND", (12-23-2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A", (11-18-2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A", (08-19-2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B", (09-02-2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5", (06-21-2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1", (03-13-2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed March 23, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2503878 (Commitment Date: September 11, 2025)
7. City of Rio Rancho, New Mexico Zone:
   Lots 5 thru 27, Block 37 = R-5
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.
11. HOA Tracts A thru I shall be for the joint use, benefit, purpose and to be maintained by the Zuma Ranch Home Owners Association as follows:
    Tract A – Landscaping
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

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

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 6, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 5 thru 27, Block 37; and a portion of vacated Galahad Street NE; Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on April 22, 1963, in Rio Rancho Estates Plat Book Number 1, Page 48, and containing 27.2018 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

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

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

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way and easements as shown hereon.
Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Zuma Ranch Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Zuma Ranch, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2026, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Zuma Ranch, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

_____ Date
City of Rio Rancho

_____ Date
Public Service Company of New Mexico

_____ Date
New Mexico Gas Company

_____ Date
Lumen

_____ Date
Comcast

_____ Date
Sparklight

_____ Date
Ezee Fiber

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2026.

_____ Date
Scottie Richardson, Chairman

CITY CLERKS CERTIFICATE

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

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

TREASURER'S CERTIFICATE

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

_____ Date
Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

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

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	1 of 6

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

RRE BOOK PAGE

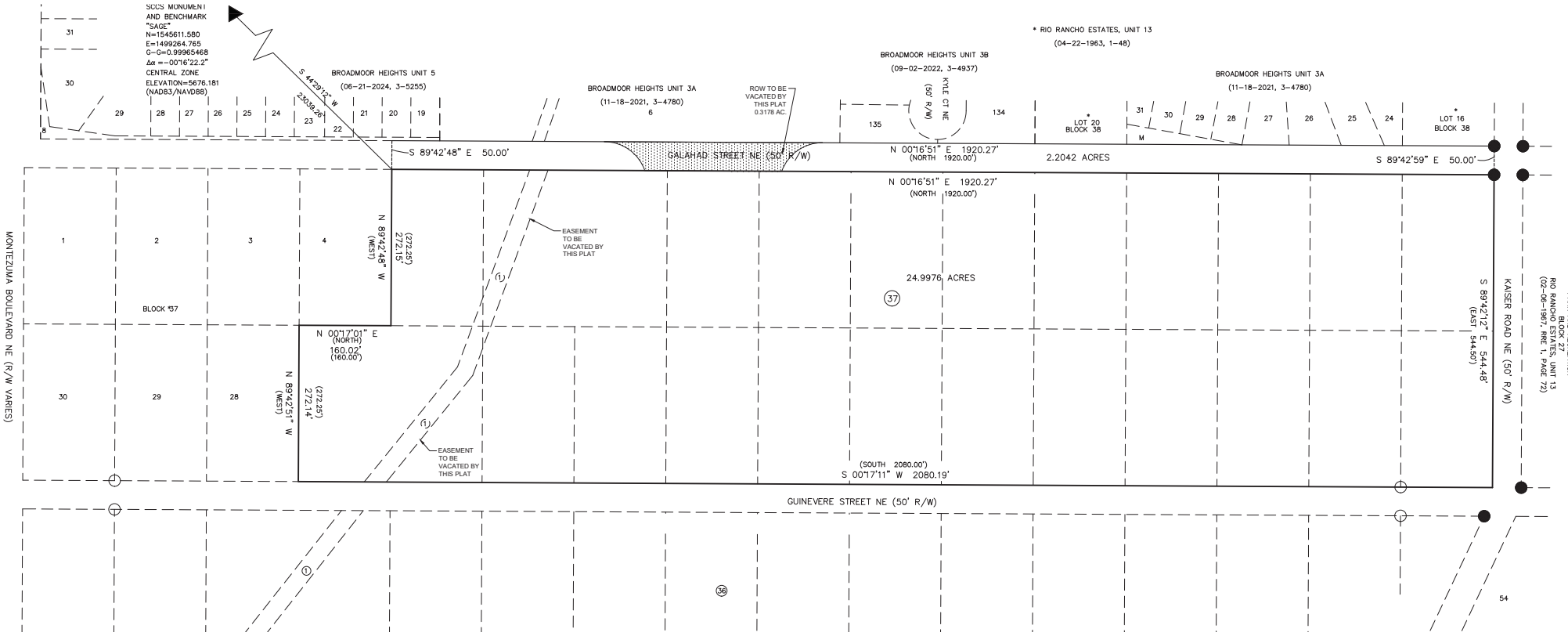
PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

EASEMENT NOTE:
There is an existing 5' PUE (04-22-1963, RRE 1, PAGE 48) around all sides of all lots.

EXISTING EASEMENTS

① EXISTING 30' DRAINAGE EASEMENT
(04-22-1963, RRE BOOK 1, PAGE 48)

EXISTING CONDITIONS



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SCALE 1"=80'

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

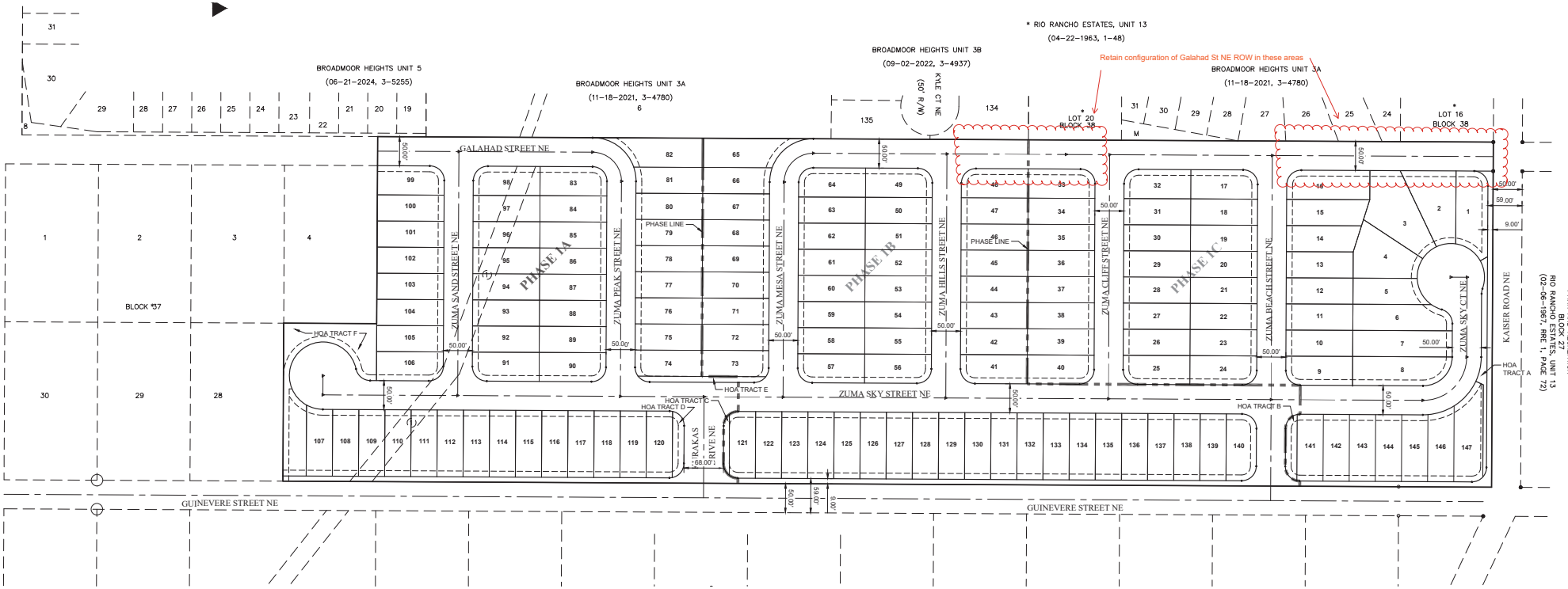
Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	2 of 6

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

PROPOSED CONDITIONS



0 40 80 160 240
SCALE 1"=80'

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	3 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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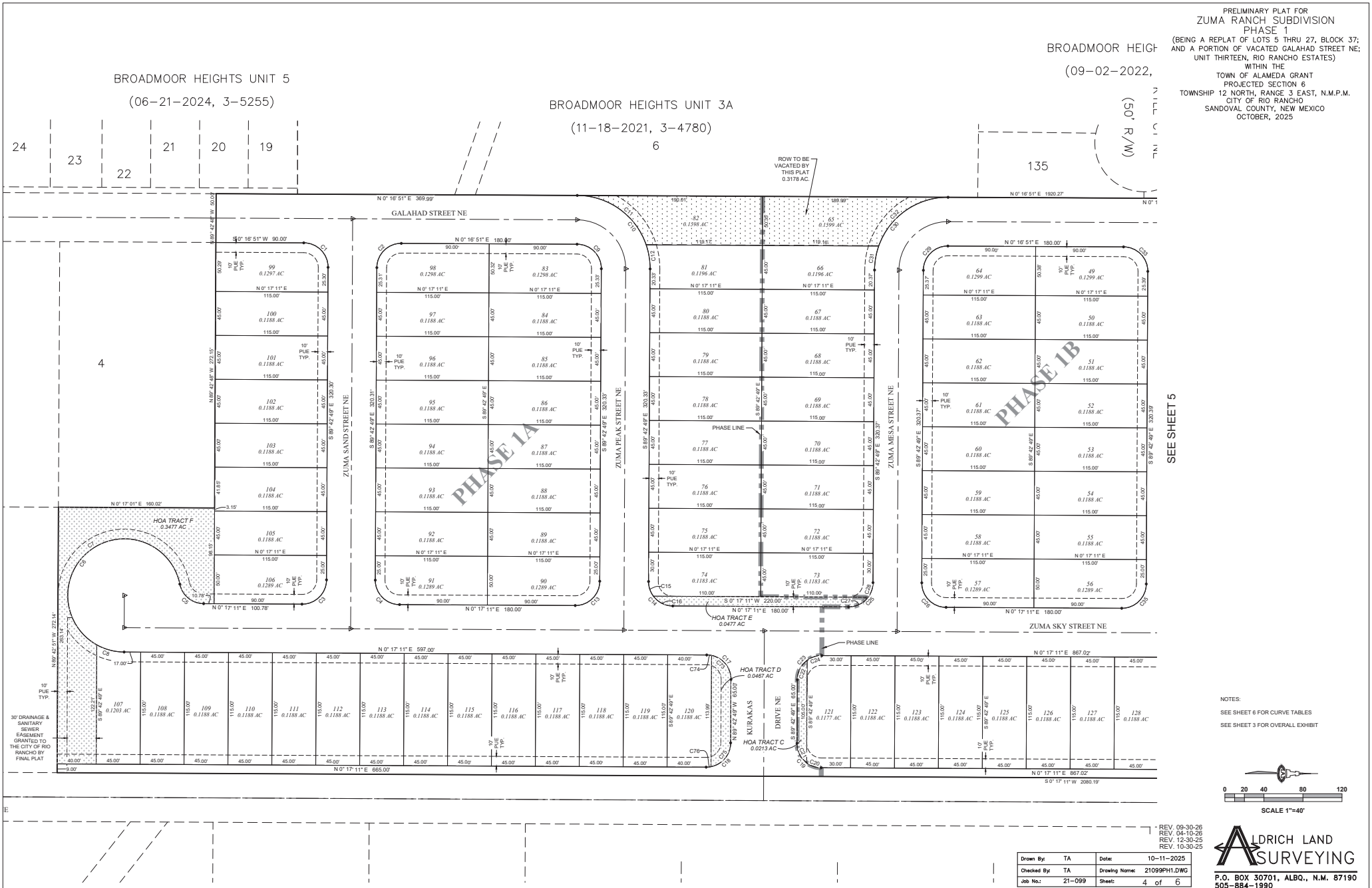
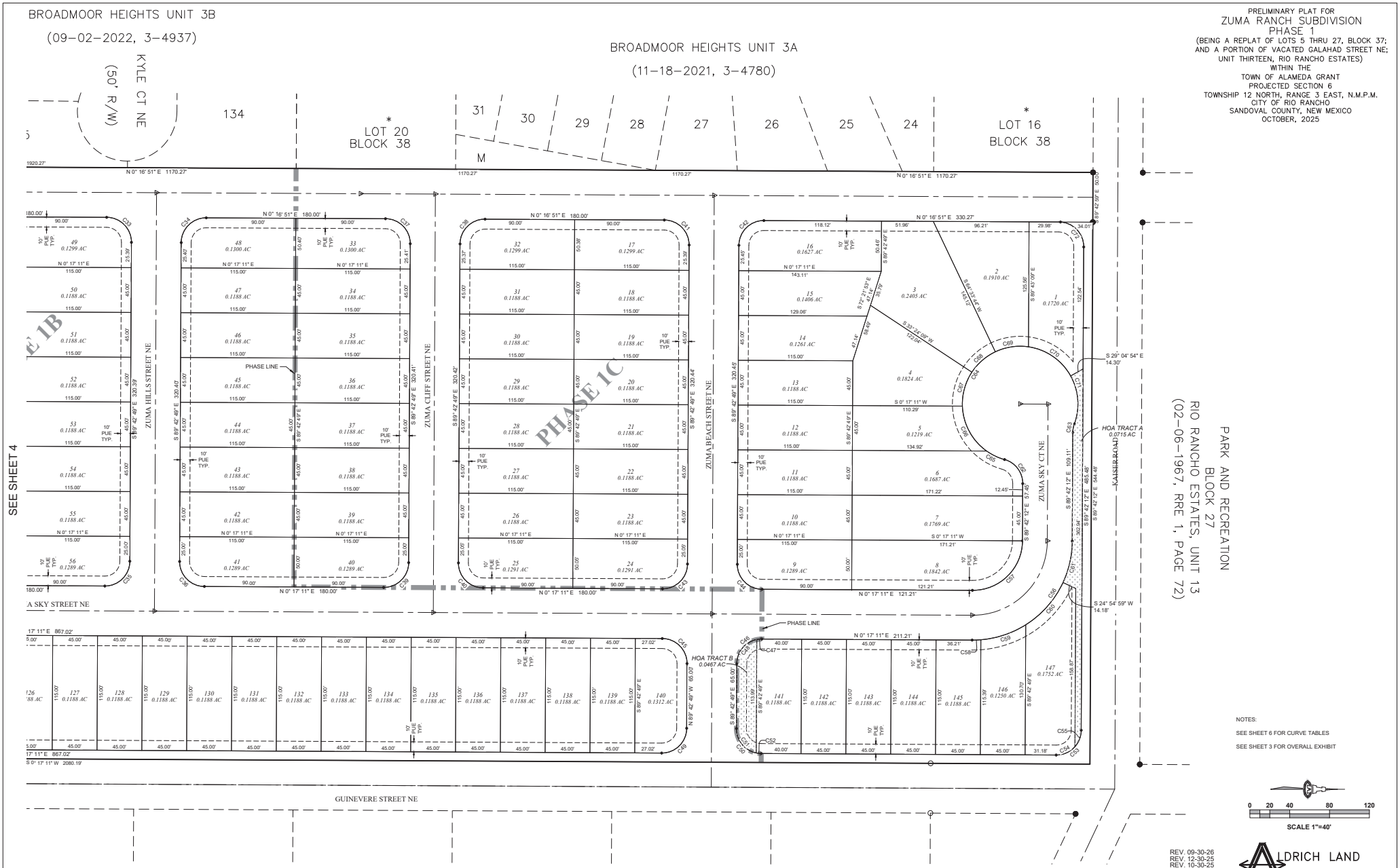
RRE BOOK PAGE


PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025
BROADMOOR HEIGHTS UNIT 5
(06-21-2024, 3-5255)
BROADMOOR HEIGHTS UNIT 3A
(11-18-2021, 3-4780)
BROADMOOR HEIGH
(09-02-2022,
GALAHAD STREET NE
ZUMA SAND STREET NE
ZUMA PEAK STREET NE
ZUMA MESA STREET NE
ZUMA SKY STREET NE
KURAKAS DRIVE NE
ROW TO BE VACATED BY THIS PLAT 0.3178 AC.
PHASE 1A
PHASE 1B
PHASE LINE
HOA TRACT C 0.0213 AC
HOA TRACT D 0.0467 AC
HOA TRACT E 0.0477 AC
HOA TRACT F 0.3477 AC
30' DRAINAGE & SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO BY FINAL PLAT
SEE SHEET 5
NOTES:
SEE SHEET 6 FOR CURVE TABLES
SEE SHEET 3 FOR OVERALL EXHIBIT
SCALE 1"=40'
REV. 09-30-26
REV. 04-10-26
REV. 12-30-25
REV. 10-30-25
Drawn By: TA
Date: 10-11-2025
Checked By: TA
Drawing Name: 21099PH1.DWG
Job No.: 21-099
Sheet: 4 of 6
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990
RRE BOOK PAGE



PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

NOTES:

SEE SHEET 6 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120
SCALE 1"=40'

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	5 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C2	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C3	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C4	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C5	34.11'	25.00'	20.31'	31.53'	N 39°22'37" E	78°10'52"
C6	261.35'	58.00'	-71.39'	90.03'	S 50°37'23" E	258°10'52"
C7	232.14'	58.00'	-126.34'	105.42'	N 36°11'28" W	229°19'02"
C8	29.22'	58.00'	14.93'	28.91'	S 14°43'06" W	28°51'50"
C9	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C10	117.82'	75.00'	75.01'	106.07'	S 45°17'01" W	90°00'22"
C11	92.68'	75.00'	53.30'	86.89'	S 35°40'55" W	70°48'08"
C12	25.14'	75.00'	12.69'	25.02'	S 80°41'05" W	19°12'11"
C13	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C15	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C16	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C17	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C18	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C19	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C20	16.09'	25.00'	8.33'	15.81'	N 18°43'17" E	36°52'12"
C21	23.18'	25.00'	12.50'	22.36'	N 63°43'17" E	53°07'48"
C22	23.18'	25.00'	12.50'	22.36'	S 63°08'55" E	53°07'48"
C23	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C24	16.09'	25.00'	8.33'	15.81'	S 18°08'55" E	36°52'12"
C25	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C26	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C27	23.18'	25.00'	12.50'	22.36'	N 26°16'43" W	53°07'48"
C28	16.09'	25.00'	8.33'	15.81'	N 71°16'43" W	36°52'12"
C29	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C30	117.80'	75.00'	74.99'	106.06'	S 44°42'59" E	89°59'40"
C31	25.10'	75.00'	12.67'	24.98'	S 80°07'38" E	19°10'23"
C32	92.70'	75.00'	53.32'	86.92'	S 35°07'48" E	70°49'17"
C33	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C34	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C35	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C36	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C37	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C38	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C39	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C40	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C41	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C42	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C43	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C44	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C45	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C46	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C47	5.03'	25.00'	2.53'	5.03'	S 5°28'59" E	11°32'19"
C48	34.24'	25.00'	20.41'	31.62'	S 50°28'59" E	78°27'41"
C49	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C50	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C51	34.24'	25.00'	20.41'	31.62'	N 51°03'20" E	78°27'41"
C52	5.03'	25.00'	2.53'	5.03'	N 6°03'20" E	11°32'19"
C53	39.27'	25.00'	25.00'	35.35'	N 44°42'31" W	89°59'23"
C54	21.31'	25.00'	11.35'	20.67'	N 24°08'00" W	48°50'22"
C55	17.96'	25.00'	9.38'	17.57'	N 69°07'42" W	41°09'02"
C56	157.06'	100.00'	99.98'	141.41'	N 44°42'31" W	89°59'23"
C57	78.53'	50.00'	49.99'	70.70'	N 44°42'31" W	89°59'23"
C58	8.80'	100.00'	4.40'	8.80'	S 2°14'03" E	5°02'28"
C59	47.99'	100.00'	24.47'	47.53'	S 18°30'13" E	27°29'52"
C60	57.30'	100.00'	29.46'	56.52'	S 48°40'05" E	32°49'51"
C61	42.97'	100.00'	21.82'	42.64'	N 77°23'37" W	24°37'12"
C62	32.56'	25.00'	19.06'	30.31'	S 52°58'54" W	74°37'47"
C63	8.72'	25.00'	4.41'	8.68'	S 79°42'34" E	19°59'16"
C64	277.99'	58.00'	-53.50'	78.65'	S 27°01'28" E	274°37'04"
C65	19.92'	58.00'	10.06'	19.82'	N 25°30'18" E	19°40'36"
C66	53.14'	58.00'	28.60'	51.30'	N 61°35'27" E	52°29'41"
C67	36.00'	58.00'	18.60'	35.43'	S 74°22'47" E	35°33'52"
C68	31.54'	58.00'	16.17'	31.16'	S 41°01'04" E	31°09'34"
C69	34.12'	58.00'	17.57'	33.63'	S 8°35'03" E	33°42'27"
C70	53.30'	58.00'	28.70'	51.44'	S 34°35'38" W	52°38'55"
C71	49.97'	58.00'	26.66'	48.44'	S 85°36'05" W	49°21'58"
C72	39.28'	25.00'	25.01'	35.36'	S 45°17'19" W	90°00'57"
C73	34.24'	25.00'	20.41'	31.62'	S 51°03'17" W	78°27'47"
C74	5.03'	25.00'	2.53'	5.03'	S 6°03'17" W	11°32'13"
C75	34.24'	25.00'	20.41'	31.62'	N 50°28'56" W	78°27'47"
C76	5.03'	25.00'	2.53'	5.03'	N 5°28'56" W	11°32'13"

REV. 09-30-26
REV. 04-10-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	6 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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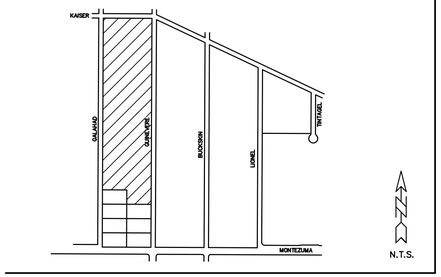
RRE BOOK PAGE



LOCATION MAP

PURPOSE OF PLAT

1. To create 147 residential lots as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right–of–way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 23
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 147
4. Total Number of Tracts Created: 6
5. Total Area of Lots (1–147) created: 18.3841 Acres
6. Total Area of HOA Tracts (A–F) created: 0.5806 Acres
7. Right–of–way Dedication: 6.0329 Acres
8. Gross Subdivision Acreage: 25.3154 Acres
9. Right–of–way Vacation: 0.3178 Acres

RIGHT–OF–WAY DEDICATION

1. 6.0329 acres

RIGHT–OF–WAY VACATION

1. 0.3178 acres

NOTES

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

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES",
   (04–22–1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT,
   BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES",
   (02–06–1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES",
   (02–09–1967, RRE BOOK 1, PAGE 51A)

   PLAT OF "HIGH RANGE UNIT 3",
   (06–16–2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B",
   (10–30–2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1–5 & A–D, BROADMOOR HEIGHTS",
   (04–13–2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS",
   (08–18–2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND",
   (12–23–2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A",
   (11–18–2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A",
   (08–19–2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B",
   (09–02–2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5",
   (06–21–2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1",
   (03–13–2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed March 23, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2503878 (Commitment Date: September 11, 2025)
7. City of Rio Rancho, New Mexico Zone:
   Lots 5 thru 27, Block 37 = R–5
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru I shall be for the joint use, benefit, purpose and to be maintained by the Zuma Ranch Home Owners Association as follows:
    Tract A – Landscaping
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

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

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 6, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 5 thru 27, Block 37; and a portion of vacated Galahad Street NE; Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on April 22, 1963, in Rio Rancho Estates Plat Book Number 1, Page 48, and containing 27.2018 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

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

DISCLAIMER

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

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right–of–way and easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Zuma Ranch Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Zuma Ranch, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2026, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Zuma Ranch, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1

(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
Public Service Company of New Mexico Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Comcast Date

_____
Sparklight Date

_____
Ezee Fiber Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2026.

_____
Scottie Richardson, Chairman Date

CITY CLERKS CERTIFICATE

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

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

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

10–11–2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

10–11–2025
Timothy Aldrich, P.S. No. 7719 Date

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10–11–2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21–099	Sheet:	1 of 6

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
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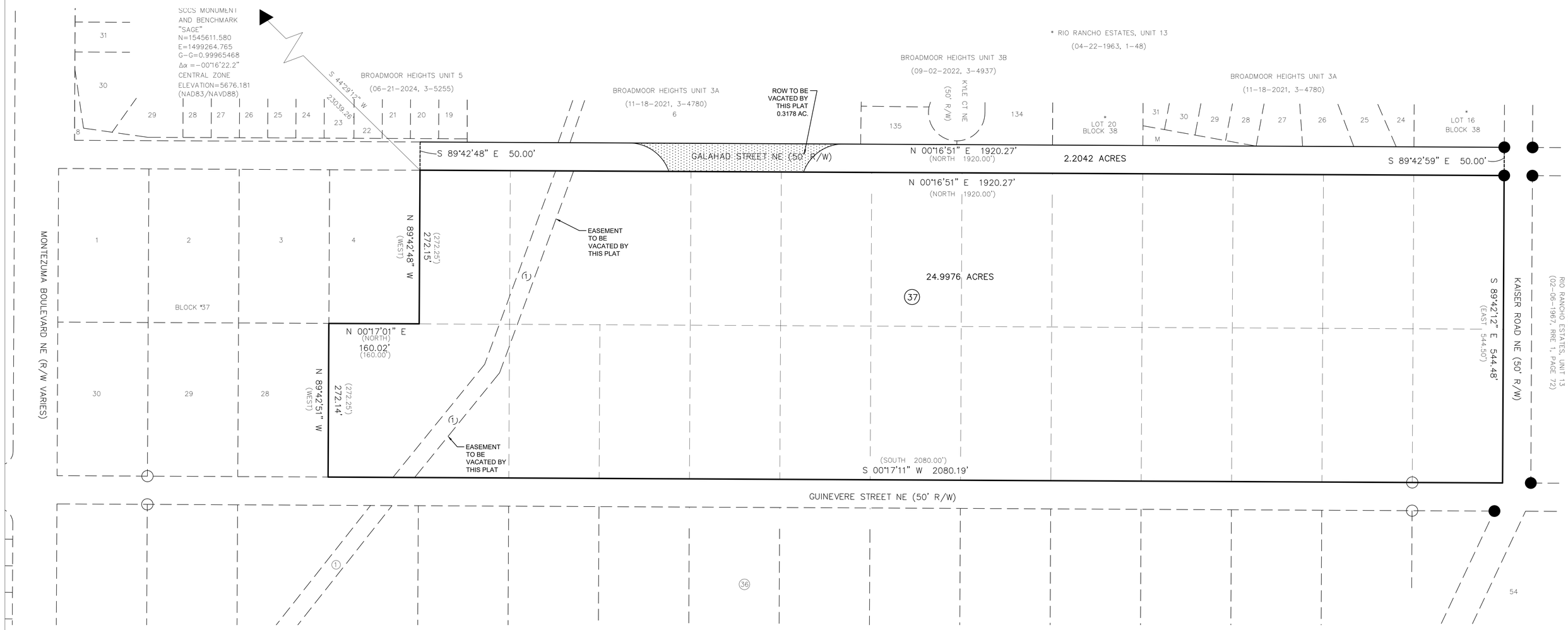
EASEMENT NOTE:
There is an existing 5' PUE (04-22-1963, RRE 1, PAGE 48) around all sides of all lots.

EXISTING EASEMENTS

① EXISTING 30' DRAINAGE EASEMENT
(04-22-1963, RRE BOOK 1, PAGE 48)

EXISTING CONDITIONS



0 40 80 160 240
SCALE 1"=80'

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
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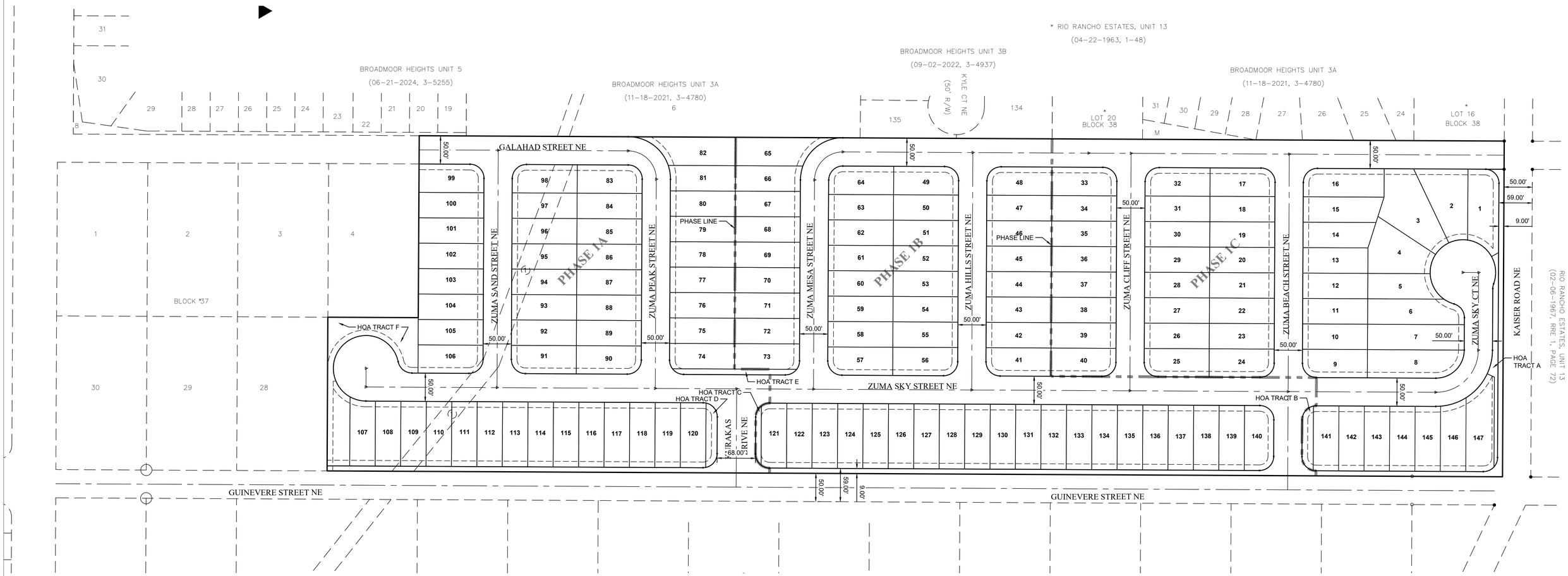
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

PROPOSED CONDITIONS



0 40 80 160 240

SCALE 1"=80'

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

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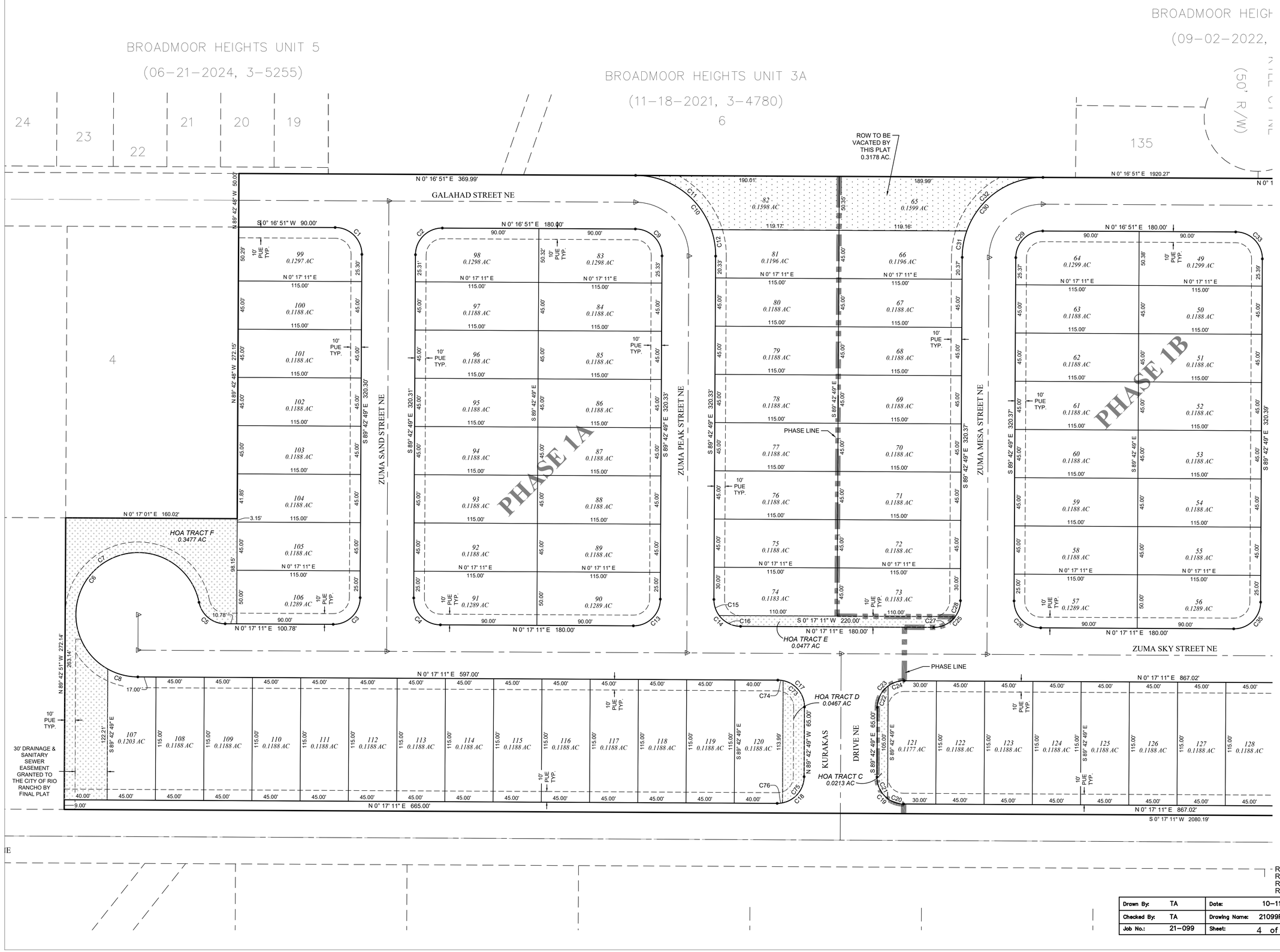
OCTOBER, 2025



NOTES:

SEE SHEET 6 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120

SCALE 1"=40'

REV. 09-30-26
REV. 04-10-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	4 of 6

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OCTOBER, 2025

BROADMOOR HEIGHTS UNIT 3B
(09-02-2022, 3-4937)

BROADMOOR HEIGHTS UNIT 3A
(11-18-2021, 3-4780)

KYLE CT NE (50' R/W)

LOT 20 BLOCK 38

LOT 16 BLOCK 38

PARK AND RECREATION
BLOCK 27
RIO RANCHO ESTATES, UNIT 13
(02-06-1967, RRE 1, PAGE 72)

ZUMA HILLS STREET NE

ZUMA CLIFF STREET NE

ZUMA BEACH STREET NE

ZUMA SKY CT NE

KAISER ROAD

ZUMA SKY STREET NE

GUINEVERE STREET NE

PHASE 1B

PHASE 1C

SEE SHEET 4

PHASE LINE

HOA TRACT A
0.0715 AC

HOA TRACT B
0.0467 AC

S 29° 04' 54" E
14.30'

S 24° 54' 59" W
14.18'

NOTES:

SEE SHEET 6 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120
SCALE 1"=40'

REV. 09-30-26
REV. 12-30-25
REV. 10-30-25

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Job No.:	21-099	Sheet:	5 of 6

ALDRICH LAND SURVEYING
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OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C2	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C3	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C4	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C5	34.11'	25.00'	20.31'	31.53'	N 39°22'37" E	78°10'52"
C6	261.35'	58.00'	-71.39'	90.03'	S 50°37'23" E	258°10'52"
C7	232.14'	58.00'	-126.34'	105.42'	N 36°11'28" W	229°19'02"
C8	29.22'	58.00'	14.93'	28.91'	S 14°43'06" W	28°51'50"
C9	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C10	117.82'	75.00'	75.01'	106.07'	S 45°17'01" W	90°00'22"
C11	92.68'	75.00'	53.30'	86.89'	S 35°40'55" W	70°48'08"
C12	25.14'	75.00'	12.69'	25.02'	S 80°41'05" W	19°12'11"
C13	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C15	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C16	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C17	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C18	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C19	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C20	16.09'	25.00'	8.33'	15.81'	N 18°43'17" E	36°52'12"
C21	23.18'	25.00'	12.50'	22.36'	N 63°43'17" E	53°07'48"
C22	23.18'	25.00'	12.50'	22.36'	S 63°08'55" E	53°07'48"
C23	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C24	16.09'	25.00'	8.33'	15.81'	S 18°08'55" E	36°52'12"
C25	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C26	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C27	23.18'	25.00'	12.50'	22.36'	N 26°16'43" W	53°07'48"
C28	16.09'	25.00'	8.33'	15.81'	N 71°16'43" W	36°52'12"
C29	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C30	117.80'	75.00'	74.99'	106.06'	S 44°42'59" E	89°59'40"
C31	25.10'	75.00'	12.67'	24.98'	S 80°07'38" E	19°10'23"
C32	92.70'	75.00'	53.32'	86.92'	S 35°07'48" E	70°49'17"
C33	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C34	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C35	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C36	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C37	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C38	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C39	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C40	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C41	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C42	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C43	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C44	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C45	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C46	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C47	5.03'	25.00'	2.53'	5.03'	S 5°28'59" E	11°32'19"
C48	34.24'	25.00'	20.41'	31.62'	S 50°28'59" E	78°27'41"
C49	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C50	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C51	34.24'	25.00'	20.41'	31.62'	N 51°03'20" E	78°27'41"
C52	5.03'	25.00'	2.53'	5.03'	N 6°03'20" E	11°32'19"
C53	39.27'	25.00'	25.00'	35.35'	N 44°42'31" W	89°59'23"
C54	21.31'	25.00'	11.35'	20.67'	N 24°08'00" W	48°50'22"
C55	17.96'	25.00'	9.38'	17.57'	N 69°07'42" W	41°09'02"
C56	157.06'	100.00'	99.98'	141.41'	N 44°42'31" W	89°59'23"
C57	78.53'	50.00'	49.99'	70.70'	N 44°42'31" W	89°59'23"
C58	8.80'	100.00'	4.40'	8.80'	S 2°14'03" E	5°02'28"
C59	47.99'	100.00'	24.47'	47.53'	S 18°30'13" E	27°29'52"
C60	57.30'	100.00'	29.46'	56.52'	S 48°40'05" E	32°49'51"
C61	42.97'	100.00'	21.82'	42.64'	N 77°23'37" W	24°37'12"
C62	32.56'	25.00'	19.06'	30.31'	S 52°58'54" W	74°37'47"
C63	8.72'	25.00'	4.41'	8.68'	S 79°42'34" E	19°59'16"
C64	277.99'	58.00'	-53.50'	78.65'	S 27°01'28" E	274°37'04"
C65	19.92'	58.00'	10.06'	19.82'	N 25°30'18" E	19°40'36"
C66	53.14'	58.00'	28.60'	51.30'	N 61°35'27" E	52°29'41"
C67	36.00'	58.00'	18.60'	35.43'	S 74°22'47" E	35°33'52"
C68	31.54'	58.00'	16.17'	31.16'	S 41°01'04" E	31°09'34"
C69	34.12'	58.00'	17.57'	33.63'	S 8°35'03" E	33°42'27"
C70	53.30'	58.00'	28.70'	51.44'	S 34°35'38" W	52°38'55"
C71	49.97'	58.00'	26.66'	48.44'	S 85°36'05" W	49°21'58"
C72	39.28'	25.00'	25.01'	35.36'	S 45°17'19" W	90°00'57"
C73	34.24'	25.00'	20.41'	31.62'	S 51°03'17" W	78°27'47"
C74	5.03'	25.00'	2.53'	5.03'	S 6°03'17" W	11°32'13"
C75	34.24'	25.00'	20.41'	31.62'	N 50°28'56" W	78°27'47"
C76	5.03'	25.00'	2.53'	5.03'	N 5°28'56" W	11°32'13"

REV. 09-30-26
REV. 04-10-26
REV. 12-30-25
REV. 10-30-25

Drawn By:	TA	Date:	10–11–2025
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Job No.:	21–099	Sheet:	6 of 6

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

RRE BOOK PAGE

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-210-00007

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for the Idalia Crossing subdivision. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for the Idalia Crossing subdivision. The Idalia Crossing subdivision would create 70 single-family residential lots, 3 parcels, and 3 tracts. The subject property is legally described as Unit 17, Tracts G1, G2, and SUESMT. It is located off of Idalia Rd NE and bounded by 26th Ave NE to the west and Iris Rd NE to the east.

The Preliminary Plat for the Idalia Crossing subdivision was approved by the Planning and Zoning Board on November 19, 2024. The plat received its first extension on November 18, 2025. This second extension is to allow for additional time for construction. The applicant has stated in their justification letter that they are submitting this request due to current economic conditions.

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

Staff recommends the Planning and Zoning Board find that it is in the public interest to grant the Preliminary Plat Extension. The extension provides the applicant with additional time to address any issues or outstanding items for subdivision construction.

NOTIFICATIONS:
Notice of the Preliminary Plat Extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the November 2, 2026 edition of the Albuquerque Journal. A notice sign was posted to the property on November 10, 2026. All legal notification requirements for this project have been met.

IMPACT:

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

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

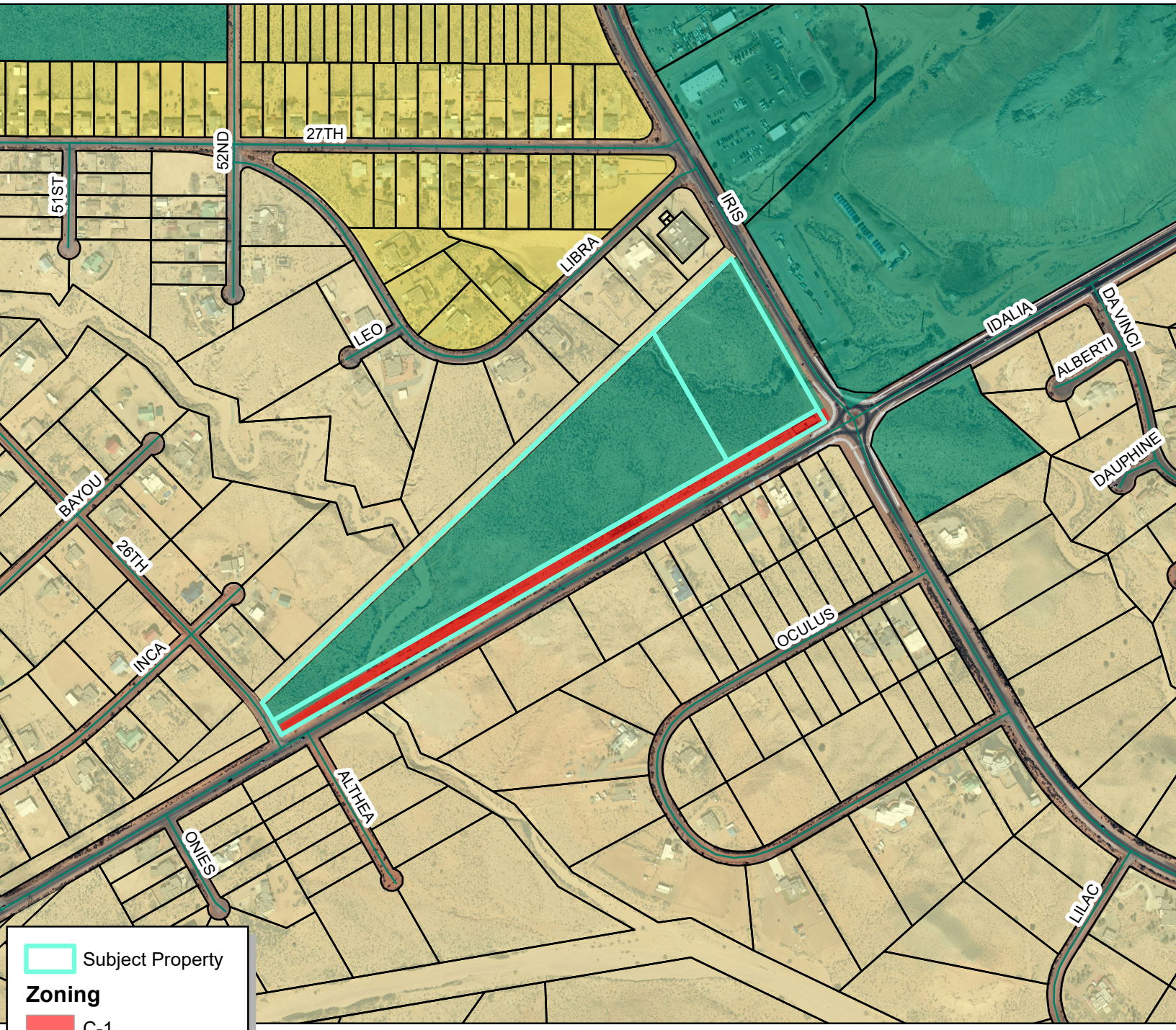
SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Preliminary Plat Extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The Preliminary Plat conformed to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155 at time of original approval.
3. The Preliminary Plat Extension provides the applicant with additional time to comply with the conditions of Preliminary Plat approval.
4. All the conditions of the November 19, 2024 Preliminary Plat approval shall apply to this extension, with those conditions being updated to:
   a. In accordance with R.O. 2003 Chapter 155.24(A), the Final Plat shall be recorded within 12 months following approval of this Preliminary Plat Extension, or the Planning and Zoning Board approval shall become null and void.
   b. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
   c. The applicant shall submit updated construction plans addressing comments from DSD Engineering prior to construction.
   d. Impact Fee assessment will be based on the date of the original Preliminary Plat approval and valid for four (4) years from the date of that approval.
   e. The applicant shall address all of the Preliminary Plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
   f. The applicant shall receive an updated water, wastewater availability statement from the Utilities Department.
6. The Preliminary Plat Extension is effective until November 17, 2027.

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

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Idalia Crossing Preliminary Plat.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Reproduction of Notices.pdf

IDALIA CROSSING



Subject Property

Zoning

- C-1
- E-1
- R-1
- SU

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

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.

0 445 890 1,780
Feet

Map created by: Michelle Costilla 10/30/2024

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 Extension Request	☐ 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: Shady Ventures, LLC		Phone: 505.328.2825
Address: 9600 Tennyson Street NE		E-Mail: greg@tierrasantadevelopment.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials) SG		Letter of Authorization Provided: (Initials) SG
Agent Name: Community Design Solutions, LLC		Phone: 505.264.0472
Address: 9384 Valley View Drive, Suite 100		E-Mail: sheldon.greer@cdsnm.com
City: Albuquerque	State: NM	ZIP Code: 87114

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

Preliminary Plat request - Idalia Crossing Project/West corner of Idalia Rd. and Iris Road Intersection

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Idalia Crossing	Block(s):	Lot(s):
Existing Zoning: SU for R2	Proposed Zoning: SU for R2	
No. of existing lots: 2 Tracts	No. of proposed lots: 70 Lots, 3 Tracts	Total area of site (acres) 21.1964

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: Sheldon Greer, PE	Applicant:	Agent: Community Design Solutions, LLC
Signature:		Date: October 21, 2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-210-00007		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 10/21/26

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: Shady Ventures, LLC
Greg Anderson
greg@tierrasantadevelopment.com

AGENT: Community Design Solutions, LLC | **CDS**
Sheldon Greer, PE
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114
shedlon.greer@cdsnm.com

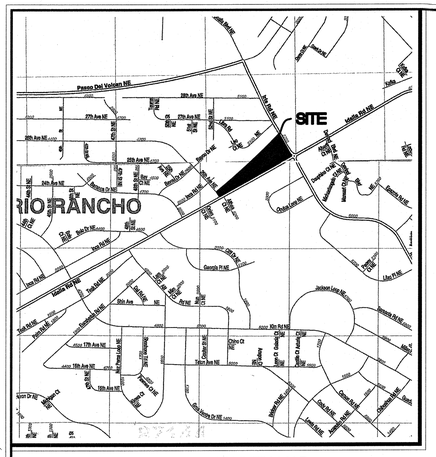
Property Description: Tracts G-1 and G-2 Unit 17, Rio Rancho Estates

Shady Ventures, LLC, owner of the above-mentioned land, hereby authorizes CDS as agent of the property.

Gregory N. Anderson
Signature

10/11/2024
Date

Gregory Anderson - Manager
Printed Name



VICINITY MAP
not to scale



NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF TRACT G-2 AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS RTK VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE 3002, NAD83. DISTANCES ARE GROUND DISTANCES.

2. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESES ( ) ARE PER PLAT OF TRACTS G-1 AND G-2 RIO RANCHO ESTATES UNIT 17, FILED ON MARCH 29, 2004, VOLUME 3, FOLIO 2401-A

3. DOCUMENTS USED:
   A) PLAT OF TRACTS G-1 AND G-2 RIO RANCHO ESTATES UNIT 17, FILED ON MARCH 29, 2004, VOLUME 3, FOLIO 2401-A
   B) PLAT OF BLOCKS 1 THRU 31 RIO RANCHO ESTATES UNIT 17, FILED ON DECEMBER 12, 1968, VOLUME 1, FOLIO 79.
   C) PLAT OF TRACTS E THRU L, BLOCKS BB, M, N, O AND BLOCKS 51 THRU 65 RIO RANCHO ESTATES UNIT 17, FILED ON DECEMBER 12, 1968 VOLUME 1, FOLIO 81.
   D) WARRANTY DEED DOC. N0. 2021014491.

4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X (DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 35043C1900 D, EFFECTIVE DATE MARCH 18, 2008.

5. PARCELS "A", "B", AND "C" AS SHOWN HEREON ARE "COMMON AREA PARCELS" WHICH WILL BE CONVEYED BY SEPARATE DOCUMENT TO THE HOMEOWNERS' ASSOCIATION, INC., THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF THE COMMON AREA PARCELS. THE RIGHTS AND OBLIGATIONS OF THE LOT OWNERS WITH RESPECT TO THE COMMON AREA PARCELS SHALL BE FURTHER ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

6. IN LIEU OF FRONT PROPERTY CORNERS, OFFSET REFERENCE POINTS WILL BE SCRIBED IN THE FLOW LINE OF THE NEW CURB AND GUTTER. THE CENTERLINE MONUMENTATION, AS DESCRIBED ABOVE, WILL CONTROL THE SUBDIVISION.

7. ONE FOOT WIDE NO VEHICLE ACCESS EASMENT GRANTED ALONG REAR LOT LINES ABUTTING IRIS ROAD, N.E.

JURISDICTIONAL AFFIDAVIT

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649, hereby certify that the subdivision shown hereon does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Andrew S. Medina, N.M.P.S. No. 12649

SURVEYOR'S CERTIFICATION:

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12649, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OR REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL SURVEYOR NEW MEXICO 12649 ANDREW S. MEDINA

ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR No. 12649 — DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TWO EXISTING TRACTS AND A 60' SOUTHERN UNION GAS COMPANY EASEMENT (NMGC), INTO 70 NEW LOTS, 3 NEW PARCELS AND 3 NEW TRACTS; TO VACATE AN EXISTING PROPERTY LINE AND UTILITY EASEMENTS AS SHOWN HEREON; TO GRANT NEW PUBLIC UTILITY EASEMENTS, A PUBLIC DRAINAGE EASEMENT AND TO DEDICATE NEW PUBLIC RIGHTS-OF-WAY TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS.

CONSENT STATEMENT

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTIES REPRESENTED HEREON DO HEREBY CERTIFY AND AFFIRM THAT THIS REPLAT IS CREATED WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THEIR EXPRESSED WISHES AND DESIRES, DO VACATE EXISTING LOTS, UTILITY EASEMENTS AND PUBLIC STREETS, CREATE 70 NEW LOTS, 3 NEW PARCELS, AND 3 NEW TRACTS, DO GRANT NEW PUBLIC UTILITY EASEMENTS AND DEDICATION NEW PUBLIC STREETS, ALL AS SHOW HEREON.

SHADY VENTURES, LLC OWNER OF TRACTS G-1 & G-2

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF _____ } ss

The foregoing instrument was acknowledged before me this _____ day of_____, 20____, by_____

Notary Public
My Commission Expires: / /

AMREP SOUTHERN INC. OWNER OF SOUTHERN UNION GAS COMPANY EASEMENT TRACT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF _____ } ss

The foregoing instrument was acknowledged before me this _____ day of_____, 20____, by_____

Notary Public
My Commission Expires: / /

NEW MEXICO GAS COMPANY

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

NEW MEXICO GAS COMPANY (NMGC) HAS GRANTED TO THE CITY OF RIO RANCHO THE RIGHT TO ENCROACH UP THE 60' WIDE GAS LINE EASEMENT, RECORDED DECEMBER 12, 1968, IN VOLUME 1, FOLIO 81, BY MEANS OF THAT ENCROACHMENT AGREEMENT RECORDED _____. THIS AGREEMENT ALLOWS THE CITY OF RIO RANCHO TO ENCROACH ONLY TO THE EXTENT OF THE _____STREET, N.E. AND IDALIA ROAD N.E. INTERSECTION ROAD IMPROVEMENTS AND FOR ONE UNDERGROUND 30" CMP CULVERT WITHIN NMGC'S SANTA FE MAINLINE EASEMENT, SAID ENCROACHMENTS BEING SITUATED WITHIN NMGC'S EASEMENT BETWEEN NMGC STATION _____ AND _____.

