

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

BOARD MEMBERS

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

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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

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. [March 12, 2024 Planning and Zoning Board Meeting Minutes](#)
[2024-0312 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - MARCH 2024](#)
[March Summ Plat.pdf](#)

- 3.** [Planning and Zoning Monthly Building Activity Report - MARCH 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.** [Preliminary Plat Extension](#). The applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc, requests approval of a preliminary plat extension for the Melon Ridge Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[Zoning, Location.pdf](#)
[Authorization.pdf](#)
[Justification.pdf](#)
[Amended Preliminary Plat.pdf](#)
[Reproduction of Notices.pdf](#)
- 5.** [Variance](#). The applicant, Patrick Crawford, requests approval of a variance for a setback of 9 feet, 6 inches from the rear of the property and 9 feet from the side property line for a 320 square foot permanent shipping container, for the property located at 4588 Huron Drive NE. Staff Contact is Sean LaBarbera and staff recommends denial with findings and conditions.
[4588 Huron Drive map.png](#)
[Land Use Application.pdf](#)
[Justification letter.pdf](#)
[Site Plan](#)
[Building Permit Application.pdf](#)
[overhead corner view.pdf](#)
[Overhead rear view.pdf](#)
[North retain wall.pdf](#)
[overhead view.pdf](#)
[south retain wall.pdf](#)
[Legal Ad](#)
[Postcards 4588 Huron DR.docx](#)
[Neighboring Property owner letter](#)
[FindingsofFact_bmb.docx](#)
- 6.** [Preliminary/Final Plat](#). The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
[Location and Zoning Map.pdf](#)
[Land Use Application Form.pdf](#)
[Justification Letter.pdf](#)
[Building Envelope Modification.pdf](#)
[Mariposa Building Envelope Changes.pdf](#)
[Jack Eichorn, Mariposa Founders Approval.pdf](#)
[MariposaBuildingEnvelopeDefinitions.pdf](#)
[Mariposa Building_Envelope Guidelines.pdf](#)
[Reproduction of Notices.pdf](#)
- 7.** [Final Plat](#). The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3A Subdivision creating 57 residential lots and 5 tracts zoned R-4: Single Family Residential District on the property legally described as LE, Tract 12-A-1. Staff contact is Tim Dvorak and staff recommends approval with

findings and conditions.

Zoning, Location Map

Application

Authorization

Final Plat

Final Plat Checklist

Reviewer Comments

- 8. Text Amendment.** The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests a text amendment to the Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District. The requested amendment would add a provision for outdoor storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a) which states: "There shall be no drive-in or drive-up restaurants", and expand on provision (C)(1) "All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section 154.71" to allow for additional Outdoor Storage provisions under the added permissive use. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend denial of the requested text amendment.

Application and Justification Letter

Legal Ad Proof

Supplemental Justification

154.33_Ordinance_DRAFT_CB_FULL_BMB.docx

Clean version of 154.33 BP Business Park District with requested changes

- 9. Master Plan Amendment.** The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Los Diamantes Master Plan for proposed changes in the Business Park section, including the allowance of architectural metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as an allowable primary structure color. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend denial to the Governing Body.

Location Map

Application & Justification

Reviewer Comments

(CURRENT) Los Diamantes Master Plan

Reproduction of Notices, Legal Ad

Edmiston, Joe & Mary Beth_Public Comment

2024_Los_Diamantes_Master_Plan_Amendment_Draft_Resolution.doc

Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023

- 10. Specific Area Plan Amendment.** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future Land Use Table. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

Land Use Application.pdf

High Range 6 - ALTA Survey.pdf

Letter of Authorization.pdf

Location_Zoning Map.pdf

Reproduction of Notices.pdf

High Range 6 - Master Plan_updated.pdf

Draft_Resolution_BMB.docx

Exhibit.pdf

- 11. Master Plan.** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-

15, 20-22, 24-25, 28-35, 37-45. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

Location_Zoning Map.pdf

Land Use Application.pdf

Letter of Authorization.pdf

High Range 6 - Master Plan_updated.pdf

High Range 6 - ALTA Survey.pdf

Reproduction of Notices.pdf

DRAFT_Resolution_BMB.doc

- 12. Zone Map Amendment.** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

Location_Zoning Map.pdf

Land Use Application.pdf

Letter of Authorization .pdf

High Range 6 - ZMA Justification Letter.pdf

Reproduction of Notices.pdf

Draft_Ordinance_BMB.docx

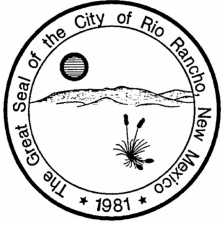
DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
March 12, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: [2024-0312 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 12, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Kevin Kofchur, District 2
VACANT, District 5

STAFF PRESENT:

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) February 27, 2024 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded Scottie Richardson.

The motion carried by a vote of **5 FOR** and **0 AGAINST**

YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Summary Plat Report – FEBRUARY 2024

3) Planning and Zoning Monthly Building Activity Report – FEBRUARY 2024

PUBLIC HEARINGS

4) The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, requested 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 member, Chris Benson presented the item, recommending approval and stood for questions. He clarified Commissioner Gabaldon's and Commissioner Hardisty's questions regarding parking spaces.

Robert Gabaldon moved to approve Item #4. Seconded by Sal Tortorici.

The motion carried by a vote of **5 FOR** and **0 AGAINST**

YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

5) The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., requested approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned

1 R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract
2 5-A.

3
4 Staff member, Chris Benson presented the item, recommending approval and stood for questions.

5
6 Agent Kelly Klein agreed with the presentation and stood for questions, after being administered the
7 oath virtually.

8
9 Sal Tortorici moved to approve Item #5. Seconded by Scottie Richardson.

10 The motion carried by a vote of **5 FOR** and **0 AGAINST**

11 **YES:** Scottie Richardson, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

12 **NO:** (None)

- 13
14 **6)** The applicant, John Ports, requested approval of a variance to allow for a proposed carport in the rear
15 setback at the subject property of 5721 Rio Oso Rd NE, legally described as Unit 17, Block 160, Lot
16 17.

17
18 Staff member, Tim Dvorak presented the item recommending denial with findings and conditions and
19 stood for questions.

20
21 Applicant, John Ports presented on the item. Questions from Commissioner Tortorici, Commissioner,
22 Hardisty and Commissioner Gabaldon were answered by applicant, John Ports and Development
23 Services Director, Amy Rincon.

24
25 Robert Gabaldon moved to approve Item #6. Seconded by Sal Tortorici.

