Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
March 12, 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	

MEETING INFORMATION

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

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

Meeting ID: 851 8074 1871

Passcode: 026819

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. February 27, 2024 Planning and Zoning Board Meeting Minutes
2024-0227 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Summary Plat Report - FEBRUARY 2024
2024 PZ SUMMARY PLAT FEB.pdf

3. Planning and Zoning Monthly Building Activity Report - FEBRUARY 2024
2024 PZ MONTHLY COMPARISONS.pdf

PUBLIC HEARINGS

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

4. **Conditional Use Permit.** The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, are requesting approval of a Conditional Use Permit to allow for automotive sales at the subject property legally described as Rio Rancho Estates Unit 16, Block P, Lot 1. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
Location/Zone Map
Application
Landowner Authorization
Dealership Scope of Work
Landscape Plan
Site Plan
Notice Letter
Noticed Properties Map
Legal Ad Proof
Findings of Fact
Revised Site Plan

5. **Preliminary Plat Extension.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
Location Zone Map
Application Package
Notice Letter
Legal Ad Proof

6. **Variance.** The applicant, John Ports, requests approval of a variance to allow for a proposed carport in the rear setback at the subject property of 5721 Rio Oso Rd NE, legally described as Unit 17, Block 160, Lot 17. Staff contact is Tim Dvorak and staff recommends denial with findings and conditions.
Zoning, Location
Application Packet
Justification & Carport Specs
Building Permit Application #24-403 5721, Rio Oso Rd. NE
100' Buffer Noticed Properties
300' Buffer Noticed Properties
Reproduction of Notices, Legal
Reviewer Comments
Chaney, Josh_Public Comment
Sullivan, Ann_Public Comment
Map of Public Comments Received
Findings_of_Fact_5721_Rio_Oso_Rd_NE_BMB.docx

7. **Preliminary Plat Extension & Amendment.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of an Amended Preliminary Plat Extension

for the Lomas Encantadas 1D Phase 1 & 2 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location
Extension Request Letter
Preliminary Plat (Original, Extended)
LE - 1D - PH 1-2 PRELIM PLAT-MARKUPS.pdf
Preliminary Plat (Amended)
Reproduction of Notices, Legal

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
February 27, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-0227 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

FEBRUARY 27, 2024
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) February 13, 2024 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

Commissioner Lisa Hardisty recused herself prior to the commencement of Item #2 due to a conflict of interest.

2) The applicant, Michael McDermott, through their agent, McClain & Yu Architecture and Design, requested approval of vacation of a portion of right-of-way for Loma Colorado Blvd NE.

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

Kevin Kofchur moved to approve Item #2. Seconded by Robert Gabaldon.
The motion carried by a vote of **3 FOR, 0 AGAINST** and **1 ABSTENTION**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon
NO: (None)
ABSTAINED: Lisa Hardisty

3) The applicant, Trevor Reed (Casual Cannabis, LLC), through his agent, Corey Rivas, requested approval of a variance to the 300-foot distance requirements from residentially zoned property and public facilities for a retail cannabis establishment. The proposed retail cannabis establishment is physically located at 2220 Grande Blvd SE Suite C.

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

Applicant Trevor Reed presented on the item and agent, Corey Rivas provided support.

Questions from Chairman Radosevich, Commissioner Gabaldon and Commissioner Hardisty were answered by applicant Trevor Reed and staff member, Chris Benson.

Robert Gabaldon moved to approve Item #3. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **4 AGAINST**
YES: (None)
NO: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty

4) The applicant, Metal Dog Iron Works LLC, requested approval of a Conditional Use Permit for light manufacturing at the subject property legally described as Rose, Block 1, Lot 4; located at 1550 Stephanie Rd SE.

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

Applicant, Glen Gillespie spoke on the item.

Lisa Hardisty moved to approve Item #4. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty
NO: (None)

5) The applicants, Katrina, Ltd., through their agent, Jason Hall, requested a Zone Map Amendment from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District split zone to C-2 for the property located at 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lot 14A1.

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

Robert Gabaldon moved to approve Item #5. Seconded by Lisa Hardisty.
The motion carried by a vote of **4 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Lisa Hardisty.
Chairman Radosevich adjourned the meeting at 6:38 PM.

APPROVED THIS 12th DAY OF MARCH 2024.

_____

Fred Radosevich, Chairman

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Legislation Item:

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - FEBRUARY 2024

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2024 PZ SUMMARY PLAT FEB.pdf

SUMMARY PLAT ACTIVITY

February 2024

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
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	X
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	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	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

February 2024

23-200-00039	11/28/23	UNIT 11, BLOCK 34, LOTS 20-21, LOT COMBI	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00003	01/12/24	THE VILLAGE, TRACTS B1-B4, LOT COMBO	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00005	01/17/24	SUMMARY PLAT - UNSER PAVILION, LOT 4-A (	Under Review	
24-200-00006	01/18/24	UNIT 11, BOCK V, LOTS 18-19, LOT COMBO	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	**2/1/2024**	**SUMMARY PLAT - U11, BLK 17, LTS 42 & 43**	**Under Review**	
24-200-00013	**2/19/2024**	**UNIT 20, BLOCK 76, LOTS 9-11, LOT COMBIN**	**Under Review**	
TOTAL TO DATE:		**43**		

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Legislation Item:

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - FEBRUARY 2024

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2024 PZ MONTHLY COMPARISONS.pdf

2024 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN #s	JANUARY VALUATION	FEB #s	FEBRUARY VALUATION	MAR #s	MARCH VALUATION	APR #s	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2023)	
Single Family	86	$19,810,691	78	$14,585,918												164	$34,396,609	966	$204,503,567
Additions/Residential	12	$759,511	13	$158,619												25	$918,130	165	$5,734,314
New Commercial	1	$2,500,000	4	$20,069,500												5	$22,569,500	9	$28,267,088
New Office/Institution	0	$0	0	$0												0	$0	7	$12,512,251
New Industrial	0	$0	0	$0												0	$0	3	$6,131,719
Non-Residential Interior Tenant Improvement	3	$4,810,722	0	$0												3	$4,810,722	39	$5,655,181
Office/Institution Addition	0	$0	0	$0												0	$0	1	$160,881
Industrial Addition	0	$0	0	$0												0	$0	0	$0
New Multi-Family	0	$0	0	$0												0	$0	6	$12,900,414
Telecommunication Tower	0	$0	1	$27,500												1	$27,500	16	$243,925
Demolition - Non-Residential	0	$0	0	$0												0	$0	4	$613,073
Demolition - Residential	0	$0	0	$0												0	$0	0	$0
Fence	5	$10,550	8	$2,779,854												13	$2,790,404	115	$1,088,018
Garages	2	$96,846	4	$102,306												6	$199,152	58	$2,350,380
Pool	7	$550,644	6	$468,660												13	$1,019,304	88	$6,362,621
Reroofs/Windows/ Doors	28	$426,818	43	$614,130												71	$1,040,948	725	$10,358,706
Retaining Wall	34	$3,072,523	25	$3,731,671												59	$6,804,194	218	$43,413,314
Small Shed (120 sq.ft. or less)	11	$33,200	17	$39,699												28	$72,899	190	$877,165
Sheds	10	$107,843	8	$122,417												18	$230,260	89	$1,743,000
Solar (Rooftop & Ground Mount)	38	$966,461	48	$1,322,471												86	$2,288,932	1,114	$81,702,232
Business Registrations (Occupancy Inspection)	16	$0	10	$0												26	$0	155	$0
Building Inspections	3,322	$0	3,377	$0												6,699	$0	35,209	$0
Engineering Inspections	255	$0	242	$0												497	$0	2,116	$0
R.O.W. Permits (Fees)	35	$11,558	50	$26,717												85	$38,275	378	$162,595
TOTALS:	**3,865**	**$33,157,367**	**3,934**	**$44,049,462**												**7,799**	**$77,206,829**	**41,671**	**$424,780,444**

CITY OF RIO RANCHO
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Legislation Item: 24-120-00001

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, are requesting approval of a Conditional Use Permit to allow for automotive sales at the subject property legally described as Rio Rancho Estates Unit 16, Block P, Lot 1. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, is requesting approval of a Conditional Use Permit for automotive sales at the property legally described as Rio Rancho Estates Unit 16, Block P, Lot 1, zoned C-1: Retail Commercial District under Ordinance No. 88-005. The subject property has a street address of 2700 Southern Blvd SE, and is located between Walsh St SE to the west and Rosarito Dr SE to the east.

This item was heard at the February 13, 2024 Planning and Zoning Board Meeting. The Board voted 6 for and 0 against to postpone the item to the March 12, 2024 Planning and Zoning Board meeting to allow the applicant time to revise the site plan to provide adequate parking spaces. The applicant has provided a revised site plan to conform to the parking requirements (see attached).

The applicant states in their justification letter that they are seeking approval of a conditional use permit to allow for automotive sales to expand the already existing business, El Patron Tire Shop. The applicant explains that after being in business for many years in the City of Rio Rancho that they believe there is a strong demand for auto sales in the area.

The applicant asserts they have, "...determined a location for our new auto sales business and have created a site layout depicting the location for the new vehicles on site. There will be 4 (reduced to 3 with site plan revisions) parking spaces designated for this business in our North parking lot facing Southern Boulevard. These spaces are the furthest away from the mechanical bays and are underutilized by our customers, making it the best location for the vehicles for sale. With this change, there will still be nine total customer parking spaces and 1 handicap space near the main entrance. Employee parking in the back of the tire shop will not be affected by this expansion of our business. During our hours of operation (Monday through Saturday 9am-6pm), customers remain in either one of the designated customer spaces or in on of our mechanical bays for anywhere between 15 minutes to 1.5 hours depending on the service provided.".

The applicant has provided a site plan that clearly displays where the automotive sales dealership parking spaces will be located in relation to the remaining customer parking spaces and the ADA accessible parking space. The existing El Patron Tire Shop has a building space of approximately 3,842 square feet on the total 0.46 acres of the lot (approximately 19% of the total lot area). See

attached site plan for details.

Per R.O. 2003 § 154.76 Off-Street Parking (A)(1), a business of this nature would require that there be 1 parking space available for every 300 square feet of floor area. The building on site is approximately 3,842 square feet requiring a minimum of 13 parking spaces available with one parking space being ADA compliant.

The existing site layout has 14 parking spaces available to the public, with one of these being ADA compliant. On the attached revised site plan, the applicant is showing 10 parking spaces available to the public, with one being ADA compliant, and 3 parking spaces dedicated to employee parking on the southern area of the lot. On the attached site plan, there are 3 spaces reserved for vehicles for sale or "Dealership Parking".

The total of 13 parking spaces provided on the attached revised site plan conforms to the requirement of 13 spaces. The proposed revised site plan conforms to off-street parking requirements outlined by R.O. 2003 § 154.76 Off-Street Parking (A)(1).

Additionally, the applicant has provided a landscape plan of the existing landscape on the lot. The landscape plan displays the total amount of landscaped located on the lot as 3,591 square feet, approximately 18%. 57% of this landscape is located on the frontage of the lot located off of Southern Blvd SE.

As per requirements outlined by the Rio Rancho Municipal Code Chapter 154.61 Nonresidential (B) (3) Landscaping. Appropriate landscaping shall be provided for visual relief along the frontage of the parcel; provided that no less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front. The landscape plan provided conforms to requirement outlined by R.O. 2003 § 154.61 Nonresidential.

The property is zoned C-1: Retail Commercial District under Ordinance No. 88-005. As per R.O. 2003 § 154.24 (C) *Conditional uses (requiring use permit and site plan)* (2) Automotive dealers, motorcycle dealers are permissive with a conditional use permit.

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

Staff finds that the proposed conditional use permit for automotive sales may be found to not be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area and the proposed parking layout does meets the conditions stipulated in Land Use Title XV of City Code and conforms to requirements outlined by R.O. 2003 § 154.76 Off-Street Parking.

Staff recommends the Planning and Zoning Board find the proposed site development plan does meet the conditions stipulated in City Code, Title XV Land Use.

(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

Staff recommends the Planning and Zoning Board finds that the applicant has followed the necessary steps for submitting an application and that the proposed action would create a complimentary business use on the existing lot.

Reviewer Comments:

Reviewing Agency	Comments
City of Rio Rancho Engineering	No adverse comments.
City of Rio Rancho Fire & Rescue	See attached comments.
City of Rio Rancho Parks, Recreation and Community Services	No recommendation for or against approval. No comments.
SSCAFCA	SSCAFCA has no comments.
City of Rio Rancho Police	Did not receive comments.
Rio Rancho Public Schools	Did not receive comments.
MRCOG - MRMPO	Did not receive comments.

SURROUNDING LAND USE AND ZONING:
Properties to the north are zoned R-1: Single-Family Residential across approximately 90 feet of ROW (Southern Blvd SE, principal arterial). Properties to the east and west are similarly zoned C-1: Retail Commercial District under Ordinance No. 88-005, and properties to the south are zoned R-3: Multi-Family Residential and SU: Special Use for Multi-Family Residential development. Properties to the southeast are developing as new townhomes.

NOTIFICAITONS:
Notice of the conditional use permit application was sent via certified mail to the property owners within 100 ft of the subject property. A legal ad was published in the Albuquerque Journal on January 29, 2024. A notice sign was posted on the subject property one week prior to the hearing, on February 6, 2024.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the conditional use permit request for an automotive dealership, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 § 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 § (C)(2) C-1: Conditional Uses in a Retail Commercial District.
3. The applicant will provide a copy of the signed Findings of Fact of Approval to the City Clerk's office, for their records.
4. The applicant will update their Business License with the City of Rio Rancho to reflect the addition of Automotive Sales, and will be approved by the Development Services Planning and Zoning Department, pending a zoning inspection.
5. All parking areas to be property maintained in all respects and markings kept clearly visible and distinct to conform to all requirements outlined in R.O. 2003 § 154.76 Off-Street Parking Requirements.
6. Landscaping will be perpetually maintained.
7. Any new signage will require a new permit.
8. Maximum of three (3) vehicles to be for sale at any time.

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR DENIAL:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 § 150.04.
2. Staff finds that the proposed conditional use for automotive sales would be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

ALTERNATIVES:

The Planning and Zoning Board may:

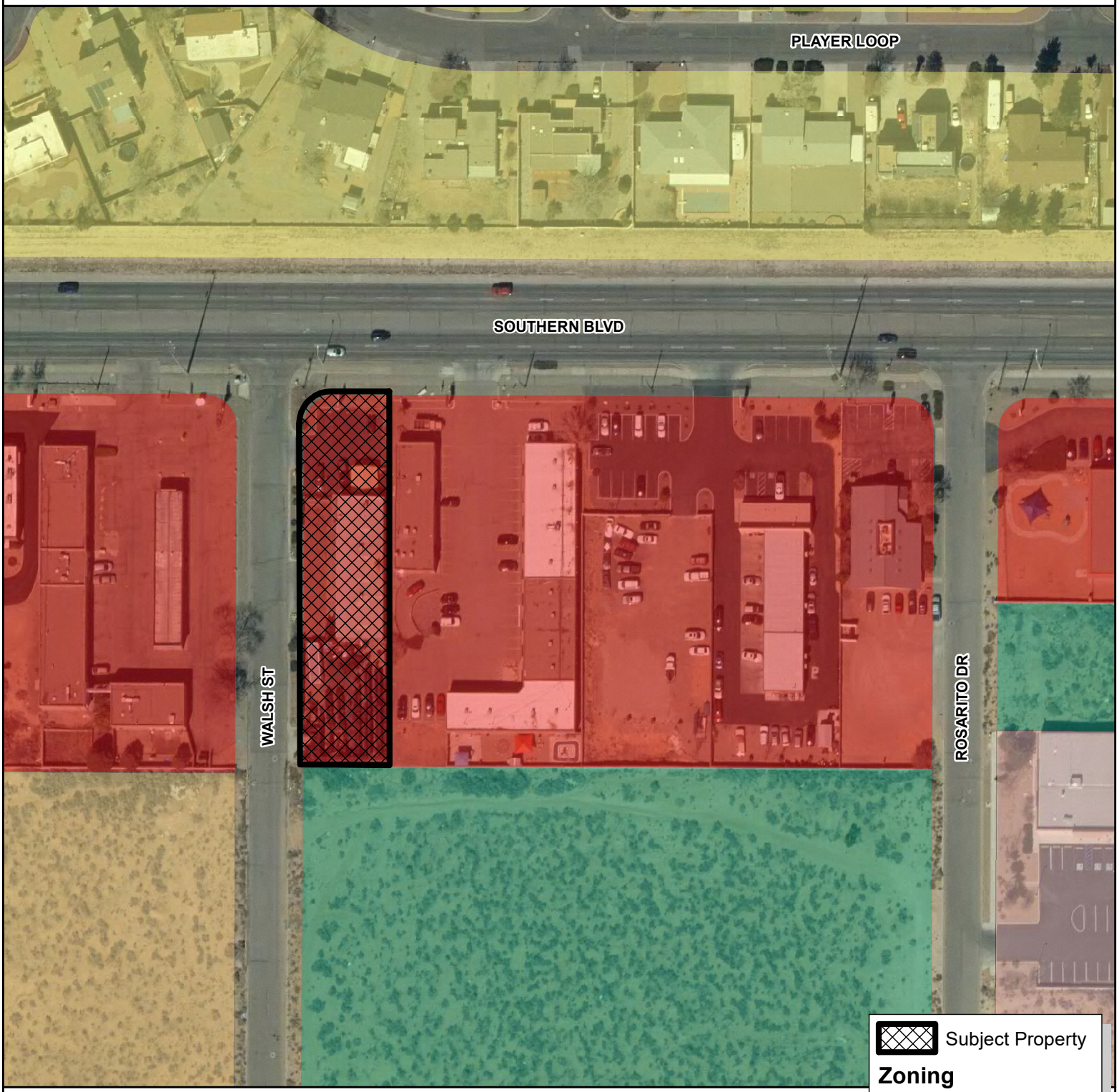
1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested conditional use permit subject to findings and conditions.

ATTACHMENT: Location/Zone Map
ATTACHMENT: Application
ATTACHMENT: Landowner Authorization
ATTACHMENT: Dealership Scope of Work
ATTACHMENT: Landscape Plan
ATTACHMENT: Site Plan
ATTACHMENT: Notice Letter
ATTACHMENT: Noticed Properties Map
ATTACHMENT: Legal Ad Proof
ATTACHMENT: Findings of Fact
ATTACHMENT: Revised Site Plan

2700 SOUTHERN BLVD SE
CONDITIONAL USE PERMIT - AUTO SALES



Subject Property

Zoning

- C-1
- NC
- R-1
- R-3
- SU

RioRancho
City of Vision

0 100 200 400
Feet

N
W E
S

GIS
Moving Spatial Data Forward

Map Created by Chris Benson on 01/10/2024

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.

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

Rio Rancho
City of Vision

PLANNING & ZONING LAND USE APPLICATION

(Fees are listed on the back)

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Jorge Escobedo		Phone: 505-804-8024
Address: 2700 Southern Blvd. S.E.		E-Mail: elpatrontireshop@gmail.com
City: Rio Rancho	State: N.M.	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Jorge Escobedo		Phone: 505-804-8024
Address: 2700 Southern Blvd. S.E.		E-Mail: elpatrontireshop@gmail.com
City: Rio Rancho	State: N.M.	ZIP Code: 87124

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Rio Rancho Estates/Unit:16	Block(s): P	Lot(s): 1
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.46

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: Jorge Escobedo	Applicant: Jorge Escobedo	Agent: Jorge Escobedo
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-120-00001	$67.00	

APPLICATION ACCEPTED BY: CHRIS BENSON **DATE:** 01/10/2024

Form revised June 2014

2700 Southern Blvd SE

Rio Rancho, New Mexico 87124

Re: Letter of Authorization to Expand Business into Auto Sales

Dear El Patron Tire Shop,

I, Steve Koburi , the property owner of 2700 Southern Blvd SE Rio Rancho, New Mexico, hereby authorize you, El Patron Tire Shop, the tenant of 2700 Southern Blvd SE, to expand your business into auto sales.

This authorization includes the following:

- You may display and sell automobiles on the premises at 2700 Southern Blvd SE.
- You may erect temporary signage to advertise your auto sales business.
- You may conduct test drives of automobiles on and around the premises at 2700 Southern Blvd SE.
- You may store automobiles on the premises at 2700 Southern Blvd SE.

You agree to comply with all applicable laws and regulations in connection with your auto sales business. You also agree to maintain the premises in a clean and orderly condition and to repair any damage to the premises caused by your business operations.

Sincerely,

First and last name

Property Owner Steve Koburi

Dear City of Rio Rancho,

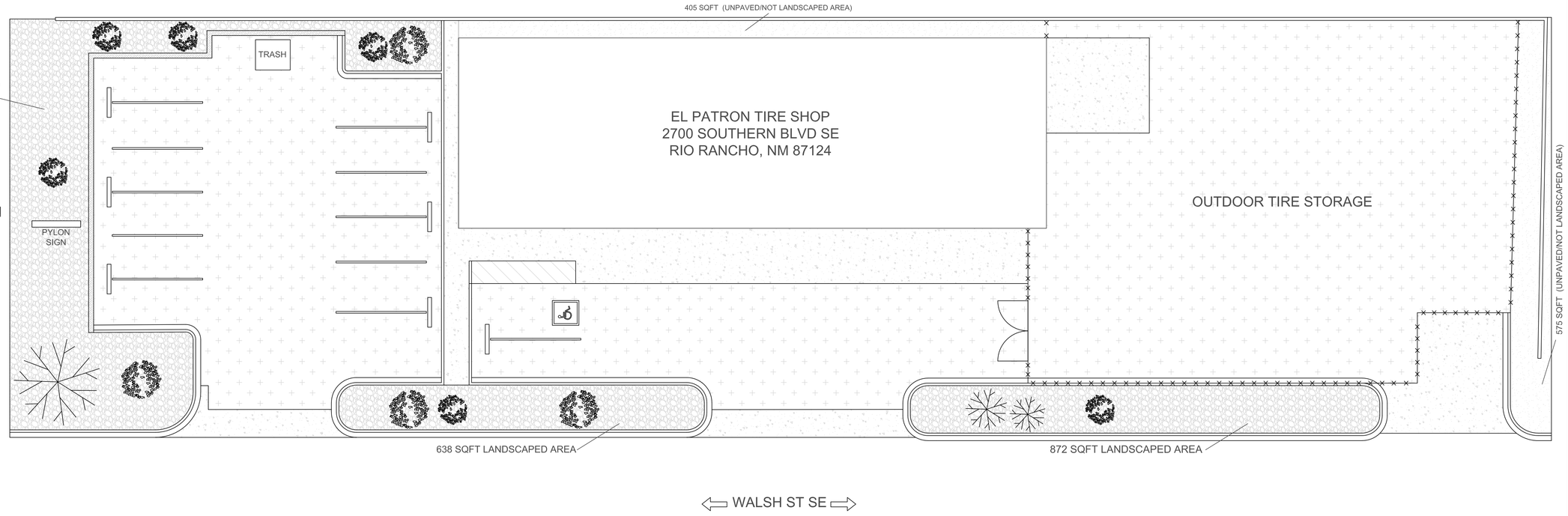
I am writing to request the city's approval for the expansion of my family-owned business, El Patron Tire Shop, into auto sales. We have been operating a successful tire shop in Rio Rancho for many years now, and believe that there is a strong demand for auto sales in this area.