PUBLIC UTILITY EASEMENTS

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

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

B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

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

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

E. **City of Rio Rancho Water Department** for the installation, maintenance, and service of such lines and other related equipment and facilities reasonably necessary to provide public water services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Lumen Technologies did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INFORMATION FOR COUNTY CLERK:

OWNER: SHADY VENTURES, LLC
TRACT: G-1
SUBDIVISION: RIO RANCHO ESTATES UNIT 17
LOCATION: SEC. 4, T12N, R3E, NMPM
UPC#: 1015072333440

OWNER: SHADY VENTURES, LLC
TRACT: G-2
SUBDIVISION: RIO RANCHO ESTATES UNIT 17
LOCATION: SEC.4, T12N, R3E, NMPM
UPC#: 1015072245381

OWNER: AMREP
TRACT: SOUTHERN UNION GAS COMPANY EASEMENT
SUBDIVISION: RIO RANCHO ESTATES UNIT 17
LOCATION: SEC.4, T12N, R3E, NMPM
UPC#:

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS_____DAY OF_____, 20___ AT _____ M.,

RECORDED IN VOLUME ____, FOLIO_____ OF RECORDS OF SANDOVAL COUNTY.

_____,
COUNTY CLERK AND RECORDER.

BY: _____

RRE BK.____, PG.____

PRELIMINARY PLAT FOR

IDALIA CROSSING SUBDIVISION

BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
SITUATE WITHIN
PROJECTED SECTION 4, T12N, R3E, NMPM
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DATE OF SUBMISSION: _____

SITE DATA

CASE NUMBERS	_____
FEMA MAP NO.	35043C1900D
ZONING	SU
MILES OF FULL WIDTH STREETS CREATED	0.5244 MILES
NO. OF EXISTING TRACTS	2
NO. OF EXISTING SOUTHERN UNION GAS COMPANY EASEMENT TRACT	1
NO. OF PARCELS CREATED	3
NO. OF LOTS CREATED	70
NO. OF TRACTS CREATED	3
TOTAL AREA	21.1964 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	3.8157 ACRES

RIO RANCHO PLANNING AND ZONING BOARD

The City of Rio Rancho hereby consents to the vacation of existing lots, public rights-of way and utility easements as shown hereon, and consents to the creation of 97 new lots and 8 new tracts, the granting of new public utility easements and the dedication of new public street, as shown hereon.

Approved this _____ day of _____, 20___.

_____
CHAIRMAN

UTILITY APPROVALS

_____ DATE
NEW MEXICO GAS COMPANY

_____ DATE
PNM

_____ DATE
SPARKLIGHT

_____ DATE
COMCAST

_____ DATE
LUMEN TECHNOLOGIES

_____ DATE
CITY OF RIO RANCHO

CITY CLERKS CERTIFICATE

I, REBECCA A. MARTINEZ, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON

THIS _____DAY OF _____, 2024

By: _____
REBECCA A. MARTINEZ, CITY CLERK

TREASURER'S CERTIFICATE

I, JENNIFER TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT ALL PROPERTY TAXES HAVE BEEN PAID IN FULL PURSUANT TO NM STATE STATUTE 7-38-44.1

_____ DATE
BY: SANDOVAL COUNTY TREASURER

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

DWG PATH: J:\N0604-04 SHADY VENTURES IDALIA\600- RREU17 TRACTS G1-G2\IDALIA CROSSING PREL PLAT 2024.dwg
GPS
DATE: 06/05/24
SCALE: 1"= 100'
CREW: CFS/LRC
DRAWN: AHM
JOB NO.: N604-04-600

Community Sciences Corporation
Land Surveying
(505) 897.0000

SHADY VENTURES, LLC

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

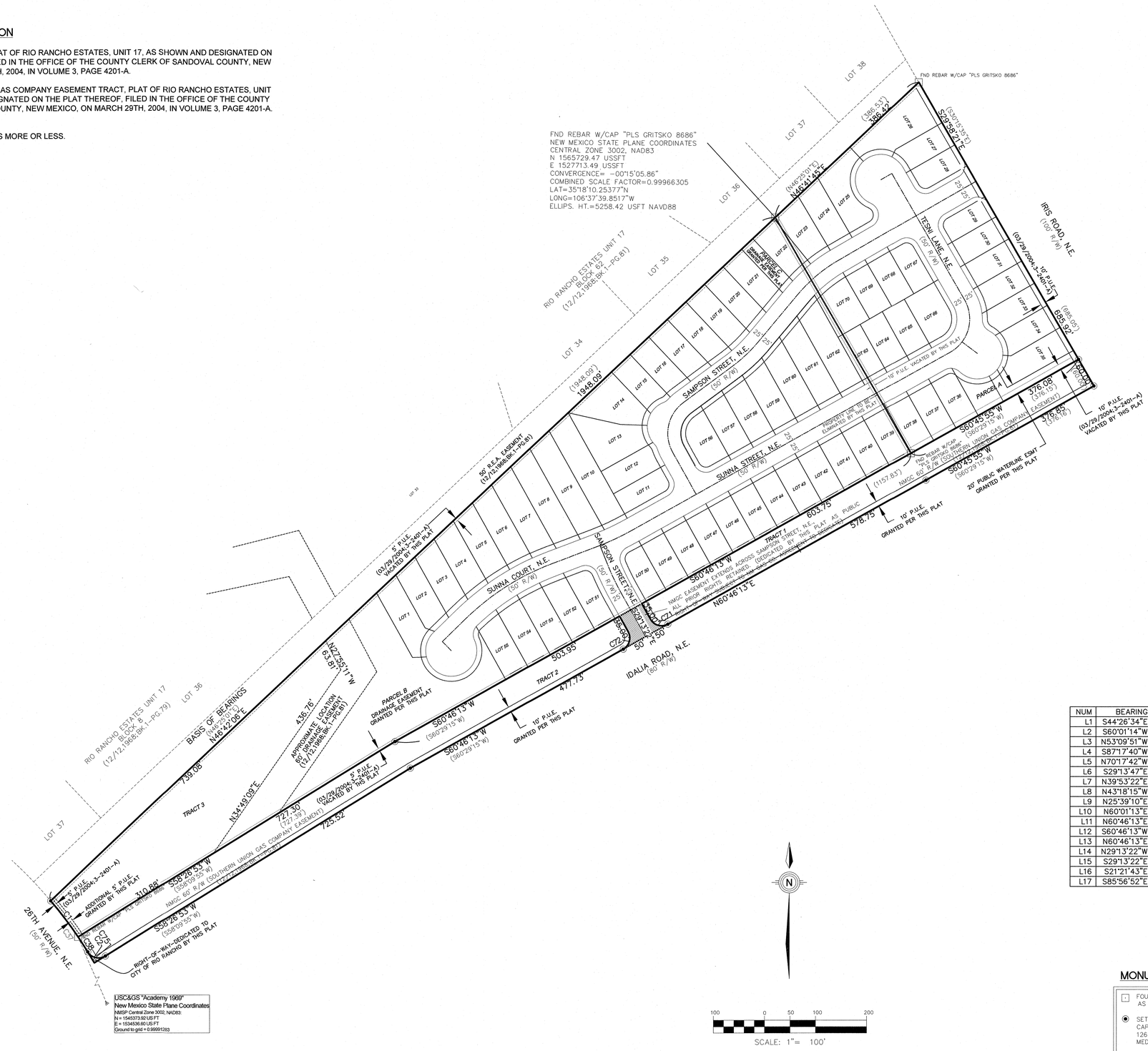
COMMUNITY SCIENCES CORPORATION — CORRALES, NEW MEXICO — (505) 897-0000

LEGAL DESCRIPTION

TRACTS G-1 AND G-2, PLAT OF RIO RANCHO ESTATES, UNIT 17, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 29TH, 2004, IN VOLUME 3, PAGE 4201-A.
AND
THE SOUTHERN UNION GAS COMPANY EASEMENT TRACT, PLAT OF RIO RANCHO ESTATES, UNIT 17, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 29TH, 2004, IN VOLUME 3, PAGE 4201-A.

CONTAINS 21.1964 ACRES MORE OR LESS.

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION
BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
SITUATE WITHIN
PROJECTED SECTION 4, T12N, R3E, NMPM
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024



USC&GS "Academy 1969"
New Mexico State Plane Coordinates
NMSP Central Zone 3002, NAD83:
N = 1545373.92 US FT
E = 1534535.60 US FT
Ground to grid = 0.99991283

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°56'46"	88.73'	855.00'	N37°04'48"W	88.69'
REC	(05°56'47")	(88.73')	(855.00')	(N37°15'28"W)	(88.69')
C2	89°47'51"	39.18'	25.00'	S76°39'12"E	35.29'
C3	9°58'04"	148.74'	855.00'	N35°04'08"W	148.56'
C4	23°31'52"	205.35'	500.00'	S57°19'22"W	203.91'
C5	8°19'06"	72.59'	500.00'	N64°55'45"E	72.53'
C6	82°48'21"	108.39'	75.00'	S12°10'22"W	99.20'
C7	13°41'11"	71.66'	300.00'	N46°43'57"E	71.49'
C8	20°07'52"	105.41'	300.00'	S49°57'17"W	104.86'
C9	90°45'01"	118.79'	75.00'	N15°23'43"E	106.76'
C10	7°51'38"	68.60'	500.00'	S25°17'32"E	68.54'
C11	6°14'03"	57.12'	525.00'	S26°06'20"E	57.10'
C12	87°55'24"	38.36'	25.00'	N66°57'00"W	34.71'
C13	4°36'14"	38.17'	475.00'	S66°47'11"W	38.16'
C14	6°02'04"	50.03'	475.00'	S61°28'02"W	50.00'
C15	6°03'37"	50.24'	475.00'	S55°25'12"W	50.22'
C16	5°46'25"	47.86'	475.00'	S49°30'11"W	47.84'
C17	7°25'07"	3.24'	25.00'	S42°54'25"W	3.23'
C18	64°06'25"	27.97'	25.00'	S 7°08'39"W	26.54'
C19	169°16'19"	147.72'	50.00'	N70°27'17"E	99.56'
C20	59°44'19"	52.13'	50.00'	S15°41'17"W	49.80'
C21	3°23'12"	31.03'	525.00'	S47°15'02"W	31.03'
C22	5°31'40"	50.65'	525.00'	S51°42'28"W	50.63'
C23	5°28'10"	50.12'	525.00'	S57°12'23"W	50.10'
C24	5°27'43"	50.05'	525.00'	S62°40'19"W	50.03'
C25	3°41'07"	33.77'	525.00'	S67°14'44"W	33.76'
C26	2°44'24"	22.71'	475.00'	N67°43'06"E	22.71'
C27	5°34'43"	46.25'	475.00'	N63°33'33"E	46.23'
C28	90°00'01"	39.27'	25.00'	N15°46'12"E	35.36'
C29	11°28'50"	20.04'	100.00'	S23°29'23"E	20.00'
C30	26°19'05"	11.48'	25.00'	N30°54'31"W	11.38'
C31	5°01'44"	4.39'	50.00'	S41°33'11"E	4.39'
C32	40°58'04"	35.75'	50.00'	S18°33'17"E	34.99'
C33	28°02'38"	24.47'	50.00'	S15°57'03"W	24.23'
C34	38°26'26"	33.55'	50.00'	S49°11'35"W	32.92'
C35	26°19'05"	11.48'	25.00'	N55°15'16"E	11.38'
C36	3°21'34"	5.86'	100.00'	S43°46'30"W	5.86'
C37	9°58'04"	148.74'	855.00'	N35°04'08"W	148.56'
C38	2°21'08"	35.10'	855.00'	N32°55'51"W	35.10'
C39	9°41'56"	46.55'	275.00'	N44°44'20"E	46.50'
C40	2°34'33"	14.61'	325.00'	S41°10'38"W	14.61'
C41	8°32'51"	48.48'	325.00'	S46°44'20"W	48.44'
C42	8°15'20"	46.83'	325.00'	S55°08'25"W	46.79'
C43	0°45'08"	4.27'	325.00'	S59°38'39"W	4.27'
C44	126°41'20"	55.28'	25.00'	N 3°19'27"W	44.69'
C45	113°21'52"	98.93'	50.00'	S 9°59'11"E	83.56'
C46	68°57'25"	60.18'	50.00'	S81°10'27"W	56.61'
C47	34°22'04"	29.99'	50.00'	N47°09'48"W	29.54'
C48	90°00'00"	39.27'	25.00'	S74°58'47"E	35.36'
C49	90°00'00"	39.27'	25.00'	S15°01'13"W	35.36'
C50	23°46'47"	41.50'	100.00'	N18°05'23"W	41.21'
C51	6°41'37"	11.68'	100.00'	N 2°51'11"W	11.68'
C52	62°44'26"	27.38'	25.00'	S30°52'36"E	26.03'
C53	17°04'00"	14.89'	50.00'	N53°42'49"W	14.84'
C54	49°13'57"	42.96'	50.00'	N20°33'51"W	41.65'
C55	34°47'15"	30.36'	50.00'	N21°26'45"E	29.89'
C56	94°46'53"	82.71'	50.00'	N86°13'49"E	73.60'
C57	39°14'03"	17.12'	25.00'	N65°59'46"W	16.79'
C58	33°37'01"	14.67'	25.00'	S77°34'42"W	14.46'
C59	86°30'19"	37.75'	25.00'	S20°08'51"W	34.26'
C60	6°07'03"	50.72'	475.00'	S26°09'50"E	50.69'
C61	90°00'00"	39.27'	25.00'	S74°13'47"E	35.36'
C62	82°48'21"	72.26'	50.00'	S12°10'23"W	66.13'
C63	1°14'31"	7.04'	325.00'	N52°57'17"E	7.04'
C64	9°03'17"	51.36'	325.00'	N47°48'23"E	51.31'
C65	3°23'23"	19.23'	325.00'	N41°35'03"E	19.22'
C66	4°22'24"	20.99'	275.00'	S42°04'34"W	20.99'
C67	14°50'18"	71.22'	275.00'	S51°40'54"W	71.02'
C68	0°55'09"	4.41'	275.00'	S59°33'38"W	4.41'
C69	90°00'00"	39.27'	25.00'	N74°58'47"W	35.36'
C70	90°44'59"	79.19'	50.00'	N15°23'43"E	71.17'
C71	90°00'26"	39.27'	25.00'	S74°13'35"E	35.36'
C72	89°59'34"	39.27'	25.00'	N15°46'25"E	35.35'
C73	89°59'34"	39.27'	25.00'	N15°01'26"E	35.35'
C74	90°00'26"	39.27'	25.00'	N74°58'34"W	35.36'
C75	1°40'10"	24.91'	855.00'	N30°55'12"W	24.91'

NUM	BEARING	DISTANCE
L1	S44°26'34"E	25.00'
L2	S60°01'14"W	25.00'
L3	N53°09'51"W	37.56'
L4	S87°17'40"W	27.37'
L5	N70°17'42"W	19.09'
L6	S29°13'47"E	14.43'
L7	N39°53'22"E	15.57'
L8	N43°18'15"W	38.40'
L9	N25°39'10"E	16.76'
L10	N60°01'13"E	45.59'
L11	N60°46'13"E	2.17'
L12	S60°46'13"W	50.00'
L13	N60°46'13"E	100.00'
L14	N29°13'22"W	37.63'
L15	S29°13'22"E	37.63'
L16	S21°21'43"E	34.02'
L17	S85°56'52"E	15.92'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/GREEN CAP STAMPED "MEDINA LS 12649" OR PK-NAIL W/DISC MEDINA LS 12649
- CONTROL STATION

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

DWG PATH: J:\N0604-04 SHADY VENTURES IDALIA\600- RREU17 TRACTS G1-G2\IDALIA CROSSING PREL PLAT 2024.dwg
GPS
DATE: 06/05/24
SCALE: 1"= 100'
CREW: CFS/LRC
DRAWN: AHM
JOB NO.: N604-04-600

Community Sciences Corporation
Land Surveying
(505) 897.0000

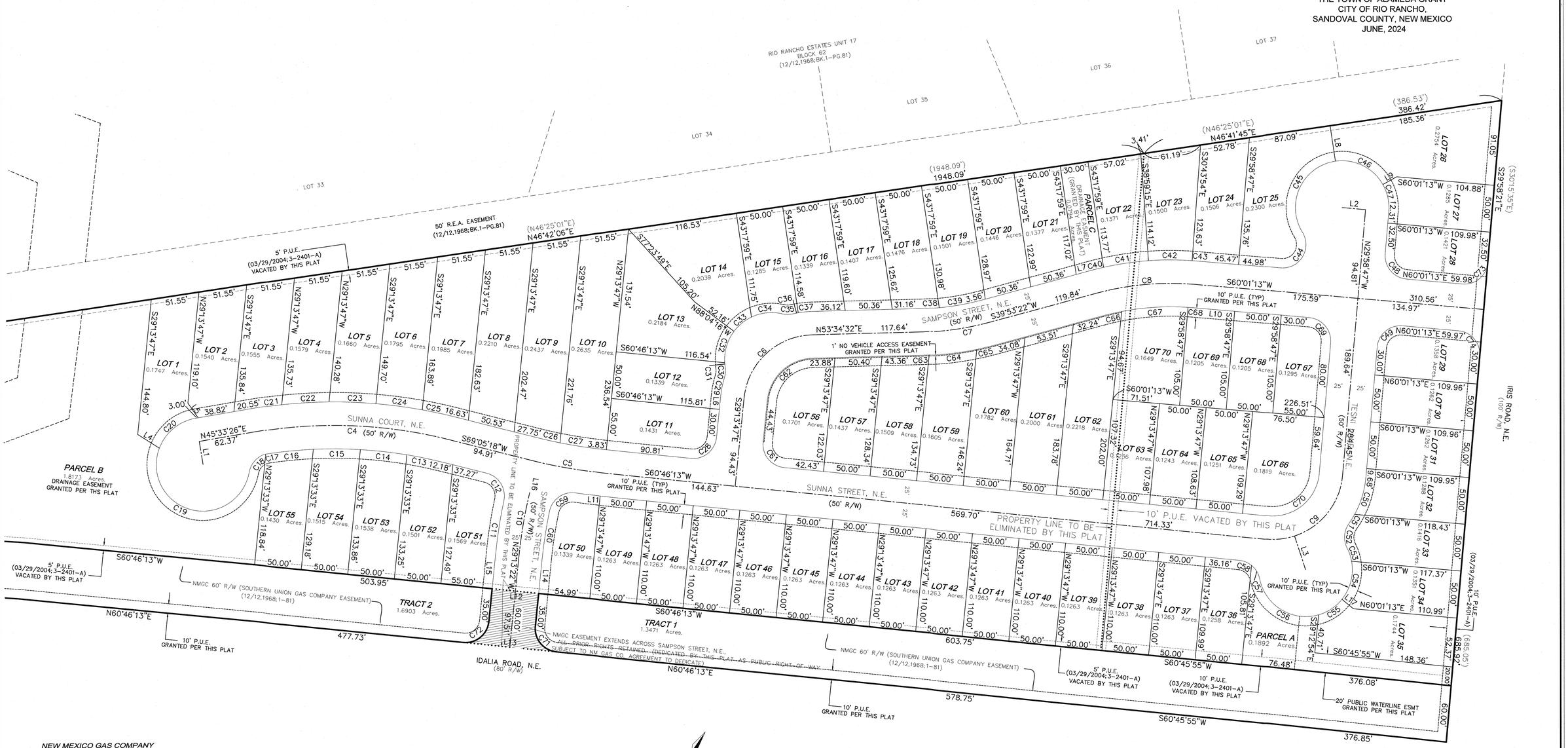
SHADY VENTURES, LLC

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

PRELIMINARY PLAT FOR

IDALIA CROSSING SUBDIVISION

BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
SITUATE WITHIN
PROJECTED SECTION 4, T12N, R3E, NMPM
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024


RIO RANCHO ESTATES UNIT 17 BLOCK 62 (12/12,1968;BK.1–PG.81)
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
50' R.E.A. EASEMENT (12/12,1968;BK.1–PG.81)
5' P.U.E. (03/29/2004;3–2401–A) VACATED BY THIS PLAT
(N46°25'01"E)
N46°42'06"E
(1948.09')
1948.09'
(386.53')
386.42'
(S30°15'35"E)
S29°58'21"E
N46°41'45"E
3.41'
185.36'
91.05'
32.50'
104.88'
109.98'
59.98'
310.56'
134.97'
175.59'
189.64'
94.81'
59.64'
226.51'
76.50'
55.00'
109.96'
109.95'
118.43'
117.37'
110.99'
376.08'
376.85'
685.92'
(685.05')
52.37'
20.00'
60.00'
144.80'
119.10'
135.84'
135.73'
140.28'
149.70'
163.89'
182.63'
202.47'
221.76'
236.54'
144.63'
569.70'
714.33'
503.95'
477.73'
603.75'
578.75'
148.36'
140.71'
S60°46'13"W
N60°46'13"E
S60°01'13"W
S60°45'55"W
S29°13'47"E
N29°13'47"W
N53°34'32"E
117.64'
S39°53'22"W
119.84'
S77°23'49"E
105.20'
N88°04'16"W
52.16'
116.54'
115.81'
S43°17'59"E
S43°17'58"E
S30°43'54"E
S29°58'47"E
S39°12'54"E
N45°33'26"E
62.37'
S69°05'18"W
94.91'
N29°13'33"W
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October 21, 2026

Planning & Zoning Division
City of Rio Rancho
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124

RE: Project Description for Idalia Crossing Preliminary Plat Extension Request, Tracts G-1 and G-2 and Southern Gas Union Gas Company Easement Tract, Rio Rancho Estates, Unit 17

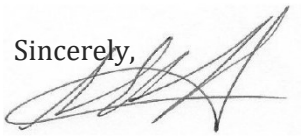
Dear City of Rio Rancho Planning & Zoning Staff,

Community Design Solutions, LLC (CDS), agent for Shady Ventures, LLC, owner of the above reference property, is requesting an extension of the November 19, 2024, approved Preliminary Plat.

We are submitting this request due to current economic conditions.

We appreciate your consideration in this matter. Should you have any questions or discover any omissions with this extension request, please do not hesitate to contact me.

Sincerely,



Sheldon Greer P.E.
Community Design Solutions, LLC
CDS | Project Manager
505-264-0472
Sheldon.greer@cdsnm.com

The City of Rio Rancho

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

RE: Preliminary Plat Extension, Case No. 24-210-00007
Idalia Crossing Preliminary Plat

Dear Property Owner:

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

The applicant, Shady Ventures, LLC through their agent, Community Design Solutions, LLC, is requesting approval of a Preliminary Plat Extension for a proposed subdivision to be known as Idalia Crossing, containing 70 single-family residential lots, 3 parcels, and 3 tracts on the property legally described as Unit 17, Tracts G1, G2, and SUESMT. It is zoned for SU: Special Use and is approximately 21.1964 acres.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, November 17, 2026** at 6:00 pm at City Hall in the **Council Chambers.**

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

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

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

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

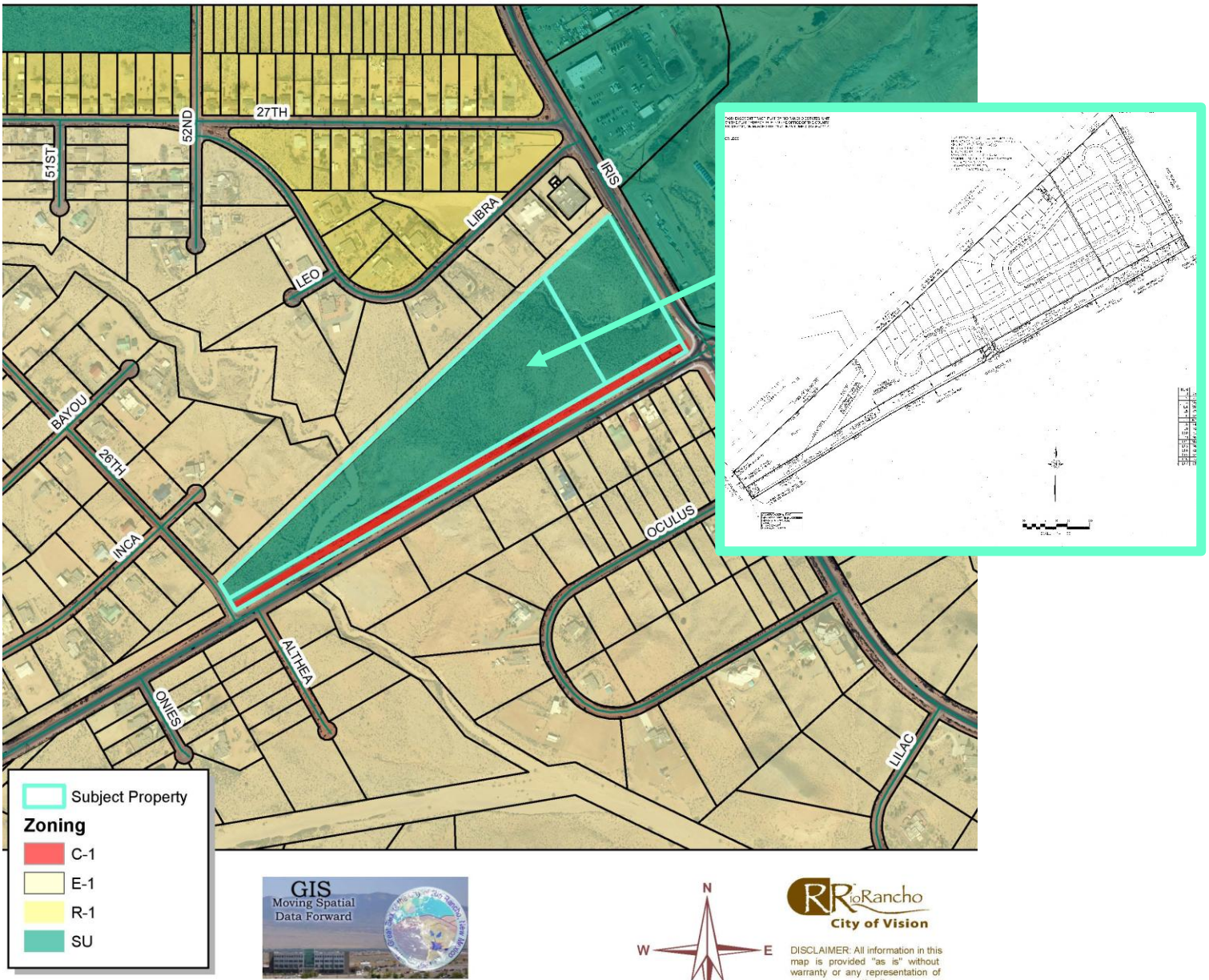
Respectfully,

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

The City of Rio Rancho

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

IDALIA CROSSING



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: Michelle Costilla 10/30/2024

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, November 17, 2026:

Preliminary/Final Plat
Case #26-200-00004

The applicant, SSCAFCA, through their agent, JAG Planning & Zoning, LLC, requests approval of a Preliminary/Final Plat for the creation of one parcel and the dedication of public right-of-way to Southern Boulevard from three existing parcels legally described as Panorama Heights West, Block 2, Parcels C, N and O. The subject property is zoned R-1: Single Family Residential and comprises approximately 1.626 acres.

Preliminary Plat Extension
Case #24-210-00007

The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Zone Map Amendment/Site Plan
Case #26-100-00014

The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as MERC, Tr C2A1A, physically located at 1090 NM Highway 528. The ZMA request would amend the SU: Special Use zoning designation to address adjustments to overall architectural requirements, access, building signage, parking requirements, and landscaping (for the entirety of the 2.41 acres).

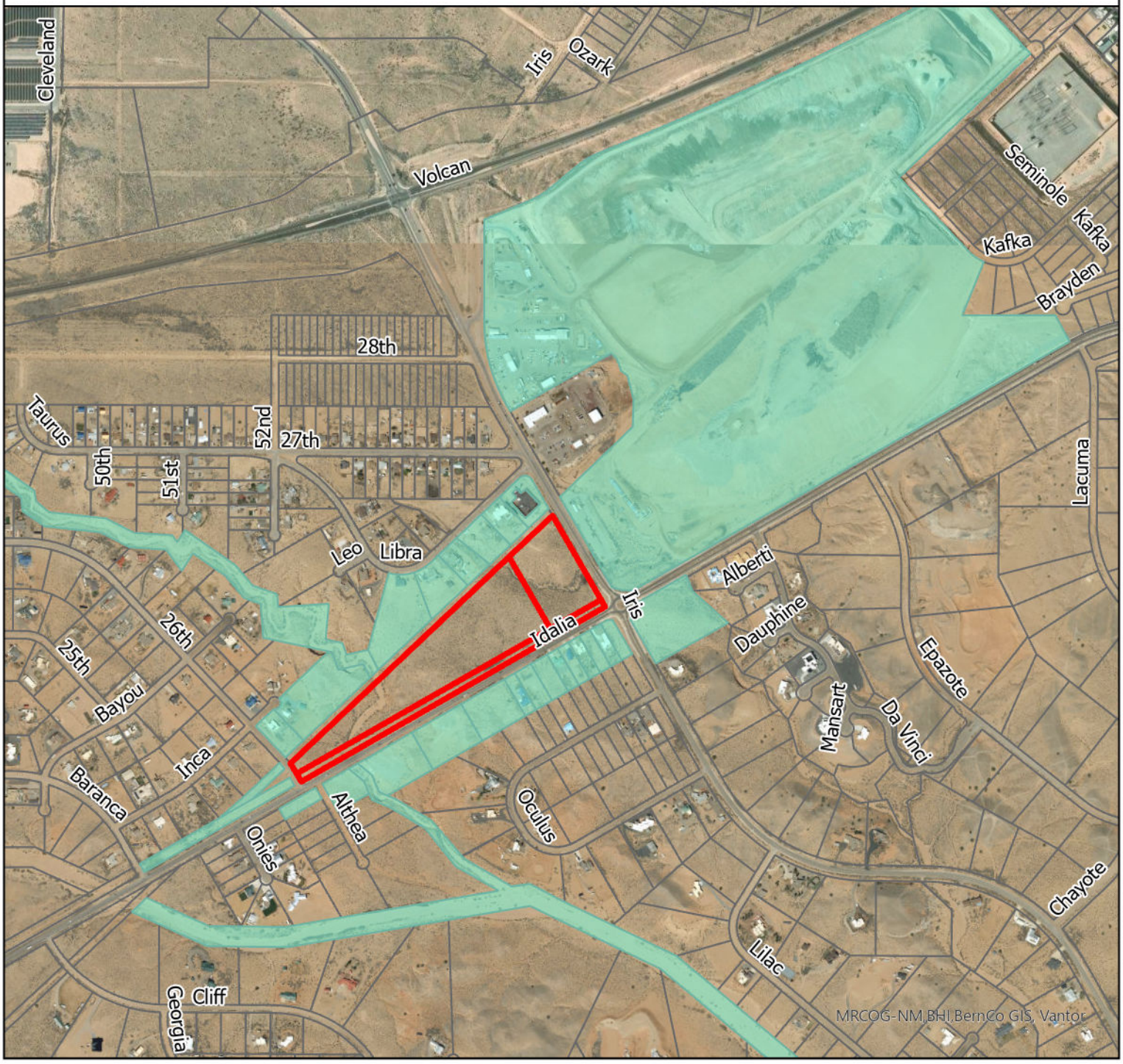
Conditional Use Permit
Case #26-120-00006

The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit, to allow for RV storage. The subject property is legally described as U16, Blk 83, Lots 33A and 34A, and is physically located at 1305 and 1309 Golf Course Rd SE. The property is zoned NC: Neighborhood Commercial and consists of a combined .82 acres.

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: November 2, 2026

IDALIA CROSSING



Subject Property

Property owners abutting subject property were sent first class mail 15 days prior to the hearing

N

GIS Moving Spatial Data Forward

0 337.5 675 1,350 2,025 2,700 Feet

Rio Rancho City of Vision

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a

Map courtesy of Michelle Costilla 10/28/2026

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-200-00004

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat: The applicant, SSCAFCA, through their agent, JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for Panorama Heights West, Block 2, Parcel C-1. Staff contact is Ben Isaacs and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, SSCAFCA, through their agent, JAG Planning & Zoning, requests approval of a Preliminary/Final Plat for Panorama Heights West, Block 2, Parcel C-1. The proposed plat would create one new parcel, Parcel C-1, from three existing parcels, legally described as Panorama Heights, Block 2, Parcels C, N and O, as well as dedicate public right-of-way to Southern Boulevard SE.

The subject property is located on the north side of Southern Boulevard SE, a principal arterial, between Nicklaus Drive SE, a minor collector, and Trevino Drive SE, a residential road. The subject property comprises approximately 1.626 acres and is zoned R-1: Single-Family Residential.

With approval of this plat, 1.6087 acres of the property along Southern Boulevard SE will be vacated and dedicated to the City as public right-of-way. This part of the property along Southern Boulevard SE is currently covered by a drainage easement that will be vacated with this plat. The portion of the subject property being dedicated as public right-of-way is included in the Southern Boulevard Reconstruction Phase IIB plan as a widening easement and will be used for the project (see attached plan for further details).

Although the plat is reducing the number of lots from three to one, it is being heard as a Preliminary and Final Plat combined as opposed to a Summary Plat due to the dedication of public right-of-way, and as such requires Planning and Zoning Board approval.

REVIEW CRITERIA:

GENERAL INFORMATION:
1. Layout: Panorama Heights West, Block 2, Parcel C-1 is a singular 0.0173 acre parcel.
2. Acreage: Total acreage: 1.626 acres; Acreage of dedicated right-of-way: 1.6087 acres; Parcel C-1 acreage: 0.0173 acres.
3. Access: Access to Parcel C-1 shall be from Fringe Court SE, while the remainder of the existing property will be dedicated to Southern Boulevard SE as public right-of-way.
4. Zoning: R-1 Single-Family Residential District per Ordinance 81-015. Also covered by an Off-Premises Advertising Overlay Zone (Ordinance No. 28, Enactment No. 12-28).
5. Dry Utilities/Gas: Not applicable as Parcel C-1 is a drainage easement.

6. Water and Wastewater Availability: Not required with this platting action.
7. Drainage: Parcel C-1 shall be a drainage easement, while the drainage easement covering the area being dedicated as right-of-way shall be vacated.
8. Roads and Sidewalks: The portion of the subject property being dedicated as public right-of-way is included in the Southern Boulevard Reconstruction Phase IIB plan as a widening easement and will be used for the project (see attached plan for further details).
9. Recreation Facilities/Open Space: Not required with this platting action.
10. Easements: Parcel C-1 shall be a drainage easement, while the portion of the subject property being dedicated as public right-of-way shall be a widening easement for Southern Boulevard reconstruction.
11. Public Site Dedications: None.
12. Vacations: The portion of the subject property being dedicated as public right-of-way is covered by a drainage easement that will be vacated.
13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions as it is dedicating right-of-way and creating a smaller tract for drainage. Staff recommends the Planning and Zoning Board finds the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions.

CONFORMANCE WITH THE ZONING ORDINANCE:
The subject property is zoned R-1: Single-Family Residential, with a required minimum lot area of 7,000 square feet (approximately 0.16 acres) and a minimum lot width of 60 feet as addressed by R.O. 2003 Chapter 154.50. The area of Parcel C-1 is 0.0173 acres (754 square feet) and has a width of 20 feet. The minimum lot area and width for the R-1 zoning district do not apply in this case as the newly created property is designated as a parcel for drainage rather than a lot for residential development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:
The City Comprehensive Plan "encourage[s] the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location in the master plan" (5.6.3, Policy L-1). Staff recommends that this application would be an action toward meeting this policy, as the dedication of right-of-way along Southern Boulevard SE provides an opportunity for improved circulation in the area.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The Department of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Rio Rancho Fire and Rescue, and SSCAFCA have reviewed this application and related infrastructure plans. The plat and related infrastructure plans were also sent to MRCoG, Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities.

Reviewing Agency	Comments
DSD Planning & Zoning Division	Contained within ABM.
DSD Engineering	No adverse comments.
Rio Rancho Public Schools	No comments received.
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.

SURROUNDING LAND USE/ZONING:
The subject property is bounded by R-1: Single-Family Residential District to the north and west, R-3: Mixed Residential District to the east (across Trevino Drive SE) and C-1: Retail Commercial District to the south (across Southern Boulevard SE).

NOTIFICATIONS:
Notice of pending Preliminary/Final Plat application was sent via first class mail to property owners abutting the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on November 2, 2026. A public sign was posted to the property as required by ordinance.

IMPACT:
The Development Services Department recommends that the Planning and Zoning Board approve the Preliminary/Final Plat based on the general findings identified below and the following specific findings:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Preliminary/Final Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary/Final Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary/Final Plat conforms to the R-1: Single-Family Residential District.
4. The applicant shall address all of the Preliminary/Final Plat reviewers' comments prior to the filing of the plat, including:
a. Remove "Summary Plat" from the title of the plat.
b. Number of lots created shall read "1" not "2".
c. Remove Rio Rancho Development Services Director signature block.
d. Remove language about administrative approval from Clerk's signature block and replace with language about approval from the Planning and Zoning Board.
e. Include language for the vacation of the existing drainage easement from the portion of the subject property being dedicated as public right-of-way.
5. In accordance with R.O. 2003 Chapter 155.24(D)(1), the plat shall be recorded within 6 months following approval of the Preliminary/Final Plat, or the Planning and Zoning Board approval shall become null and void.
6. The plat will be filed under Book 38, Pages 59-61.

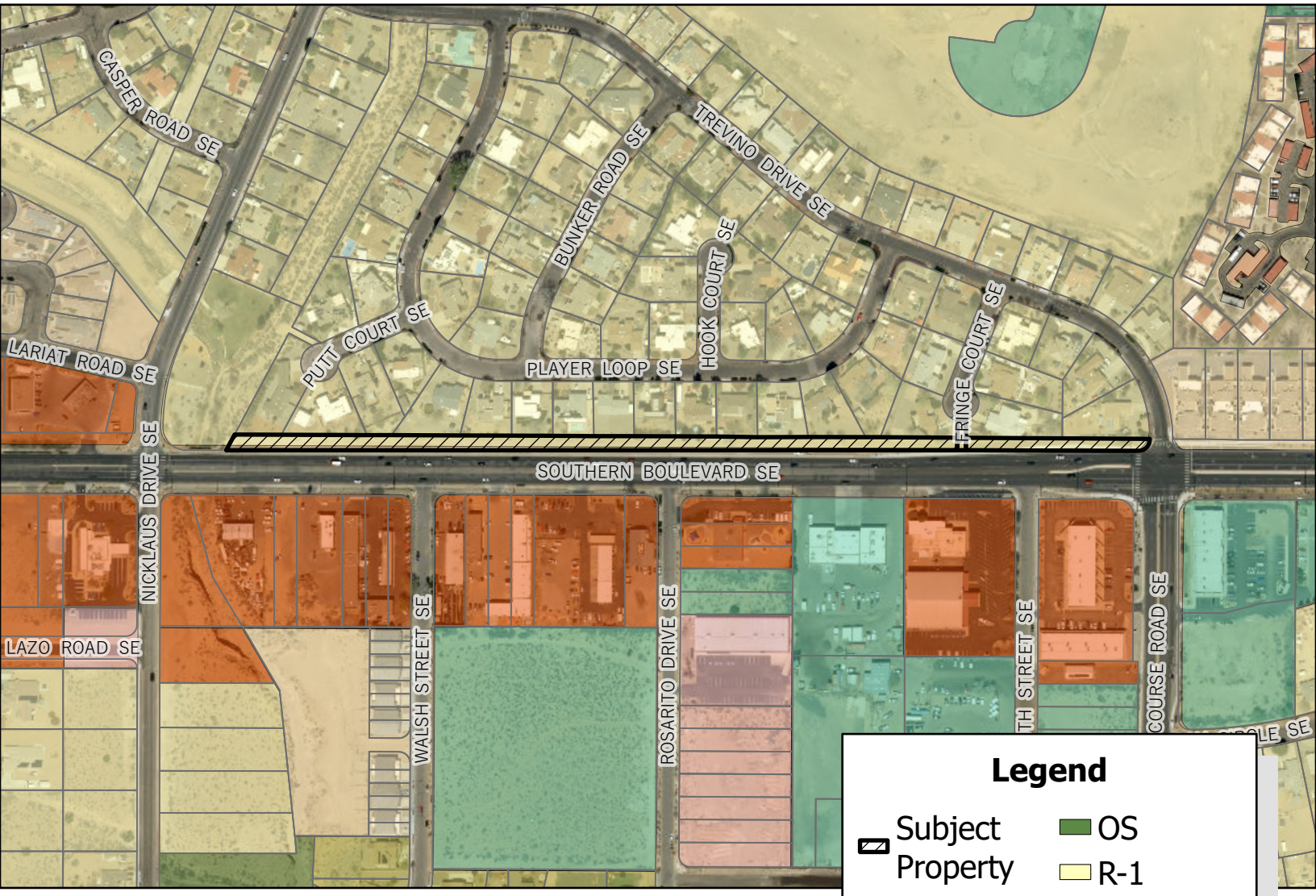
ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the Preliminary/Final Plat with staff findings and conditions.
2. Approve the Preliminary/Final Plat with amendments to findings and conditions.
3. Deny the Preliminary/Final Plat.
4. Postpone the item and continue the public hearing for the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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Preliminary/Final Plat with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notifications with Sign pics.pdf

PRELIMINARY/FINAL PLAT
PANORAMA HEIGHTS WEST, PAR C-1



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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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, 10/30/2026

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Miles

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: SSCAFCA - Cassandra D'Antonio		Phone: 505-892-5266
Address: 1041 Commercial Dr SE.		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) AG	

Agent Name: JAG Planning & Zoning		Phone: 505 363-5613
Address: P.O. Box 7857		E-Mail: jagejagpandz.com
City: Albuquerque,	State: NM	ZIP Code: 87194

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

Creating 2 parcels from 3 existing parcels and to dedicate easements as shown

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Panorama Heights West	Block(s):	Lot(s): N-1 & O-1
Existing Zoning: R-1, SU (Special Use)	Proposed Zoning: No change	
No. of existing lots: 3	No. of proposed lots: 2	Total area of site (acres) 1.6260 Ac

ACKNOWLEDGEMENT

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

Print Name: Andrew Garcia	Applicant:	Agent: JAG Planning & Zoning
Signature: Andrew Garcia		Date: 3/28/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

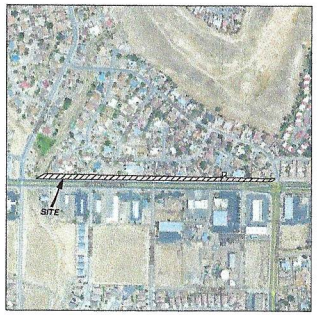
APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

SUMMARY PLAT OF

PARCELS C–1 & N–1
PANORAMA HEIGHTS WEST

A REPLAT OF PARCELS C, N & O
PANORAMA HEIGHTS WEST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
MARCH 2025



VICINITY MAP

LEGAL DESCRIPTION

Parcels lettered "C", "N", and "O", in Block numbered Two (2), of Panorama Heights West, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on September 27, 1979, in Volume 2, Folio 281–A.

SITE DATA

CASE NUMBERS	_ _
FEMA MAP NO.	350146 2105 D
FLOOD ZONE DESIGNATION	ZONE X (NO FLOOD HAZARD)
ZONING	R–1 & SU (SPECIAL USE)
MILES OF DEDICATED RIGHT OF WAY CREATED	0.3798
NO. OF EXISTING LOTS	3
NO. OF LOTS CREATED	2
TOTAL AREA	1.6260 Ac.
ACREAGE OF DEDICATED RIGHT OF WAY	1.6087 Ac.

PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO NEW PARCELS FROM THREE EXISTING PARCELS AND TO DEDICATE PUBLIC RIGHT–OF–WAY TO THE CITY OF RIO RANCHO. THERE IS AN EXISTING BLANKET PUBLIC UTILITY, DRAINAGE, AND WIDENING EASEMENT OVER EXISTING PARCELS N, & O, AND AN EXISTING BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT OVER EXISTING PARCEL C (PLAT OF PANORAMA HEIGHTS WEST, SEPTEMBER 27, 1979, VOL. 2, PG. 281–A). NEW PARCEL N–1 IS TO BE DEDICATED AS RIGHT–OF–WAY TO THE CITY OF RIO RANCHO AND OWNERSHIP OF NEW PARCEL C–1 IS TO BE TRANSFERRED TO THE CITY OF RIO RANCHO, PER THIS PLAT.

All property corners are found or set as denoted in the legend.

Bearings are New Mexico State Plane Grid, based upon an OPUS Solution derived from GPS Static observations (NAD 83 / Central Zone).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) is record where different from actual field survey.

P.U.E. – Public Utility Easement

D.E. – Drainage Easement

Ac. – Acres

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

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

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

E. City of Rio Rancho Utilities
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The real estate shown and described in this plat is surveyed and replatted with the free consent and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate does hereby grant any and all easements shown or noted on the plat for the common and joint use of gas, electrical, communication, water and waste water services, including buried distribution lines, conduits and pipes for underground Utilities and the right of ingress and egress, for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and does hereby certify that this plat is their free act and deed. Parcels C–1 & N–1 to be dedicated to the City of Rio Rancho.

David Gatterman, Executive Engineer, SSCAFCA — Date

ACKNOWLEDGMENT
STATE OF _____)
) ss
COUNTY OF_____)

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared David Gatterman, who, being by me duly sworn, did say that they are the representative for the owner in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

CITY OF RIO RANCHO

The City of Rio Rancho hereby accepts the dedication of Parcels C–1 & N–1.

Gregory Hull, Mayor, City of Rio Rancho — Date

ACKNOWLEDGMENT
STATE OF _____)
) ss
COUNTY OF_____)

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared Gregory Hull, who, being by me duly sworn, did say that they are the representative for the City of Rio Rancho in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

TREASURER'S CERTIFICATE

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

Sandoval County Treasurer — Date

CITY CLERK'S CERTIFCATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was adminstratively approved by the Rio Rancho Development Services Department on the _____ day of _____, 2025.

Noel C. Davis, City Clerk — Date

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____, 2025.

Amy Rincon, Director — Date

STATE OF NEW MEXICO)
) ss
COUNTY OF SANDOVAL)

This instrument was filed for record on _____, 2025

at_____, _M. recorded in Vol. _____of records of said County, Folio_____

(Rio Rancho Estates Plat Book No.___, Page _____)
Anne Brady–Romero, County Clerk and Recorder.

Deputy

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

City of Rio Rancho — Date

PNM — Date

New Mexico Gas Company — Date

CenturyLink — Date

Sparklight — Date

Comcast — Date

Ezee Fiber — Date

JURISDICTIONAL AFFIDAVIT

I, Thomas Johnston, New Mexico Professional Surveyor number 14269, do hereby affirm that the property described does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Thomas D. Johnston, N.M.P.S. No. 14269 — 3/18/2025 Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Rio Rancho Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 3/18/2025 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

PARCEL N
OWNER: SSCAFCA
UPC: 1-012-068-305-337

PARCEL C
OWNER: SSCAFCA
UPC: 1-012-068-354-341

PARCEL O
OWNER: SSCAFCA
UPC: 1-012-068-407-337

LOCATION:
TOWN OF ALAMEDA GRANT
WITHIN SEC. 25, T. 12 N., R. 2 E.,
PANORAMA HEIGHTS WEST

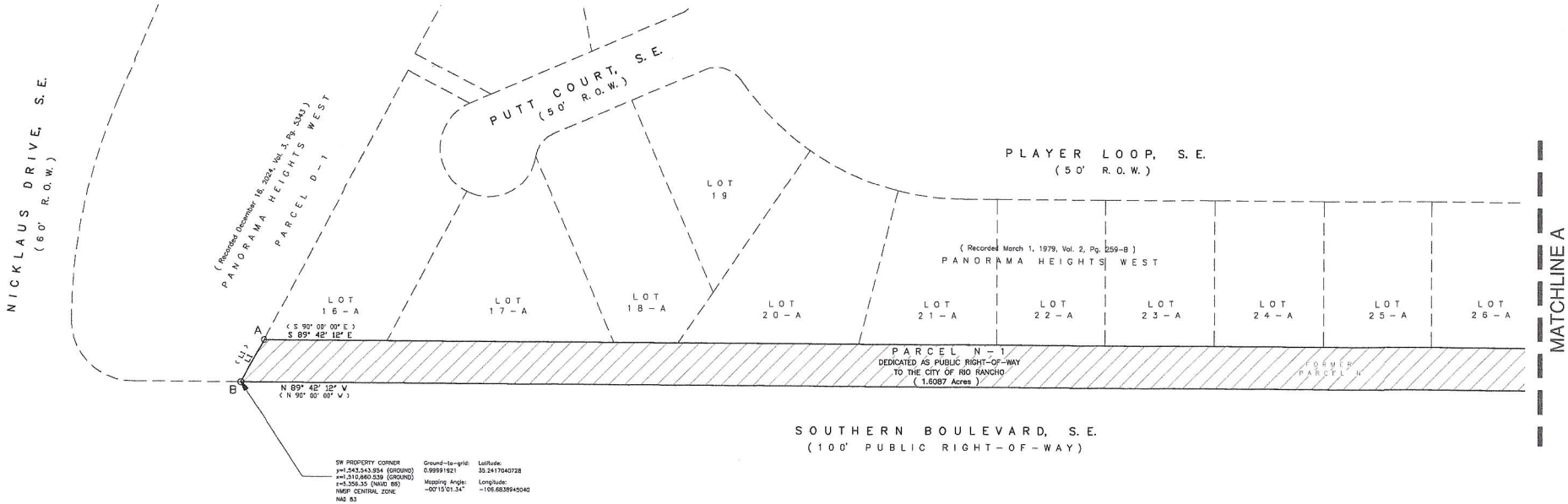
WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 40'	SP–1–04–2025
SHEET 1 OF 3	13 MAR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS C–1 & N–1
PANORAMA HEIGHTS WEST

A REPLAT OF PARCELS C, N & O
PANORAMA HEIGHTS WEST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
MARCH 2025



MONUMENT LEGEND:

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B: FOUND CHISELED "X" IN CONCRETE
C: SET 1/2" REBAR AND CAP "PS 14269"

CURVE TABLE					
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C1 (C1)	63.31 63.31'	50.00' 50.00'	72° 32' 33" –	S 54° 01' 32" W –	59.16' –
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PROJ. SEC. 25, T. 12 N., R. 2 E.,
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THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
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TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
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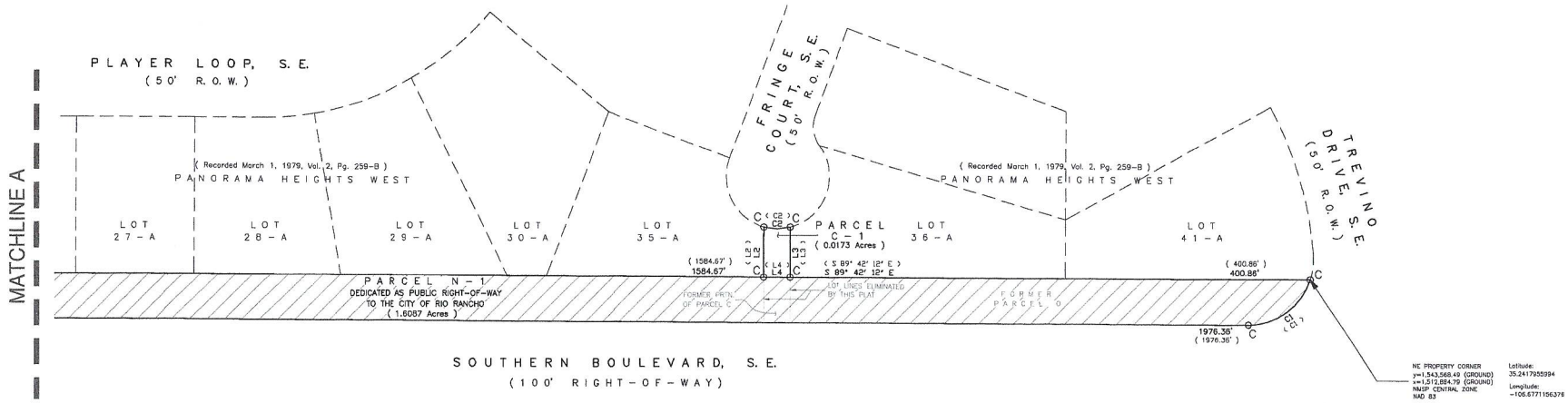

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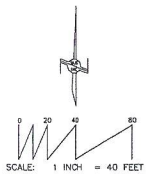

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

BOOKING INFORMATION FOR COUNTY CLERK

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OWNER: SSCAFCA
UPC: 1-012-008-305-337

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UPC: 1-012-008-384-341

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UPC: 1-012-008-407-337

LOCATION:
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PROJ. SEC. 25, T. 12 N., R. 2 E.,
PANORAMA HEIGHTS WEST

WAYJOHN SURVEYING INC
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PHONE: (505) 255-2052 FAX: (505) 255-2887

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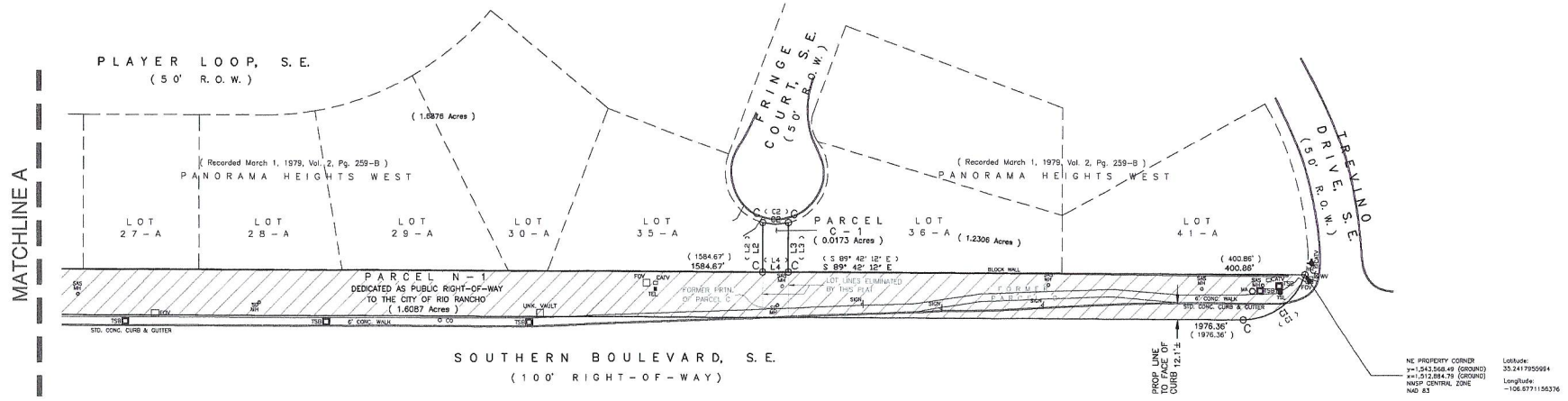
SHEET 3 OF 3	13 MAR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS N-1 & O-1
PANORAMA HEIGHTS WEST

A REPLAT OF PARCELS C, N & O
PANORAMA HEIGHTS WEST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
MARCH 2025

EXISTING CONDITIONS EXHIBIT – DO NOT FILE WITH PLAT



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THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

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UPC: 1-012-068-407-337

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ: SEC. 25, T. 12 N., R. 2 E.
PANORAMA HEIGHTS WEST

WAYJOHN SURVEYING INC
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SHEET 3 OF 3	13 MAR 2025	BK. , PG.