26 The motion carried by a vote of **5 FOR** and **0 AGAINST**

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

28 **NO:** (None)

- 29
30 **7)** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requested
31 approval of an Amended Preliminary Plat Extension for the Lomas Encantadas 1D Phase 1 & 2
32 Subdivision.

33
34 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,
35 and stood for questions.

36
37 Applicant, Bryan Aragon agreed with the presentation and stood for questions.

38
39 Scottie Richardson moved to approve Item #7. Seconded by Sal Tortorici.

40 The motion carried by a vote of **5 FOR** and **0 AGAINST**

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

42 **NO:** (None)

43
44 **DISCUSSION AND DELIBERATION**

45
46 **COMMENTS BY BOARD MEMBERS**

47
48 **PUBLIC FORUM**

49
50 **ADJOURNMENT**

51
52 Sal Tortorici moved to adjourn the meeting. Seconded by Lisa Hardisty.

53 Chairman Radosevich adjourned the meeting at 6:35 PM.

1 **APPROVED THIS 26th DAY OF MARCH 2024.**

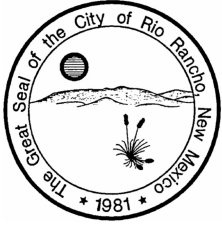
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3

4

5

Fred Radosevich, Chairman



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [March Summ Plat.pdf](#)

SUMMARY PLAT ACTIVITY

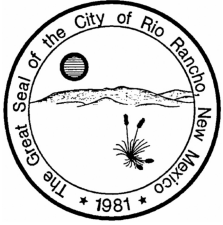
March 2024

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

March 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	
24-200-00014	3/5/2024	SUMMARY PLAT LOT 152-A, BLOCK "VV" RIO R	Under Review	
24-200-00016	3/21/2024	SUMMARY PLAT - RRE UNIT 12, BLOCK A, LOT	Under Review	
TOTAL TO DATE:		44		



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

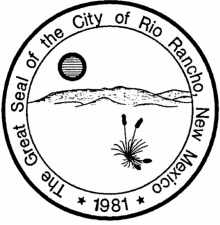
ALTERNATIVES:

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	56	\$12,589,605										220	\$46,986,214	966	\$204,503,567
Additions/Residential	12	\$759,511	13	\$158,619	16	\$664,385										41	\$1,582,515	165	\$5,734,314
New Commercial	1	\$2,500,000	4	\$20,069,500	2	\$11,220,000										7	\$33,789,500	9	\$28,267,088
New Office/Institution	0	\$0	0	\$0	2	\$7,446,651										2	\$7,446,651	7	\$12,512,251
New Industrial	0	\$0	0	\$0	0	\$0										0	\$0	3	\$6,131,719
Non-Residential Interior Tenant Improvement	3	\$4,810,722	0	\$0	1	\$180,263										4	\$4,990,985	39	\$5,655,181
Office/Institution Addition	0	\$0	0	\$0	0	\$0										0	\$0	1	\$160,881
Industrial Addition	0	\$0	0	\$0	0	\$0										0	\$0	0	\$0
New Multi-Family	0	\$0	0	\$0	0	\$0										0	\$0	6	\$12,900,414
Telecommunication Tower	0	\$0	1	\$27,500	0	\$0										1	\$27,500	16	\$243,925
Demolition - Non-Residential	0	\$0	0	\$0	0	\$0										0	\$0	4	\$613,073
Demolition - Residential	0	\$0	0	\$0	0	\$0										0	\$0	0	\$0
Fence	5	\$10,550	8	\$2,779,854	13	\$71,023										26	\$2,861,427	115	\$1,088,018
Garages	2	\$96,846	4	\$102,306	6	\$193,811										12	\$392,963	58	\$2,350,380
Pool	7	\$550,644	6	\$468,660	9	\$544,148										22	\$1,563,452	88	\$6,362,621
Reroofs/Windows/ Doors	28	\$426,818	43	\$614,130	54	\$823,711										125	\$1,864,659	725	\$10,358,706
Retaining Wall	34	\$3,072,523	25	\$3,731,671	25	\$2,015,150										84	\$8,819,344	218	\$43,413,314
Small Shed (120 sq.ft. or less)	11	\$33,200	17	\$39,699	17	\$68,051										45	\$140,950	190	\$877,165
Sheds	10	\$107,843	8	\$122,417	8	\$100,994										26	\$331,254	89	\$1,743,000
Solar (Rooftop & Ground Mount)	38	\$966,461	48	\$1,322,471	36	\$800,435										122	\$3,089,367	1,114	\$81,702,232
Business Registrations (Occupancy Inspection)	16	\$0	10	\$0	11	\$0										37	\$0	155	\$0
Building Inspections	3,322	\$0	3,377	\$0	3,364	\$0										10,063	\$0	35,209	\$0
Engineering Inspections	255	\$0	242	\$0	189	\$0										686	\$0	2,116	\$0
R.O.W. Permits (Fees)	35	\$11,558	50	\$26,717	59	\$43,550										144	\$81,825	378	\$162,595
TOTALS:	3,865	\$33,157,367	3,934	\$44,049,462	3,796	\$23,507,787										11,667	\$113,968,606	41,671	\$424,780,444



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 21-210-
00003**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc, requests approval of a preliminary plat extension for the Melon Ridge Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc, requests approval of a preliminary plat extension for the Melon Ridge Preliminary Plat. Melon Ridge would create 157 R-4: Single-Family Residential lots and 4 tracts on approximately 32.1 acres.

The preliminary plat for the Melon Ridge Subdivision was approved by the Planning and Zoning Board on March 23, 2021. The preliminary plat was later amended and approved by the Planning and Zoning Board on June 8, 2021. The approved amendment to the preliminary plat changed the location of a dual use park and pond facility from the east side of Melon Ridge Loop (formerly Tract F) to an area between Melon Ridge Loop and Dover Drive. Tract C and Tract D were converted into lots. The total number of lots remained at 157 as formerly approved. The internal layout of the streets did not change with the amendment.

The plat received its first extension on August 9, 2022. This second extension is to allow for additional time for construction. The applicant has stated in their justification letter that "Construction of Phase 1 of Melon Ridge is complete and the Phase1 final plat was recorded on December 16, 2022. Construction of Phase 2 of Melon Ridge has begun and is expected to be complete in the fall of 2024. The final plat for Phase 2 will also be completed before the end of 2024. This extension of the preliminary plat will allow for completion of the final phase of Melon Ridge Subdivision."

The City Subdivision Ordinance [Code of Ordinances, Chapter 155.22(F), Longevity], states, "Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest."