I have determined a location for our new auto sales business and have created a site layout depicting the location for the new vehicles on site. There will be 4 parking spaces designated for this business in our North parking lot facing Southern Boulevard. These spaces are the furthest away from the mechanical bays and are underutilized by our customers, making it the best location for the vehicles for sale. With this change, there will still be nine total customer parking spaces and 1 handicap space near the main entrance. Employee parking in the back of the tire shop will not be affected by this expansion of our business. During our hours of operation (Monday through Saturday 9am-6pm), customers remain in either one of the designated customer spaces or in one of the mechanical bays for anywhere between 15 minutes to 1.5 hours depending on the service provided.

Please refer to the site layout for the full site configuration of our business. Thank you for the opportunity to continue serving our community.

Sincerely,

Jorge Escobedo
El Patron Tire Shop Owner



EL PATRON TIRE SHOP LANDSCAPE PLAN - FOR REFERENCE ONLY

SCALE: 3/32" = 1'-0"

NORTH

EL PATRON Tires LLC. 2700 Southern Blvd SE, Rio Rancho, NM 87124

2700 SOUTHERN BLVD SE
RIO RANCHO, NEW MEXICO 87124

LEGEND

- GRAVEL
- CONCRETE
- SAND
- ASPHALT
- LOADING ZONE
- METAL FENCE
- BLOCK WALL
- WOOD BARRIER
- EXISTING HEDGE
- EXISTING TREE

DESCRIPTION

THIS LANDSCAPE PLAN IS FOR REFERENCE ONLY AND IS BASED ON GENERAL SITE CONDITIONS AND OBSERVATIONS. DRAWING SHOULD BE VIEWED ON ARCH D (24"X36") SHEET. SQUARE FOOTAGES ARE APPROXIMATE AND CALCULATED BASED ON THIS SCALE DRAWING.

ENLARGED SITE PLAN

EL PATRON TIRE SHOP

2700 SOUTHERN BLVD, SE
RIO RANCHO, NEW MEXICO 87124

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

January 24, 2024

RE: Conditional Use Permit,
Case No. 24-120-00001
Rio Rancho Estates Unit 16, Block P, Lot 1

Dear Property Owner:

You are receiving this certified notice because your property is within 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, is requesting approval of a Conditional Use Permit for automotive sales at 2700 Southern Blvd NE. The subject property is legally described as Rio Rancho Estates Unit 16, Block P, Lot 1 and is currently zoned C-1: Retail Commercial under Ordinance No. 88-005. The subject property is located within the Southern Boulevard Specific Area Plan and is approximately 0.46 acres in size.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, February 13, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

Please do not hesitate to contact me via e-mail me at cbenson@rrnm.gov or call me at 505-896-8342, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

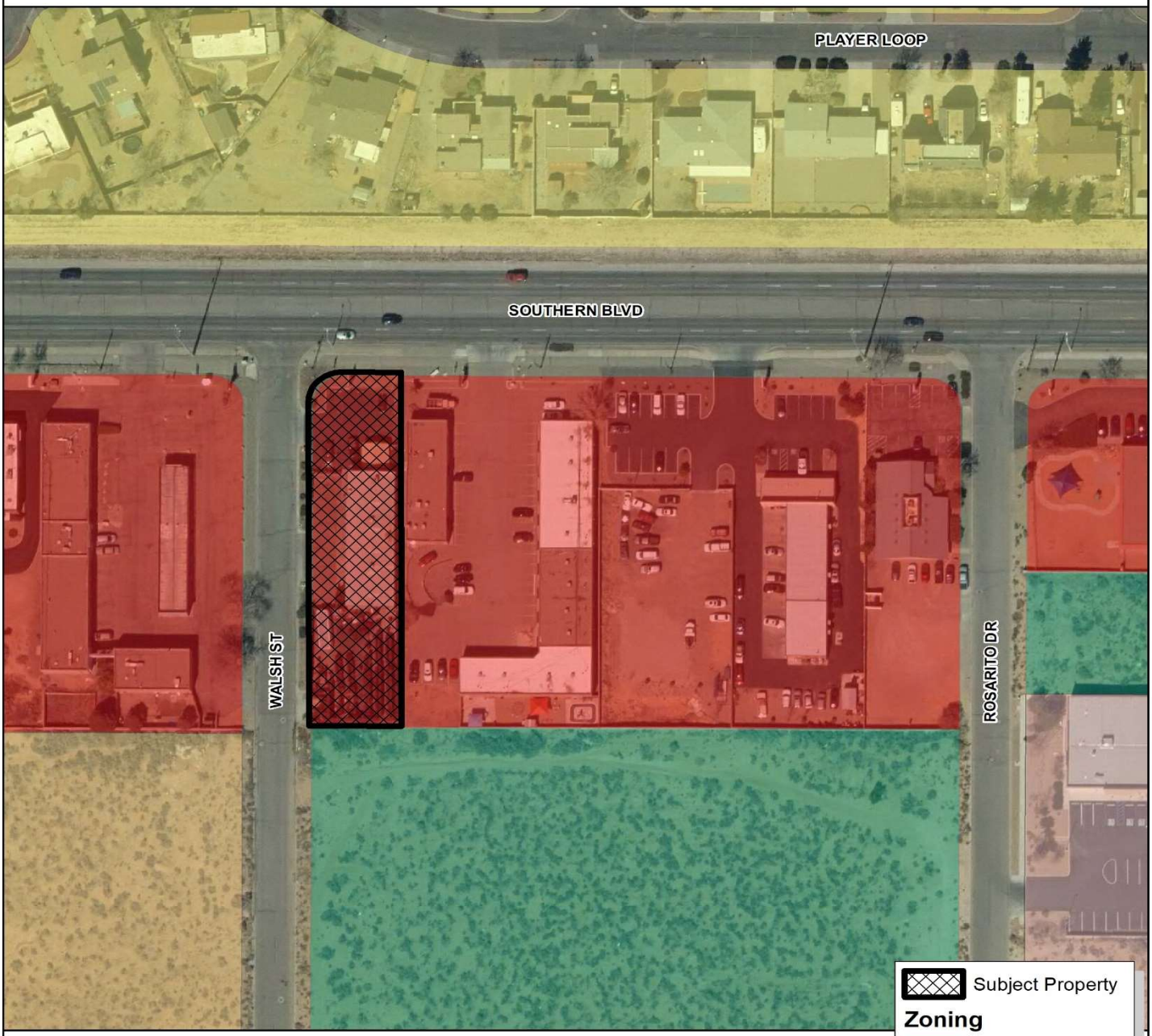
Chris Benson

Chris Benson
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

2700 SOUTHERN BLVD SE
CONDITIONAL USE PERMIT - AUTO SALES



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Map Created by Chris Benson on 01/10/2024

2700 SOUTHERN BLVD SE
CONDITIONAL USE PERMIT - AUTO SALES

RioRancho
City of Vision

0 100 200 400
Feet

GIS
Moving Spatial Data Forward

N
W E
S

Noticed Properties
Subject Property

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Map Created by Chris Benson on 01/10/2024

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001585564

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah		**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail	sbitah@rrnm.gov		**PO Number**	240051	
Ad Cost		$115.64	**Sales Rep**	dmontoya	
Tax Amount		$8.82	**Order Taker**	dmontoya	
Total Amount		$124.46			
Amount Paid		$0.00			
Amount Due		$124.46			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001585564-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 147 li		
Color			

Run Date
01/29/2024
01/29/2024
01/29/2024

WYSIWYG Content

RioRancho
City of Vision

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, February 13, 2024:

Conditional Use Permit
Case #24-120-00001
The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, is requesting approval of a Conditional Use Permit for Automotive Sales 2700 Southern Blvd SE. The subject property is zoned C-1: Retail Commercial and is approximately .46 acres in size.

Variance
Case #24-110-00002
The applicant, Trevor Reed, through his agent, Corey Rivas, is requesting approval of a variance to the 300-foot distance requirement from public facilities and residentially zoned properties for a retail cannabis establishment. The proposed retail cannabis establishment is physically located at 2220 Grande Blvd SE STE C, Rio Rancho, NM 87124.

Variance
Case #24-110-00003
The applicant, Clenera, requests approval of a variance to allow for a 12 ft and 16 ft tall CMU block wall for a solar energy facility located on the property legally described as in Lands of Quail Ranch, Tract 2A-1.

Zone Map Amendment
Case #24-100-00001
The applicant, Michael McDermott, through their agent, McClain & Yu Architecture and Design, requests approval of a Zone Map Amendment from SU: Special Use for Educational, Recreational, and Cultural Uses to SU: Special Use for Restaurants, Bars, Lounges, Coffee/Tea Rooms, Delicatessens, & Patio/Al Fresco Dining Facilities for the property of 821 Loma Colorado Blvd NE, legally described as LOMA, Tract P1C-B.

Vacation of Plat
Case #24-230-00001
The applicant, Michael McDermott, through their agent, McClain & Yu Architecture and Design, requests approval of a Vacation Plat vacating a portion of right-of--way of Loma Colorado Blvd NE.

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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

record.

Journal: January 29, 2024

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-120-00001

REQUEST FOR CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP AT THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK P, LOT 1.

Applicant: El Patron Tire Shop LLC, Jorge Escobedo

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of March, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an Automotive Dealership.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.
2. Staff finds that the proposed conditional use for automotive sales would be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

THEREFORE, the application for a conditional use permit for an Automotive Dealership for the property legally described as Unit 16, Block P, Lot 1, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on March 12, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-120-00001

REQUEST FOR CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE AT THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK P, LOT 1.

Applicant: El Patron Tire Shop LLC, Jorge Escobedo

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of March, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an Automotive Dealership.
4. Due process was provided to the applicant and adjacent property owners.

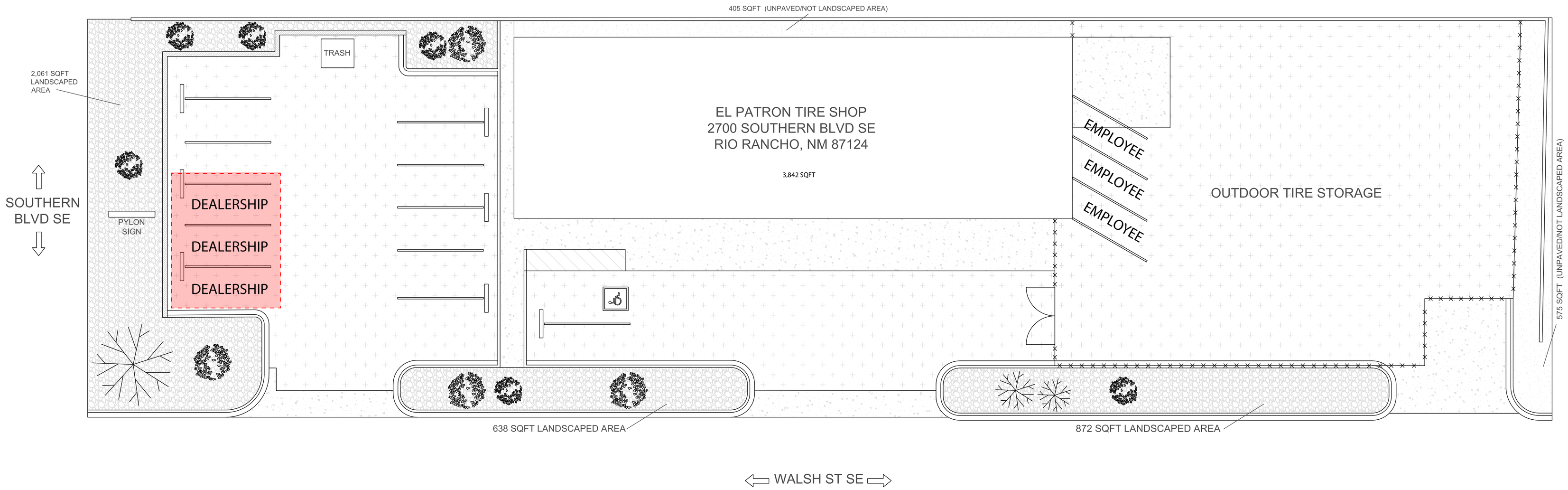
SPECIFIC FINDINGS OF FACT AND CONDITOINS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C)(2) C-1: Conditional Uses in Retail Commercial District.
3. The applicant will provide a copy of the signed Findings of Fact of Approval to the City Clerk's office, for their records.
4. The applicant will update their Business License with the City of Rio Rancho to reflect the addition of Automotive Sales, and will be approved by the Development Services Planning and Zoning Department, pending a zoning inspection.
5. All parking areas to be properly maintained in all respects and markings kept clearly visible and distinct to conform to all requirements outlined in R.O. 2003 § 154.76 Off-Street Parking Requirements.
6. Landscaping will be perpetually maintained.
7. Any new signage will require a new permit.
8. Maximum of three (3) vehicles to be sold at any time.

THEREFORE, the application for a conditional use permit for an Automotive Dealership for the property legally described as Unit 13, Block 112, Lot 3, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on March 12, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman



PARKING SPACE BREAKDOWN

3 DEALERSHIP
10 REGULAR
1 HANDICAP
3 EMPLOYEE

EL PATRON TIRE SHOP SITE PLAN - FOR REFERENCE ONLY

SCALE: 3/32" = 1'-0"

NORTH

EL PATRON Tires LLC. 2700 Southern Blvd SE, Rio Rancho, NM 87124

2700 SOUTHERN BLVD SE
RIO RANCHO, NEW MEXICO 87124

LEGEND

- GRAVEL
- CONCRETE
- SAND
- ASPHALT
- LOADING ZONE
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- EXISTING TREE

DESCRIPTION

THIS LANDSCAPE PLAN IS FOR REFERENCE ONLY AND IS BASED ON GENERAL SITE CONDITIONS AND OBSERVATIONS. DRAWING SHOULD BE VIEWED ON ARCH D (24"X36") SHEET. SQUARE FOOTAGES ARE APPROXIMATE AND CALCULATED BASED ON THIS SCALE DRAWING.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00019

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A.

The preliminary plat for Broadmoor Heights Unit 5 was approved at the January 24th, 2023 Planning and Zoning Board meeting. The property consists of 18.0709 acres and is legally described Broadmoor Heights Unit 3A, Tract 5-A and is located north of Montezuma Blvd NE bound by Amy Rd NE to the west, and Galahad St NE to the east.

The proposed subdivision is part of the Broadmoor Heights Master Plan, originally adopted as the Cuesta Al Este Master Plan on July 9, 2008 (R. 59, Enact. 08-054), and amended on June 26, 2013 (R. 30, Enact. 13-041) and September 27, 2017 (R. 53, Enact. 17-053).

The 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 the 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 meet 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 Broadmoor Heights Unit 5 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.

NOTIFICATIONS: Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the February 26, 2024 edition of the Albuquerque Journal. A notice sign was posted to the property on March 5, 2024. All legal notification requirements for this project have been met.

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 unit March 12, 2025.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The preliminary plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary plat conforms to the requirements of the R-4: Single-Family Residential Zoning District.
4. The preliminary plat conforms to the Broadmoor Heights Master Plan, adopted as amended under Resolution No. 53, Enactment No. 17-053.
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 the original preliminary plat approval and valid for four (4) years from that date of approval.

ALTERNATIVES:

The Planning and Zoning Board may:

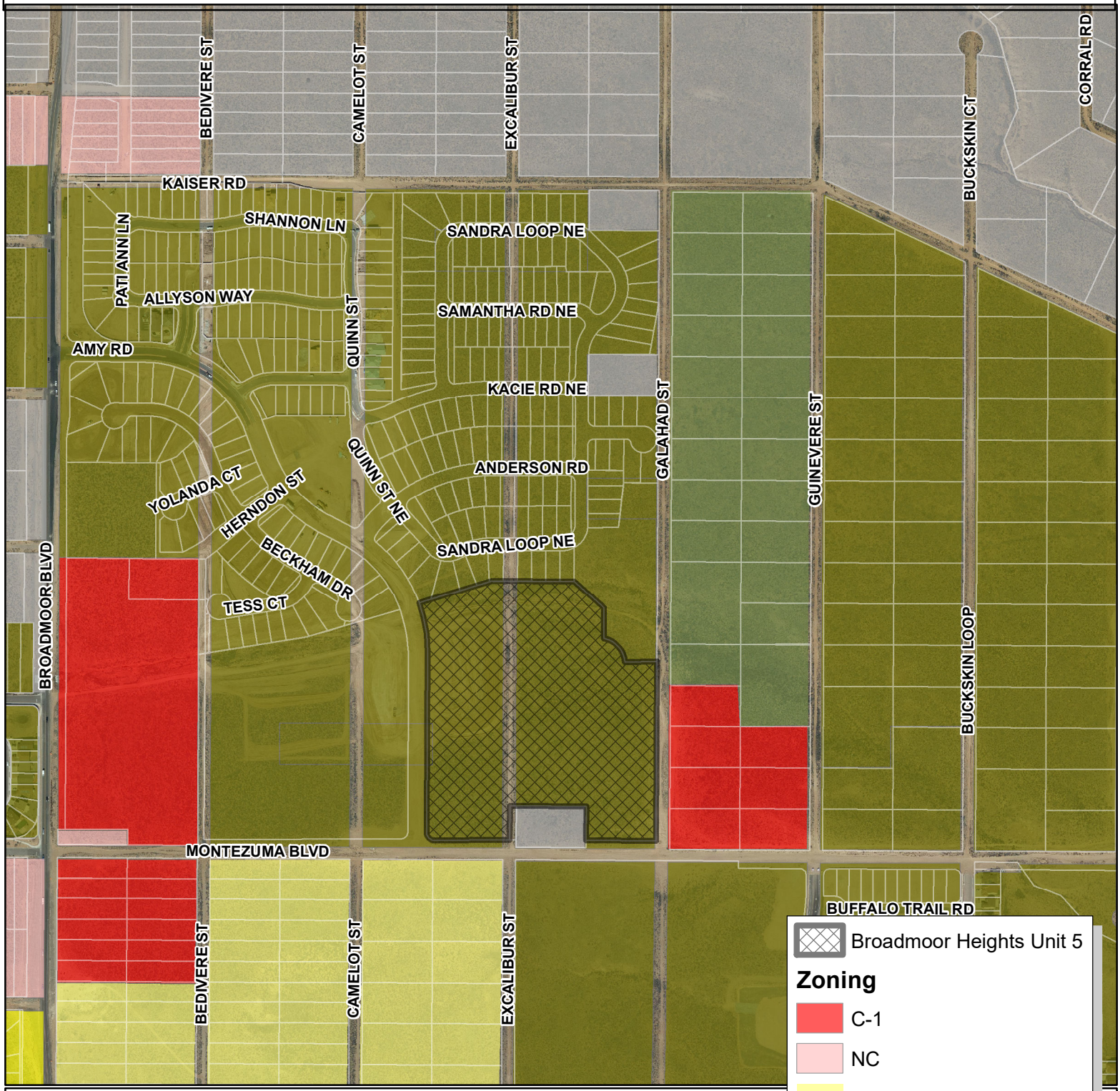
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the preliminary plat extension for the Broadmoor Heights Unit 5 Subdivision, with findings and conditions.

ATTACHMENT: Location Zone Map
ATTACHMENT: Application Package
ATTACHMENT: Notice Letter
ATTACHMENT: Legal Ad Proof

BROADMOOR HEIGHTS UNIT 5 PRELIMINARY PLAT EXTENSION



Broadmoor Heights Unit 5

Zoning

- C-1
- NC
- R-1
- R-2
- R-4
- R-5
- TZ

RioRancho City of Vision

0 400 800 1,600
Feet

N
W E
S

GIS Moving Spatial Data Forward

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 Chris Benson on 02/22/2024

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Pulte Group (Kevin Patton)		Phone: 505-341-8591
Address: 7601 Jefferson St NE suite 3220		E-Mail: Kevin.Patton@PulteGroup.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Bohannan Huston Inc. (Kelly Klein, P.E.)		Phone: 505-823-1000
Address: 7500 Jefferson St NE		E-Mail: kklein@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

Request for preliminary plat extension for Broadmoor Heights Unit 5 subdivision.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Broadmoor Heights/ Unit 5	Block(s):	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 78	Total area of site (acres) 18.08

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: Kelly Klein, P.E.	Applicant:	Agent: X
Signature: Kelly M. K		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 22, 2024

Mr. Chris Benson
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Preliminary Plat Extension – Broadmoor Heights Unit 5 (Tract 5 Broadmoor Heights)

Dear Brian,

This letter is requesting a Preliminary Plat Extension for Broadmoor Heights Unit 5. The original Preliminary Plat was approved on January 24, 2023. A rough grading permit for Broadmoor Heights Unit 5 has been approved by the city and grading on the site has begun. The construction plans for Unit 5 have been submitted and reviewed by the city. The city has provided comments, and we are currently addressing the comments so that the plans can be approved and construction can start In March.

The extension is necessary to keep the project active within the City's process. We are requesting the extension for Broadmoor Heights Unit 5 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 and vacations that were already approved with the original preliminary plat submittal.

Please feel free to give me a call at 823-1000 if you should have any questions or required any additional information regarding the submittal.

Sincerely,

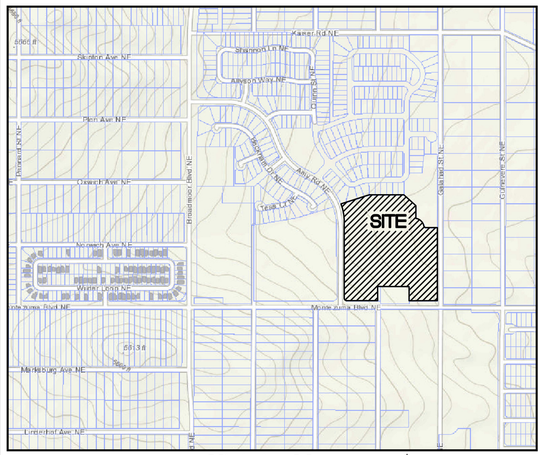
Kelly M. Klein

Kelly Klein, P.E.
Engineer
Community Development & Planning

Enclosures
cc: Kevin Patton, P.E (Pulte Group) (w/encl)

P:\20230027\Correspondence\Submittals\Preliminary Plat\Preliminary Plat Extension\BHU5 Preplat coverletter.doc

Plat for
Broadmoor Heights, Unit 5
Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
City of Rio Rancho
Sandoval County, New Mexico
January 2024



Vicinity Map

N.T.S.

