



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
January 9, 2024  
6:00 PM  
City Hall**

**Board Members**

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

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR**

1. [December 12, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-1212 PZB Minutes.docx](#)

**STAFF REPORTS**

2. [Planning and Zoning Monthly Summary Plat Report - DECEMBER 2023](#)  
[2023 PZ SUMMARY PLAT DEC.pdf](#)
3. [Planning and Zoning Monthly Building Activity Report - DECEMBER 2023](#)  
[2023 PZ MONTHLY COMPARISONS.pdf](#)

**PUBLIC HEARINGS**

4. **Preliminary Plat Extension.** The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
[Location, Zoning Map.pdf](#)  
[Application Package.pdf](#)  
[Reproduction of Notices.pdf](#)
5. **Preliminary/Final Plat.** The applicant, Albert Sanchez, requests approval of a Preliminary/Final Plat to adjust the building envelope for 6003 Rooster Point Rd NE, legally described as RLEM2, Blk A, Lot 44. Staff Contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[Zoning, Location](#)  
[Application](#)  
[Mariposa Founder's Approval Letter](#)  
[Justification](#)  
[Proposed Building Envelope Change](#)  
[Warranty Deed](#)  
[Mariposa Building Envelope Definitions](#)  
[Mariposa Building Envelope Changes](#)  
[Mariposa Building\\_Envelope Guidelines.pdf](#)  
[Reproduction of Notices](#)

## **DISCUSSION AND DELIBERATION**

- 6. Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phase 1 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

*Zoning, Location*

*Amended Preliminary Plat*

*Plat Changes*

*Application*

*Authorization*

*Lot Summary Table*

## **COMMENTS BY BOARD MEMBERS**

## **PUBLIC FORUM**

## **ADJOURNMENT**

## **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>.

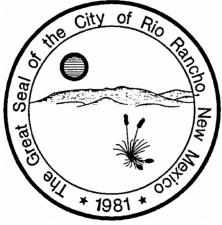
Public comment on agenda items can be taken in-person or remotely via Zoom meeting software with the access information below:

Join by Computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819



**CITY OF RIO RANCHO  
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**Legislation Item:**

**AGENDA DATE:**

January 9, 2024

**DEPARTMENT:**

Development Services

**SUBJECT:**

December 12, 2023 Planning and Zoning Board Meeting Minutes

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

Approval

**ATTACHMENT:** [2023-1212 PZB Minutes.docx](#)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

DECEMBER 12, 2023  
6:00 PM  
Council Chambers, City Hall

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**MEMBERS PRESENT:**

Scottie Richardson, District 1  
Fred Radosevich, District 3, Chair  
Lisa Hardisty, District 6  
Sal Tortorici, At-Large (*Virtual*)

**MEMBERS ABSENT:**

Kevin Kofchur, District 2  
Robert Gabaldon, District 4  
VACANT, District 5

**STAFF PRESENT:**

Amy Rincon, Development Services Director  
Brian Babyak, Planning & Zoning Manager  
Tim Dvorak, Planner II  
Liz Ruiz Carlos, Planner II  
Michelle Costilla, Planner II  
Chris Benson, Planner II  
Sharon Bitah, Administrative Assistant

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**PUBLIC FORUM**

**CONSENT CALENDAR**

1) November 14, 2023 Planning and Zoning Board Meeting Minutes

Scottie Richardson moved to approve the Consent Calendar. Seconded by Lisa Hardisty.  
The motion carried by a vote of **4 FOR** and **0 AGAINST**  
**YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici  
**NO:** (None)

**PUBLIC HEARINGS**

2) The applicant, Northern RV LLC, through their agent, Timothy Borrer, requested approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3.

Staff member, Chris Benson presented the item, recommending denial with findings and stood for questions.

Agent, Timothy Borrer spoke on the item, after being administered the oath virtually.

Commissioner Tortorici, Commissioner Richardson, Commissioner Hardisty and Chairman Radosevich had various questions, which were answered by Amy Rincon, Development Services Director, staff member Chris Benson, and agent, Timothy Borrer.

Sal Tortorici moved to approve Item #2. Seconded by Scottie Richardson.

Sal Tortorici moved to amend his motion to postpone Item #2 to the January 23, 2024 Planning and Zoning Board meeting. Seconded by Scottie Richardson.

The motion carried by a vote of **4 FOR** and **0 AGAINST**  
**YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici  
**NO:** (None)

- 1 3) The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requested  
2 approval of a Final Plat for the Lomas Encantadas 1F Phase I Subdivision, creating 39 lots and 3 tracts  
3 zoned R-1: Single-Family Residential District.  
4

5 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,  
6 and stood for questions.  
7

8 Applicant, Bryan Aragon confirmed his review of staff's findings, and stood for questions.  
9

10 Scottie Richardson moved to approve Item #3. Seconded by Lisa Hardisty.

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

12 **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

13 **NO:** (None)  
14

- 15 4) The applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars,  
16 Inc., requested approval of a Final Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision. The plat  
17 will create 5 single-family lots and 2 tracts zoned R-3: Mixed Residential District on the land legally  
18 described as Mountain Hawk 23, Block 1, Tract D.  
19

20 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,  
21 and stood for questions.  
22

23 Applicant, Bryan Aragon confirmed his agreement with staff's findings, and stood for questions.  
24

25 Lisa Hardisty moved to approve Item #4. Seconded by Sal Tortorici.

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

27 **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

28 **NO:** (None)  
29

- 30 5) The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requested approval  
31 of a Preliminary Plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts,  
32 and 2 parcels, zoned R-2: Single-Family Residential District.  
33

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

37 Agent, Nina Villa confirmed review of staff's findings, and stood for questions.  
38

39 Sal Tortorici moved to approve Item #5. Seconded by Lisa Hardisty.

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

41 **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

42 **NO:** (None)  
43

- 44 6) The applicant, Eduardo Rivera, requested approval of a Variance to the roof pitch requirement for a  
45 manufactured home, at the subject property legally described as U11, Blk UU, Lots 24 and 25; located  
46 at 191 9th Ave NE.  
47

48 Staff member, Liz Ruiz Carlos presented the item, recommending approval and stood for questions.  
49

50 Applicant, Eduardo River spoke on the item, and stood for questions.  
51

52 Chairman Radosevich asked for research into manufactured home requirements to address repeated  
53 variance cases and Development Services Director, Amy Rincon concurred.  
54

55 Scottie Richardson moved to approve Item #6. Seconded by Lisa Hardisty.

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

1           **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

2           **NO:** (None)

- 3  
4   **7)** The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requested approval  
5 of a preliminary plat creating Los Diamantes Tracts 2-A -1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2- A-1-E.  
6 The subject property is legally described as LD, Tract 2-A-1 and comprises approximately 36.1597  
7 acres.

8  
9           Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,  
10 and stood for questions.

11  
12           Agent, Tim Aldrich spoke on the item, and stood for questions.

13  
14           Scottie Richardson moved to approve Item #7. Seconded by Sal Tortorici.

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

16           **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

17           **NO:** (None)

- 18  
19   **8)** The applicant, Plaza at Enchanted Hills 3575, LLC, through their agent, EPNM Inc., requested approval  
20 of a Master Sign Plan.

21  
22           Staff member, Michelle Costilla presented the item, recommending approval with findings and stood  
23 for questions.

24  
25           Agent, Adam Houpt stated he was aware of staff's findings and stood for questions.

26  
27           Lisa Hardisty moved to approve Item #8. Seconded by Scottie Richardson.

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

29           **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

30           **NO:** (None)

31  
32   **DISCUSSION AND DELIBERATION**

- 33  
34   **9)** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt- Zollars, Inc., requests  
35 approval of a Preliminary Plat Amendment for the Lomas Encantadas 1G Phase 3 Subdivision, splitting  
36 Phase 3 into Phases 3A and 3B, and creating 109 residential lots and 9 tracts zoned R-4: Single Family  
37 Residential District.

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

41  
42           Applicant, Bryan Aragon spoke on the item and stood for questions.

43  
44           Sal Tortorici moved to approve Item #9. Seconded by Scottie Richardson.

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

46           **YES:** Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

47           **NO:** (None)

48  
49   **COMMENTS BY BOARD MEMBERS**

50  
51           Chairman Radosevich provided a quick update on the presentation he provided at the Governing Body  
52 Work Session, which occurred earlier in the day.

53  
54   **STAFF REPORTS**

- 55  
56   **10)** Planning and Zoning Monthly Summary Plat Report – NOVEMBER 2023

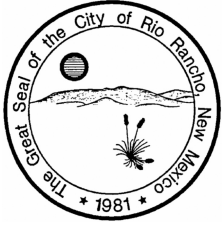
1 11) Planning and Zoning Monthly Building Activity Report – NOVEMBER 2023

2  
3 **ADJOURNMENT**

4  
5 Sal Tortorici moved to adjourn the meeting. Seconded by Lisa Hardisty.  
6 Chairman Radosevich adjourned the meeting at 7:00 PM.

7  
8 **APPROVED THIS 9<sup>TH</sup> DAY OF JANUARY, 2024**

9  
10  
11 \_\_\_\_\_  
12 **Fred Radosevich, Chairman**



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**Legislation Item:**

**AGENDA DATE:**

January 9, 2024

**DEPARTMENT:**

Development Services

**SUBJECT:**

Planning and Zoning Monthly Summary Plat Report - DECEMBER 2023

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [2023 PZ SUMMARY PLAT DEC.pdf](#)

**SUMMARY PLAT ACTIVITY**

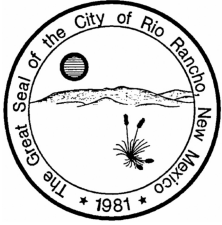
**December 2023**

<b>CASE #</b>	<b>RECEIVED</b>	<b>LOCATION</b>	<b>COMMENTS</b>	<b>RECORDED</b>
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	<b>X</b>
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	<b>X</b>
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	<b>X</b>
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00017	6/12/2023	LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00034	11/09/23	UNIT 17, BLOCK DD, LOTS 24 AND 25, LOT L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	

**SUMMARY PLAT ACTIVITY**

**December 2023**

23-200-00039	11/28/23	UNIT 11, BLOCK 34, LOTS 20-21, LOT COMBI	Under Review	
23-200-00041	12/21/2023	SUMMARY PLAT - UNIT 8, BLOCK A, LOTS 8 &	Under Review	
<b>TOTAL TO DATE:</b>		<b>35</b>		



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**Legislation Item:**

**AGENDA DATE:**

January 9, 2024

**DEPARTMENT:**

Development Services

**SUBJECT:**

Planning and Zoning Monthly Building Activity Report - DECEMBER 2023

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

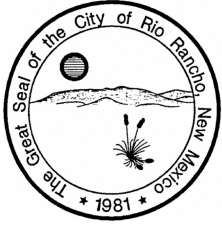
**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [2023 PZ MONTHLY COMPARISONS.pdf](#)

## 2023 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	MAR	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	OCTOBER	NOV	NOVEMBER	DEC	DECEMBER	ANNUAL TOTALS	
	#s	#s							VALUATION		VALUATION		VALUATION		
Single Family	94	79	50	80	92	115	80	85	\$18,673,476	113	\$22,325,263	77	\$17,342,724	954	\$200,504,741
Additions/Residential	17	16	11	11	12	16	24	17	\$1,300,225	16	\$454,965	15	\$807,534	178	\$8,728,720
New Commercial	0	0	0	3	0	0	0	1	\$946,598	1	\$11,200,000	1	\$73,892	9	\$28,267,088
New Office/Institution	0	0	2	2	2	1	0	0	\$0	0	\$0	0	\$0	7	\$12,512,251
New Industrial	0	0	0	0	1	0	2	0	\$0	0	\$0	0	\$0	3	\$6,131,719
Non-Residential Interior Tenant Improvement	5	4	3	4	1	0	2	3	\$276,000	1	\$75,000	4	\$530,808	39	\$5,655,181
Office/Institution Addition	0	0	0	1	0	0	0	0	\$0	0	\$0	0	\$0	1	\$160,881
Industrial Addition	0	0	0	0	0	0	0	0	\$0	0	\$0	0	\$0	0	\$0
New Multi-Family	3	1	0	2	0	0	0	0	\$0	0	\$0	0	\$0	6	\$12,900,414
Telecommunication Tower	2	2	1	1	0	5	1	0	\$0	1	\$25,000	1	\$18,000	16	\$243,925
Demolition - Non-Residential	0	1	0	0	0	0	0	1	\$500,000	0	\$0	2	\$93,073	4	\$613,073
Demolition - Residential	0	0	0	0	0	0	0	0	\$0	0	\$0	0	\$0	0	\$0
Fence	11	7	14	17	7	7	11	10	\$56,050	8	\$73,800	6	\$40,900	115	\$1,088,018
Garages	7	7	3	3	3	4	7	5	\$239,414	7	\$166,141	3	\$122,000	58	\$2,350,380
Pool	5	13	6	5	9	7	7	12	\$963,690	6	\$414,149	3	\$279,495	88	\$6,362,621
Reroofs/Windows/ Doors	77	96	86	66	38	65	68	48	\$704,626	50	\$841,658	46	\$702,461	725	\$10,358,706
Retaining Wall	17	4	12	20	3	43	40	25	\$10,016,717	31	\$805,362	3	\$49,100	218	\$43,413,314
Small Shed (120 sq.ft. or less)	16	20	16	16	10	19	17	20	\$90,002	15	\$117,078	10	\$44,401	190	\$877,165
Sheds	8	8	7	13	11	6	12	6	\$195,618	9	\$179,268	3	\$16,964	89	\$1,743,000
Solar (Rooftop & Ground Mount)	75	81	147	99	125	97	102	122	\$1,865,164	79	\$32,680,364	70	\$1,739,903	1,114	\$81,702,232
Business Registrations (Occupancy Inspection)	15	14	16	8	12	19	10	16		16		7		155	\$0
Building Inspections	2,716	2,559	2,807	3,022	2,755	3,240	3,105	3,543		3,261		3,340		35,209	\$0
Engineering Inspections	142	138	165	151	166	240	169	253		207		206	\$0	2,116	\$0
R.O.W. Permits (Fees)	25	36	37	17	21	27	28	22	\$28,873	96	\$39,619	23	\$10,250	378	\$162,595
<b>TOTALS:</b>	<b>3,235</b>	<b>3,086</b>	<b>3,383</b>	<b>3,541</b>	<b>3,268</b>	<b>3,911</b>	<b>3,685</b>	<b>4,189</b>	<b>\$35,856,453</b>	<b>3,917</b>	<b>\$69,397,667</b>	<b>3,820</b>	<b>\$21,871,505</b>	<b>41,672</b>	<b>\$423,776,024</b>



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 21-210-  
00028**

**AGENDA DATE:**  
January 9, 2024

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary Plat Extension.** The applicant, Mariposa East L.P., through their agent, Bohannon Huston Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

**BACKGROUND AND ANALYSIS:**

The applicant, Tim Brislin, Mariposa East L.P., through their agent, Josh Lutz P.E., Bohannon Huston Inc., requests approval of a Preliminary Plat Extension for the Mariposa East Subdivision. The original preliminary plat was heard and approved by the Planning and Zoning Board at their February 8, 2022 meeting.