Staff recommends the Planning and Zoning Board finds it is in the public interest to grant the preliminary plat 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 review and re-approval for the Melon Ridge Subdivision.

NOTIFICATIONS:

Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners 15 days prior to the hearing. A legal notice was published in the March 25, 2024 edition of the Albuquerque Journal. A notice sign was posted to the property on April 2, 2024. All legal notification requirements for this project have been met.

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Melon Ridge Subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the March 23, 2021 preliminary plat approval shall apply to this extension, with those conditions being:
 - a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
 - b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
 - c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
 - d. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including:
 - i. There are two (2) tracts labeled as D, please label tracts as appropriate.
 - ii. Tracts A, B, C, and E need to be revised to indicate that the HOA will own and maintain.
 - iii. Identify the P.U.E. and Public Drainage Easement near Melon Ridge and Edinburgh intersection.
 - iv. Clarify Notes 3 and 4 under Purpose of Plat.
 - v. Purpose of Plat and Consent and Dedication do not match for Tracts A – F.
 - vi. Dedication of ROW is required along Cardiff Ave.
 - vii. Include NVA for lots abutting Edinburgh.
 - viii. Free Consent Dedication and Purpose of Plat needs to include dedication of ROW along Cardiff and Edinburgh.
 - ix. A Traffic Impact Analysis (TIA) and soils report will be provided before construction starts.
 - x. Indicate size of the proposed lots and tracts to the nearest thousandth of an acre.
6. The preliminary plat extension is effective until March 26, 2025.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

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

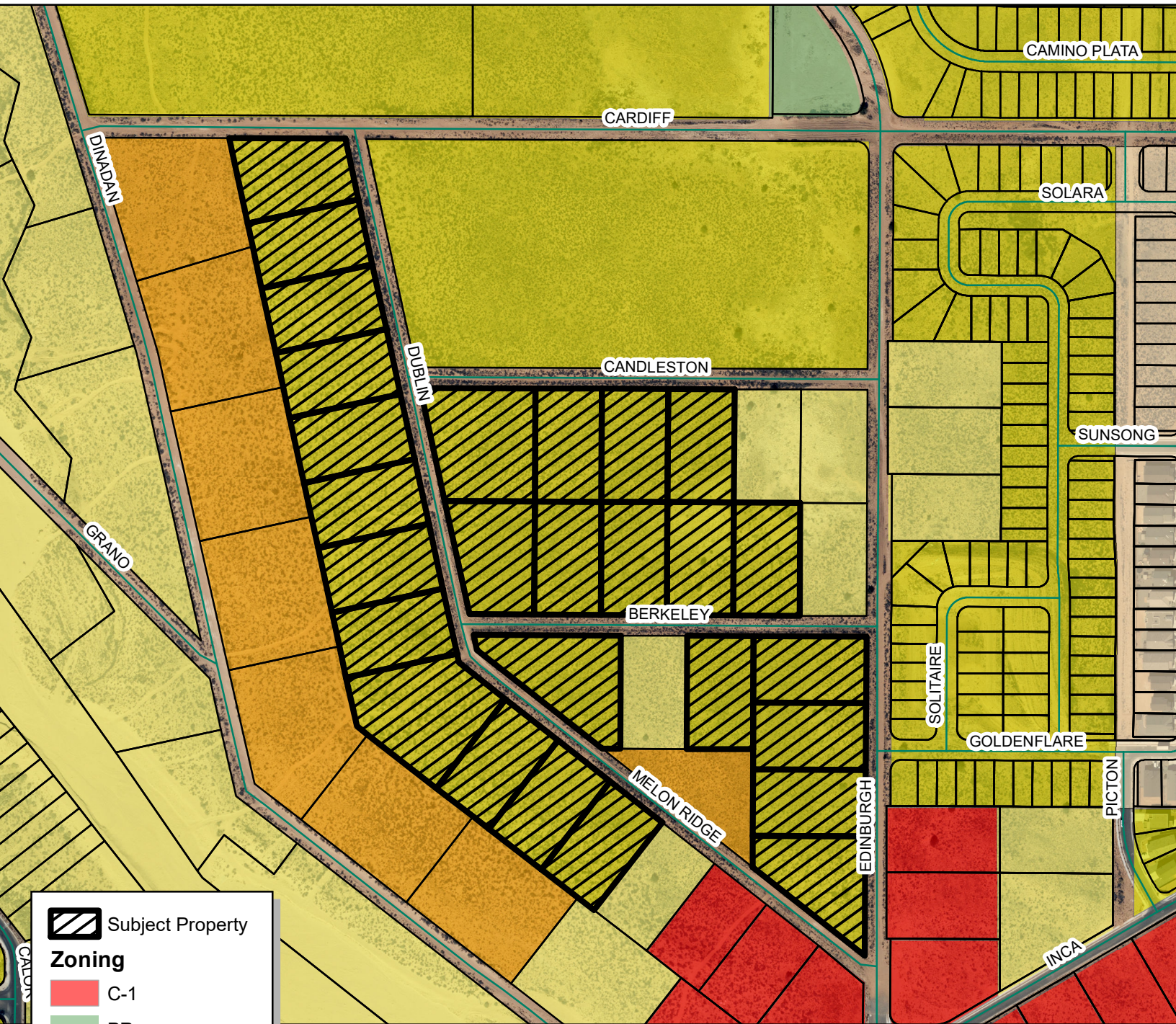
ATTACHMENT: [Authorization.pdf](#)


ATTACHMENT: [Justification.pdf](#)

ATTACHMENT: [Amended Preliminary Plat.pdf](#)







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

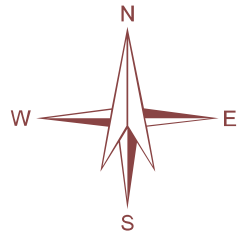
MELON RIDGE



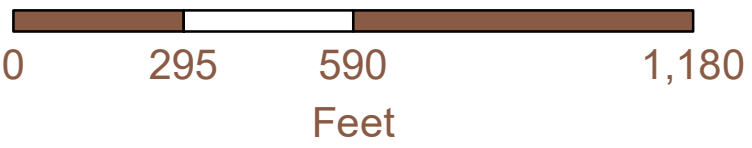
 Subject Property

Zoning

-  C-1
-  PR
-  R-1
-  R-2
-  R-3
-  R-4



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



September 25, 2020

Ms. Amy Rincon
Municipal Planner
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Agent Authorization Letter – Melon Ridge

Dear Ms. Rincon,

On behalf of Rio Rancho Holdings, LLC, Scott Eddings, is

Please find this letter as Authorization for Master Plan Amendment, Zone Change Request, Platting and Subdividing associated with Melon Ridge.