Indexing Information

Section 6, Township 12 North, Range 3 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Broadmoor Heights, Unit 3A
Owner: BGV Rio Rancho I, LLC
UPC #1-013-072-065-068

Legal Description

TRACT 5-A, OF BROADMOOR HEIGHTS, UNIT 3A, 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 NOVEMBER 18, 2021, IN VOL. 3, FOL. 4780 (RRE BK 31, PG. 46–50).

Purpose of Plat

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

Filing Information

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON

___: ___ AM/PM, _____,
20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2006 AND NOVEMBER 2012 AND ADDITIONAL SURVEY WORK PERFORMED IN JUNE & JULY 2013 AND APRIL & MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 6, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	78
NUMBER OF TRACTS CREATED:	9
MILES OF ROAD CREATED:	0.5662 MILES
RIGHT OF WAY DEDICATED BY THIS PLAT:	3.5250 ACRES
TOTAL PLATTED ACREAGE:	18.0709 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND), USING GROUND TO GRID FACTOR OF 0.999656696 WITH AN ORIGIN OF 0,0.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
8. IN LIEU OF RIGHT–OF–WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD PK NAIL WITH WASHER "LS 18374" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
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 WITH A PK NAIL WITH WASHER "LS 18374" IN THE FACE OF WALL.
10. TRACTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Documents

1. PLAT OF RECORD FOR BROADMOOR HEIGHTS, UNIT 3A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 18, 2021, IN VOL. 3, FOL. 4780 (RRE BK. 31, PG. 46–50).
2. PLAT FOR BROADMOOR HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 13, 2018, IN VOL. 3, FOL. 4211 (RRE BK. 27, PG. 64–69).
3. SUMMARY PLAT FOR LOT 1A, BLOCKS RR AND 41, RIO RANCHO ESTATES, UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 4, 2009, IN VOL. 3, FOL. 3031 (RRE BOOK 22, PAGE 73).
4. RIGHT OF WAY MAP FOR BROADMOOR BLVD, PHASE I, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 2, 2017, IN VOL. 3, FOL. 4055 (RRE BK 27, PG. 1–13).
5. REPLAT OF LOTS 7–9 AND 22–24, BLOCK 41, RIO RANCHO ESTATES UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 16, 2017, IN VOL. 3, FOL. 4159 (RRE BK 27, PG. 50–51).
6. PLAT FOR LOTS WITHIN UNITS SEVEN AND 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 13, 1966, IN BK. 1, PG. 69.
7. PLAT FOR RIO RANCHO ESTATES, UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 22, 1963, IN BK. 1, PG. 48.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, COMMUNICATION, WATER AND WASTEWATER SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF RIO RANCHO AND CONVEY TRACTS 1 THRU 9 TO THE BROADMOOR HEIGHTS COMMUNITY ASSOCIATION, INC.

_____
DAVID BECKHAM DATE
AUTHORIZED REPRESENTATIVE
BGV RIO RANCHO I, LLC

STATE OF)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: DAVID BECKHAM, AUTHORIZED REPRESENTATIVE, BGV RIO RANCHO I, LLC

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

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

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

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

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

F. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of 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.

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

Utility Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Jurisdiction Certification

I, BRIAN MARTINEZ, 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.

_____
BRIAN MARTINEZ DATE
N.M.P.S. No. 18374

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

Surveyor's Certificate

I, BRIAN MARTINEZ, 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.

_____
BRIAN MARTINEZ Date
N.M.R.P.S. No. 18374

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

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

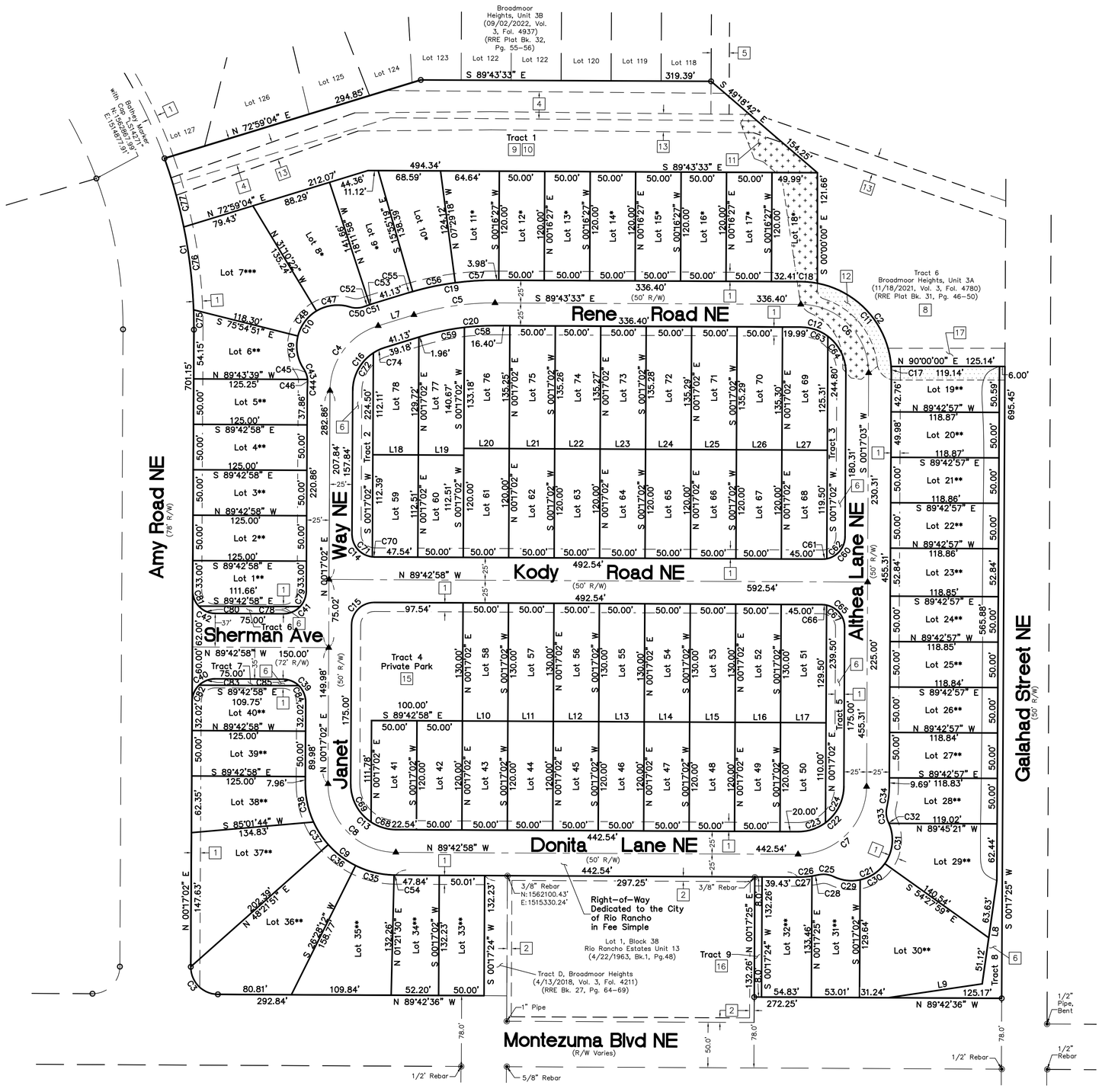
Plat for
Broadmoor Heights, Unit 5
Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
City of Rio Rancho
Sandoval County, New Mexico
January 2024

Note:

* NO VEHICULAR ACCESS FROM THESE LOTS TO TRACTS 1 OR 6, BROADMOOR HEIGHTS, UNIT 3B.

** NO VEHICULAR ACCESS FROM THESE LOTS DIRECTLY TO AMY ROAD, GALAHAD ST OR MONTEZUMA BLVD.

***NO VEHICULAR ACCESS FROM THESE LOTS DIRECTLY TO TRACTS 1 OR 6, BROADMOOR HEIGHTS, UNIT 3B, AMY ROAD, GALAHAD ST OR MONTEZUMA BLVD.



BAR SCALE
0 60' 120'
SCALE: 1" = 60'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND REBAR WITH CAP "LS 14733" UNLESS OTHERWISE INDICATED
○	SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
R/W	RIGHT–OF–WAY
▲	SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

[1] 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

[2] EXISTING 5' PUBLIC UTILITY EASEMENT (4/22/1963, BK. 1, PG. 48)

[3] INTENTIONALLY OMITTED

[4] EXISTING 30' PUBLIC DRAINAGE EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)

[5] EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)

[6] TRACTS 2, 3, 5, 6, 7 & 8 SHALL BE DESIGNATED AS PRIVATE COMMON AREAS WITH BLANKET LANDSCAPE AND DRAINAGE EASEMENTS. TO BE MAINTAINED BY THE HOA, BENEFITING THE RESIDENTS THEREOF. GRANTED WITH THE FILING OF THIS PLAT.

[7] INTENTIONALLY OMITTED

[8] EXISTING PUBLIC BLANKET DRAINAGE EASEMENT OVER ALL OF TRACT 6, BROADMOOR HEIGHTS, UNIT 3B (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)

[9] PRIVATE PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT

[10] PUBLIC DRAINAGE AND ACCESS EASEMENT, BLANKET IN NATURE, GRANTED TO THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT

[11] EXISTING TEMPORARY DRAINAGE EASEMENT TO BE MAINTAINED BY THE CITY OF RIO RANCHO (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [:::]

[12] EXISTING 15' TEMPORARY ACCESS EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [:::]

[13] EXISTING 20' SANITARY SEWER EASEMENT (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64–69) TO BE RETAINED

[14] INTENTIONALLY OMITTED

[15] TRACT 4 SHALL BE DESIGNATED AS A PRIVATE PARK, WITH PRIVATE BLANKET DRAINAGE AND PEDESTRIAN EASEMENTS, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITTING THE RESIDENTS THEREOF, GRANTED WITH THE FILING OF THIS PLAT

[16] PRIVATE BLANKET DRAINAGE EASEMENT, OVER TRACT 9, FOR THE BENEFIT OF LOT 1, BLOCK 38, RIO RANCHO ESTATES, UNIT 13, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT

[17] 20' PUBLIC SANITARY SEWER AND FIRE ACCESS EASEMENT GRANTED TO THE CITY OF RIO RANCHO (__/__/__, DOC. NO. _____)

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

Plat for
Broadmoor Heights, Unit 5
Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
City of Rio Rancho
Sandoval County, New Mexico
January 2024

Parcel Table		
Name	Area (Sq. Ft.)	Area (Acres)
Lot 1**	6,179	0.1418
Lot 2**	6,250	0.1435
Lot 3**	6,250	0.1435
Lot 4**	6,250	0.1435
Lot 5**	6,254	0.1436
Lot 6**	7,209	0.1655
Lot 7***	13,041	0.2994
Lot 8*	9,819	0.2254
Lot 9*	7,377	0.1694
Lot 10*	7,488	0.1719
Lot 11*	6,820	0.1566
Lot 12*	6,000	0.1377
Lot 13*	6,000	0.1377
Lot 14*	6,000	0.1377
Lot 15*	6,000	0.1377
Lot 16*	6,000	0.1377
Lot 17*	6,000	0.1377
Lot 18*	6,044	0.1387
Lot 19**	5,980	0.1373
Lot 20**	5,944	0.1364
Lot 21**	5,943	0.1364
Lot 22**	5,943	0.1364
Lot 23**	6,281	0.1442
Lot 24**	5,942	0.1364
Lot 25**	5,942	0.1364
Lot 26**	5,942	0.1364
Lot 27**	5,942	0.1364
Lot 28**	6,011	0.1380
Lot 29**	10,279	0.2360
Lot 30**	14,860	0.3411
Lot 31**	6,991	0.1605
Lot 32**	7,258	0.1666
Lot 33**	6,612	0.1518
Lot 34**	6,738	0.1547
Lot 35**	10,562	0.2425
Lot 36**	14,157	0.3250
Lot 37**	12,857	0.2952
Lot 38**	7,206	0.1654
Lot 39**	6,250	0.1435
Lot 40**	6,165	0.1415
Lot 41	5,927	0.1361
Lot 42	6,000	0.1377
Lot 43	6,000	0.1377
Lot 44	6,000	0.1377
Lot 45	6,000	0.1377

Parcel Table		
Name	Area (Sq. Ft.)	Area (Acres)
Lot 46	6,000	0.1377
Lot 47	6,000	0.1377
Lot 48	6,000	0.1377
Lot 49	6,000	0.1377
Lot 50	5,904	0.1355
Lot 51	6,499	0.1492
Lot 52	6,500	0.1492
Lot 53	6,500	0.1492
Lot 54	6,500	0.1492
Lot 55	6,500	0.1492
Lot 56	6,500	0.1492
Lot 57	6,500	0.1492
Lot 58	6,500	0.1492
Lot 59	5,625	0.1291
Lot 60	5,625	0.1291
Lot 61	6,000	0.1377
Lot 62	6,000	0.1377
Lot 63	6,000	0.1377
Lot 64	6,000	0.1377
Lot 65	6,000	0.1377
Lot 66	6,000	0.1377
Lot 67	6,000	0.1377
Lot 68	5,999	0.1377
Lot 69	6,670	0.1531
Lot 70	6,765	0.1553
Lot 71	6,765	0.1553
Lot 72	6,764	0.1553
Lot 73	6,764	0.1553
Lot 74	6,763	0.1553
Lot 75	6,763	0.1553
Lot 76	6,739	0.1547
Lot 77	6,800	0.1561
Lot 78	6,088	0.1398
Right-of-Way Dedicated to the City of Rio Rancho in Fee Simple	153,549	3.5250
Tract 1	60,482	1.3885
Tract 2	4,649	0.1067
Tract 3	4,532	0.1040
Tract 4 Private Park	18,036	0.4140
Tract 5	4,426	0.1016
Tract 6	803	0.0184
Tract 7	695	0.0159
Tract 8	6,124	0.1406
Tract 9	1,058	0.0243

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	192.32'	550.00'	20°02'06"	191.34'	N 09°44'01" W
C2	131.60'	100.00'	75°24'03"	122.31'	N 41°33'42" W
C3	47.30'	30.00'	90°20'07"	42.55'	S 44°32'30" E
C4	95.16'	75.00'	72°42'02"	88.91'	S 36°38'03" W
C5	90.53'	300.00'	17°17'22"	90.18'	S 81°37'45" W
C6	117.82'	75.00'	90°00'36"	106.08'	N 44°43'15" W
C7	117.81'	75.00'	89°59'59"	106.07'	N 45°17'02" E
C8	117.81'	75.00'	90°00'00"	106.07'	S 44°42'58" E
C9	157.08'	100.00'	90°00'00"	141.42'	S 44°42'58" E
C10	111.09'	45.00'	141°26'52"	84.95'	S 36°37'59" W
C11	157.10'	100.00'	90°00'36"	141.43'	N 44°43'15" W
C12	78.55'	50.00'	90°00'36"	70.72'	N 44°43'15" W
C13	78.54'	50.00'	90°00'00"	70.71'	S 44°42'58" E
C14	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C16	63.44'	50.00'	72°42'02"	59.27'	S 36°38'03" W
C17	7.24'	100.00'	4°08'43"	7.23'	N 01°47'19" W
C18	18.26'	100.00'	10°27'50"	18.24'	N 84°29'38" W
C19	98.07'	325.00'	17°17'22"	97.70'	S 81°37'45" W
C20	82.98'	275.00'	17°17'22"	82.67'	S 81°37'45" W
C21	111.09'	45.00'	141°26'52"	84.95'	N 45°17'02" E
C22	78.54'	50.00'	89°59'59"	70.71'	N 45°17'02" E
C23	32.18'	50.00'	36°52'12"	31.62'	N 71°50'56" E
C24	46.36'	50.00'	53°07'48"	44.72'	N 26°50'57" E
C25	16.94'	25.00'	38°48'45"	16.61'	N 83°23'54" W
C26	22.84'	100.00'	13°05'19"	22.79'	N 83°44'23" E
C27	15.46'	100.00'	8°51'29"	15.45'	N 85°51'17" E
C28	7.38'	100.00'	4°13'50"	7.38'	N 79°18'38" E
C29	29.98'	45.00'	38°10'29"	29.43'	S 83°04'46" E
C30	33.19'	45.00'	42°15'38"	32.44'	N 56°42'11" E
C31	46.55'	45.00'	59°16'32"	44.51'	N 05°56'06" E
C32	1.36'	45.00'	1°44'13"	1.36'	N 24°34'17" W
C33	16.94'	25.00'	38°48'45"	16.61'	S 06°02'01" E
C34	22.84'	100.00'	13°05'19"	22.79'	N 06°49'42" E
C35	43.83'	100.00'	25°06'42"	43.48'	S 76°05'09" E
C36	38.21'	100.00'	21°53'39"	37.98'	S 52°34'58" E
C37	29.77'	100.00'	17°03'26"	29.66'	S 33°06'25" E
C38	43.39'	100.00'	24°51'44"	43.05'	S 12°08'50" E
C39	39.27'	25.00'	90°00'00"	35.36'	N 44°42'58" W
C40	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C41	39.27'	25.00'	90°00'00"	35.36'	N 45°17'02" E
C42	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C43	16.94'	25.00'	38°48'45"	16.61'	N 14°41'04" W
C44	7.75'	100.00'	4°26'16"	7.74'	S 02°30'10" W
C45	12.50'	25.00'	28°38'54"	12.37'	N 19°46'00" W
C46	4.43'	25.00'	10°09'51"	4.43'	N 00°21'37" W
C47	38.12'	45.00'	48°31'47"	36.99'	S 83°05'32" W
C48	35.14'	45.00'	44°44'30"	34.25'	S 36°27'23" W
C49	37.84'	45.00'	48°10'35"	36.73'	S 10°00'09" E
C50	16.94'	25.00'	38°48'45"	16.61'	N 87°57'03" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C51	7.75'	100.00'	4°26'24"	7.75'	S 70°45'52" W
C52	5.68'	100.00'	3°15'22"	5.68'	S 70°10'21" W
C53	2.07'	100.00'	1°11'02"	2.07'	S 72°23'33" W
C54	1.88'	100.00'	1°04'28"	1.88'	S 89°10'44" E
C55	6.20'	325.00'	1°05'37"	6.20'	S 73°31'53" W
C56	47.84'	325.00'	8°26'00"	47.79'	S 78°17'41" W
C57	44.03'	325.00'	7°45'45"	44.00'	S 86°23'34" W
C58	33.68'	275.00'	7°01'03"	33.66'	S 86°45'55" W
C59	49.30'	275.00'	10°16'19"	49.24'	S 78°07'14" W
C60	39.27'	25.00'	89°59'59"	35.36'	N 45°17'02" E
C61	5.03'	25.00'	11°32'06"	5.02'	N 84°30'59" E
C62	34.24'	25.00'	78°27'53"	31.62'	N 39°30'59" E
C63	32.18'	50.00'	36°52'40"	31.63'	N 71°17'13" W
C64	46.37'	50.00'	53°07'56"	44.72'	N 26°16'55" W
C65	39.27'	25.00'	90°00'01"	35.36'	N 44°42'58" W
C66	5.03'	25.00'	11°32'09"	5.02'	N 83°56'54" W
C67	34.24'	25.00'	78°27'52"	31.62'	N 38°56'53" W
C68	29.08'	50.00'	33°19'05"	28.67'	S 73°03'26" E
C69	49.46'	50.00'	56°40'55"	47.47'	S 28°03'26" E
C70	2.47'	25.00'	5°39'25"	2.47'	S 86°53'16" E
C71	36.80'	25.00'	84°20'35"	33.57'	S 41°53'16" E
C72	49.46'	50.00'	56°40'55"	47.47'	S 28°37'30" W
C74	13.98'	50.00'	16°01'07"	13.93'	S 64°58'31" W
C75	21.87'	550.00'	2°16'40"	21.86'	N 00°51'18" W
C76	91.98'	550.00'	9°34'54"	91.87'	N 06°47'05" W
C77	78.48'	550.00'	8°10'31"	78.41'	N 15°39'48" W
C78	20.58'	25.00'	47°09'23"	20.00'	N 66°42'21" E
C79	18.69'	25.00'	42°50'37"	18.26'	N 21°42'21" E
C80	20.58'	25.00'	47°09'23"	20.00'	S 66°08'16" E
C81	18.69'	25.00'	42°50'37"	18.26'	S 21°08'16" E
C82	20.06'	25.00'	45°58'30"	19.53'	S 23°16'17" W
C83	19.21'	25.00'	44°01'30"	18.74'	S 68°16'17" W
C84	20.06'	25.00'	45°58'30"	19.53'	N 22°42'13" W
C85	19.21'	25.00'	44°01'30"	18.74'	N 67°42'13" W

*C73 INTENTIONALLY OMITTED

Line Table		
Line #	Direction	Length (ft)
L7	N 72°59'04" E	41.13'
L8	N 08°04'42" E	114.75'
L9	N 81°35'52" E	104.83'
L10	S 89°42'58" E	50.00'
L11	S 89°42'58" E	50.00'
L12	S 89°42'58" E	50.00'
L13	S 89°42'58" E	50.00'
L14	S 89°42'58" E	50.00'
L15	S 89°42'58" E	50.00'
L16	S 89°42'58" E	50.00'
L17	S 89°42'58" E	50.00'
L18	S 89°42'58" E	50.00'
L19	S 89°42'58" E	50.00'
L20	S 89°42'58" E	50.00'
L21	S 89°42'58" E	50.00'
L22	S 89°42'58" E	50.00'
L23	S 89°42'58" E	50.00'
L24	S 89°42'58" E	50.00'
L25	S 89°42'58" E	50.00'
L26	S 89°42'58" E	50.00'
L27	S 89°42'58" E	50.00'

*L1-L6 INTENTIONALLY OMITTED

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

RRE Plat Book ___, Page ___

The City of Rio Rancho

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

February 22, 2024

RE: Preliminary Plat Extension
Case No. 22-210-00019
Broadmoor Heights, Unit 5

Dear Property Owner:

You are receiving this certified notice because your property is **within 100 ft** of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a preliminary plat extension for Broadmoor Heights Unit 5, creating 78 lots and 9 tracts on 18.0709 acres, zoned R-4: Single-Family Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, March 12, 2024** 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 Broadmoor Heights Unit 5.