The plat was amended at the August 23, 2022 Planning and Zoning Board meeting, and then extended at the January 5, 2023 Planning and Zoning Board Meeting. The property consists of 46.87 acres, is legally described as Mariposa East, Tract 1A-12A, and is located off of Mariposa Loop NE. The subject property is zoned R-4: Single Family Residential per Ordinance No. 33, Enactment No. 19-08.

This extension is to allow for additional time for review of construction plans, which have yet to be approved by the city. The City Subdivision Ordinance [Code of Ordinances, Chapter 155.22(F), Longevity], states:

“Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest.”

The Development Services Department finds 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. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards.

There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Mariposa East Subdivision. Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and that re-approval of the Preliminary Plat would serve a compelling public interest.

#### IMPACT:

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

#### GENERAL FINDINGS:

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. The Preliminary Plat Extension is effective until January 9, 2025.

#### SPECIFIC FINDINGS:

1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary Plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the approval of the Mariposa East Subdivision Plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the February 8, 2022 Preliminary Plat Approval shall apply to this extension, with those conditions being:
  - a. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
  - 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. Applicant has received approval for a Subdivision Variance to Chapter 155.43, which requires easements of 5 feet on all side and rear lot lines.

#### ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary plat extension with staff recommendations and conditions
2. Approve the preliminary plat extension with amendments to recommendations and/or conditions
3. Deny the preliminary plat extension
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

#### DEPARTMENT RECOMMENDATION:

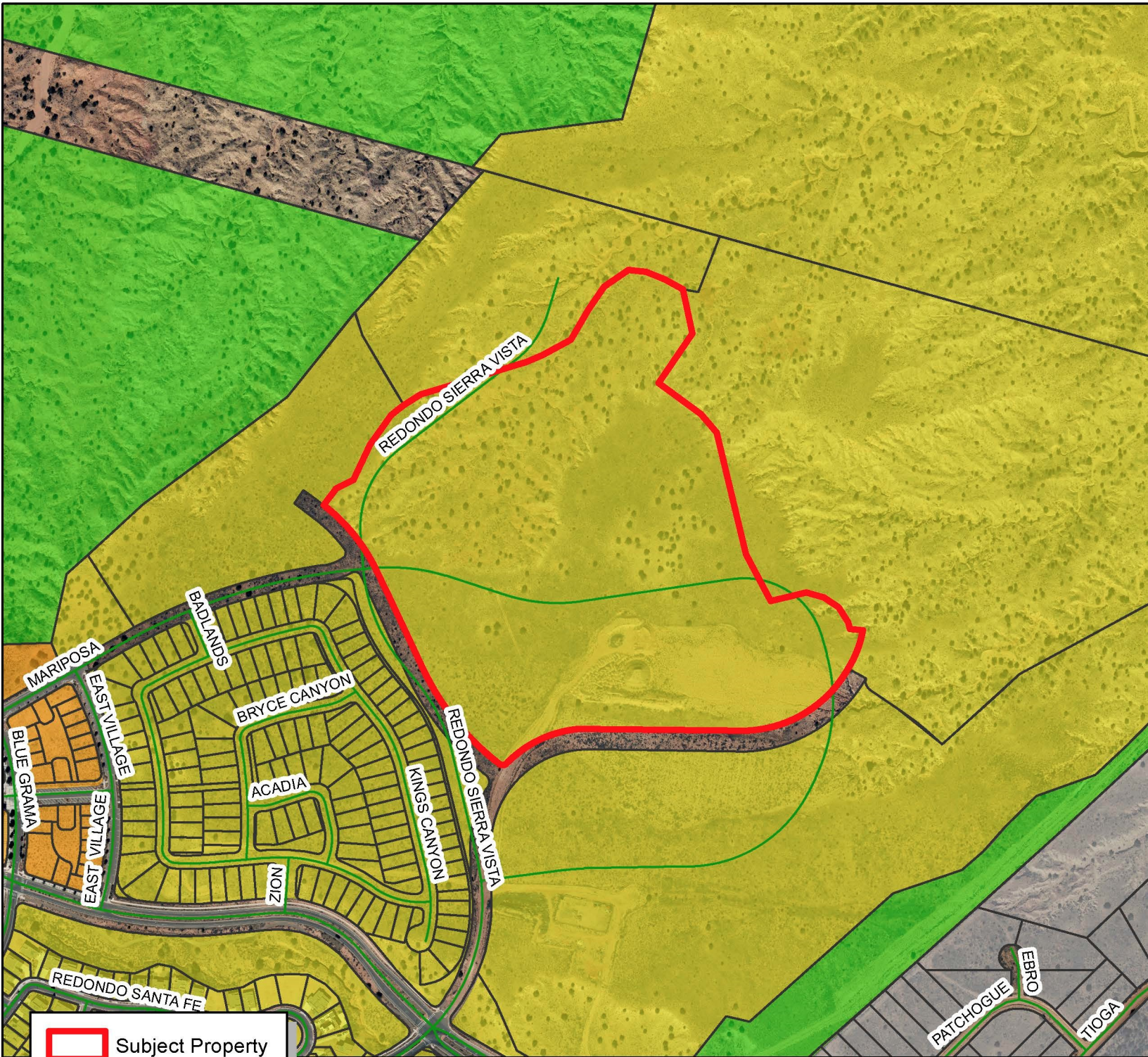
Staff recommends the Planning and Zoning Board approve the preliminary plat extension for the Mariposa East Subdivision, with findings and conditions.


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

ATTACHMENT: [Application Package.pdf](#)





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

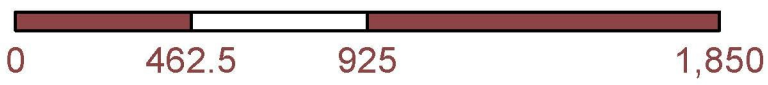
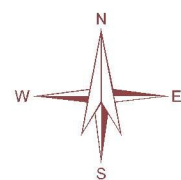
# TRACT 1A-12A MARIPOSA EAST



 Subject Property

**Zoning**

-  MU-A
-  OS
-  R-4
-  TZ



**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.

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

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

### APPLICANT/AGENT INFORMATION

Applicant Name: Mariposa East L.P. (Tim Brislin)		Phone: (480)518-3255
Address: 17700 N. Pacesetter Way, Suite 100		E-Mail: tbrislin@harvardinvestments.com
City: Scottsdale	State: AZ	Zip: 85255
Proprietary Interest: Owner	List Owners: Mariposa East, L.P.	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Bohannon Huston, Inc. (Josh Lutz, PE)		Phone: (505)823-1000
Address: 7500 Jefferson St. NE		E-Mail: jlutz@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

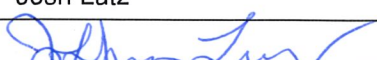
Request for Preliminary Plat Extension

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Mariposa (Tract 1A-12A)	Block(s):	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 186	Total area of site (acres) 46.87

### 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: Josh Lutz	Applicant:	Agent: <input checked="" type="checkbox"/>
Signature: 	Date: December 19, 2023	

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

December 19, 2023

Ms. Liz Carlos  
City of Rio Rancho  
Department of Development Services  
3200 Civic Center Circle, NE  
Rio Rancho, NM 87144

Re: Extension of Preliminary Plat – Tract 1A-12A Mariposa East

Dear Liz,

We are requesting an extension for the Monarch 1A-12A Subdivision Preliminary Plat which expires January 24, 2024, and to be scheduled for the next Planning and Zoning Hearing on January 9<sup>th</sup>, 2024. The Monarch Subdivision is divided into two phases and 19 separate tracts. Phase 1 and 2 Construction Plans have been reviewed by the city, but not yet approved. We are requesting an extension for Monarch Subdivision preliminary plat and have provided the following information, per your request for review and comment by the necessary City Agencies and the City Planning and Zoning Commission.

- Land Use Application Form
- Preliminary Plat

There are no major changes to the approved infrastructure, drainage, or requests for variances that were already approved with the original preliminary plat Submittal.

Please feel free to give me a call at 1-505-923-3306 should you have any questions or require any additional information regarding the submittal.

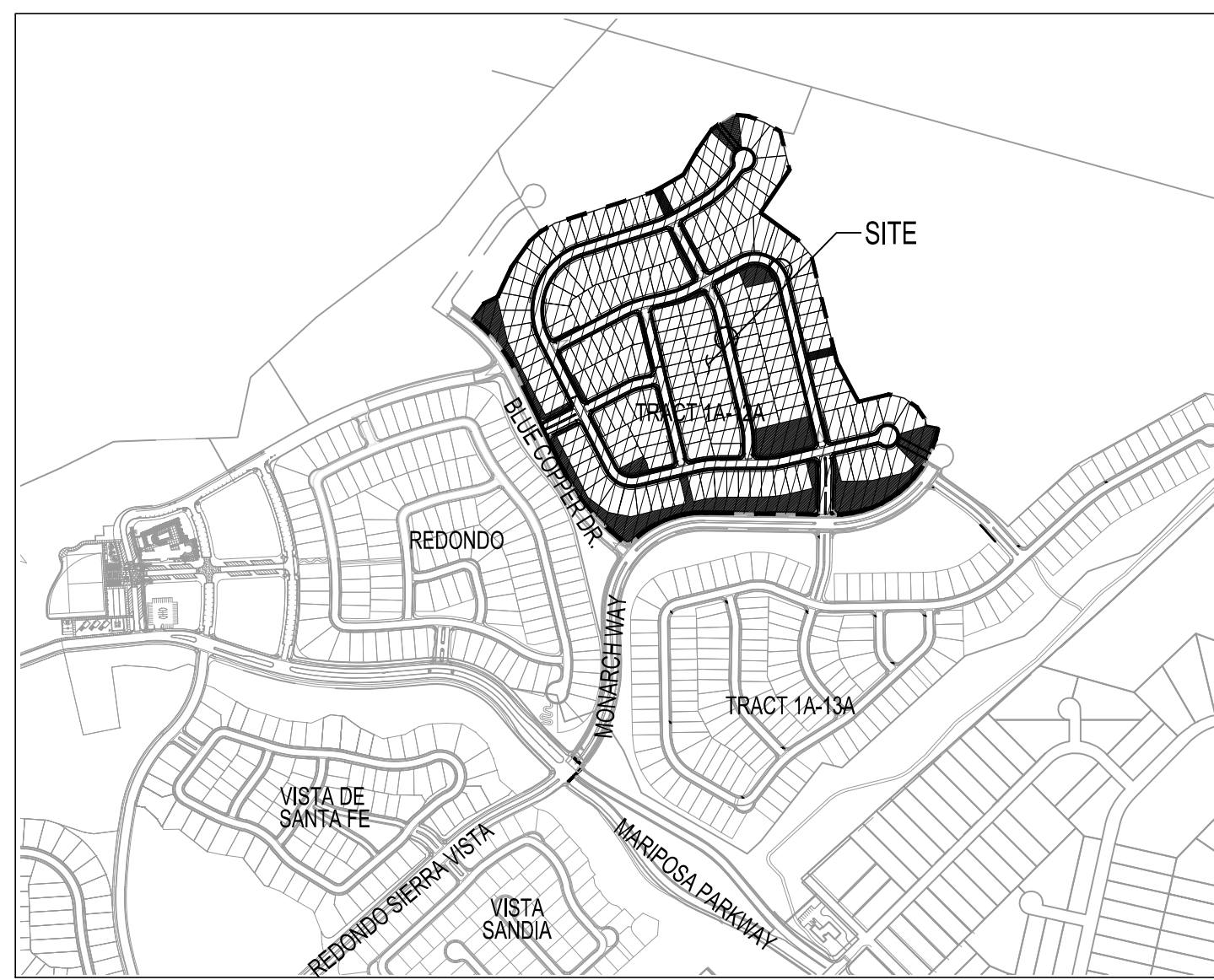
Sincerely,



Josh Lutz, P.E.  
Project Manager  
Community Development & Planning

Enclosures

cc: Scott Steffen, Price Land Development Group (w/encl)



ZONE ATLAS: PG154, PG165  
**VICINITY MAP**  
 NOT TO SCALE

**Indexing Information**

Sections 7, 12 & 13, Township 12 North, Range 2 East,  
 N.M.P.M.  
 Subdivision: Tract 1A-12A Subdivision  
 Owner: Mariposa East, LP  
 UPC #: (Tract 1A-12A)

**Legal Description**

TRACT 1A-12A OF BULK LAND PLAT OF TRACTS 1A-12 THRU 1A-15 MARIPOSA EAST, AND PORTIONS OF NORTHWEST LOOP RD NE, MARIPOSA LOOP NE AND REDONDO SIERRA VISTA NE RIGHTS-OF-WAY 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 JULY 2, 2021 IN MAP BOOK 3, FOLIO 4715.