JAG PLANNING & ZONING

LETTER OF AUTHORIZATION

Subject Property: Parcel C, N & O, Block 2, Panorama Heights West, containing approximately 1.6260 acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

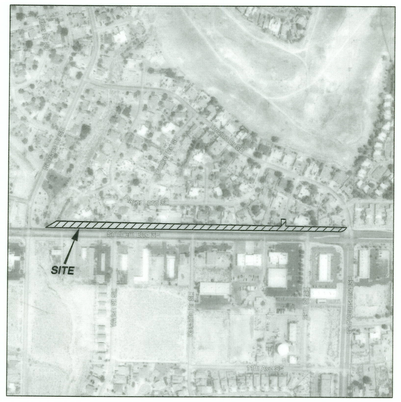
David Gatterman, Executive Engineer, SSCAFCA

3/27/25
Date

SUMMARY PLAT OF

PARCEL C–1
PANORAMA HEIGHTS WEST

A REPLAT OF PARCELS C, N & O
PANORAMA HEIGHTS WEST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
MAY 2026



VICINITY MAP

LEGAL DESCRIPTION

Parcels lettered "C", "N", and "O", in Block numbered Two (2), of Panorama Heights West, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on September 27, 1979, in Volume 2, Folio 281–A.

SITE DATA

CASE NUMBERS	– –
FEMA MAP NO.	350146 2106 D
FLOOD ZONE DESIGNATION	ZONE X (NO FLOOD HAZARD)
ZONING	R–1 & SU (SPECIAL USE)
MILES OF DEDICATED RIGHT OF WAY CREATED	0.3798
NO. OF EXISTING LOTS	3
NO. OF LOTS CREATED	2
TOTAL AREA	1.6260 Ac.
ACREAGE OF DEDICATED RIGHT OF WAY	1.6087 Ac.

PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO CREATE ONE NEW PARCEL FROM THREE EXISTING PARCELS AND TO DEDICATE PUBLIC RIGHT–OF–WAY TO THE CITY OF RIO RANCHO. THERE IS AN EXISTING BLANKET PUBLIC UTILITY, DRAINAGE, AND WIDENING EASEMENT OVER EXISTING PARCELS N, & O, AND AN EXISTING BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT OVER EXISTING PARCEL C (PLAT OF PANORAMA HEIGHTS WEST, SEPTEMBER 27, 1979, VOL. 2, PG. 281–A). PARCELS N, O, AND A PORTION OF C ARE TO BE DEDICATED AS RIGHT–OF–WAY TO THE CITY OF RIO RANCHO AND OWNERSHIP OF NEW PARCEL C–1 IS TO BE TRANSFERRED TO THE CITY OF RIO RANCHO, PER THIS PLAT.

All property corners are found or set as denoted in the legend.

Bearings are New Mexico State Plane Grid, based upon an OPUS Solution derived from GPS Static observations (NAD 83 / Central Zone).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) is record where different from actual field survey.

P.U.E. – Public Utility Easement

D.E. – Drainage Easement

Ac. – Acres

PUBLIC UTILITY EASEMENTS

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

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

B. New Mexico Gas Company (NMGCo) for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas services.

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

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

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

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

G. Ezee Fiber for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate, and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein.

No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The real estate shown and described in this plat is surveyed and replatted with the free consent and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate does hereby grant any and all easements shown or noted on the plat for the common and joint use of gas, electrical, communication, water and waste water services, including buried distribution lines, conduits and pipes for underground Utilities and the right of ingress and egress, for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and does hereby certify that this plat is their free act and deed. Parcels C–1 & N–1 to be dedicated to the City of Rio Rancho.

David Gatterman, Executive Engineer, SSCAFCA — 10/1/26 Date

ACKNOWLEDGMENT
STATE OF New Mexico)
) ss
COUNTY OF Sandoval)

CARLA SALAZAR
Notary Public
State of New Mexico
Comm. # 1137578
My Comm. Exp. Mar 14, 2030

On this 1st day of October, 2026, before me the undersigned Notary Public in and for said County and State, personally appeared David Gatterman, who, being by me duly sworn, did say that they are the representative for the owner in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires 3.14.30

CITY OF RIO RANCHO

The City of Rio Rancho hereby accepts the dedication of Parcel C–1.

Paul Wymer, Mayor, City of Rio Rancho — Date

ACKNOWLEDGMENT
STATE OF _____)
) ss
COUNTY OF_____)

On this _____ day of_____, 2026, before me the undersigned Notary Public in and for said County and State, personally appeared Paul Wymer, who, being by me duly sworn, did say that they are the representative for the City of Rio Rancho in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

TREASURER'S CERTIFCATE

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

Sandoval County Treasurer — Date

CITY CLERK'S CERTIFCATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was adminstratively approved by the Rio Rancho Development Services Department on the ____ day of _____, 2026.

Noel C. Davis, City Clerk — Date

RIO RANCHO PLANNING & ZONING BOARD

Approved this _____ day of _____, 2026.

Scottie Richardson, Chair — Date

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____, 2026.

Amy Rincon, Director — Date

STATE OF NEW MEXICO)
) ss
COUNTY OF SANDOVAL)

This instrument was filed for record on _____, 2026

at _____, _M. recorded in Vol. _____of records of said County, Folio_____

(Rio Rancho Estates Plat Book No.___, Page _____)
Anne Brady–Romero, County Clerk and Recorder.

Deputy

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

City of Rio Rancho	Date
PNM	9/24/26 Date
New Mexico Gas Company	8/10/20268 Date
CenturyLink — David Hall	08/04/2026 Date
Sparklight — Nick Peyton	06/03/2026 Date
Comcast — Mike Mortus	07-09-20260 Date
Ezee Fiber — John E Muldrow	7-13-2026 Date

JURISDICTIONAL AFFIDAVIT

I, Thomas Johnston, New Mexico Professional Surveyor number 14269, do hereby affirm that the property described does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Thomas D. Johnston, N.M.P.S. No. 14269 — 5/19/2026 Date

SURVEYOR'S CERTIFCATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Rio Rancho Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 5/19/2026 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR
5.19.2026

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SHEET 1 OF 3	19 MAY 2026	**BK. 38 , PG. 59**

SUMMARY PLAT OF

PARCEL C–1
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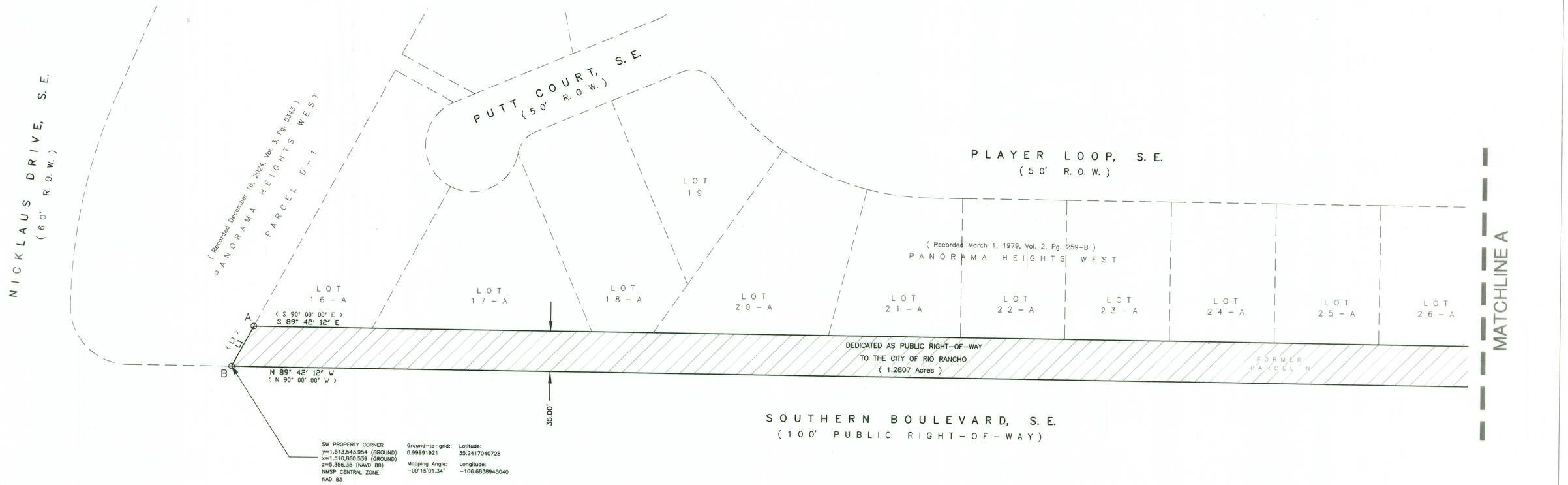

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SHEET 2 OF 3	19 MAY 2026	BK. 38 , PG. 60

SUMMARY PLAT OF

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PANORAMA HEIGHTS WEST

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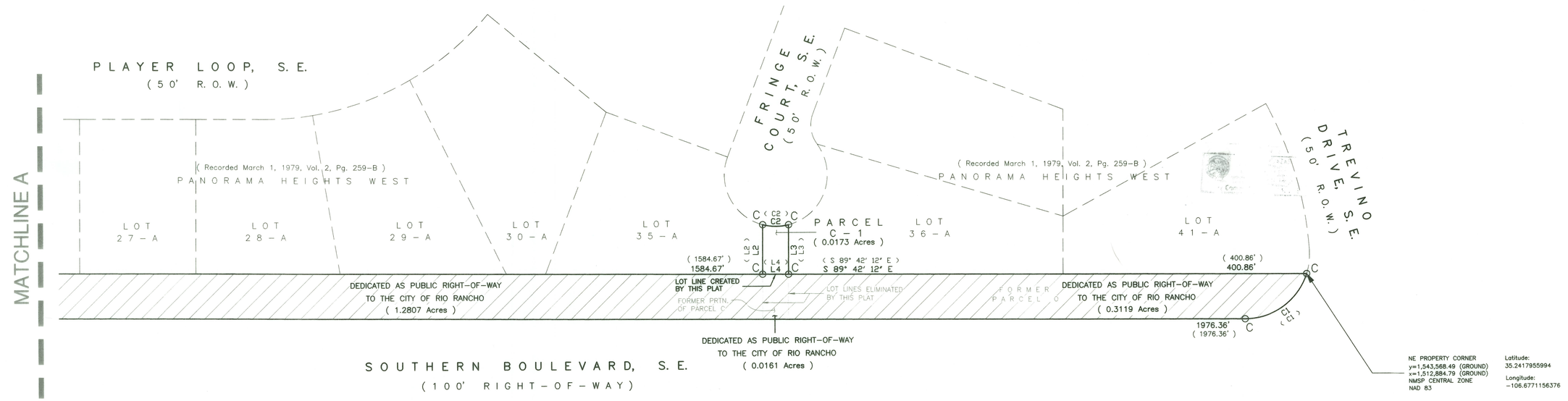

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C: SET 1/2" REBAR AND CAP "PS 14269"

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	63.31 63.31'	50.00' 50.00'	72° 32' 33" –	S 54° 01' 32" W –	59.16' –
C2 (C2)	20.21 20.22'	40.00' 40.00'	28° 57' 18" –	S 89° 42' 12" E –	20.00' –

LINE TABLE		
LINE #	BEARING	DISTANCE
L1 (L1)	N 28° 11' 04" E N 27° 53' 16" E	39.60' 39.60'
L2 (L2)	N 00° 17' 48" E N 00° 00' 00" E	38.44' –
L3 (L3)	S 00° 17' 48" W S 00° 00' 00" W	38.44' –
L4 (L4)	S 89° 42' 12" E S 90° 00' 00" E	20.00' 20.00'

0 20 40 80
SCALE: 1 INCH = 40 FEET

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR
5.19.2026

INDEXING INFORMATION FOR COUNTY CLERK

PARCEL N
OWNER: SSCAFCA
UPC: 1–012–068–305–337

PARCEL C
OWNER: SSCAFCA
UPC: 1–012–068–384–341

PARCEL O
OWNER: SSCAFCA
UPC: 1–012–068–407–337

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.,
PANORAMA HEIGHTS WEST

WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 40'	SP–1–04–2025
SHEET 3 OF 3	19 MAY 2026	BK. 38, PG. 61

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, November 17, 2026:

Preliminary/Final Plat
Case #26-200-00004

The applicant, SSCAFCA, through their agent, JAG Planning & Zoning, LLC, requests approval of a Preliminary/Final Plat for the creation of one parcel and the dedication of public right-of-way to Southern Boulevard from three existing parcels legally described as Panorama Heights West, Block 2, Parcels C, N and O. The subject property is zoned R-1: Single Family Residential and comprises approximately 1.626 acres.

Preliminary Plat Extension
Case #24-210-00007

The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Zone Map Amendment/Site Plan
Case #26-100-00014

The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as MERC, Tr C2A1A, physically located at 1090 NM Highway 528. The ZMA request would amend the SU: Special Use zoning designation to address adjustments to overall architectural requirements, access, building signage, parking requirements, and landscaping (for the entirety of the 2.41 acres).

Conditional Use Permit
Case #26-120-00006

The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit, to allow for RV storage. The subject property is legally described as U16, Blk 83, Lots 33A and 34A, and is physically located at 1305 and 1309 Golf Course Rd SE. The property is zoned NC: Neighborhood Commercial and consists of a combined .82 acres.

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: November 2, 2026

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

November 5, 2026

RE: Preliminary/Final Plat; Case No. 26-200-00004
Panorama Heights West, Block 2, Parcels C, N and O

Dear Property Owner:

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

The applicant, SSCAFCA, through their agent, JAG Planning & Zoning, LLC, requests approval of a Preliminary/Final Plat for the creation of one parcel and the dedication of public right-of-way to Southern Boulevard from three existing parcels legally described as Panorama Heights West, Block 2, Parcels C, N and O. The subject property is zoned R-1: Single Family Residential and comprises approximately 1.626 acres.

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, November 17, 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

PRELIMINARY/FINAL PLAT
PANORAMA HEIGHTS WEST, PAR C-1



GIS Moving Spatial Data Forward

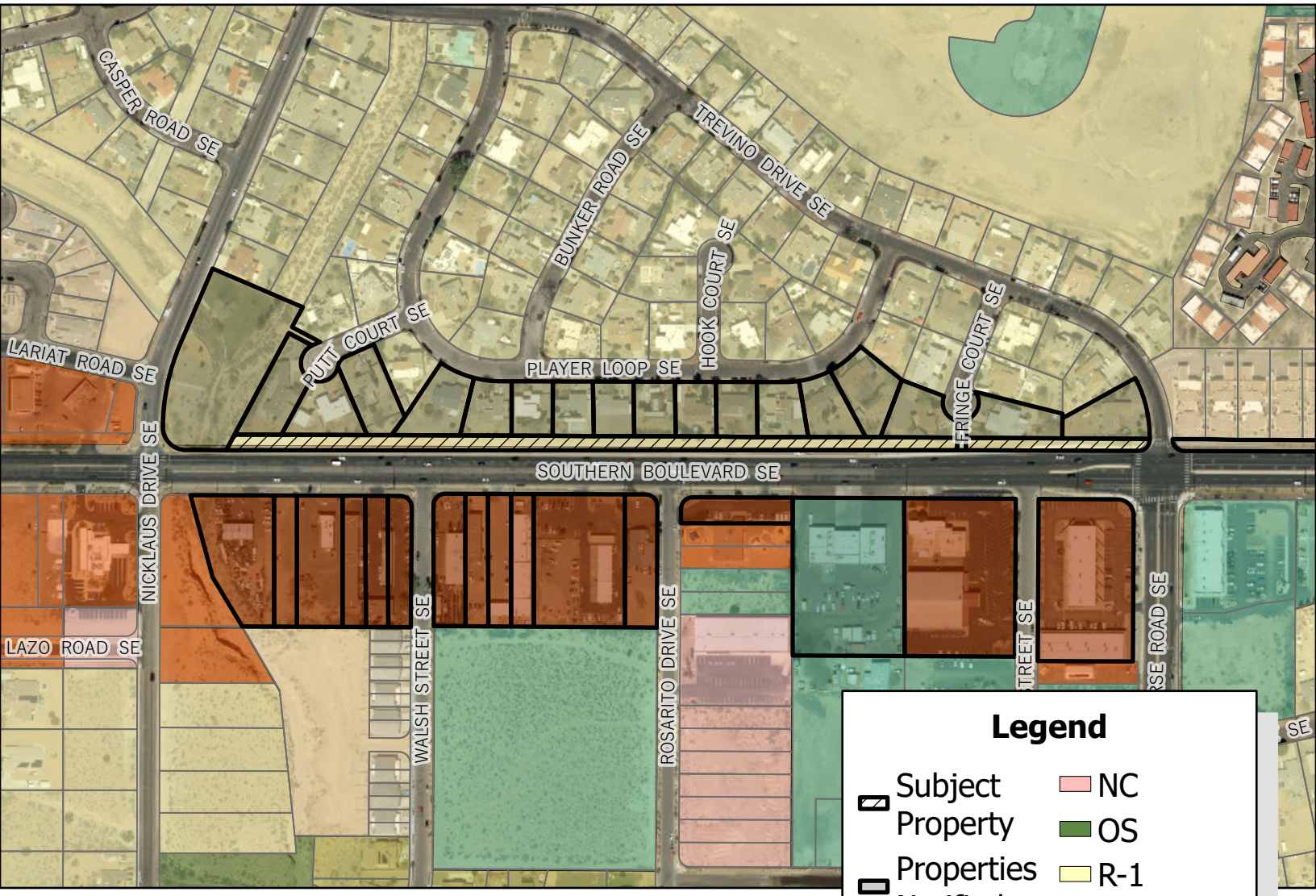
DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/30/2026

N W E S

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

PRELIMINARY/FINAL PLAT
PANORAMA HEIGHTS WEST, PAR C-1



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

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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, 10/30/2026

Pursuant to R.O. 2003 § 150.03 for Preliminary Plats: Property owners abutting the subject property were notified by first class mail 15 days prior to the hearing.

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

11/10/2026

City of Rio Rancho

NOTICE

Case Type: PRELIM/FINAL PLAT

CASE #26-200-00004

Details: CREATING ONE NEW PARCEL AND DEDICATING PUBLIC RIGHT-OF-WAY TO SOUTHERN BLVD (PANORAMA HEIGHTS WEST, PARCELS C, N + O, BLOCK 2)

PUBLIC HEARING WILL BE HELD AT THE COUNCIL CHAMBERS, CITY HALL, 3200 CIVIC CENTER CIR. NE. @ 6:00PM ON 11/17/26

FOR FURTHER INFORMATION, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPT. @ 891-5005 OR PLANNING@RRNM.GOV

11/10/2026

LIFTMOORE 4000

City of Rio Rancho

NOTICE

Case Type: PRELIM/FINAL PLAT
CASE #26-200-00004.

Details: CREATING ONE NEW PARCEL AND DEDICATING PUBLIC RIGHT-OF-WAY TO SOUTHERN BLVD SE (PANORAMA HEIGHTS WEST, BLOCK 2, PARCELS C, N + O).

PUBLIC HEARING WILL BE HELD AT THE COUNCIL CHAMBERS, CITY HALL, 3200 CIVIC CENTER CIR. NE. @ 6:00PM ON 11/17/26

FOR FURTHER INFORMATION, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPT. @ 891-5005 OR PLANNING@RRNM.GOV

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-120-00006

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit to allow for an RV storage facility, at the property legally described as Unit 16, Block 83, Lots 33A and 34A; physically located at 1305 and 1309 Golf Course Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit, to allow for an RV storage facility at the subject property legally described as Unit 16, Block 83, Lots 33A and 34A; physically located at 1305 and 1309 Golf Course Rd SE. The property is zoned NC: Neighborhood Commercial (previously known as CMU: Commercial Mixed Use), per Ordinance No. 4, Enactment No. 09-04. The property consists of a combined 0.8354 acres

The proposed storage facility would consist of a parking lot that would be accessed from one entrance off of Golf Course Rd NE. The facility would specialize in storage of RV's, boats, trailers, and features 30 total parking spaces. The applicant has also submitted a site plan and landscaping plan, as well as two Building Permit Applications, under permit #26-8882 and #26-8885.

Per Rio Rancho Municipal Code (R.O. 2003) 154.22(C), self-storage facilities are a Conditional Use in the NC zoning district, requiring a Conditional Use Permit; and applicants shall provide a site plan which includes at minimum the following information: lot dimensions, location and dimensions of proposed structures/facilities, parking, proposed signage, landscaping and landscape buffers and, if applicable, information with regard to the nature of the operation as well as hours of operation, for review and approval by the Planning and Zoning Board. The applicant has submitted a site plan that includes the required site plan items as detailed above.

The applicant's submitted site plan meets the required design standards of the Golf Course Road Corridor Plan, including required trees on the front of the property along Golf Course Rd, and a CMU wall surrounding the property.

R.O. 2003 § 150.04 states: (A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.
(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

The applicant states in their application that, "the proposed facility will be professionally managed, designed to comply with all applicable development standards, and operated in a manner that is compatible with surrounding properties and beneficial to the community."

Staff recommends the Planning and Zoning Board find that the proposed use would not be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area, as the self storage use will be a compatible use with the surrounding neighborhoods, as the subject property is abutted by two existing storage facilities to the south and west. The proposed development will further serve the surrounding neighborhood's storage needs, as well as the storage needs of the larger community as a whole.

Staff recommends the Planning and Zoning Board find that the applicant has met the application requirements for submitting a conditional use permit. Conforms.

SURROUNDING LAND USE AND ZONING: The subject property is zoned NC: Neighborhood Commercial. The properties to the south are zoned C-1: Retail Commercial and are developed as a RV storage facility. The properties to the north are also zoned NC: Neighborhood Commercial and the property immediately abutting the subject property remains undeveloped. The property to the west is currently zoned SU: Special Use and is developed as a self-storage facility. The properties to the east are zoned R-1: Single-Family Residential and feature scattered single-family homes; though they are separated from the subject property by Golf Course Rd SE.

NOTIFICATIONS: Notice of the conditional use permit application was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Albuquerque Journal on November 2, 2026. A notice sign was posted on the property one week prior to the hearing.

REVIEWER COMMENTS: Reviewing Agency Comments
CoRR Engineering Comments - No adverse comments
CoRR Fire & Rescue Comments - Approved Fire 1 Plan shall be in the Full Plan set

- Knox box shall be installed
- Fire Lanes shall be marked
- Verify Fire Extinguisher Locations

CoRR Parks, Recreation, and Community Services Comments - No comments on the Conditional use permit/use of property. The project site does not abut residential property so physical or vegetative buffering is not required. The site plan appears to provide an adequate amount of landscaping (% and SF), however more trees/landscaping on the property frontage may be necessary to meet all ordinance requirements for non-residential landscaping. PRCS defers to DSD for any recommendations, requirements or approvals.
CoRR Police - No comments provided
MRCOG MRMPO - No comments provided
Rio Rancho Public Schools - No comments provided
SSCAFCA - No comments provided
PNM - We have a 3P overhead line on the east side of Golf Course that can be utilized to provide either 1P or3P to this site.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Conditional Use Permit request for an RV storage facility, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2. Following procedures for a Conditional Use Permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a Conditional Use Permit for a self-storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.22 (C)(3), NC: Neighborhood Commercial District, Conditional Uses.
3. Landscaping details, parking details, and other zoning standards to be confirmed with Building Permit review.
4. Site development shall adhere to all applicable Fire, Building, and Engineering Codes and standards.
5. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.

If the Planning and Zoning Board finds the conditional use permit is not justified, a denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

ALTERNATIVES:

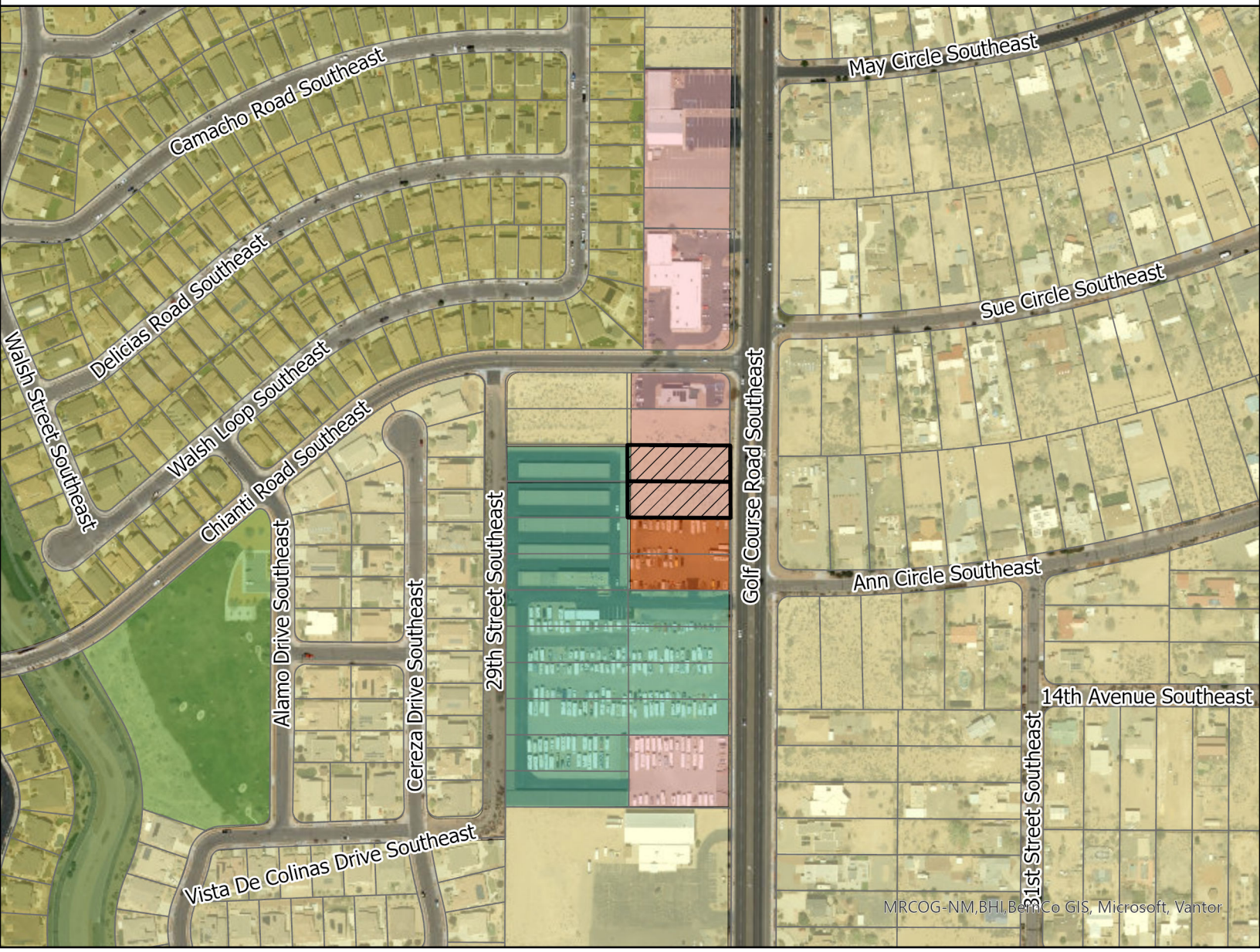
The Planning and Zoning Board may:
1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested Conditional Use Permit, with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Plan Set.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

1305 & 1309 GOLF COURSE RD SE
RRE UNIT 16, BLOCK 83, LOTS 33A & 34A
CONDITIONAL USE PERMIT FOR RV STORAGE



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N

W E

S

0 0.01 0.03 0.06 0.09 0.12 0.15 Miles

Legend

Zoning

- C-1
- NC
- OS
- PR
- R-1
- R-4
- SU
- Subject Properties

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

Map courtesy of Tim Dvorak, 10/29/2026

LETTER OF AUTHORIZATION

Date: 11/05/2026

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

Subject: Authorization of Agent for Conditional Use Permit Application

To Whom It May Concern:

Panthera Ventures, LLC, the owner of the property located at:

Property Address: 1305 and 1309 Golf Course Road, 16, Rio Rancho, NM 87124

Legal Description (if applicable): 16 Block: 83 Lot: 33A and lot 34A Block 83 Unit 16 Rio Rancho Estates

hereby authorizes **Saif Ismael, Architect**, to act as its authorized agent and representative in all matters related to the preparation, submission, processing, and coordination of a **Conditional Use Permit (CUP)** application for the above-referenced property with the City of Rio Rancho.

This authorization includes, but is not limited to, the authority to:

- Prepare, submit, and revise application materials and supporting documentation;
- Communicate and correspond with City staff, departments, review agencies, and other governmental entities regarding the application;
- Receive and respond to requests for information;
- Attend meetings, hearings, and public proceedings related to the application;
- Coordinate with consultants, engineers, and other professionals as necessary to facilitate the review and approval process.

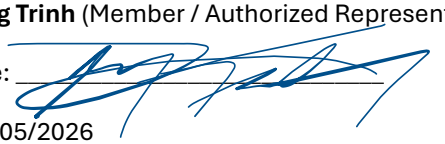
Panthera Ventures, LLC acknowledges that ownership of the property remains with the LLC and that all obligations and responsibilities associated with the Conditional Use Permit application remain with the property owner.

This authorization shall remain in effect until the completion of the Conditional Use Permit review process, unless revoked in writing by Panthera Ventures, LLC.

Sincerely,

PANTHERA VENTURES, LLC

By: **Phong Trinh** (Member / Authorized Representative)

Signature: 

Date: 11/05/2026

Mailing Address: 8100 Wyoming Blvd NE Ste M4 PMB 752
Albuquerque, NM 87113-1963

Phone: (714) 230-9099

Email: TrinhHPhong@Gmail.com

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

Conditional Use Permit

Instructions

Fee $67.00

Submit a copy of the completed application to Development Services. Fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings shall accompany each application. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated (see example on back).

Dimensions of the property lines and any architectural restrictions - such as building height, building/rooms walls, etc. - should be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure, and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner stating that he/she is aware of request of land use and that the applicant may act as his/her agent must be included as well.

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

Conditional Use Application

Applicant

Fee $67.00

Name (Print): Panthera Ventures, LLC
Address: 8100 Wyoming Blvd NE STE M4-752
City: Albuquerque **State:** NM **Zip:** 87113
Phone: 714-230-9099 **Alt phone:** 505-463-8486
Email:

Agent

Name: Saif Ismael
Address: 1415 White Rock Pl. NE
City: Albuquerque **State:** NM **Zip:** 87112
Phone (W): 505-923-0948 **Phone (Other):**
Email: Sam_8099@Yahoo.com

Property Owner

Name: Phong Trinh (mbr)
Address: 11100 Canyonlands Ct. SE
City: Albuquerque **State:** NM **Zip:** 87123
Phone (W): 714-230-9099 **Phone (Other):**
Email: TrinhHPhong@Gmail.com

Legal Description

Subdivision/Unit: Rio Rancho Estates/Unit 16 **Block:** 83 **Lot:** 33-A and 34-A
Tract/Parcel: 1012068409102 **Zoning:** C-1 (Neighborhood Commercial District)

Location of Property

Address: 1305 and 1309 Golf Course Road
City: Rio Rancho **State:** NM **Zip:** 87124

Reason for Request (use additional sheets if necessary)

The applicant is seeking a Conditional Use Permit to construct and operate an RV storage park that will provide secure storage for recreational vehicles, trailers, and boats. The proposed facility ~~will be professionally managed, designed to comply with all applicable development standards,~~ and operated in a manner that is compatible with surrounding properties and beneficial to the community.

Applicant Signature

09-21-2026
Date

For Office Use Only

Received by: _____ **Date:** _____

Application No: _____ **Receipt No:** _____

Scheduled Planning and Zoning Meeting Date: _____

Action taken by Planning and Zoning Committee: ☐ **Approved** ☐ **Disapproved** ☐ **Other**

_____

_____

_____

WAYJOHN SURVEYING INC

1609 2nd Street, N.W. Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

IMPROVEMENT LOCATION REPORT

Job No.: ILR-2-58-2026 **Buyer:** Truc Do

THIS IS TO CERTIFY,
To the Title Company: Fidelity National Title Company
To the Underwriter: Fidelity National Title Insurance Company
To the Lender: _____

That on February 18, 2026, I made an inspection of the premises situated at Rio Rancho, Sandoval County, New Mexico, briefly described as 1305 Golf Course Road

PLAT REFERENCE/ LEGAL DESCRIPTION: Bearings, distances, and/or curve data are taken from the following plat and/or legal description of property. The error of closure is one foot for every 15,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. SP000193316 provided by the Title Company.

PARCEL 1:
Lot numbered Thirty three-A (33-A) in Block numbered Eighty-three (83), of **RIO RANCHO ESTATES, UNIT 16**, as the same is shown and designated on the plat entitled, "SUMMARY PLAT LOTS 15-A-1, LOTS 31-A THRU 42-A, 47-A, 49-A THRU 51-A, 53-A THRU 56-A, 57-A-1, 59-A AND PARCEL D, IN BLOCK 83, UNIT SIXTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTIONS 25 AND 36, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on August 10, 2000, in Rio Rancho Estates Plat Book 13, pages 60-68, Volume 3, Folio 1994-B.

Flood Certification: It is hereby certified that the above-described property is not located in a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Insurance Rate Maps dated March 18, 2008 (Zone X, PANEL 350146 2106 D).

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. *Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipelines on or crossing said premises:* NONE ☒ OTHER _____

2. *Springs, streams, rivers, ponds or lakes located, bordering on or through said premises:* NONE ☒ OTHER _____

3. *Evidence of cemeteries or family burial grounds located on said premises:* NONE ☒ OTHER _____

4. *Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties except service lines (location shown on sketch):*
NONE ☐ Overhead Lines ☐Overhead Poles ☐ Anchors ☐ *Pedestals:* CATV ☒ Elec. ☐ Tele. ☐ Other ☐ _____

5. *Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages:* NONE ☒ OTHER _____

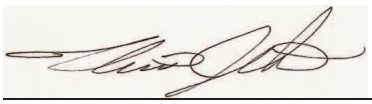
6. ***Apparent encroachments:*** NONE ☒ SEE SKETCH ☐

7. *Specific physical evidence of boundary lines on all sides:* Block Wall ☒ Chain Link Fence ☐ Wood Fence ☐ Curb ☒ Rail Fence ☐ Property Corners ☒ Building at Property Line ☐ Wire Fence ☐ (type) _____ Other ☐ _____

8. *Is the property improved?:* YES ☒ NO ☐ *Approximate distance of structures from at least two property lines are shown on sketch.*

9. *Indications of recent building construction, alterations or repairs:* NONE ☒ New Construction ☐ Building Addition ☐ Building Demolition ☐



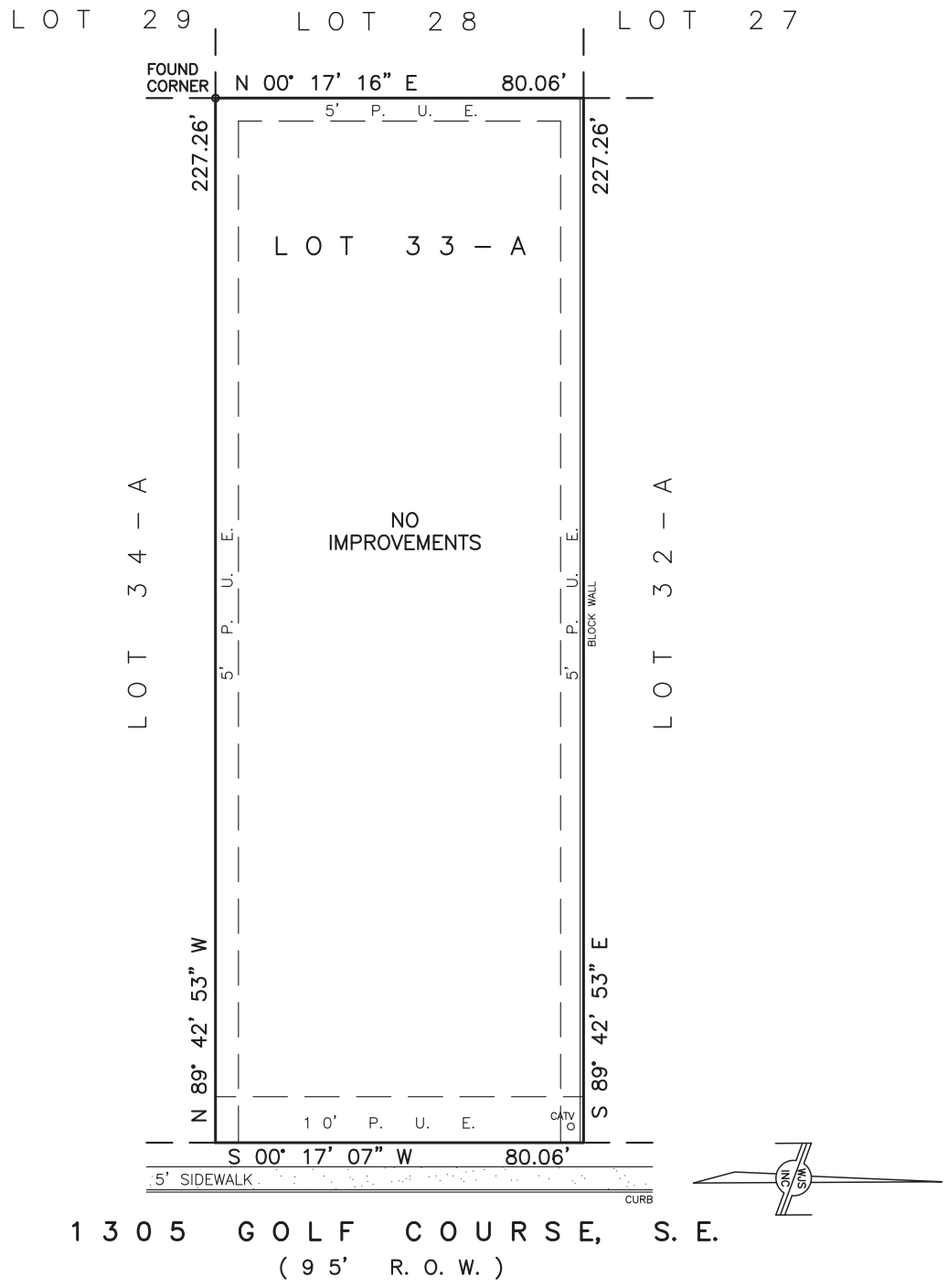


THOMAS D. JOHNSTON NMPLS 14269

SEE ATTACHED SHEET FOR SKETCH

This report is not for use by a property owner for any purpose. This is not a boundary survey and may not be sufficient for the removal of the survey exception from an owner's title policy. It may or may not reveal encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate boundary survey.
THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR–2–58–2026	BUYER:	DO	SCALE:	1" = 30'

LOT:	33–A
BLOCK:	83
SUBDIVISION:	RIO RANCHO ESTATES
	UNIT 16
TITLE CO.:	FIDELITY
GF NO.:	SP000193316
DATE:	2/18/2026
DRAWN BY:	LJP
PAGE NO.:	2 OF 2

WAYJOHN SURVEYING INC
1609 2nd Street, NW Albuquerque, NM 87102
Phone: (505) 255-2052 Fax: (505) 255-2887

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

DATE: 03/26/20	
SCALE: 1"=40'	
CREW: RGR/NV	
DRAWN: SLN	
JOB NO.	

Community Sciences Corporation

LAND SURVEYING & LAND PLANNING

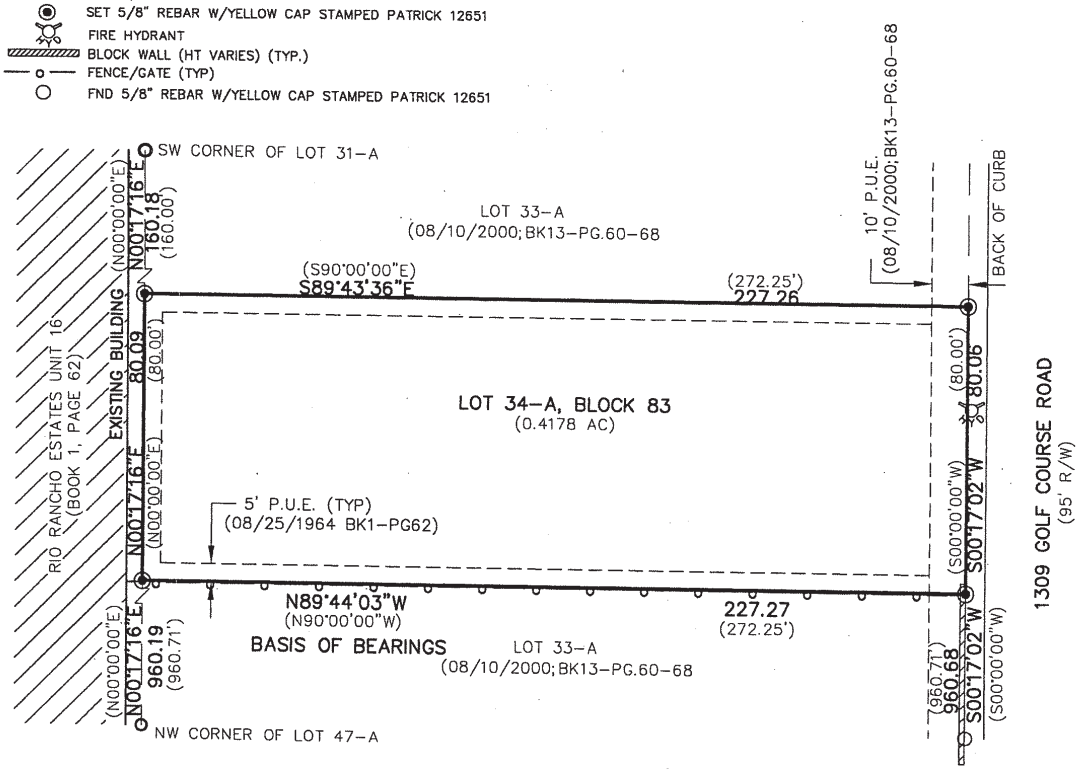
P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000

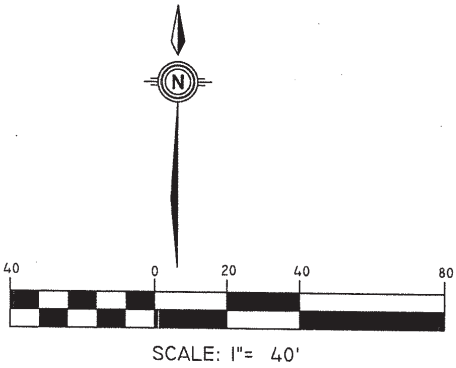
PLAT OF SURVEY

LOT 34-A, BLOCK 83
RIO RANCHO ESTATES UNIT 16
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

LEGEND

- FND 3/8" REBAR
- FND 5/8" REBAR
- SET 5/8" REBAR W/YELLOW CAP STAMPED PATRICK 12651
- FIRE HYDRANT
- BLOCK WALL (HT VARIES) (TYP.)
- FENCE/GATE (TYP)
- FND 5/8" REBAR W/YELLOW CAP STAMPED PATRICK 12651





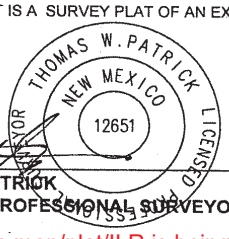
SCALE: 1"= 40'

LEGAL DESCRIPTION

LOT NUMBERED THIRTY-FOUR-A (34-A), IN BLOCK NUMBERED EIGHTY-THREE (83), OF RIO RANCHO ESTATES, UNIT 16, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "SUMMARY PLAT LOTS 15-A-1, LOTS 31-A THRU 42-A, 47-A, 49-A THRU 51-A, 53-A THRU 56-A, 57-A-1, 59-A AND PARCEL D, IN BLOCK 83, UNIT SIXTEEN, RIO RANCHO ESTATES, WITHIN PROJECTED SECTION 25 AND 36, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON AUGUST 10, 2000, IN RIO RANCHO ESTATES PLAT BOOK 13, PAGES 60-68, VOLUME 3, FOLIO 1994-B.

SURVEYORS CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE ACTUAL SURVEY ON THE GROUND ON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



3.30.2020

THOMAS W. PATRICK **DATE**

NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

NOTES:

1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN TITLE COMMITMENT NO. 2001873 FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
2. BASIS OF BEARINGS IS THE SOUTHERLY LINE OF LOT 34-A AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83. DISTANCES ARE GROUND DISTANCES.
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X; DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED MARCH 18, 2008, MAP NO. 35043C106 D).
4. DOCUMENTS USED:
   A. SUMMARY PLAT OF UNIT 16 RIO RANCHO ESTATES FILED BOOK 13, PAGE 60-68 (SEE LEGAL); BEARINGS AND DISTANCE PER THIS PLAT ARE IN PARENTHESES
   B. TITLE COMMITMENT NO. 2001873 FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATE 03/17/2020

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.

RV STORAGE
1305 AND 1309 GOLF COURSE, SE

CODE CRITERIA:

Occupant load:
GROUP S-2 – LOW HAZARD STORAGE / MOTOR VEHICLE STORAGE
NO BUILDING INVOLVED ON THIS PROJECT

USE: Outdoor RV Storage
OCCUPANCY: N/A – No Building; Outdoor Vehicle Storage
REFERENCE OCCUPANCY: S-2, if required by AHJ
OCCUPANT LOAD: N/A for outdoor storage area; operational population based on employees/customers
SPRINKLER: Not proposed – no building/covered structure
FIRE ALARM: Not proposed – no building
FIRE APPARATUS ACCESS: Required per 2021 IFC Section 503 and applicable Appendix D provisions
FIRE HYDRANT/FIRE FLOW: Per AHJ requirements
FIRE LANES: Maintain unobstructed at all times

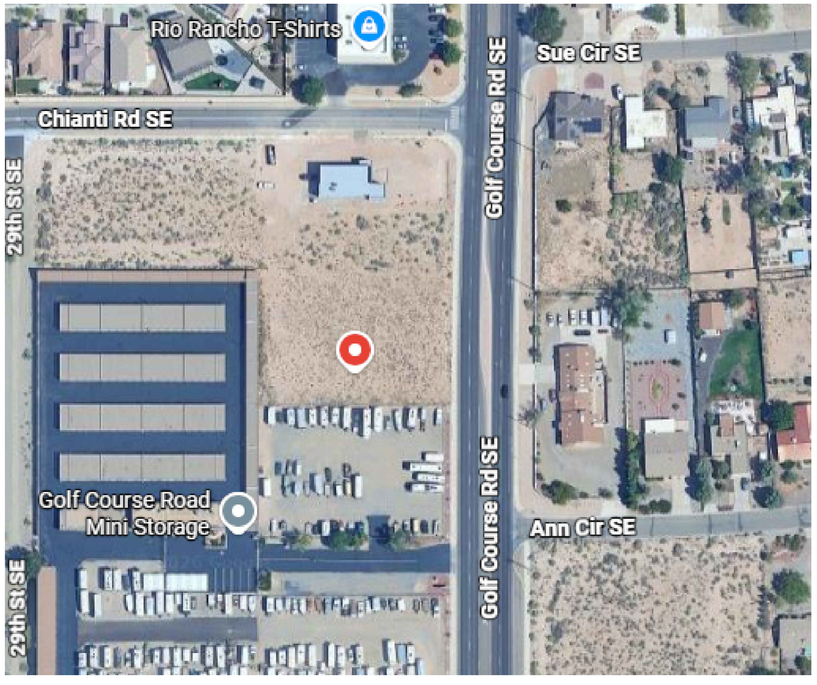
PROJECT INFORMATION

TOTAL SITE AREA (COMBINED PARCELS):

35,719 SQUARE FEET (0.82 ACRES)

FIRE/BUILDING CODE NOTE:
THIS PROJECT CONSISTS OF AN OUTDOOR RV STORAGE FACILITY WITH NO BUILDINGS OR COVERED STRUCTURES PROPOSED. NO BUILDING OCCUPANCY OR BUILDING OCCUPANT LOAD IS APPLICABLE TO THE OUTDOOR STORAGE AREA. RV STORAGE SHALL BE LIMITED TO PARKING/STORAGE OF RECREATIONAL VEHICLES. NO RV REPAIR, SERVICING, FUELING, OR OVERNIGHT HABITATION IS PERMITTED. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES AND SHALL NOT BE OBSTRUCTED BY PARKED VEHICLES, STORAGE, GATES, LANDSCAPING, OR OTHER OBSTRUCTIONS. FIRE ACCESS, HYDRANT LOCATION, WATER SUPPLY/FIRE FLOW, AND FIRE-LANE SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE FIRE CODE OFFICIAL.

30 PARKING SPACES.



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A-1	ARCHITECTURAL PLAN
A-2	FENCE DETAIL
LS-1	LANDSCAPE PLAN
E-000	LEGENDS AND INDEX
E-010	ELECTRICAL LIGHTING
E-100	ELECTRICAL Lighting
E-200	ELECTRICAL RISER
E-300	SITE SPECIFICATIONS

GENERAL NOTES

GENERAL REQUIREMENTS FOR CONTACTOR

1. ALL WORK SHALL COMPLY WITH THESE GENERAL NOTES, CONTRACT DRAWINGS, PROJECT SPECIFICATIONS, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, REGULATIONS, AND STANDARDS.

2. WHERE CONTRACT DOCUMENTS ARE MORE STRINGENT THAN APPLICABLE CODES, ORDINANCES, STANDARDS, OR REGULATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE CODES, ORDINANCES, STANDARDS, OR REGULATIONS ARE MORE STRINGENT OR CONFLICT WITH THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER OF ANY CONFLICT OR DISCREPANCY PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

3. UNLESS OTHERWISE NOTED, REFERENCES TO CODES, STANDARDS, REGULATIONS, MANUFACTURER'S INSTRUCTIONS, OR REQUIREMENTS OF REGULATORY AGENCIES SHALL MEAN THE LATEST ADOPTED EDITION IN EFFECT AT THE TIME OF PERMITTING OR CONSTRUCTION, AS APPLICABLE.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, ELEVATIONS, PROPERTY CONDITIONS, UTILITIES, ACCESS CONDITIONS, AND OTHER CONDITIONS THAT MAY AFFECT THE WORK PRIOR TO COMMENCING CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON THE DRAWINGS SHALL GOVERN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

6. THE CONTRACTOR SHALL REVIEW AND COORDINATE ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY, OMISSION, OR CONFLICT SHALL BE REPORTED TO THE OWNER AND DESIGN PROFESSIONAL PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

7. THE GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY THROUGHOUT THE PROJECT UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE ON THE DRAWINGS.

8. WHERE CERTAIN SITE OR CONSTRUCTION CONDITIONS ARE NOT FULLY DETAILED, THE CONTRACTOR SHALL PROVIDE WORK CONSISTENT WITH SIMILAR CONDITIONS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE CONTRACT DOCUMENTS. WHEN THE INTENDED CONSTRUCTION IS UNCLEAR, THE CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO PROCEEDING.

SITE CONDITIONS AND EXISTING UTILITIES

9. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, DEPTH, AND ELEVATION OF EXISTING UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE UNLESS OTHERWISE INDICATED.