These actions will be represented by the following entities:

Rio Rancho Holdings, LLC – Bill Allen or Mike Adams

Huitt-Zollars, Inc. and their designated representative, Scott Eddings, PE.

Feel free to contact me if you have any questions or concerns.

Rio Rancho Holdings, LLC

Respectfully,

By:


Bill Allen, Authorized Signatory

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Rio Rancho Holdings, LLC		Phone: 505-440-7262
Address: 6330 Riverside Plaza Lane, Ste 220		E-Mail: ballen@westpacnm.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest: Owner	List Owners: Rio Rancho Holdins, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Huitt-Zollars, Inc. (Scott Eddings)		Phone: 505-235-7211
Address: 333 Rio Rancho Blvd, Ste 101		E-Mail: seddings@huitt-zollars.com
City: Rio Rancho	State: NM	ZIP Code: 87122

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


Melon Ridge Master Plan Amendment
Zone Change Request

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): 60 & 61	Lot(s): 10-21 Block 20 & Lot 7 Block 61
Existing Zoning: Lots 10-21 R-2 & Lot 7 R-1	Proposed Zoning: R-4	
No. of existing lots: 13	No. of proposed lots: 13	Total area of site (acres) 13.92

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.

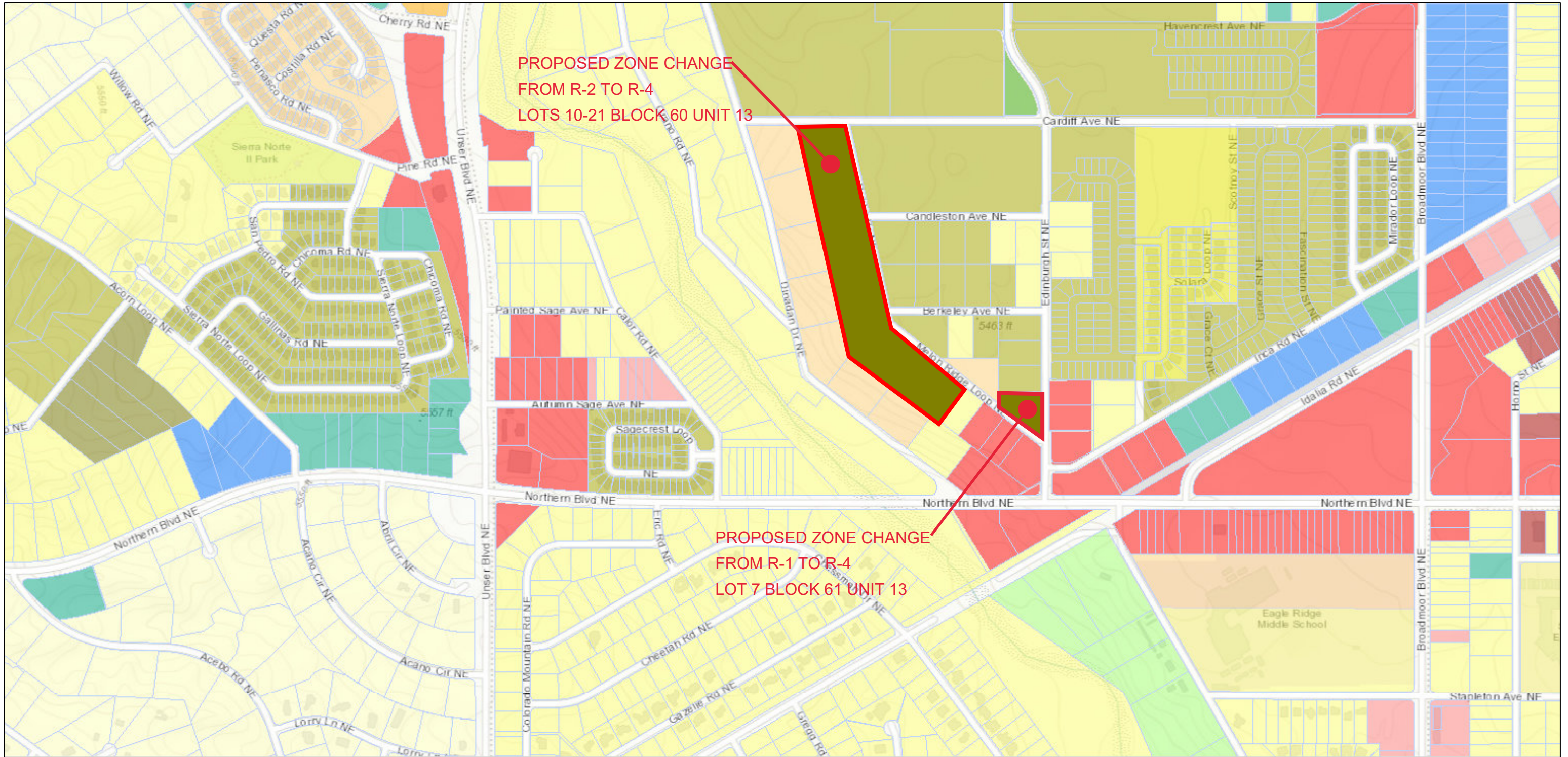
Print Name: Scott Eddings	Applicant:	Agent: X
Signature: 		Date: September 25, 2020

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

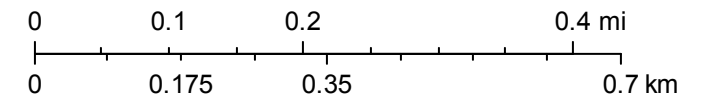
Melon Ridge Master Plan Amendment



9/24/2020, 10:11:16 AM

Parcels	C-2	NC	R-3	Unzoned
City Boundary	CBD	O-1	R-4	
Zoning	E-1	OS	R-5	
A-R	M-1	PR	R-6	
BP	MH	R-1	SU	
C-1	MU-A	R-2	TZ	

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

September 24, 2020

Ms. Amy Rincon
Municipal Planner
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Request for Zone Map Amendment

Dear Ms. Rincon,

On behalf of Rio Rancho Holdings, LLC, we are requesting a zone map amendment to the following properties: Lots 10-21 Block 60 and Lot 7 Block 61 Unit Thirteen, Rio Rancho Estates.

Currently, all these properties are zoned R-2, with the exception of Lot 7, Blk 61 which is zoned R-1. We are requesting R-4 zoning for all these properties.