**Documents**

1. PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JULY 2, 2021 IN MAP BOOK 3, FOLIO 4715

**Public Utility Easements**

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Filing Information**

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

**Preliminary Plat for  
 Tract 1A-12A Subdivision**  
*Being Comprised of  
 Tract 1A-12-A*  
**City of Rio Rancho**  
**Sandoval County, New Mexico**  
**February, 2022**

**Public Approvals**

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD  
 APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
 CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

I, REBECCA MARTINEZ, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED AND ALL RIGHTS OF WAY (ROW) WHICH ARE SHOWN HEREON WERE ACCEPTED FOR DEDICATION TO THE CITY OF RIO RANCHO BY THE CITY OF RIO RANCHO PLANNING AND ZONING BOARD AT THEIR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 REBECCA MARTINEZ, CITY CLERK

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

**Plat Approvals**

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

\_\_\_\_\_  
 CITY OF RIO RANCHO DATE

\_\_\_\_\_  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE

\_\_\_\_\_  
 PNM ELECTRIC SERVICE DATE

\_\_\_\_\_  
 NEW MEXICO GAS COMPANY DATE

\_\_\_\_\_  
 SPARKLIGHT DATE

**Jurisdiction Certification**

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

\_\_\_\_\_  
 DATE

**Surveyor's Certificate**

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

\_\_\_\_\_  
 DATE

**Purpose of Plat**

1. GRANT EASEMENTS AS SHOWN HEREON.
2. SUBDIVIDE AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON

**Notes**

2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTIONS 7, 12 & 13, TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL).
5. SUBDIVISION DATA  
 NUMBER OF TRACTS REPLATTED: 1  
 NUMBER OF LOTS CREATED: 186  
 NUMBER OF TRACTS CREATED: 19  
 MILES OF ROAD CREATED: 0  
 ACREAGE IN ROADS: 0  
 ACREAGE DEDICATED BY THIS PLAT: 0  
 TOTAL PLATTED ACREAGE: 46.8699 ACRES
6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES ON GROUND (NAD 83-GROUND), USING GROUND TO GRID FACTOR OF 0.999628211677.
7. NO DIRECT VEHICULAR ACCESS TO OR FROM BLUE COPPER DR., OR MONARCH WAY.
8. TRACTS 1-19 SHALL BE GRANTED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
9. IN LIEU OF FRONT CORNER, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271".
10. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION, AS SHOWN ON THE PLAT OF RECORD.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. TRACTS 1-19 SHALL BE CONVEYED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

\_\_\_\_\_  
 MARIPOSA EAST, LP DATE  
 AN ARIZONA LIMITED PARTNERSHIP  
 BY: ABO-GP, LLC ITS GENERAL PARTNER  
 BY: HARVARD VENTURES, INC., ITS MANAGER

STATE OF NEW MEXICO }  
 COUNTY OF \_\_\_\_\_ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY: TIM BRISLIN, MANAGER, MARIPOSA EAST, LP

By: \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	78.453	N35° 43' 01.80"E	L12	104.161	N34° 57' 09.34"E	L23	136.273	N76° 31' 21.75"E
L2	70.562	N64° 20' 49.11"E	L13	109.559	N55° 41' 15.71"E	L24	68.325	S75° 28' 48.10"E
L3	145.704	N25° 08' 55.03"E	L14	65.222	S84° 35' 11.23"E	L25	66.662	S55° 00' 43.05"E
L4	136.360	N35° 21' 13.78"E	L15	76.964	S68° 57' 27.50"E	L26	65.984	S33° 32' 16.74"E
L5	59.748	N48° 46' 54.10"E	L16	76.695	S60° 29' 49.82"E	L27	25.595	S11° 44' 03.24"E
L6	73.033	N59° 41' 54.12"E	L17	172.037	S13° 28' 38.25"E	L28	52.065	S79° 12' 52.97"E
L7	370.650	N72° 31' 54.37"E	L18	222.503	S34° 13' 16.04"W	L29	548.319	N89° 04' 40.61"W
L8	64.208	N70° 52' 04.29"E	L19	200.703	S53° 39' 00.90"E	L30	16.566	N51° 27' 28.23"W
L9	38.739	N64° 53' 53.62"E	L20	90.529	S40° 11' 34.78"E	L31	407.818	N25° 17' 23.22"W
L10	121.246	N60° 07' 17.14"E	L21	467.238	S13° 28' 38.25"E			
L11	129.306	N29° 52' 53.36"E	L22	198.439	S28° 04' 16.27"E			

**Preliminary Plat for**  
**Tract 1A-12A Subdivision**  
*Being Comprised of*  
**Tract 1A-12-A**  
**City of Rio Rancho**  
**Sandoval County, New Mexico**  
**February, 2022**

SUBDIVISION DATA:  
TRACT 1A-12A SUBDIVISION

TRACT 1 = 0.2938 ACRES  
TRACT 2 = 0.7023 ACRES  
TRACT 3 = 0.0289 ACRES  
TRACT 4 = 0.0814 ACRES  
TRACT 5 = 0.0519 ACRES  
TRACT 6 = 0.0658 ACRES  
TRACT 7 = 0.0973 ACRES  
TRACT 8 = 0.0531 ACRES  
TRACT 9 = 0.2777 ACRES  
TRACT 10 = 2.1842 ACRES  
TRACT 11 = 0.0189 ACRES  
TRACT 12 = 0.0239 ACRES  
TRACT 13 = 0.1732 ACRES  
TRACT 14 = 0.0506 ACRES  
TRACT 15 = 0.7950 ACRES  
TRACT 16 = 0.0250 ACRES  
TRACT 17 = 1.4288 ACRES  
TRACT 18 = 0.0935 ACRES  
TRACT 19 = 0.1144 ACRES  
TOTAL SUBDIVISION ACREAGE: 46.8669 ACRES

UNIT 1 = 95 LOTS  
UNIT 2 = 91 LOTS  
TOTAL NUMBER OF LOTS: 186 LOTS

LEGEND			
	SUBDIVISION BOUNDARY LINE		PROPOSED EASEMENT
	TRACT LINE		EXISTING EASEMENT
	ADJOINING PROPERTY LINE		PROPOSED HOA TRACT

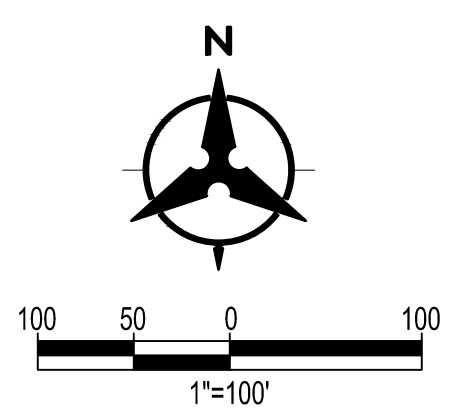
CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	679.81'	315.71'	26° 36' 31"	160.75'
C2	970.00'	443.04'	26° 10' 10"	225.45'
C3	25.00'	36.29'	83° 10' 40"	22.19'
C4	438.00'	348.27'	45° 33' 27"	183.93'
C5	462.00'	495.30'	61° 25' 31"	274.45'
C6	462.00'	150.88'	18° 42' 42"	76.12'

TRACT 1 THRU TRACT 19 ARE PUBLIC DRAINAGE EASEMENTS GRANTED TO, AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NO VEHICULAR ACCESS FROM ALL LOTS WILL BE ALLOWED FROM BLUE COPPER DR., OR MONARCH WAY

1. A PRIVATE COMMUNICATION EASEMENT LOCATED WITHIN THE PUE IS GRANTED TO HARVARD INVESTMENTS CORPORATION, ITS SUCCESSORS AND ASSIGNS ("HARVARD"), THE SUBSERVIENT EASEMENTS GRANTED THEREUNDER AND THE RIGHTS ASSIGNED THEREUNDER WILL CONTINUE FOR SO LONG AS HARVARD AND/OR THE GRANTEE LEGALLY EXIST AS ENTITIES AND HARVARD AND/OR THE GRANTEE MAINTAIN THE IMPROVEMENTS WITHIN THE EASEMENT (THE "IMPROVEMENTS"). PRIOR TO INSTALLATION, HARVARD AND/OR THE GRANTEE SHALL DELIVER TO THE CITY OF RIO RANCHO (THE "CITY") CITY ENGINEER CONSTRUCTION PLANS FOR SUCH IMPROVEMENTS FOR THE CITY'S REVIEW AND APPROVAL. HARVARD AND/OR THE GRANTEE SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY AND ALL PRIVATE COMMUNICATION IMPROVEMENTS CONSTRUCTED IN THE [PUE] PUBLIC RIGHT-OF-WAY PURSUANT TO THIS PLAT. HARVARD AND/OR THE GRANTEE SHALL BE LIABLE FOR AND SHALL INDEMNIFY THE CITY AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, COSTS OR EXPENSES INCURRED BY THE CITY AS A RESULT OF THE FAILURE OF SUCH IMPROVEMENTS. HARVARD AND/OR THE GRANTEE SHALL COMPLY WITH ANY AND ALL RULES PROMULGATED BY THE CITY ENGINEER FROM TIME TO TIME REGARDING THE DEPTH AND LOCATION OF SUCH IMPROVEMENTS.

2. THE PUBLIC RIGHT-OF-WAYS SHOWN ON THIS PLAT ARE DEDICATED SUBJECT TO THE RIGHT OF THE MARIPOSA COMMUNITY ASSOCIATION, INC., A NEW MEXICO NON-PROFIT CORPORATION (THE "ASSOCIATION"), AND HARVARD INVESTMENTS, A NEW MEXICO CORPORATION ("HARVARD") AND/OR EITHER OF THEIR DESIGNEES, TO, WITHIN SUCH PUBLIC RIGHTS-OF-WAY, (I) DESIGN, INSTALL, CONSTRUCT, USE, ACCESS AND OPERATE LANDSCAPING AND ENHANCEMENT OF LANDSCAPING USING NATIVE AND SUPPLEMENTAL VEGETATION AND IMPROVEMENTS RELATED THERETO; (II) DESIGN, INSTALL, CONSTRUCT, USE, ACCESS AND OPERATE LANDSCAPING IRRIGATION FACILITIES; AND (III) REPAIR AND MAINTAIN OF SUCH LANDSCAPING AND RELATED IRRIGATION FACILITIES (ALL SUCH LANDSCAPING AND FACILITIES ARE REFERRED TO AS THE "IMPROVEMENTS") FOR THE BENEFIT OF THE ASSOCIATION AND ITS MEMBERS FOR SO LONG AS THE ASSOCIATION CONTINUES TO LEGALLY EXIST AND TO MAINTAIN SUCH IMPROVEMENTS. PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAYS SHOWN ON THIS PLAT, HARVARD OR THE ASSOCIATION SHALL DELIVER TO THE CITY OF RIO RANCHO (THE "CITY") CITY ENGINEER PLANS FOR SUCH IMPROVEMENTS FOR THE CITY'S REVIEW AND APPROVAL. THE CITY ENGINEER SHALL TIMELY REVIEW THE PLANS AND THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY AND ALL IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY PURSUANT TO THIS PLAT. THE ASSOCIATION SHALL BE LIABLE FOR AND SHALL INDEMNIFY THE CITY AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, COSTS OR EXPENSES INCURRED BY THE CITY AS A RESULT OF THE LEAKING OR FAILURE OF SUCH IMPROVEMENTS. HARVARD AND THE ASSOCIATION SHALL COMPLY WITH ANY AND ALL RULES PROMULGATED BY THE CITY ENGINEER FROM TIME TO TIME REGARDING THE DEPTH AND LOCATION OF SUCH IMPROVEMENTS.



REDONDO @ MARIPOSA PH-1  
FILED: 02/15/2019  
VOLUME: 3, FOLIO: 4354  
BK: 28, PG: 46-50



CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 9, 2024:

**Preliminary Plat (Extension)**  
Case #21-210-00028

The applicant, Tim Brislin, Mariposa East L.P., through their agent, Josh Lu P.E., Bohannon Houston Inc, is requesting approval of an extension on the preliminary plat for a proposed subdivision containing 186 single-family residential lots, on approximately 46.87 acres; zoned R-4: Single Family Residential. The subject property is legally described Mariposa East, Tract 1A-12A.

**Preliminary/Final Plat**  
Case #23-210-00015

The applicant, Albert Sanchez, requests approval of a building envelope modification at the subject property of 6003 Rooster Point Rd NE, legally described as RLEM2, Block A, Lot 44; the lot consists of approx. 1.1418 acres.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at [www.rrnm.gov](http://www.rrnm.gov). Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 25, 2023



# 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

December 27, 2023

RE: Preliminary Plat (Extension), Case No. 21-210-00028  
Tract 1A-12A Mariposa East 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, Tim Brislin, Mariposa East L.P., through their agent, Josh Lu P.E., Bohannon Houston Inc., requests approval of an extension for a previously approved preliminary plat, that created 186 lots and 19 tracts from the property legally described as Mariposa East, Tract 1A-12A.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, January 9, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below**.

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

---

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website [www.rnm.gov](http://www.rnm.gov) or on Sparklight cable channel 56.

If you would like to participate virtually during the meeting please use the following information to join the meeting: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09> or call +1(253)215-8782 (US) Meeting ID: 851 8074 1871 Passcode: 026819

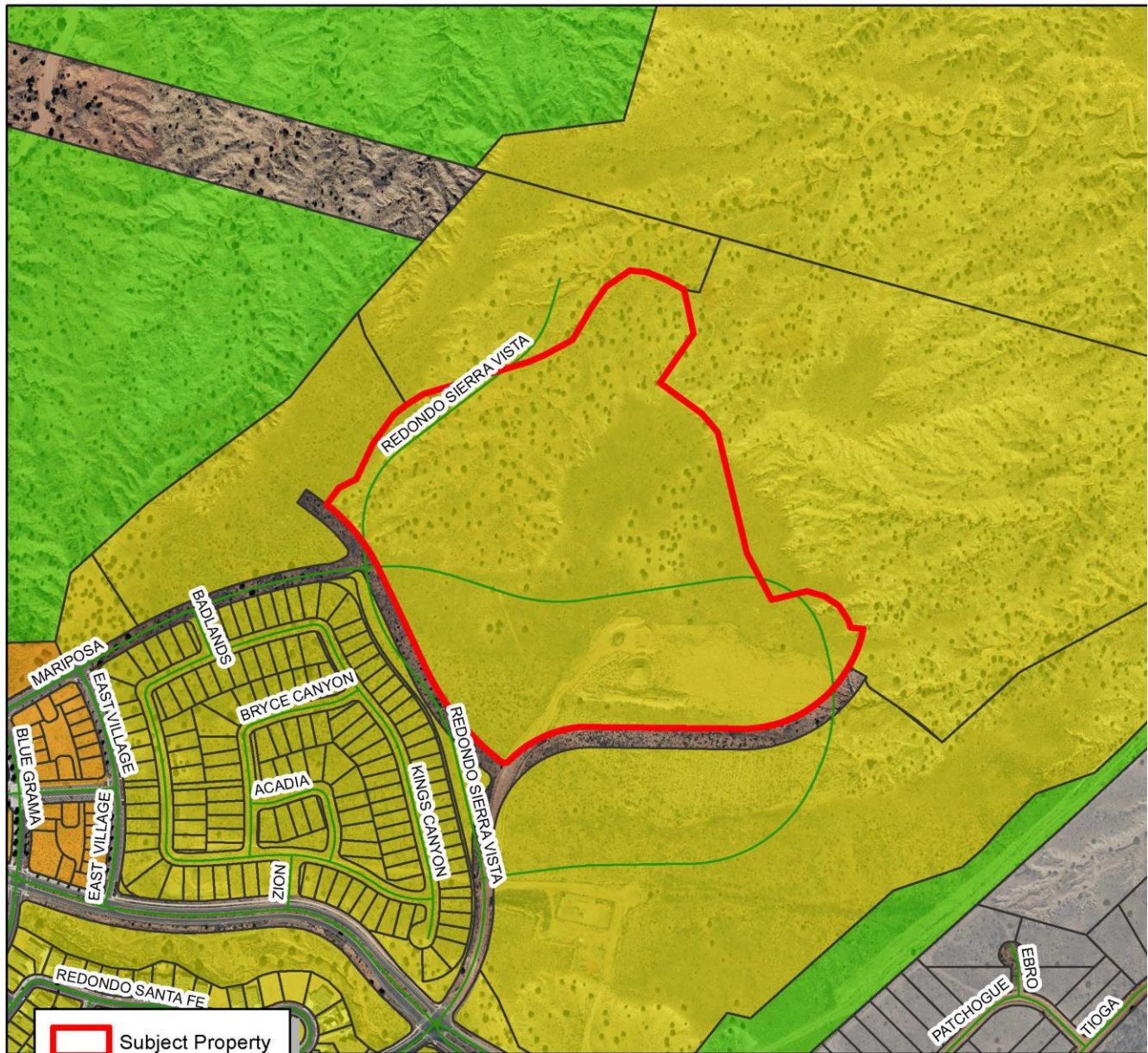
Please do not hesitate to contact me via e-mail me at [lruizcarlos@rnm.gov](mailto:lruizcarlos@rnm.gov) or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rnm.gov](http://www.rnm.gov), approximately one week before the hearing. The meeting is also best accessed for viewing via [www.rnm.gov](http://www.rnm.gov).