10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY LOCATING SERVICE PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL PROTECT EXISTING UTILITIES, STRUCTURES, PAVEMENT, LANDSCAPING, AND OTHER EXISTING SITE FEATURES TO REMAIN.

11. ANY DAMAGE TO EXISTING UTILITIES, PAVEMENT, CURBS, FENCING, LANDSCAPING, DRAINAGE FACILITIES, OR OTHER EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR OR SUBCONTRACTORS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

12. EXISTING SITE CONDITIONS SHALL BE VERIFIED IN THE FIELD BEFORE FABRICATION OR INSTALLATION OF SITE IMPROVEMENTS.

RV STORAGE AREA AND SITE LAYOUT

13. THE CONTRACTOR SHALL VERIFY ALL RV STORAGE SPACE DIMENSIONS, DRIVE AISLE WIDTHS, TURNING AREAS, ACCESS LANES, SETBACKS, AND OTHER SITE DIMENSIONS PRIOR TO CONSTRUCTION.

14. RV STORAGE SPACES SHALL BE CONSTRUCTED AND STRIPED IN ACCORDANCE WITH THE DIMENSIONS AND LAYOUT SHOWN ON THE APPROVED SITE PLAN.

15. THE CONTRACTOR SHALL MAINTAIN REQUIRED ACCESS FOR EMERGENCY VEHICLES, FIRE APPARATUS, SERVICE VEHICLES, AND SITE OPERATIONS AT ALL TIMES DURING CONSTRUCTION.

16. THE CONTRACTOR SHALL VERIFY THAT PROPOSED RV STORAGE SPACES, DRIVE AISLES, GATES, FENCING, AND OTHER SITE IMPROVEMENTS DO NOT OBSTRUCT REQUIRED FIRE ACCESS, DRAINAGE FACILITIES, UTILITIES, OR REQUIRED ACCESS EASEMENTS.

17. RV STORAGE SPACE MARKINGS, NUMBERING, SIGNAGE, WHEEL STOPS, BOLLARDS, OR OTHER SITE ACCESSORIES SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS.

GRADING, DRAINAGE, AND PAVING

18. CONTRACTOR SHALL VERIFY EXISTING GRADES AND ELEVATIONS PRIOR TO BEGINNING EARTHWORK.

19. FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, PROPERTY IMPROVEMENTS, AND OTHER AREAS WHERE WATER COULD ACCUMULATE.

20. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE RV STORAGE AREA AND DRIVE AISLES. NO PONDING OR STANDING WATER SHALL BE PERMITTED.

21. ALL GRADING, SUBGRADE PREPARATION, BASE COURSE, PAVING, AND DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL DRAWINGS AND PROJECT SPECIFICATIONS.

22. CONTRACTOR SHALL PROTECT COMPLETED PAVEMENT, DRAINAGE STRUCTURES, CURBS, AND OTHER SITE IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION.

23. ANY PAVEMENT OR SITE IMPROVEMENT DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.

24. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE AND EROSION/SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT DAMAGE TO THE PROJECT SITE, ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAY, AND EXISTING DRAINAGE SYSTEMS.

FENCING, GATES, AND SECURITY

25. FENCING, GATES, ACCESS CONTROL EQUIPMENT, BOLLARDS, AND RELATED SITE SECURITY IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND MANUFACTURER'S REQUIREMENTS.

26. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND GATE LOCATIONS PRIOR TO FABRICATION.

27. GATES SHALL BE INSTALLED SO THAT REQUIRED VEHICULAR ACCESS, FIRE ACCESS, AND SITE CIRCULATION ARE MAINTAINED.

28. ACCESS CONTROL, GATE OPERATORS, ELECTRICAL CONNECTIONS, CONDUITS, AND RELATED EQUIPMENT SHALL BE COORDINATED BETWEEN ALL APPLICABLE TRADES PRIOR TO INSTALLATION.

SITE LIGHTING AND ELECTRICAL

29. SITE LIGHTING SHALL BE INSTALLED AT THE LOCATIONS AND MOUNTING HEIGHTS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE POLE LOCATIONS WITH UTILITIES, RV STORAGE SPACES, DRIVE AISLES, FENCING, AND OTHER SITE IMPROVEMENTS.

30. ALL ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE NEW MEXICO ELECTRICAL CODE AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

31. UNDERGROUND ELECTRICAL CONDUITS AND UTILITIES SHALL BE INSTALLED AT REQUIRED DEPTHS AND PROTECTED IN ACCORDANCE WITH APPLICABLE CODES AND UTILITY REQUIREMENTS.

32. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE, SITE LIGHTING, SECURITY SYSTEMS, ACCESS CONTROL, AND OTHER SITE ELECTRICAL REQUIREMENTS prior to construction.

COORDINATION

33. THE CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN CIVIL, ELECTRICAL, LANDSCAPE, FENCING, PAVING, DRAINAGE, ACCESS CONTROL, AND OTHER TRADES.

34. THE CONTRACTOR SHALL VERIFY THAT ALL PROPOSED IMPROVEMENTS ARE COMPATIBLE WITH EXISTING AND PROPOSED UTILITIES, DRAINAGE FACILITIES, PAVEMENT, FENCING, ACCESS GATES, AND OTHER SITE IMPROVEMENTS.

35. SLEEVES, CONDUITS, TRENCHES, UTILITY CONNECTIONS, AND OTHER REQUIRED PENETRATIONS OR SITE WORK SHALL BE COORDINATED BY THE TRADE REQUIRING THE WORK.

36. CONTRACTOR SHALL PROVIDE ALL INCIDENTAL MATERIALS, FASTENERS, SUPPORTS, ANCHORAGE, CONNECTIONS, AND ACCESSORIES REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION, WHETHER OR NOT EACH ITEM IS SPECIFICALLY SHOWN ON THE DRAWINGS.

37. NO CHANGE TO THE APPROVED SITE LAYOUT, RV STORAGE SPACE CONFIGURATION, DRIVE AISLE WIDTH, GATE LOCATION, FENCE LOCATION, GRADING, DRAINAGE, OR UTILITY LOCATION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER AND DESIGN PROFESSIONAL.

PROTECTION OF WORK

38. THE CONTRACTOR SHALL PROTECT COMPLETED WORK AND EXISTING CONDITIONS TO REMAIN THROUGHOUT CONSTRUCTION.

39. CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND ACCESSIBLE CONDITION DURING CONSTRUCTION AND SHALL PROVIDE REQUIRED TEMPORARY BARRICADES, WARNING SIGNS, TRAFFIC CONTROL, AND SAFETY MEASURES.

40. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE CONSTRUCTION DEBRIS, TEMPORARY FACILITIES, SURPLUS MATERIALS, AND OTHER CONSTRUCTION-RELATED ITEMS FROM THE SITE.

41. ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED DRAWINGS, SPECIFICATIONS, AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

APPLICABLE CODES AND STANDARDS

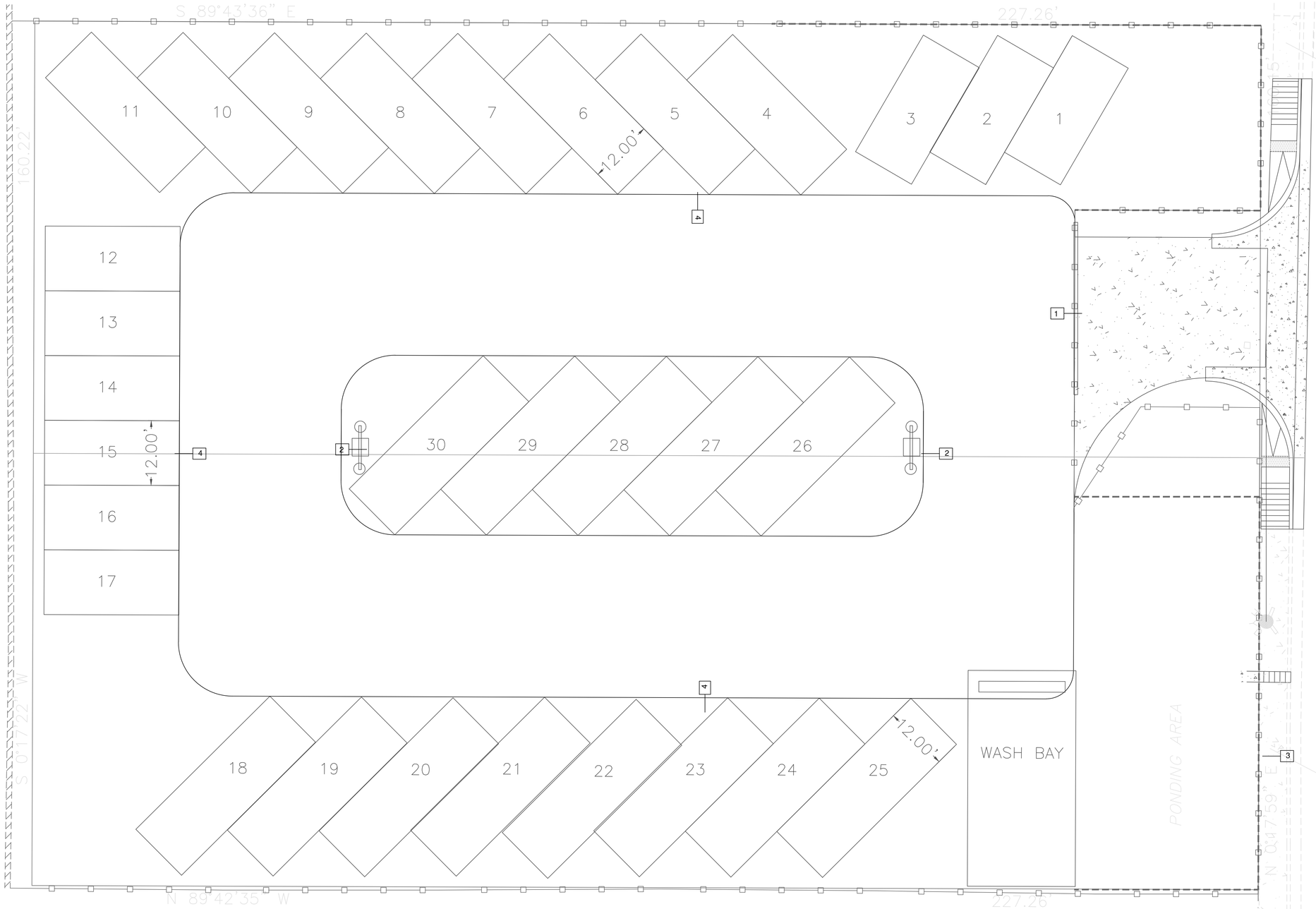
42. THE FOLLOWING CODES AND STANDARDS SHALL APPLY TO THE PROJECT AS ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION:

* 2021 NEW MEXICO COMMERCIAL BUILDING CODE
* 2021 NEW MEXICO EXISTING BUILDING CODE, AS APPLICABLE
* 2020 NEW MEXICO ELECTRICAL CODE
* 2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE, AS APPLICABLE
* 2021 NEW MEXICO PLUMBING CODE, AS APPLICABLE
* 2021 NEW MEXICO MECHANICAL CODE, AS APPLICABLE
* 2015 ICC PERFORMANCE CODE FOR BUILDINGS AND FACILITIES, AS APPLICABLE
* ALL APPLICABLE LOCAL MUNICIPAL ORDINANCES, LAND DEVELOPMENT REGULATIONS, FIRE CODE REQUIREMENTS, AND SITE DEVELOPMENT STANDARDS

43. WHERE A CODE, STANDARD, OR REGULATION LISTED ABOVE IS NOT APPLICABLE TO A PARTICULAR PORTION OF THE WORK, THE CONTRACTOR SHALL COMPLY WITH THE CODE OR STANDARD GOVERNING THAT SPECIFIC WORK.

44. 44. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL REQUIRED PERMITS, INSPECTIONS, APPROVALS, AND LICENSES REQUIRED FOR THE WORK UNLESS SPECIFICALLY IDENTIFIED AS THE OWNER'S RESPONSIBILITY IN THE CONTRACT DOCUMENTS.

CHECKED:
DESIGNED:
SEAL:
PROJECT:
DATE:
DRAWING NUMBER:



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KEY NOTES

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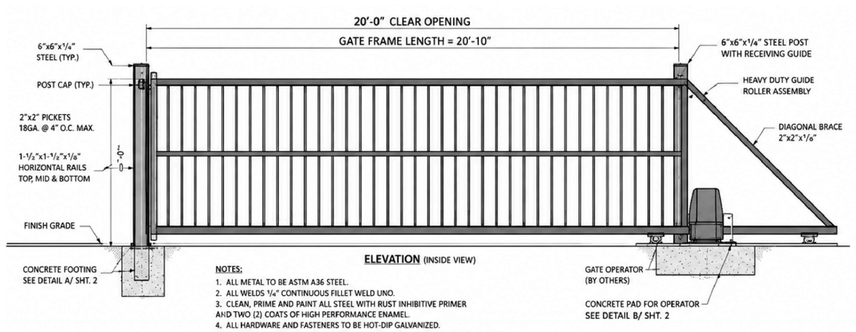
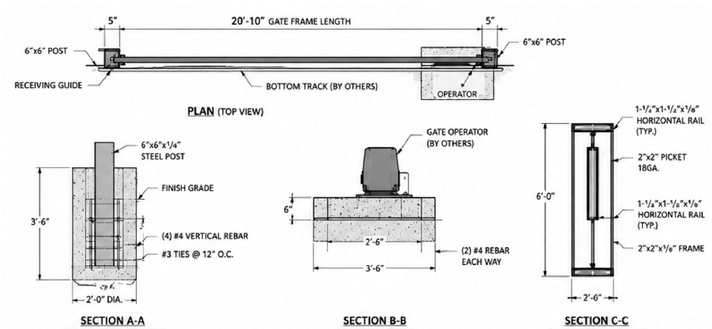
2. LIGHT POLE SEE ELECTRIC
3. FENCE
4. FIRE LANE



ELEVATION (INSIDE VIEW)

NOTES:
1. ALL METAL TO BE ASTM A36 STEEL.
2. ALL WELDS 1/4" CONTINUOUS FILLET WELD UNO.
3. CLEAN, PRIME AND PAINT ALL STEEL WITH RUST INHIBITIVE PRIMER AND TWO (2) COATS OF HIGH PERFORMANCE ENAMEL.
4. ALL HARDWARE AND FASTENERS TO BE HOT-DIP GALVANIZED.
5. GATE OPERATOR, KEYPAD, LOOP DETECTORS AND SAFETY DEVICES BY OTHERS.



PLAN (TOP VIEW)

SECTION A-A
TYPICAL POST FOOTING

SECTION B-B
OPERATOR PAD

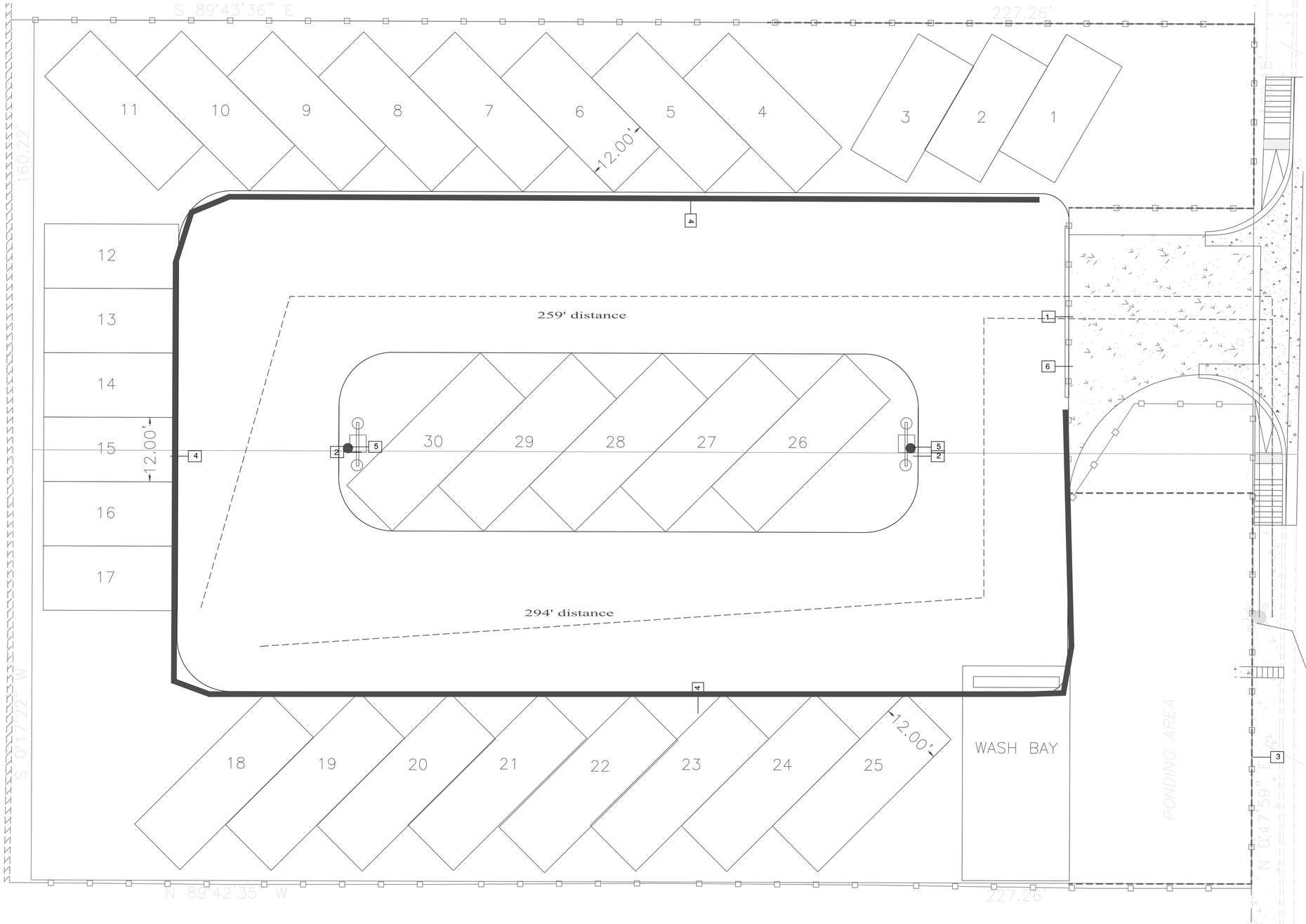
SECTION C-C
GATE FRAME DETAIL

GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'



1305 AND 1309 GOLF COURSE, SE
RV STORAGE ARCHITECTURAL

DRAWING:	DRAWN BY:	DATE:	SHEET #
202615-SP.DWG	SH-B	07-27-2026	A-1



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KEY NOTES

1. ELECTRIC SLIDING GATE PER OWNER SEE GATE DETAILS
2. LIGHT POLE SEE ELECTRIC
3. FENCE
4. FIRE LANE
5. COMMERCIAL FIRE EXTINGUISHER TYPE 2A-10-BC IN EVERY 75 FEET
6. KEY BOX

CODE CRITERIA:

Occupant load:
GROUP S-2 – LOW HAZARD STORAGE / MOTOR VEHICLE STORAGE
NO BUILDING INVOLVED ON THIS PROJECT

USE: Outdoor RV Storage
OCCUPANCY: N/A – No Building; Outdoor Vehicle Storage
REFERENCE OCCUPANCY: S-2, if required by AHJ
OCCUPANT LOAD: N/A for outdoor storage area; operational population based on employees/customers
SPRINKLER: Not proposed – no building/covered structure
FIRE ALARM: Not proposed – no building
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EXISTING FIRE HYDRANT/FIRE FLOW: Per AHJ requirements ONE AVAILABLE
FIRE LANES: Maintain unobstructed at all times

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41 PARKING SPACES.

BALDOMERO ARCINIEGA
NEW MEXICO
18711
PROFESSIONAL ENGINEER
07-29-26

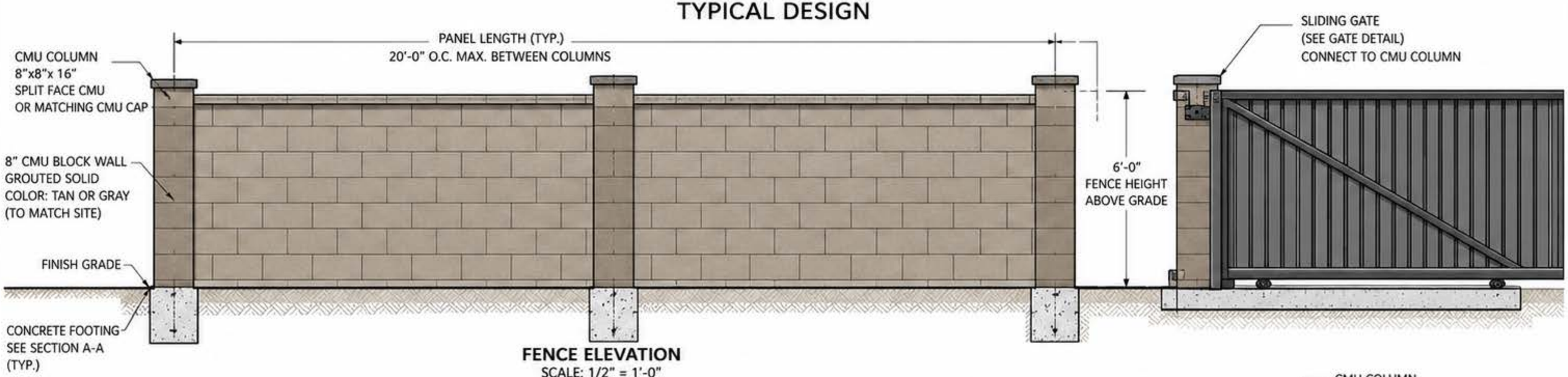
GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'

1305 AND 1309 GOLF COURSE, SE
RV STORAGE FIRE 1 PLAN

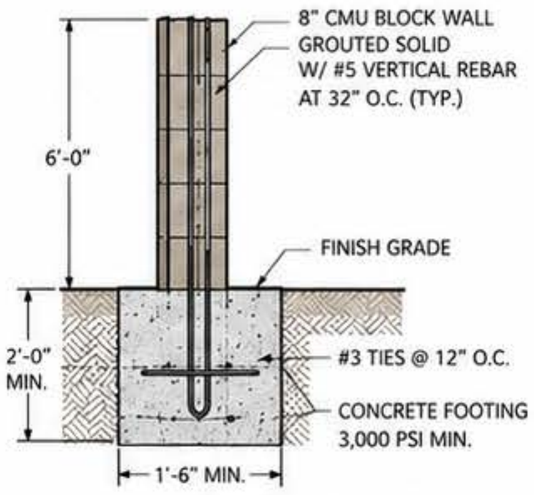
DRAWING:	DRAWN BY:	DATE:	SHEET #
202615-SP.DWG	SH-B	07-27-2026	FIRE 1

RV PARK STORAGE FENCE – CMU BLOCK FENCE

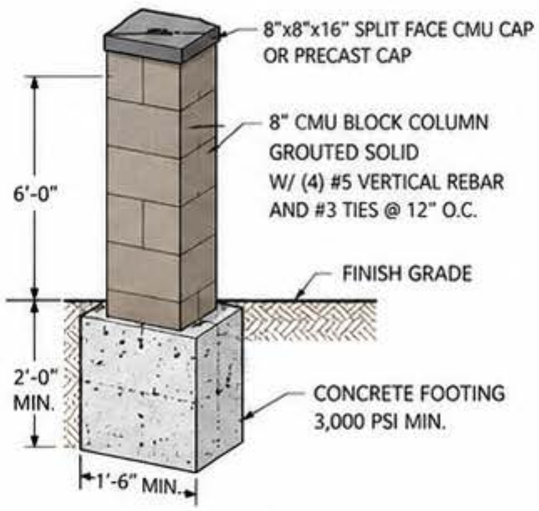
TYPICAL DESIGN



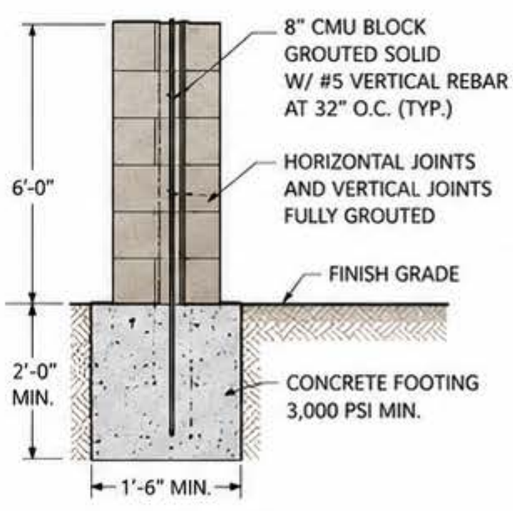
FENCE ELEVATION
SCALE: 1/2" = 1'-0"



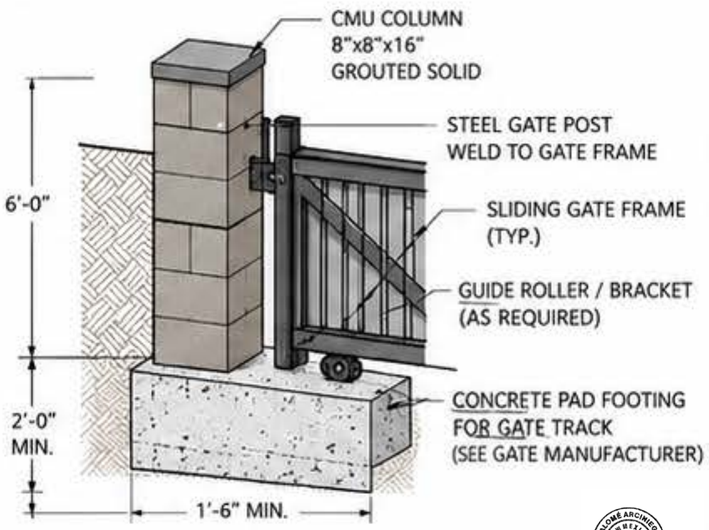
SECTION A-A
CMU FENCE FOOTING DETAIL
SCALE: 3/4" = 1'-0"



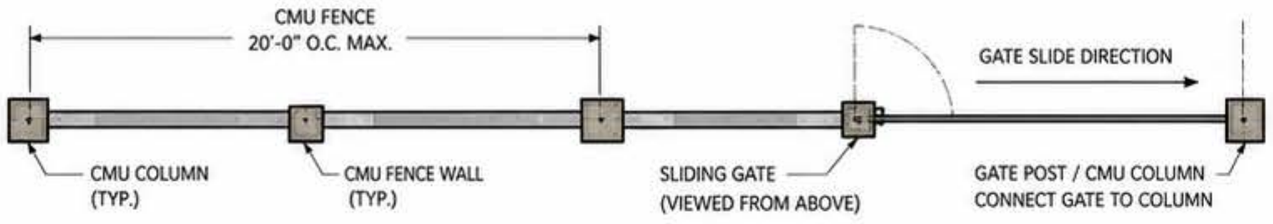
CMU COLUMN DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL CMU WALL SECTION
SCALE: 3/4" = 1'-0"



SLIDING GATE CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



FENCE AND SLIDING GATE PLAN VIEW
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

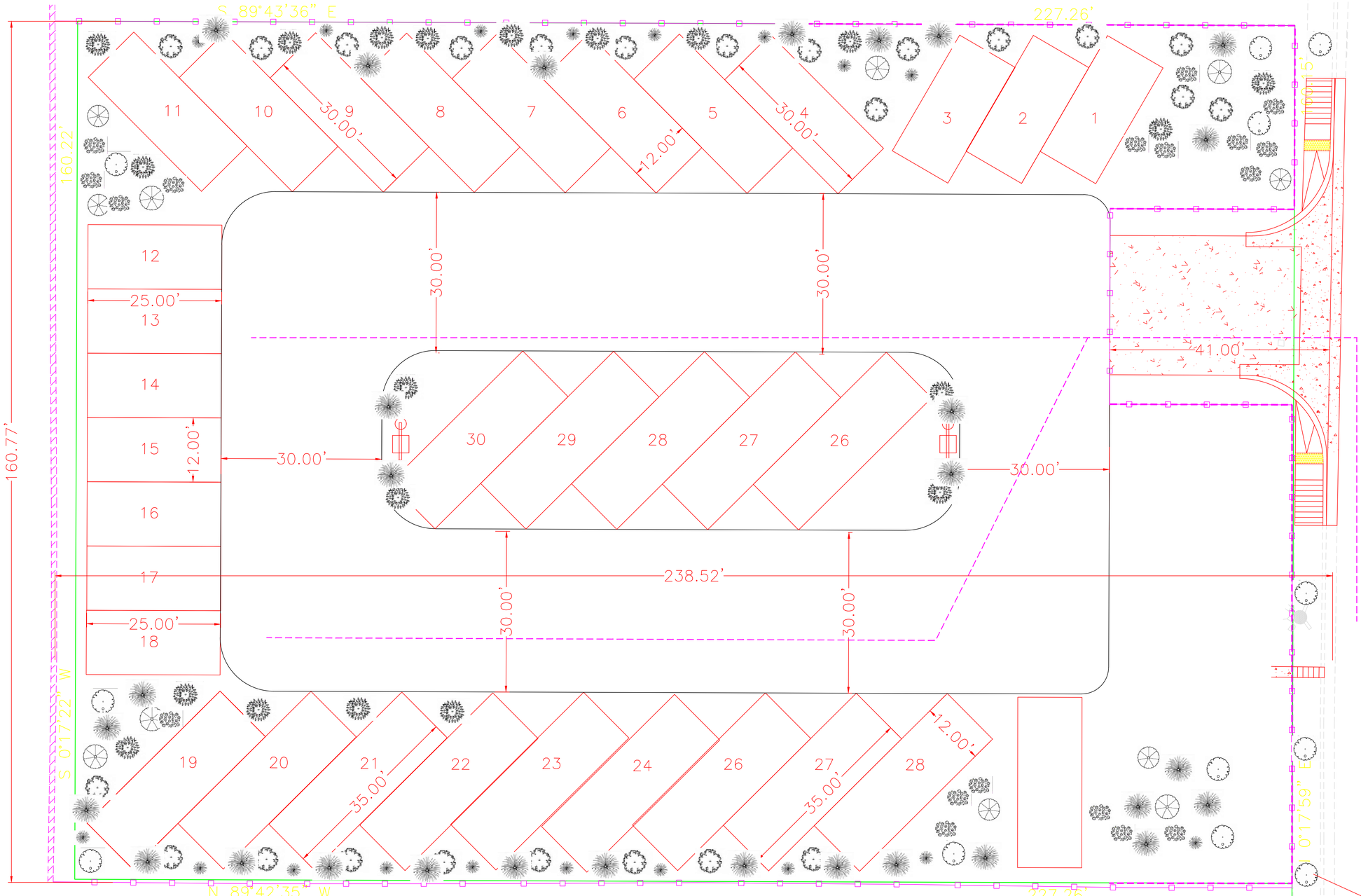
1. FENCE HEIGHT: 6'-0" ABOVE FINISH GRADE (AFG)
2. WALL: 8" CMU BLOCK, GROUTED SOLID (VERTICAL AND HORIZONTAL)
3. COLUMNS: 8"x8"x16" CMU, GROUTED SOLID WITH (4) #5 VERTICAL REBAR AND #3 TIES @ 12" O.C.
4. FOOTING: 1'-6" WIDE x 2'-0" DEEP CONCRETE FOOTING, 3,000 PSI MIN.
5. REINFORCING: #5 VERTICAL BARS @ 32" O.C. (WALL) AND (4) #5 BARS IN COLUMNS WITH #3 TIES @ 12" O.C.
6. FINISH: STANDARD OR SPLIT FACE CMU, COLOR: TAN OR GRAY (TO MATCH SITE).
7. CAP: CMU OR PRECAST CAP ON COLUMNS.
8. SLIDING GATE: METAL SLIDING GATE ATTACHED TO CMU COLUMN AND CONCRETE PAD FOOTING PER MANUFACTURER.
9. ALL WORK TO COMPLY WITH APPLICABLE CODES AND STANDARDS.

GENERAL NOTES

1. ALL CMU, GROUT, AND REINFORCING TO BE PER ASTM C90, ASTM C476, AND ACI REQUIREMENTS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
3. PROVIDE CONTROL JOINTS AS REQUIRED.
4. COORDINATE GATE MANUFACTURER REQUIREMENTS FOR TRACK AND PAD FOOTING.

RV PARK STORAGE FENCE
CMU BLOCK FENCE DETAILS

DRAWN BY:	XXXX
DATE:	10/28/2026
SCALE:	AS NOTED
SHEET:	1 OF 2



1. PROJECT INFORMATION

TOTAL SITE AREA (COMBINED PARCELS):

35,719 SQUARE FEET (0.82 ACRES)

2. REQUIRED LANDSCAPE AREA

PER THE CITY OF RIO RANCHO LANDSCAPE ORDINANCE, A MINIMUM OF 15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPED.

CALCULATION

TOTAL SITE AREA

= 35,719 SF

MINIMUM LANDSCAPE REQUIREMENT

= 35,719 SF × 15%

= 5,357.85 SF

MINIMUM LANDSCAPE AREA REQUIRED = 5,358 SQUARE FEET

3. PROVIDED LANDSCAPE AREA

ESTIMATED LANDSCAPE AREA PROVIDED

= 6,200 SQUARE FEET

PERCENTAGE PROVIDED

6,200 ÷ 35,719 × 100

= 17.36%

LANDSCAPE AREA PROVIDED = 17.3%

RESULT: MEETS CITY LANDSCAPE REQUIREMENTS

5. PARKING SUMMARY
TOTAL PARKING SPACES

PARKING SPACES ARE NUMBERED 1 THROUGH 41

TOTAL PARKING SPACES = 41

PARKING CONFIGURATION
ANGLED PARKING
INTERIOR PARKING ISLAND
30-FOOT DRIVE AISLE
LANDSCAPE BUFFERS
PERIMETER LANDSCAPING
6. LANDSCAPE NOTES

THE CONTRACTOR SHALL:

COVER ALL LANDSCAPED AREAS WITH DECORATIVE ROCK MULCH.
INSTALL IRRIGATION THROUGHOUT ALL LANDSCAPED AREAS.
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
PROTECT ALL EXISTING UTILITIES.
INSTALL DROUGHT-TOLERANT PLANT MATERIALS.

COMPLY WITH CITY OF RIO RANCHO LANDSCAPE STANDARDS.

MAINTAIN REQUIRED SIGHT TRIANGLES AT DRIVEWAYS AND INTERSECTIONS.
PROTECT FIRE HYDRANTS, UTILITIES, SIGNAGE, AND GATES FROM LANDSCAPING OBSTRUCTION.

7. IRRIGATION

THE IRRIGATION SYSTEM SHALL:

PROVIDE COMPLETE COVERAGE OF ALL PLANTED AREAS.
UTILIZE WATER-EFFICIENT IRRIGATION EQUIPMENT.
INCLUDE AUTOMATIC CONTROLLERS.
INCLUDE DRIP IRRIGATION FOR SHRUBS AND TREES.
MEET LOCAL WATER CONSERVATION REQUIREMENTS.

8. CONSTRUCTION REQUIREMENTS

THE CONTRACTOR SHALL PROVIDE:

PLANT INSTALLATION
TREE STAKING
SOIL PREPARATION
FINISH GRADING
DECORATIVE ROCK MULCH
IRRIGATION SYSTEM
PLANT WARRANTY
SITE CLEANUP
FINAL INSPECTION

9. LANDSCAPE COMPLIANCE SUMMARY
ITEM REQUIRED PROVIDED STATUS
TOTAL SITE AREA 35,719 SF — —
REQUIRED LANDSCAPE AREA 5,358 SF — —
LANDSCAPE AREA INSTALLED — 6,200 SF
LANDSCAPE PERCENTAGE 15% 17.3%
TREES — 18
SHRUBS — 90
GROUND COVERS — 18
DECORATIVE ROCK MULCH — 6,500 SF
NOTE

THE CALCULATIONS SHOWN ARE BASED ON THE CONCEPTUAL LANDSCAPE PLAN AND SHOULD BE VERIFIED DURING FINAL DESIGN AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPLICABLE CITY OF RIO RANCHO LANDSCAPE ORDINANCE AND PROJECT-SPECIFIC REQUIREMENTS.

Trees

Botanical Name	Common Name	Size	Quantity	Water Use
Chilopsis linearis	Desert Willow	2" Caliper Minimum	8	Low
Rehkinonia 'Desert Museum'	Desert Museum Palo Verde	2" Caliper Minimum	6	Low
Ulmus parvifolia	Lacebark Elm	2" Caliper Minimum	4	Moderate

Total Trees
18 Trees

SHRUB SYMBOLS – PLAN VIEW (TOP)

Leucophyllum frutescens 'Texas Sage' · Nandina domestica 'Fire Power' Dwarf Nandina · Dasylirion wheeleri Desert Spoon · Muhlenbergia rigens Deer Grass

GROUND COVER SYMBOLS – PLAN VIEW (TOP)

Lantana montevidensis 'Trailing Lantana (Purple)'

SYMBOL NOTES
- Shrub symbols represent the mature plant spread (plan view).
- Ground cover symbols represent typical plant coverage area.
- Scale as required for the project.

SHRUB & GROUND COVER SYMBOLS – SUMMARY

Botanical Name	Common Name	Plan View Symbol	Size	Quantity	Water Use
Leucophyllum frutescens	Texas Sage		5 Gallon	24	Low
Nandina domestica 'Fire Power'	Dwarf Nandina		5 Gallon	20	Low
Dasylirion wheeleri	Desert Spoon		5 Gallon	18	Low
Muhlenbergia rigens	Deer Grass		1 Gallon	38	Low
Lantana montevidensis	Trailing Lantana (Purple)		1 Gallon	18	Low

LEGEND
- Leucophyllum frutescens 'Texas Sage'
- Nandina domestica 'Fire Power' Dwarf Nandina
- Dasylirion wheeleri Desert Spoon
- Muhlenbergia rigens Deer Grass
- Lantana montevidensis 'Trailing Lantana (Purple)'

Note: Scale symbols to suit project requirements.

ROADSIDE TREES - STANDARDS

Because roadside trees are extremely important to the character of any city or town, the planting of roadside trees is encouraged and given special emphasis in this plan. ***The planting of new trees approximately every thirty (30) feet, (two inches in diameter at time of planting), along the Golf Course Road corridor plan sidewalk area shall be required.*** These trees shall be planted and maintained by the developer and/or owner. These trees will most likely be located on the west side of the sidewalk; please check with The City Development Dept. and the Public Works Dept. for specific locations for these important roadside trees. ***Locations (set back from curb by at least 10 feet but not more than 15 feet) need to be included on site plan. . Please indicate on any building proposal submittal a site plan with the exact species and location of trees.***

- Roadside trees along Golf Course Road should meet the below listed criteria:

39.

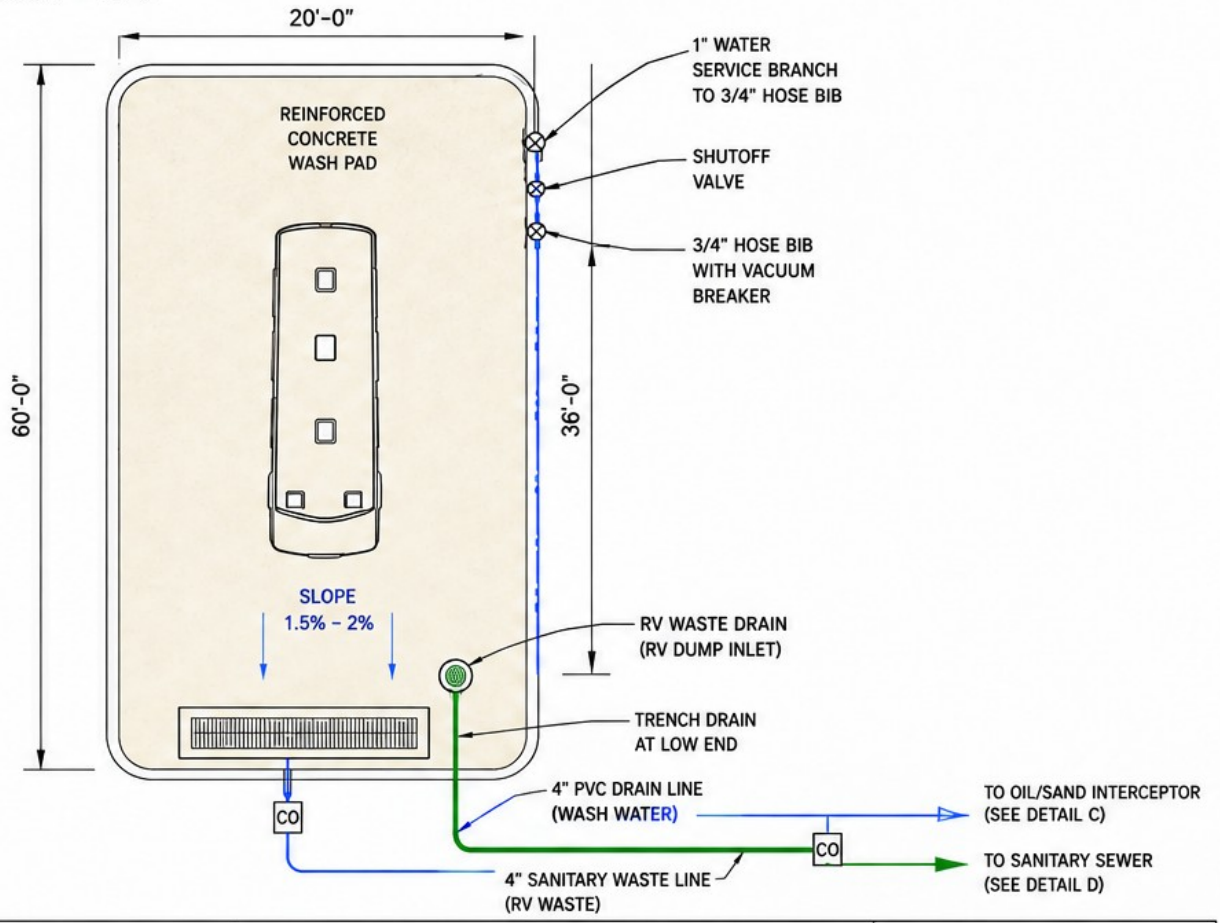
GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'

1305 AND 1309 GOLF COURSE, SE
RV STORAGE LANDSCAPE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
		07-27-2026	LS-1

ENLARGED PLAN – RV WASH PAD AREA

SCALE: 1" = 10'-0"

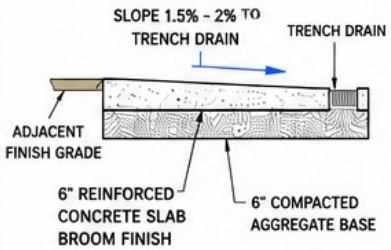


DESIGN NOTES

1. RV WASH PAD FOR VEHICLE MUD / DIRT CLEANING.
2. PAD TO SLOPE TO TRENCH DRAIN.
3. PROVIDE 3/4" HOSE BIB WITH VACUUM BREAKER.
4. PROVIDE 3/4" Y-DRAIN TO WITH VACUUM BREAKER.
5. INTERCEPTOR TO BE DRAIN TO OIL/SAND INTERCEPTOR.
6. INTERCEPTOR TO BE OIL/WATER SEPARATOR (GREASE/OIL INTERCEPTOR TYPE).
7. OUTLET TO SANITARY SEWER – FINAL CONNECTION PER AHJ.
8. FINAL INTERCEPTOR SIZE AND UTILITY CONNECTIONS TO BE VERIFIED BY LICENSED ENGINEER AND LOCAL AHJ.
9. ALL PIPING AND COMPONENTS TO MEET LOCAL PLUMBING CODE REQUIREMENTS.
10. CONCEPTUAL LAYOUT – NOT FOR CONSTRUCTION.
11. RV WASTE DRAINAGE IS A SANITARY WASTE CONNECTION SEPARATE FROM THE WASH-WATER DRAIN SYSTEM.

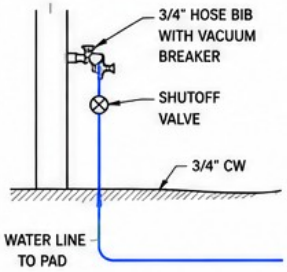
DETAILS / SECTIONS

SCALE: N.T.S.



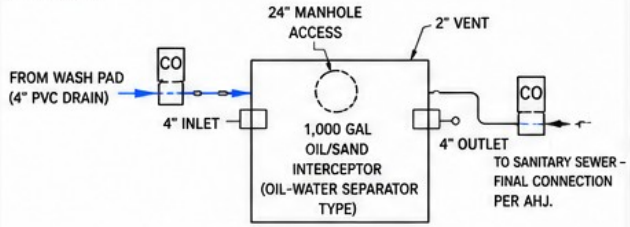
B. HOSE BIB / WATER LINE DETAIL

SCALE: N.T.S.



C. INTERCEPTOR PIPING DETAIL

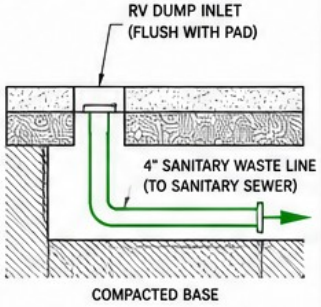
SCALE: N.T.S.



DO NOT CONNECT WASH WATER TO STORM DRAIN

D. RV WASTE DRAIN DETAIL

SCALE: N.T.S.



LEGEND

- COLD WATER LINE
- DRAIN LINE (WASH WATER)
- SANITARY WASTE LINE (RV WASTE)
- CO — CLEANOUT
- SHUTOFF VALVE
- HOSE BIB WITH VACUUM BREAKER
- TRENCH DRAIN
- RV WASTE DRAIN (RV DUMP INLET)

LEGENDS

SYMBOL	DESCRIPTION
LIGHTING	
XX/1 X.11	LIGHTING FIXTURE ANNOTATIONS (LOCATION OF DESIGNATORS MAY VARY) FIXTURE TYPE: XX CIRCUIT NUMBER: 11 CONTROL DESIGNATION: 1 PANEL: X
	RECESSED OR SURFACE DOWNLIGHT LUMINAIRE
	PENDANT MOUNTED LUMINAIRE
	WALLWASH LUMINAIRE
	WALL MOUNTED LUMINAIRES
	FULL-SHADING INDICATES FIXTURE WITH BATTERY BACK-UP
	ILLUMINATED EXIT SIGNS, PROVIDE DIRECTIONAL ARROWS AND MOUNTING AS INDICATED ON PLANS
	BATTERY POWERED EMERGENCY LIGHT
	POLE MOUNTED SITE LIGHTING LUMINAIRES
SWITCHES AND LIGHTING CONTROLS	
S	SINGLE POLE SWITCH
S_3	THREE-WAY SWITCH
S_4	FOUR-WAY SWITCH
S_D	DIMMER SWITCH
S_{3D}	THREE WAY DIMMER SWITCH
S_{LV}	LOW VOLTAGE SWITCH
S_{OC}	OCCUPANCY SENSOR SWITCH, WALL MOUNT
S_{VD}	VACANCY DIMMER
S_{VC}	VACANCY SENSOR SWITCH
S_M	MASTER SWITCH IS TO CONTROL ALL HARDWIRED LIGHTS IN THE GUESTROOM. WITH THE EXCEPTION OF THE BATHROOM. PROVIDE LABEL ON THE LIGHT SWITCH COVERPLATE INDICATING "MASTER SWITCH".
PC	PHOTOCELL
OC	OCCUPANCY SENSOR
DS	DAYLIGHT SENSOR
VC	VACANCY SENSOR
X-11/1 XX	LIGHTING SWITCH ANNOTATIONS (LOCATION OF DESIGNATIONS MAY VARY) SWITCH TYPE: XX (THREE WAY, DIMMER ETC) PANEL: X CIRCUIT NUMBER: 11 SWITCH ID: /1

SHEET INDEX - ELECTRICAL

NUMBER	SHEET NAME
E000	LEGENDS AND INDEX
E010	ELECTRICAL LIGHTING
E100	ELECTRICAL
E200	ELECTRICAL RISER
E300	SITE SPECIFICATIONS

ABBREVIATIONS

CLG	CEILING
COF	COFFEE MACHINE
COP	COPIER
CR	CONTROLLED RECEPTACLE
CS	CONTROLLED RECEPTACLE - SPLIT WIRED
DW	DISHWASHER
EWC	ELECTRIC WATER COOLER
FSD	FIRE/SMOKE DAMPER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
ICE	ICE MACHINE/MAKER
MW	MICROWAVE
PC	PERSONAL COMPUTER WORKSTATION
PR	PRINTER
RF	REFRIGERATOR
TR	TAMPER RESISTANT
TV	TELEVISION
URF	UNDERCOUNTER REFRIGERATOR
USB	RECEPTACLE WITH USB OUTLET(S)
VFD	VARIABLE FREQUENCY DRIVE
VM	VENDING MACHINE
WP	WEATHERPROOF
TDR	TELECOMMUNICATION DATA ROOM
TGB	TELECOMMUNICATION GROUNDING BAR

GENERAL NOTES

A. LIGHTING SHEETS:
CONDUIT SYMBOLS ON THE DRAWINGS DO NOT SHOW WIRE COUNT. THE CONTRACTOR SHALL PROVIDE WIRING AS REQUIRED TO ACCOMPLISH THE SWITCHING AND CONTROL DESCRIBED BELOW OR NOTED ON THE DRAWINGS.

B. WHERE SWITCHES ARE SHOWN IN A SPACE, THE LIGHTING FIXTURES ON THE SAME CIRCUIT WITHIN THAT SPACE SHALL BE CONTROLLED BY THE DEVICE SHOWN.

C. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE PLANS AND ASSOCIATED NOTES, NATIONAL ELECTRIC CODE, STATE AND LOCAL CODES, UTILITY AUTHORITY STANDARDS, AND IN A WORKMAN LIKE MANNER.

D. THE ELECTRICAL CONTRACTOR SHALL MAKE REQUIRED CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS.

E. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID THE COSTS OF ALL PERMITS, TESTS AND INSPECTIONS, AND VISIT THE SITE OF WORK PRIOR TO SUBMITTING BID.

F. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.

G. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH THE OTHER TRADES AND REFER TO ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS TO DETERMINE THE EXACT LOCATION OF EQUIPMENT.

H. ANY DISCREPANCY BETWEEN MATERIAL DESCRIPTION AND CATALOG NUMBER SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

I. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER FOR ALL SUBSTITUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSTITUTIONS.

J. WHERE DISCONNECT SWITCHES ARE SHOWN FOR A PIECE OF EQUIPMENT SUBJECT TO VIBRATION, CONNECT THE EQUIPMENT TO THE DISCONNECT SWITCH USING SEALTITE FLEXIBLE CONDUIT AND THE SAME SIZE WIRE AS REQUIRED FOR THE BRANCH CIRCUIT.

K. WHERE DIMENSIONS ARE SHOWN ADJACENT TO A DEVICE (FOR EXAMPLE: +6"), THE DEVICE SHALL BE INSTALLED WITH ITS CENTERLINE 6 INCHES ABOVE THE FINISHED FLOOR.

L. WHERE WIRE AND CONDUIT SIZES ARE SHOWN ON ONE PART OF A FEEDER OR BRANCH CIRCUIT, USE THE SAME WIRE AND CONDUIT SIZES FOR THE ENTIRE FEEDER OR BRANCH CIRCUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

M. PROVIDE PULL WIRES IN EMPTY CONDUITS INCLUDING TELEPHONE, COMPUTER, VIDEO AND AUDIO SYSTEMS.

N. CONTRACTOR SHALL PAY PARTICULAR ATTENTION DURING ROUGH-IN TO PLACEMENT OF BOXES FOR SWITCHES,RECEPTACLES, TELEPHONE OUTLETS, ETC., TO SEE THAT BOXES ARE GANGED AND GROUPED TOGETHER AND CENTERED ON WALL SECTIONS OR BENEATH WINDOWS EXCEPT AS NOTED ON PLANS. CONTRACTOR SHALL SPAN BETWEEN FRAMING CHANNELS AS NECESSARY TO ACCOMPLISH POSITIONING OF DEVICES DESCRIBED ABOVE.

O. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF CEILING MOUNTED LIGHTING FIXTURES.

P. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF EQUIPMENT.

Q. NOTES ON FLOOR PLANS APPLY ONLY TO THE SHEET ON WHICH THEY APPEAR.

R. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE DEVICES INCLUDING BUT NOT LIMITED TO SECURITY, TELEPHONE, LIGHTING, FIRE ALARM, MISC. POWER, ETC., LOCATED IN AREAS WHERE WALLS ARE POURED IN PLACE OR PRECAST, ARE FLUSH MOUNTED AND ASSOCIATED RACEWAYS ARE ROUTED CONCEALED. IN AREAS SUCH AS ELECTRICAL AND MECHANICAL ROOMS, SERVICE CORRIDORS, ETC., EXPOSED CONDUITS AND SURFACE MOUNTED BOXES MAY BE PERMITTED. IN AREAS WHERE NO CEILING IS SHOWN, CONDUITS SHALL TRANSITION TO CONCEALED IN WALL FOR SWITCH LEGS, RECEPTACLES, ETC.

S. THE SAME COLOR CODING SHALL BE MAINTAINED THROUGHOUT ALL CIRCUITS.

T. ALL REQUIRED CONDUITS SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER. CONDUITS SHALL BE RAN PARALLEL AND/OR PERPENDICULAR TO BUILDING LINES.