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, to my email: cbenson@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, or call +1(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

Please do not hesitate to contact me via the e-mail above, or call me at 505-896-8756, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov one week prior to the meeting.

If you are an individual with a disability 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,

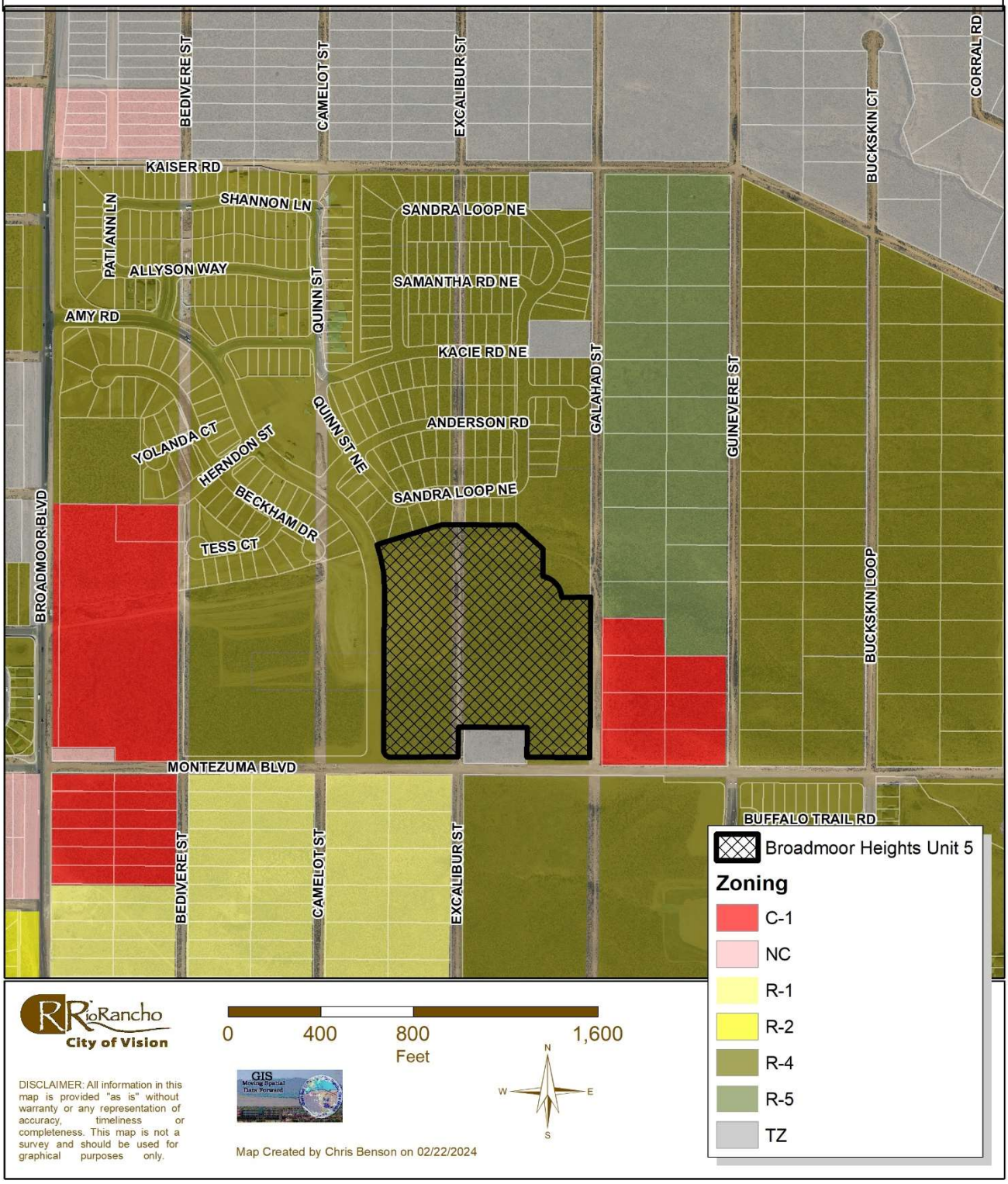
CHRIS BENSON

Chris Benson
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

BROADMOOR HEIGHTS UNIT 5 PRELIMINARY PLAT EXTENSION



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 Chris Benson on 02/22/2024

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001587070

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah		**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail	sbitah@rrnm.gov		**PO Number**	240051	
Ad Cost		$87.08	**Sales Rep**	dmontoya	
Tax Amount		$6.64	**Order Taker**	dmontoya	
Total Amount		$93.72			
Amount Paid		$0.00			
Amount Due		$93.72			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001587070-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHOWIL LCONSIDERTHEFOLLOWINGMATTER SATITSREGULARLYSCHEDULE
Ad Size	1 X 105 li		
Color			

Run Date
02/26/2024
02/26/2024
02/26/2024

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p. m. on Tuesday, March 12, 2024:

Variance
Case #24-110-00005
The applicant, John Ports, requests approval of a variance to allow for a proposed 1,200 square foot carport at the subject property of 5721 Rio Oso Rd NE, legally described as RRE Unit 17, Block 160, Lot 17.

Preliminary Plat Extension
Case #22-210-00019
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a preliminary plat extension for Broadmoor Heights Unit 5, creating 78 lots and 9 tracts on 18.0709 acres, zoned R-4: Single-Family Residential.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12; and Unit 20, Block 155, Lots 34-41 and Lot Arroyo, within the Lomas Encantadas Master Plan.

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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: February 26, 2024

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-110-00005

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, John Ports, requests approval of a variance to allow for a proposed carport in the rear setback at the subject property of 5721 Rio Oso Rd NE, legally described as Unit 17, Block 160, Lot 17. Staff contact is Tim Dvorak and staff recommends denial with findings and conditions.

BACKGROUND AND ANALYSIS:
The subject request by Mr. John Ports is for a variance to allow for the construction of a 1,200 square foot carport within the rear setback at the subject address of 5721 Rio Oso Rd NE, legally described as RRE Unit 17, Block 160, Lot 17. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.52 acres.

The applicant is proposing a carport that is 1,200 square feet (30' x 40') and 14' in height along the rear property line of the subject property. Due to the proposed carport not being located along a side or front property line, the carport height and square footage restrictions outlined in R.O. 2003 §154.70(A)(7)(b)(1) do not apply.

This submission originally came in as Building Permit #24-403, dated January 12, 2024. As the proposed carport is within the rear property setback, the applicant was notified by DSD staff that the application could not be approved as submitted.

Per Building Permit Application #24-403, the proposed setbacks are as follows:

- 119' from the front property line. (Compliant)
- 1' from the rear property line. (Non-compliant, encroaching 14' into setback)
- 57' from the left property line. (Compliant)
- 58' 8" from the right property line. (Compliant)

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

- 20' from the front property line.
- 15' from the rear property line.
- 5' from side property lines.

REVIEW CRITERIA:
The applicant submitted a justification narrative in support of the variance application. This narrative is presented as an attachment to this item.

The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variance) reads in part:

(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship.

In their justification letter, the applicant states that the carport will be for their 5th wheel recreational vehicle (RV) to keep the vehicle protected from the elements. The applicant continues that the length of 40' is necessary to cover the entirety of the RV, which measures 36' 6" in length. The applicant states the carport will need to be a minimum of 14' in height, as the purlins of the structure reduce the interior height to 13' 4", allowing for 7" of clearance for the RV. The RV itself measures 12' 9" in height, per the applicant.

The applicant states the variance is needed in order for the RV to be backed under the proposed carport, and that they would not be able to park their RV under the proposed carport if the variance is not granted, as the turn radius between the existing primary dwelling and detached garage would be too narrow and would prevent the RV from being parked under the proposed carport.

The applicant additionally states the roof material will be 26-gauge PBR panels painted saddle tan.

Staff recommends the Planning and Zoning Board find that the subject property is not exceptionally irregular, narrow, shallow or steep. The applicant has not adequately justified that the carport would not be able to serve the same function if it were compliant with the 15' rear setback.

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

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

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

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

REVIEWER COMMENTS:

The Departments of Development Services (Planning and Engineering), Parks Recreation and Community Services, Rio Rancho Fire and Rescue, MRMPO, and SSCAFCA have reviewed this application and related plans.

Parks Recreation and Community Services, Rio Rancho Fire and Rescue, and MRMPO did not have any adverse comments.

Development Services Engineering comments are attached. DSD Planning and Zoning comments

are included herein.

The application and related plans were also sent to Rio Rancho Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were notified via informational postcard. A legal ad was run in the February 26, 2024 version of the Albuquerque Journal. A public notice sign was posted on the property one week prior to the hearing date; Criteria is satisfied.

IMPACT:

Staff recommends the Planning and Zoning Board deny the subject Variance Case #24-110-00005 with the following findings of fact:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to R-1: Single-Family Residential rear setback requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the R-1: Single-Family Residential rear setback requirements.
4. Due process was provided to the applicant and adjacent property owners.

Specific Findings for Denial:

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

If the Planning and Zoning Board does find that the subject Variance Case #24-110-00005 meets the variance criteria as set forth in R.O. 2003 Section 150.06, then the following findings and conditions are recommended:

Specific Findings and Conditions for Approval:

1. The applicant has adequately addressed the criteria for granting a variance for Building Permit #24-403, to allow for a 14' encroachment into the rear setback.
2. The subject variance will not adversely affect the public or surrounding properties.
3. Approval of the subject variance does not constitute permission to encroach on to the easement; the applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement or vacate the rear Public Utility Easement.
4. The carport shall not overhang or drain onto any adjacent property.
5. The carport, as identified in building permit #24-403 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of building permit #24-403.
6. The carport shall comply with all accessory structure requirements under R.O 2003 154.70 (A), including but not limited to:
a. The height of structure shall not exceed the height of the primary structure or 24 feet, whichever is greater
b. The facade of the structure shall be the same as the primary structure in regards to pole, roof,

and roof trim color and appearance.

ALTERNATIVES:

The Planning and Zoning Board may:

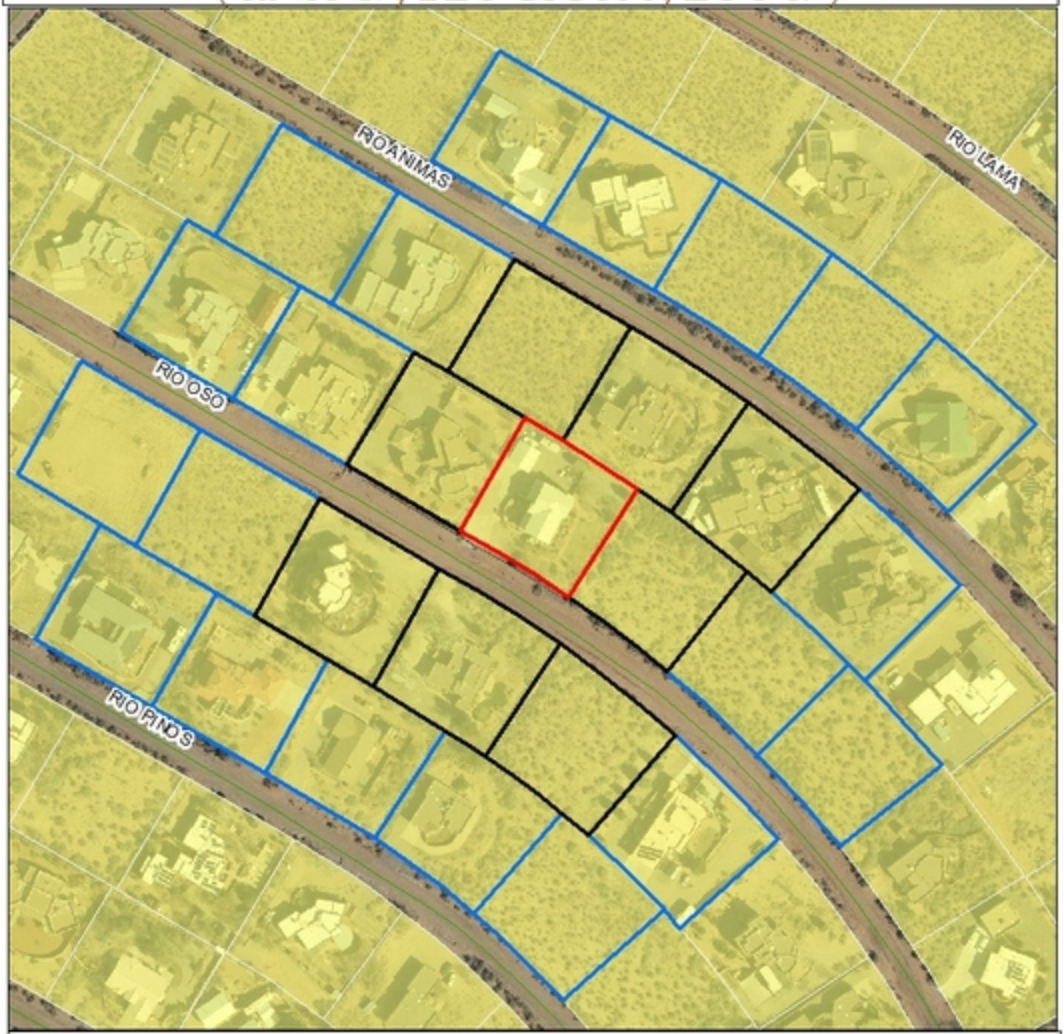
1. Approve the request;
2. Deny the request;
3. Modify the request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends denial with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application Packet
ATTACHMENT: Justification & Carport Specs
ATTACHMENT: Building Permit Application #24-403 5721, Rio Oso Rd. NE
ATTACHMENT: 100' Buffer Noticed Properties
ATTACHMENT: 300' Buffer Noticed Properties
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Reviewer Comments
ATTACHMENT: Chaney, Josh_Public Comment
ATTACHMENT: Sullivan, Ann_Public Comment
ATTACHMENT: Map of Public Comments Received
ATTACHMENT: Findings_of_Fact_5721_Rio_Oso_Rd_NE_BMB.docx

5721 RIO OSO RD NE
VARIANCE FOR CARPORT SQUARE FOOTAGE
(UNIT 17, BLOCK 160, LOT 17)



Rio Rancho
City of Vision

0 45 90 180 270 360
Feet

Subject Parcel
Noticed Properties Within 100' (Letter)
Noticed Properties Within 300' (Postcard)
Roads

Zoning
R-1

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 2/23/2024

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: John Ports		Phone: 505-991-1648
Address: 5721 Rio Oso Road NE		E-Mail: portsjm@Gmail.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners: John & Carrie Ports	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

See attachment A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 17	Block(s): 160	Lot(s): 17
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots:	Total area of site (acres) .52

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.

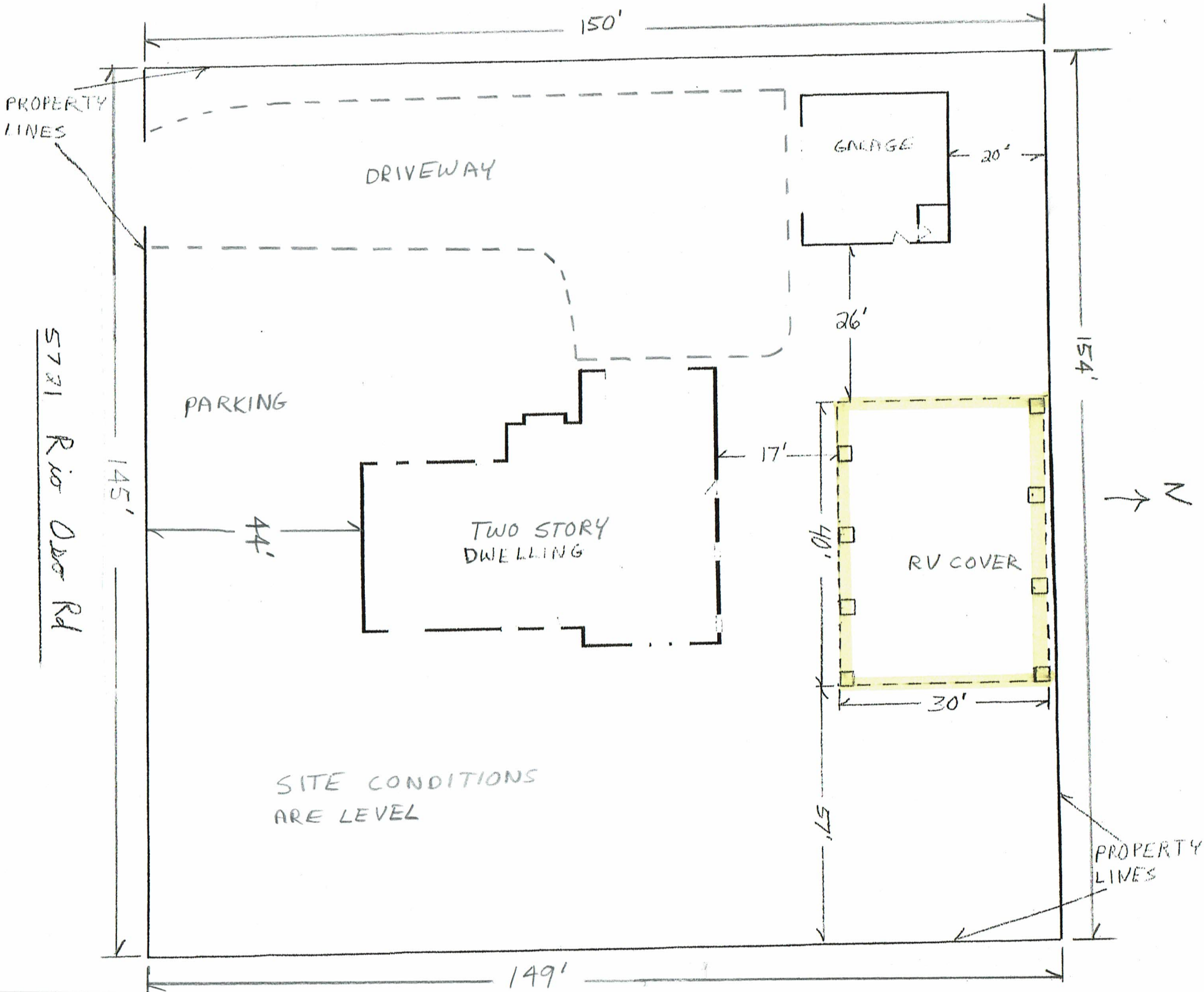
Print Name: John Ports	Applicant: ✓	Agent:
Signature: John Ports		Date: 2-15-24

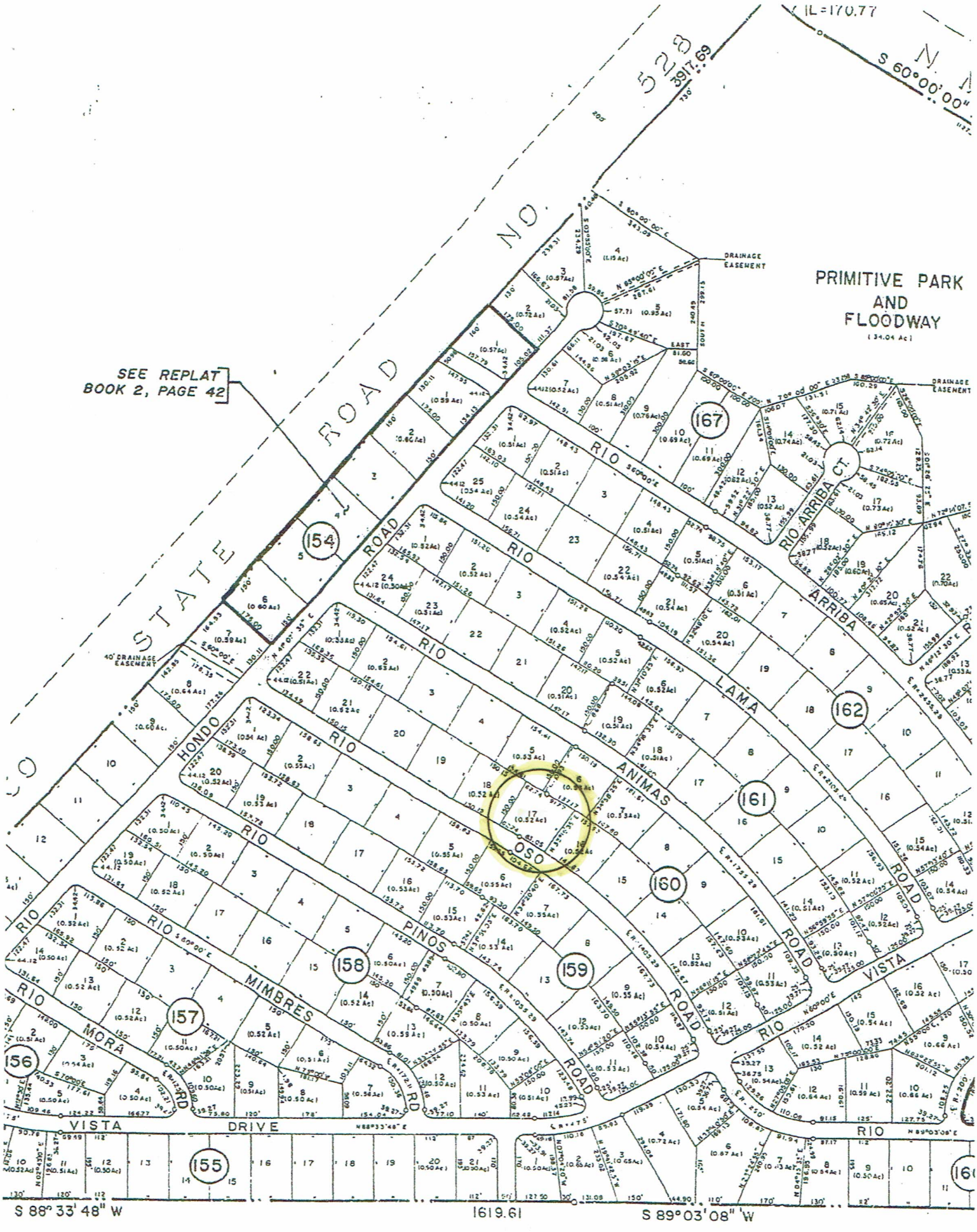
FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014


150'
PROPERTY LINES
DRIVEWAY
GARAGE
20'
26'
154'
5731 Rio Oso Rd
145'
PARKING
17'
44'
TWO STORY DWELLING
10'
RV COVER
30'
N
SITE CONDITIONS ARE LEVEL
57'
PROPERTY LINES
149'


PRIMITIVE PARK AND FLOODWAY
(34.04 Ac)
SEE REPLAT BOOK 2, PAGE 42
DRAINAGE EASEMENT
40' DRAINAGE EASEMENT
RIO ARRIBA CT.
RIO ARRIBA ROAD
RIO HONDO ROAD
RIO LAMA ROAD
RIO ANIMAS ROAD
RIO OSO ROAD
RIO PINOS ROAD
RIO MIMBRES ROAD
RIO MORA ROAD
VISTA DRIVE
VISTA ROAD
154
155
156
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158
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161
162
167
S 88° 33' 48" W
1619.61
S 89° 03' 08" W

Rio Rancho
City of Vision

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

ZONING VARIANCE PROCESS AND CHECKLIST

SUBMITTAL REQUIREMENTS (ALL INFORMATION MUST BE CLEAR AND LEGIBLE)

- Completed Land Use Application
- A letter of authorization from the property owner stating that he/she is aware of the zoning variance being requested and that the applicant may act as his/her agent, if the applicant is other than the property owner.
- Justification, including the scope of the request, and addressing criteria for granting a variance:
  - There exists a special circumstance(s) applicable to the property, including it exceptionally irregular size
  - Shape, too narrow, too shallow or steep
  - Other exceptional physical conditions whereby the strict application of the zoning ordinance requirements would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use his/her land or building
- An accurate site plan showing:
  - The location of any buildings on the property in relation to property lines and other buildings
  - Adjoining property, abutting streets and alleys, and a north directional arrow should be indicated
  - Property dimensions and site conditions
  - Parking spaces
  - Height of the structure

With the submittal of the application and checklist, the applicant attests that the following is submitted. Failure to provide the requested information or falsifying information may result in a continuance or denial of your case (attach additional sheet(s) if necessary.