Below are the policies for deciding zone map change applications pursuant to the City Zoning Code which are included in *italics* and our responses in **bold** text.

- A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

If this zone change is approved, the property will be developed into single-family residential lots with quality construction homes to meet the needs of future Rio Rancho residents. The property has remained as vacant, undeveloped land for over fifty years since its original zoning which indicates that the current zoning is unviable for future Rio Rancho residents. As part of the development, installation of public infrastructure will include onsite waterlines, sanitary sewer lines, storm drain lines, paved roadways, and sidewalks to service the property and help to provide connectivity to existing and future development. In addition, a small park is planned within the development.
- Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

This zone change request will improve the stability of land use by allowing the property to be developed in a manner that is consistent with adjacent zoning. Lots 10-21 block 60 adjoin R-3 zoning to the west and R-4 zoning to the east. The zone change provides consistent zoning within the area.
- A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.*

A goal of the Comprehensive Plan is to provide access to housing in undeveloped areas of Rio Rancho. In addition, the Comprehensive Plan has a goal to provide a variety of housing types that meet the needs of current and future populations within the city. This proposed development would fulfill both goals of the Comprehensive Plan.

The proposed change is consistent with the "Melon Ridge Specific Area Plan Unit 13, All of Blocks 60, 61, 62 and 63" which designate the area of the requested zone change as "Medium Density Neighborhood", A minor amendment is proposed to the "Melon Ridge Master Plan.

4. *The applicant must demonstrate that the existing zoning is inappropriate because:*
 1. *There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, or*
 2. *Changed neighborhood or community conditions justify the change, or*
 3. *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.*

The existing zoning is inappropriate because of changed community conditions. The proposed development will meet the current demand for entry-level housing. In addition, the proposed development meets the goals of the Comprehensive Plan to provide housing in undeveloped areas of Rio Rancho and to provide housing that meets the needs of current and future populations of the city.

5. *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

The cost of land is not the determining factor for this zone change request.

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

This zone change request is for a residential development and is not applicable for commercial use.

7. *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:*

1. *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*
2. *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones.*

This zone change request will not create a spot zone but will resolve the existing spot zoning of Lot 7 Block 61, which is zoned low density residential and is adjacent to existing commercial zoning. Please refer to the attached exhibit for a general zone map of the area.

We respectfully request approval of this zone map amendment. We greatly appreciate your time and consideration. Please contact me if you have any questions or need additional information.

Sincerely,



Scott Eddings, P.E.

Project Manager

HUITT-ZOLLARS, INC.
333 RIO RANCHO DR. NE NO. 101
RIO RANCHO, NM 87124

3291

95-219/1070 364

DATE 9-25-20

PAY
TO THE
ORDER OF

City of Rio Rancho

\$ 400⁰⁰

four hundred dollars and 00/100

DOLLARS

 Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR

Melon Ridge MP Amend Zone Charge

[Signature]

⑈0000003291⑈ ⑆107002192⑆ 1350750377⑈

Rio Rancho Holdings, LLC

503 Bath Street

Santa Barbara, CA 93101
805.898.8820

Rabobank
75 Santa Rosa Street
San Luis Obispo, CA 93405
805.544.7070
90-2168/1222

351

**** ONE THOUSAND SIXTY THREE AND 00/100 DOLLARS

TO THE
ORDER OF

City of Rio Rancho

09/23/2020

\$1,063.00***



SECURITY LOCKS WILL DISAPPEAR WHEN COPIED OR WITH NORMAL BODY HEAT

⑈000351⑈ ⑆122238420⑆ 646105462⑈

February 29, 2024

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

**RE: Melon Ridge Subdivision: Request for Extension of Preliminary Plat
Case No. 21-210-00003**

Dear Sir or Ma'am,

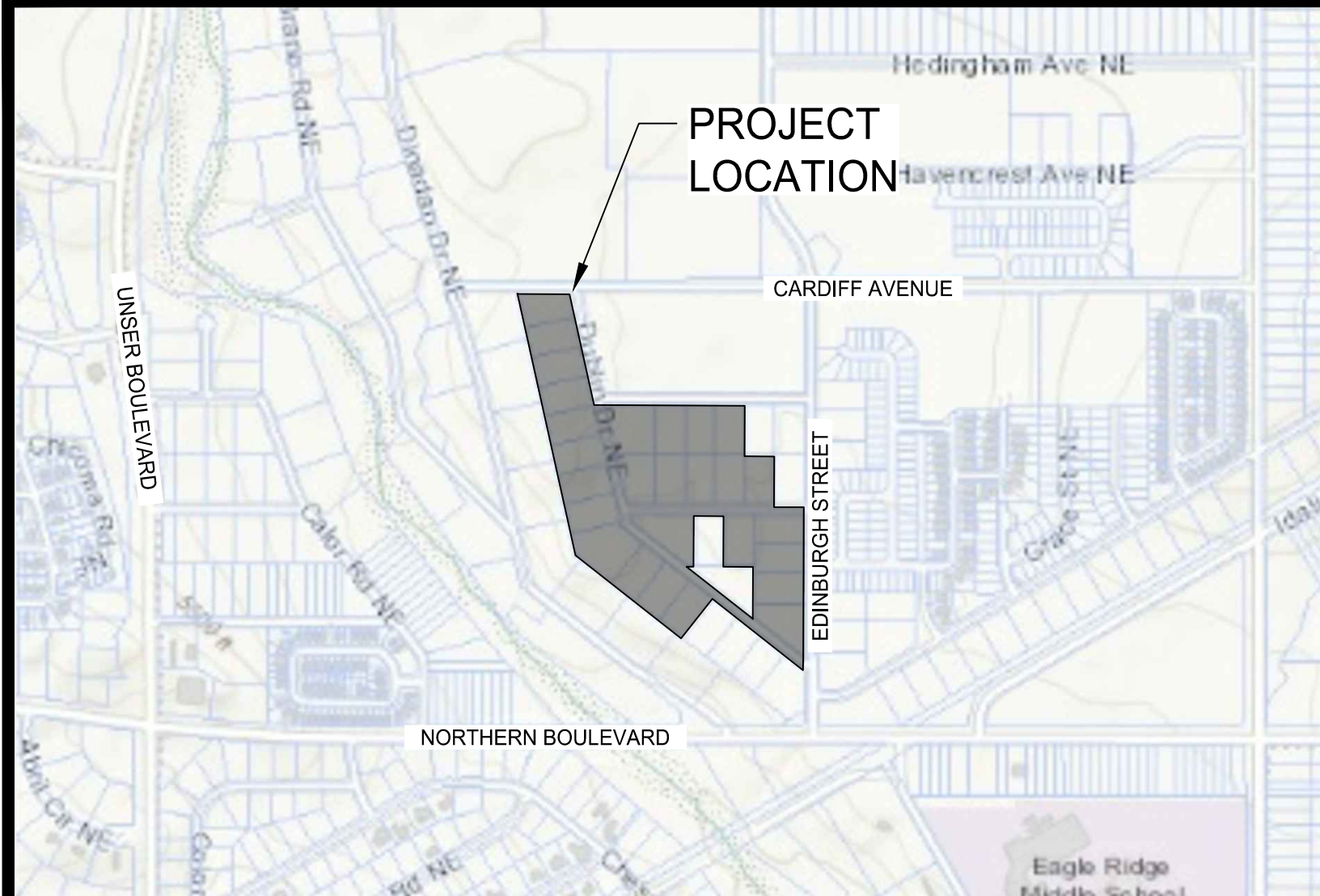
We respectfully request a one-year extension of the preliminary plat for Melon Ridge Subdivision. The preliminary plat was approved on June 8, 2021. Construction of Phase 1 of Melon Ridge is complete and the Phase 1 final plat was recorded on December 16, 2022. Construction of Phase 2 of Melon Ridge has begun and is expected to be complete in the fall of 2024. The final plat for Phase 2 will also be completed before the end of 2024. This extension of the preliminary plat will allow for completion of the final phase of Melon Ridge Subdivision.