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. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,





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

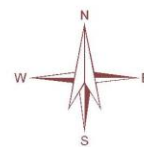
## TRACT 1A-12A MARIPOSA EAST



 Subject Property

**Zoning**

-  MU-A
-  OS
-  R-4
-  TZ



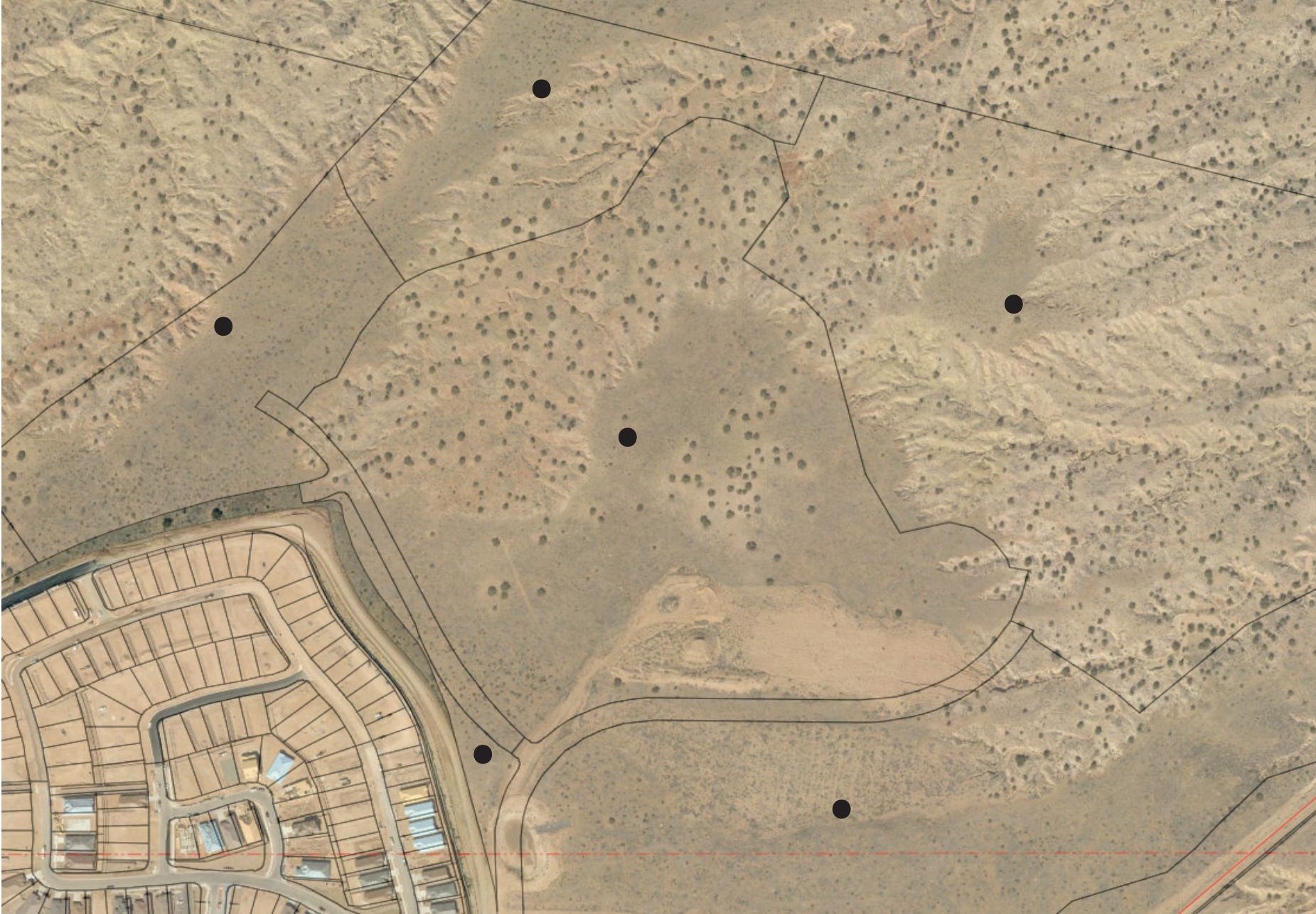
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. This map is not a survey and should be used for graphical purposes only.



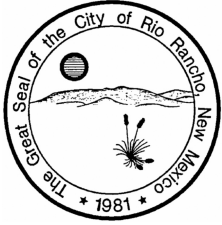
Feet

Map created by: Michelle Costilla 1/7/2022

Notice Map:



● - First Class mail to abutting property owners



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: 23-210-  
00015**

**AGENDA DATE:**  
January 9, 2024

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary/Final Plat.** The applicant, Albert Sanchez, requests approval of a Preliminary/Final Plat to adjust the building envelope for 6003 Rooster Point Rd NE, legally described as RLEM2, Blk A, Lot 44. Staff Contact is Tim Dvorak and staff recommends approval with findings and conditions.

**BACKGROUND AND ANALYSIS:**

The applicant, Albert Sanchez, requests approval of a Preliminary/Final Plat to adjust the building envelope for 6003 Rooster Point Rd NE, legally described as RLEM2, Blk A, Lot 44 and consisting of approximately 1.1418 acres.

The subject parcel is within the Mariposa Master Plan Overlay District and Mariposa Master Plan area, adopted as amended under Resolution No. 91, Enactment 19-006 (Originally adopted by Resolution No. 9, Enactment 02-07).

**GENERAL INFORMATION:**

- A. Layout: The building envelope will extend on the south, north, and west sides of the residence, and will be reduced on the east side of the residence; thereby allowing the total envelope footprint size to remain the same as previously approved.
- B. Acreage: The subject property is approximately 1.1418 acres in size. The existing building envelope is 12,000 square feet.
- C. Access: Access to the lot is provided via Ridge Top Rd NE, a residential street, from Reservoir Rd NE, a minor collector.
- D. Zoning: The subject property is zoned E-1: Estate Residential under Ordinance No. 6, Enactment No. 02-05. Additional development standards are established under a zoning overlay, Ordinance No. 92, Enactment No. 07-90 and amended under Ordinance No. 15, Enactment No. 15-13.
- E. Dry Utilities/Gas: N/A.
- F. Water and Wastewater Availability: N/A.
- G. Drainage: Future development will need to comply with the Mariposa East Drainage Implementation Plan.
- H. Roads and Sidewalks: N/A.
- I. Recreational Facilities/Open Space: N/A
- J. Easements: N/A
- K. Public Site Dedications: N/A
- L. Vacations: N/A
- M. Variances: N/A

**CONFORMANCE WITH THE ZONING ORDINANCE:**

The subject property complies with R.O. 2003 § 154.60 (C) - Building Envelopes: Building envelopes; if a building envelope is included at the time of plat, appropriate placement of the building envelope within the setback area will be allowed. Envelopes may be placed within the setback area for the following reasons:

1. To preserve open space;
2. To preserve native plant material on the site;
3. To preserve natural drainage courses; and
4. To preserve views of nearby lots.

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

**CONFORMANCE WITH CITY COMPREHENSIVE PLAN:**

Section 5.6.3 contains the stated policy (L-1) to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan." This application is an action which meets this policy by conforming with the intent of the Mariposa Master Plan in preserving the natural environment and building design of the area. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

**CONFORMANCE WITH THE MARIPOSA MASTER PLAN:**

The Mariposa Guidelines for Estate Homes stipulates that building envelopes may reach a maximum size of 12,000 square feet for this zoning type (E-1: Estate Residential). This building envelope alteration would not increase the size of the existing building envelope, which is currently 12,000 square feet.

The applicant has provided a letter (attached) from the Mariposa Founder, approving of the Building Envelope modification. This conforms to the Mariposa Master Plan and Mariposa Guidelines for Estate Homes. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

**NOTIFICATIONS:** All property owners adjacent to the subject property received a letter via first class mail containing a notice of action and impending Planning and Zoning Board hearing, 15 days prior to the hearing date. A notice sign was placed on the subject property one week in advance of the hearing date, and a legal notice was published in the December 25, 2023 edition of the Albuquerque Journal.

**INTERDEPARTMENTAL/INTERAGENCY REVIEW:** This application was reviewed by all applicable interdepartmental agencies. DSD Planning, SSCAFCA, DSD Engineering, Fire and Rescue, and Parks, Recreation, and Community Services have no adverse comments. No comments were received from Rio Rancho Public Schools or the Police Department.

**IMPACT:**

The Development Services Department recommends the Planning and Zoning Board approve preliminary/final plat case #23-210-00015 subject to the following conditions of approval and findings of fact.

**GENERAL FINDINGS OF FACT:**

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the preliminary plat and the subject property.
2. The applicant has the authority to apply for a preliminary plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.
4. The applicant has received Mariposa Founder approval.

**SPECIFIC FINDINGS OF FACT FOR 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 154.60 (C).
3. The preliminary/final plat conforms to the requirements of the E-1: Estate-Residential Zoning District.
4. The preliminary/final plat conforms to the requirements of the Mariposa Master Plan.
5. The preliminary/final plat conforms to the requirements of the Mariposa Guidelines for Estate Homes.

**CONDITIONS OF APPROVAL:**

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

If the Board finds the preliminary plat is not justified, the following findings are recommended for any denial:

**SPECIFIC FINDINGS OF FACT FOR DENIAL:**

1. The preliminary/final plat does not conform to the City of Rio Rancho plans and policies.
2. The preliminary/final plat does not conform to the Mariposa Master Plan.
3. The preliminary/final plat does not conform to requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 154.60 (C)

**ALTERNATIVES:**

The Planning and Zoning Board may:

1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [Zoning, Location](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Mariposa Founder's Approval Letter](#)

ATTACHMENT: [Justification](#)

ATTACHMENT: [Proposed Building Envelope Change](#)

ATTACHMENT: [Warranty Deed](#)

ATTACHMENT: [Mariposa Building Envelope Definitions](#)

ATTACHMENT: [Mariposa Building Envelope Changes](#)

ATTACHMENT: [Mariposa Building\\_Envelope Guidelines.pdf](#)

ATTACHMENT: [Reproduction of Notices](#)

6003 ROOSTER POINT RD NE  
RLEM2, BLOCK A, LOT 44  
BUILDING ENVELOPE MODIFICATION



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 Tim Dvorak on 12/21/2023

0 40 80 160 240 320 Feet



	Subject Parcel
	Noticed Abutting Properties
	Roads
<b>Zoning</b>	
	E-1
	R-4

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print in Ink Only or Type

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

### APPLICANT/AGENT INFORMATION

Applicant Name: <b>ALBERT SANCHEZ</b>		Phone: <b>818-389-9117</b>	
Address: <b>6003 ROOSTER POINT ROAD NE</b>		E-Mail: <b>ASKS.76@GMAIL.COM</b>	
City: <b>RIO RANCHO</b>	State: <b>NM</b>	Zip: <b>87144</b>	
Proprietary Interest: <b>100%</b>	List Owners: <b>ALBERT AND KATHLYN SANCHEZ</b>		
Deed or Ownership Verification Provided: (Initials) <b>AS</b>		Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:	
Address:		E-Mail:	
City:	State:	ZIP Code:	

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

**RECONFIGURE EXISTING 12,000 SF BUILDING ENVELOPE BOUNDARIES AND MAINTAINING AN EQUAL 12,000 SF ENVELOPE OF LOT 44, RIDGELINE ESTATES UNIT 2, MARIPOSA**

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: <b>RIDGELINE ESTATES UNIT 2, MARIPOSA</b>	Block(s): <b>N/A</b>	Lot(s): <b>A44</b>
Existing Zoning: <b><del>E-1</del> E-1</b>	Proposed Zoning: <b><del>E-1</del> E-1</b>	
No. of existing lots: <b>1</b>	No. of proposed lots: <b>1</b>	Total area of site (acres) <b>1.1418</b>

### 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: <b>ALBERT SANCHEZ</b>	Applicant: <b>ALBERT SANCHEZ</b>	Agent:
Signature: <i>Albert Sanchez</i>	Date: <b>12/15/23</b>	

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## Timothy Dvorak

---

**From:** BRIAN BABYAK  
**Sent:** Friday, December 15, 2023 9:51 AM  
**To:** Timothy Dvorak  
**Subject:** FW: Mariposa Building Envelope Change  
**Attachments:** Proposed Envelope Change Superimposed.pdf

---

**From:** jeichorn2@comcast.net <jeichorn2@comcast.net>  
**Sent:** Friday, November 17, 2023 9:55 AM  
**To:** BRIAN BABYAK <bbabyak@rrnm.gov>  
**Cc:** Al Sanchez <asks.76@gmail.com>; Stevie Lopez <slopez@associatedasset.com>; Jody Roman <jRoman@AssociatedAsset.com>; 'Christian Passalacqua' <cpassala@harvardinvestments.com>  
**Subject:** Mariposa Building Envelope Change

Caution! This message was sent from outside your organization.

Hello Brian,

I hope you have doing well. I have been working with Mariposa resident Al Sanchez who would like to reconfigure his building envelope to accommodate adding a garage to the side of his existing home. I have reviewed the attached drawing which shows the existing envelope versus his proposed change on his lot at 6003 Rooster Point Drive on Lot 44 in Ridgeline Estates Unit 2. The new building envelope can be no larger than 12,000 sf and Mr. Sanchez has assured me that is the case.

Please consider this email as Mariposa's approval of Mr. Sanchez's request to reconfigure his building envelope. Mr. Sanchez will be contacting you and submitting his application for the change very soon. Please contact me if you have any questions.

Thank you very much,

Jack Eichorn  
Mariposa Project Manager  
505-249-6593

Attached is an application for reconfiguring the 12,000 square foot building envelope boundaries at 6003 Rooster Point Road NE, Rio Rancho 87144, Lot A44 of Ridgeline Estates Unit 2 in Mariposa to accommodate construction of a garage on the west side of the lot.

The justification is to accommodate an increased area on the west side facing backyard privacy wall that is shaped at a 45 degree angle due to the existing envelope. In addition, the envelope at the location in front of the dwelling is unusable, which equals a loss of 1,650 square feet of building envelope.

Thank you,  
Albert and Kathlyn Sanchez



**SPECIAL WARRANTY DEED**

Hakes Brothers ABQ, LLC, a New Mexico limited liability company, for consideration paid, grant to Albert Sanchez and Kathlyn Sanchez, husband and wife as joint tenants, whose address is 6003 Rooster Point Rd NE, Rio Rancho, NM 87144, the following described real estate in Sandoval County New Mexico:

LOT NUMBERED FORTY-FOUR (44) IN BLOCK LETTERED "A" OF THE FINAL PLAT FOR RIDGELINE ESTATES UNIT 2, MARIPOSA, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON SEPTEMBER 14, 2006, IN PLAT BOOK 3, PAGE 2711B.