ATTACHEMENT A

As the property owner at 5721 Rio Oso Road, I'm requesting a height and square footage variance to construct a cover for storing my 5th wheel RV under and out of the elements. The cover will be located at the rear of my property and parallel to the rear property line. The 40' length is needed to completely cover the 5th wheel's length that is 36' 6". The 14' height is needed to accommodate the 12' 9" height of the 5th wheel. The roof purlins of the structure are 8" tall reducing the under roof height to 13' 4", allowing 7" of clearance to the top of the 5th wheel. The 30' width will allow the 5th wheel to be backed under the cover at an angle and parked parallel to the rear property line. The structure will be constructed of 14 gauge steel tubing, purlins, and channel painted saddle tan. The roof material will be 26 gauge PBR panels painted saddle tan.

5721 Rio Oso Road NE

North Property Line Variance Explanation

The relationship of the carport to the north property line (rear) is necessary to back the 36’ 6” long 5th wheel RV between the attached garage, the detached garage, and into its parking location under the carport. This location of the carport will accommodate the radius needed to safely maneuver the 5th wheel RV under the carport.

Rio Rancho
City of Vision

DEVELOPMENT SERVICES
3200 Civic Center Circle NE – Suite #130 • Rio Rancho, NM 87144

BUILDING PERMIT & PLAN REVIEW APPLICATION

Completed applications per applicable checklist can be submitted via our portal at Click2Gov **– or –** EMAILED to permits@rrnm.gov. **Paper documents will not be accepted.**

PROPERTY INFORMATION

SITE Address: 5721 RIO OSO Rd. City: RIO RANCHO State: NM Zip: 87144

LEGAL: Subdivision/Unit: 17 Block: 160 Lot: 17 Tract/Parcel: ____ Zoning: ____

Height of Primary: ____ Sq. Ft. of Primary: 2940 Acreage of Property: .52 ac Width of Front Yard Setback: ____

DESCRIPTION OF WORK

- ☐ New Construction
- ☐ Interior Renovation
- ☐ Solar – Array SqFt: ____
  - ☐ *Roof* or ☐ *Ground*
- ☐ Pool – Gallons: ____
- ☐ Alteration/Repair
- ☐ Re-Roof
- ☐ Addition
- ☐ Demolition
- ☐ Shed
- ☐ Garage
- ☐ Fence/Wall
- ☐ Rough Grading
- ☐ Signs – SqFt: ____
  - ☐ *Freestanding*
  - ☐ *Wall-mounted*

Valuation: $____ Proposed use: (*new single-family residence, new restaurant*) ____

Description: (*bathroom addition, new gazebo, new commercial bldg*) CARPORT COVER FOR RV.

Gross Floor Area: ____
Heated: ____
Unheated: 1200 sqft.
NOTE: Gross square footage comprises of everything under roof, including garages, porches, portals, etc.

Dimensions – Set Back(s):
Front: 119'
Rear: 12"
Right: 57'
Left: 55'8"

Type of Sewage Disposal:
☐ Public Sewer ☐ Private
☐ Well # ____
☐ Septic # ____

PROPERTY OWNER

Name: ____ Phone: ____ Email: ____

Address: ____ City: ____ State: ____ Zip: ____

CONTRACTOR HOME OWNER

Name: JOHN PORTS Phone: 505-991-1648 Email: PoptsjM@Gmail.com

Address: 5721 RIO OSO Rd. City: RIO RANCHO State: NM Zip: 87144

State License #: ____ City License #: ____

ARCHITECT/ENGINEER (if applicable)

Name: ____ Phone: ____ Email: ____

Address: ____ City: ____ State: ____ Zip: ____

CERTIFICATION

I, the undersigned, hereby certify that

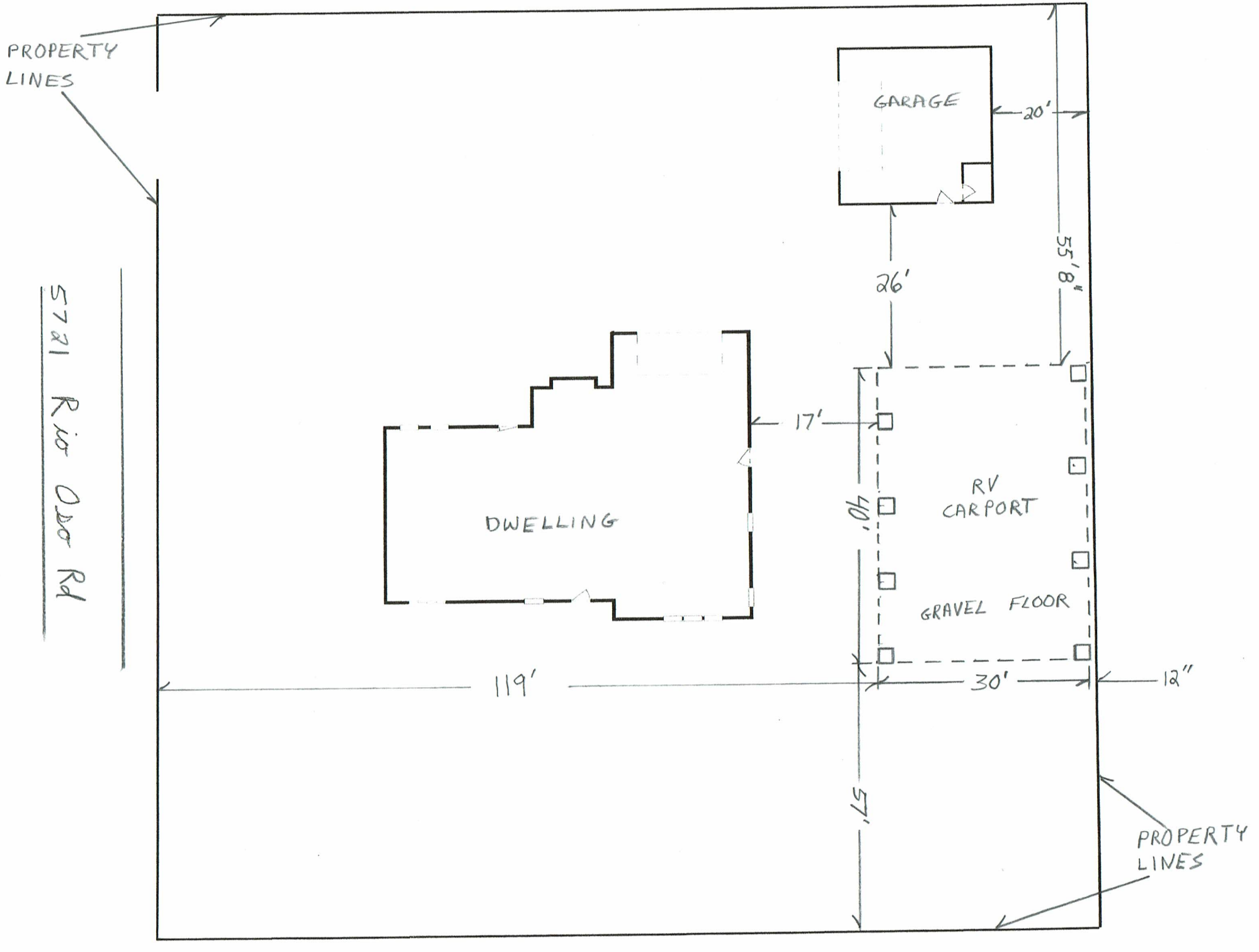
- ✓ I am the duly appointed agent authorized to act on behalf of the property owner;
- ✓ The information provided is true and correct and represents the current/proposed status of the subject property;
- ✓ The submitted plans are complete and in compliance with the building standards set forth in the City of Rio Rancho Code;
- ✓ The plans illustrate all public and private easements located on the property:
- ✓ The plans and submittals have been prepared in accordance with the submittal checklist, and I further understand that failure to follow the submittal checklist will result in delays or rejection of my application.

Contact Name: JOHN PORTS Signature: John Ports Date: 1-12-24

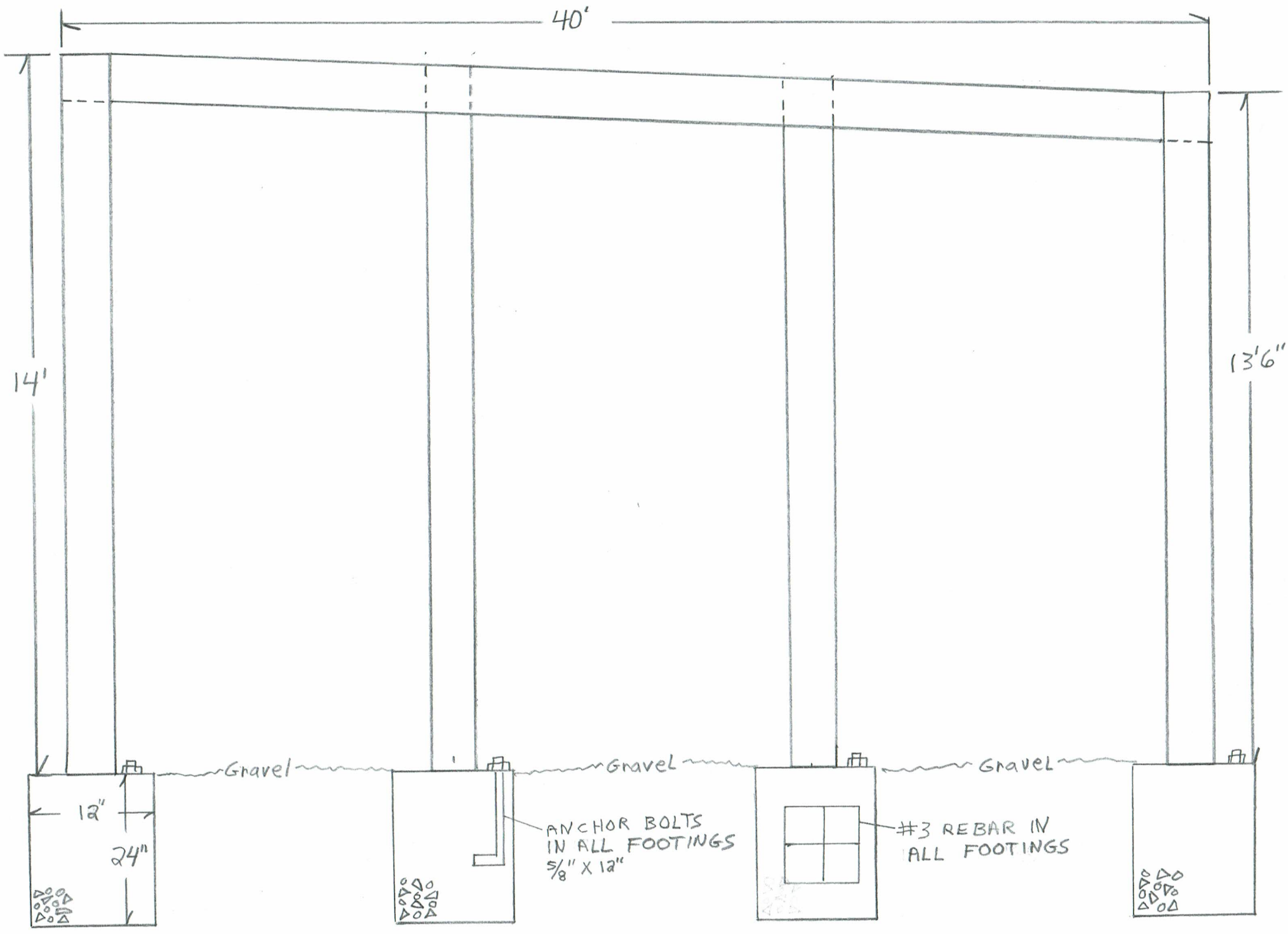
OFFICE USE ONLY

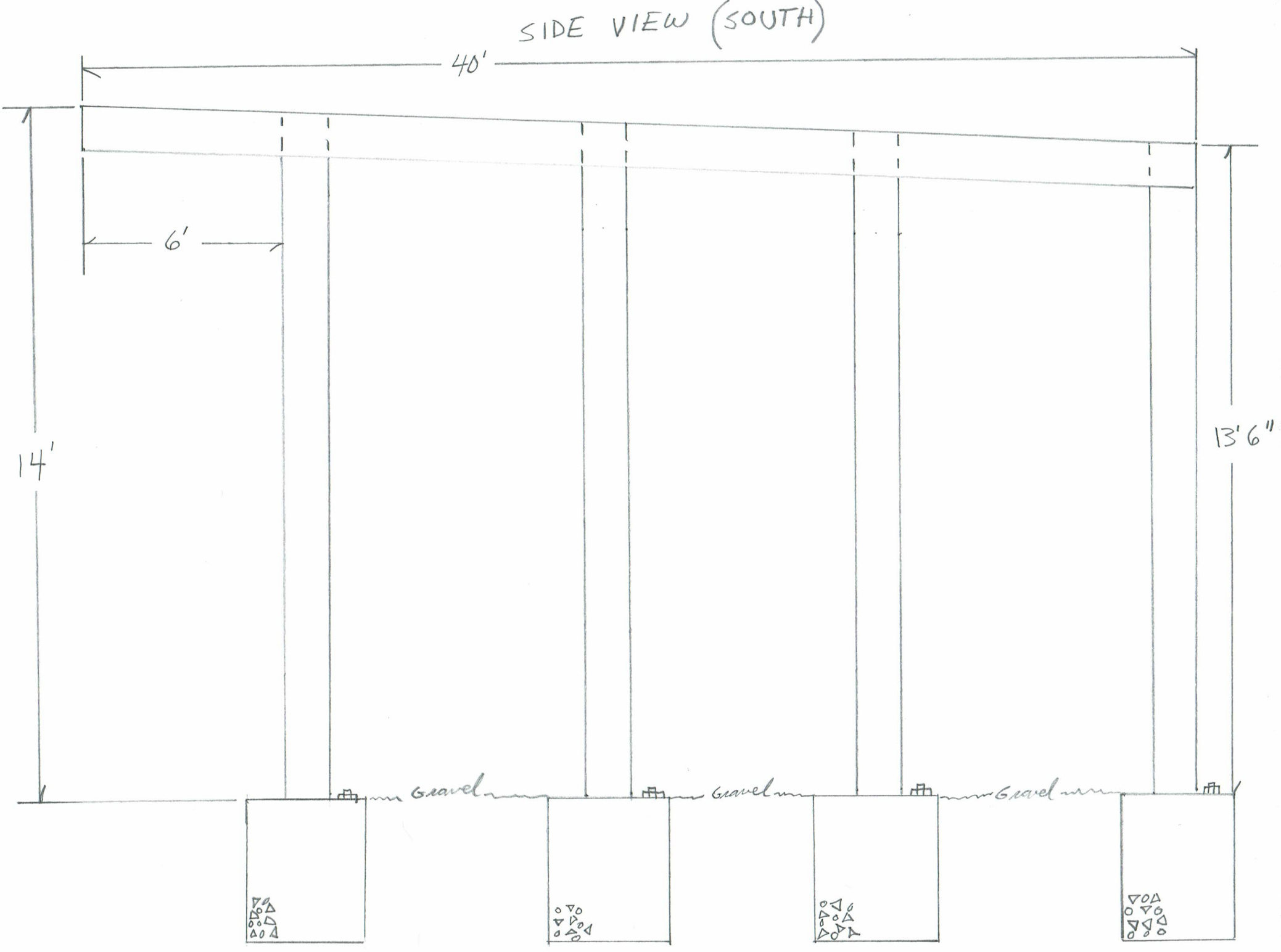
Permit #: ____ Type: ____ Accepted by: ____ Date Accepted: ____

Model #: ____ Occupancy Load: ____ Zone District: ____

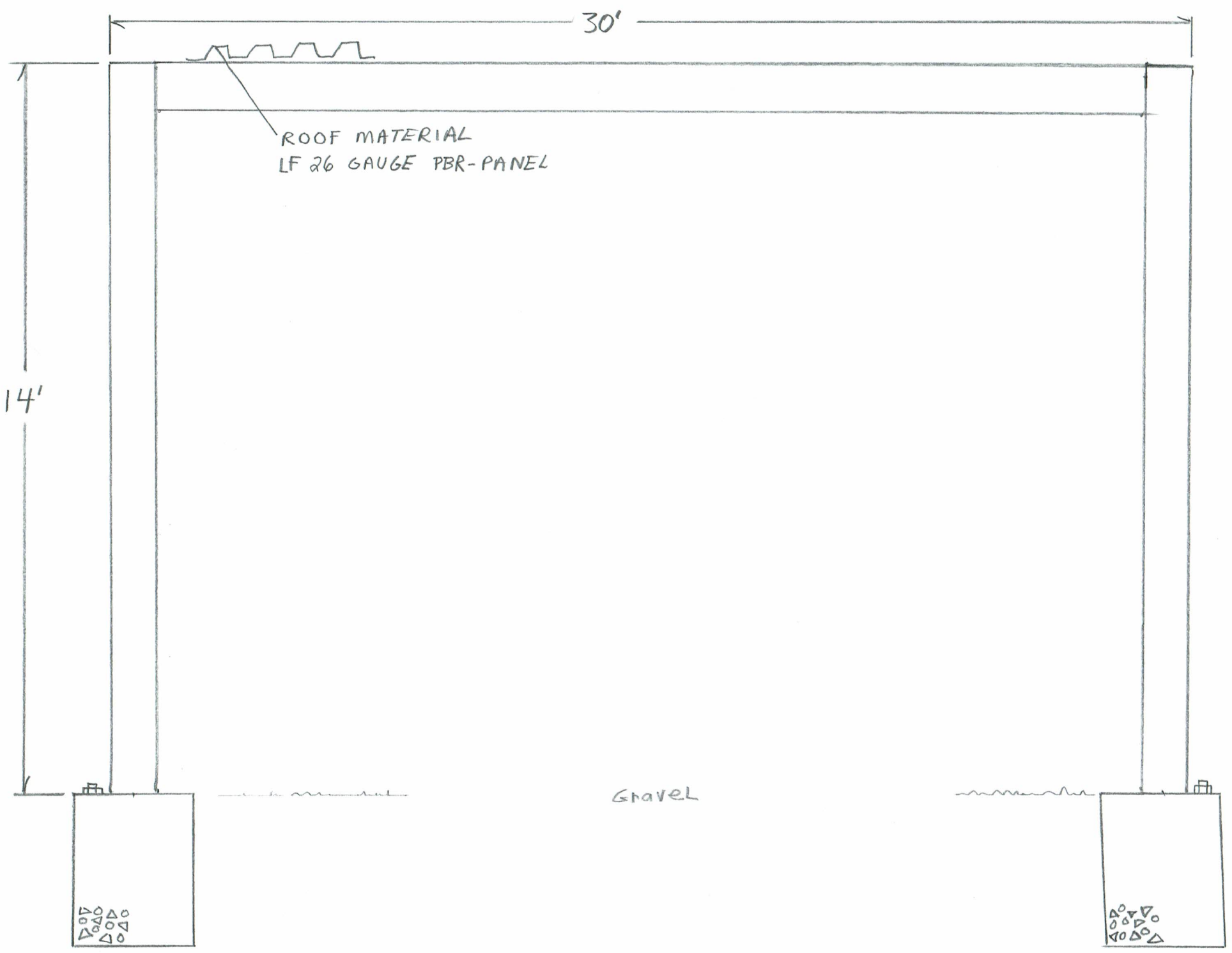

PROPERTY LINES
5721 Rio Oso Rd
GARAGE
20'
55'8"
26'
17'
DWELLING
40'
RV CARPORT
GRAVEL FLOOR
119'
30'
12"
57'
PROPERTY LINES