U. ALL CONDUIT SHALL BE CONCEALED IN WALLS, CEILING, OR FLOORS UNLESS OTHERWISE NOTED.

V. A SET OF MARKED UP PRINTS AND SCHEDULES SHALL BE PREPARED SHOWING ALL CHANGES MADE DURING CONSTRUCTION AND TURNED OVER TO OWNER AT THE END OF THE JOB. ALL CHANGES MUST HAVE OWNER'S APPROVAL.

W. CONTRACTOR SHALL COORDINATE WITH OWNER FOR COMMUNICATIONS AND CABLE SERVICE REGARDING INSTALLATION OF LINES DURING CONSTRUCTION.

X. MULTI-WIRE BRANCH CIRCUITS ARE NOT PERMITTED.

Y. NOTIFY THE ENGINEER IN WRITING IF DESCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ANY ASSOCIATED LEGAL OR SAFETY REQUIREMENTS ARE DETECTED. THE ENGINEER WILL MODIFY THE CONTRACT DOCUMENTS ACCORDINGLY. IF THE CONTRACTOR PROCEEDS WITH ANY WORK WHICH IS IN VARIANCE OF KNOWN LEGAL OR SAFETY REQUIREMENTS, THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR THIS WORK AND WILL PROMPTLY CORRECT THE WORK, WHEN NOTIFIED WITHOUT ADDITIONAL COST TO THE OWNER.

IVAN GILBERTO ARBOLEDA PRIETO
NEW MEXICO
26596
09.01.26
PROFESSIONAL ENGINEER

GRAPHIC SCALE

10 5 0 10

SCALE: 1"=10'

LEGENDS AND INDEX

ZENITH ENGINEERING LLC
W: www.zenith-engr.com
E: info@zenith-engr.com
Call/Text: 505 702 5805

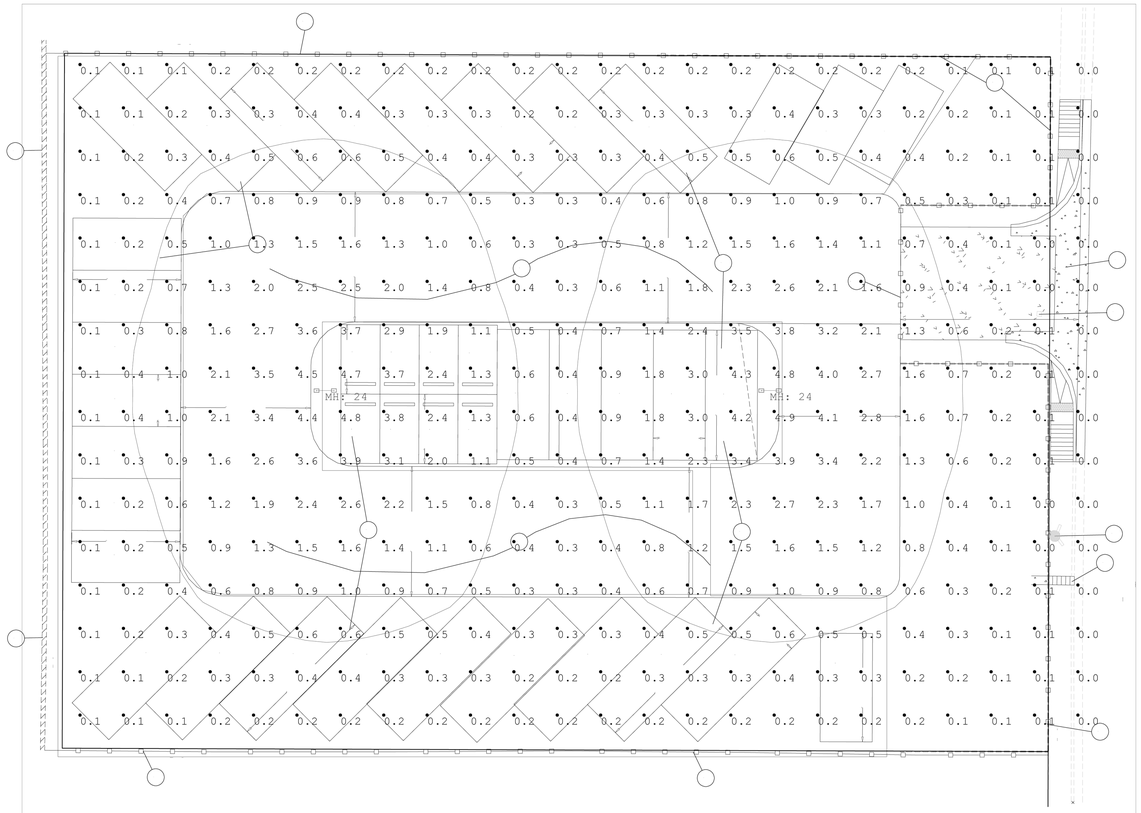
SBS CONSTRUCTION AND ENGINEERING, LLC
10431 4TH STREET, NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

1305 AND 1309 GOLF COURSE, SE
RV STORAGE SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202615-SP.DWG	SFA	08/31/26	E000

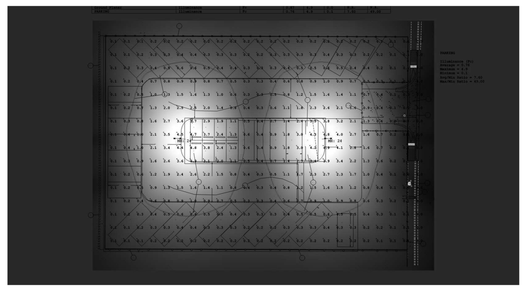
Luminaire Schedule										
Symbol	Tag	Qty	[MANUFAC]	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	BUG Rating
		2	ADVANTAGE LIGHTING SOLUTIONS	CSA-150T3 150W T3	Area Light	0.450	19867	151.6	24	B3-U0-G3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.87	4.9	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	0.76	4.9	0.1	7.60	49.00



PARKING

Illuminance (Fc)
Average = 0.76
Maximum = 4.9
Minimum = 0.1
Avg/Min Ratio = 7.60
Max/Min Ratio = 49.00



10 5 0 10
SCALE: 1"=10'

JUAN GILBERTO ARBOLEDA PRIETO
NEW MEXICO
26596
09.01.26
PROFESSIONAL ENGINEER

GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'

ELECTRICAL LIGHTING

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E: info@zenith-engr.com
Call/Text: 505 702 5805

SBS CONSTRUCTION AND ENGINEERING, LLC
10431 4TH STREET, NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

1305 AND 1309 GOLF COURSE, SE RV STORAGE SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202615-SP.DWG	SFA	08/31/26	E010

LIGHTING FIXTURE SCHEDULE

GENERAL NOTES:
1. REFER TO AND COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATIONS FOR FINAL FIXTURE LOCATIONS.

TYPE	COUNT	APPARENT LOAD	DESCRIPTION	MODEL	MANUFACTURER/SERIES
MH@24'	2	151.60 VA	2 POLE AREA LIGHTS	CSA-150T3 150W T3	ADVANTAGE LIGHTING SOLUTIONS

ID	RATINGS	NO. OF POLES	ENCLOSURES	VOLTAGE	REMARKS
LC1	20	2	NEMA 3R	120	PHOTOCELL ON / TIME CLOCK OFF

GENERAL NOTES

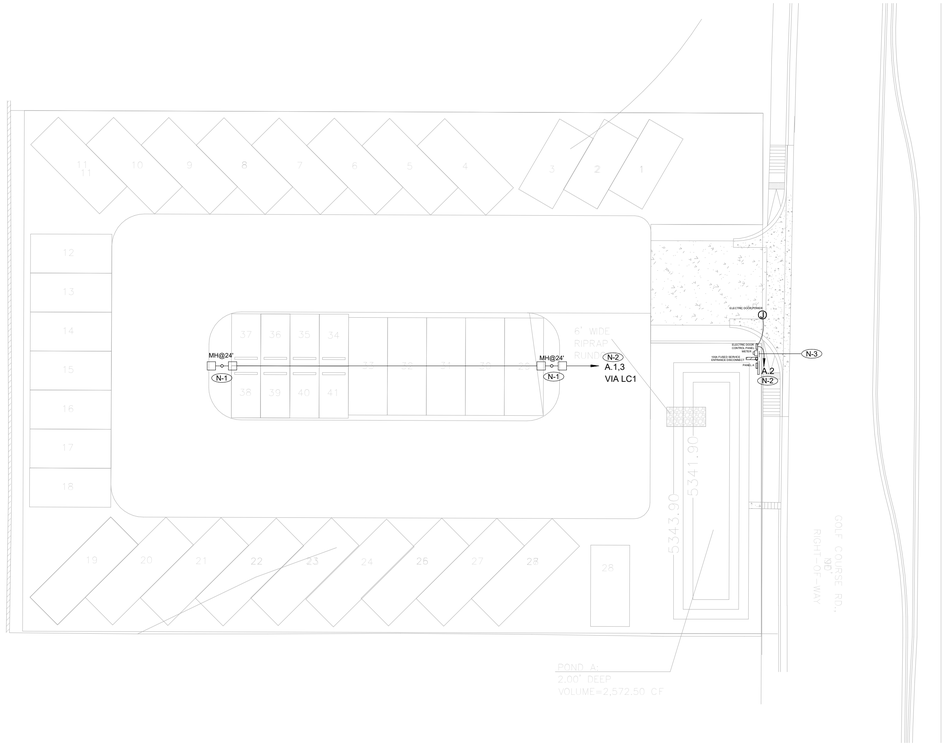
A. COORDINATE EXACT LOCATION OF LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLANS.

KEYED NOTES

(N-1) EXTERIOR POLE LIGHTING IS CONTROLLED BY PHOTO CELL.

(N-2) CABLE SIZE AND CONDUIT SIZE 2#12, 1#12G, 1/2"C.

(N-3) UNISTRUT STAND TO MOUNT ELECTRICAL EQUIPMENTS.



1 ELECTRICAL SITE PLAN
1" = 20'-0"

COMcheck Software Version 4.1.5.5

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: RV
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site:
1305 & 1309 Golf Course Rd SE
Rio Rancho, NM 87124

Owner/Agent:

Designer/Contractor:
ZENITH
NASHVILLE, TN

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
PARKING (Parking area)	18491 ft2	0.04	Yes	740
			Total Tradable Watts (a) =	740
			Total Allowed Watts =	740
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
PARKING (Parking area 18491 ft2): Tradable Wattage				
MH@24': Other:	1	2	152	303
			Total Tradable Proposed Watts =	303

Exterior Lighting PASSES: Design 73% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

SYED FARHAN ALI — Name - Title
Signature
31/08/26 — Date

Project Title: RV
Data filename: A:\PROJECTS DATA\COMCHECK OF PROJECTS\RV GOLF PARK\RV GOLF PARK EXTERIOR COMCHECK.cck
Report date: 08/31/26
Page 1 of 5

JUAN GILBERTO ARBOLEDA PRIETO
NEW MEXICO
26596
09.01.26
PROFESSIONAL ENGINEER

GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'

ELECTRICAL

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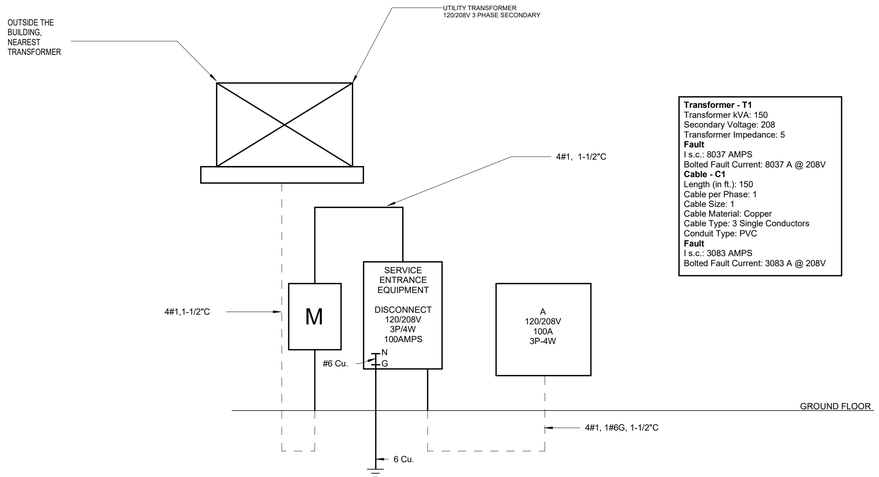
SBS CONSTRUCTION AND ENGINEERING, LLC
10431 4TH STREET, NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

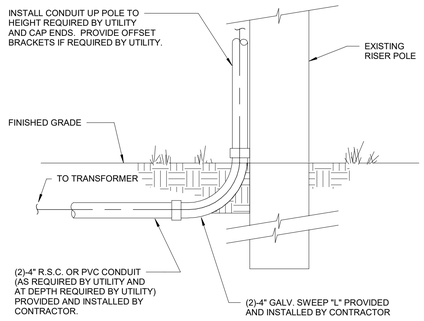
1305 AND 1309 GOLF COURSE, SE
RV STORAGE SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202615-SP.DWG	SFA	08/31/26	E100



Transformer - T1
Transformer kVA: 150
Secondary Voltage: 208
Transformer Impedance: 5
Fault
I.s.c.: 8037 AMPS
Bolted Fault Current: 8037 A @ 208V
Cable - C1
Length (in ft.): 150
Cable per Phase: 1
Cable Size: 1
Cable Material: Copper
Cable Type: 3 Single Conductors
Conduit Type: PVC
Fault
I.s.c.: 3083 AMPS
Bolted Fault Current: 3083 A @ 208V

② ELECTRICAL RISER DIAGRAM
1/4" = 1'-0"

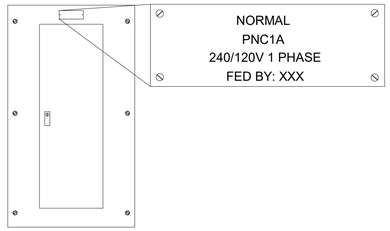


NOTE:
COORDINATE ALL WORK WITH UTILITY.

11E002

POLE RISER TERMINATION | 1

EXAMPLE



NOTE:
ALL ELECTRICAL POWER DISTRIBUTION EQUIPMENT INVOLVED IN THIS PROJECT (EXISTING AND NEW) SHALL BE IDENTIFIED BY THE EQUIPMENT NAME AND BRANCH OF THE ELECTRICAL SYSTEM. REFER TO THE SPECIFICATIONS FOR COLORS AND ADDITIONAL REQUIREMENTS.

01E102

ELECTRICAL IDENTIFICATION | 2

Branch Panel: A

Location: ELECTRICAL ROOM
Supply From:
Mounting: Surface
Enclosure: Type 1
Volts: 120/208 Wye
Phases: 3
Wires: 4
A.I.C. Rating: 18000
Mains Type: MLO
Mains Rating: 100 A

Notes:

CKT	Circuit Description	LC	Trip	Ø	A(KVA)	B(KVA)	C(KVA)	Ø	Trip	LC	Circuit Description	CKT
1	POLE LIGHTS	Ltg	20 A	2	0.152 1.000			1	20 A	Motor	ELECTRIC DOOR	2
3						0.152 0.000		1	20 A	--	Spare	4
5	Spare	--	20 A	1			0.000 0.000	1	20 A	--	Spare	6
7	Spare	--	20 A	1	0.000 0.000			1	20 A	--	Spare	8
9	Spare	--	20 A	1		0.000 0.000		1	20 A	--	Spare	10
11	Spare	--	20 A	1			0.000 0.000	1	20 A	--	Spare	12
				Total Load:	1152 VA	152 VA	0 VA					
				Total Amps:	10 A	1 A	0 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	1000 VA	125.00%	1250 VA		
Ltg	303 VA	100.00%	303 VA	**Total Conn. Load:**	1303 VA
				Total Est. Demand:	1553 VA
				Total Conn.:	4 A
				Total Est. Demand:	4 A

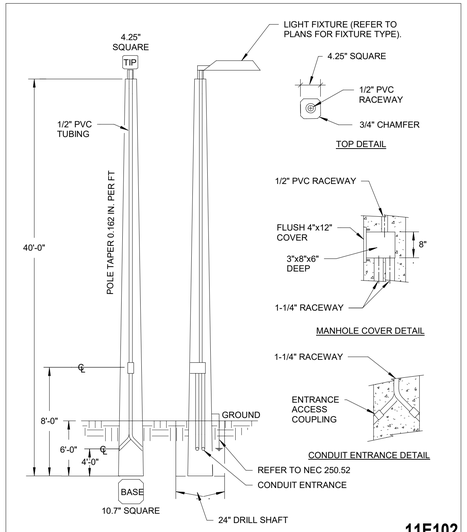
Notes:

CONDUIT AND WIRE DESIGNATION SCHEDULE

GENERAL NOTES:

1. CONDUIT BASED ON THHN/THWN 40% FILL CALCULATION WIRE SIZE BASED ON NEC 110-14C WITH 60°C AMPACITY TABLE FOR 20A THRU 100 AMPS AND 75°C AMPACITY TABLES FOR VALUES OVER 100AMPS.
2. THE ACTUAL BREAKER AMPERAGE SHALL BE EQUAL TO OR NEXT STANDARD SIZE SMALLER THAT THE MAXIMUM WIRE AMPS. EXCEPTIONS SHALL BE MOTOR AND SPECIAL EQUIPMENT BREAKERS WHICH SHALL BE SIZED PER N.E.C. AND VENDOR REQUIREMENTS.
3. OMIT GROUND CONDUCTORS ON SERVICE ENTRANCE FEEDER (TYPICAL).
4. CONTRACTOR SHALL COORDINATE BREAKER AND WIRING WITH ACTUAL REQUIREMENTS OF EQUIPMENT BEING FURNISHED FOR THIS SPECIFIC PROJECT.
5. UNLESS NOTED OHTERWISE ALL 20A/1P BREAKERS TO UTILIZE # 12 WIRE CONDUCTORS. EXCEPT WHERE BRANCH CIRCUIT IS IN EXCESS OF 90 LINEAR FEET CONDUCTORS TO BE #10 AND OVER 175 LINEAR FEET CONDUCTORS TO BE #8. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

WIRE/BKRS MAX AMPS	DESIGNATION (#)	DESCRIPTION	WIRE/BKRS MAX AMPS	DESIGNATION (#)	DESCRIPTION
15	1	2#12, 1#12G, 3/4"C	200	32	2#3/0, 1#6G, 1-1/2"C.
20	2	2#12, 1#12G, 3/4"C	200	33	3#3/0, 1#6G, 2"C.
20	3	3#12, 1#12G, 3/4"C	200	34	4#3/0, 1#6G, 2"C.
20	4	4#12, 1#12G, 3/4"C	230	35	2#4/0, 1#4G, 1-1/2"C.
30	5	2#10, 1#10G, 3/4"C	230	36	3#4/0, 1#4G, 2"C.
30	6	3#10, 1#10G, 3/4"C	230	37	4#4/0, 1#4G, 2"C.
30	7	4#10, 1#10G, 3/4"C	255	38	3#250KCMIL, 1#4G, 2"C.
40	8	2#8, 1#10G, 1"C	255	39	4#250KCMIL, 1#4G, 2-1/2"C.
40	9	3#8, 1#10G, 1"C	285	40	3#300KCMIL, 1#4G, 2-1/2"C.
40	10	4#8, 1#10G, 1"C	285	41	4#300KCMIL, 1#4G, 3"C.
55	11	2#6, 1#10G, 1"C	310	42	3#350KCMIL, 1#3G, 2-1/2"C.
55	12	3#6, 1#10G, 1"C	310	43	4#350KCMIL, 1#3G, 3"C.
55	13	4#6, 1#10G, 1"C	380	44	3#500KCMIL, 1#3G, 3"C.
70	14	2#4, 1#8G, 1"C	380	45	3#500KCMIL, 1#3G, 3-1/2"C.
70	15	3#4, 1#8G, 1"C	460	46	2 SETS, EA: 4#4/0, 1#2G, 2-1/2"C.
70	16	4#4, 1#8G, 1-1/4"C	510	47	2 SETS, EA: 4#250KCMIL, 1#1G, 2-1/2"C.
85	17	2#3, 1#8G, 1"C	620	48	2 SETS, EA: 4#350KCMIL, 1#1/0G, 3"C.
85	18	3#3, 1#8G, 1"C	760	49	2 SETS, EA: 4#500KCMIL, 1#1/0G, 3-1/2"C.
85	19	4#3, 1#8G, 1-1/4"C	855	50	3 SETS, EA: 4#300KCMIL, 1#2/0G, 3"C.
95	20	2#2, 1#8G, 1"C	930	51	3 SETS, EA: 4#350KCMIL, 1#2/0G, 3"C.
95	21	3#2, 1#8G, 1-1/4"C	1005	52	3 SETS, EA: 4#400KCMIL, 1#3/0G, 3"C.
95	22	4#2, 1#8G, 1-1/4"C	1140	53	3 SETS, EA: 4#500KCMIL, 1#3/0G, 3-1/2"C.
130	23	2#1, 1#6G, 1-1/4"C	1240	54	4 SETS, EA: 4#350KCMIL, 1#4/0G, 3"C.
130	24	3#1, 1#6G, 1-1/4"C	1675	55	5 SETS, EA: 4#400KCMIL, 1#250KCMIL, 3"C.
130	25	4#1, 1#6G, 1-1/2"C	1900	56	5 SETS, EA: 4#500KCMIL, 1#250KCMIL, 3-1/2"C.
150	26	2#1/0, 1#6G, 1-1/4"C	2010	57	6 SETS, EA: 4#400KCMIL, 1#350KCMIL, 3-1/2"C.
150	27	3#1/0, 1#6G, 1-1/2"C	2280	58	6 SETS, EA: 4#500KCMIL, 1#350KCMIL, 3-1/2"C.
150	28	4#1/0, 1#6G, 2"C	2660	59	7 SETS, EA: 4#500KCMIL, 1#400KCMIL, 3-1/2"C.
175	29	2#2/0, 1#6G, 1-1/2"C	3040	60	8 SETS, EA: 4#500KCMIL, 1#500KCMIL, 3-1/2"C.
175	30	3#2/0, 1#6G, 1-1/2"C	4180	61	11 SETS, EA: 4#500KCMIL, 1#600KCMIL, 3-1/2"C.
175	31	4#2/0, 1#6G, 2"C			



11E102

EXTERIOR POLE LIGHT | 3

IVAN GILBERTO ARBOLEDA PRIETO
NEW MEXICO
26596
09.01.26
PROFESSIONAL ENGINEER

GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'

ELECTRICAL RISER

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ALBUQUERQUE, NEW MEXICO 87114
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1305 AND 1309 GOLF COURSE, SE RV STORAGE SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202615-SP.DWG	SFA	08/31/26	E200

GENERAL REQUIREMENTS:

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY OTHER STATE OR LOCAL CODES OR ORDINANCES, OR AUTHORITATIVE INTERPRETATIONS THAT MAY APPLY. THE OWNER SHALL BE PRESENTED WITH A CERTIFICATE OF FINAL INSPECTION FROM THE LOCAL ELECTRICAL INSPECTOR PRIOR TO OCCUPANCY AND PROJECT CLOSEOUT. CONTRACTOR SHALL INCLUDE AND PAY ALL FEES REQUIRED FOR INSPECTION SERVICES.

2. ALL MATERIALS SHALL BE NEW, SHALL BEAR APPROPRIATE UL LABELS, AND SHALL BE SUITABLE FOR THE USE INTENDED. MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS SHALL BE FOLLOWED. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER CONFORMING TO INDUSTRY STANDARDS. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.

3. SUPPORT ALL CONDUITS WITH STRAPS AND CLAMPS. RUN ALL CONDUIT PARALLEL OR PERPENDICULAR TO BUILDING WALLS WHERE POSSIBLE.

4. ALL CONDUCTORS INSTALLED IN VERTICAL RACEWAYS SHALL BE SUPPORTED AT INTERVALS AS REQUIRED PER NEC ARTICLE 300-19.

5. PROVIDE ALL CUTTING AND PATCHING FOR INSTALLATION OF WORK AND REPAIR ANY DAMAGE DONE.

6. PROVIDE ENGRAVED NAMEPLATES FOR PANELBOARDS, DISCONNECTS PER HOTEL STANDARDS. SEE DETAIL SHEET.

7. IF, DURING THE COURSE OF WORK, THE ELECTRICAL CONTRACTOR DISCOVERS A PROBLEM WITH THE PERFORMANCE OF THE INSTALLATION RELATIVE TO THE PLANS AND SPECIFICATIONS OR NEC OR OTHER CODES, THE CONTRACTOR SHALL IMMEDIATELY BRING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT OR ENGINEER FOR RESOLUTION PRIOR TO THE EXECUTION OF THE WORK.

8. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO COVER EVERY DETAIL OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE AND SATISFACTORILY OPERATING ELECTRICAL SYSTEMS AS INDICATED AND AS EVIDENTLY INTENDED.

9. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER TRADES SO AS TO AVOID CONFLICTS AND DELAY OF THE WORK.

10. WHERE NECESSARY WORK MUST OCCUR IN AREAS WHICH ARE TO BE MAINTAINED IN SERVICE FOR THE FACILITY, THE FOLLOWING ITEMS SHALL BE ADHERE TO:

   A. CERTIFY THAT OWNER HAS BEEN NOTIFIED IN ADVANCE TO DURATION AND EXTENT OF WORK.

   B. WORK SHALL BE PERFORMED AT NIGHT TIME OR OTHER TIMES WHICH OWNER STATES NOT TO CONFLICT WITH FACILITY USE.

   C. COORDINATION WITH GENERAL CONTRACTOR TO INSURE MAINTENANCE OF RELIABLE AND CONTINUOUS ELECTRIC POWER TO ALL PORTIONS OF THE BUILDING.

   D. PROVIDE 2 WEEK MINIMUM NOTICE OF PROPOSED DATE, EXTENT AND DURATION OF UNAVOIDABLE ELECTRIC POWER INTERRUPTIONS.

   E. PROVIDE ALL NECESSARY TEMPORARY WIRING TO MAINTAIN NECESSARY SERVICES.

11. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SUBMITTAL DATA ON ALL ELECTRICAL COMPONENTS FOR REVIEW AND APPROVAL BY THE A/E.

12. ALL LAMPS THAT ARE BROKEN OR BREAK DURING CONSTRUCTION SHALL BE CONSIDERED HAZARDOUS WASTE AND SHALL BE PROPERLY DISPOSED OF USING SPECIAL CONTAINERS EITHER SUPPLIED BY THE OWNER OR CONTRACTOR.

13. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DOCUMENTS AND THESE RECOMMENDATIONS, REQUEST A RULING BEFORE PROCEEDING WITH SUCH WORK.

14. VISIT SITE AND OBSERVE CONDITIONS UNDER WHICH WORK MUST BE PERFORMED. NO SUBSEQUENT ALLOWANCE WILL BE MADE BECAUSE OF ERROR OR FAILURE TO OBTAIN NECESSARY INFORMATION TO COMPLETELY ESTIMATE AND PERFORM WORK REQUIRED BY THESE DOCUMENTS.

15. EXAMINE SPECIFICATIONS AND DRAWINGS TO BE FAMILIAR WITH ITEMS WHICH REQUIRE ELECTRICAL CONNECTIONS AND COORDINATION. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED FOR EXACT SIZES.

16. PRIOR TO COMMENCEMENT OF INSTALLATION, PREPARE COORDINATION DRAWINGS FOR WORK UNDER THIS DIVISION, AS SPECIFIED IN DIVISION 01 AND AS CALLED FOR HEREIN. COORDINATE WORK UNDER OTHER DIVISIONS, INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, FIRE PROTECTION, TELECOMMUNICATION AND MISCELLANEOUS STEEL TO DEVELOP THESE COORDINATION DRAWINGS THAT WILL RESULT IN THE AGREED UPON PLAN FOR A COORDINATED INSTALLATION OF WORK FOR ALL TRADES. INCLUDE ELECTRICAL EQUIPMENT, SWITCHGEAR, PANELBOARDS, STARTERS, DISCONNECT SWITCHES, CABLE TRAY, CONDUIT RACKS AND CONDUITS 3" AND LARGER ON DRAWINGS CONFIRMING COORDINATION WITH OTHER TRADES. INCORPORATE THE INFORMATION ONTO THE COORDINATION DRAWINGS REQUIRED UNDER DIVISION 01 AND 23 TO DEVELOP MASTER COORDINATION DRAWINGS. ACCOUNT FOR LIGHTING FIXTURE DEPTHS IN THE COORDINATION. INFORM DESIGN PROFESSIONAL OF CONFLICTS THAT CANNOT BE RESOLVED.

FOUNDATIONS AND PADS

1. PROVIDE CONCRETE FOUNDATIONS AND PADS FOR EQUIPMENT PER THE REQUIREMENTS DIVISION 03. LOCATE AND SIZE FOUNDATIONS, PADS, AND ANCHOR BOLTS AS REQUIRED FOR EQUIPMENT IN THIS DIVISION.

2. PROVIDE CONCRETE FOUNDATIONS AND PADS AS REQUIRED FOR ELECTRICAL UTILITY COMPANY'S EQUIPMENT SUCH AS TRANSFORMERS, CT CABINETS, METERING CABINETS, SWITCHES, FUSED DISCONNECTS, AND CIRCUIT BREAKERS. ALL WORK SHALL BE IN COMPLIANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.

TRENCHING, EXCAVATION, BACKFILLING, AND REPAIRS

1. COMPLY WITH PROVISIONS OF DIVISION 31.

2. PROVIDE TRENCHING, EXCAVATION, AND BACKFILLING NECESSARY FOR PERFORMANCE OF WORK UNDER THIS DIVISION.

3. PROVIDE SHEATHING, SHORING, DEWATERING, AND CLEANING NECESSARY TO KEEP TRENCHES AND THEIR GRADES IN PROPER CONDITION FOR WORK TO BE PERFORMED.

4. TRENCHING AND EXCAVATION SHALL BE UNCLASSIFIED. NO EXTRA WILL BE PAID IN EVENT THAT ROCK IS ENCOUNTERED.

TESTING ELECTRICAL SYSTEMS

1. ON COMPLETION OF WORK, INSTALLATION SHALL BE COMPLETELY OPERATIONAL AND ENTIRELY FREE FROM GROUNDS, SHORT CIRCUITS, AND OPEN CIRCUITS. PERFORM OPERATIONAL TESTS AS REQUIRED TO DEMONSTRATESUBSTANTIAL COMPLETION OF THE WORK. BALANCE CIRCUITS SO THAT FEEDERS TO PANELS ARE NOT MORE THAN 10% OUT OF BALANCE BETWEEN PHASES WITH ALL AVAILABLE LOAD ENERGIZED AND OPERATING. FURNISH ALL LABOR, MATERIALS AND INSTRUMENTS FOR ABOVE TESTS. ALL AMPERE READINGS SHALL BE MADE WITH A TRUE RMS READING METER.

2. PERFORM MEGGER TESTS OF ALL SERVICE ENTRANCE CIRCUITS, FEEDER AND BRANCH CIRCUITS SIZE #4 AWG AND LARGER. PROVIDE A REPORT OF ALL SUCH MEGGER TEST RESULTS.

3. FURNISH THE ARCHITECT A COPY OF TEST REPORTS AND REQUIRED CERTIFICATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   A. SERVICE GROUND RESISTANCE TEST.
   B. SWITCHBOARD AND PANELBOARD LOAD TEST - INCLUDE AMPERE READINGS OF ALL PANELS AND MAJOR CIRCUIT BREAKERS
   C. GROUND FAULT TEST.
   D. FIRE ALARM SYSTEM CERTIFICATION.
   E. LOW VOLTAGE TEST RESULTS.
   F. POWER SYSTEM ANALYSIS REPORT.

4. PRIOR TO FINAL OBSERVATION AND ACCEPTANCE TEST, INSTALL ALL ELECTRICAL SYSTEMS AND EQUIPMENT COMPLETE AND IN SATISFACTORY OPERATING CONDITION.

RACEWAY APPLICATIONS

A. TYPE RMC (RIGID METAL CONDUIT):
   1. WHERE INSTALLED IN CONCRETE.
   2. WHERE INSTALLED IN EARTH.
   3. WHERE INSTALLED IN HAZARDOUS AREAS.
   4. FOR CIRCUITS OVER 600 VOLTS.
   5. FOR FEEDER CIRCUITS SIZED 2½" AND LARGER.
   6. EXPOSED RACEWAY UP TO 8'-0" ABOVE FINISHED FLOOR OR GRADE ELEVATIONS.
   7. ANY RACEWAY THAT IS SUBJECT TO PHYSICAL DAMAGE.
   8. AS OTHERWISE NOTED OR RESTRICTED.

B. TYPE IMC (INTERMEDIATE METAL CONDUIT):
   1. FOR CIRCUITS OVER 600 VOLTS THAT ARE NOT INSTALLED IN CONCRETE, EARTH, OR HAZARDOUS AREAS.
   2. FOR FEEDER CIRCUITS SIZED 2½" AND LARGER THAT ARE NOT INSTALLED IN CONCRETE, EARTH, OR HAZARDOUS AREAS.
   3. EXPOSED RACEWAY UP TO 8'-0" ABOVE FINISHED FLOOR OR GRADE ELEVATIONS THAT IS NOT LOCATED IN A HAZARDOUS AREA.
   4. ANY RACEWAY THAT IS SUBJECT TO PHYSICAL DAMAGE THAT IS NOT INSTALLED IN CONCRETE, EARTH, OR HAZARDOUS AREAS.
   5. AS OTHERWISE NOTED OR RESTRICTED.

C. TYPE EMT (ELECTRICAL METALLIC CONDUIT):
   1. INTERIOR BRANCH CIRCUIT WIRING THAT IS NOT INSTALLED IN CONCRETE, EARTH, OR HAZARDOUS AREAS.
   2. FOR FEEDER CIRCUITS SIZED 2" AND SMALLER THAT ARE NOT INSTALLED IN CONCRETE, EARTH, OR HAZARDOUS AREAS.
   3. AS OTHERWISE NOTED OR RESTRICTED.

D. TYPE AC CABLE:
   1. TYPE AC CABLE SHALL CONSIST OF A FABRICATED ASSEMBLY OF INSULATED CONDUCTORS IN A FLEXIBLE METALLIC ENCLOSURE MEETING UL AND NEC REQUIREMENTS, AND THE REQUIREMENTS OF THESE SPECIFICATIONS.
   2. TYPE AC CABLE SHALL CONTAIN NO MORE THAN THREE INSULATED COLOR-CODED PHASE CONDUCTORS, ONE INSULATED COLOR-CODED NEUTRAL CONDUCTOR, AND ONE INSULATED GREEN GROUNDING CONDUCTOR.
   3. TYPE AC CABLE SHALL CONTAIN ONE INSULATED GREEN GROUNDING CONDUCTOR IN ADDITION TO THE BOND WIRE.
   4. TYPE AC CABLE CONDUCTOR INSULATION SHALL BE COLOR CODED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION OF SPECIFICATIONS.
   5. GROUND CONDUCTOR SHALL BE THE SAME AWG AS THE PHASE AND NEUTRAL CONDUCTORS.
   6. UNLESS OTHERWISE NOTED, TYPE AC CABLE SHALL BE LISTED AND LABELED AS TYPE ACTHH.
   7. TYPE AC CABLE MAY ONLY BE USED IN THE FOLLOWING APPLICATIONS:
      a. FIXTURE WHIPS.
      b. UNDERCABINET FIXTURE CONNECTIONS.
      c. NORMAL POWER BRANCH CIRCUITS.
   8. TYPE AC CABLE SHALL BE SUPPORTED AND SECURED EVERY 54 INCHES. WIRE SUPPORTS ARE NOT PERMITTED. HANGERS AND SUPPORTS SHALL BE DESIGNED TO SUPPORT AC CABLE. AC CABLE SHALL BE RUN PARALLEL OR PERPENDICULAR TO THE BUILDING STRUCTURE.
   9. TYPE AC CABLE SHALL BE SECURED WITHIN 12" OF EVERY BOX, CABINET OR FITTING.

E. TYPE MC CABLE
   1. METAL CLAD CABLE (TYPE MC) SHALL BE COPPER, MULTI-CONDUCTOR TYPE, IN SIZES #12 THROUGH #4/0 MAXIMUM. THE INTERLOCKING SHEATH SHALL BE OF ALUMINUM THIS SHEATH SHALL PROVIDE A REDUNDANT GROUND PATH.
   2. TYPE MC CABLE SHALL CONTAIN NO MORE THAN THREE INSULATECOLOR-CODED PHASE CONDUCTORS, THREE INSULATED COLOR-CODED NEUTRAL CONDUCTORS, AND ONE INSULATED GREEN GROUNDING CONDUCTOR.
   3. TYPE MC CABLE SHALL HAVE A DEDICATED NEUTRAL FOR EACH CIRCUIT. I.E. CABLE SERVING THREE SINGLE POLE CIRCUITS ARE REQUIRED TO HAVE THREE PHASE CONDUCTORS AND THREE DEDICATED NEUTRALS AS PART OF THE CABLE ASSEMBLY.
   4. TYPE MC CABLE CONDUCTOR INSULATION SHALL BE COLOR CODED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION OF SPECIFICATIONS.
   5. GROUND CONDUCTOR SHALL BE THE SAME AWG AS THE PHASE AND NEUTRAL CONDUCTORS.
   6. CONDUCTORS SHALL BE SOFT-ANNEALED COPPER PER ASTM B3 AND/ORB8.
   7. THE CABLE SHALL BE ASSEMBLED BY TWISTING AND COVERING THE CONDUCTOR BUNDLE WITH A POLYESTER TAPE.
   8. THE OUTER CABLE ASSEMBLY ARMOR SHALL BE ALUMINUM TYPE ONLY, PER U.L.1569.
   9. TYPE MC CABLE MAY ONLY BE USED IN THE FOLLOWING APPLICATIONS:
      a. FIXTURE WHIPS.
      b. UNDERCABINET FIXTURE CONNECTIONS.
      c. NORMAL POWER BRANCH CIRCUITS.
   10. TYPE MC CABLE SHALL BE SUPPORTED AND SECURED EVERY 6 FEET. WIRE SUPPORTS ARE NOT PERMITTED. HANGERS AND SUPPORTS SHALL BE DESIGNED TO SUPPORT MC CABLE. MC CABLE SHALL BE RUN PARALLEL OR PERPENDICULAR TO THE BUILDING STRUCTURE.
   11. TYPE MC CABLE SHALL BE SECURED WITHIN 12" OF EVERY BOX, CABINET, OR FITTING.

G. LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT:
   1. FINAL CONNECTION TO ALL MOTORS, TRANSFORMERS, AND OTHER ROTATING OR VIBRATING EQUIPMENT - MAXIMUM LENGTH SHALL BE 48", MINIMUM LENGTH SHALL BE 12". USE ALLOWABLE TYPE OF NON-FLEXIBLE METALLIC RACEWAY IN INSTANCES WHERE FLEXIBLE CONDUITS WILL EXCEED 48".
   2. FINAL CONNECTIONS TO ALL EXTERIOR MOUNTED EQUIPMENT (SUCH AS HVAC CONDENSING UNITS, ROOF MOUNTED FANS THAT HAVE EXTERNAL CONNECTIONS, ETC.) - MAXIMUM LENGTH SHALL BE 48", MINIMUM LENGTH SHALL BE 12". USE ALLOWABLE TYPE OF NON-FLEXIBLE METALLIC RACEWAY IN INSTANCES WHERE FLEXIBLE CONDUITS WILL EXCEED 48".
   3. FIRE PUMP WIRING PER NFPA 20 - SEE RMC REQUIREMENTS FOR OTHER FIRE PUMP APPLICATIONS.
   4. AS OTHERWISE NOTED OR RESTRICTED.

CONDUCTORS:

1. ALL POWER WIRING SHALL BE STRANDED COPPER EXCEPT WHERE NOTED OTHERWISE. 600V TYPE THWN/THWN INSULATION INSTALLED IN METALLIC CONDUIT. COLOR CODE SHALL BE: BLACK, RED, BLUE, WHITE, GREEN (A,B,C,N,G) FOR 120/208V SYSTEMS. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG.
2. ALL NEW CIRCUITS SHALL CONTAIN AN INSULATED GREEN GROUNDING CONDUCTOR, #12 AWG MINIMUM.
3. ALL BRANCH CIRCUITS SHALL HAVE A DEDICATED NEUTRAL.
4. MAXIMUM OF (3) CONDUCTORS (A, B, & C PHASES), (1) NEUTRAL, AND (1) GROUND PER CONDUIT.
5. CONDUCTOR AND CABLE GENERAL REQUIREMENTS:
   A. PROVIDE PRODUCTS THAT COMPLY WITH REQUIREMENTS OF NFPA 70.
   B. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED.
   C. PROVIDE NEW CONDUCTORS AND CABLES MANUFACTURED NOT MORE THAN ONE YEAR PRIOR TO INSTALLATION.
   D. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, ETC. AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
   E. COMPLY WITH NEMA WC 70.
   F. COMPLY WITH FS A-A-59544 WHERE APPLICABLE.
   G. THERMOPLASTIC-INSULATED CONDUCTORS AND CABLES: LISTED AND LABELED AS COMPLYING WITH UL 83.
   H. THERMOSET-INSULATED CONDUCTORS AND CABLES: LISTED AND LABELED AS COMPLYING WITH UL 44.
   I. CONDUCTORS FOR GROUNDING AND BONDING: SEE GROUNDING AND BONDING SECTION.
   J. CONDUCTORS AND CABLES INSTALLED IN CABLE TRAY: LISTED AND LABELED AS SUITABLE FOR CABLE TRAY USE.
   K. CONDUCTORS AND CABLES INSTALLED WHERE EXPOSED TO DIRECT RAYS OF SUN: LISTED AND LABELED AS SUNLIGHT RESISTANT.
   L. CONDUCTORS AND CABLES INSTALLED EXPOSED IN SPACES USED FOR ENVIRONMENTAL AIR (ONLY WHERE SPECIFICALLY PERMITTED): PLENUM RATED. LISTED AND LABELED AS SUITABLE FOR USE IN RETURN AIR PLENUMS.
   M. CONDUCTOR MATERIAL:
      a. PROVIDE COPPER CONDUCTORS EXCEPT WHERE ALUMINUM CONDUCTORS ARE SPECIFICALLY INDICATED. SUBSTITUTION OF ALUMINUM CONDUCTORS FOR COPPER IS NOT PERMITTED. CONDUCTOR SIZES INDICATED ARE BASED ON COPPER UNLESS SPECIFICALLY INDICATED AS ALUMINUM OR DESIGNATED WITH THE ABBREVIATION "AL" INDICATE ALUMINUM.
   N. WHERE ALUMINUM CONDUCTORS ARE SUBSTITUTED FOR COPPER, COMPLY WITH THE FOLLOWING:
      1. SIZE ALUMINUM CONDUCTORS TO PROVIDE, WHEN COMPARED TO COPPER SIZES INDICATED, EQUIVALENT OR GREATER AMPACITY AND EQUIVALENT OR LESS VOLTAGE DROP.
      2. INCREASE SIZE OF RACEWAYS, BOXES, WIRING GUTTERS, ENCLOSURES AS REQUIRED TO ACCOMMODATE ALUMINUM CONDUCTORS.
      3. PROVIDE ALUMINUM EQUIPMENT GROUNDING CONDUCTOR SIZED ACCORDING TO NFPA 70.
      4. EQUIP ELECTRICAL DISTRIBUTION EQUIPMENT WITH COMPRESSION LUGS FOR TERMINATING ALUMINUM CONDUCTORS.
         1. COPPER CONDUCTORS: SOFT DRAWN ANNEALED, 98 PERSEN CONDUCTIVITY. COPPER CLAD CONDUCTORS COMPLYING WITH ASTM B3, ASTM B8, OR ASTM B787/B787M UNLESS OTHERWISE INDICATED.
         2. TINNED COPPER CONDUCTORS: COMPLY WITH ASTM B33.
         5. ALUMINUM CONDUCTORS (ONLY WHERE SPECIFICALLY INDICATED OR PERMITTED FOR SUBSTITUTION): A6-8000 SERIES ALUMINUM ALLOY CONDUCTORS PER ASTM B800 AND ASTM B800 AND COMPACT STRANDED IN ACCORDANCE WITH ASTM B801 UNLESS OTHERWISE INDICATED.
6. ALL BRANCH CIRCUIT WIRING REQUIRES DEDICATED NEUTRALS.
7. CONDUCTOR SIZES INDICATED ON THE DRAWINGS SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE CIRCUIT UNLESS NOTED OTHERWISE, OR AS SPECIFIED HEREIN FOR VOLTAGE DROP.
8. PHASE CONDUCTORS SIZED #8 AWG AND SMALLER SHALL BE PROVIDED WITH THE PROPER INSULATION COLOR IN MANUFACTURE. PHASE CONDUCTORS SIZED LARGER THAN #8 AWG MAY BE IDENTIFIED WITH PROPERLY COLORED ELECTRICAL TAPE.
9. GROUNDED OR GROUNDING CONDUCTORS SIZED #6 AWG AND SMALLER SHALL BE PROVIDED WITH THE PROPER INSULATION COLOR IN MANUFACTURE. GROUNDED OR GROUNDING CONDUCTORS SIZED # 4 AWG AND LARGER MAY BE IDENTIFIED WITH PROPERLY COLORED ELECTRICAL TAPE. (SEE ALSO NEC 310-12.)
10. NEUTRAL CONDUCTORS SHALL HAVE STRIPE OR MARKING OF COLOR MATCHING PHASE CONDUCTOR COLOR AND WHEN REQUIRED BY NEC 200-6(D).

RACEWAY:

1. METALLIC RACEWAY SHALL BE TYPE EMT. FITTINGS SHALL BE STEEL COMPRESSION GLAND TYPE WITH INSULATED THROATS. ALL BOXES SHALL BE METALLIC OF PROPER SIZE, WITH APPROPRIATE PLASTER RINGS AND MOUNTING ACCESSORIES. ALL RACEWAYS SHALL BE RUN CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS OTHERWISE NOTED ON PLANS.
2. ALL RACEWAY SHALL BE 3/4 INCH MINIMUM.
3. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED FOR EQUIPMENT CONNECTIONS, BUT NOT AS A WIRING METHOD OTHERWISE.
4. JUNCTION AND PULL BOXES SHALL BE CODE GAUGE GALVANIZED SHEET METAL.

F. FLEXIBLE METALLIC CONDUIT:
   1. CONCEALED FINAL CONNECTIONS TO CEILING MOUNTED LIGHTING FIXTURES AND CEILING MOUNTED DEVICES (SMOKE DETECTORS, SPEAKERS, ETC.) IN DRY ACCESSIBLE AREAS ONLY - MAXIMUM LENGTH SHALL BE 6'.
   2. AS OTHERWISE NOTED OR RESTRICTED.

WIRING DEVICES

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND PROPERLY INSTALL ALL WIRING DEVICES AND PLATES IN NEW AND EXISTING WALLS. CUTTING AND PATCHING SHALL BE PROVIDED IN ALL FINISHED AREAS HAVING CONCEALED WIRING.
2. DUPLEX RECEPTACLES AND SWITCHES SHALL BE SNOW COLOR FACE ON NORMAL POWER. PROVIDE APPROPRIATELY GANGED #302 SNOW COLOR PLATES FOR ALL WIRING DEVICES. GROUND STRAP SHALL BE OF BRASS MATERIAL.
3. ALL DEVICES OF ONE TYPE (I.E., ALL SNAP SWITCHES, ALL DUPLEX RECEPTACLES, ETC.) SHALL BE BY THE SAME MANUFACTURER. SPECIAL PURPOSE DEVICES MAY NOT BE AVAILABLE FROM THE SAME MANUFACTURER SHALL CONSTITUTE THE ONLY EXCEPTION TO THIS REQUIREMENT OF SINGLE SOURCE.
4. ACCEPTABLE MANUFACTURERS SHALL BE LEGRAND/PASS AND SEYMOUR OR HUBBELL.

PRODUCTS:

1. COMMERCIAL-GRADE DUPLEX CONVENIENCE RECEPTACLES, 125 V, 20 A; COMPLY WITH NEMA WD 1, NEMA WD 6 CONFIGURATION 5-20R, UL 498 SUPPLEMENT SD AND FEDERAL SPECIFICATION W-C-596. PREWIRED PIGTAIL CONNECTIONS THAT ACCOMMODATE FED SPEC RECEPTACLES ARE APPROVED. MUST BE CRIMPED AND WELDED TERMINAL RIGHT ANGLE APPLICATION CONNECTOR.
   a. PASS & SEYMOUR; 8301 (SINGLE), PS8300H (DUPLEX),
   b. HUBBELL; HBL8310 (SINGLE), HBL8300H (DUPLEX).
2. TAMPER-RESISTANT COMMERCIAL-GRADE DUPLEX CONVENIENCE RECEPTACLES, 125 V, 20 A; COMPLY WITH NEMA WD 1, NEMA WD 6 CONFIGURATION 5-20R, UL 498 SUPPLEMENT SD AND FEDERAL SPECIFICATION W-C-596. PREWIRED PIGTAIL CONNECTIONS THAT ACCOMMODATE FED SPEC RECEPTACLES ARE APPROVED. MUST BE CRIMPED AND WELDED TERMINAL RIGHT ANGLE APPLICATION CONNECTOR.
   a. PASS & SEYMOUR; TR8301 (SINGLE),
   b. HUBBELL; HBL8300SG.
3. USB CHARGING RECEPTACLE WITH (4) USB PORTS AND MINIMUM CHARGING OUTPUT OF 4.2 A. COMPLIES WITH REQUIREMENTS OF UL1310.
   a. PASS & SEYMOUR; TM8USB4*CC6
   b. HUBBELL; HBL8300 SERIES
4. COMMERCIAL-GRADE, DUPLEX GFCI CONVENIENCE RECEPTACLES, 125 V, 20A; COMPLY WITH NEMA WD1, NEMA WD6 CONFIGURATION 5-20R, UL 498 SUPPLEMENT SD, FEDERAL SPECIFICATION W-C-596 AND UL943, CLASS A, AND INCLUDE INDICATOR LIGHT THAT IS LIGHTED WHEN DEVICE IS TRIPPED CONDUCTS AN AUTOMATIC TEST EVERY THREE SECONDS, ENSURING GROUND FAULT PROTECTION. IF PROTECTION IS LOST, POWER TO THE UNIT IS DISCONNECTED AND INDICATOR LIGHT FLASHES INDICATING THAT THE UNIT SHOULD BE REPLACED.
   a. PASS & SEYMOUR; 2097HGTR, 2097HGRA (NAFTA COMPLIANT)
   b. HUBBELL; HBL8300 SERIES
5. TAMPER-RESISTANT, COMMERCIAL-GRADE, DUPLEX GFCI CONVENIENCE RECEPTACLES, 125 V, 20 A; COMPLY WITH NEMA WD1, NEMA WD6 CONFIGURATION 5-20R, UL 498 SUPPLEMENT SD, FEDERAL SPECIFICATION W-C-596 AND UL943, CLASS A, AND INCLUDE INDICATOR LIGHT THAT IS LIGHTED WHEN DEVICE IS TRIPPED CONDUCTS AN AUTOMATIC TEST EVERY THREE SECONDS, ENSURING GROUND FAULT PROTECTION. IF PROTECTION IS LOST, POWER TO THE UNIT IS DISCONNECTED AND INDICATOR LIGHT FLASHES INDICATING THAT THE UNIT SHOULD BE REPLACED.
   a. PASS & SEYMOUR; 2097TRGTR, 2097HGTRNA (NAFTA COMPLIANT)
   b. HUBBELL; HBL8300 SERIES
6. SNAP SWITCHES FOR GENERAL USE SHALL BE HEAVY DUTY, 20A-RATED, 120/277 VAC, MAINTAINED CONTACT TYPES, AND SHALL BE SINGLE-POLE, DOUBLE-POLE, 3-WAY, OR FOUR-WAY AS REQUIRED FOR THE SPECIFIC SWITCHING ARRANGEMENTS SHOWN ON THE DRAWINGS. THEY SHALL BE QUIET TUMBLER OPERATION TYPES, HAVING SILVER ALLOY CONTACTS, AND MEETING ALL NEMA PERFORMANCE STANDARDS.
7. SWITCHES SHALL BE TOGGLE OR KEY-OPERATED TYPES, AS INDICATED ON THE DRAWINGS. ALL KEY-OPERATED SWITCHES SHALL BE KEYED ALIKE.
8. SNAP SWITCHES INSTALLED IN HAZARDOUS LOCATIONS SHALL BE U.L. LISTED FOR USE IN THE TYPE OF LOCATION (CLASS AND DIVISION).
9. WEATHERPROOF SNAP SWITCHES SHALL BE STANDARD SWITCHES INSTALLED WITH PASS & SEYMOUR #CA1GS (OR EQUAL) SWITCH BOX ADAPTERS AND WEATHERPROOF LIFT COVER PLATES.
   a. SINGLE-POLE SWITCHES SHALL BE PASS & SEYMOUR #PS20AC1 OF PROPER COLOR.
   b. DOUBLE-POLE SWITCHES SHALL BE PASS & SEYMOUR #PS20AC2 OF PROPER COLOR.
   c. THREE-WAY SWITCHES SHALL BE PASS & SEYMOUR #PS20AC3 OF PROPER COLOR.
   d. FOUR-WAY SWITCHES SHALL BE PASS & SEYMOUR #PS20AC4 OF PROPER COLOR.
   e. SWITCHES WITH LIGHTED HANDLES SHALL BE EQUAL TO PASS & SEYMOUR #PS20AC1SLSERIES (VERIFY VOLTAGE).