**Subject to reservations, severances, restrictions, and easements of record and taxes for the year 2023 and subsequent years.**

with special warranty covenants.

WITNESS our hands and seal this Third day of January, 2023.

Hakes Brothers ABQ, LLC, a New Mexico limited liability company

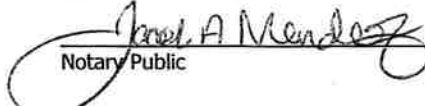
By:   
Name: Christian Venegas  
Title: Vice President of Operations

**Representative Capacity**

State of New Mexico                    )  
  ) §  
County of Bernalillo                 )

This instrument was acknowledged before me on January 03, 2023, by Christian Venegas as Vice President of Operations of Hakes Brothers ABQ, LLC, a NM LLC, on behalf of said LLC .

My commission expires: 07/13/2026  
(Seal)

  
Notary Public

JACOB A MENDOZ  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
COMMISSION # 1138352  
COMMISSION EXPIRES: 07-13-2026

**E-RECORDED**                    simplifile®  
ID: 2023000229  
County: Sandoval  
Date: 1-5-23   Time: 1:04 pm

## Building Envelopes at Mariposa

Zoning districts within the City of Rio Rancho have in the past traditionally provided for the establishment of building setbacks based upon standard dimensions from front, rear, and side property lines as prescribed in the City of Rio Rancho Planning, Zoning and Land Use Management Ordinance. While this approach creates a condition of dependability and continuity for landowners and developers, it does not adequately address preservation of the land, respect for the topography and protection of the fragile landscape at Mariposa. The reliance on setback restrictions alone is not adequate for all circumstances at Mariposa, especially for large lot residential development in the Estate and R-1 zone classifications, where taking advantage of opportunities for protection and preservation of the natural landscape may be a priority.

In order to minimize disturbance of natural landforms and limit encroachment of buildings into the natural environment, "Building Envelopes" (defined below) may be used as provided for in the newly adopted Zone Ordinance Amendment in the Estate and R-1 zones. Building Envelopes can be custom designed to respond to the specific site conditions on the lot and are often the most effective tool for responding to site topography, preserving significant existing vegetation, preserving natural drainage patterns and responding to limiting soil conditions. Building Envelope design will also take into consideration the creation and preservation of view opportunities and view corridors from individual and groups of lots.

Building Envelopes will be legally defined and recorded on the final plat for each portion of the development in the Estate zone and may be defined and recorded on final plats in certain portions of Mariposa's R-1 zones that are not mass graded, thus establishing setbacks on an individual lot basis to preserve the valuable qualities of the site and surrounding landscape.

## Building Envelope Use

If a Building Envelope is included at the time of plat, appropriate placement of the Building Envelope within the setback area will be allowed. Building Envelopes will serve as the property setbacks when defined on final plats in the Estate and R-1 zone districts. Final Plats that use Building Envelopes shall be accepted, in accordance with the adopted Chapter 9 Zone Code Amendments, by the City of Rio Rancho to delineate the building setbacks for the Estate and in the larger R-1 zone classifications in Mariposa.

## Building Envelope Definition

"Building Envelope" means an area prescribed on the plat of an individual lot which limits development of the lot in response to topographic, drainage, and other natural features of the site. No part of the residence (including garage, porch, attached or detached structure), wall, fence, non-native landscaping, artwork or sculpture, bench, picnic table or improved yard may be located outside the Building Envelope or encroach through a plane which extends

vertically from the Building Envelope. Building Envelopes will be located a minimum of twenty (20) feet from the front and rear property lines and ten (10) feet from the side property lines. Any disturbance outside a Building Envelope created during construction must be restored to natural or near natural condition.

The following improvements are allowed outside a Building Envelope: driveway from street (and associated culverts, guest parking, turning area, etc.), sidewalk from street, underground utility connections (water, sanitary sewer, electric, gas, telephone, cable TV, etc.), above ground utility improvements (such as meters, transformers, etc.), mailbox, landscape irrigation, native landscape material, natural material retaining walls and water harvesting/drainage improvements.

**Lot Sizes, Setbacks and Water Conservation**

Front yard setbacks may be reduced in some areas in Mariposa in an effort to minimize water and energy use for front yard landscaping, and to allow for densities in support of sustainable development. Setbacks at Mariposa are listed below. Please note that "BE" indicates the use of a building envelope to define the developable area of the site.

<b>Zone</b>			
<b>District</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
<b>E-1</b>	BE <sup>1</sup>	BE	BE
<b>R-1</b>	BE/10 <sup>2</sup> /20G <sup>3</sup>	BE/5	BE/15/5G <sup>4</sup>
<b>R-4</b>	10 <sup>2</sup> /20G <sup>3</sup>	5	10
<b>R-5</b>	10 <sup>2</sup> /20G <sup>3</sup>	5	10

**Ordinance No. 33**  
AMENDED JANUARY 2019

<sup>1</sup> BE indicates Building Envelope

<sup>2</sup> Also applies to garage with door that is perpendicular to the front property line/street or that is rear-facing. Garage must incorporate architectural elements (e.g. windows) that are similar to those applied to the primary dwelling unit.

<sup>3</sup> Applies to garage with door that faces the front property line/street.

<sup>4</sup> Applies to garage set back from rear property line, provided that:

1. Except for structures permitted to project into the required setbacks on the R-1, Single Family Residential, District noted in the Code of Ordinances, only private garages, as defined by Code of Ordinances, are permitted within the rear garage area (defined as the area bounded by 5-foot side setbacks, 15-foot rear setback and 5-foot rear garage setback);
2. The sum of all private garage area within the rear garage area shall not exceed 50 percent of the rear garage area;
3. All alley-loaded private garages with doors that face the rear property line/alley shall abide by the 15-foot rear setback. Alley-loaded private garages with doors that are perpendicular to the rear property line/alley or that are front-facing are permitted within the rear garage area.

The Mariposa Standards and Guidelines for Sustainability will be used to establish the highest standard of quality for the design of the buildings, as well as site planning and landscaping, and will address the issue of entry design. Exterior doorways and entryways at Mariposa will provide shade protection, depth and a strong shadow-line. They will provide a focal point at the entryway, with courtyards at or near the entry encouraged. All homes will face the address street or create a presence on the address street. Street presence can be created by including elements such as windows, site walls, gates, portals, courtyards and landscaping in the architectural design or site plan.

**Street Lighting**

In order to conserve energy and preserve night views and dark skies, street lights in the Estate and R-1 zone classifications in Mariposa will be limited to major intersections and the ends of cul-de-sacs. Street lighting throughout the remainder of the project will be at standard City spacing. All streetlights will be bronze shoebox style luminaires with bronze poles or similar fixtures if these specific fixtures are not available, and the light source will include shielding to direct illumination and reduce glare.

## Floor Area Ratio

The Floor Area Ratio is the ratio of the heated floor area (including multiple stories) of the structures to the Lot. In order to insure houses are in appropriate proportion to their Lot, the following floor area ratios shall apply.

Lot Type	Floor Maximum Area Ratio
Estate	.25
Highland	.50

## Building Envelope Changes

Building Envelopes may be reconfigured and increased in size if approved by the Founder and after the change is officially approved through the process defined by the City, including a replat of the lot.

### *Requirements and Recommendations:*

1. Before the Founder will consider a proposal to reconfigure a Building Envelope the Lot Owner must obtain written consent from all affected lot owners as determined by the Founder and must furnish in writing such Lot Owner Approvals to the Founder.
2. The Founder carefully reviews requests to reconfigure Building Envelopes because of the possibility that reconfiguration could negatively impact views from nearby lots and, or have negative drainage, or other impacts and thereby be deemed unacceptable to the Founder. Approval of a Building Envelope reconfiguration by affected Lot Owners does not guarantee Founder approval. Any such approval is at the absolute discretion of Founder.
3. If an Owner is combining two contiguous Lots and wishes to reconfigure and increase the size of a Building Envelope, the area of the new Building Envelope, of the combined lot may not be larger than 18,000 square feet. In this circumstance, Founder will consider a request to reconfigure a Building Envelope only after all affected Lot Owners have given written approval of such reconfiguration to Founder.
4. The Founder will not consider an increase in Building Envelope sizes unless the lots meet minimum size requirements: (1) Estate lots must be at least 1.75 acres in size and the maximum Building Envelope size would be 15,000 square feet; (2) Highlands lots must be at least 1 acre in size and the maximum Building Envelope size would be 12,000 square feet.
5. In the case where two Lot Owners acquire an intervening Lot, divide the intervening lot and combine the divided portions of the lot into theirs, through the process described in these Guidelines, and request a Building Envelope reconfiguration, the Founder will not approve an increase in size beyond 15,000 square feet for either of the two Building Envelopes.
6. A request to increase (a variance from the size limitation) the area of a Building Envelope for either Estate lots or Highland lots will only be considered by the Founder after written justification for any such request is provided by the owner or the owners agent based on the variance procedures outlined in the guidelines. A copy of the variance procedure is available from the Founder. An increase in the size and configuration of a Building Envelope will require the written consent of all affected lot owners as determined by the Founder and a re-plat of the lot through the City of Rio Rancho process.
7. An increase in the size and/or reconfiguration of a Building Envelope may only be granted by the Founder, in it's sole and absolute discretion.
8. Any replat of a Building Envelope or Lot requires the signature of the Founder on the proposed replat, before the replat can be presented to the City for processing.

9. Approval of any Building Envelope reconfiguration by the Founder does not imply or guarantee City approval.
10. Once a Building Envelope reconfiguration has been approved by affected Lot Owners, the Founder, the City and a replat recorded, any additional reconfiguration, including any reconfiguration back to the original configuration, must again be approved in writing by the affected Lot Owners, the Founder, the City and a replat of the Building Envelope through the City process.
11. In the case where contiguous Lots are combined, a reconfigured Building Envelope may span the former lot line if all the approvals noted in these Guidelines are received.

## **BUILDING SITING AND ORIENTATION**

### **Lot Pattern and Orientation**

The challenge of site planning at Mariposa is to balance topography, views and solar orientation. The lot pattern organization should conform to the existing landforms and respect existing drainage ways while maximizing the density on site. The intent is to portray a clear sense of community identity and values through the spatial organization of the lots and the community form. In the master planning process, densities were matched to the topographic condition, with the highest densities on flattest land and the lowest density on the steep slopes or land heavily dissected by arroyos.

### **Views**

Spectacular views to the preserve at Mariposa occur to the north and toward the northeast clockwise to the southeast expansive views of the Jemez, Sangre de Cristo, Ortiz and Sandia Mountains can be seen. The intent is to maximize the public's and individual homeowner's exposure to these views. In addition, views to and from public access corridors should be maintained to give homeowners visual access to these areas as well as providing the open space user a more expansive experience along these corridors.

Building Envelopes are designed, not only to minimize disturbance, preserve historical drainage patterns and preserve significant vegetation, but to also create and preserve view opportunities. Because Building Envelopes are predetermined and defined on a recorded plat, it is suggested that views be directed away from adjacent Building Envelopes and be directed toward open space and arroyo corridors.

### **Solar Orientation**

Orienting homes in the optimum solar orientation for passive heating and cooling can reduce yearly energy bills by up to 30 -40%. This can be achieved through preservation of solar access, proper orientation, and fenestration. Lot patterns with homes oriented in a north/south direction experience solar variation on a seasonal basis. Lot patterns with homes oriented in an east/west direction experience solar variation on a daily basis. The latter requires more mitigating factors to make use of passive cooling and heating.

Generally maximum façade length, window area, and living spaces should be located on the south side. Window openings should be minimized and well insulated on the North side. Circulation, support and storage spaces should be located on this side. East and West façade lengths should be minimized to limit the amount of solar gain during summer months. Through the combination of solar orientation solar access, ventilation, and insulation, a typical home can vastly improve indoor

## FUNDAMENTAL CONCEPT OF LIMITING SITE DISTURBANCE

In order to minimize site disturbance, strict limits have been placed upon the portions of a lot that can be disturbed by construction. The area where construction can occur is defined as the Building Envelope and within the Building Envelope may be a Private Area. An area around the perimeter of the Building Envelope, known as the Transition Area, is made available for disturbance only during the construction period and is intended to provide for the circulation of construction vehicles, access by workers, and the storage of construction materials. This Transition Area must be fenced prior to the start of construction. Outside of the Building Envelope and Transition Area is the Natural Area of the lot or site. This area is to remain free from any and all construction disturbance.

## SITE DEFINITIONS AND REQUIREMENTS

### Building Envelope

Estate and Highland lots at Mariposa have been configured to capitalize on the best features of the land. The Lots are large so that each home can be located in a manner that allows the enjoyment of the scenic beauty, extraordinary views and natural environment. To ensure that these qualities are protected, each estate and highland lot has a designated area, within which building can occur, called the "Building Envelope." This boundary delineates the maximum area in which any proposed building or improvement and non-native landscape must be sited. Estate lots generally have a 12,000 square foot Building Envelope and average approximately one acre in size. Highland lots generally have a 9,000 square foot Building Envelope and average between ½ acre and ¾ acre in size.

#### *Requirements and Recommendations:*

1. The Building Envelope is predetermined for each Lot and is identified on the Plat, which was approved by the City of Rio Rancho (City) and recorded in the office of the County Clerk.
2. No part of the residence (including garage, porch, attached or detached structure), or any wall (excluding natural stone retaining walls), fence, or any other structure, or non-native landscaping, bench, picnic table or improved yard may be located outside the Building Envelope, or encroach through a plane which extends vertically from the Building Envelope, except as allowed for in these Guidelines.
3. The Building Envelope is configured to respond to topography, to maintain natural drainage patterns, to avoid impact on significant vegetation and to create and preserve view opportunities.
4. Plans should give early consideration to planned future expansions and uses, such as guest-houses, shade structures, swimming pools, etc., so they may be accommodated within the Building Envelope.
5. The following improvements are allowed outside a Building Envelope: driveway from the street (and associated culverts, guest parking, turning area, etc.), sidewalk, or path from street, underground utility connections (water, sanitary sewer, electric, gas telephone, cable TV, etc.), mailbox, landscape irrigation, native landscape material, natural material retaining walls and water harvesting/drainage improvements.



December 21, 2023

RE: Preliminary/Final Plat #23-210-00015 6003 Rooster Point Rd NE (Building Envelope Modification)

Dear Property Owner:

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

The applicant, Albert Sanchez, requests approval of a modification to the existing building envelope on the property of 6003 Rooster Point Rd NE. The existing building envelope comprises 12,000 square feet and is proposed to be the same square footage, but reconfigured to accommodate for an increased area on the west side of the property to allow for the construction of a garage. The subject property is legally described as RLEM2, Block A, Lot 44 and consists of approximately 1.1418 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, January 9, 2024** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to [tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov), which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](http://www.rrnm.gov) or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at [tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov) if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rrnm.gov](http://www.rrnm.gov), approximately one week before the hearing.