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

Sincerely,
Huitt-Zollars, Inc.



Nina Leung-Villa



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS "NO VEHICULAR ACCESS" ALLOWED TO CANDLESTON AVENUE N.E. FROM BLOCK 1, LOTS 7 THRU 17 AND TO BERKELEY AVENUE N.E. FROM BLOCK 3, LOTS 1 THRU 6 AND BLOCK 6, LOTS 11 THRU 15.

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED HEREON. THERE IS ALSO A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL LOTS AND TRACTS ON ALL OTHER SIDE AND REAR PROPERTY LINES.

ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET. INFORMATION IN PARENTHESES () ARE RECORD WHERE DIFFERENT FROM ACTUAL FIELD SURVEY.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

- D.E. - DRAINAGE EASEMENT
- N.V.A.E. - NO VEHICLE ACCESS EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- RAD - RADIAL BEARING
- AC - ACRES

FREE CONSENT AND 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 SUBDIVIDE PORTIONS OF BLOCK 60 THRU 62 INTO 157 SINGLE FAMILY RESIDENTIAL LOTS, AND 4 TRACTS. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT "PUBLIC UTILITY EASEMENTS" AND "NO VEHICULAR ACCESS" EASEMENTS AS NOTED AND AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS "A" THRU "E", AS SHOWN HEREON. SAID TRACTS "A", "B", AND "E" ARE HEREBY RESERVED AS PRIVATE LANDSCAPE AND PUBLIC UTILITY EASEMENTS. TRACT "E" IS PARK TO BE OWNED AND MAINTAINED BY THE MELON RIDGE (H.O.A.). 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.

RIO RANCHO HOLDINGS, LLC

MIKE ADAMS, MEMBER _____ DATE _____

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIKE ADAMS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF RIO RANCHO HOLDINGS, LLC, A LIMITED LIABILITY 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 _____

SUBDIVIDER:

RIO RANCHO HOLDINGS, LLC
6330 RIVERSIDE PLAZA, NW
ALBUQUERQUE, NM 87120
MIKE ADAMS, PHONE NO. (505) 235-5731

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE N.E., SUITE 101
RIO RANCHO, NEW MEXICO 87124
SCOTT EDDINGS, PHONE NO. (505) 892-5141

SUBDIVISION DATA

SUBDIVISION: MELON RIDGE	PLAT ACRES	32.0996
NO. OF LOTS: 157	LOT ACRES:	21.9141
NO. OF PARCELS: 0	PARCEL ACRES:	0.0000
NO. OF TRACTS: 4	TRACT ACRES:	2.2571
NO. OF EXIST. TRACTS: 0		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		1.2990
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		7.9284

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

ALL PROPERTY CORNERS ON EXTERIOR BOUNDARY LINE ARE FOUND NO. 4 REBAR VARYING IN DEPTH FROM 0.3" ABOVE GROUND TO 1.4" BELOW GROUND. ALL INTERMEDIATE PROPERTY CORNERS ON EXTERIOR BOUNDARY LINE ARE ON-LINE WITHIN 0.12'

- 1 FOUND 3/4" ID PIPE
- 2 FOUND 1" ID PIPE
- 3 NOT FOUND

ATTACHED BRASS TAG STAMPED LS 9243 W/ THE WIRE TO CORNERS IN ITEMS 1 AND 2 AND FOUND EXTERIOR BOUNDARY CORNERS REFERENCED ABOVE. ALL MISSING EXTERIOR BOUNDARY CORNERS ARE SET WITH A 5/8" X 24" REBAR W/ RED PLASTIC CAP STAMPED LS 9243.