BOXES FOR ELECTRICAL SYSTEMS:

1. GENERAL REQUIREMENTS:
   A. DO NOT USE BOXES AND ASSOCIATED ACCESSORIES FOR APPLICATIONS OTHER THAN AS PERMITTED BY NFPA 70 AND PRODUCT LISTING.
   B. PROVIDE ALL BOXES, FITTINGS, SUPPORTS, AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY SYSTEM AND TO ACCOMMODATE DEVICES AND EQUIPMENT TO BE INSTALLED.
      a. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED.
      b. WHERE BOX SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70 BUT NOT LESS THAN APPLICABLE MINIMUM SIZE REQUIREMENTS SPECIFIED.
      c. PROVIDE GROUNDING TERMINALS WITHIN BOXES WHERE EQUIPMENT GROUNDING CONDUCTORS TERMINATE.
2. OUTLET AND DEVICE BOXES UP TO ***100 CUBIC INCHES***, INCLUDING THOSE USED AS JUNCTION AND PULL BOXES:
   a. USE ***SHEET-STEEL BOXES***; FOR DRY LOCATIONS UNLESS OTHERWISE INDICATED OR REQUIRED.
   b. USE ***CAST ALUMINUM BOXES*** FOR DAMP OR WET LOCATIONS UNLESS OTHERWISE INDICATED OR REQUIRED; FURNISH WITH COMPATIBLE WEATHERPROOF GASKETED COVERS.
   c. USE ***CAST ALUMINUM BOXES***; WHERE ***EXPOSED GALVANIZED STEEL RIGID METAL CONDUIT; EXPOSED INTERMEDIATE METAL CONDUIT (IMC)*** IS USED.
   d. USE ***CAST ALUMINUM BOXES***; WHERE ***ALUMINUM RIGID METAL CONDUIT*** IS USED.
   e. USE ***NONMETALLIC BOXES***; WHERE ***EXPOSED RIGID PVC CONDUIT*** IS USED.
   f. USE SUITABLE CONCRETE TYPE BOXES WHERE FLUSH-MOUNTED IN CONCRETE.
   g. USE SUITABLE MASONRY TYPE BOXES WHERE FLUSH-MOUNTED IN MASONRY WALLS.
   h. USE RAISED COVERS SUITABLE FOR THE TYPE OF WALL CONSTRUCTION AND DEVICE CONFIGURATION WHERE REQUIRED. USE SHALLOW BOXES WHERE REQUIRED BY THE TYPE OF WALL CONSTRUCTION.
   i. DO NOT USE "THROUGH-WALL" BOXES DESIGNED FOR ACCESS FROM BOTH SIDES OF WALL.
   k. SHEET-STEEL BOXES: COMPLY WITH NEMA OS 1, AND LIST AND LABEL AS COMPLYING WITH UL 514A.
   l. CAST METAL BOXES: COMPLY WITH NEMA FB 1, AND LIST AND LABEL AS COMPLYING WITH UL 514A.
3. NONMETALLIC BOXES: COMPLY WITH NEMA OS 2, AND LIST AND LABEL AS COMPLYING WITH UL 514C.
   A. BOXES FOR SUPPORTING LUMINAIRES AND CEILING FANS: LISTED AS SUITABLE FOR THE TYPE AND WEIGHT OF LOAD TO BE SUPPORTED; FURNISHED WITH FIXTURE STUD TO ACCOMMODATE MOUNTING OF LUMINAIRE WHERE REQUIRED.
   B. BOXES FOR GANGED DEVICES: USE MULTIGANG BOXES OF SINGLE-PIECE CONSTRUCTION. DO NOT USE FIELD-CONNECTED GANGABLE BOXES UNLESS SPECIFICALLY INDICATED OR PERMITTED.
   C. MINIMUM BOX SIZE, UNLESS OTHERWISE INDICATED:
4. COMMUNICATIONS SYSTEMS OUTLETS: ***4 INCHES SQUARE BY 2-1/8 INCH (100 BY 54 MM) TRADE SIZE.***
5. CEILING OUTLETS: ***4 INCH OCTAGONAL OR SQUARE BY 1-1/2 INCH DEEP (100 BY 38 MM) TRADE SIZE; 4 INCH OCTAGONAL OR SQUARE BY 2-1/8 INCH DEEP (100 BY 54 MM) TRADE SIZE.***
6. CABINETS AND ENCLOSURES, INCLUDING JUNCTION AND PULL BOXES LARGER THAN ***100 CUBIC INCHES***:
   A. COMPLY WITH NEMA 250, AND LIST AND LABEL AS COMPLYING WITH UL 50 AND UL 508, OR UL 50E.
   B. NEMA 250 ENVIRONMENT TYPE, UNLESS OTHERWISE INDICATED:
      a. INDOOR CLEAN, DRY LOCATIONS: ***TYPE 1, PAINTED STEEL; TYPE 1, GALVANIZED STEEL; TYPE 12, PAINTED STEEL.***
      b. OUTDOOR LOCATIONS: ***TYPE 3

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

October 29, 2026

RE: Conditional Use Permit
Case No. 26-120-00006
U16, Blk 83, Lots 33A & 34A (1305 & 1309 Golf Course Rd SE)

Dear Property Owner:

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

The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit, to allow for RV storage. The subject property is legally described as U16, Blk 83, Lots 33A and 34A, and is physically located at 1305 and 1309 Golf Course Rd SE. The property is zoned NC: Neighborhood Commercial and consists of a combined .82 acres.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 17, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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

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

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

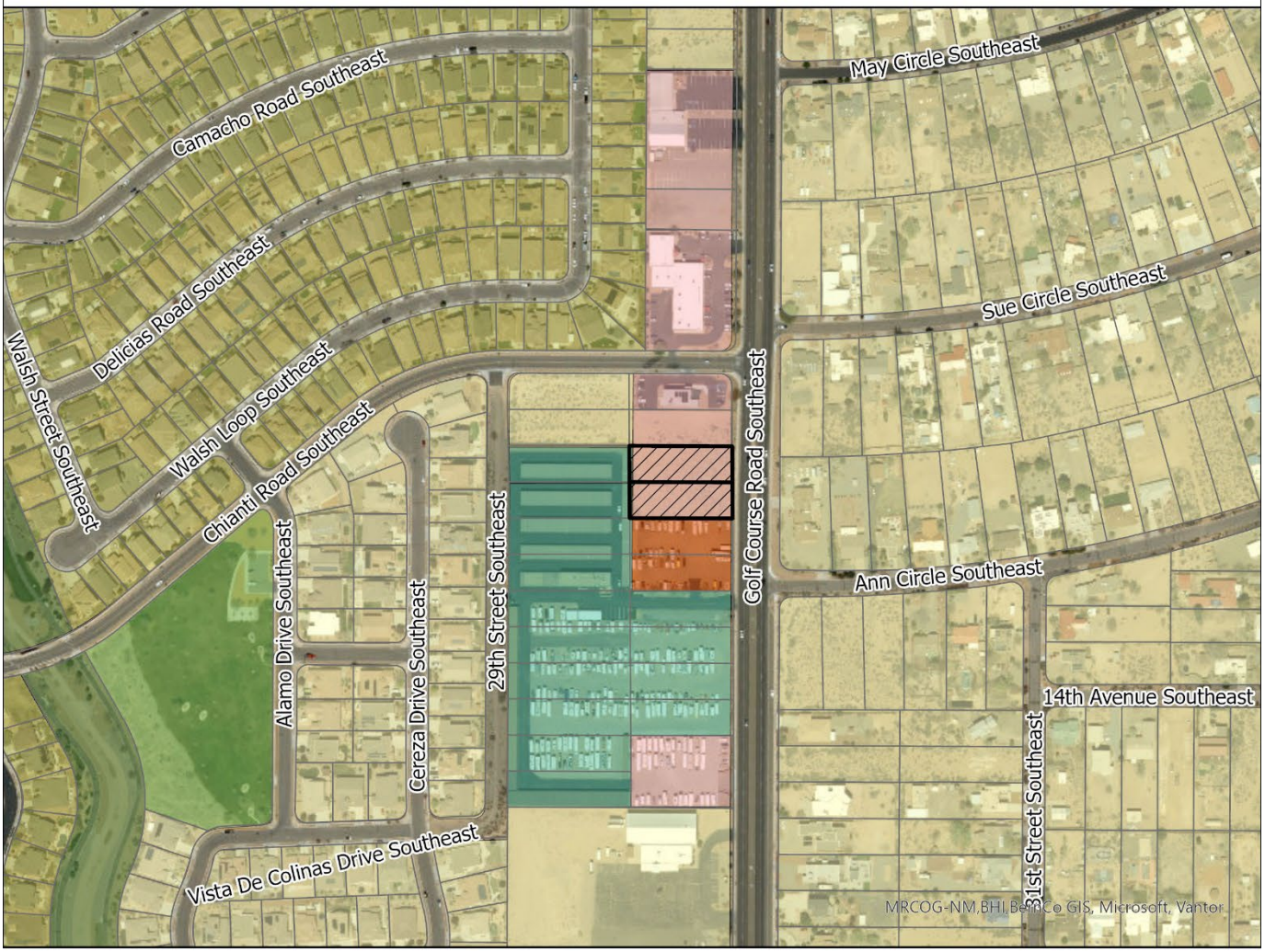
Respectfully,

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

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

1305 & 1309 GOLF COURSE RD SE
RRE UNIT 16, BLOCK 83, LOTS 33A & 34A
CONDITIONAL USE PERMIT FOR RV STORAGE



GIS Moving Spatial Data Forward

N
W E
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Legend

Zoning
- C-1
- NC
- OS
- PR
- R-1
- R-4
- SU
- Subject Properties

0 0.01 0.03 0.06 0.09 0.12 0.15 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, 10/29/2026

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, November 17, 2026:

Preliminary/Final Plat
Case #26-200-00004

The applicant, SSCAFCA, through their agent, JAG Planning & Zoning, LLC, requests approval of a Preliminary/Final Plat for the creation of one parcel and the dedication of public right-of-way to Southern Boulevard from three existing parcels legally described as Panorama Heights West, Block 2, Parcels C, N and O. The subject property is zoned R-1: Single Family Residential and comprises approximately 1.626 acres.

Preliminary Plat Extension
Case #24-210-00007

The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Zone Map Amendment/Site Plan
Case #26-100-00014

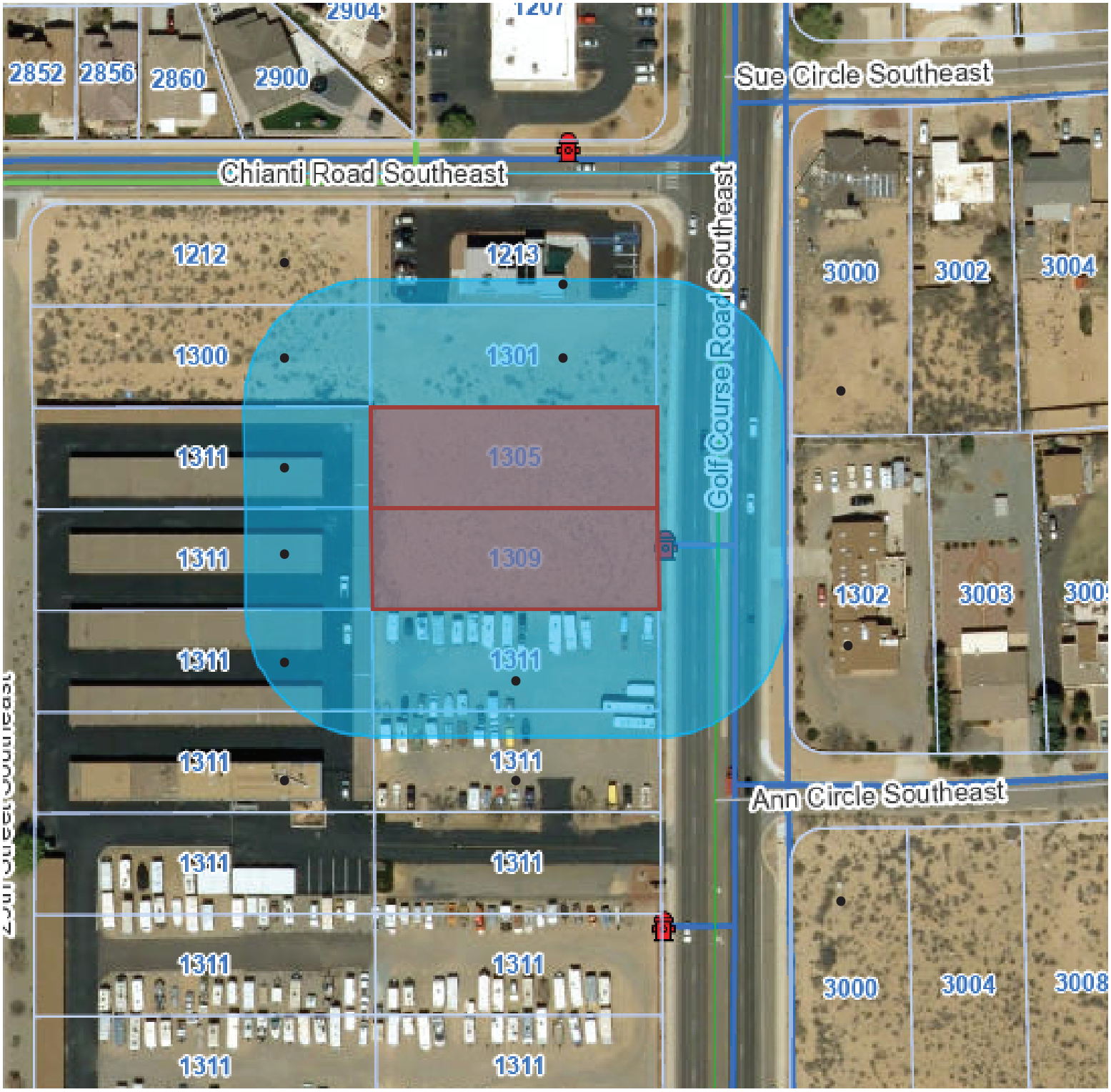
The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as MERC, Tr C2A1A, physically located at 1090 NM Highway 528. The ZMA request would amend the SU: Special Use zoning designation to address adjustments to overall architectural requirements, access, building signage, parking requirements, and landscaping (for the entirety of the 2.41 acres).

Conditional Use Permit
Case #26-120-00006

The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit, to allow for RV storage. The subject property is legally described as U16, Blk 83, Lots 33A and 34A, and is physically located at 1305 and 1309 Golf Course Rd SE. The property is zoned NC: Neighborhood Commercial and consists of a combined .82 acres.

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: November 2, 2026



Notice Map: • - 100ft f/subject property, certified mail

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 26-120-00006

REQUEST FOR CONDITIONAL USE PERMIT FOR RV STORAGE FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK 83, LOTS 33A AND 34A.

Applicant: Panthera Ventures, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 17th day of November, 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2. Following procedures for a Conditional Use Permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a Conditional Use Permit for an RV storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.22 (C)(3,) NC: Neighborhood Commercial District, Conditional Uses.
3. Landscaping details, parking details, and other zoning standards to be confirmed with Building Permit review.
4. Site development shall adhere to all applicable Fire, Building, and Engineering Codes and standards.
5. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.

THEREFORE, the application for a Conditional Use Permit for RV Storage for the property legally described as Unit 16, Block 83, Lots 33A and 34A, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 17, 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. 26-120-00006

REQUEST FOR CONDITIONAL USE PERMIT FOR RV STORAGE FOR THE PROPERTY LEGALLY DESCRIBED AS U16, BLK 83, LOTS 33A AND 34A.

Applicant: Panthera Ventures, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 17th day of November, 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2. Following procedures for a Conditional Use Permit, proper notice of hearing was given.
3. The applicant has the authority to apply for an RV storage facility.
4. 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 a Conditional Use Permit as set forth in R.O. 2003 Section 150.04.

THEREFORE, the application for a Conditional Use Permit for self-storage for the property legally described as Unit 16, Block 83, Lots 33A and 34A, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 17, 2026, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 26-100-00014

AGENDA DATE:
November 17, 2026

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as The Mercado, Tract C-2A1-A. The request is to amend the architectural regulations, building signage, and landscaping standards for the subject property. 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, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as the Mercado, Tract C-2A1-A, physically located at 1090 NM Highway 528. The request would amend the overall architectural regulations, building signage, and landscaping standards for the 2.4071 acre SU: Special Use Zoned property.

The subject property is currently zoned SU/Special Use for C-1/Retail Commercial Permissive Uses, by Ordinance No. 21 Enactment No. 17-23. The ordinance supersedes previous ordinance No. 90-001 where it conflicts for enhanced design standards for the larger 18.7 acre area north of Corrales Rd and bounded by NM Hwy 528 to west and Grande Vista Rd NE to the east. The 1990 Ordinance (90-001) designated the zoning and permissive uses for approximately 62 acres in Corrales North, Unit 1, while the 2017 Ordinance (17-23) added design standards and development restrictions.

As the property is zoned SU/Special Use District, site plan approval by Governing Body is required.

The subject property is currently undeveloped, but is abutted by commercial development to the north, east, and south; specifically, there exists a gas station to the south, a storage facility to the east, and restaurants to the north. The proposed use for the subject property is for a drive-thru window restaurant, namely, a McDonalds. The McDonalds will be located on 1.521 acres of the existing 2.4071 acre Tract. The applicant has provided a Site Plan, landscaping plan, and elevations for the proposed McDonalds.

Proposed changes to the Development Standards and Regulations for the Subject Property, as presently regulated by O.21, Enact. 17-23:

Architecture:

Existing Ordinance:

- No plain metal surfaces shall be allowed. All metal surfaces shall have a stucco façade.
- No plain concrete surfaces shall be allowed. All concrete surfaces shall have a stucco façade.

Requested Changes:

- Building surfaces shall adhere to Non-Residential Design Standards per Section 154.61 (D) (as of the effective date of this Ordinance or as subsequently amended)

The requested Architectural changes remove the specific concrete and metal language to align standards to City Code language of "The use of corrugated metal siding shall not compose more than 20% of a building facade. The use of architectural metal siding as an architectural element of a building that is finished with a powder coating designed to withstand natural elements for a minimum of 20 years is encouraged as long as the metal panels used are composed of two or more colors if metal is the dominant building material used."

This change is relatively minor and when combined with the existing standard that "All buildings shall be of similar design and constructed of similar materials to ensure consistency in development," would not change the allowance of metal buildings or other buildings that would not fit in with the surrounding area. There are two other standards in the existing Ordinance for architectural standards which remain.

Signage:

Existing Ordinance:

- Building Signs. One wall sign per business of 40 square feet or 4% of the façade, whichever is greater.
- All wall signs shall be channel type lettering and shall be internally illuminated. Exposed neon must be within channel lettering.
- No signage shall be placed on any wall that faces east.
- Freestanding Signs. Freestanding signage shall be limited as follows:
    - Two (2) monument signs shall be allowed on NMSR 528 frontage; maximum square footage of 135 per sign face at a height not to be exceed 15’6’’.
    - Two (2) monument signs shall be allowed on NM 448 frontage.
    - Maximum square footage of 80 per sign at a height not to exceed 15’6’’
    - One wall mounted sign for the eastern most parcel not to exceed 60 square feet and 8 feet in height.
    - Two wall signs per business of 40 square feet or 4% of the façade are allowed on Tract C-2B1.

Reqeusted Changes:

- All signs, except as allowed below, shall be per regulations under R.O. 2003, Chapter 156 Sign Regulations (as of the effective date of this Ordinance or as subsequently amended).
- Freestanding Signs shall be limited as follows: One (1) multi-tenant monument sign shall be allowed on NMSR 528 frontage; maximum square footage of 140 sq ft per sign face at a height not to exceed 16 ft.

The requested changes to signage allow for wall signage to be at a ratio of one sq ft of sign area to one linear foot of frontage. The freestanding sign change increases the maximum square footage by 5 sq ft and increases the height by 6 in. The proposed signage would not be limited to one sign per business, but rather a square footage basis for the side of the building its located on. The change in wall signage square footage permitted, may only result in a small increase in total wall signage.

Landscaping:

Existing Ordinance:

- Landscaping shall consist of plants and materials listed in the Comprehensive Plan Landscape palette. A landscaping plan shall be submitted for approval via the site plan approval process. At minimum, the landscaping plan shall be designed per the following:
    - A minimum of 15% of the site shall be landscaped.
    - 80% of total landscape requirement shall be live plant material.
    - Trees shall be 3” caliper minimum.
    - Shrubs shall be 5” gallon minimum
    - Plants shall be drought tolerant.
    - Deciduous trees and shrubs shall be planted in all parking lot medians.
    - Street trees a minimum of 15’ in height shall be planted 20’ on center along NMSR 528 frontage on parcels C-2A2 and C-2A3 to mitigate impacts as viewed from the West. At least one-half of the street trees shall be evergreens planted in massed planning arrangements.
    - A buffer consisting of 10-12 foot trees, planted eight feet on center, shall be planted from the southwest corner continuing 40’ to the west on Tract C-2A2 to mitigate impacts as viewed from the south and southeast.

- Landscape Buffers
    - A minimum 15’ landscape buffer shall be required along the property line, which abuts Grande Vista Road
    - The buffer along the east side shall consist primarily of mature evergreen trees. Spacing of trees shall be 15’ on center. Trees shall be a minimum of 10’ when planted.
    - A minimum six-foot high opaque wall with stucco or split-faced textured block finish shall be required to visually screen development from abutting residential zones. The wall is to be located along the west side of the 15’ landscaped berm for its length or generally from the north property line to the south property line.
    - A berm with ground cover shall be built, landscaped, and maintained along Grande Vista Road. The height of the berm shall be equal to the height of the land on the other side of the wall.

Requested Changes:

- Landscaping shall be per R.O. 2003, Section 154.61 (B) (as of the effective date of this Ordinance or as subsequently amended)
- Removal of other specific landscaping standards above, such as square footage, special size, tree types, and the "Landscape Buffers". The street trees required along NM Hwy 528 remain in the standards

The requested change to City Code standards would be to require no less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front. The existing Ordinance required 15% of the lot to be landscaped, but does not set a standard for the square footage required along the frontage of the property. The buffer language is removed for this specific property as it is not applicable. The language is for properties which are across right-of-way from residential and this property is surrounded by commercially zoned property. The standard for trees along NM Hwy 528 remains to provide visual relief and buffering.

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 SU zoning designation is consistent with the health, safety, morals, and general welfare of the City and supports this development, which aligns with the City's goals of promoting accessible services and amenities for its residents. Additionally, the Site Plan's adherence to accessibility, safety, and landscaping standards demonstrates a commitment to community well-being and environmental stewardship. The proposed Site Plan will serve as a convenient dining option for local residents and visitors. Its location near retail stores, offices, and restaurants ensures seamless integration into the existing commercial environment. This productive use of the currently vacant property will boost economic activity in the area and contribute to the neighborhood's overall vibrancy."

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 already permissive on the site (ie. drive-in, drive-through window restaurants) with some edits to landscaping and that allow for this specific business to develop the site as depicted in their site plan submittal. The amendments to the design standards are aligning site development more in-line with current City Code standards, while still maintaining some of the protections for this specific area of the City.

The design standards established under Enact. 17-23 were adopted for enhanced buffering, landscaping, and other development restrictions to protected neighboring residential properties to the east. The subject property itself is located nearly 900 ft away from the nearest residential to the east and over 500 ft away from residential properties to the west (which also have NM 528 and commercial properties between). Therefore, the standards being removed for the subject property are not needed or applicable, and the remaining landscaping and design standards maintain adequate protections for the health, safety, and welfare of the surrounding area. 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 Zone Map Amendment represents a minor, logical adjustment to the ordinance and enactment that aligns with the City's Comprehensive Plan by promoting economic development and providing convenient services for residents and visitors. This justification supports the stability and appropriateness of this proposed change. The proposed Site Plan supports stable land use and zoning by maintaining the SU zoning designation, which is consistent with the surrounding commercial and special-use properties. The Approval seeks to optimize the productive use of the subject property, transforming a vacant lot into a vibrant commercial site that aligns with the City's zoning and development goals. The proposed McDonald's restaurant is compatible with adjacent land uses, including offices, retail, and restaurants, and will enhance the commercial character of the area."

Staff recommends that the Planning & Zoning Board find that the zone change is justified, as the proposed SU zoning remains in line with the existing SU zoning of the site and surrounding properties. The request will maintain the existing commercial SU permissive uses, while enabling

site specific development for the proposed McDonalds. The site specific requests are relatively minor changes or are in-line with City-wide standards, and provide stability of zoning. Criteria is satisfied.

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

The applicant states: "The SU zoning designation allows this project to complement adjacent uses, including retail stores, offices, and restaurants, creating a cohesive and diverse land-use environment. This Approval leverages the site's strategic location to enhance economic vitality, provide convenient dining options, and meet the needs of the surrounding community. The project's adherence to accessibility standards, landscaping requirements, and architectural guidelines demonstrates alignment with the Comprehensive Plan's vision for sustainable and balanced growth. This balanced development helps strengthen the City's commercial base and supports its long-term vision for cohesive land use."

Staff recommends the Planning and Zoning Board finds that the applicant has adequately addressed this criteria in their justification letter, and concurs that the proposed commercial development remains in line with existing and surrounding commercial zoning/commercial businesses. As the underlying land use and permissive uses are not changing with this request, the zoning of the subject property remains consistent with the adopted elements of the Comprehensive Plan. The proposed changes to the design standards and development requirements for the subject property conform to the goals and vision of the Comprehensive Plan. Criteria is satisfied.

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

The applicant states that: "The existing Special Use zone is dictated by Ordinance No. 21, Enactment No. 17-23. is inappropriate due to the changed community conditions. The existing Ordinance was established during vacant conditions; since then, the parcels have been subdivided, creating a need for separate multi-tenant signage, updated landscaping along NM 528, and building treatments."

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 commercial development for the property, as intended, seeing as how drive-through restaurants were already allowed; with minimal changes to landscaping and design standards previously dictated for the property. An additional restaurant use in the community, such as the proposed McDonalds, is further justified by a need for additional restaurant 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.

The proposed changes to signage, landscaping, and other design standards are more advantageous for the community, as the wall signage will be in conformance with the recently

amended Sign Code, and the landscaping standards will be in accordance with City Code standards. The development of this area with a number of commercial businesses creates the need for amendments to the multi-tenant signage on the subject property. 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 states, "not applicable." Staff recommends the Board find that this criteria is not a determining factor for a change of zone. Criteria is satisfied.

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

The applicant states, "While the proposed McDonald's restaurant is located on a major street (New Mexico State Road 528), the justification for this Zone Map Amendment extends beyond its location. The project integrates seamlessly with surrounding land uses, complies with SU zoning requirements, and addresses community needs through accessible design, adequate parking, and sustainable landscaping, making it a well-rounded and beneficial addition to the neighborhood. While the proposed McDonald's restaurant is located on a major street (New Mexico State Road 528), the justification for this Site Plan extends beyond its location. The development aligns with the City's Comprehensive Plan by fostering economic growth, supporting neighborhood-scale retail consistent with nearby residential areas to the west, and enhancing the area's commercial viability."

Staff recommends that the Planning and Zoning Board find that the zoning request, while located on a major street, does not alter the existing permissive uses for the site, as drive-through restaurants are already permissive. The location was not part of the justification for this amendment request. 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: "This request seeks to replace the existing Special Use Zoning Ordinance No. 21, Enactment No. 17-23, to clarify updated development parameter/guidelines along NM 528 for future businesses, including the proposed McDonald's building. This amendment reflects existing development, provides adequate signage for individual businesses, enhances multi-tenant signage, and updates the landscape treatment along NM 528."

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment does not constitute a "spot zone" as the permissive uses of the proposed zoning will stay the same. While landscaping, signage, and design criteria are changing as a result of this amendment, the primary use and zoning of the property will 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; There will be a restaurant building measuring 3,693sf. Per C-1: Retail Commercial district standards, a 10' front setback is required; per the site plan, the parking lot is set back 15.5' and the building is set back 66'. Criteria is satisfied.
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 surrounding tracts. The access is on the north side of the subject property, to the east of NM Highway 528 NE (Principal Arterial Road). The building square footage warrants 37 parking spaces and the site plan depicts 45 total spaces, including the 3 required ADA spaces. Criteria is satisfied.
g. Landscaping; Per the landscaping standards shown in the amended Ordinance, a minimum 10% of the site is to be landscaped. The proposed site totals 63,257sf and a 10% landscaping minimum would warrant 6,325sf of landscaping. The landscaping plan denotes 14,829 sf of landscaping. Criteria is satisfied.
h. Elevations; the applicant has provided renderings of the proposed 18' building, and has confirmed that the building's surface color is fiber cement panel in Tectiva and Natura, which fits the traditional southwestern color palette and elements; Glazing details will be required per the 2017 Ordinance (which is not being removed), and will be reviewed with Building Permit submittal. Criteria is satisfied.
i. Adjacent property characteristics; Criteria is satisfied. The subject property is abutted by commercial development to the north, east, and south; specifically, there exists a gas station to the south, a storage facility to the east, and restaurants to the north.
j. Preliminary drainage plan; criteria is satisfied. The applicant has submitted a grading and drainage plan.

NOTIFICATIONS: Adjacent property owners were sent notice via certified mail, returned receipt requested, 15 days prior to the hearing. A legal notice was published in the November 2, 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: More details required with commercial permit. Compliance with Mercado MP/drainage plan required.
Parks, Recreation, and Community Services: ADA Parking details, including signage and striping, will be required with building permit submittal.
CoRR Fire and Rescue: 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 300 ft driving distance from the building. If the building is sprinklered, the Fire Hydrant shall be within 100ft driving distance from the FDC.

CoRR Police: No comments
Rio Rancho Public Schools: No comments provided.
SSCAFCA: No comments provided.
Mid-Region Council of Government - MRMPO: No comments provided.
NMDOT: The proposed site circulation and expected queue length during peak traffic hours needs to be provided and reviewed/discussed with NMDOT. Please coordinate with NMDOT District 3 Assistant Traffic Engineer.

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. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
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 AND CONDITIONS FOR APPROVAL:
1. The proposed Ordinance change would be consistent with the health, safety, morals, and general welfare of the City as the request maintains design standards that protect the surrounding area while also amending others for consistency with City Code.
2. The applicant has provided sound justification, in a narrative dated October 7, 2026 for the proposed zone change.
3. The proposed request is not amending the underlying land use and permissive uses of the subject property.
4. The proposed Zone Map Amendment would be consistent with the adopted elements, goals, policies, and objective of the Comprehensive Plan.
5. The applicant has demonstrated that the proposed amendments to the design standards would be more advantageous for the subject property and changed community conditions justify the request.
6. The applicant has provided sufficient justification that the Zone Map Amendment request is not solely based on the properties' location.
7. The requested Zone Map Amendment would not create a "spot zone."
8. Future development of the subject property shall conform to the accompanying Site Plan.
9. Parking details, include ADA signage and striping, shall be reviewed and confirmed with Building Permit Submittal.
10. Development of the site shall be in accordance with all applicable Building, Engineering, and Fire Codes and Standards.
11. Signage for the property will require separate permit submittal in accordance with the proposed signage standards.

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:

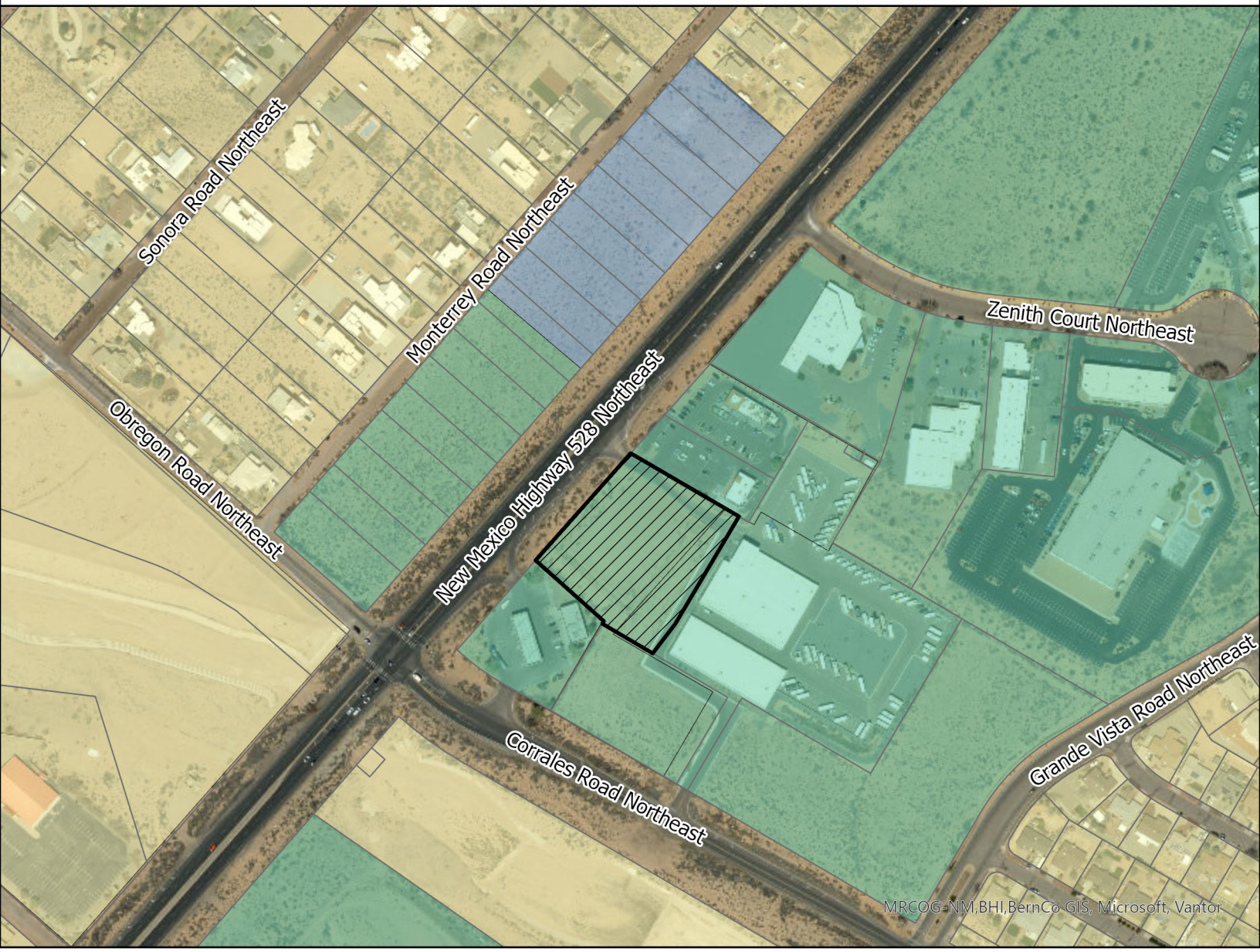
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

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: Locaion, Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Applicant's requested changes to ordinance.pdf
ATTACHMENT: Reproduction of Notices_.pdf
ATTACHMENT: 90-001 O.pdf
ATTACHMENT: 17-23 O-21.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

1090 NM 528 NE
MERC, TR C2A1A
ZONE MAP AMENDMENT & SITE PLAN



Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

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

Map courtesy of Tim Dvorak, 10/29/2026

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Miles

Legend

Zoning
- O-1
- R-1
- SU
- Subject Property

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: Skyline Civil Group, LLC c/o Stephen T. Marcum		Phone: 432-685-1226
Address: 4414 82nd Street, STE 212-140		E-Mail: smarcum@skylinecivilgroup.com
City: Lubbock	State: TX	Zip: 79424
Proprietary Interest: Development	List Owners:	
Deed or Ownership Verification Provided: (Initials) STM	Letter of Authorization Provided: (Initials) STM	
Agent Name: Consensus Planning		Phone: 505-831-0961
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Update the existing Site Plan (#No. 17-100-00011) for the proposed new building and Special Use Zone Map Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : THE MERCANTILE	Block(s): C	Lot(s): 2A1A
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 2	Total area of site (acres) 2.41

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: Jonathan Turner	Applicant:	Agent: Consensus Planning
Signature: Jonathan Turner		Date: 9/30/26

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

11/25/24

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

Re: McDonald's @ Mercado
1090 NM Highway 528

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as our agent relating to all applications, hearings, submittals, and other formal representation for the subject property legally described as: Mercado Tract C2A1A.

Sincerely,

Name: William 2 the Walk, LLC, Debbie Harms, Mg. Mbr

Title: Debbie Harms, Mg. Mbr.

Date: 12/3/24

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

October 7, 2026

Scottie Richardson & Mayor Wiemer
Planning and Zoning Board & Governing Body
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Special Use Zone Map Amendment and Site Plan Approval for McDonald's on NM 528

Dear Mr. Chairman:

This letter provides justification for the proposed Site Plan and Special Use Zone Map Amendment to replace the existing SU ordinance and allow a new McDonald's restaurant with a drive-through facility. The subject property is located at 1090 NM Highway 528 NE, between Zenith Court and Corrales Road in Rio Rancho, and is legally described as Mercado, Tract C2A1A. The total area of the subject property is approximately 2.41 acres, and it is zoned Special Use (SU) (See Figure 1).

This justification letter addresses the City of Rio Rancho Zone Map Approval criteria outlined in Section 150.07 of the Rio Rancho Municipal Code, as well as the City of Rio Rancho Comprehensive Plan's goals and policies. The applicant proposes to construct a new McDonald's restaurant with a drive-through facility on a currently vacant property located to the east of New Mexico State Road 528. Additionally, the Site Plan, landscape plan, and architectural design of the proposed building will comply with the requirements of the new/proposed Special Use (SU) zoning ordinance and the Development Process Manual (DPM).

Figure 1: Existing Vacant Lot



PRINCIPAL

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Charlene Johnson, AICP

PROJECT SUMMARY AND LAND USE HISTORY

The current Special Use (SU) zoning ordinance, Ordinance No. 37, Enactment No. 20-034, was adopted by the Governing Body on November 21, 2002, for the Mercado Tract C2A1A, pursuant to Ordinance No. 21, Enactment No. 17-23. The subject property is located within the current SU zone ordinance boundary. The zone map amendment covers all of Tract C2A1A; however, the attached site plan addresses only the new McDonald's building on 1.521 acres. Lot 2 will remain vacant.

As mentioned, in 2002, the City of Rio Rancho Governing Body adopted the zoning regulations and Official Zone Map in accordance with the New Mexico Statutes Annotated 1978 (NMSA 1978), Chapter 3, Article 21. The current Special Use zoning designation and Site Plan allow development that meets the requirements of Ordinance 21 Enactment No. 17-23, which address building, parking, and landscaping requirements and calculations.

The applicant requests a Special Use Zone Map Amendment to modify the Ordinance to address necessary adjustments to overall architectural requirements, access, building signage, parking requirements, and landscaping. Applicant received comments from the Development Review Committee (DRC) (Case #24-250-0009). The Special Use Zone Map Amendment has been submitted concurrently with the Site Plan Approval application, which will be formally combined when the ZMA is heard by Governing Body.

ZONING

The current site is surrounded by Special Use zoning in all directions. However, beyond NM 528 to the northwest, there is a vacant and zoned O-1: Office parcel. Outside the SU and O-1 areas, the area is zoned R-1: Single-family (See Figure 2).

Figure 2: Surrounding Zoning

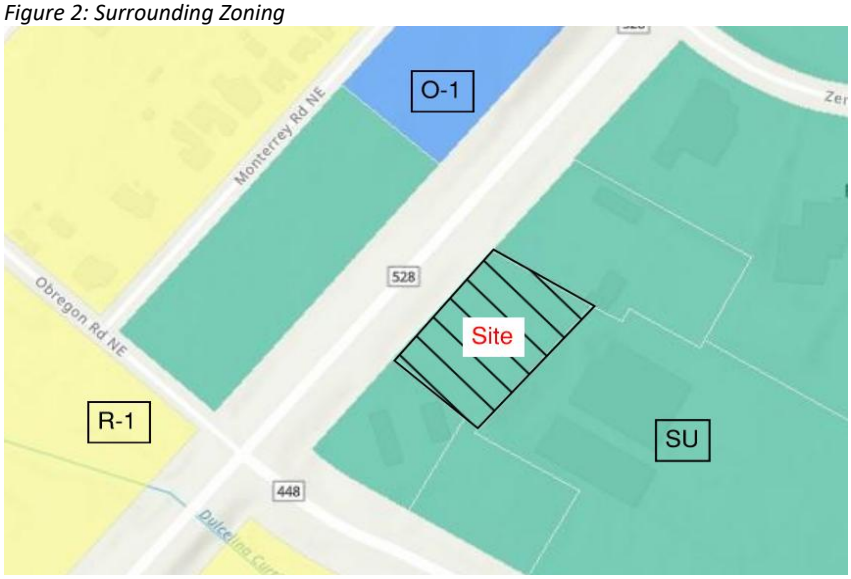


TABLE 1. Surrounding Zoning & Land Use		
NORTH	SU,	Commercial, Office, Retail
EAST	SU	Commercial, Office, Place of Worship
SOUTH	SU	Gas Station, vacant
WEST	SU, O-1	Vacant

SPECIAL USE ZONE MAP AMENDMENT JUSTIFICATION

2.11.F The following policies for deciding Site Plan Approvals pursuant to the City Zoning Code are as follows:

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

Applicant Response: *The SU zoning designation is consistent with the health, safety, morals, and general welfare of the City and supports this development, which aligns with the City's goals of promoting accessible services and amenities for its residents. Additionally, the Site Plan's adherence to accessibility, safety, and landscaping standards demonstrates a commitment to community well-being and environmental stewardship. The proposed Site Plan will serve as a convenient dining option for local residents and visitors. Its location near retail stores, offices, and restaurants ensures seamless integration into the existing commercial environment. This productive use of the currently vacant property will boost economic activity in the area and contribute to the neighborhood's overall vibrancy.*

(B). The Applicant must provide a sound justification for the rezoning, with the burden on the Applicant to show why the change should be made.

Applicant Response: *The Zone Map Amendment represents a minor, logical adjustment to the ordinance and enactment that aligns with the City's Comprehensive Plan by promoting economic development and providing convenient services for residents and visitors. This justification supports the stability and appropriateness of this proposed change. The proposed Site Plan supports stable land use and zoning by maintaining the SU zoning designation, which is consistent with the surrounding commercial and special-use properties. The Approval seeks to optimize the productive use of the subject property, transforming a vacant lot into a vibrant commercial site that aligns with the City's zoning and development goals. The proposed McDonald's restaurant is compatible with adjacent land uses, including offices, retail, and restaurants, and will enhance the commercial character of the area.*

(C). A proposed change shall generally be consistent with the Comprehensive Plan.

The Site Plan Approval furthers multiple goals and policies as contained in the City of Rio Rancho Comprehensive Plan as follows:

LAND USE GOAL L-3: Maintain a balance of land uses throughout the City.

Applicant Response: *The SU zoning designation allows this project to complement adjacent uses, including retail stores, offices, and restaurants, creating a cohesive and diverse land-use environment. This Approval leverages the site's strategic location to enhance economic vitality, provide convenient dining options, and meet the needs of the surrounding community. The project's adherence to accessibility standards, landscaping requirements, and architectural guidelines demonstrates alignment with the Comprehensive Plan's vision for sustainable and balanced growth. This balanced development helps strengthen the City's commercial base and supports its long-term vision for cohesive land use.*

The proposed Site Plan advances the City of Rio Rancho Comprehensive Plan's Land Use Goal L-3 by fostering a balanced mix of land uses within the City. Developing a McDonald's restaurant on the currently vacant property ensures the productive utilization of the site while contributing to the area's established commercial and retail character.

LAND USE POLICY 2: Promote and support neighborhood-scale retail activities that are consistent with residential development.

Applicant Response: *The Zone Map Amendment shall strengthen the connection between residential areas and retail services, fostering a walkable and accessible environment for nearby residents. The proposed Site Plan supports Land Use Policy 2 by promoting neighborhood-scale retail activities that align with and enhance the surrounding residential development. The proposed McDonald's restaurant is situated west of numerous residential neighborhoods, providing convenient dining and service options within proximity to local homes.*

ECONOMIC DEVELOPMENT GOAL EDP-1: Create jobs.
ECONOMIC DEVELOPMENT GOAL EDP-3: Enhance the tax base.

Applicant Response: *The proposed McDonald's building will create construction jobs in the short term and permanent jobs for restaurant staff in the long term. The proposed McDonald's building and increased customers will contribute to the local economy by indirectly enhancing the tax base through increased use of nearby commercial services and restaurants.*

(D). The Applicant must demonstrate the existing zoning is inappropriate because:

1. there was an error, mistake, or is necessary to correct an injustice that occurred when the existing zone map pattern was created
2. changed neighborhood or community conditions justify the change, or
3. a different use category is more advantageous to the community.

Applicant Response: *The existing Special Use zone is dictated by* Ordinance No. 21, Enactment No. 17-23. *is inappropriate due to the changed community conditions. The existing Ordinance was established during vacant conditions; since then, the parcels have been subdivided, creating a need for separate multi-tenant signage, updated landscaping along NM 528, and building treatments.*

(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 Response*: Not Applicable*

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

Applicant Response: *While the proposed McDonald's restaurant is located on a major street (New Mexico State Road 528), the justification for this Zone Map Amendment extends beyond its location. The project integrates seamlessly with surrounding land uses, complies with SU zoning requirements, and addresses community needs through accessible design, adequate parking, and sustainable landscaping, making it a well-rounded and beneficial addition to the neighborhood.*

While the proposed McDonald's restaurant is located on a major street (New Mexico State Road 528), the justification for this Site Plan extends beyond its location. The development aligns with the City's Comprehensive Plan by fostering economic growth, supporting neighborhood-scale retail consistent with nearby residential areas to the west, and enhancing the area's commercial viability.

(G). Spot zoning (the rezoning of one parcel) may be approved when:

1. The change will clearly facilitate realization of the Comprehensive Plan;

Or

2. The area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones.

Applicant Response: *This request seeks to replace the existing Special Use Zoning Ordinance No. 21, Enactment No. 17-23, to clarify updated development parameter/guidelines along NM 528 for future businesses, including the proposed McDonald's building. This amendment reflects existing development, provides adequate signage for individual businesses, enhances multi-tenant signage, and updates the landscape treatment along NM 528.*

SITE PLAN APPROVAL JUSTIFICATION

The zoning district is suitable for property which is special because of its potential effect on surrounding property, or for other reasons in which appropriateness is partially or entirely dependent on the character of the site.

Special use zoning designation is also appropriately used:

a. To restrict uses otherwise permitted in an underlying zoning district
b. To allow a combination of uses not otherwise permitted in an underlying district;
c. To establish a singular land use;
d. To establish requirements or conditions that are unique to the property;
e. To establish requirements for height, width, parking, landscaping, signage or other provisions that are unique to the property.

Applicant Response: *This request seeks to replace the existing Special Use Zoning Ordinance No. 21, Enactment No. 17-23, to clarify signage and landscaping development along NM 528 for future businesses, including the proposed McDonald's building, and to establish requirements or conditions unique to the property.*

PROPOSED SITE PLAN

The total land area is 1.521 acres (66,296 square feet) and the proposed new McDonald's building is approximately 3,693 square feet, which is 5.57% of the building lot coverage.

Parking Requirement: 1 space pre 100 square feet

3,693 S.F./100 S.F./ = 37 Parking Spaces

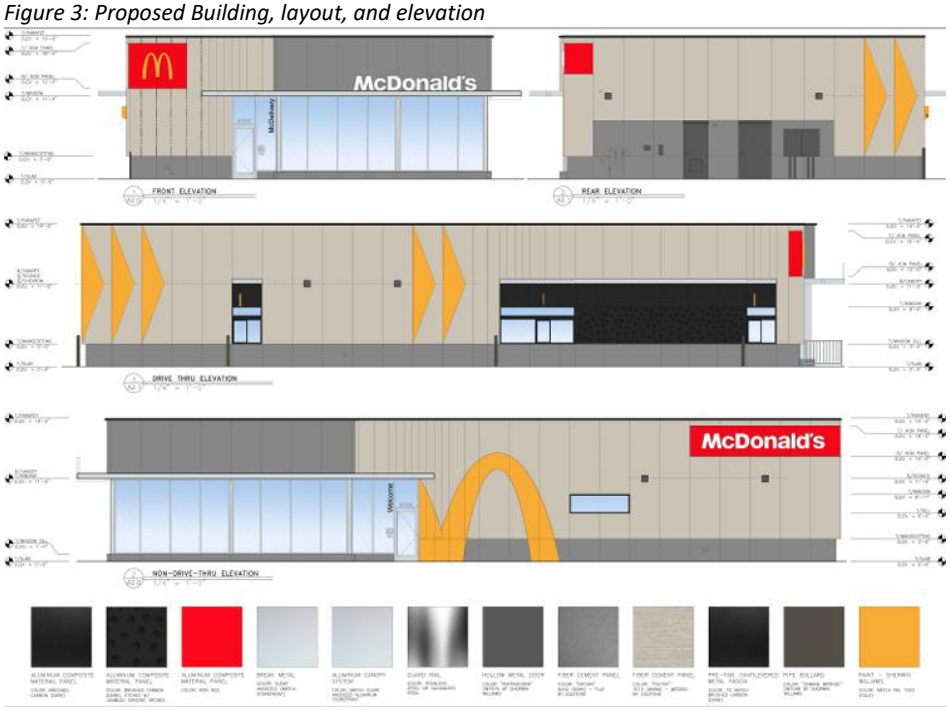
Proposed Parking: 45 Parking Spaces (42 regular parking spaces + 3 required handicap)

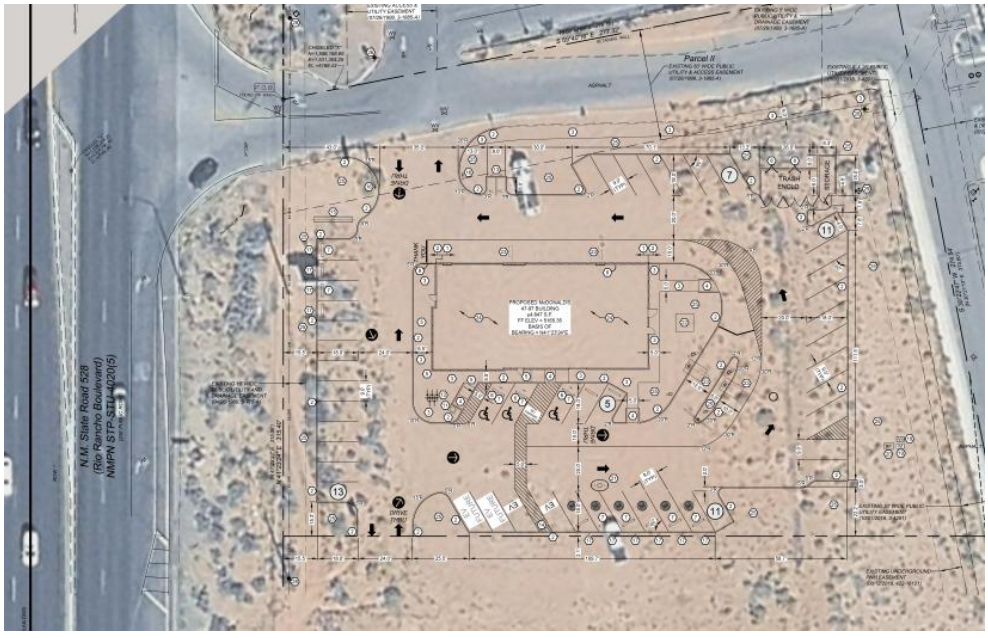
The proposed Site Plan provides one access driveway to enter or exit from the shared access drive (existing) connected to the Pat D'Arco Highway. The proposed design for the site plan, parking, curb ramps, sidewalks, and accessible routes complies with the Rio

Rancho Standard Accessibility Requirements and ADA standards, as outlined in the Site Plan notes included in this application. All mechanical equipment is fully screened.

The proposed new building has a maximum height of 18 feet. The proposed building's surface color is fiber cement panel in Tectiva and Natura, which fits a traditional southwestern color palette and elements (See Figure 3).

Figure 3: Proposed Building, layout, and elevation

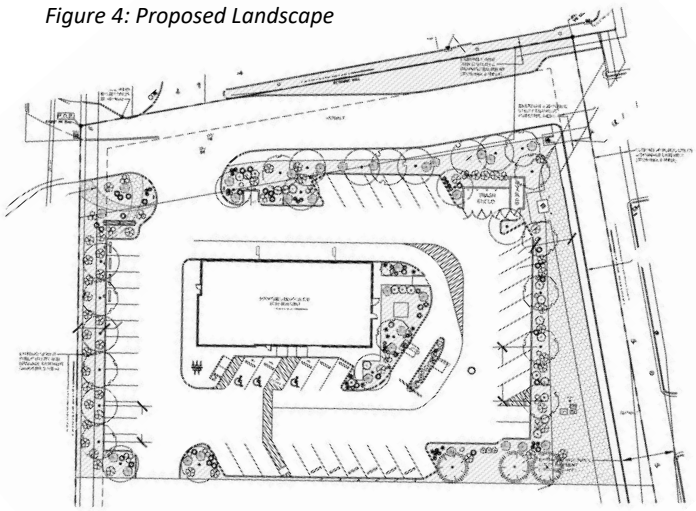




LANDSCAPE

According to City of Rio Rancho Ordinance No.37, Enactment No. 20-034, a minimum of 15% of the site shall be landscaped, and 80% of the landscape requirement shall be live plant material. This request will replace Ordinance No.37, Enactment No. 20-034; however, it will also provide that a minimum of 15% of the site shall be landscaped, and 80% of the landscape requirement shall be live plant material. The proposed site plan complies with this requirement. Additionally, 25% of required landscaping is dedicated to street frontage, which the site plan complies with. The net lot area of the subject property is 63,257 square feet, so the minimum landscape area must be at least 9,488 square feet to meet the 15% requirement. The proposed landscaping will provide 14,829 square feet, equivalent to 85% of the total net lot, and complies with the landscape requirement (See Figure 4).