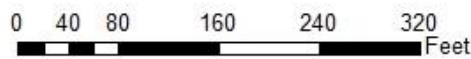
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

*Tim Dvorak*

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

# 6003 ROOSTER POINT RD NE RLEM2, BLOCK A, LOT 44 BUILDING ENVELOPE MODIFICATION



Map Created by Tim Dvorak on 12/21/2023



	Subject Parcel
	Noticed Abutting Properties
	Roads
<b>Zoning</b>	
	E-1
	R-4

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.



CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 9, 2024:

Preliminary Plat (Extension)  
Case #21-210-00028

The applicant, Tim Brislin, Mariposa East L.P., through their agent, Josh Lu P.E., Bohannon Houston Inc, is requesting approval of an extension on the preliminary plat for a proposed subdivision containing 186 single-family residential lots, on approximately 46.87 acres; zoned R-4: Single Family Residential. The subject property is legally described Mariposa East, Tract 1A-12A.

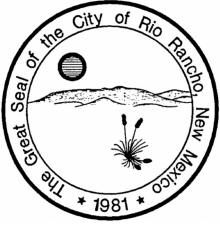
Preliminary/Final Plat  
Case #23-210-00015

The applicant, Albert Sanchez, requests approval of a building envelope modification at the subject property of 6003 Rooster Point Rd NE, legally described as RLEM2, Block A, Lot 44; the lot consists of approx. 1.1418 acres.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at [www.rrnm.gov](http://www.rrnm.gov). Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: December 25, 2023



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-  
00010**

AGENDA DATE:  
January 9, 2024

DEPARTMENT:  
Development Services

SUBJECT:  
**Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phase 1 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

### BACKGROUND AND ANALYSIS:

The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phase 1 Subdivision. The previously approved subdivision will be creating 74 residential lots and 13 tracts zoned R-1: Single Family Residential District. The property is legally described as Lomas Encantadas, Tract 13 and comprises approximately 13.1509 lot acres and 3.1724 subdivision tract acres.

The original Preliminary Plat for the Lomas Encantadas 1E Phase 1 Subdivision was approved by the Planning and Zoning Board on July 26, 2022.

The Preliminary Plat was extended at the June 27, 2023 Planning and Zoning Board Meeting, and a Preliminary Plat Amendment for Lomas Encantadas 1E Phase 1 was approved by the Planning and Zoning Board on November 14, 2023.

A second preliminary plat amendment is needed prior to final plat, as further lot line adjustments are needed to be made to multiple lots within the plat. The changes to the plat include:

1. Block 3, Lots 1-5: Lots adjusted to comply with minimum R-1: Single-Family Residential District standards.
2. Block 4, Lots 1-6: Lots adjusted to comply with minimum R-1: Single-Family Residential District standards.
3. Block 2, Lot 9: Lot width updated to correct 60.27' notation (Previously mislabeled as 54.77').

The previously approved plat contained lot sizes which did not meet Chapter 154 regulations for minimum lot sizes. Staff noticed this error and requested the applicant bring the proposed subdivision into compliance. The proposed lot layout conforms to Chapter 154 Planning and Zoning.

The proposed subdivision of Lomas Encantadas 1E Phase 1 is located on the north side of Paseo Del Volcan NE, northeast of Camino Encantadas (a proposed Minor Arterial), and southwest of Enchanted Hills Boulevard NE (see attached location map). The subject property is located in the

central portion of Tract 13, to the north of Lomas Encantadas 1F Phase I (see plat page 1 for location within tract). The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

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 has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat amendment conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat amendment conforms to the requirements of the R-1: Single-Family Residential Zoning District.
4. The preliminary plat amendment conforms to the Lomas Encantadas Master Plan, adopted as amended under Resolution No. 11, Enactment No. 20-009.
5. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
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 valid for four (4) years from July 26, 2022.
8. The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:
  - a. Under Dedication on sheet 1, line 5, remove language "to hereon and" and on line 9 add "and" to reflect, "owned and maintained."
  - b. Under Purpose of Plat numbers 3 and 4, identify what entity will be maintaining the specified tracts.
  - c. Ensure drainage calculations and drawings match for Pond 1E-1 D. Include grading details for proposed ponds.
  - d. Show where drainage exiting Parker Road will flow.
  - e. Provide updated signal analysis for Lincoln Ave. and Camino Encantadas NE, Lincoln Ave and Paseo del Volcan, and applicable adjoining subdivisions.
  - f. Provide an overlay showing proposed roads and access that meets the State Access Management Manual (SAMM) for Camino Encantadas for surrounding and adjoining developments.
  - g. Under Subdivision Data, change "Unit 1-F" to "Unit 1-E."
  - h. Identify total lot acreage, total tract acreage, and total right-of-way acreage specific to LE

1E Phases 1& 2 on the plat.

i. Ensure document "UPDATED LOT WIDTH TABLE Lomas Encantadas 1E lot summary" is consistent with the modified lot and tract lines in the preliminary plat amendment.

**ALTERNATIVES:**

The Planning and Zoning Board may:

1. Approve the preliminary plat amendment.
2. Deny the preliminary plat amendment.
3. Modify the preliminary plat 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](#)

ATTACHMENT: [Amended Preliminary Plat](#)

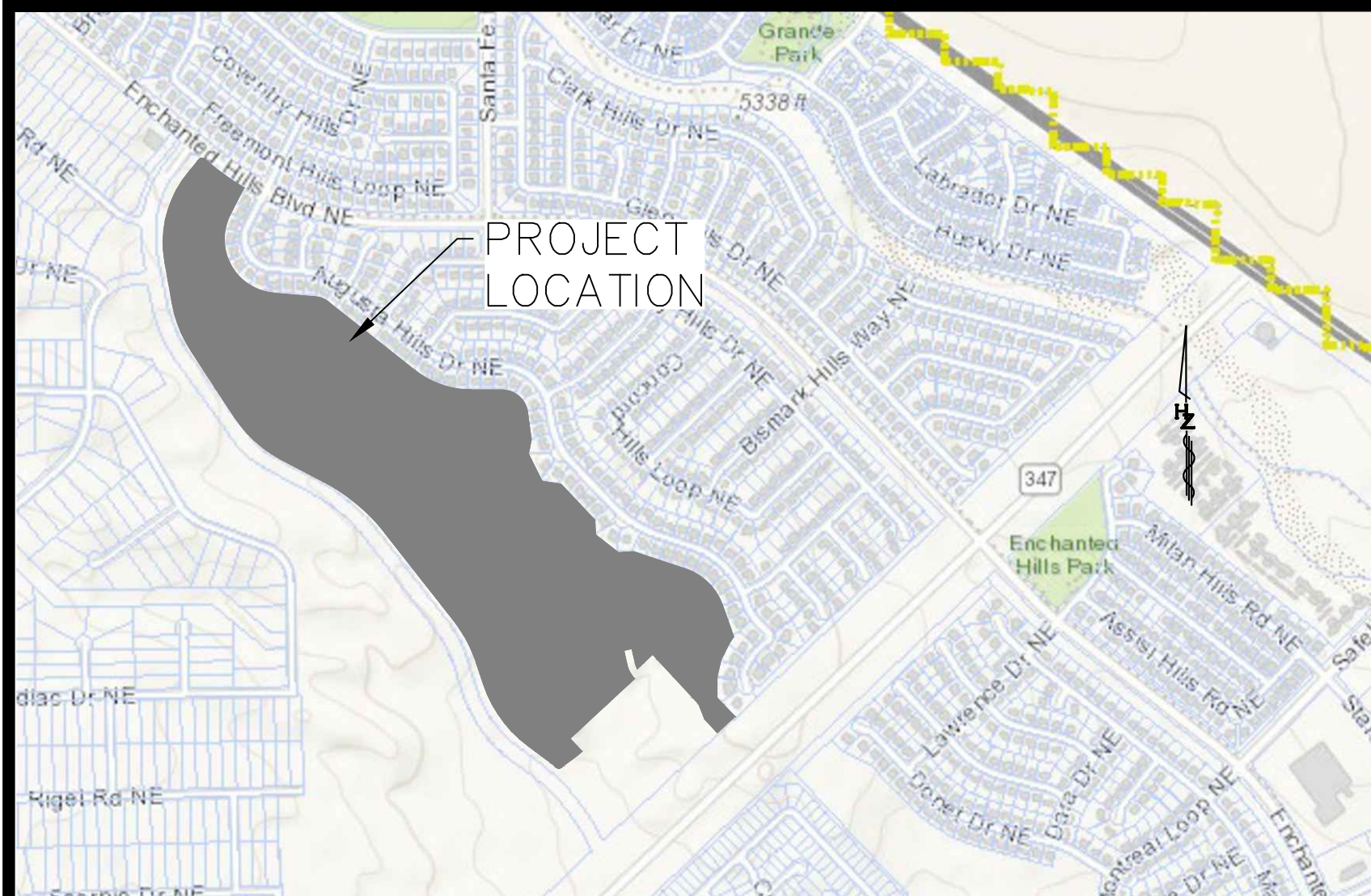
ATTACHMENT: [Plat Changes](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Lot Summary Table](#)





**VICINITY MAP**

NOT TO SCALE

**NOTES: UNLESS OTHERWISE INDICATED:**

Existing ten (10) foot wide public utility easement along Camino Encantadas Right-of-Way within this Subdivision (Unit 1-E), as shown on Vacation and Replat of Lomas Encantadas, is to remain inside new Tract 13-a-1, Tract 'A' and Tract 'B' as shown hereon and being vacated within the new right-of-way.

There are two fourteen (14) foot wide public drainage easements (all of Tracts 'C' and 'I'), as shown hereon, being granted by this plat.

All of Tract 'A' to be dedicated Private Landscaping / Water Quality Easement, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon.

All of Tract 'L' to be reserved as open space, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon.

All of Tracts 'B', 'D' thru 'H', 'J' and 'K' to be dedicated as private landscaping easements, owned and maintained by the Lomas Encantadas Master Association, Inc. as shown hereon. Tract 'B' is to be encumbered by a Public Utility Easement.

There is a ten (10) foot wide public utility easement within all new lots adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide (lot frontage hereon designated by letter "F"). There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Archer Road NE from Block 1, Lot 15 and Block 2, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Ava Road NE from Block 1, Lot 13 and Block 2, Lot 14. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Road NE from Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to George Loop NE from Block 5, Lot 7.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shiner stamped LS 7482 (unless otherwise indicated).

Basis of Bearings: the line between found brass cap monuments NM44-R1A and NM44-R1B being N. 52 35'48" w. on former New Mexico State Road No. 44 (N.M.S.R. 550).

Bearings are NM State Plane Grid Bearings (Central Zone)

Distances shown are ground distances (U.S. survey ft.)

Elevations are NAVD88.

Combined Scale Factor = 0.9996612633

No buildings are existing on the surveyed property.

Information in parenthesis ( ) are record where different from actual field survey.

P.L.W.Q. - Private Landscaping / Water Quality Easement

P.L.E. - Private Landscaping Easement

D.E. - Public Drainage Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Lot Frontage

**SURVEYOR'S CERTIFICATE**

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 Date \_\_\_\_\_

**JURISDICTIONAL AFFIDAVIT**

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date \_\_\_\_\_

**HUITT-ZOLLARS**  
333 RIO RANCHO DR. N.E., STE. 101  
RIO RANCHO, N.M., 87124  
(505) 892-5141



**SUBDIVISION DATA**

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-E PHASE 1	PLAT ACRES	90.4145
NO. OF LOTS:	74	LOT ACRES: 13.1944
NO. OF PARCELS:	0	PARCEL ACRES: 0
NO. OF EXIST. TRACTS:	1	TRACT ACRES: 73.1582
NO. OF TRACTS:	13	SUBDIVISION TRACT ACRES: 3.0820
		TOTAL SUBDIVISION ACRES: 20.3384
		TRACT 13-A-1 ACRES: 60.4516
		TRACT L ACRES: 9.6246
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.6763
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		4.0620

**DEDICATION**

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13-A' INTO 74 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 13 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '13-A-1' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B', 'D' THRU 'H', 'J' AND 'K' AS SHOWN HEREON. SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. TRACT 'B' IS HEREBY RESERVED TO BE ENCUMBERED BY A PUBLIC UTILITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' AND 'I' AS SHOWN HEREON. SAID TRACTS ARE HEREBY RESERVED AS PUBLIC DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'L' AS SHOWN HEREON. SAID TRACT IS HEREBY RESERVED AS OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON. SAID TRACT IS HEREBY DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.

Jarrod D. Likar, Vice President - Land Development

STATE OF New Mexico )  
  )SS  
COUNTY OF Sandoval )

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President - Land Development of Lomas Encantadas Development Company, LLC., a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

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

- A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.
- B. 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.
- C. 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.
- D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- E. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

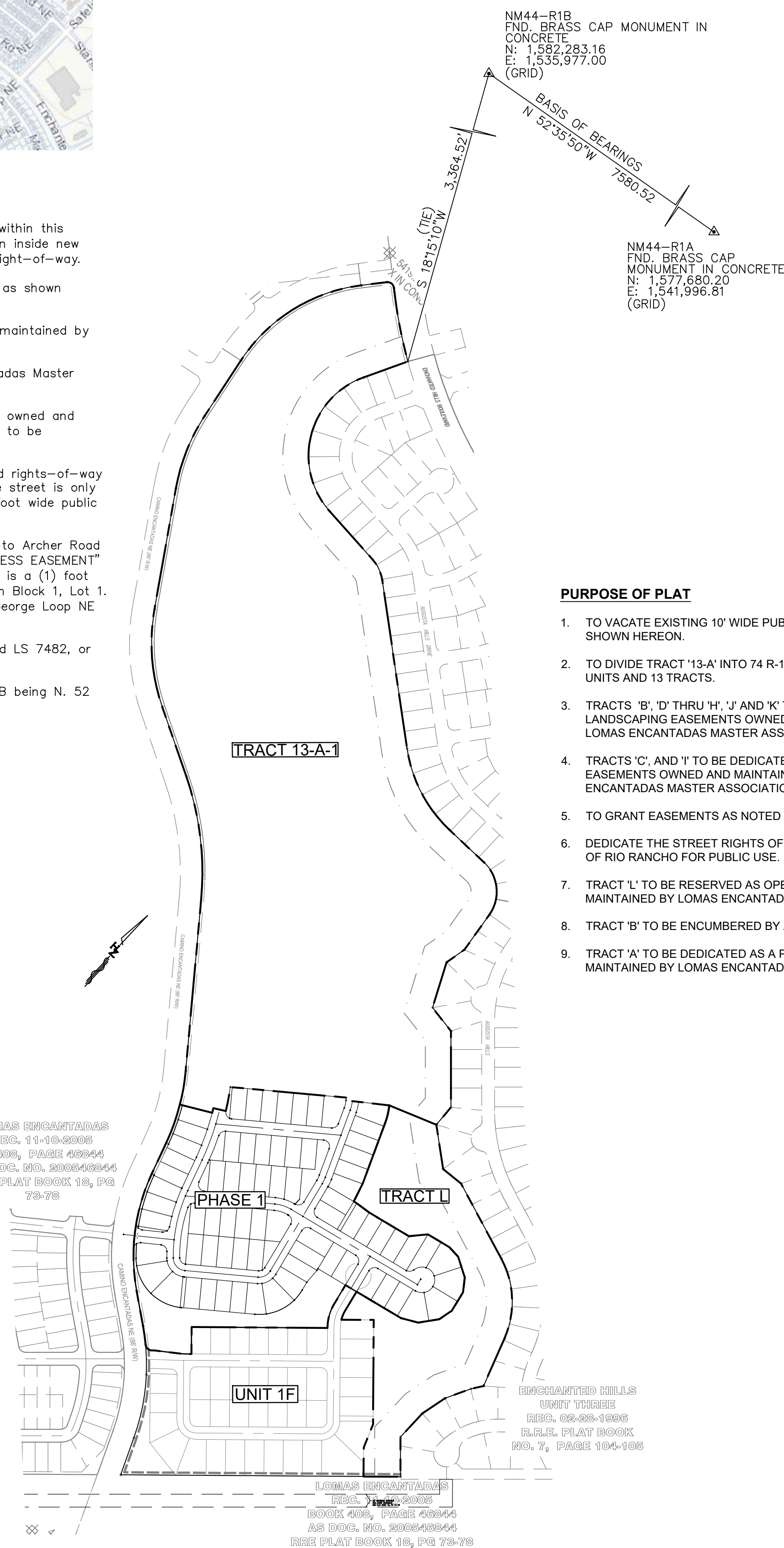
DISCLAIMER:  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, SPARKLIGHT, COMCAST AND QWEST DO 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.