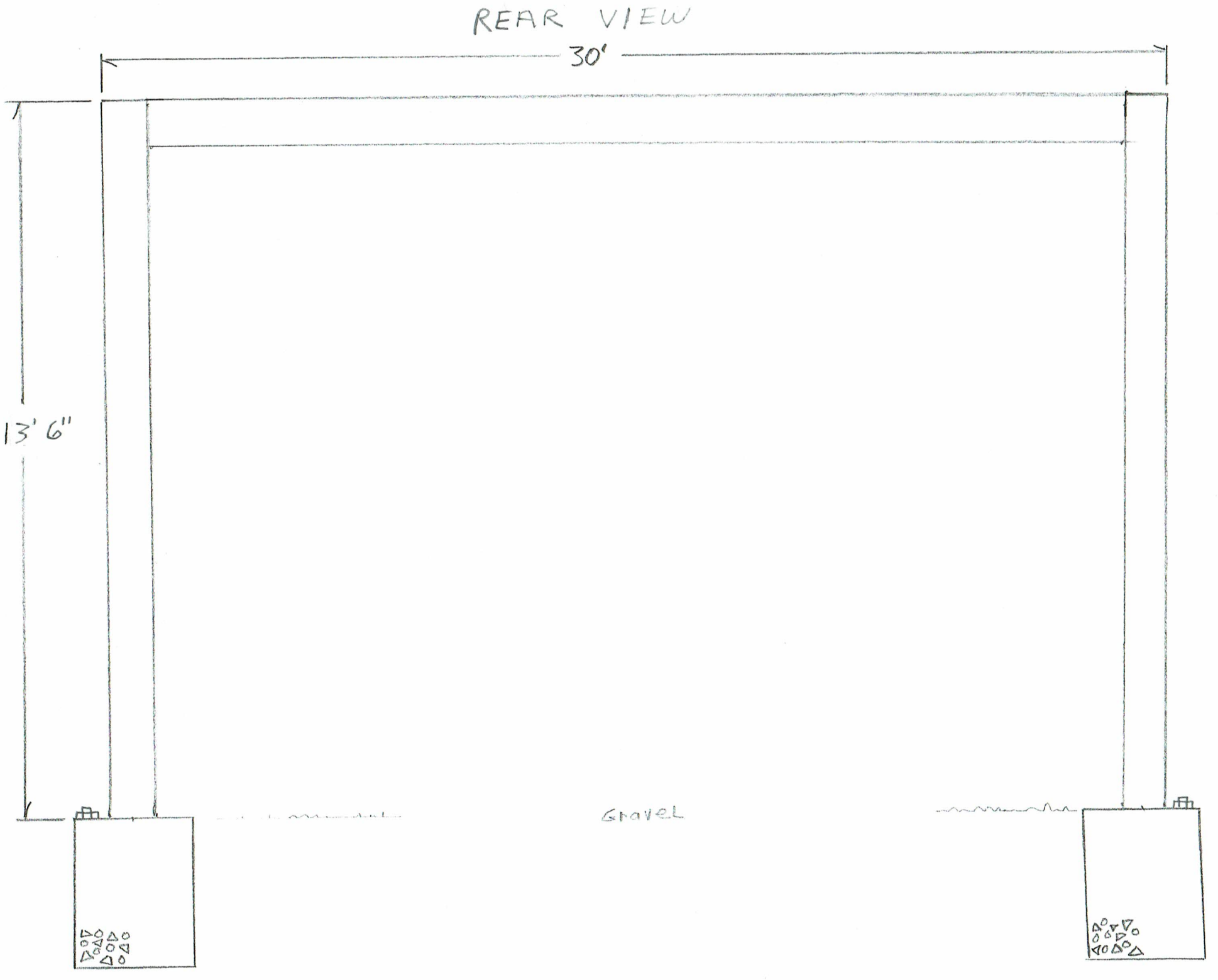
SIDE VIEW (NORTH)



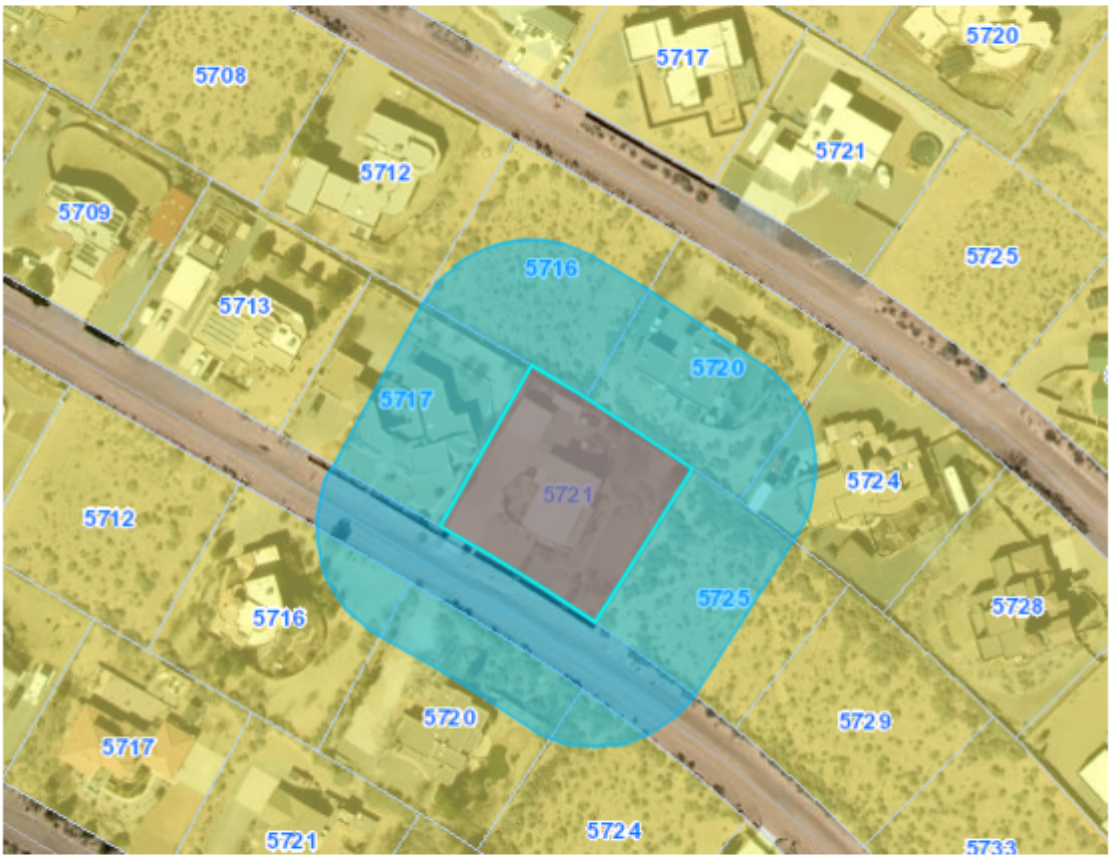

SIDE VIEW (SOUTH)
40'
6'
14'
13'6"
Gravel
Gravel
Gravel

FRONT VIEW




REAR VIEW
30'
13' 6"
Gravel

EXAMPLE PHOTO
SLOW DOWN
5 MPH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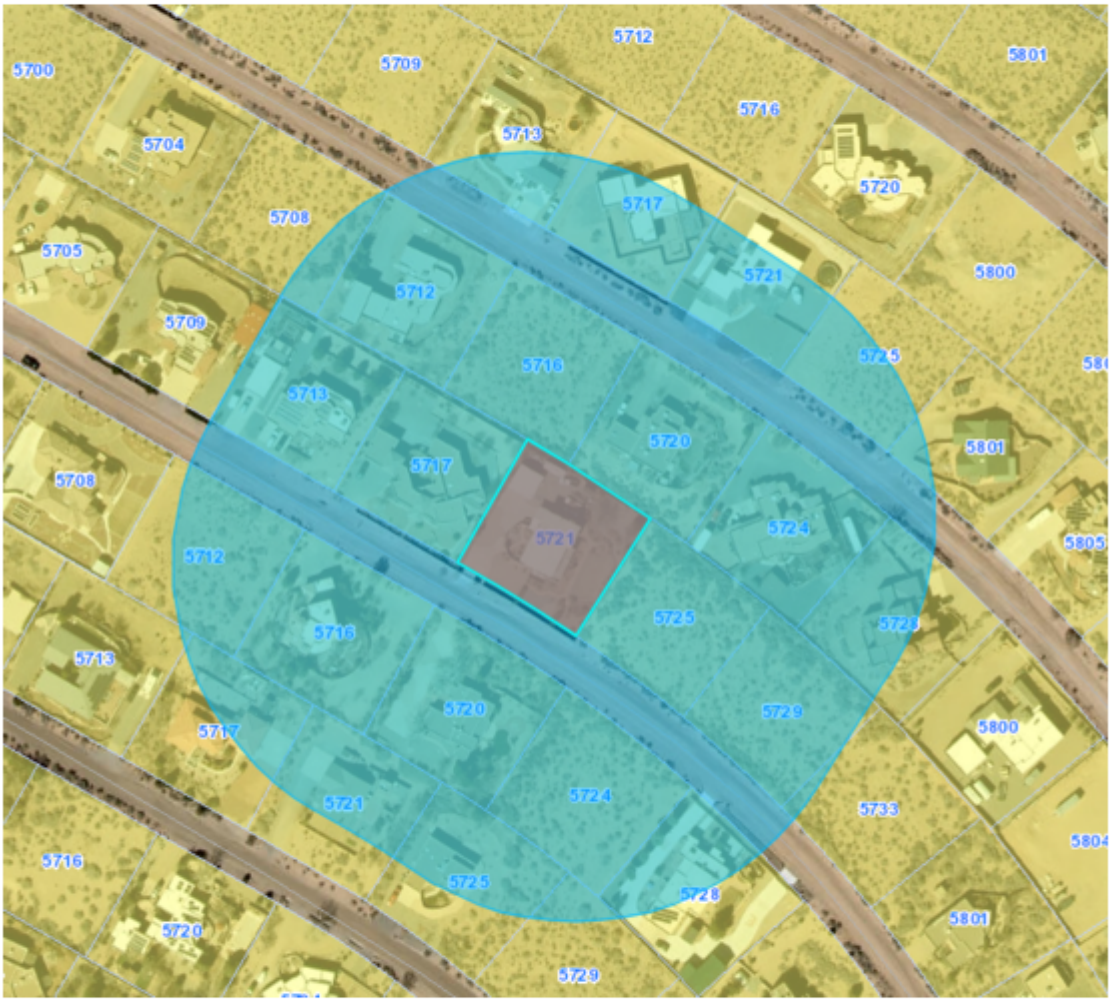
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City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

February 23, 2024

RE: **Variance Request Case No. 24-110-00005 (5721 Rio Oso Rd NE) Variance for Carport Square Footage**

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, John Ports, requests approval of a variance to allow for a proposed 1,200 square foot carport at the subject property of 5721 Rio Oso Rd NE, legally described as RRE Unit 17, Block 160, Lot 17.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, March 12, 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, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

Please do not hesitate to contact me at 505-896-8361 or e-mail me at 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, approximately one week before the hearing.

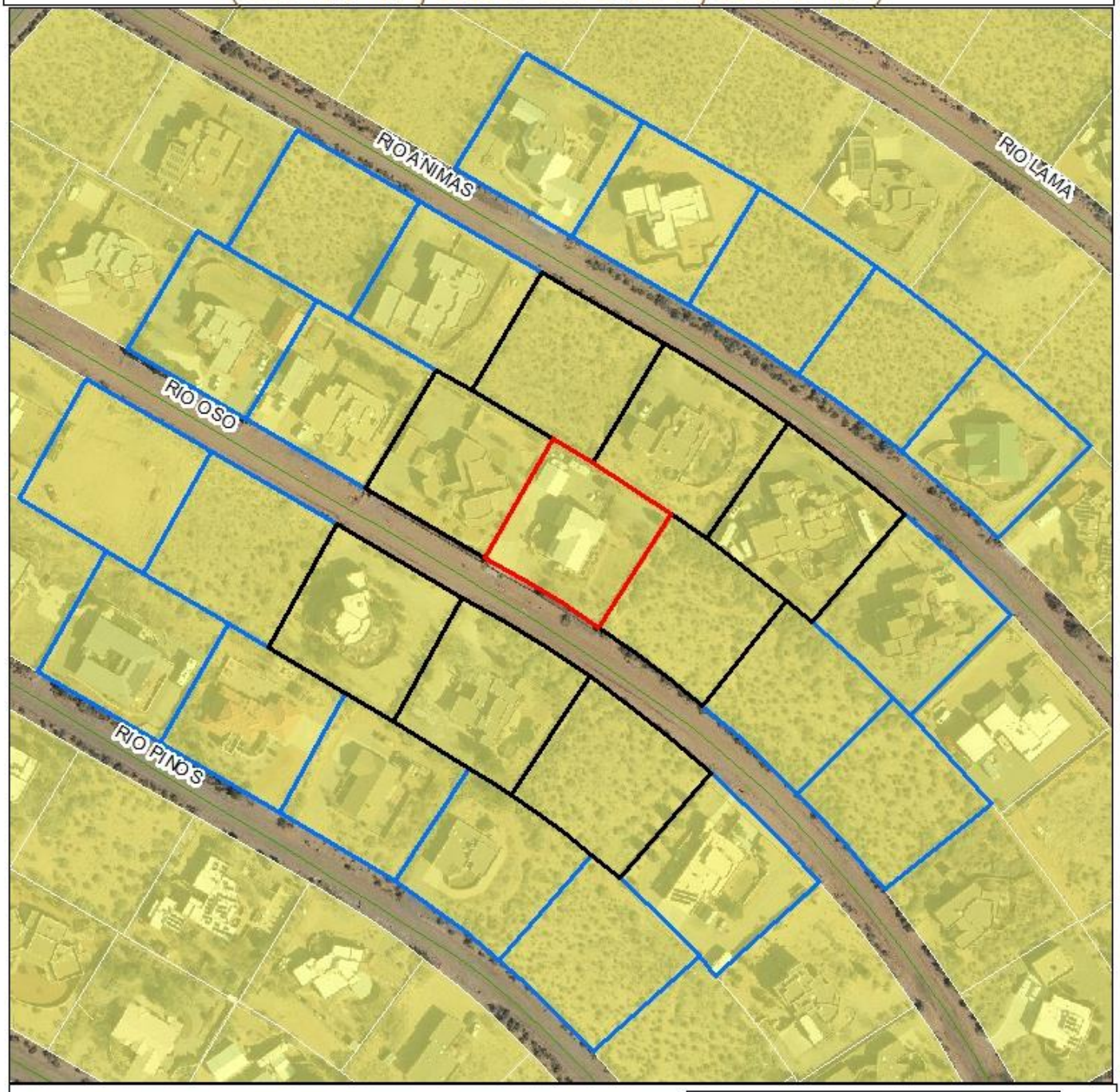
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

5721 RIO OSO RD NE
VARIANCE FOR CARPORT SQUARE FOOTAGE
(UNIT 17, BLOCK 160, LOT 17)



Rio Rancho City of Vision

0 45 90 180 270 360 Feet

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 2/23/2024

N W E S

- Subject Parcel
- Noticed Properties Within 100' (Letter)
- Noticed Properties Within 300' (Postcard)
- Roads

Zoning

- R-1

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p. m. on Tuesday, March 12, 2024:

Variance
Case #24-110-00005
The applicant, John Ports, requests approval of a variance to allow for a proposed 1,200 square foot carport at the subject property of 5721 Rio Oso Rd NE, legally described as RRE Unit 17, Block 160, Lot 17.

Preliminary Plat Extension
Case #22-210-00019
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a preliminary plat extension for Broadmoor Heights Unit 5, creating 78 lots and 9 tracts on 18.0709 acres, zoned R-4: Single-Family Residential.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12; and Unit 20, Block 155, Lots 34-41 and Lot Arroyo, within the Lomas Encantadas Master Plan.

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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: February 26, 2024

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 16, 2024

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

FROM: Development Services Department, Planning & Zoning Division

RE: Variance for Carport Square Footage DSD #24-110-00005 (5721 Rio Oso Rd NE)

The applicant, John Ports, requests approval of a variance to allow for a proposed 1,200 square foot carport at the subject property of 5721 Rio Oso Rd NE, legally described as RRE Unit 17, Block 160, Lot 17. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.52 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, February 23, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Remove structure from 5’ PUE or get permission from all utility departments

Peter Prukop
Reviewer

2/21/2024
Date

Timothy Dvorak

From: Melissa Chaney <melissajoshc@gmail.com>
Sent: Thursday, February 29, 2024 11:03 AM
To: Timothy Dvorak
Subject: John Ports RV Canopy

Caution! This message was sent from outside your organization.

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

Hi Timothy,

My name is Josh Chaney and we are John and Carrie Ports neighbors to the North. We share a wall with them and we wanted to let you know we just had a friendly meeting with John and we are okay with him building his canopy to preserve his RV. If you have any questions or concerns please let us know. Thank you so much.

-Best regards,
Josh and Melissa Chaney
(505) 934-5294

Timothy Dvorak

From: Ann Sullivan <nmwolflover@gmail.com>
Sent: Sunday, March 3, 2024 5:51 AM
To: Timothy Dvorak
Subject: RE: carport variance

Caution! This message was sent from outside your organization.

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

Mr. Dvorak,

As the petition for a variance states that the carport will be located at the rear of the property, and as it appears the structure will be barely visible from the road and my property across the street, I withdraw my objection to the construction of the carport. Thank you for sending the drawing and additional information so I can make an informed decision.

Ann Sullivan

From: Timothy Dvorak
Sent: Wednesday, February 28, 2024 9:37 AM
To: Ann Sullivan
Subject: RE: carport variance

Good morning Ms. Sullivan,

Thank you very much for your comments. I will ensure these are included in the meeting packet for this case.

I have gone ahead and attached the application packet here for your reference, as we do not send application materials with our public notice letters.

If you have any further questions or concerns on these materials, I would be more than happy to speak with you. While your comments will be included in the meeting packet, you are of course still welcome to attend the meeting.

Thank you very much, and have a great rest of your day.

Kind regards,

Tim Dvorak
Municipal Planner II

Department Services/ Planning & Zoning Division

O: 505.896.8361

RRNM.gov |

From: Ann Sullivan <nmwolflover@gmail.com>
Sent: Wednesday, February 28, 2024 9:14 AM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: carport variance

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

Sir:

I am writing in opposition to the request (case 24-110-00005) for a variance to allow the construction of a 1,200 sq. ft. carport at 5721 Rio Oso Road NE.

Having no information about what the carport will look like, where precisely it will be located on the subject property and of what it will be constructed, I do not support the variance application.

My experience has shown me that carports usually look trashy and detract from the appearance of the property on which they are located. I live in a generally nice neighborhood, and I don't want anything to detract from its appearance.

Please put me down as a firm NO vote against this request.

Thank you,

Ann Sullivan

Map of Public Comments Received

Red = Public Comment **Black = Subject Property**

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00005

REQUEST FOR VARIANCE TO ALLOW FOR A 1' REAR SETBACK FOR A CARPORT AT THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 17, BLOCK 160, LOT 17.

Applicant: John Ports

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of March, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to R-1: Single-Family Residential rear setback requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the R-1: Single-Family Residential rear setback requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance for Building Permit #24-403, to allow for a 14' encroachment into the rear setback.
2. The subject variance will not adversely affect the public or surrounding properties.
3. Approval of the subject variance does not constitute permission to encroach on to the easement; the applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement or vacate the rear Public Utility Easement.
4. The carport shall not overhang or drain onto any adjacent property.
5. The carport, as identified in building permit #24-403 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of building permit #24-403.
6. The carport shall comply with all accessory structure requirements under R.O 2003 154.70 (A), including but not limited to:
   a. The height of structure shall not exceed the height of the primary structure or 24 feet, whichever is greater
   b. The facade of the structure shall be the same as the primary structure in regards to pole, roof, and roof trim color and appearance.

THEREFORE, the application for a 1' rear setback for a carport, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on March 12, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00005

REQUEST FOR VARIANCE TO ALLOW FOR A 1' REAR SETBACK FOR A CARPORT AT THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 17, BLOCK 160, LOT 17.

Applicant: John Ports

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of March, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to R-1: Single-Family Residential rear setback requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the R-1: Single-Family Residential rear setback requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a 1' rear setback for a carport, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on March 12, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00004

AGENDA DATE:
March 12, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension & Amendment. The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of an Amended Preliminary Plat Extension for the Lomas Encantadas 1D Phase 1 & 2 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 an amended Preliminary Plat and Extension for the Lomas Encantadas 1D, Phase 1 & 2 Preliminary Plat. The property is legally described as Lomas Encantadas, Tract 12-A-1-A and comprises approximately 57.2817 acres. As the applicant is requesting to amend the Preliminary Plat concurrently with a Preliminary Plat Extension for the subject plat, these items are being heard as one item.

The subject property is located on the north side of Paseo del Volcan, a principal arterial, and west of Camino Encantadas NE, a future minor arterial. Adjacent zoning includes R-4: Single-Family Residential to the south, and R-1: Single-Family Residential to the east, west, and north.

Per the concurrent Preliminary Plat Amendment, Lomas Encantadas 1D, Phases 1A, 1B, and 2 will now comprise a total of 169 lots and 12 tracts with approximately 21.4654 lot acres and 28.6464 tract acres. The following changes are being made to the Preliminary Plat per the attached "markup":

- Phase line added to split Phase 1 into two separate phases: Phase 1A & Phase 1B. Phase 2 remains as one proposed phase.
- Block 4, Phase 1B, Lots 1-11 modified to 40' width & removal of Tract D, a private landscaping easement.
- Block 3, Phase 1B: Tract A removed (private landscaping easement), Lots 1-15 modified to 40' width, Addition of 2 Lots (Lots 16-17).
- Tracts L & new Tract A included in Phase 1A and reflected in Phase 1A tract total.

New Lot & Tract Totals:

Phase 1A	Phase 1B	Phase 2
44 Lots	52 Lots	73 Lots
6 Tracts	1 Tract	2 Tracts

Staff recommends the Planning and Zoning Board find the Preliminary Plat Amendment is in conformance with Chapter 154 Planning and Zoning and Chapter 155 Subdivisions. The minimum lot width is 40 ft in conformance with the minimum lot width of 40 ft; and the minimum lot size is 4,400 square ft, in conformance with the minimum lot size of 4,000 square ft. Both zoning regulations are per the R-4: Single-Family Residential Zoning District. The proposed subdivision is part of and in conformance with the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

The City Subdivision Ordinance R.O. 2003 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 Preliminary Plat for Lomas Encantadas 1D, Phase 1 & 2 was originally approved with conditions by the Planning and Zoning Board on April 26, 2022 under Case No. 22-210-00004 and was subsequently extended at the April 11, 2023 Planning and Zoning Board Meeting.

The applicant states in their justification letter, "This project is currently in design and is being value engineered. It is scheduled to be completed in March of 2025. The extension is necessary to keep the project active within the City process."

Staff recommends the Planning and Zoning Board finds it is in the public interest to grant this amended preliminary plat and second extension. The extension would provide 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 plat review and re-approval for the Lomas Encantadas 1D, Phase 1 & 2 Preliminary Plat.

NOTIFICATIONS. Notice of the second preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the February 26, 2024 edition of the Albuquerque Journal. A notice sign was posted to the property per Ordinance. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the amended preliminary plat extension with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of an amended preliminary plat extension.
2. The applicant has the authority to apply for a preliminary plat extension.
3. The applicant has the authority to apply for a preliminary plat amendment.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The preliminary plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning.
3. The preliminary plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions.

4. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
5. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the approval of the Lomas Encantadas 1D Phase 1 & 2 Preliminary Plat that would create inconsistent standards for the development given the preliminary plat extension.
6. All the conditions of the April 26, 2022 Preliminary Plat Approval shall apply to this extension, with those conditions being:
    a. The applicant shall address all of the preliminary plat reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including: providing further information for Pond 207R in the drainage plan and finalize ownership transfer from SSCAFCA to the City of Rio Rancho for parcel U20, Block 155, Lot ARROYO AKA "6222 Caldera Rd NE." The applicant shall make the following revisions on the plat, but not limited to:
        1. Correctly reflect the lot count of Phase 2 as 73 Lots.
        2. Under Purpose of Plat, Note No. 4, correctly reflect "169 R-4: Single Family Residential Units."
7. The preliminary plat extension is effective until April 11, 2025.

ALTERNATIVES:

The Planning and Zoning Board may:

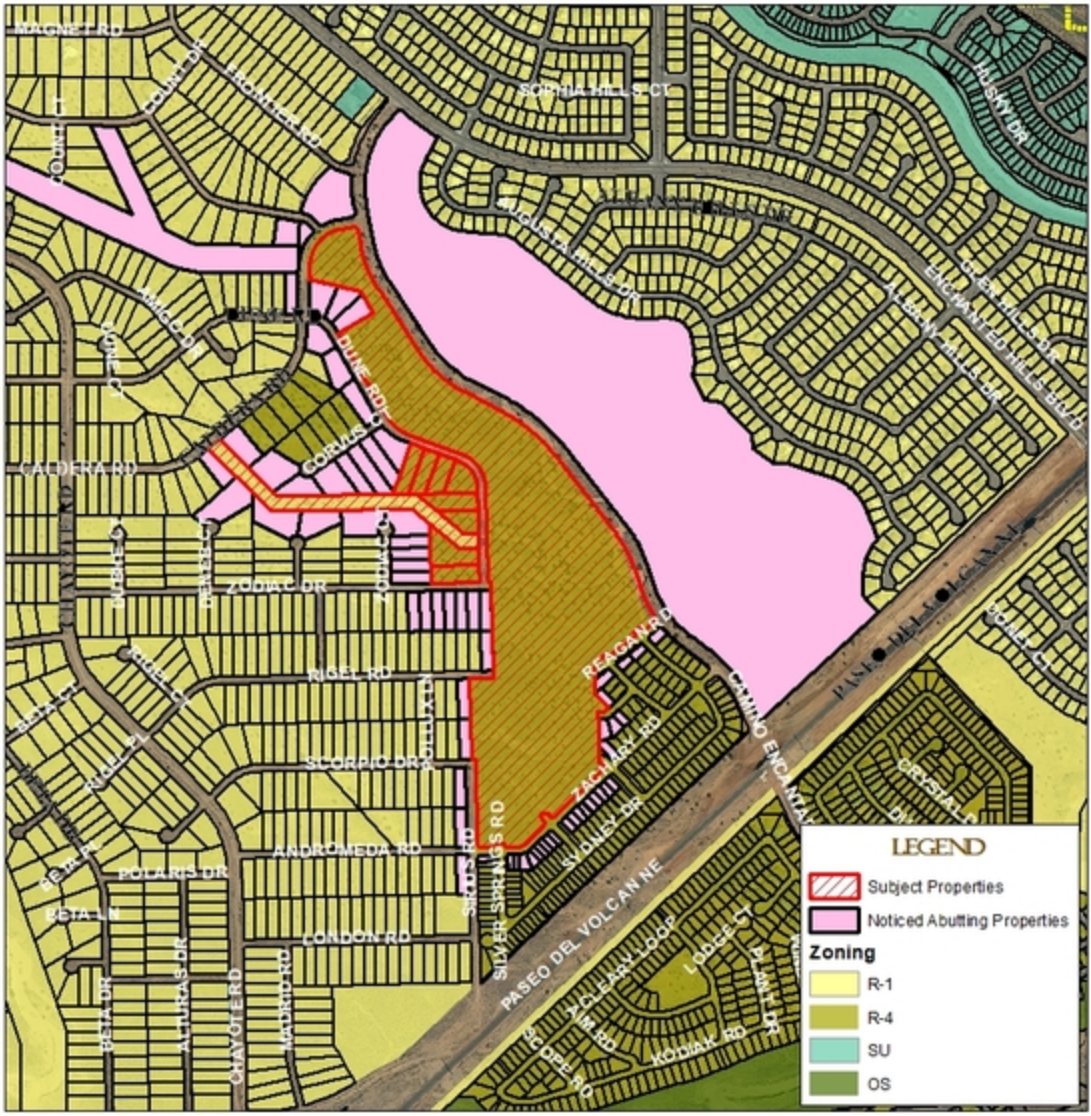
1. Approve the preliminary plat extension.
2. Approve the preliminary plat extension with amendments to recommendations and/or conditions.
3. Deny the preliminary plat extension.
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Extension Request Letter
ATTACHMENT: Preliminary Plat (Original, Extended)
ATTACHMENT: LE - 1D - PH 1-2 PRELIM PLAT-MARKUPS.pdf
ATTACHMENT: Preliminary Plat (Amended)
ATTACHMENT: Reproduction of Notices, Legal

LOMAS ENCANTADAS ID, PHASES I & II
PRELIMINARY PLAT EXTENSION



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

Rio Rancho
City of Vision

Map Created by Tim Dvorak on February 23, 2024

0 0.15 0.3 0.6
Miles

N
W E
S

LOMAS ENCANTADAS DEVELOPMENT COMPANY
409 NM Hwy 528
Rio Rancho, NM 87124

February 22, 2024

Mr. Brian Babyak
Planning and Zoning Division Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Mr. Babyak,

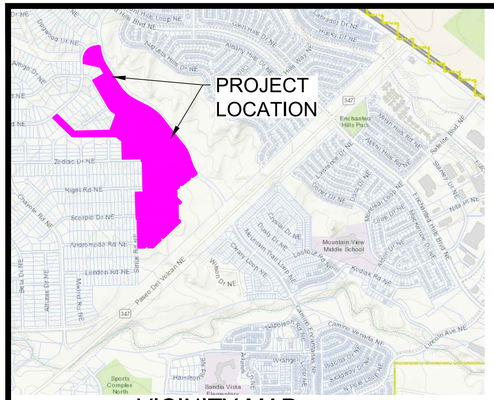
Please accept this letter as a request for an extension on the Lomas Encantadas 1D Phase 1 and 2 Preliminary Plat. The original preliminary plat was approved at the April 26, 2022 Planning and Zoning board meeting and extended at the April 11, 2023 Planning and Zoning board meeting. This project is currently in design and is being value engineered. It is scheduled to be completed in March of 2025.

The extension is necessary to keep the project active within the City process. A final plat for this project will be presented to the Planning and Zoning board.

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

Sincerely,

Bryan Aragon, PE
Land Development Coordinator



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements and existing 50' radius temporary public access easement, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision along with existing ten (10) foot wide and five (5) foot wide public utility easements and one of two existing 50' radius temporary turnaround easements as shown on Vacation and Replat of Lomas Encantadas, all being vacated by this plat as shown hereon.

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision, said easements to remain as granted. There is twenty (20) foot wide public drainage easement (Tract "E") granted to the Lomas Encantadas H.O.A. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Block 5, Lots 1 & 27, and Block 6, Lots 1 & 28. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 2, Lot 1, and Block 3, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Clayton Drive NE from Block 1, Lot 6; Block 2, Lots 11 & 12; Block 3, Lot 1 and Block 4, Lot 1.

There is a ten (10) foot wide public utility easement within all new lots and tracts 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. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped 17122, or nail with shinner stamped 17122 (unless otherwise indicated).

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

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, 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.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

JURISDICTIONAL AFFIDAVIT

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

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

Plotted: 4/7/2022 5:57:08 PM, By:Duneman, Donnie
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1-2 PRELIM PLAT.dwg
Last Saved:4/7/2022 10:42:44 AM, mricketts

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 VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS' AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND' AND 50' RADIUS 'TEMPORARY PUBLIC ACCESS EASEMENTS' AS NOTED AND SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 167 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 14 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 '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A', C', 'D', 'E', 'H', 'I', 'J', AND 'M' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'B' AND 'F' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'G' AS SHOWN HEREON, SAID TRACT IS TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. 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 A DRAINAGE POND OWNED AND MAINTAINED BY CITY OF RIO RANCHO. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'K' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED FOR SINGLE FAMILY RESIDENTIAL LOTS OWNED AND MAINTAINED BY AMREP SOUTHWEST. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. 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.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

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 of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Carey A. Plant, Secretary

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

SSCAFCA

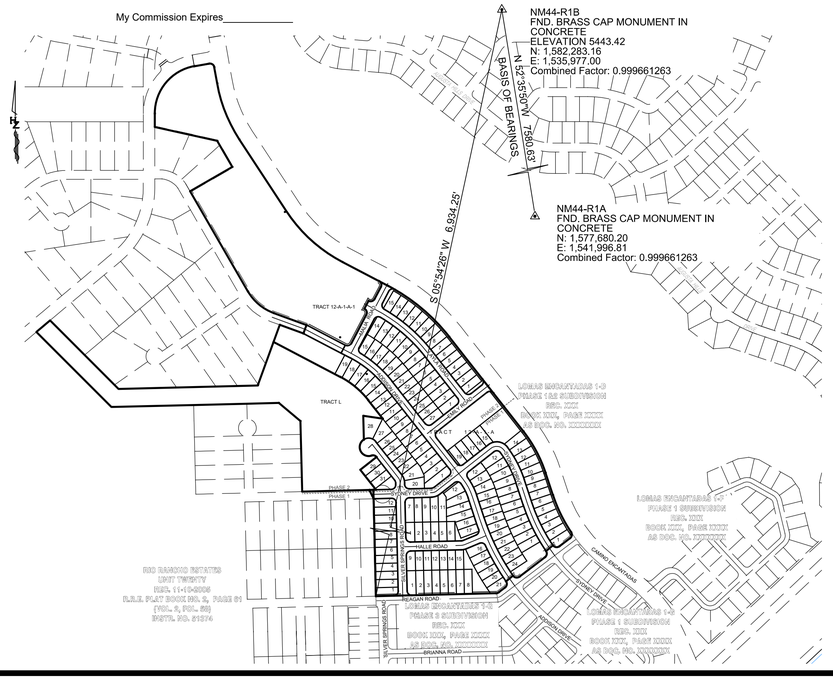
Dave Gatterman, Executive Engineer SSCAFCA

STATE OF _____)
)SS
COUNTY OF _____)

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 of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____



PUBLIC UTILITY EASEMENTS

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

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 for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight 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 the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

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

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/Lumen Date

Sparklight Date

NOTES

1. 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).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: xxxxxxxxxxxxxx .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
4. TO DIVIDE TRACT '12-A-1-A' INTO 166 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 14 TRACTS AS SHOWN HEREON.
5. TRACTS 'A', 'C', 'D', 'E', 'H', 'I', 'J' AND 'M' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
6. TRACTS 'B' AND 'F' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
7. TRACT 'G' TO BE DEDICATED AS A PUBLIC PARK OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
8. TRACT 'L' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
9. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
10. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1&2		PLAT ACRES	57.2967
NO. OF LOTS:	167	LOT ACRES:	21.3913
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	14	TRACT ACRES:	29.0235
NO. OF EXIST. TRACTS:			1
NO. OF EXIST. LOTS			9
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			1.2639
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			6.8819
ROAD MILES VACATED:			0.2116

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION

FILED JUNE 19 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 1 OF 5

APRIL 2022

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A, Lomas Encantadas Unit 1-G Phase 3 Subdivision plat, recorded on xxxxxx in Book xxx, Page xxx, as Document Number xxxxxx, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 21.3913 acres, more or less (167) Lots, (14) Tracts.

and

A Tract of land being all of Lots 34 thru 41 and Lot Arroyo of Block 155, Unit Twenty, recorded on June 19 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

SUBDIVIDER:
AMREP SOUTHWEST INC.
409 NM-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

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Approved this _____ day of _____ 20____.

Dave Gatterman, Executive Engineer

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

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION

FILED JUNE 19 1972, IN BOOK 2, PAGE 61,
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WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 2 OF 5

APRIL 2022

SCALE: 1" = 60'

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner Lot Frontage

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 4/7/2022 10:14:56 AM, By:Ricketts, Mark
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1-2 PRELIM PLAT.dwg
Last Saved:4/7/2022 9:46:49 AM, mricketts

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION

FILED JUNE 19 1972, IN BOOK 2, PAGE 61,
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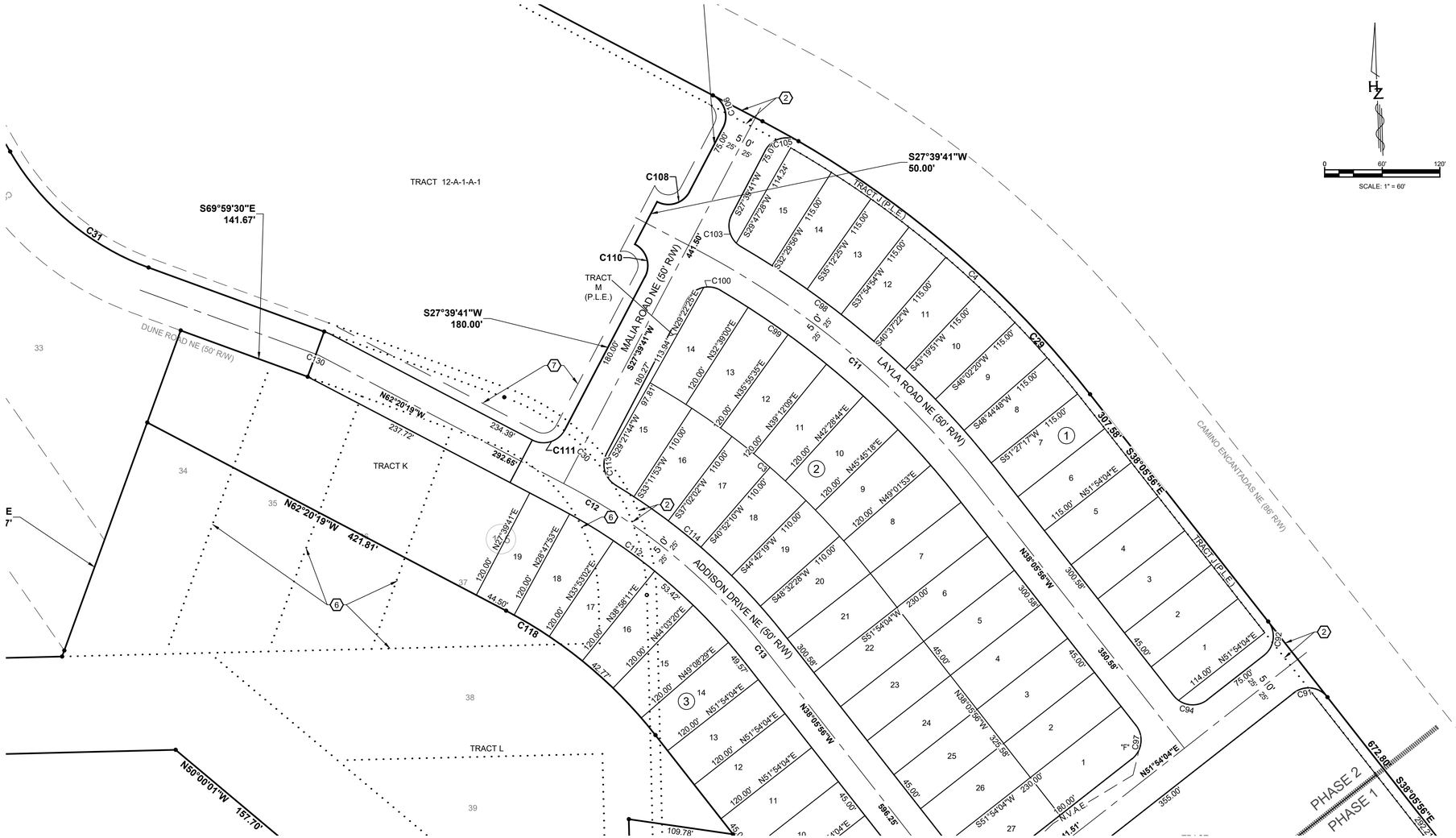
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 3 OF 5

APRIL 2022



EASEMENTS

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5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C3	22°32'21"	762.00'	N49°22'06"W	297.83'	299.76'
C4	22°06'37"	1047.00'	S49°09'14"E	401.53'	404.03'
C6	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C7	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C8	19°56'02"	462.00'	N28°07'55"W	159.93'	160.74'
C9	15°30'12"	1138.00'	N25°54'59"W	306.99'	307.92'
C10	15°30'12"	1138.00'	N25°54'59"W	306.99'	307.92'
C11	24°14'36"	906.87'	N50°13'07"W	380.86'	383.72'
C12	24°14'23"	627.00'	N50°13'07"W	263.29'	265.26'
C13	24°14'23"	627.00'	N50°13'07"W	263.29'	265.26'
C14	36°46'03"	50.00'	N19°42'54"W	31.54'	32.09'
C16	36°30'13"	50.00'	S70°09'11"W	31.32'	31.86'
C18	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C19	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C20	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C21	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C22	21°17'56"	50.00'	S78°01'10"W	18.48'	18.59'
C26	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C27	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C28	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C29	24°14'23"	1057.00'	N50°13'07"W	443.85'	447.18'
C47	89°44'10"	25.00'	S43°32'13"W	35.27'	39.15'
C48	90°15'50"	25.00'	N46°27'47"W	35.44'	39.39'
C49	36°46'03"	75.00'	N19°42'54"W	47.31'	48.13'
C50	36°46'03"	25.00'	S19°42'54"E	15.77'	16.04'
C51	250°31'44"	50.00'	S16°38'13"W	81.65'	218.63'
C52	70°31'44"	25.00'	S73°21'48"E	28.87'	30.77'
C53	90°00'00"	25.00'	S6°54'04"W	35.36'	39.27'
C54	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C57	90°00'00"	25.00'	S6°54'04"W	35.36'	39.27'
C58	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C59	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C60	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C63	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C64	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C65	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C66	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C67	17°59'25"	352.00'	S27°09'36"E	110.07'	110.52'
C68	36°30'13"	75.00'	N70°09'11"E	46.98'	47.78'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C69	89°44'10"	25.00'	N43°32'13"E	35.27'	39.15'
C71	90°00'00"	25.00'	N46°19'52"W	35.36'	39.27'
C74	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C76	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C77	90°00'00"	25.00'	N43°40'08"E	35.36'	39.27'
C81	21°17'56"	75.00'	N78°01'10"E	27.72'	27.88'
C83	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C84	10°14'01"	1298.00'	S29°54'46"E	231.53'	231.83'
C85	89°54'49"	25.00'	N43°37'32"E	35.33'	39.23'
C86	90°05'12"	25.00'	N46°22'28"W	35.38'	39.31'
C87	90°15'50"	25.00'	N46°27'47"W	35.44'	39.39'
C89	90°00'00"	25.00'	S83°05'56"E	35.36'	39.27'
C91	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C92	90°00'00"	25.00'	S6°54'04"W	35.36'	39.27'
C94	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C97	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C98	21°43'54"	932.35'	N48°58'08"W	351.51'	353.63'
C99	21°26'53"	882.00'	N48°49'22"W	328.24'	330.17'
C100	92°47'31"	25.00'	S74°03'26"W	36.21'	40.49'
C103	87°30'00"	25.00'	S16°05'19"E	34.58'	38.18'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C105	92°19'05"	25.00'	S73°49'14"W	36.06'	40.28'
C106	90°00'00"	25.00'	S17°20'19"E	35.36'	39.27'
C108	90°00'00"	25.00'	S72°39'41"W	35.36'	39.27'
C110	90°00'00"	25.00'	S17°20'19"E	35.36'	39.27'
C111	90°00'00"	25.00'	S72°39'41"W	35.36'	39.27'
C112	24°14'23"	602.00'	S50°13'07"E	252.79'	254.68'
C113	86°27'54"	25.00'	S15°34'16"E	34.25'	37.73'
C114	20°42'17"	652.00'	S48°27'04"E	234.33'	235.61'
C130	7°38'56"	50.00'	N66°09'47"W	6.67'	6.67'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner Lot Frontage

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION

FILED JUNE 19 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 4 OF 5

APRIL 2022

SCALE: 1" = 60'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
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"F" - Corner Lot Frontage

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 4/7/2022 10:23:52 AM, By:Ricketts, Mark
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Book Page

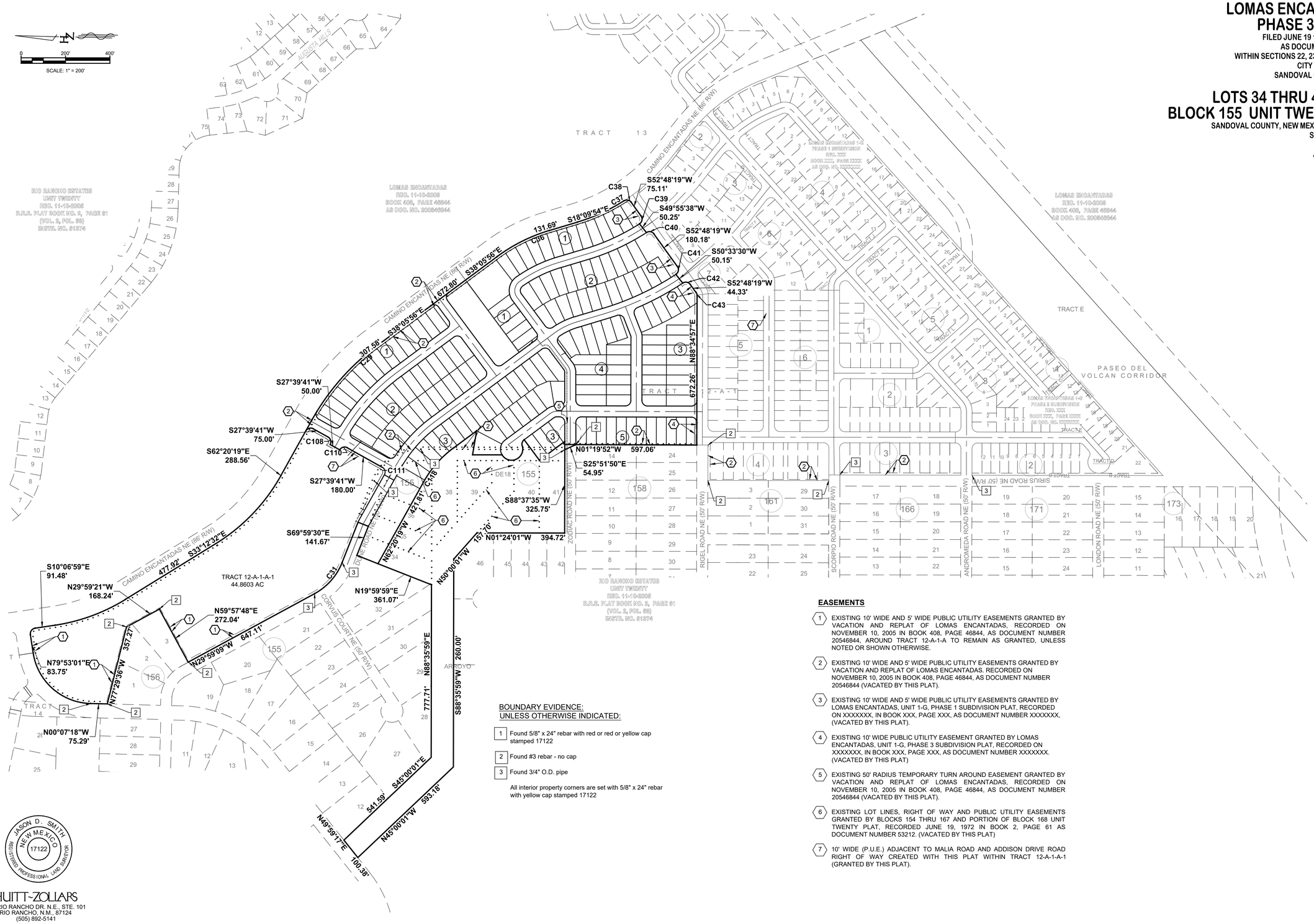
PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION

FILED JUNE 19 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 5 OF 5

APRIL 2022



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped 17122
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped 17122

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 4/7/2022 10:29:15 AM, By:Ricketts, Mark
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Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A, PHASE 1B AND PHASE 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED XXXX XX, 2024, IN BOOK X, PAGE XX,
AS DOCUMENT NUMBER XXXXX
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 5

FEBRUARY 2024

SCALE: 1" = 60'

SPLIT PHASE 1 INTO 2 PHASES - 1A AND 1B

MODIFIED LOT WIDTH FROM 45' TO 40' AND ELIMINATED TRACT D.