Figure 4: Proposed Landscape



CONCLUSION

The request aligns with the Comprehensive Plan goals and policies related to land use and economic development. The SU Zoning Ordinance and the Site Plan shall integrate a commercial restaurant with the existing commercial development; the zoning will allow new development that contributes to the community's social and economic vitality while maintaining the area's character and stability with landscaping and signage. This project represents a significant opportunity to optimize existing infrastructure, support community needs, and enhance GRT in Rio Rancho.

We respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of this Special Use Zone Map Amendment and Site Plan request to allow a proposed new McDonald's building on an existing vacant lot along NM 528.

Sincerely,

James K. Strozier, FAICP
Principal

Attachment: Proposed SU Ordinance
Site Plan

ORDINANCE

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 21 **ENACTMENT NO. 17-23**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO TO REPEAL AND REPLACE ORDINANCE NO. 21, ENACTMENT NO. 17-23 FOR THE MERCADO, TRACTS C-2A1, 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: the Governing Body adopted Ordinance No. 21, Enactment No. 17-23 on September 27, 2017,

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

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on XX, 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 11as studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in RRCO 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, XX 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), 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. **Purpose:** An Ordinance to address development restrictions and requirements for the properties legally described as The Mercado, Tracts C-2A1, and to supersede any specific restrictions contained in Substitute Ordinance No. 21 Enactment No. 17-23 which may conflict with this ordinance.

DRAFT

Section 2. **Land Use:** Land Uses shall be as established in Ordinance XX.

Section 3. **Development Restrictions and Requirements:** The following restrictions and requirements are intended to supersede or replace the same restriction or requirements contained in Ordinance No 21, Enactment 17-23 unless otherwise state herein. For example, landscape requirements contained in 17-23. Any restriction or requirement contained in prior ordinances not superseded herein shall remain in effect.

A. Access: Access points shall be as established in Ordinance XX; Enactment XX. All infrastructure shall be constructed pursuant to approval by the City of Rio Rancho (Public Works and City Development Department) and if applicable, the State of New Mexico Highway and Transportation Department.

B. Architecture:

1. Building surfaces shall adhere to the C-1 guidelines.
2. All buildings shall be of similar design and constructed of similar materials to ensure consistency in development.
3. All buildings shall be as per a color contained in a traditional southwestern color palette and may contain southwestern elements including but not limited to overhangs, vigas, beams, and portals.

C. Height: Height shall be determined at site plan review, however, maximum height shall not exceed 32' above the average natural grade of the property on which the structure is located.

D. Roof type and color shall be approved via the site plan approval process.

E. Mechanical Equipment shall be fully screened from adjacent residential properties, parking areas, and public rights-of-way.

F. Signage shall be as follows:

1. Building Signs. Two wall signs per façade, or 6% of the façade, whichever is greater.
2. Freestanding Signs. Freestanding signage shall be limited as follows One (1) multi-tenant monument sign shall be allowed on NMSR 528 frontage; maximum square footage of 140 sq ft per sign face at a height not to exceed 16'.

G. Landscaping: Landscaping shall consist of plants and materials listed in the Comprehensive Plan Landscape palette. A landscaping plan shall be submitted or approved via the site plan approval process. At minimum, the landscaping plan shall be designed per the following:

1. A minimum of 15% of the site shall be landscaped.
2. Of the 15% landscaped area, 25% is required to be located in front of the property.
3. 75% of the total landscape requirement shall be live plant material and 25% ground-level plants.
4. Trees shall be 2.5" caliper minimum.
5. Shrubs shall be 5-gallon minimum
6. Plant materials shall be xeric and/or adapted naturalized species suitable for the Rio Rancho climate.
7. Street trees a minimum of 15' in height shall be planted 20' on center along NMSR 528 frontage to mitigate impacts as viewed from the West. The street trees shall be deciduous and may be planted in massed arrangements.
8. An automatic irrigation system shall be constructed to support the landscape.

H. Any reflective surfaces that may produce glare into the adjacent residential properties are prohibited. Reflective glazing is prohibited.

I. Outside Storage shall be visually screened from any adjacent property.

J. Site Lighting shall be in compliance with the Night Sky Protection Act; House Bill No. 39 adopted in 1999, which regulates outdoor night lighting. All lights shall be appropriately shielded to mitigate the impact on adjacent residential properties. Additional requirements or restrictions, including but not limited to height of light poles and type of shields, shall be determined via the site plan approval process.

K. Pedestrian Access throughout the site is encouraged and shall be reviewed at the time of site plan approval.

L. Refuse and Service Areas.

DRAFT

1. All refuse locations and service are locations shall be screened from view.
2. Refuse enclosures shall be constructed as per City Ordinance and shall be gated.
3. Refuse enclosures shall have a facade comparable to the principal building; color and materials.

Section 4. (Reserved)

Section 5. Non-Conforming Clause. Any structure or land use which is deemed non-conforming by adoption of this ordinance shall be allowed in accordance with Rio Rancho Code of Ordinances {R.O. 2003) Section 154.24.

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. **Repeal and Replace.** This Ordinance shall repeal and replace Ordinance No. 21, Enactment No. 17-23.

Section 8. **Effective Date:**

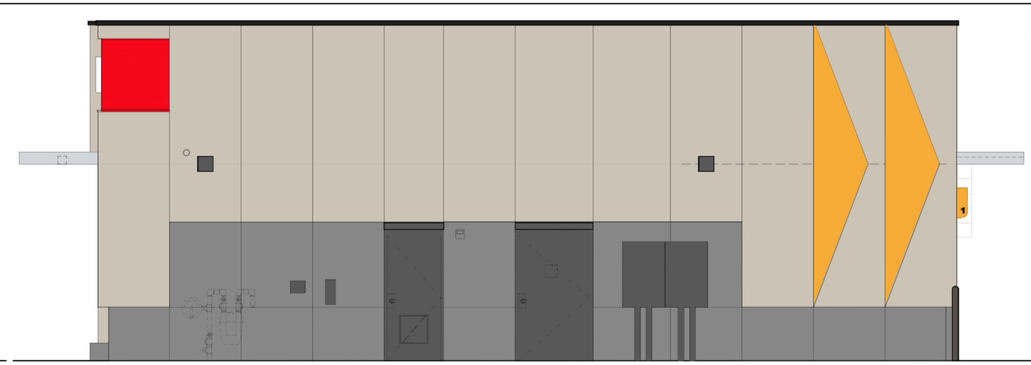
This Ordinance shall take effect in ten (10) days after adoption.

DRAFT

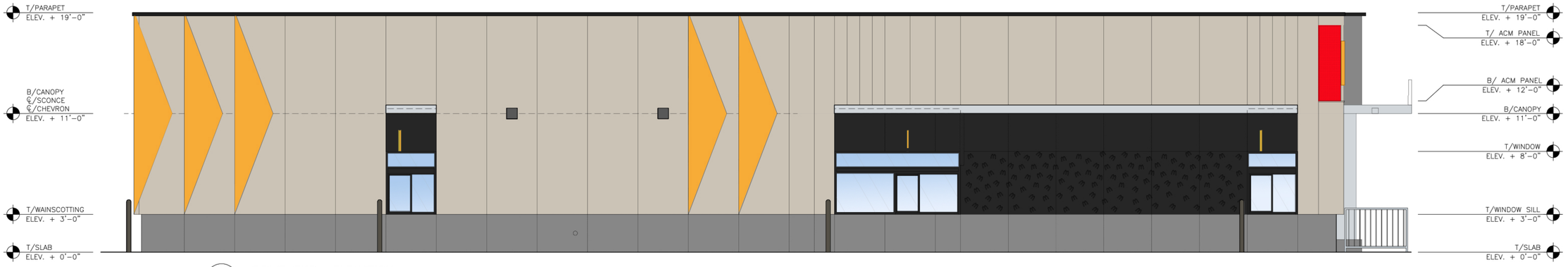
SITE PLAN



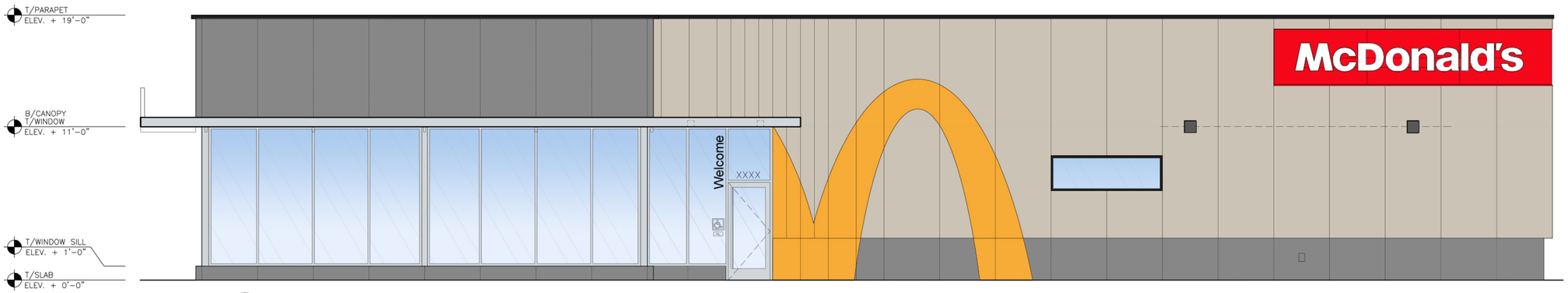
1 A2.0 **FRONT ELEVATION**
1/4" = 1'-0"



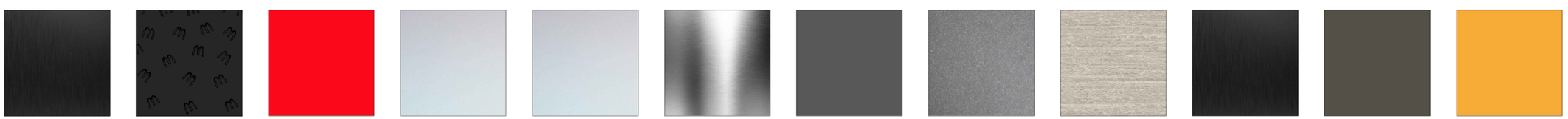
2 A2.1 **REAR ELEVATION**
1/4" = 1'-0"



1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.0 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"



ALUMINUM COMPOSITE MATERIAL PANEL
COLOR: BRUSHED CARBON (DARK)

ALUMINUM COMPOSITE MATERIAL PANEL
COLOR: BRUSHED CARBON (DARK), ETCHED W/ JUMBLED DANCING ARCHES

ALUMINUM COMPOSITE MATERIAL PANEL
COLOR: RON RED

BREAK METAL
COLOR: CLEAR ANODIZED (MATCH STOREFRONT)

ALUMINUM CANOPY SYSTEM
COLOR: MATCH CLEAR ANODIZED ALUMINUM STOREFRONT

GUARD RAIL
COLOR: STAINLESS STEEL OR GALVANIZED STEEL

HOLLOW METAL DOOR
COLOR: "PEPPERCORN" SW7674 BY SHERWIN WILLIAMS

FIBER CEMENT PANEL
COLOR: "NATURA" N252 (DARK) – FLAT BY EQUITONE

FIBER CEMENT PANEL
COLOR: "TECTIVA" TE10 (WARM) – WEDGED BY EQUITONE

PRE-FAB. CANTILEVERED METAL FASCIA
COLOR: TO MATCH BRUSHED CARBON (DARK)

PIPE BOLLARD
COLOR: "URBANE BRONZE" SW7048 BY SHERWIN WILLIAMS

PAINT - SHERWIN WILLIAMS
COLOR: MATCH RAL 1003 (GOLD)

REV	DATE	DESCRIPTION	BY

JENNIFER PETTY, ARCHITECT
FORT WORTH, TX
PHONE: 817.529.6871
ARCHITECT PROJECT NO: 26-0096
EMAIL: projects@thepettyarchitect.com

PREPARED BY:

© 2026 McDonald's Corporation

PREPARED FOR: **McDonald's USA, LLC**

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DRAWN BY	STD ISSUE DATE
-	2026
REVIEWED BY	DATE ISSUED
SH	XX/XX/2026

TITLE: OPTIMIZED BUILDING - McD NEXT
4797 - WOOD/WOOD

DESCRIPTION:
WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH & CI
WOOD TRUSS ROOF FRAMING
EIFS ACCENTS/MP STONE EXTERIOR FINISH

SITE ADDRESS:
NEW MEXICO
6582 & CORRALES ROAD RIO RANCHO, NM 87144
VC: 030-0287

SHEET NO.
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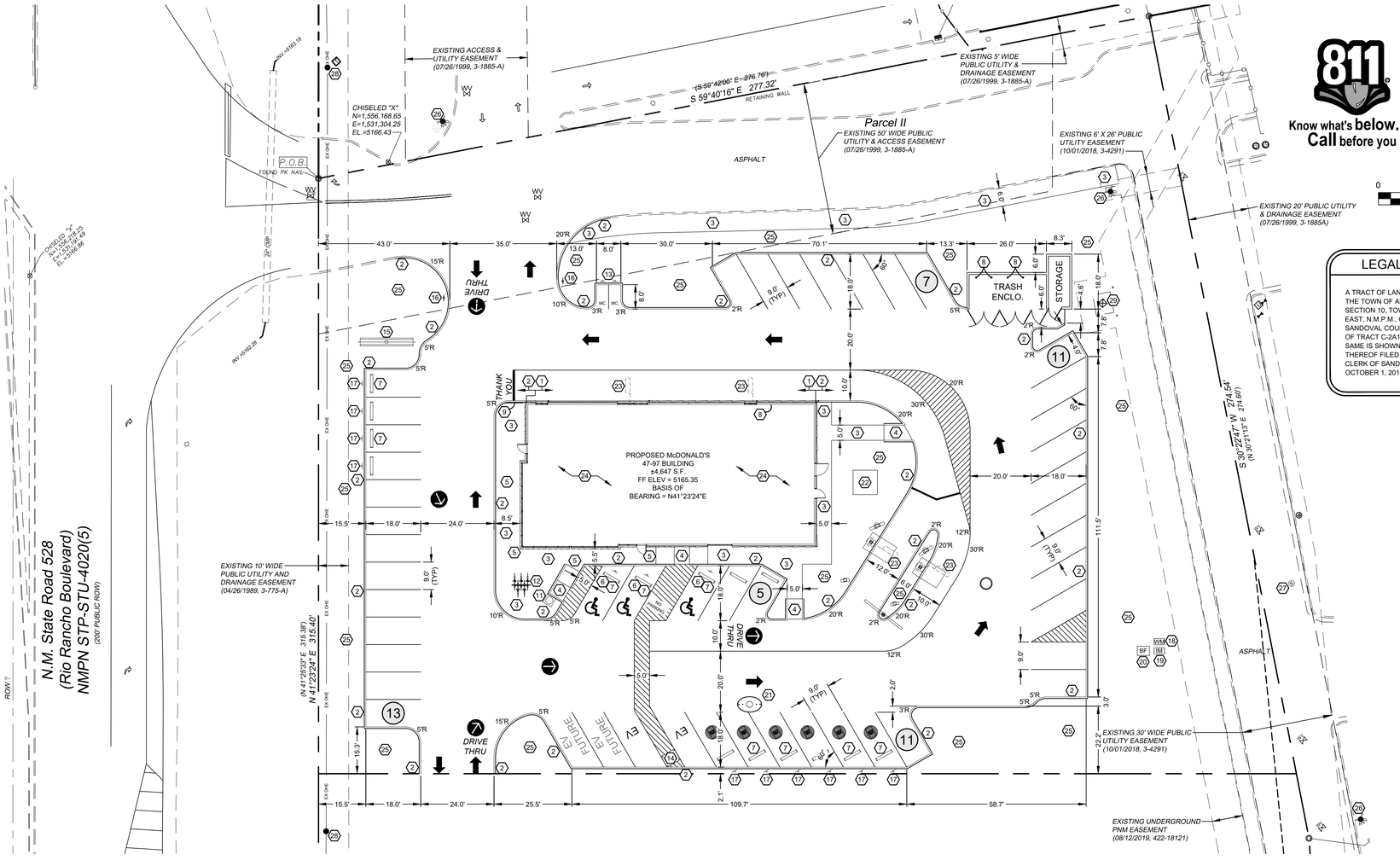
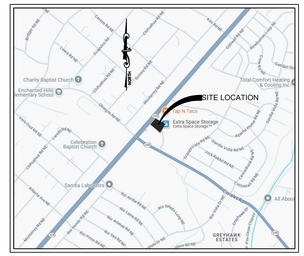
A2.0
COLORED ELEVATIONS



811
Know what's below.
Call before you dig.



VICINITY MAP
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 10, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, COMPRISING OF TRACT C-2A1-A, THE MERCADO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON OCTOBER 1, 2018 IN BOOK 3, PAGE 4291

BENCHMARK

CHISELED "X" IN CURB LOCATED NEAR NORTHWEST CORNER OF PROPERTY
N: 1,556,168.65
E: 1,531,304.25
ELEV:5166.43

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU
2	CURB AND GUTTER @ NON DRIVE THRU AREAS
3	REINFORCED CONCRETE SIDEWALK
4	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C11.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE ROUTE
6	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED), MUST READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
7	CONCRETE WHEEL STOP (TYP)
8	BOLLARD
9	HANDRAIL @ INGRESS/EGRESS DOOR
10	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
11	FLAG POLE (35' MAX HEIGHT) (COORDINATE LOCATION WITH OWNER / McDONALD'S ACM PRIOR TO CONSTRUCTION)
12	BIKE RACK (TYP) (RE: C11.0 STANDARD DETAILS)
13	MOTORCYCLE PARKING SIGNAGE, 12"X18" POLE MOUNTED SIGN, READING "MOTORCYCLE PARKING ONLY"
14	LEVEL 2, CHARGEPOINT DUAL 6000 SERIES-COMMERCIAL EVCS W/ 4'X5'X6", REINFORCED CONCRETE PAD W/ BOLLARDS
15	SHARED MONUMENT ROAD SIGN (McDONALD'S + EXTRA SPACE)
16	McDONALD'S DIRECTIONAL SIGN
17	PULL FORWARD / CURBSIDE / McDELIVERY SIGNS
18	DOMESTIC WATER METER (RE: UTILITY PLAN)
19	IRRIGATION WATER METER (RE: UTILITY PLAN)
20	BACK FLOW PREVENTION DEVICE (RE: UTILITY PLAN)
21	GREASE INTERCEPTOR (RE: UTILITY PLAN)
22	8'x8' PAD MOUNT TRANSFORMER (RE: UTILITY PLAN)
23	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)
24	PRE-TREAT FOR TERMITE CONTROL
25	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
26	EXISTING FIRE HYDRANT
27	EXISTING SANITARY SEWER MANHOLE
28	EXISTING POWER POLE
29	EXISTING TRANSFORMER

NOTICE TO CONTRACTOR

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

SITE INFORMATION

TOTAL LAND AREA:	66,296.32 S.F. (1.521 A.C.)
CURRENT ZONING:	SU - SPECIAL USE DISTRICT
BUILDING AREA (APPROXIMATE):	±4,647 S.F.
BUILDING LOT COVERAGE:	7.00% (4,647 S.F./66,296 S.F.)
REQUIRED PARKING:	1 SPACE PER 100 SF. G.F.A. (4,647 S.F./100) = 47 SPACES
PARKING PROVIDED:	47 SPACES (INCLUDING HC) 2 MOTORCYCLE PARKS
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
IMPERVIOUS AREA:	45,704.46 S.F.
PERCENTAGE LANDSCAPED:	17,464.94 S.F. (26.34%)
# OF ACCESS DRIVEWAYS:	1

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

CURB RAMPS:

(D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

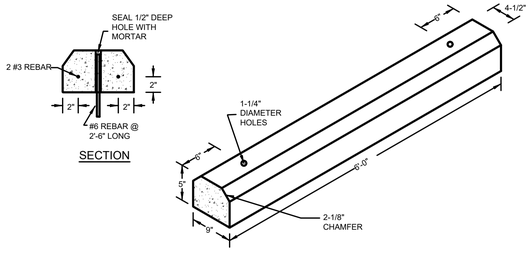
(F) BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

(G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

(H) SIDEWALKS MUST BE AT LEAST 60" WIDE
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

(I) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)



CONCRETE WHEEL STOP
N.T.S

STEVEN T. MASON
NEW MEXICO
22682
PRELIMINARY
REVIEW
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER
SEPTEMBER 10, 2026

Skyline Civil Group, LLC • **Lubbock Address:** 4414 82nd Street, STE 212-140, Lubbock, TX 79424
Midland Address: 3223 N. Midland Drive, STE 113-166, Midland, TX 79707
• Firm No. of AZ - 22642.0, KS - E-3176, LA - EF.0006682, OK - 8542, TX - 17171
• O: (432) 685-1726 • www.skylinecivilgroup.com

C4.0 SITE PLAN

REV	DATE	DESCRIPTION	BY	APPR
1	11/25/2024	ISSUE FOR SITE REVIEW, GOV. BODY	C.L.C.	S.T.M.
2	05/15/2026	45-90 VS 45-84	C.L.C.	S.T.M.
3	09/04/2026	47-97 NEXT, P&Z ENTITLEMENT	C.L.C.	S.T.M.

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CONTRACTOR	
OWNER	

CO-SIGN SIGNATURES

DRAWN BY	C.L.C.
CHECKED BY	S.T.M.
DATE	MAY 2026
SHEET NO.	06 OF 25
FILE NO.	SKY2026.1020

McDONALD'S USA, LLC
OFFICE | LONG BEACH FIELD OFFICE
ADDRESS | 18565 JAMBOREE ROAD, STE. 850, IRVINE, CA 92612
McDONALD'S I/C: 30-0287
PREPARED FOR: ©

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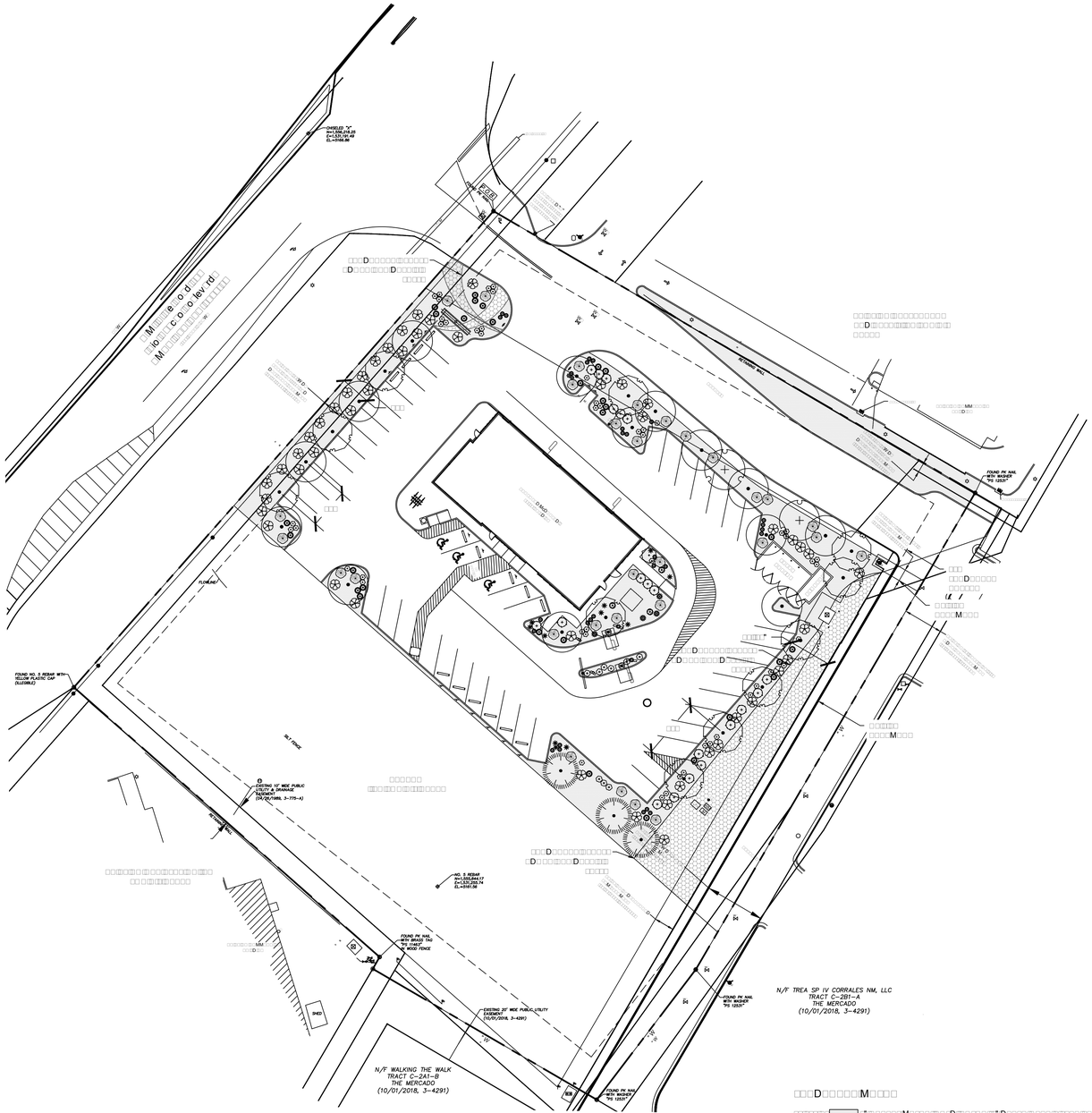
528 Corrales Road
Rio Rancho, NM

D:\SKY 2026\2026.1020 - MCDONALD'S USA, LC 30-0287 - NEW BUILD (HWY. 528 & CORRALES, RIO RANCHO, NM\DRAWINGS\C4.0 SITE PLAN.DWG



1 LANDSCAPE PLAN

SCALE: 1"=30'-0"

NORTH

□□□□□□□□□□□□

□□M□□□	□□D□	□□□□□□□□□□□□MM□□□□□M□	□□□□□□□□□□□□	M□□□□□□□□□□	W□□□□□□□□□	□□□
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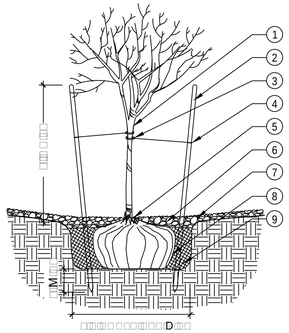
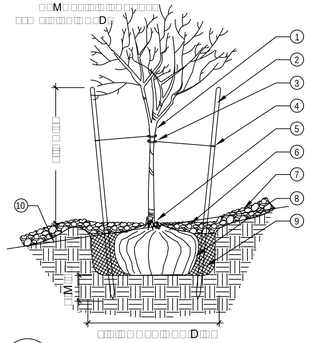


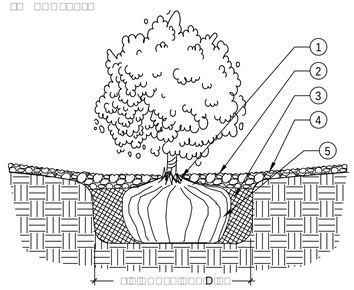
1 TREE PLANTING

SCALE: N.T.S.



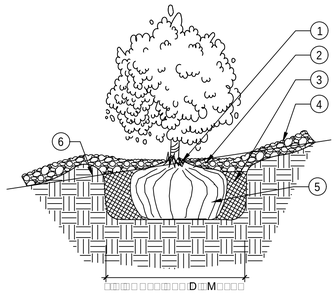
2 TREE PLANTING ON A SLOPE

SCALE: N.T.S.



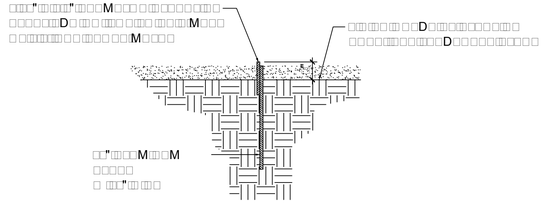
3 SHRUB PLANTING

SCALE: N.T.S.



4 SHRUB PLANTING ON A SLOPE

SCALE: N.T.S.



5 STEEL EDGE

SCALE: N.T.S.

NORTH

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495

Skyline Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140 Lubbock, Tx 79424
Midland Address: 5323 N. Midland Drive, STE 113-166; Midland, TX 79707
Firm No. – AZ – 22662–0, NS – E–3126, LA – 6642
O: (432) 685–1226 www.skylinecivilgroup.com

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McDonald's USA, LLC

528 Corrales Road
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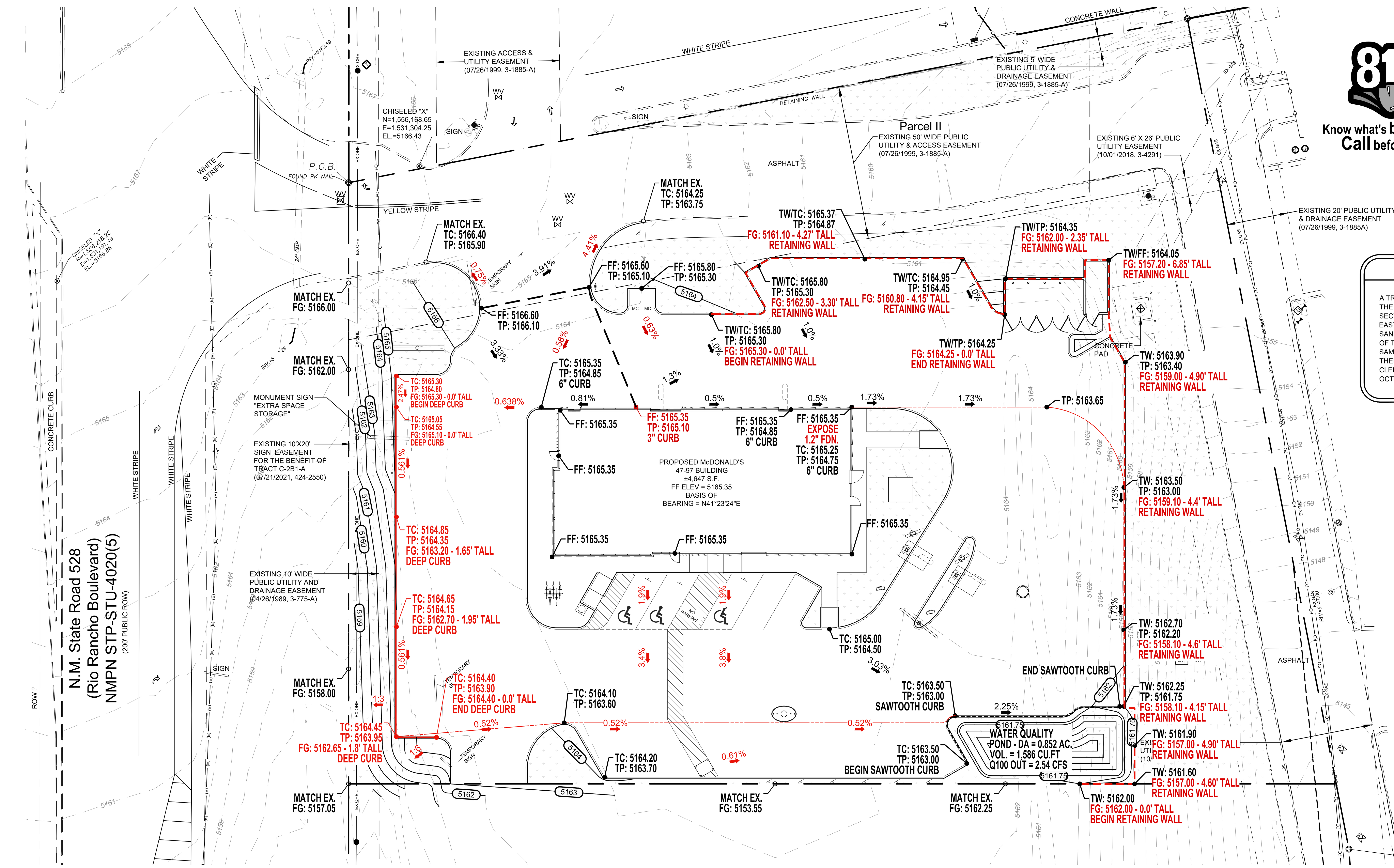

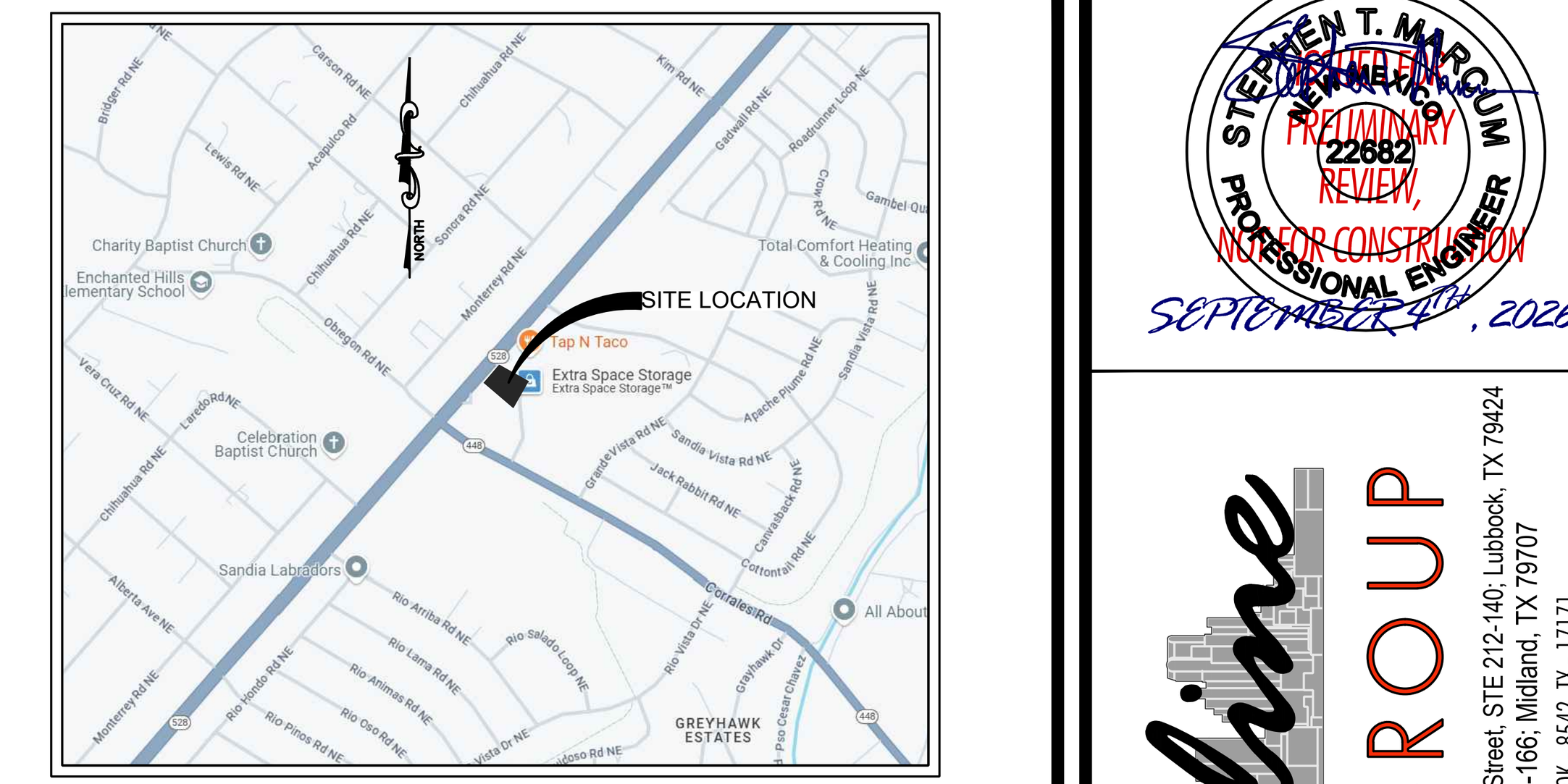

VICINITY MAP
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 10, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, COMPRISING OF TRACT C-2A1-A, THE MERCADO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON OCTOBER 1, 2018 IN BOOK 3, PAGE 4291

BENCHMARK

CHISELED "X" IN CURB LOCATED NEAR NORTHWEST CORNER OF PROPERTY
N: 1,556,168.65
E: 1,531,304.25
ELEV: 5166.43

ALL HANDICAP ACCESSIBLE RAMPS MUST BE DESIGNED AND BUILT PER ADA STANDARDS.

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

CURB RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

MINIMUM SIDEWALK WIDTH OF 5'. IF OBSTRUCTIONS EXIST SIDEWALKS MUST HAVE AT LEAST 36" MINIMUM CLEARANCE
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

LEGEND

TC	PROPOSED TOP OF CURB
TP	PROPOSED TOP OF PAVEMENT
SW	PROPOSED TOP OF SIDEWALK
EX	EXISTING ELEVATION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
XXXX.XX	DENOTES EXISTING GRADE
5158	DENOTES EXISTING CONTOUR
5162	DENOTES PROPOSED CONTOUR
	DENOTES RIDGE LINE/DRAINAGE DIVIDE
	DENOTES SAWCUT LINE
	DENOTES BOUNDARY LINE

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE EPA'S NPDES REGULATIONS 40-CFR-123, AND 40-CFR-124 CONCERNING EROSION AND SEDIMENT CONTROL.
2. REFER TO STRUCTURAL PLANS FOR GRADING AND COMPACTION REQUIREMENTS UNDERNEATH BUILDING SLAB.
3. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
4. SITE PREPARATION SHOULD BEGIN BY REMOVING ALL SURFACE VEGETATION AND ROOT SYSTEMS TO A DEPTH OF 6 INCHES FOR A DISTANCE OF FIVE FEET OUTSIDE THE BUILDING LINES AND TWO FEET BEYOND PAVEMENT LINES. ALL COMPACTION AND SOIL SPECIFICATIONS SHALL COMPLY WITH THE GEOTECH REPORT.

D:\SKY 2026\2026.1020 - MCDONALD'S USA, LC 30-0287 - NEW BUILD (HWY. 528 & CORRALES; RIO RANCHO, NM)\DRAWINGS\9 C7.0 GRADING PLAN.DWG

STEPHEN T. MARCUM
NEW MEXICO
22682
PROFESSIONAL ENGINEER
ISSUED FOR PRELIMINARY REVIEW, NOT FOR CONSTRUCTION
SEPTEMBER 4TH, 2026

Skyline CIVIL GROUP
Skyline Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140; Lubbock, TX 79424
Midland Address: 3323 N. Midland Drive, STE 113-166; Midland, TX 79707
• Firm No. #: AZ - 22662-0, KS - E-3126, LA - EF.0006682, OK - 8542, TX - 17171
• O: (432) 685-1226 • www.skylinecivilgroup.com

C7.0 GRADING PLAN

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OFFICE	LONG BEACH FIELD OFFICE
ADDRESS	18565 JAMBOREE ROAD, STE. 850; IRVINE, CA 92612
McDONLAD'S L/C:	30-0287

PREPARED FOR: ©
McDonald's USA, LLC

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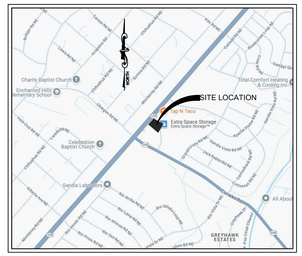
528 Corrales Road
Rio Rancho, NM

PLAN APPROVALS	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

DRAWN BY	C.L.C.
CHECKED BY	S.T.M.
DATE	MAY 2026
SHEET NO.	09 OF 25
FILE NO.	SKY2026.1020





VICINITY MAP
N.T.S.

811
Know what's **below.**
Call before you dig.

0 30 60 90
SCALE 1" = 30'

LEGAL DESCRIPTION

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BENCHMARK

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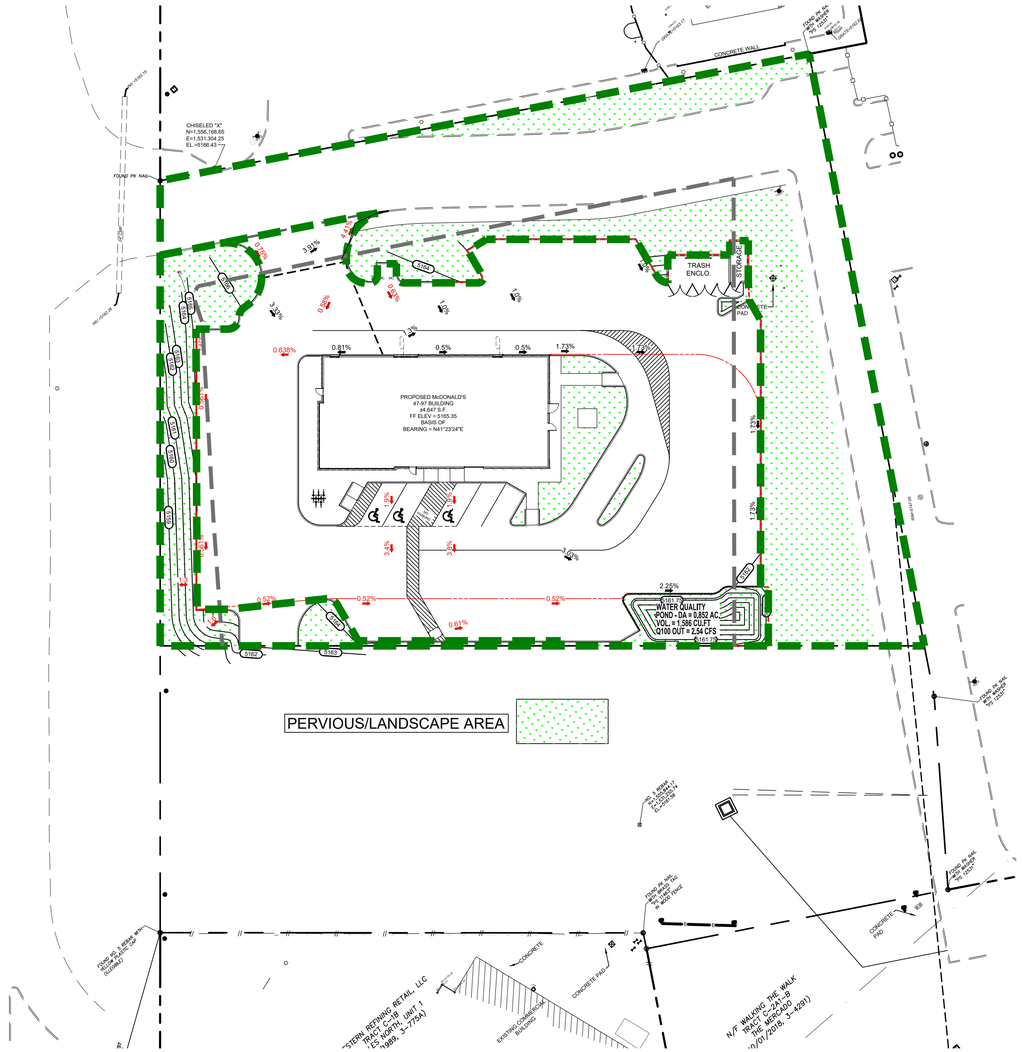
E: 1,531,304.25
ELEV:5166.43



PRE DEV. DRAINAGE MAP AND CALCULATIONS



POST DEV. DRAINAGE MAP AND CALCULATIONS

D:\SKY 2026\2026.1020 - MCDONALD'S USA, LC 30-0287 - NEW BUILD (HWY. 528 & CORRALES, RIO RANCHO, NM\DRAWINGS\10 C8.0 DRAINAGE PLAN.DWG

STEVEN T. MASON
NEW MEXICO
22682
PRELIMINARY
REVIEW
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER
SEPTEMBER 4TH, 2026

Skyline Civil Group, LLC • **Lubbock Address:** 4414 82nd Street, STE 212-140, Lubbock, TX 79424
Midland Address: 13023 N. Midland Drive, STE 113-166, Midland, TX 79707
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• O: (432) 685-1226 • www.skylinecivilgroup.com

C8.0 DRAINAGE PLAN

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3	09/04/2026	47-97 NEXT, P&Z ENTITLEMENT	C.L.C.	S.T.M.

PREPARED FOR: © **McDonald's USA, LLC**
OFFICE: LONG BEACH FIELD OFFICE
ADDRESS: 18565 JAMBOREE ROAD, STE. 850, IRVINE, CA 92612
McDONALD'S LIC 30-0287

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528 Corrales Road
Rio Rancho, NM

PLAN APPROVALS

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REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CO-SIGN SIGNATURES	
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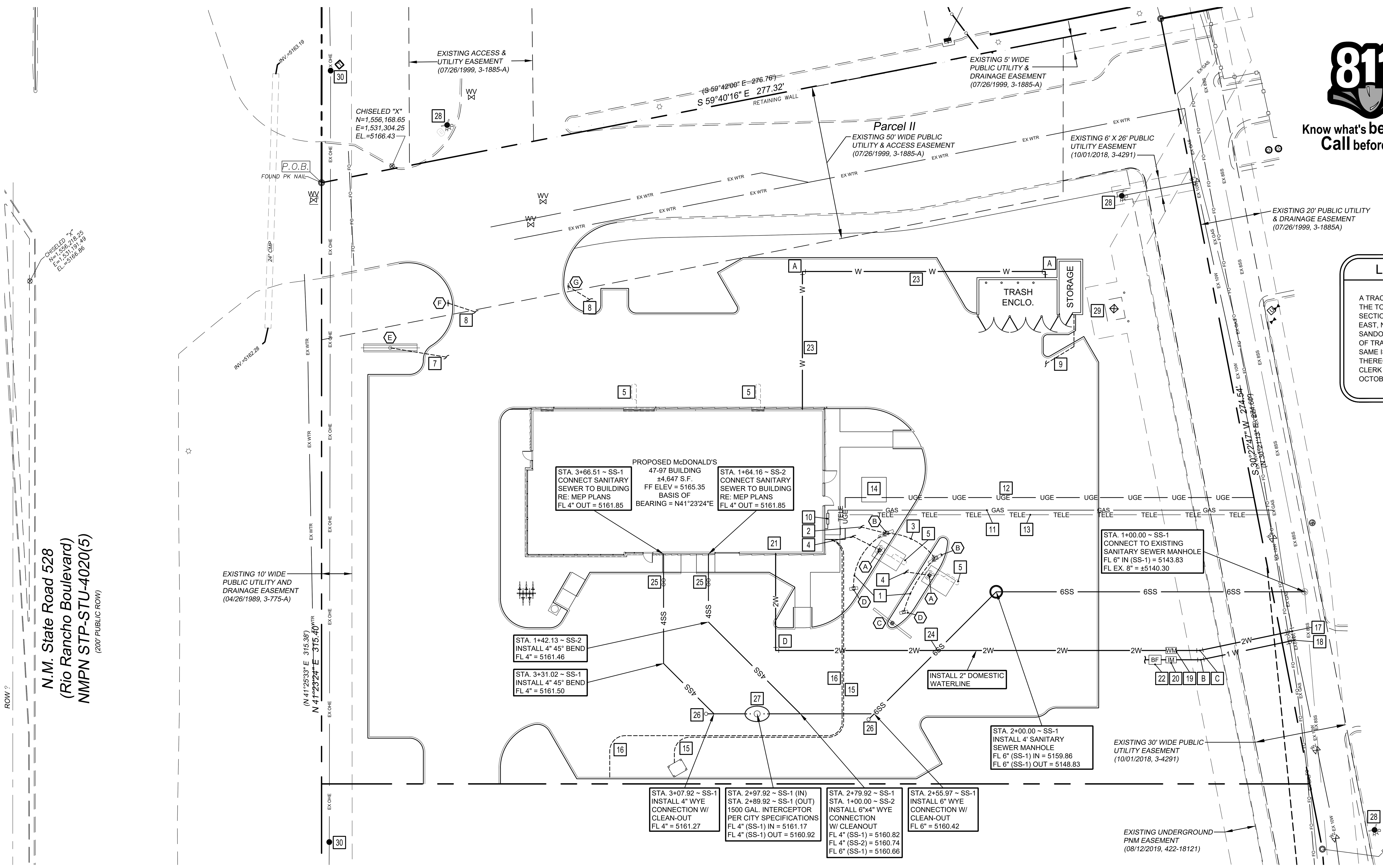
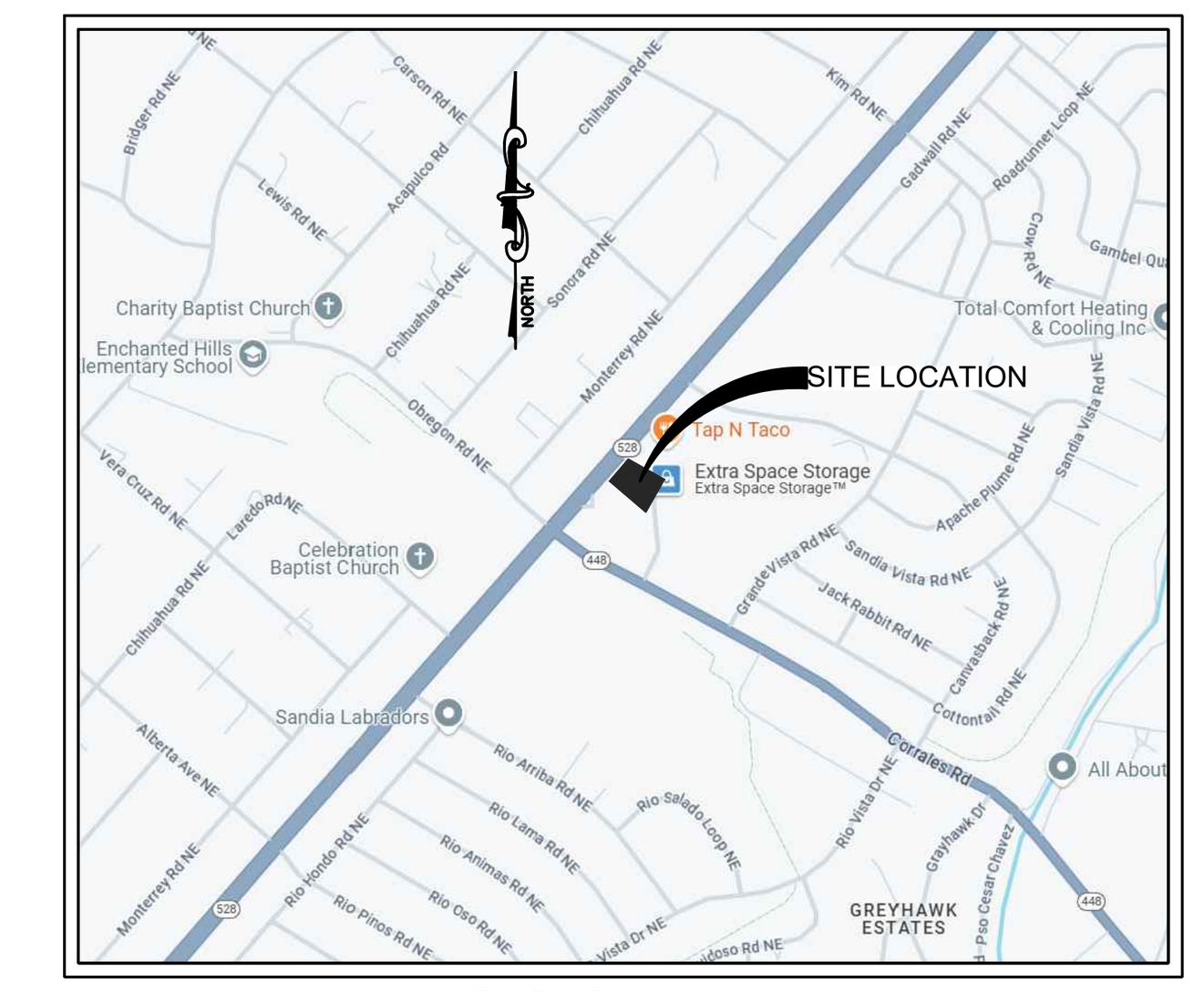
DRAWN BY	C.L.C.
CHECKED BY	S.T.M.
DATE	MAY 2026
SHEET NO.	10 OF 25
FILE NO.	SKY2026.1020



Know what's **below.** **Call** before you dig.

NORTH

SCALE 1" = 20'



VICINITY MAP
N.T.S.