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

CITY OF RIO RANCHO	DATE
PNM ELECTRIC SERVICES	DATE
NM GAS COMPANY	DATE
QWEST D/B/A/CENTURYLINK QC	DATE
SPARKLIGHT	DATE
COMCAST	DATE

**PURPOSE OF PLAT**

- 1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
- 2. TO DIVIDE TRACT '13-A' INTO 74 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 13 TRACTS.
- 3. TRACTS 'B', 'D' THRU 'H', 'J' AND 'K' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
- 4. TRACTS 'C' AND 'I' TO BE DEDICATED AS PUBLIC DRAINAGE EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
- 5. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
- 6. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.
- 7. TRACT 'L' TO BE RESERVED AS OPEN SPACE OWNED AND MAINTAINED BY LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
- 8. TRACT 'B' TO BE ENCUMBERED BY A PUBLIC UTILITY EASEMENT.
- 9. TRACT 'A' TO BE DEDICATED AS A P.L.W.Q. OWNED AND MAINTAINED BY LOMAS ENCANTADAS MASTER ASSOCIATION, INC.



LOMAS ENCANTADAS  
REG. 11-10-2005  
BOOK 408, PAGE 48844  
AS DOC. NO. 200548844  
RRE PLAT BOOK 18, PG 73-78

ENCANTADAS HILLS  
UNIT THREE  
REG. 02-28-1999  
R.R.E. PLAT BOOK  
NO. 7, PAGE 104-105

LOMAS ENCANTADAS  
REG. 02-28-1999  
BOOK 408, PAGE 48844  
AS DOC. NO. 200548844  
RRE PLAT BOOK 18, PG 73-78

**FINAL PLAT  
OF  
LOMAS ENCANTADAS UNIT 1-E,  
PHASE 1  
A SUBDIVISION OF TRACT 13-A  
LOMAS ENCANTADAS**  
FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,  
AS DOCUMENT NUMBER XXXXXXXX  
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

DECEMBER 2023

**LEGAL DESCRIPTION:**

A Tract of land being all of Tract 13-A, Lomas Encantadas, recorded on XXXXXXXXXX XX, 20XX in Book XXX, Page XXXX, as Document Number XXXXXXXX, RRE Plat Book XX, Pg. XX-XX, being located within Sections 22, 23, and 26, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 90.4145 acres, (74) Lots, (13) Tracts.

**SUBDIVIDER:**

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.  
409 NM HWY 528, NE  
RIO RANCHO, NM 87124  
JARROD LIKAR, PHONE NO. (505) 896-9037

**AGENT/ENGINEER:**

HUITT-ZOLLARS, INC.  
333 RIO RANCHO DRIVE NE, SUITE 101  
RIO RANCHO, NM 87124  
DONALD DUNEMAN, PHONE NO. (505) 892-5141

**CITY CLERKS CERTIFICATE**

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Rebecca Martinez, City Clerk

**RIO RANCHO PLANNING AND ZONING BOARD**

Approved at their meeting on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Fred Radosevich, Chairman

**TREASURER'S CERTIFICATE**

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

Jennifer A. Taylor, Sandoval County Treasurer Date \_\_\_\_\_

**COUNTY FILING CERTIFICATION**

STATE OF NEW MEXICO)  
  )SS  
COUNTY OF SANDOVAL)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS  
DOCUMENT NO. \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, AT \_\_\_\_\_  
O'CLOCK \_\_\_ M. AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES  
\_\_\_\_\_, OF THE RECORDS OF SAID COUNTY.  
(RIO RANCHO ESTATES BOOK \_\_\_\_\_, PAGES \_\_\_\_\_)

COUNTY CLERK DATE \_\_\_\_\_

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**FINAL PLAT  
OF  
LOMAS ENCANTADAS UNIT 1-E,  
PHASE 1  
A SUBDIVISION OF TRACT 13-A  
LOMAS ENCANTADAS**

FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,  
AS DOCUMENT NUMBER XXXXXXXX  
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

DECEMBER 2023

**EASEMENTS**

- 1 EXISTING PRIVATE WATER QUALITY DRAINAGE EASEMENT, TO BE VACATED THIS PLAT, GRANTED BY LOMAS ENCANTADAS UNIT 1-F SUBDIVISION PLAT RECORDED ON XXXXXXXX XX, 20XX IN BOOK XXX, PAGE XXXXX, AS DOCUMENT NUMBER XXXXXXXX.
- 2 EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
- 3 EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
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**ABBREVIATIONS**

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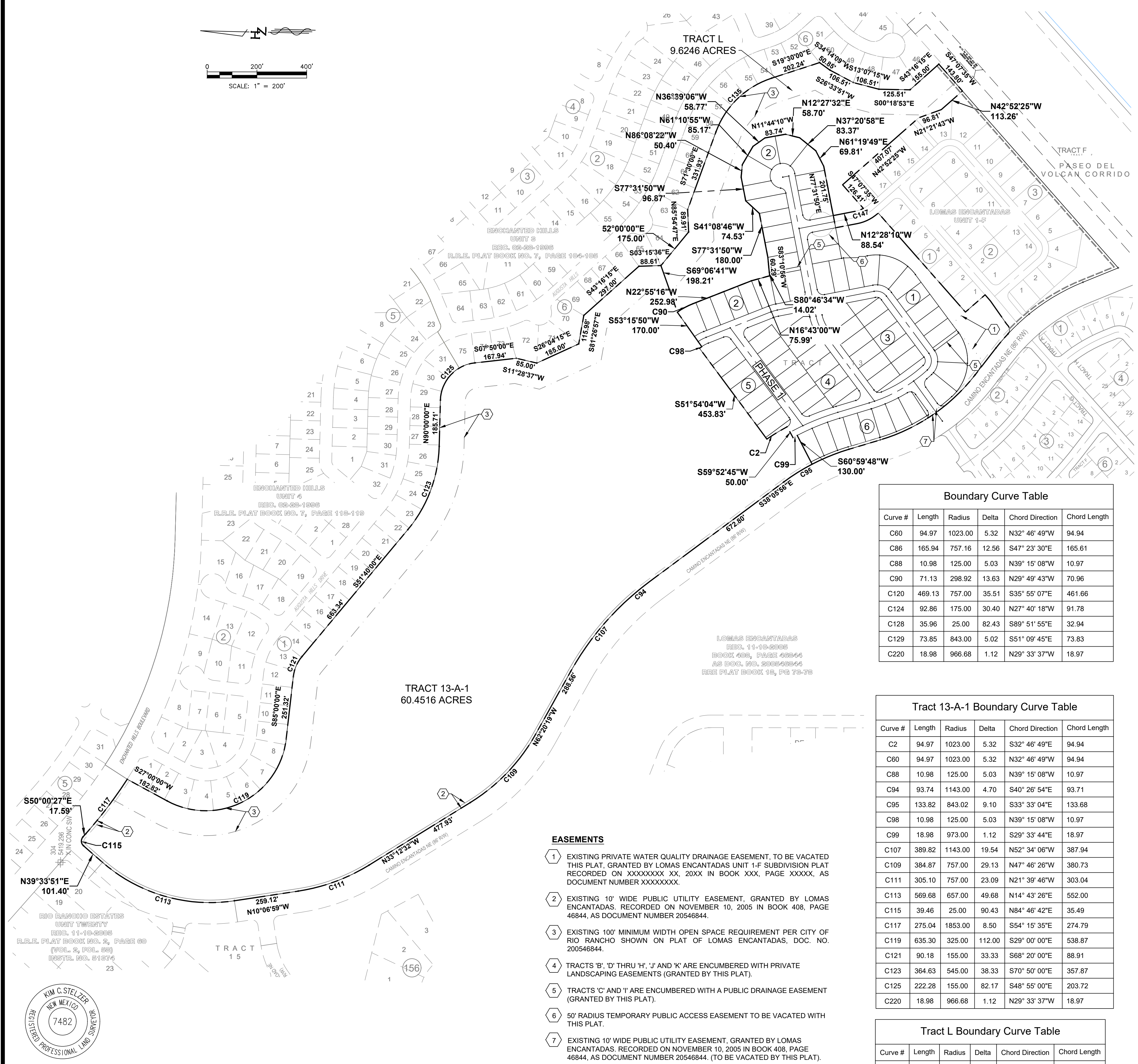
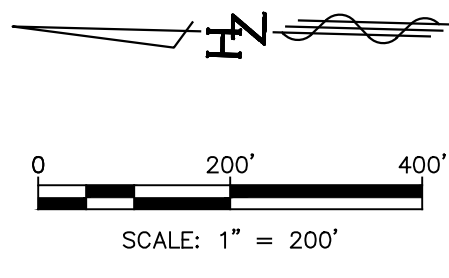


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 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M., 87124  
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OF  
LOMAS ENCANTADAS UNIT 1-E,  
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A SUBDIVISION OF TRACT 13-A  
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FILED XXXXXXXX XX, 20XX, IN BOOK XXX, PAGE XXX,  
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WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

DECEMBER 2023



**ROW / PROPERTY Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	23.52	25.00	53.90	S14° 09' 40"E	22.66
C16	37.35	25.00	85.60	N84° 23' 40"W	33.97
C17	47.37	75.00	36.19	S70° 30' 03"E	46.59
C18	47.37	75.00	36.19	N20° 32' 38"E	46.59
C19	39.27	25.00	90.00	S32° 31' 50"W	35.36
C20	39.27	25.00	90.00	N57° 28' 10"W	35.36
C21	39.27	25.00	90.00	S32° 31' 50"W	35.36
C22	35.36	50.00	40.52	N57° 16' 21"E	34.63
C23	30.56	25.00	70.05	N42° 01' 29"E	28.70
C24	39.27	25.00	90.00	S57° 28' 10"E	35.36
C25	30.43	175.00	9.96	N17° 56' 22"W	30.39
C26	42.20	175.00	13.82	N29° 49' 43"W	42.09
C42	51.07	973.00	3.01	N19° 40' 06"W	51.06
C43	41.67	627.00	3.81	S30° 53' 38"E	41.66
C44	18.21	25.00	41.74	N11° 55' 33"W	17.81
C45	23.52	25.00	53.90	S60° 13' 49"E	22.66
C46	18.54	25.00	42.48	S2° 49' 33"E	18.11
C47	200.12	577.00	19.87	S34° 00' 09"E	199.11
C48	36.54	25.00	83.73	S85° 48' 16"E	33.37
C49	14.04	25.00	32.19	N3° 37' 23"E	13.86
C50	39.27	25.00	90.00	N57° 28' 10"W	35.36
C51	55.91	125.00	25.63	S64° 42' 57"W	55.45
C52	33.36	25.00	76.45	S13° 40' 26"W	30.94
C53	102.05	1023.00	5.72	N21° 41' 45"W	102.01
C54	47.97	25.00	109.93	S73° 07' 55"E	40.94
C55	34.67	175.00	11.35	S57° 34' 36"W	34.61
C56	39.27	25.00	90.00	N32° 31' 50"E	35.36
C57	22.80	125.00	10.45	N17° 41' 43"W	22.77
C58	45.89	25.00	105.18	N75° 30' 36"W	39.71
C60	94.97	1023.00	5.32	N32° 46' 49"W	94.94
C61	34.50	25.00	79.07	S69° 39' 19"E	31.83
C62	32.65	25.00	74.82	N14° 29' 24"E	30.38
C63	30.14	125.00	13.82	N29° 49' 43"W	30.07
C68	10.98	125.00	5.03	N39° 15' 08"W	10.97
C69	71.13	298.92	13.63	N29° 49' 43"W	70.96
C101	1.49	175.00	0.49	N12° 42' 49"W	1.49
C102	40.98	25.00	93.92	N5° 50' 47"E	36.54
C104	40.98	25.00	93.92	S80° 14' 13"E	36.54
C105	37.35	25.00	85.60	N10° 00' 14"E	33.97
C106	217.26	747.00	16.66	N26° 29' 48"W	216.49
C108	161.36	853.00	10.84	N23° 35' 03"W	161.12
C112	203.04	973.00	11.96	N24° 08' 34"W	202.67
C114	114.07	1023.00	6.39	N21° 21' 33"W	114.01
C116	42.75	25.00	97.98	S79° 06' 35"E	37.73