MODIFIED LOT WIDTH FROM 45' TO 40', ELIMINATED TRACT A AND ADDED 2 LOTS

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).
8. 20' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
9. A 1.5184 ACRE PORTION OF EXISTING LOT 'ARROYO' BLOCK 155, UNIT 20 TO BE DEDICATED TO THE CITY OF RIOR RANCHO FROM SSCAFCA (VACATED AND DEDICATED BY THIS PLAT)

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner Lot Frontage

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 2/20/2024 2:44:57 PM, By:Duneman, Donnie
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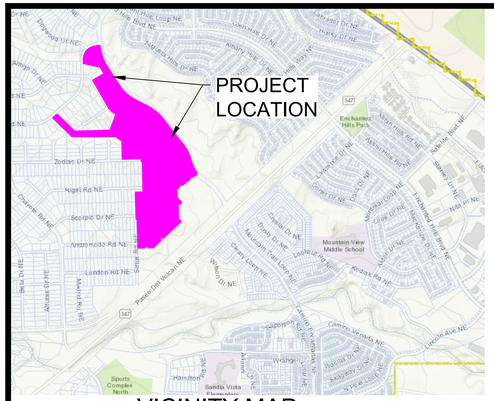
Book Page



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A-1-A, as shown on Lomas Encantadas Unit 1-D, Phase 1 & 2 Subdivision, said easements to remain as granted.

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Sydney Drive NE from Phase 1 Block 5, Lot 12, Phase 2 Block 3, Lots 1 & 20 and Phase 1 Block 2, Lots 12 & 13. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Phase 1 Block 3, Lots 1 & 10, Phase 1 Block 4, Lots 1 & 7. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Rd NE from Phase 1 Block 5 Lot 1, Phase 1 Block 3, Lot 22 and Phase 1 Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Halle Road NE from Phase 1 Block 3, Lot 17. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Emily Road NE from Phase 2 Block 2, Lots 1 & 27.

There is a ten (10) foot wide public utility easement within all new lots and tracts 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. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

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

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

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

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P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner 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 NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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 NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 2/16/2024 6:04:41 PM, By:Duneman, Donnie
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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 VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS' AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND' AND 50' RADIUS 'TEMPORARY PUBLIC ACCESS EASEMENTS' AS NOTED AND SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 168 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 15 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 '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C', 'D', 'E', 'H', 'I', AND 'J' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING 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 'B' AND 'F' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING / WATER QUALITY 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 'G' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A PUBLIC PARK, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON, TO BE DEDICATED FROM SSCAFCA TO THE CITY OF RIO RANCHO FOR PUBLIC USE. 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 A DRAINAGE POND OWNED AND MAINTAINED BY CITY OF RIO RANCHO. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE EASEMENT OWNED AND MAINTAINED BY SSCAFCA. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'K' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED FOR SINGLE FAMILY RESIDENTIAL LOTS OWNED AND MAINTAINED BY LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. 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 of Land Development 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_____

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Dave Gatterman, Executive Engineer

STATE OF _____)
)SS
COUNTY OF _____)

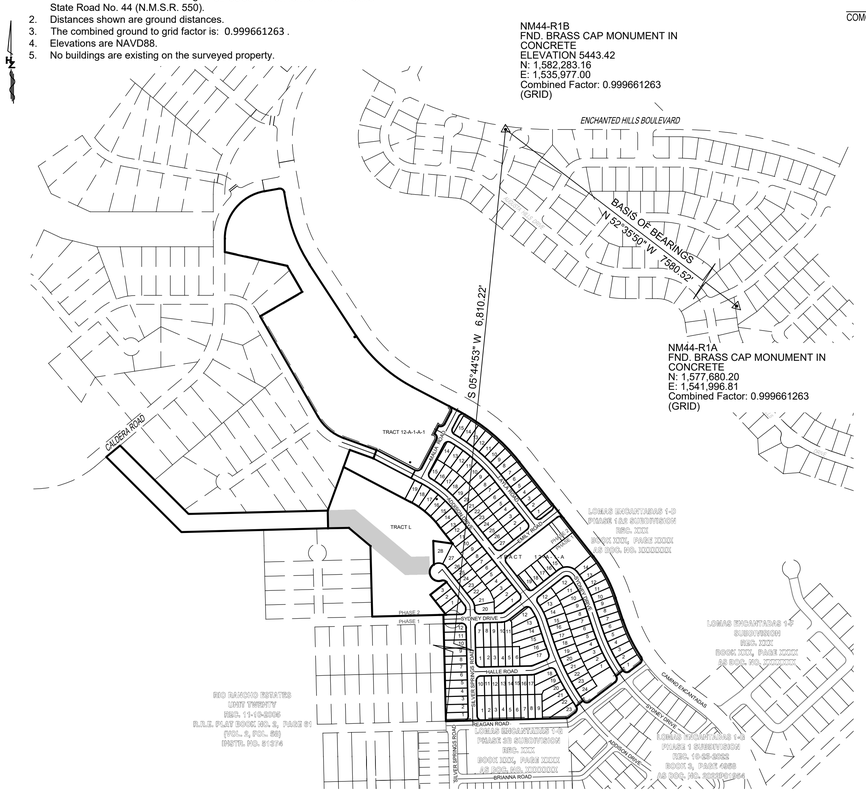
On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Dave Gatterman, who being by me duly sworn, did say that he is the Executive Engineer of Southern Sandoval County Arroyo Flood Control Authority, a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1A and NM44-R1B being N. 52°35'50" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263 .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.



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. SPARKLIGHT AND/OR COMCAST 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), 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 AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
4. TO DIVIDE TRACT '12-A-1' INTO 168 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 15 TRACTS AS SHOWN HEREON.
5. TRACTS 'C', 'D', 'E', 'H', 'I' AND 'J' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
6. TRACTS 'B' AND 'F' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
7. TRACT 'G' TO BE DEDICATED AS A PUBLIC PARK OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
8. TRACT 'L' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
9. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
10. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1A, 1B & 2		PLAT ACRES	57.2817
NO. OF PHASE 1A LOTS:	44	LOT ACRES:	21.4654
NO. OF PHASE 1A PARCELS:	0	PARCEL ACRES:	0
NO. OF PHASE 1A TRACTS:	6	TRACT ACRES:	28.6464
NO. OF PHASE 1B LOTS:	52	NO. OF PHASE 2 LOTS:	72
NO. OF PHASE 1B PARCELS:	0	NO. OF PHASE 2 PARCELS:	0
NO. OF PHASE 1B TRACTS:	1	NO. OF PHASE 2 TRACTS:	6
NO. OF EXIST. TRACTS:		1	
NO. OF EXIST. LOTS		9	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		1.2639	
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		7.1699	
ROAD MILES VACATED:		0.2116	

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A, PHASE 1B AND PHASE 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED XXXX XX, 2024, IN BOOK X, PAGE XX,
AS DOCUMENT NUMBER XXXXX
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 5

FEBRUARY 2024

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A, Lomas Encantadas Unit 1-G Phase 3 Subdivision plat, recorded on xxxxxx in Book xxx, Page xxx, as Document Number xxxxxx, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 57.2817 acres, more or less (168) Lots, (15) Tracts.

and

A Tract of land being all of Lots 34 thru 41 and Lot Arroyo of Block 155, Unit Twenty, recorded on June 19, 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
409 NM-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____.

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

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A, PHASE 1B AND PHASE 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED XXXX XX, 2024, IN BOOK X, PAGE XX,
AS DOCUMENT NUMBER XXXXX
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 5

FEBRUARY 2024

SCALE: 1" = 60'

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).
8. 20' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
9. A 1.5184 ACRE PORTION OF EXISTING LOT 'ARROYO' BLOCK 155, UNIT 20 TO BE DEDICATED TO THE CITY OF RIOR RANCHO FROM SSCAFCA (VACATED AND DEDICATED BY THIS PLAT)

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner Lot Frontage

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A, PHASE 1B AND PHASE 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

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SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 5

FEBRUARY 2024

SCALE: 1" = 60'

TRACT 12-A-1-A-1
TRACT K
TRACT L
TRACT D (P.L.E.)
TRACT I (P.L.E.)
TRACT H (P.L.E.)
TRACT E (P.L.E.)
TRACT G PUBLIC PARK
TRACT F (P.L.W.Q.E.)
MALIA ROAD NE (50' R/W)
LAYLA ROAD NE (50' R/W)
ADDISON DRIVE NE (50' R/W)
CAMINO ENCANTADAS NE (66' R/W)
PHASE 1
PHASE 2
288.56' S62°20'19"E
N62°20'19"W 234.39'
N62°20'19"W 237.72'
292.65'
N62°20'19"W 421.81'
S27°39'41"W 180.00'
S27°39'41"W 160.27'
113.04'
441.50'
441.51'
596.25'
595.58'
N38°05'56"W 350.58'
N38°05'56"W 300.58'
N38°05'56"W 325.58'
N38°05'56"W 355.00'
N38°05'56"W 396.00'
N38°05'56"W 120.00'
N38°05'56"W 121.33'
S38°05'56"E 677.80'
S38°05'56"E 292.21'
S45°41'19"W 28.40'
S88°24'18"W 324.39'
S88°24'18"W 100.12'
S88°24'18"W 50.04'
S88°24'18"W 22.82'
S88°24'18"W 99.89'
N81°47'36"W 109.78'
S11°24'01"E 132.89'
S26°12'39"W 127.54'
S51°27'17"W 307.58'
S50°05'56"E 307.58'
S51°54'04"W 385.57'
S61°54'04"W 179.85'
N51°54'04"E 115.00'
N51°54'04"E 114.00'
N51°54'04"E 131.44'
N51°54'04"E 146.78'
N71°50'06"E 118.71'
N71°50'06"E 43.80'
S54°56'27"W 43.80'
S56°53'33"W 43.80'
S50°59'15"W 118.71'
S63°56'01"W 110.00'
S70°51'32"W 110.00'
S71°50'06"W 110.00'
S57°00'30"W 110.00'
S51°27'17"W 115.00'
S46°44'46"W 115.00'
S43°19'51"W 115.00'
S46°02'20"W 115.00'
S40°37'22"W 115.00'
S35°12'25"W 115.00'
S32°29'56"W 115.00'
S29°47'28"W 114.24'
S27°39'41"W 75.00'
S33°11'53"W 110.00'
S37°02'04"W 110.00'
S40°52'10"W 110.00'
S44°42'16"W 110.00'
S48°32'28"W 110.00'
S52°23'52"W 110.00'
S79°12'24"W 112.55'
S61°54'04"W 230.00'
S51°54'04"W 230.00'
S51°54'04"W 180.00'
S51°54'04"W 230.00'
S51°54'04"W 325.58'
S51°54'04"W 300.58'
S51°54'04"W 350.58'
S51°54'04"W 385.57'
S61°54'04"W 355.00'
S61°54'04"W 396.00'
N28°47'35"E 120.00'
N33°53'02"E 120.00'
N38°58'11"E 120.00'
N44°03'20"E 120.00'
N49°08'29"E 120.00'
N51°54'04"E 120.00'
N51°54'04"E 120.00'
N51°54'04

PRELIMINARY PLAT
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SHEET 4 OF 5

FEBRUARY 2024

SCALE: 1" = 60'

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EASEMENTS

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5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).
8. 20' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
9. A 1.5184 ACRE PORTION OF EXISTING LOT 'ARROYO' BLOCK 155, UNIT 20 TO BE DEDICATED TO THE CITY OF RIOR RANCHO FROM SSCAFCA (VACATED AND DEDICATED BY THIS PLAT)

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 2/20/2024 2:46:19 PM, By:jDuneman, Donnie
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Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A, PHASE 1B AND PHASE 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

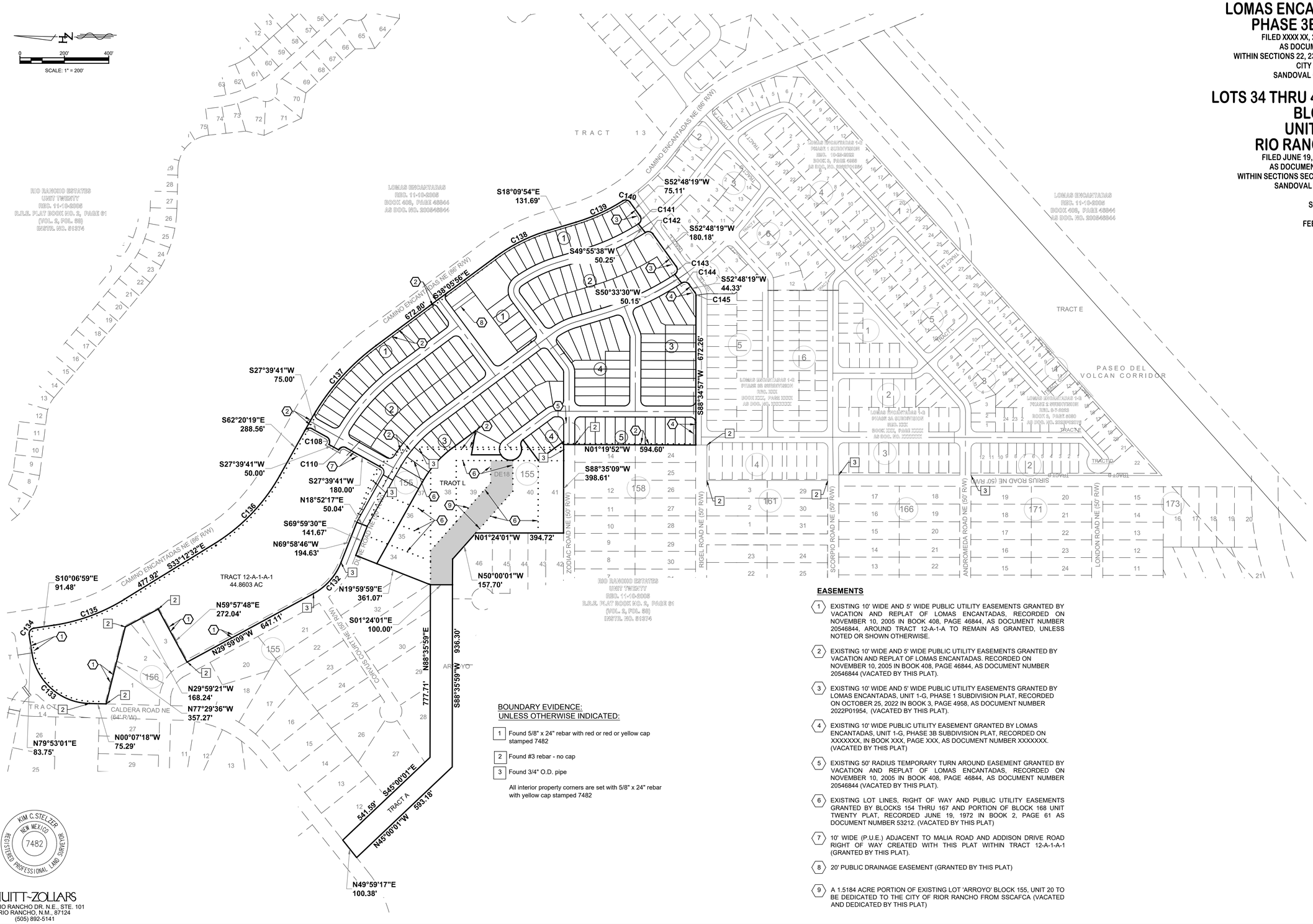
FILED XXXX XX, 2024, IN BOOK X, PAGE XX,
AS DOCUMENT NUMBER XXXXX
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 5

FEBRUARY 2024



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped 7482

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
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Book Page

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

February 23, 2024

RE: Preliminary Plat Extension #22-210-00004 Lomas Encantadas 1-D, Phases 1 & 2
Lomas Encantadas Tract 12-A-1.

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, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12-A-1; Rio Rancho Estates Unit 20, Block 155, Lots 34-41 and Lot Arroyo within the Lomas Encantadas Master Plan. On the back of this letter is a location map of the project.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, March 12, 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, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

Please do not hesitate to contact me at 505-896-8361 or e-mail me at 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, approximately one week before the hearing.

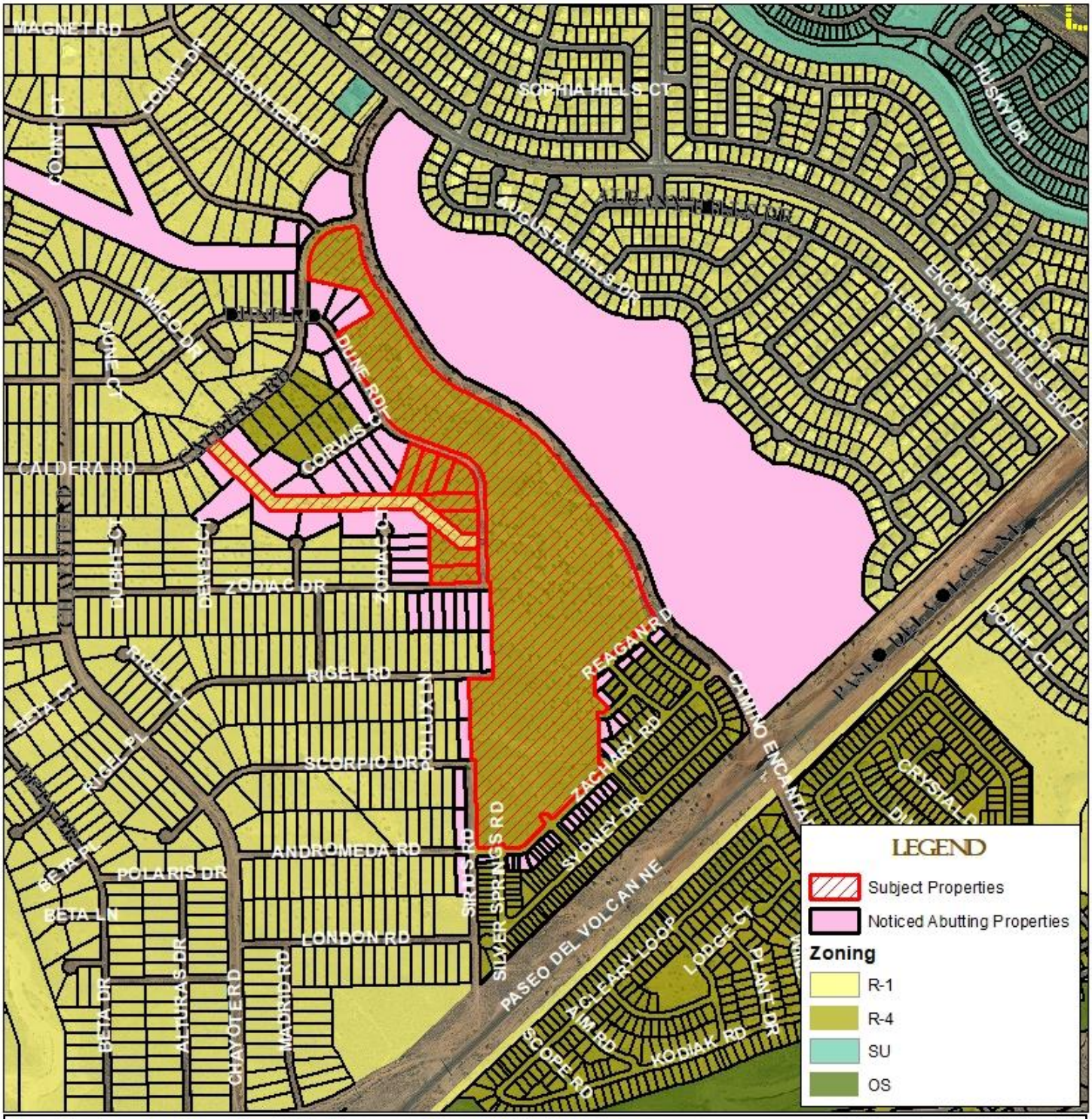
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOMAS ENCANTADAS ID, PHASES I & II
PRELIMINARY PLAT EXTENSION



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

Rio Rancho
City of Vision

Map Created by Tim Dvorak on February 23, 2024

0 0.15 0.3 0.6
Miles

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W E
S

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p. m. on Tuesday, March 12, 2024:

Variance
Case #24-110-00005
The applicant, John Ports, requests approval of a variance to allow for a proposed 1,200 square foot carport at the subject property of 5721 Rio Oso Rd NE, legally described as RRE Unit 17, Block 160, Lot 17.

Preliminary Plat Extension
Case #22-210-00019
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a preliminary plat extension for Broadmoor Heights Unit 5, creating 78 lots and 9 tracts on 18.0709 acres, zoned R-4: Single-Family Residential.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12; and Unit 20, Block 155, Lots 34-41 and Lot Arroyo, within the Lomas Encantadas Master Plan.

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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: February 26, 2024