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BENCHMARK

CHISELED "X" IN CURB LOCATED NEAR NORTHWEST CORNER OF PROPERTY
N: 1,556,168.65
E: 1,531,304.25
ELEV:5166.43

UTILITY NOTE SCHEDULE

MARK	MARK DESCRIPTION
1	1" CONTROL CONDUIT & 3/4" POWER CONDUIT FROM MENU BOARD TO PREBROWSE BOARD
2	2" CONTROL CONDUIT & (2) 3/4" POWER CONDUITS FROM BUILDING TO LANE 1 MENU BOARD
3	1-1/4" CONTROL CONDUIT & 3/4" POWER CONDUIT FROM LANE 1 MENU BOARD TO LANE 2 MENU BOARD
4	(2) 1-1/2" CONTROL CONDUITS & 1/2" POWER CONDUIT FROM BUILDING TO CUSTOMER ORDER DISPLAY
5	1-1/2" SLEEVE FOR VEHICLE LOOP DETECTOR
6	1" CONDUIT WITH WIRE TO/FROM SITE LIGHTING
7	3/4" CONDUIT WITH WIRE TO ROAD SIGN
8	1/2" CONDUIT WITH WIRE TO DIRECTIONAL SIGN
9	3/4" CONDUIT WITH WIRE TO TRASH ENCLOSURE / STORAGE BUILDING
10	PROPOSED GAS METER (GC TO VERIFY LOCATION W/ GAS CO.)
11	UNDERGROUND GAS SERVICE TO BUILDING (GC TO VERIFY ROUTE & SIZE W/ GAS CO.)
12	UNDERGROUND ELECTRICAL SERVICE TO BUILDING (GC TO VERIFY ROUTE, NUMBER, & SIZE OF CONDUITS W/ POWER CO.)
13	UNDERGROUND TELEPHONE SERVICE TO BUILDING (GC TO VERIFY ROUTE, NUMBER, & SIZE OF CONDUITS W/ TELE. CO.)
14	PAD MOUNT TRANSFORMER LOCATION
15	2" POWER CONDUIT FROM BUILDING TO CHARGEPOINT EVCS
16	2" POWER CONDUIT FROM BUILDING TO FUTURE LOCATION CHARGEPOINT EVCS
17	INSTALL 10"x2" TAPPING SLEEVE AND VALVE ASSEMBLY FOR DOMESTIC LINE TO BUILDING
18	INSTALL 10"x1" TAPPING SLEEVE AND VALVE ASSEMBLY FOR IRRIGATION LINE TO SITE
19	DOMESTIC WATER METER (PER LOCAL CODES)
20	IRRIGATION METER (PER LOCAL CODES)
21	DOMESTIC BACKFLOW PREVENTION DEVICE LOCATED INSIDE BUILDING (PER LOCAL CODES)
22	IRRIGATION BACKFLOW PREVENTION DEVICE (PER LOCAL CODES)
23	3/4" WATER SERVICE TO TRASH ENCLOSURE
24	CONTRACTOR TO MAINTAIN 2' VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER LINE CROSSINGS
25	TWO-WAY SANITARY SEWER CLEANOUT WITH CAST IRON COVER (H20 RATED WHEN IN PAVED AREAS)
26	SINGLE SANITARY SEWER CLEANOUT WITH CAST IRON COVER (H20 RATED WHEN IN PAVED AREAS)
27	1,500 GALLON GREASE TRAP (PER LOCAL CODES)
28	EXISTING FIRE HYDRANT
29	EXISTING TRANSFORMER
30	EXISTING POWER POLE
A	INSTALL 3/4" 90° BEND
B	INSTALL 1" 11.25° BEND
C	INSTALL 2" 11.25° BEND
D	INSTALL 2" 90° BEND

SANITARY SEWERLINE SLOPES

SS-1~6" PVC @ 5.00%
(STA. 1+00.00 - STA. 2+00.00)

SS-1~6" PVC @ 1.00%
(STA. 2+00 - STA. 2+79.92)

SS-1~4" PVC @ 1.00%
(STA. 2+79.92 - STA. 2+89.92)

SS-1~GREASE TRAP - 3" DROP
FROM INLET TO OUTLET
(STA. 2+89.92 - STA. 2+97.92)

SS-1~4" PVC @ 1.00%
(STA. 2+97.92 - STA. 3+66.51)

SS-2~4" PVC @ 1.73%
(STA. 1+00.00 - STA. 1+64.16)

**ALL SANITARY SEWER PIPE TO BE SDR-35 PVC

** WATER PIPE MATERIAL SPECIFICATIONS

1.5", 2" - SDR 26 PVC
6" - C 900 PVC W/ MEGA LUGS, OR DUCTILE IRON (TYP)

NOTE

ALL UTILITY INSTALLATION SHALL CONFORM TO THE LATEST CITY OF RIO RANCHO STANDARDS AND SPECIFICATIONS. (RE: CITY DESIGN & CONSTRUCTION STANDARDS)

NOTES

1. PRIVATE UTILITY CONNECTIONS SHOWN ARE SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO BID.
2. ALL ELECTRICAL/CONDUIT RUNS ARE SCHEMATIC ONLY. LOT LIGHTS ARE TO BE WIRED TO 2 (TWO) OR MORE CIRCUITS IN AN ALTERNATING SEQUENCE.
3. LOCATION OF EXISTING GAS LINES ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE PROPOSED GAS LINE ROUTE WITH APPROPRIATE GAS COMPANY REPRESENTATIVE, PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE PROPOSED PAD MOUNT TRANSFORMER LOCATION AND UNDERGROUND ELECTRIC TO A PROPOSED CONNECTION POINT WITH APPROPRIATE ELECTRIC COMPANY REPRESENTATIVE, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO COORDINATE PROPOSED UNDERGROUND TELEPHONE ROUTE TO A PROPOSED CONNECTION POINT WITH APPROPRIATE TELEPHONE REPRESENTATIVE, PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE PROPOSED WATER CONNECTION POINTS AND SEWER CONNECTION POINT FOR SITE WITH APPROPRIATE CITY OF RIO RANCHO REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY IF EXISTING SEWER MANHOLE FLOWLINE ELEVATION AND NOTIFY SKYLINE CIVIL GROUP IN THE EVENT OF A DISCREPANCY.
7. ADJUST TO FINISHED GRADE ANY ACCESS POINTS FOR EXISTING UTILITIES REMAINING.
8. IT SHALL BE THE SIGN INSTALLER'S RESPONSIBILITY TO ENSURE THE PROPOSED SIGN LOCATION DOES NOT INTERFERE WITH ANY UTILITIES AND COMPLIES WITH ALL APPLICABLE CITY CODES. SIGN INSTALLER SHALL ALSO OBTAIN APPROVAL FROM THE APPROPRIATE ENTITIES PRIOR TO INSTALLING THE SIGN OVER ANY EXISTING EASEMENTS.

SIGN LEGEND

NO.		DESCRIPTION
2	A	CUSTOMER ORDER DISPLAY
2	B	2 PANEL OUTDOOR DIGITAL MENU BOARD
1	C	DOUBLE GATEWAY SIGN
2	D	PRE-BROWSE BOARD
1	E	PYLON SIGN
1	F	LED DIR. SIGN "WELCOME"/ "ENTER"
1	G	LED DIR. SIGN "THANK YOU"/ "EXIT"

STEPHEN T. MARCUM
NEW MEXICO
22682
PROFESSIONAL ENGINEER
PRELIMINARY REVIEW, NOT FOR CONSTRUCTION
SEPTEMBER 4TH, 2026

Skyline CIVIL GROUP

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C9.0 UTILITY PLAN

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PREPARED FOR: ©

McDonald's USA, LLC

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528 Corrales Road
Rio Rancho, NM

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		

CO-SIGN SIGNATURES

CONTRACTOR		
OWNER		

DRAWN BY	C.L.C.
CHECKED BY	S.T.M.
DATE	MAY 2026
SHEET NO.	XX OF 25
FILE NO.	SKY2026.1020

D:\SKY 2026\2026.1020 - MCDONALD'S USA, LC 30-0287 - NEW BUILD (HWY. 528 & CORRALES; RIO RANCHO, NM)\DRAWINGS\11 C9.0 UTILITY PLAN.DWG

EXISTING ORDINANCE – REDLINE VERSION

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 21 **ENACTMENT NO. 17-23**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO TO REPEAL AND REPLACE ORDINANCE NO. ~~37~~21, ENACTMENT NO. ~~02-034~~ 17-23 FOR THE MERCADO, TRACTS C-2A1~~, C-2A2, C-2A4A, C-2A4B, C-2A4C, C-2A3, C-2B1, AND CORRALES NORTH UNIT 1, TRACT C-2C~~; 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: the Governing Body adopted Ordinance No. ~~37~~ 21, Enactment No. ~~02-034~~ 17-23 on ~~November 21, 2002~~ September 27, 2017,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. ~~17-100-00011~~ XX; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on ~~September 12, 2017~~ XX, 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 11as studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in RRCO 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 ~~September 27, 2017~~, XX 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), 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. **Purpose:** An Ordinance to address development restrictions and requirements for the properties legally described as The Mercado, Tracts C-2A1, ~~C-2A2, C-2A4A, C-2A4B, C-2A4C, C-2A3, C-2BI and Corrales North - Unit 1, Tract C-2C (as mapped in Attachment I)~~ and to supersede any specific restrictions contained in Substitute Ordinance No. ~~9m~~ 21 Enactment No. ~~99-009~~ 17-23 ~~and Ordinance No. 90-001~~ which may conflict with this ordinance.

Section 2. **Land Use:** Land Uses shall be as established in Ordinance ~~90-001~~ XX ~~except that a gasoline station and/or convenience food store is also permitted on Tract C-2A2, in addition to Tract C-1B as established in Ordinance No. 9, Enactment No. 99-00~~

Section 3. **Development Restrictions and Requirements:** The following restrictions and requirements are intended to supersede or replace the same restriction or requirements contained in ~~Ordinance 90-001 or~~ Ordinance No ~~9~~ 21, Enactment ~~99-009~~ 17-23 unless otherwise state herein. For example, landscape requirements contained in ~~90-001~~17-23. Any restriction or requirement contained in prior ordinances not superseded herein shall remain in effect.

A. Access: Access points shall be as established in Ordinance ~~90-001~~ XX ~~and Ordinance 10~~; Enactment ~~95-11~~ XX. All infrastructure shall be constructed pursuant to approval by the City of Rio Rancho (Public Works and City Development Department) and if applicable, the State of New Mexico Highway and Transportation Department.

B. Architecture:

1. No plain metal surfaces shall be allowed. All metal surfaces shall have a stucco facade.
2. No plain concrete surfaces shall be allowed. All concrete surfaces shall have a stucco facade.
3. All buildings shall be of similar design and constructed of similar materials to ensure consistency in development.
4. All buildings shall be as per a color contained in a traditional southwestern color palette and may contain southwestern elements including but not limited to overhangs, vigas, beams, and portals.

C. Height: Height shall be determined at site plan review, however, maximum height shall not exceed 32' above the average natural grade of the property on which the structure is located.

D. Roof type and color shall be approved via the site plan approval process.

E. Mechanical Equipment shall be fully screened from adjacent residential properties, parking areas, and public right-of-ways.

F. Signage shall be as follows:

1. Building Signs. ~~One~~Two wall signs per ~~business~~façade, or ~~40 square feet or 4%~~ 6% of the façade, whichever is greater.

~~All wall signs shall be channel type lettering and shall be internally illuminated.~~

~~Exposed neon must be within channel lettering.~~

~~ii. No signage shall be placed on any wall that faces~~2. Freestanding Signs. Freestanding signage shall be limited as follows~~:~~

~~i.~~ ~~Two (2)~~ One (1) multi-tenant monument sign~~s~~ shall be allowed on NMSR 528 frontage; maximum square footage of ~~135~~ 140 sq ft per sign face at a height not to exceed ~~15'6".~~16'.

~~ii. Two (2) monument signs shall be allowed on NM 448 frontage.~~

~~1. Maximum square footage of 80 per sign at a height not to exceed 15'6".~~

~~2. One wall mounted sign for the eastern most parcel not to exceed 60 square feet and 8 feet in height.~~

~~iii. Two wall signs per business of 40 square feet or 4% of the façade are allowed on Tract C-2B1.~~

G. ~~-~~Landscaping: Landscaping shall consist of plants and materials listed in the Comprehensive Plan Landscape palette. A landscaping plan shall be submitted or approved via the site plan approval process. At minimum, the landscaping plan shall be designed per the following:

1. A minimum of 15% of the site shall be landscaped.

2. Of the 15% landscaped area, 25% is required to be located in front of the property.

~~2~~ 3.~~.~~ ~~80%~~ 75% of the total landscape requirement shall be live plant material and 25% ground-level plants.

~~3.~~ 4. Trees shall be ~~3"~~ 2.5" caliper minimum.

~~4.~~ 5. Shrubs shall be ~~5" gallon~~5-gallon minimum
~~5.~~ 6. ~~Plants shall be drought-tolerant.~~Plant materials shall be xeric and/or adapted naturalized species suitable for the Rio Rancho climate.
~~6. Deciduous trees and shrubs shall be planted in all parking lot medians.~~
7. Street trees a minimum of 15' in height shall be planted 20' on center along NMSR 528 frontage ~~on parcels C-2A2 and C-2A3~~ to mitigate impacts as viewed from the West. ~~At least one-half of the~~ The street trees shall be ~~evergreens~~ deciduous planted in massed ~~planning~~ arrangements.~~.~~
~~8. A buffer consisting of 10–12-foot trees, planted eight feet on center, shall be planted from the southwest corner continuing 40' to the west on Tract C-2A2 to mitigate impacts as viewed from the south and southeast.~~8. An automatic irrigation system shall be constructed to support the landscape.

H. ~~Landscape Buffers~~
~~1. A minimum 15' landscape buffer shall be required along the property line, which abuts Grande Vista Road.~~

~~2. The buffer along the east side shall consist primarily of mature evergreen trees. Spacing of trees shall be 15' on center. Trees shall be a minimum of 10' when planted.~~

~~3. A minimum six-foot high opaque wall with stucco or split-faced textured block finish shall be required to visually screen development from abutting residential zones. The wall is to be located along the west side of the 15' landscape berm for its length or generally from the north property line to the south property line.~~

~~4. A berm with ground cover shall be built, landscaped, and maintained along Grande Vista Road. The height of the berm shall be equal to the height of the land on the other side of the wall.~~

~~I.~~ Any reflective surfaces that may produce glare into the adjacent residential properties are prohibited. ~~d.~~ Reflective glazing is prohibited. ~~Bronze tinted glass is required on all buildings facing west to reduce the effects of internal lighting.~~

~~1. The first floor of any building on Tract C-2B1 is excluded from the bronze tinted glass requirement.~~

~~J~~I. Outside Storage shall be visually screened from any adjacent property.

~~K~~J. Site Lighting shall be in compliance with the Night Sky Protection Act; House Bill No. 39 adopted in 1999, which regulates outdoor night lighting. All lights shall be appropriately shielded to mitigate the impact on adjacent residential properties. Additional requirements or restrictions, including but not limited to height of light poles and type of shields, shall be determined via the site plan approval process.

~~L. Sidewalks shall be provided as required via the site plan approval process.~~

~~M~~K. Pedestrian Access throughout the site is encouraged and shall be reviewed at the time of site plan approval.

~~N~~L. Refuse and Service Areas.
1. All refuse locations and service are locations shall be screened from view.
2. Refuse enclosures shall be constructed as per City Ordinance and shall be gated.
3. Refuse enclosures shall have a facade comparable to the principal building; color and materials.

Section 4. (Reserved)

Section 5. Non-Conforming Clause. Any structure or land use which is deemed non-conforming by adoption of this ordinance shall be allowed in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 154.24.

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. **Repeal and Replace.** This Ordinance shall repeal and replace Ordinance No. ~~37~~ 21, Enactment No. ~~02-034~~ 17-23.

Section 8. **Effective Date:**

This Ordinance shall take effect in ten (10) days after adoption.

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 21 **ENACTMENT NO. 17-23**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO TO REPEAL AND REPLACE ORDINANCE NO. 21, ENACTMENT NO. 17-23 FOR THE MERCADO, TRACTS C-2A1, 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: the Governing Body adopted Ordinance No. 21, Enactment No. 17-23 on September 27, 2017,

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

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on XX, 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 11as studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in RRCO 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, XX 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), 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. **Purpose:** An Ordinance to address development restrictions and requirements for the properties legally described as The Mercado, Tracts C-2A1, and to supersede any specific restrictions contained in Substitute Ordinance No. 21 Enactment No. 17-23 which may conflict with this ordinance.

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Section 2. **Land Use:** Land Uses shall be as established in Ordinance XX.

Section 3. **Development Restrictions and Requirements:** The following restrictions and requirements are intended to supersede or replace the same restriction or requirements contained in Ordinance No 21, Enactment 17-23 unless otherwise state herein. For example, landscape requirements contained in 17-23. Any restriction or requirement contained in prior ordinances not superseded herein shall remain in effect.

A. Access: Access points shall be as established in Ordinance XX; Enactment XX. All infrastructure shall be constructed pursuant to approval by the City of Rio Rancho (Public Works and City Development Department) and if applicable, the State of New Mexico Highway and Transportation Department.

B. Architecture:

1. Building surfaces shall adhere to the C-1 guidelines.
2. All buildings shall be of similar design and constructed of similar materials to ensure consistency in development.
3. All buildings shall be as per a color contained in a traditional southwestern color palette and may contain southwestern elements including but not limited to overhangs, vigas, beams, and portals.
4. Any reflective surfaces that may produce glare into the adjacent residential properties are prohibited. Reflective glazing is prohibited. Bronze tinted glass is required on all buildings facing west to reduce the effects of internal lighting.

C. Height: Height shall be determined at site plan review, however, maximum height shall not exceed 32' above the average natural grade of the property on which the structure is located.

D. Roof type and color shall be approved via the site plan approval process.

E. Mechanical Equipment shall be fully screened from adjacent residential properties, parking areas, and public rights-of-way.

F. Signage shall be as follows:

1. Building Signs. For a single tenant structure, the maximum total wall sign area is one square foot per one linear foot of building wall where the wall sign(s) will be mounted or 50 square feet, whichever is greater. The square footage permitted for individual facades shall not be combined to create a larger sign on any one facade.
2. Freestanding Signs. Freestanding signage shall be limited as follows One (1) multi-tenant monument sign shall be allowed on NMSR 528 frontage; maximum square footage of 140 sq ft per sign face at a height not to exceed 16'.

G. Landscaping: Landscaping shall consist of plants and materials listed in the Comprehensive Plan Landscape palette. A landscaping plan shall be submitted or approved via the site plan approval process. At minimum, the landscaping plan shall be designed per the following:

1. A minimum of 10% of the site shall be landscaped.
2. Of the 10% landscaped area, 25% is required to be located in front of the property.
3. 80% of the total landscape requirement shall be live plant material and 25% ground-level plants.
4. Trees shall be 2.5" caliper minimum.
5. Shrubs shall be 5-gallon minimum
6. Plant materials shall be xeric and/or adapted naturalized species suitable for the Rio Rancho climate.
7. Street trees a minimum of 15' in height shall be planted 20' on center along NMSR 528 frontage to mitigate impacts as viewed from the West. The street trees shall be deciduous and may be planted in massed arrangements.
8. An automatic irrigation system shall be constructed to support the landscape.
9. Backflow prevention device

H. Any reflective surfaces that may produce glare into the adjacent residential properties are prohibited. Reflective glazing is prohibited.

I. Outside Storage shall be visually screened from any adjacent property.

J. Site Lighting shall be in compliance with the Night Sky Protection Act; House Bill No. 39

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adopted in 1999, which regulates outdoor night lighting. All lights shall be appropriately shielded to mitigate the impact on adjacent residential properties. Additional requirements or restrictions, including but not limited to height of light poles and type of shields, shall be determined via the site plan approval process.

K. Pedestrian Access throughout the site is encouraged and shall be reviewed at the time of site plan approval.

L. Refuse and Service Areas.

1. All refuse locations and service are locations shall be screened from view.
2. Refuse enclosures shall be constructed as per City Ordinance and shall be gated.
3. Refuse enclosures shall have a facade comparable to the principal building; color and materials.

Section 4. (Reserved)

Section 5. Non-Conforming Clause. Any structure or land use which is deemed non-conforming by adoption of this ordinance shall be allowed in accordance with Rio Rancho Code of Ordinances {R.O. 2003) Section 154.24.

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. **Repeal and Replace.** This Ordinance shall repeal and replace Ordinance No. 21, Enactment No. 17-23.

Section 8. **Effective Date:**

This Ordinance shall take effect in ten (10) days after adoption.

DRAFT

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

October 29, 2026

RE: Zone Map Amendment/Site Plan
Case No. 26-100-00014
MERC, TR C2A1A (1090 NM Highway 528 NE)

Dear Property Owner:

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

The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as MERC, Tr C2A1A, physically located at 1090 NM Highway 528. The ZMA request would amend the SU: Special Use zoning designation to address adjustments to overall architectural requirements, access, building signage, parking requirements, and landscaping (for the entirety of the 2.41 acres).

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 17, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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

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

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

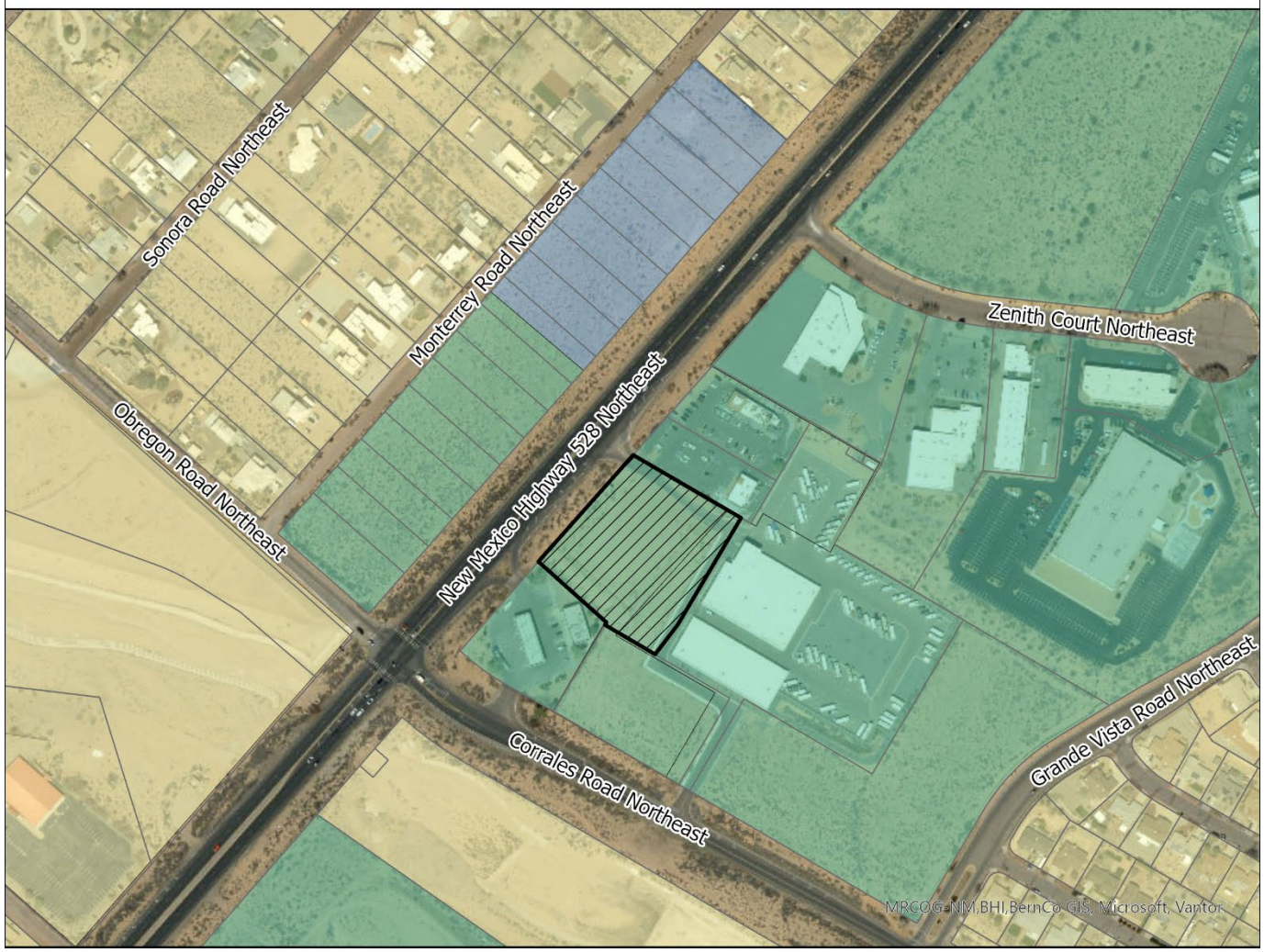
Respectfully,

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

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

1090 NM 528 NE
MERC, TR C2A1A
ZONE MAP AMENDMENT & SITE PLAN



GIS Moving Spatial Data Forward

N
W E
S

0 0.01 0.03 0.06 0.09 0.12 0.15
Miles

Legend

Zoning
- O-1
- R-1
- SU
- Subject Property

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

Map courtesy of Tim Dvorak, 10/29/2026

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, November 17, 2026:

Preliminary/Final Plat
Case #26-200-00004

The applicant, SSCAFCA, through their agent, JAG Planning & Zoning, LLC, requests approval of a Preliminary/Final Plat for the creation of one parcel and the dedication of public right-of-way to Southern Boulevard from three existing parcels legally described as Panorama Heights West, Block 2, Parcels C, N and O. The subject property is zoned R-1: Single Family Residential and comprises approximately 1.626 acres.

Preliminary Plat Extension
Case #24-210-00007

The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Zone Map Amendment/Site Plan
Case #26-100-00014

The applicant, Skyline Civil Group, LLC, through their agent, Consensus Planning, requests approval of a Zone Map Amendment and accompanying Site Plan, for the subject property legally described as MERC, Tr C2A1A, physically located at 1090 NM Highway 528. The ZMA request would amend the SU: Special Use zoning designation to address adjustments to overall architectural requirements, access, building signage, parking requirements, and landscaping (for the entirety of the 2.41 acres).

Conditional Use Permit
Case #26-120-00006

The applicant, Panthera Ventures, LLC, through their agent, Saif Ismael, requests approval of a Conditional Use Permit, to allow for RV storage. The subject property is legally described as U16, Blk 83, Lots 33A and 34A, and is physically located at 1305 and 1309 Golf Course Rd SE. The property is zoned NC: Neighborhood Commercial and consists of a combined .82 acres.

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: November 2, 2026



Notice Map: • - 100ft f/subject property, certified mail, return receipt requested

Ordinance No. 90-001

AMENDING ORDINANCE 87-1, APPENDIX G

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO, THAT THE FOLLOWING ADDITION SHALL AMEND ORDINANCE 87-1 (R.O. 1987), APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP.

PURPOSE:

That the property consisting of 62.05 acres located by legal description as follows:

Tract C-1A, C-1B, and C-2, Corrales North Unit 1

shall have its zoning designation changed from R-1/Single Family Residential to S.U./Special Use.

LAND USE CONDITIONS:

The following land uses are applicable in the special use zoning designations for the following land areas:

A. Tract C-1B and C-2, Corrales North Unit 1:

All C-1/Retail commercial permissive uses as designated in Ordinance 87-1. C-1 conditional uses require a conditional use permit unless specified as permissive below. The following uses are also permissive:

1. Supermarket/grocery store
2. Retail liquor store, but only as a secondary use in conjunction with an otherwise permitted primary use.
3. Library
4. Museum
5. Security premises for a watchman or caretaker in same premises with an otherwise permitted use.
6. Paved parking lot
7. Printing or publishing
8. Public utility
9. Facility for sales displayed for wholesaling and distributing
10. Indoor recreational uses
11. Drive-in restaurant

12. Theatres
13. Automobile gasoline station (Tract C-1B only)
14. Convenience food store (Tract C-1B only)

B. Tract C-1A, Corrales North Unit 1:
The following uses are permissive:

1. Laboratory or research center (excluding animal research.
2. Manufacturing, assembling, repairing or rebuilding articles such as the following:
   a. Medical and dental equipment, drafting, optical, musical instruments, jewelry, toys, games and electronic apparatus.
   b. Hardware accessories, electrical appliances and sheet metal products (not including plating as a primary use) except nuclear uses.
   c. Rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, fabrics and furniture and printing and finishing of textiles and fibers into fabric goods.
3. Office and office buildings
4. Paved parking lot
5. Printing, publishing, lithographing, blueprinting or photostating.
6. Wholesalers, distributors, or manufacturers and related sales and display rooms.
7. Office machine equipment sales and repairs
8. Institution, including hospital or clinic, library, museum, school, day care center, but not disciplinary institutions.
9. Banking, including drive-in facilities
10. Recreational parks
11. Uses similar to the following are permissive only when used in connection with and incidental to a use otherwise permitted herein:
   a. Cold storage
   b. Machine shop
   c. Public utility use or structure
   d. Health gymnasium
   e. Swimming pool
   f. Security premises for a watchman or caretaker on same premises with permitted use
   g. Auditorium or place of assembly

h. Manufacture or assembly of boxes or crates for shipping
i. Plating
j. Warehousing

12. Construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to six months and no more than thirty 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 one hundred and twenty days.
13. Retail sales and services intended and sized to primarily serve uses otherwise permitted on the property such as the following:
a. Books, magazines, newspapers, except adult book stores.
b. Cosmetics, notions, gifts
c. Drugs, medical supplies.
d. Flowers and plants
e. Food and drink, for consumption on the premises.
f. Barber, beauty salons
g. Dry cleaning, laundry, clothes pressing
h. Photography, except adult photo studio

ACCESS: (Reference Exhibit A)

Vehicular access to the parcels from NMSR 528, NMSR 45 and from Grande Vista Road shall be restricted as shown on Exhibit A attached hereto. In addition, the following requirements shall be applicable to the designated properties:

A. General (all property)

1. Left turn pockets are required by the property owner from NMSR 528 and NMSR 45 at each access point into the site.

2. Acceleration and deceleration lanes are required by the property owners on NMSR 528 and NMSR 45 at each access point into the site.

B. Tract C-1A, Corrales North Unit 1:

1. A maximum of one (1) full access point to NMSR 528 shall be allowed at Zenith Court.
2. No permanent (non-emergency) access shall be allowed to Grande Vista Road. Emergency access shall have knock-down barriers.
3. Zenith Court shall be constructed to include a minimum of one (1) left turn egress lane, one (1) right turn egress lane, and one (1) ingress lane.
4. If signalization of the intersection of Zenith Court and NMSR 528 is warranted by the State Highway Department the intersection improvements shall be provided by the applicant.

C. Tract C-1B, Corrales North Unit 1:

1. A maximum of one access point, right in/right out, shall be allowed to NMSR 528.
2. A maximum of one access point, right in/right out, shall be allowed to NMSR 45.
3. Access points shall be located near the east and north property lines to avoid congestion a the NMSR 528/45 intersection.
4. The installed cost of the median which shall be constructed at the intersection of NMSR 528 and NMSR 45 shall be a joint venture between the property owner and the NM State Highway Department. Prior to development, an agreement will be reached between the property owner, the State Highway Department and the City of Rio Rancho.

D. Tract C-2, Corrales North, Unit 1:

1. A maximum of one (1) access point, full access, shall be allowed to NMSR 528.
2. A maximum of two (2) access points, full access, shall be allowed to NMSR 45.

3. A maximum of one (1) access point, full access which shall be in alignment with Cottontail Road shall be allowed to Grande Vista.
4. Pedestrian access shall be required from the site to Grande Vista Road.
5. Upon submittal of plans, on site transportation issues such as traffic flow, access locations and parking will be subject to review by the City Engineering and City Development Department.
6. Ingress and egress ways shall be separated by a landscaped median of at least three (3) feet in width.
7. No service vehicles shall use access on Grande Vista.
8. Medians in the State Highway are required by the property owner.

LANDSCAPING:

A. Changes to the natural topography of the land shall be carefully designed in order to minimize erosion, and reduce the potential of blowing sand.

B. Phasing of development shall insure that land is built upon as soon as possible after being graded and protected from excessive erosion during the construction process.

C. All graded areas including areas of right-of-way shall be seeded for dust and erosion control purposes and irrigated within ten (10) working days of grading to Drainage Engineer standards (see Exhibit B).

D. The following landscape standards shall be met with the development of each phase:

Total Landscaping Required	10% of gross acreage
Front landscaping	25% or more of total landscaping requirement. The clear site triangle shall be maintained.

Live plant material	80% or more of total landscaping requirement shall consist of sod, trees and shrubs, or other live plant materials
Non-plant material	20% or less of total landscaping requirement
Trees	3" caliper minimum
Shrubs	5 gallon minimum size
Parking lot landscaping	1-3 acre parcel /2% of total gross acreage of parcel
	3-5 acre parcel/3% of total gross acreage of parcel
	5 acre parcel or more/4% of total gross acreage of parcel

BUFFERING:

A. Landscape buffer areas as shown on Exhibit B attached hereto shall be used to trap blowing sand, to block negative visual impact and to absorb noise.

The areas shown in Exhibit B around the perimeter of the site shall serve as a buffer between the site and the surrounding residential area along Grande Vista Road, Parcel "I", (drainage easement). Buffering shall be provided by the developer.

B. Buffering shall be required on the site in the form of live plant material, earth forms (berms), rocks (hand stacked), blocks (hand fitted or fixed with cement), or other materials as determined satisfactory in review by the City Engineering and Development Departments.

Trees, shrubs, and earth berms shall be clustered and placed strategically to mitigate any negative impacts that may be present. Buffering methods are subject to City Development Department for approval.

C. Soil Stabilization:

1. Maximum slope shall be 4 to 1.
2. If seed is used, hydromulch or crimping shall be utilized. Unsuccessful areas shall be reseeded.
3. Design of seeding, rock walls, retaining walls, etc. shall be subject to approval by the City Engineering Department.

ARCHITECTURAL CONTROLS:

A. No metal buildings will be allowed.
B. No plain concrete block buildings will be allowed.
C. Streetscape shall utilize similar design and types of materials throughout the site in order to maintain unity of design within the area.
D. Outside storage and chain link fencing shall be visually screened from any adjacent property owner.
E. All parcels shall have a height restriction of 32 feet above grade.

SIDEWALKS:

A. A four (4) foot sidewalk shall be provided on Grande Vista Road by the property owner.

B. Handicap ramps are required at all ingress/egress points and other break points (drainage ways, etc.). Location shall be determined by the City Development Department.

SIGNAGE:

All signage on the parcels shall comply with Article 5 covering signs of the City of Rio Rancho zoning ordinance with the exception of Tract C-2 where a commercial shopping center is proposed where:

A. Two freestanding signs, one (1) 100 square foot sign to be located on NMSR 528 and one (1) 60 square foot sign to be located on NMSR 45. Maximum height of the signs shall be 15' 6". The clear sight triangle shall be maintained.

B. One wall sign per business of 40 square feet or 3% of the facade. Wall signage may not be cumulative.

STATE HIGHWAY DEPARTMENT APPROVAL:

The applicant must receive written approval from the State of New Mexico Highway Department and submit it to City Development Department prior to any construction plan approval.

SUNSET CLAUSE

The zoning designation of this property shall revert to the original zoning of R-1/Single Family Residential if no development has occurred within seven (7) years.

Approved this 10th day of January, 1990.

Joan E Borresen Mayor Pro Tem
Joan E. Borresen, Mayor Pro Tem

Attest:

Kathleen A Collier
Kathleen A. Collier, City Clerk
(SEAL)

me, a Notary Public in and

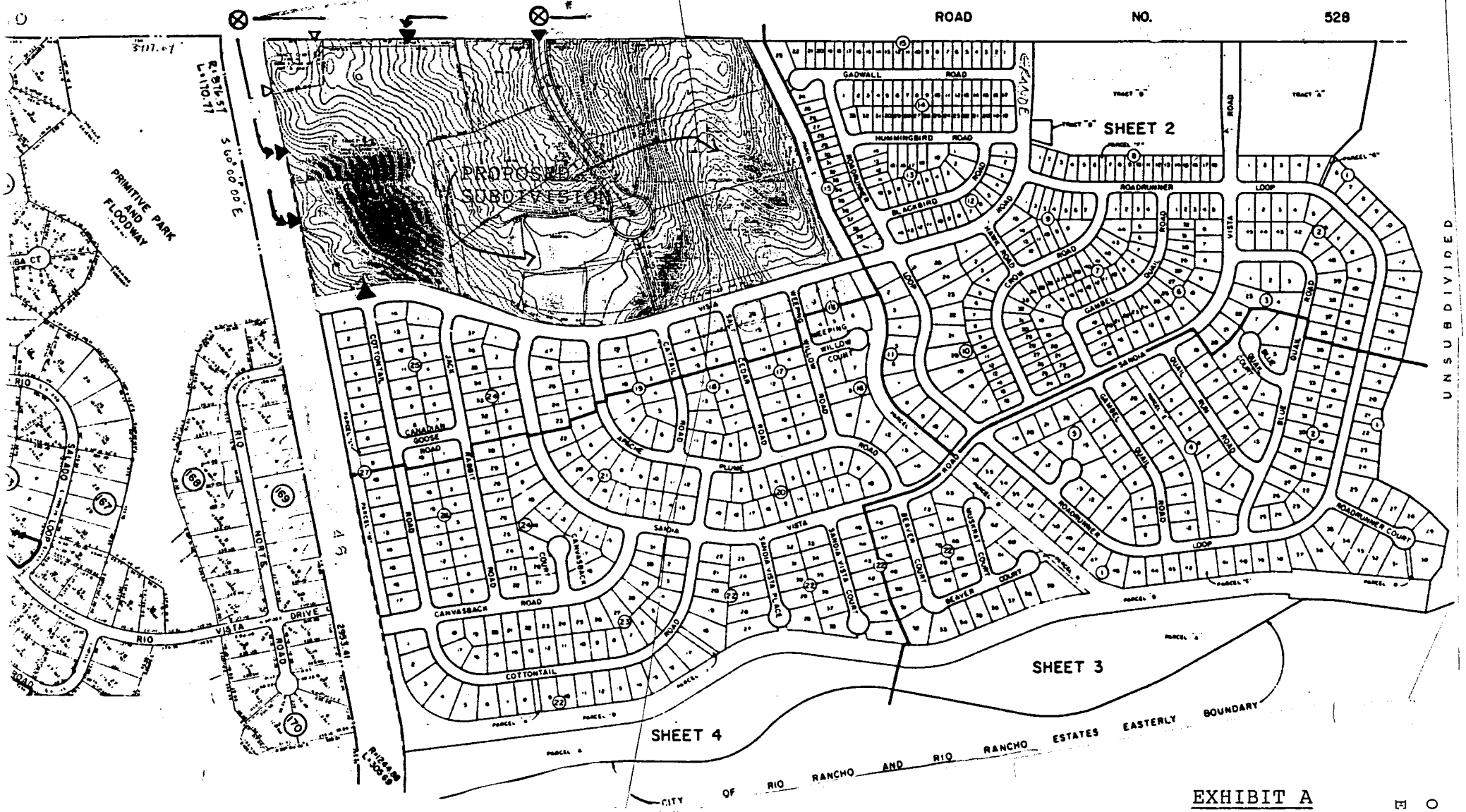


EXHIBIT A

LEGEND FOR POINTS OF ACCESS (ALL EXCEPT ZENITH AND COTTONTAIL ARE GENERALIZED LOCATIONS)

- △ PARTIAL ACCESS (RIGHT-IN, RIGHT-OUT)
- ▶ FULL ACCESS
- ⟶ LEFT TURN ACCESS AND BAY
- ⊗ TRAFFIC SIGNAL (AS WARRANTED BY STATE HIGHWAY DEPARTMENT)

Ordinance No. 90-001
Exhibit A

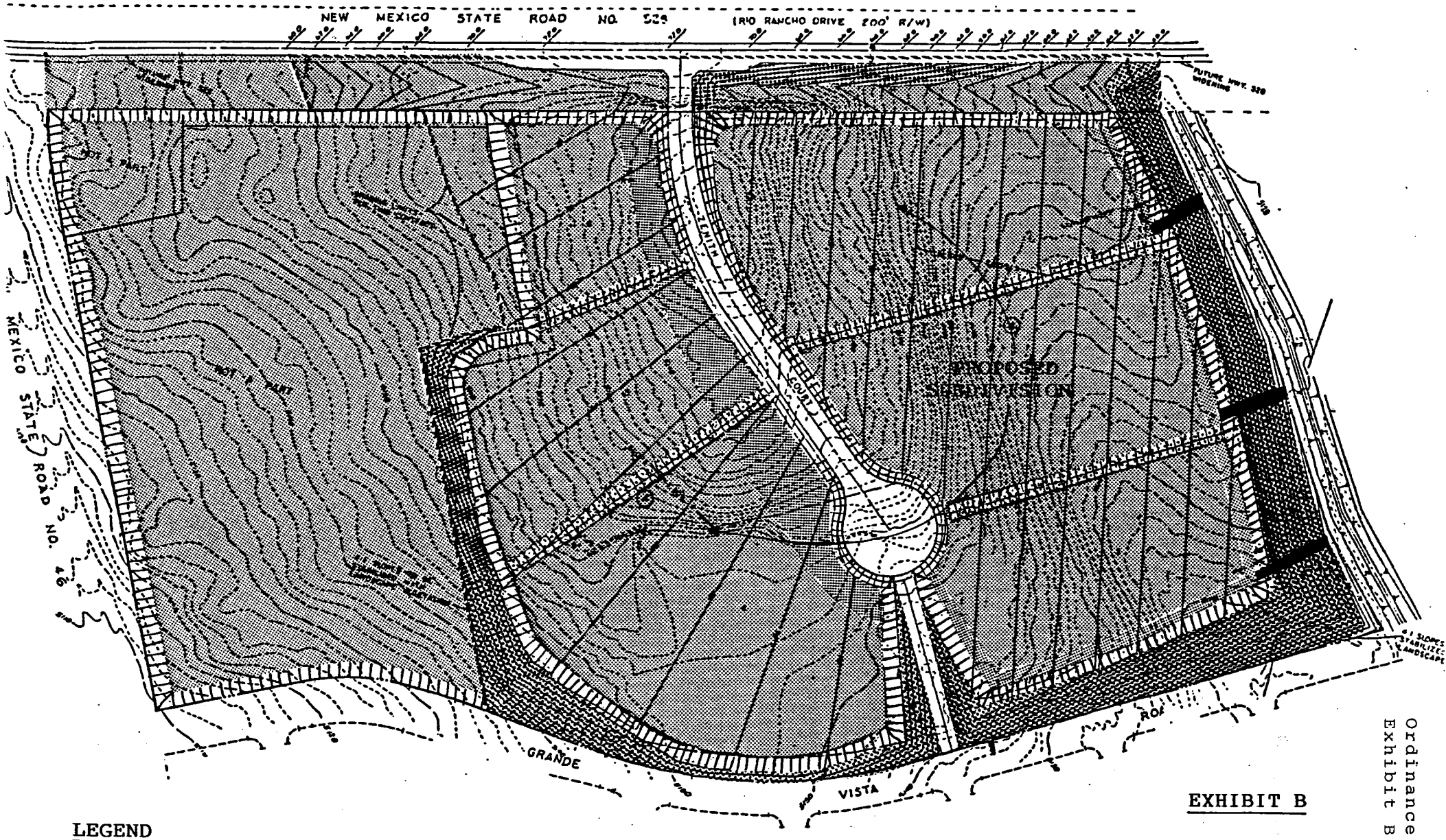


EXHIBIT B

LEGEND

HYDROSEED WITH BLUE GRAMA, RYE, OR EQUIVALENT FOR EROSION CONTROL PRIOR TO DEVELOPMENT

LANDSCAPED BERM/BUFFER

TEMPORARY BERMS BETWEEN LOTS TO CONTROL WIND EROSION

SLOPE STABILIZATION WITH CLOVER, CHESAPEAKE FESCUE, OR EQUIVALENT ALSO TO BE CARRIED OUT ON OTHER PARCELS WHERE SIMILAR SLOPES OCCUR

RUNDOWN

Ordinance No. 90-001
Exhibit B

ORDINANCE NO. 21 **ENACTMENT NO. 17-23**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO TO REPEAL AND REPLACE ORDINANCE NO. 37, ENACTMENT NO. 02-034 FOR THE MERCADO, TRACTS C-2A1, C-2A2, C-2A4A, C-2A4B, C-2A4C, C-2A3, C-2B1 AND CORRALES NORTH UNIT 1, TRACT C-2C; 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: the Governing Body adopted Ordinance No. 37, Enactment No. 02-034 on November 21, 2002,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 17-100-00011; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on September 12, 2017, 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,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in RRCO 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 September 27, 2017, 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), 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. **Purpose:** An Ordinance to address development restrictions and requirements for the properties legally described as The Mercado, Tracts C-2A1, C-2A2, C-2A4A, C-2A4B, C-2A4C, C-2A3, C-2B1 and Corrales North - Unit 1, Tract C-2C (as mapped in Attachment I) and to supersede any specific restrictions contained in Substitute Ordinance No. 9m Enactment No. 99-009 and Ordinance No. 90-001 which may conflict with this ordinance.

Section 2. Land Use: Land Uses shall be as established n Ordinance 90-001 except that a gasoline station and/or convenience food store is also permitted on Tract C-2A2, in addition to Tract C-1B as established in Ordinance No. 9, Enactment No. 99-00

Section 3. Development Restrictions and Requirements: The following restrictions and requirements are intended to supersede or replace the same restriction or requirements contained in Ordinance 90-001 or Ordinance No 9, Enactment 99-009 unless otherwise state herein. For example, landscape requirements contained in 90-001. Any restriction or requirement contained in prior ordinances not superseded herein shall remain in effect.

A. Access: Access points shall be as established in Ordinance 90-001 and Ordinance 10; Enactment 95-11. All infrastructure shall be constructed pursuant to approval by the City of Rio Rancho (Public Works and City Development Department) and if applicable, the State of New Mexico Highway and Transportation Department.

B. Architecture:
   1. No plain metal surfaces shall be allowed. All metal surfaces shall have a stucco façade.
   2. No plain concrete surfaces shall be allowed. All concrete surfaces shall have a stucco façade.
   3. All buildings shall be of similar design and constructed of similar materials to ensure consistency in development.
   4. All buildings shall be as per a color contained in a traditional southwestern color palette and contain southwestern elements including but not limited to overhangs, vigas, beams, and portals.

C. Height: Height shall be determined at site plan review, however, maximum height shall not exceed 32' above the average natural grade of the property on which the structure is located.

D. Roof type and color shall be approved via the site plan approval process.

E. Mechanical Equipment shall be fully screened from adjacent residential properties, parking areas, and public right-of-ways.

F. Signage shall be as follows:
   1. Building Signs. One wall sign per business of 40 square feet or 4% of the façade, whichever is greater.
      i. All wall signs shall be channel type lettering and shall be internally illuminated. Exposed neon must be within channel lettering.
      ii. No signage shall be placed on any wall that faces east.
   2. Freestanding Signs. Freestanding signage shall be limited as follows:
      i. Two (2) monument signs shall be allowed on NMSR 528 frontage; maximum square footage of 135 per sign face at a height not to be exceed 15'6".
      ii. Two (2) monument signs shall be allowed on NM 448 frontage.
         1. Maximum square footage of 80 per sign at a height not to exceed 15'6"
         2. One wall mounted sign for the eastern most parcel not to exceed 60 square feet and 8 feet in height.
      iii. Two wall signs per business of 40 square feet or 4% of the façade are allowed on Tract C-2B1.

G. Landscaping: Landscaping shall consist of plants and materials listed in the Comprehensive Plan Landscape palette. A landscaping plan shall be submitted for approval via the site plan approval process. At minimum, the landscaping plan shall be designed per the following:
   1. A minimum of 15% of the site shall be landscaped.
   2. 80% of total landscape requirement shall be live plant material.
   3. Trees shall be 3" caliper minimum.
   4. Shrubs shall be 5" gallon minimum
   5. Plants shall be drought tolerant.
   6. Deciduous trees and shrubs shall be planted in all parking lot medians.

7. Street trees a minimum of 15' in height shall be planted 20' on center along NMSR 528 frontage on parcels C-2A2 and C-2A3 to mitigate impacts as viewed from the West. At least one-half of the street trees shall be evergreens planted in massed planning arrangements.
8. A buffer consisting of 10-12 foot trees, planted eight feet on center, shall be planted from the southwest corner continuing 40' to the west on Tract C-2A2 to mitigate impacts as viewed from the south and southeast.

H. Landscape Buffers
1. A minimum 15' landscape buffer shall be required along the property line, which abuts Grande Vista Road
2. The buffer along the east side shall consist primarily of mature evergreen trees. Spacing of trees shall be 15' on center. Trees shall be a minimum of 10' when planted.
3. A minimum six-foot high opaque wall with stucco or split-faced textured block finish shall be required to visually screen development from abutting residential zones. The wall is to be located along the west side of the 15' landscaped berm for its length or generally from the north property line to the south property line.
4. A berm with ground cover shall be built, landscaped, and maintained along Grande Vista Road. The height of the berm shall be equal to the height of the land on the other side of the wall.

I. Any reflective surfaces that may produce glare into the adjacent residential properties are prohibited. Reflective glazing is prohibited. Bronze tinted glass is required on all buildings facing west to reduce the effects of internal lighting.
1. The first floor of any building on Tract C-2B1 is excluded from the bronze tinted glass requirement.

J. Outside Storage shall be visually screened from any adjacent property.

K. Site Lighting shall be in compliance with the Night Sky Protection Act; House Bill No. 39 adopted in 1999, which regulates outdoor night lighting. All lights shall be appropriately shielded to mitigate the impact on adjacent residential properties. Additional requirements or restrictions including but not limited to height of light poles and type of shields shall be determined via the site plan approval process.

L. Sidewalks shall be provided as required via the site plan approval process.

M. Pedestrian Access throughout the site is encouraged and shall be reviewed at the time of site plan approval.

N. Refuse and Service Areas.
1. All refuse locations and service are locations shall be screened from view.
2. Refuse enclosures shall be constructed as per City Ordinance and shall be gated.
3. Refuse enclosures shall have a façade comparable to the principal building; color and materials.

Section 4. (Reserved)

Section 5. Non-Conforming Clause. Any structure or land use which is deemed non-conforming by adoption of this ordinance shall be allowed in accordance with Rio Rancho Code of Ordinances (R.O. 2003) ~~City Ordinance 9-1-22~~ Section 154.24.

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. Repeal and Replace. This Ordinance shall repeal and replace Ordinance No. 37, Enactment No. 02-034.

Section 8. Effective Date:

This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 27nd DAY OF SEPTEMBER, 2017

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk

(S E A L)

1090, 1100, 1110 and 1120 Rio Rancho Blvd NE, 6075 Corrales Road and 6105 NM HWY 448 NE
(Mercado, Tract C-2A1, C-2A2, C-2A2B, C-2A2B, C-2A2C, C-2A3, C-2B1 and Corrales North Unit 1, Tract C-2C)



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 THE MERCADO, TRACT C-2A1-A, TO AMEND THE ARCHITECTURAL, BUILDING SIGNAGE, AND LANDSCAPING STANDARDS; 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. 26-100-00014; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted Ordinance No. 90-001 on January 10, 1990, establishing SU: Special Use for C-1: Retail Commercial permissive and conditional uses along with additional higher intensity uses on the subject property; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted by Ordinance No. 21, Enactment No. 17-23 on September 27, 2017, establishing development restrictions and requirements for the subject property; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 17, 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 December 17, 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. Property Zoning and Land Use

The Official Zoning and Land Use shall be per Ordinance No. 90-001 on approximately 2.4071 acres of land, legally described as:

The Mercado, Tract C-2A1-A, as shown on the plat entitled, "SUMMARY PLAT FOR TRACTS C-2A1-A, C-2A1-B, AND C-2B1-A, THE MERCADO, (BEING A REPLAT OF TRCATS C-2A1, C-2B1, AND C-2A4A, THE MERCADO), CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, FEBRUARY 2018," filed in the office of the County Clerk of Sandoval County, New Mexico on October 1, 2018 (RRE Book 27, Page 83)

Section 2. Development Standards and Regulations

A. The property identified in Section 1 above, is subject to Development Standards and Requirements per Section 3 of Ordinance No. 21, Enactment No. 17-23, including subsections: A, C, D, E, I, J, K, L, M, and N.

B. The property identified in Section 2, above, is subject to the following additional Development Standards and Requirements:

i. Architecture:
   a. Building surfaces shall adhere to Non-Residential Design Standards per Section 154.61 (D) (as of the effective date of this Ordinance or as subsequently amended)
   b. All buildings shall be of similar design and constructed of similar materials to ensure consistency in development.
   c. All buildings shall be as per a color contained in a traditional southwestern color palette and may contain southwestern elements including but not limited to overhangs, vigas, beams, and portals.

ii. Signage:
   a. All signs, except as allowed below, shall be per regulations under R.O. 2003, Chapter 156 Sign Regulations (as of the effective date of this Ordinance or as subsequently amended)
   b. Freestanding Signs shall be limited as follows: One (1) multi-tenant monument sign shall be allowed on NMSR 528 frontage; maximum square footage of 140 sq ft per sign face at a height not to exceed 16 ft.

iii. Landscaping:
   a. Landscaping shall be per R.O. 2003, Section 154.61 (B) (as of the effective date of this Ordinance or as subsequently amended)

b. Street trees a minimum of 15' in height shall be planted 20' on center along NMSR 528 frontage to mitigate impacts as viewed from the West. The street trees shall be deciduous and may be planted in massed arrangements.

C. 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).

D. The property identified shall develop per the attached site plan included as Exhibit A.

E. Any changes to the approved Site Plan shall be reviewed in accordance with the 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).

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)