**ROW / PROPERTY Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C122	41.12	125.00	18.85	N32° 20' 41"W	40.93
C127	43.61	175.00	14.28	S70° 23' 29"W	43.50
C130	78.28	175.00	25.63	S64° 42' 57"W	77.63
C133	110.17	75.00	84.16	S86° 01' 07"E	100.53
C134	36.72	25.00	84.16	N86° 01' 07"W	33.51
C136	84.26	75.00	64.37	N19° 42' 57"E	79.90
C137	28.09	25.00	64.37	N19° 42' 57"E	26.63
C138	218.63	50.00	250.53	S47° 44' 02"E	81.65
C139	30.77	25.00	70.53	N42° 15' 58"E	28.87
C140	219.08	195.00	64.37	N19° 42' 57"E	207.74
C180	58.30	853.00	3.92	N27° 02' 44"W	58.28
C181	58.30	853.00	3.92	N23° 07' 47"W	58.28
C182	44.77	853.00	3.01	N19° 40' 06"W	44.76
C183	2.58	747.00	0.20	S18° 15' 50"E	2.58
C184	69.27	747.00	5.31	S21° 01' 11"E	69.25
C185	69.20	747.00	5.31	S26° 19' 49"E	69.17
C186	69.27	747.00	5.31	S31° 38' 47"E	69.25
C187	6.96	747.00	0.53	S34° 33' 42"E	6.96
C189	57.05	747.12	4.37	S41° 45' 03"E	57.03
C190	28.82	195.00	8.47	S48° 10' 22"E	28.80
C191	123.16	195.00	36.19	S70° 30' 03"E	121.12
C192	128.95	195.00	37.89	N72° 27' 40"E	126.61
C193	45.14	195.00	13.26	N45° 16' 09"E	45.04
C194	123.16	195.00	36.19	N20° 32' 38"E	121.12
C195	50.78	195.00	14.92	N5° 00' 34"W	50.63
C203	17.46	25.00	40.01	N72° 48' 42"E	17.11
C204	17.46	25.00	40.01	S32° 47' 52"W	17.11
C205	19.14	25.00	43.86	N30° 52' 33"E	18.67
C206	5.50	75.00	4.20	N54° 00' 11"E	5.50
C207	0.19	25.22	0.42	S51° 54' 04"W	0.19
C208	14.04	25.00	32.19	N35° 48' 31"E	13.86
C210	12.02	1023.00	0.67	N18° 30' 05"W	12.02
C211	8.25	25.00	18.91	N61° 21' 21"E	8.21
C212	11.09	75.00	8.47	S48° 10' 22"E	11.08
C213	46.21	75.00	35.30	N73° 45' 19"E	45.48
C214	17.36	75.00	13.26	N45° 16' 09"E	17.32
C215	19.53	75.00	14.92	N5° 00' 34"W	19.47
C216	42.86	50.00	49.11	N12° 27' 32"E	41.56
C217	42.86	50.00	49.11	N36° 39' 06"W	41.56
C218	46.59	50.00	53.38	N87° 53' 58"W	44.92
C219	50.97	50.00	58.41	S36° 12' 18"W	48.79
C220	18.98	966.68	1.12	N29° 33' 37"W	18.97
C221	66.50	972.48	3.92	N27° 02' 46"W	66.48
C222	66.50	973.00	3.92	N23° 07' 47"W	66.48
C223	58.15	627.00	5.31	S21° 01' 11"E	58.12

**ROW / PROPERTY Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C224	58.15	627.00	5.31	S26° 19' 59"E	58.12
C225	14.61	25.00	33.49	S35° 09' 30"W	14.40
C226	5.50	195.00	1.62	N52° 42' 32"E	5.50
C227	0.21	25.02	0.48	N77° 17' 21"E	0.21

**Boundary Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C60	94.97	1023.00	5.32	N32° 46' 49"W	94.94
C86	165.94	757.16	12.56	S47° 23' 30"E	165.61
C88	10.98	125.00	5.03	N39° 15' 08"W	10.97
C90	71.13	298.92	13.63	N29° 49' 43"W	70.96
C120	469.13	757.00	35.51	S35° 55' 07"E	461.66
C124	92.86	175.00	30.40	N27° 40' 18"W	91.78
C128	35.96	25.00	82.43	S89° 51' 55"E	32.94
C129	73.85	843.00	5.02	S51° 09' 45"E	73.83
C220	18.98	966.68	1.12	N29° 33' 37"W	18.97

**Tract 13-A-1 Boundary Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	94.97	1023.00	5.32	S32° 46' 49"E	94.94
C60	94.97	1023.00	5.32	N32° 46' 49"W	94.94
C88	10.98	125.00	5.03	N39° 15' 08"W	10.97
C94	93.74	1143.00	4.70	S40° 26' 54"E	93.71
C95	133.82	843.00	9.10	S33° 33' 04"E	133.68
C98	10.98	125.00	5.03	N39° 15' 08"W	10.97
C99	18.98	973.00	1.12	S29° 33' 44"E	18.97
C107	389.82	1143.00	19.54	N52° 34' 06"W	387.94
C109	384.87	757.00	29.13	N47° 46' 26"W	380.73
C111	305.10	757.00	23.09	N21° 39' 46"W	303.04
C113	569.68	657.00	49.68	N14° 43' 26"E	552.00
C115	39.46	25.00	90.43	N84° 46' 42"E	35.49
C117	275.04	1853.00	8.50	S54° 15' 35"E	274.79
C119	635.30	325.00	112.00	S29° 00' 00"E	538.87
C121	90.18	155.00	33.33	S68° 20' 00"E	88.91
C123	364.63	545.00	38.33	S70° 50' 00"E	357.87
C125	222.28	155.00	82.17	S48° 55' 00"E	203.72
C220	18.98	966.68	1.12	N29° 33' 37"W	18.97

**Tract L Boundary Curve Table**

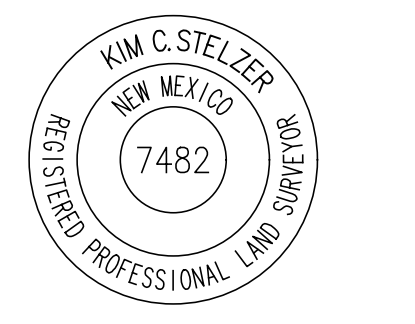
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C90	71.13	298.92	13.63	N29° 49' 43"W	70.96
C147	36.30	125.00	16.64	N20° 47' 22"W	36.18

**CL Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	57.76	998.00	3.32	N28° 27' 46"W	57.75
C4	150.49	998.00	8.64	N22° 29' 05"W	150.35
C5	22.62	602.00	2.15	S19° 14' 29"E	22.62
C6	177.34	602.00	16.88	S28° 45' 25"E	176.70
C7	70.84	602.00	6.74	S40° 34' 01"E	70.80
C12	36.17	150.00	13.82	N29° 49' 43"W	36.08
C141	270.80	602.00	25.77	N31° 03' 05"W	268.52
C143	208.25	998.00	11.96	N24° 08' 34"W	207.88
C230	73.44	50.00	84.16	S86° 01' 07"E	67.02
C231	56.17	50.00	64.37	N19° 42' 57"E	53.27
C232	67.10	150.00	25.63	S64° 42' 57"W	66.54
C233	27.36	150.00	10.45	N17° 41' 43"W	27.32

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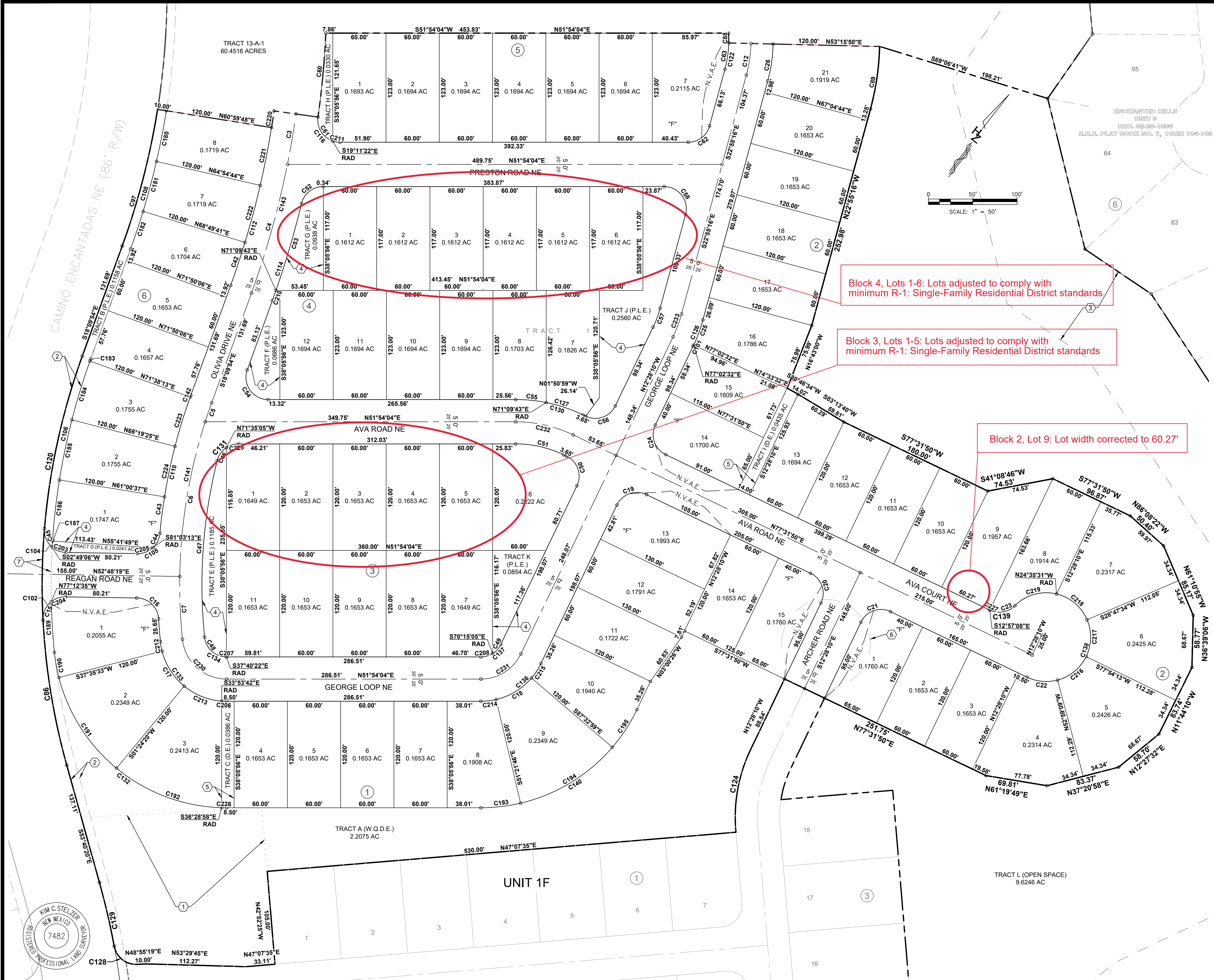
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**EASEMENTS**

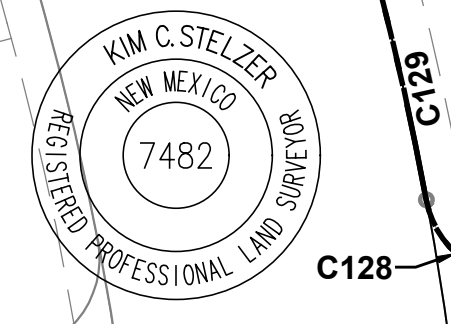
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**HUITT-ZOLIARS**  
 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M., 87124  
 (505) 892-6141

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

**Please Print In Ink Only or Type**

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

### APPLICANT/AGENT INFORMATION

Applicant Name: <b>LOMAS ENCANTADAS DEVELOPMENT COMPANY</b>		Phone: <b>505-389-2191</b>
Address: <b>409 NM HWY 528 NE</b>		E-Mail: <b>BryanA@aswinc.com</b>
City: <b>RIO RANCHO</b>	State: <b>NM</b>	Zip: <b>87124</b>
Proprietary Interest: <b>OWNER</b>		List Owners: <b>LOMAS ENCANTADAS DEVELOPMENT COMPANY</b>
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: <b>HUITT-ZOLLARS, INC.</b>		Phone: <b>505-892-5141</b>
Address: <b>333 RIO RANCHO DRIVE NE, SUITE 101</b>		E-Mail: <b>dduneman@huitt-zollars.com</b>
City: <b>RIO RANCHO</b>	State: <b>NM</b>	ZIP Code: <b>87124</b>

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


PRELIMINARY PLAT AMENDMENT AND FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1E PHASE 1

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : <b>Lomas Encantadas</b>	Block(s): <b>Tract 13</b>	Lot(s):
Existing Zoning: <b>R-1</b>	Proposed Zoning: <b>R-1</b>	
No. of existing lots: <b>1</b>	No. of proposed lots: <b>74</b>	Total area of site (acres) <b>20.3</b>

### 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: <b>DONNIE DUNEMAN</b>	Applicant: 	Agent: <b>HUITT-ZOLLARS, INC.</b>
Signature:		Date: <b>12/11/23</b>

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

LOMAS ENCANTADAS  
Development Company  
333 Rio Rancho Drive, Suite 202  
Rio Rancho, NM 87124

June 14, 2021

Ms. Amy Rincon  
Planning and Zoning Manager  
Development Services Dept.  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Lomas Encantadas Tract 13

Lomas Encantadas Unit 1F

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

Sincerely,

A handwritten signature in blue ink that reads "Bryan Aragon". The signature is fluid and cursive, with the first name being the most prominent.

Bryan Aragon, PE  
Lomas Encantadas Development Company, LLC

Block 1	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60
13	60
14	60
15	64.5

Block 2	
Lot	Frontage
1	64.5
2	60
3	60
4	60
5	60
6	60
7	60.95
8	78.33
9	60
10	60
11	60
12	60
13	60
14	64.5
15	60
16	60
17	60
18	60
19	60
20	60
21	60
22	60
23	60
24	60
25	60
26	74.5
27	60
28	60
29	60
30	60
31	60
32	60
33	60
34	60

Block 3	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60

Block 4	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60

Block 5	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60
13	60

Block 6	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	60
8	60
9	60
10	60
11	60
12	60
13	60
14	60
15	60
16	60
17	60
18	60

Block 7	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	63.94
7	65.13
8	65.13
9	65.13
10	65.13
11	61.66
12	60
13	60
14	60
15	60

Block 8	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60

Block 1		
Lot	Frontage	Area (SF)
1	64.91	8952
2	60	10232
3	60	10511
4	60	7200
5	60	7200
6	60	7200
7	60	7200
8	60	8311
9	60	10232
10	60	8451
11	60	7501
12	60	7802
13	67.3	8682
14	60	7200
15	64.49	7667

Block 2		
Lot	Frontage	Area (SF)
1	64.49	7667
2	60	7200
3	60	7200
4	60	10080
5	60	10568
6	60	10563
7	60.95	10093
8	81.57	8337
9	60	8525
10	60	7200
11	60	7200
12	60	7200
13	60	7379
14	64.49	7340
15	60	7009
16	60	7780
17	60	7200
18	60	7200
19	60	7200
20	60	7200
21	60	8359

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

<b>Block 3</b>	
Frontage	Area (SF)
60	7183
60	7200
60	7200
60	7200
60	7200
60.63	9679
60	7183
60	7200
60	7200
60	7200
60	7200
60	7200
60	7200

<b>Block 4</b>		
Lot	Frontage	Area (SF)
1	60	7022
2	60	7022
3	60	7022
4	60	7022
5	60	7022
6	60	7022
7	61.51	7954
8	60.18	7418
9	60	7379
8	60	7379
9	60	7379
10	60	7379
11	60	7379
12	60	7379

<b>Block 5</b>	
Lot	Frontage
1	60
2	60
3	60
4	60
5	60
6	60
7	64.97

Area (SF)
7797
7802
7802
7802
7649
7501
9383

Block 6		
Lot	Frontage	Area (SF)
1	60	7610
2	60	7645
3	60	7645
4	60	7218
5	60	7200
6	63.94	7423
7	63.13	7488
8	65.13	7488