SURVEYOR'S CERTIFICATE

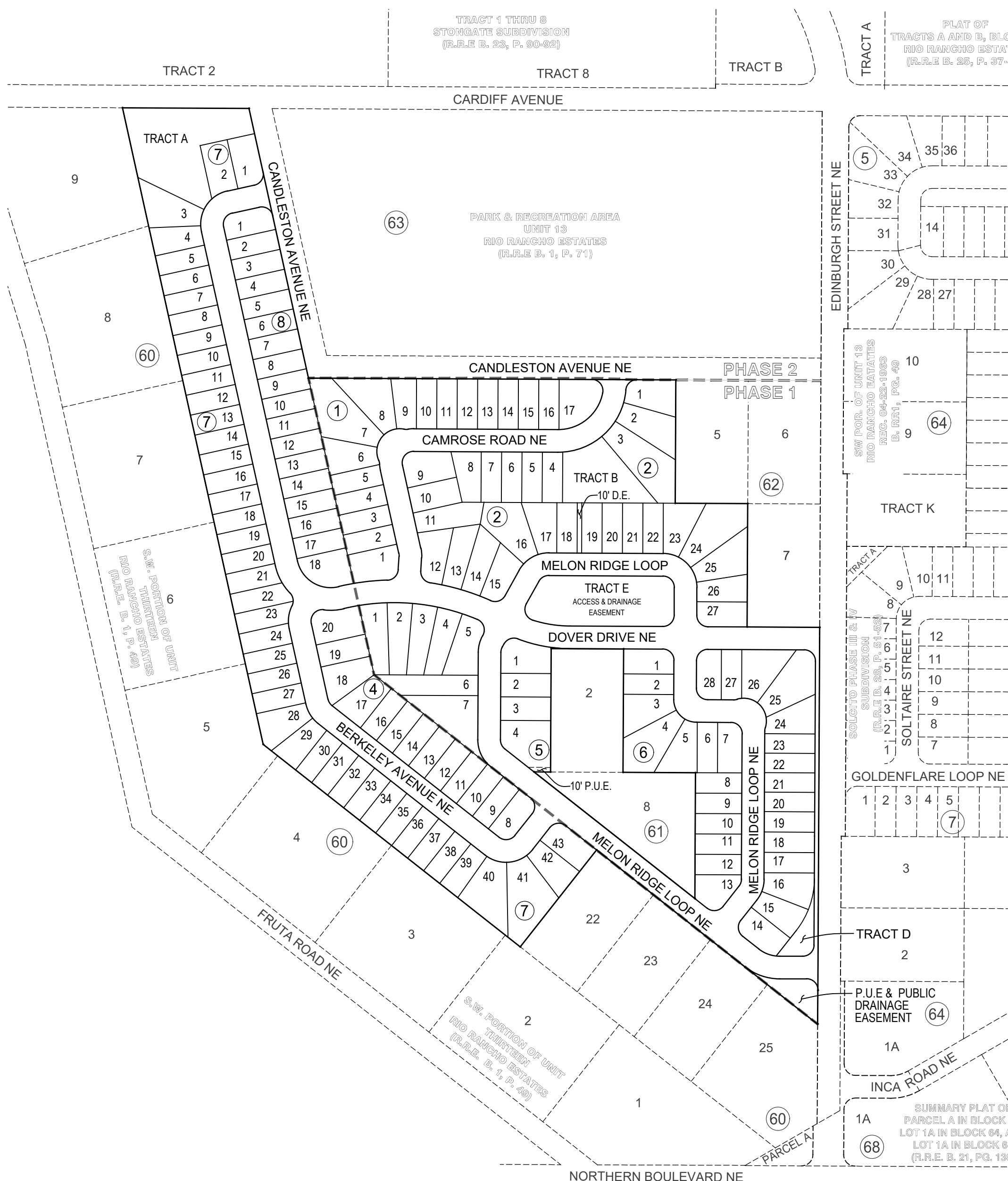
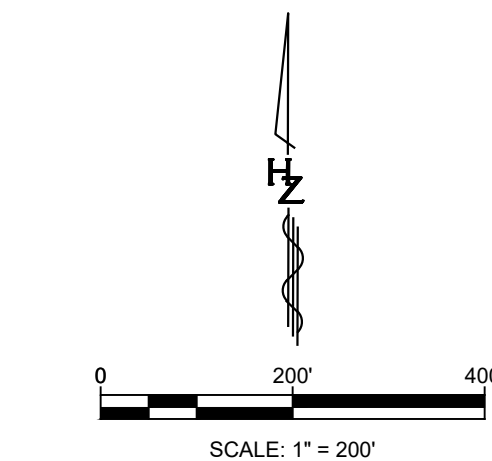
I, CHRISTIAN M. WEGMANN, NEW MEXICO REGISTERED LAND SURVEYOR NO. 25115, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY CONFORMS TO THE LAND SURVEYING STANDARDS AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

CHRISTIAN M. WEGMANN, NMPS NO. 25115 _____ DATE _____

JURISDICTIONAL AFFIDAVIT

I, CHRISTIAN M. WEGMANN, NEW MEXICO REGISTERED LAND SURVEYOR NO. 25115, DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

CHRISTIAN M. WEGMANN, NMPS NO. 25115 _____ DATE _____



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 CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
- E. 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.

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

EASEMENTS FOR ELECTRIC TRANSFORMER/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/CENTURYLINK QC	DATE _____
SPARKLIGHT	DATE _____

MELON RIDGE
A REPLAT OF PORTIONS OF BLOCKS 60 THRU 62
UNIT THIRTEEN
WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

FEBRUARY 2021

PRELIMINARY PLAT

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOTS 10 THRU 21 IN BLOCK 60, LOTS 1 AND 3 THRU 6 IN BLOCK 61, AND LOTS 1 THRU 4 AND 8 THRU 12 IN BLOCK 62 WITHIN UNIT THIRTEEN, PROJECTED SECTION 12, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, RECORDED ON FEBRUARY 9, 1967 IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 49 (VOL. RR1, FOLIO 49), TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

SAID PARCEL CONTAINS 29.9617 ACRES, MORE OR LESS, (157) LOTS, AND (4) TRACTS.

PURPOSE OF PLAT

1. TO REPLAT PORTIONS OF BLOCKS 60 THRU 62 IN UNIT THIRTEEN INTO 157 R-4 SINGLE FAMILY RESIDENTIAL UNITS, AND 4 TRACTS.
2. TRACTS "A", "B", "D", AND "E" WILL BE PRIVATE LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION (H.O.A.).
3. PARCEL X WILL BE A PUBLIC WATER EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO.
4. PARCEL X WILL BE A PUBLIC WATER AND SANITARY SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO.

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 AT THEIR MEETING 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 _____

MELON RIDGE
 A REPLAT OF PORTIONS OF BLOCKS 60 THRU 62
UNIT THIRTEEN
 WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3
 FEBRUARY 2021

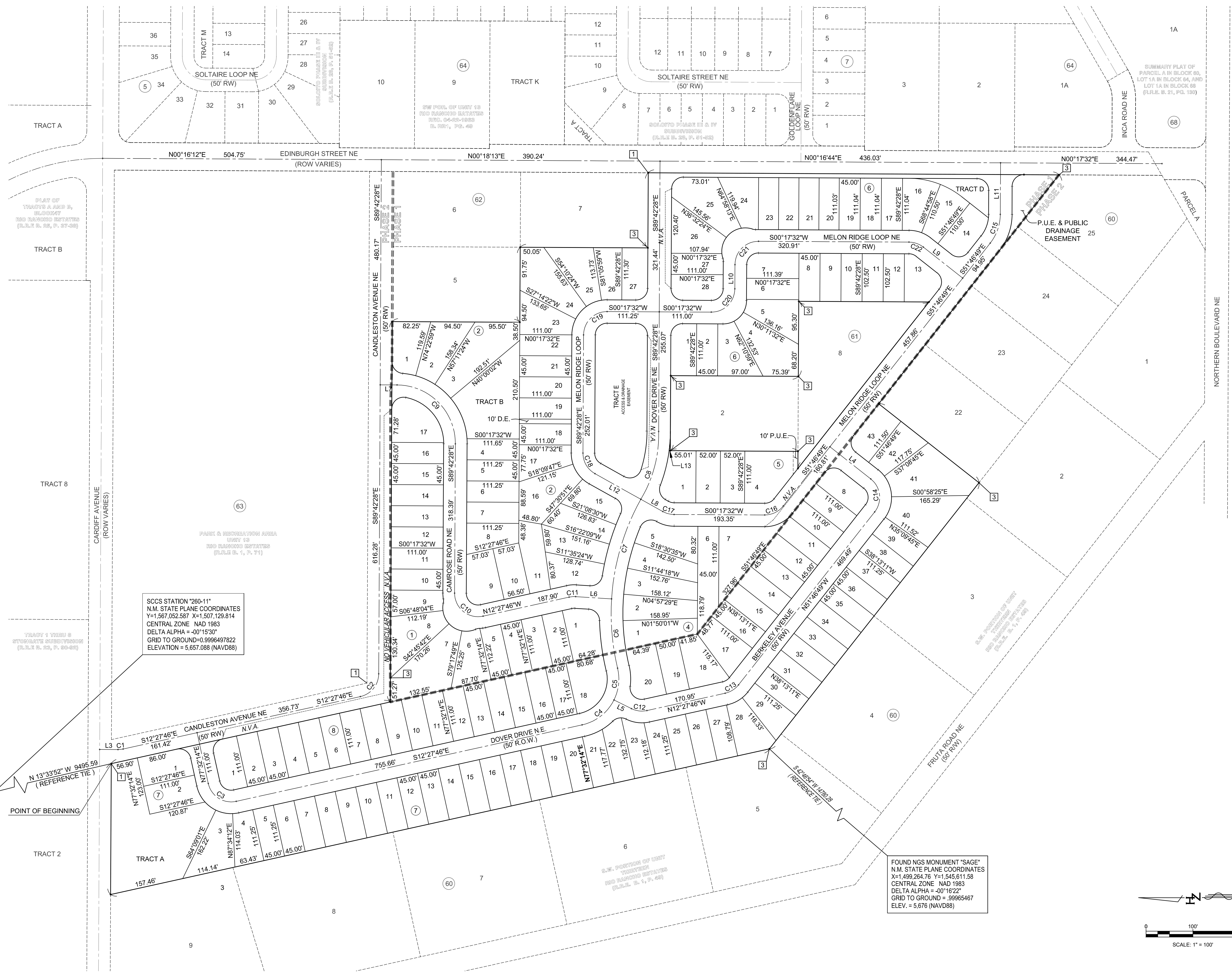
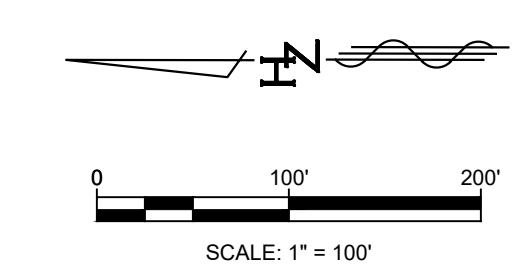
PRELIMINARY PLAT

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	12°45'19"	50.00'	S6°05'07"E	11.11'	11.13'
C2	77°14'41"	50.00'	S51°05'07"E	62.42'	67.41'
C3	90°00'00"	50.00'	S32°32'14"W	70.71'	78.54'
C4	51°05'57"	100.00'	S38°00'45"E	86.26'	89.18'
C5	39°55'11"	100.00'	S83°31'19"E	68.27'	69.67'
C6	17°03'31"	500.00'	S85°02'50"W	148.31'	148.86'
C7	25°34'51"	500.00'	N73°37'59"W	221.39'	223.24'
C8	32°37'03"	266.26'	S75°16'31"E	149.54'	151.58'
C9	90°00'00"	125.00'	N45°17'32"E	176.78'	196.35'
C10	102°45'19"	50.00'	S38°54'53"W	78.13'	89.67'
C11	16°02'22"	50.00'	N4°26'35"W	13.95'	14.00'
C12	38°54'03"	50.00'	S6°59'15"W	33.30'	33.95'
C13	39°19'03"	50.00'	S32°07'18"E	33.64'	34.31'
C14	90°00'00"	50.00'	N83°13'11"E	70.71'	78.54'
C15	37°55'38"	100.00'	S70°44'38"E	64.99'	66.20'
C16	52°04'22"	50.00'	S25°44'38"E	43.89'	45.44'
C17	28°51'56"	50.00'	S14°43'30"W	24.92'	25.19'
C18	61°08'04"	50.00'	S59°43'30"W	50.85'	53.35'
C19	90°00'00"	50.00'	N44°42'28"W	70.71'	78.54'
C20	90°00'00"	50.00'	S44°42'28"E	70.71'	78.54'
C21	90°00'00"	50.00'	N44°42'28"W	70.71'	78.54'
C22	37°55'38"	50.00'	N19°15'22"E	32.50'	33.10'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°42'28"W	36.60'
L2	S00°17'32"W	74.56'
L3	S00°17'32"W	39.14'
L4	S38°13'11"W	111.00'
L5	N26°26'17"E	41.59'
L6	N03°34'36"E	76.85'
L7	N00°17'32"E	36.00'
L8	S29°09'28"W	53.65'
L9	S38°13'11"W	106.83'
L10	S89°42'28"E	51.50'
L11	S89°42'28"E	109.91'
L12	N29°09'28"E	112.04'
L13	N00°17'32"E	2.59'

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:
 ALL PROPERTY CORNERS ON EXTERIOR BOUNDARY LINE ARE FOUND NO. 4 REBAR VARYING IN DEPTH FROM 0.3' ABOVE GROUND TO 1.4' BELOW GROUND. ALL INTERMEDIATE PROPERTY CORNERS ON EXTERIOR BOUNDARY LINE ARE ON-LINE WITHIN 0.12'

- 1 FOUND 3/4" ID PIPE
 - 2 FOUND 1" ID PIPE
 - 3 NOT FOUND
- ATTACHED BRASS TAG STAMPED LS 9243 W/ TIE WIRE TO CORNERS IN ITEMS 1 AND 2 AND FOUND EXTERIOR BOUNDARY CORNERS REFERENCED ABOVE. ALL MISSING EXTERIOR BOUNDARY CORNERS ARE SET WITH A 5/8" X 24" REBAR W/ RED PLASTIC CAP STAMPED LS 9243.



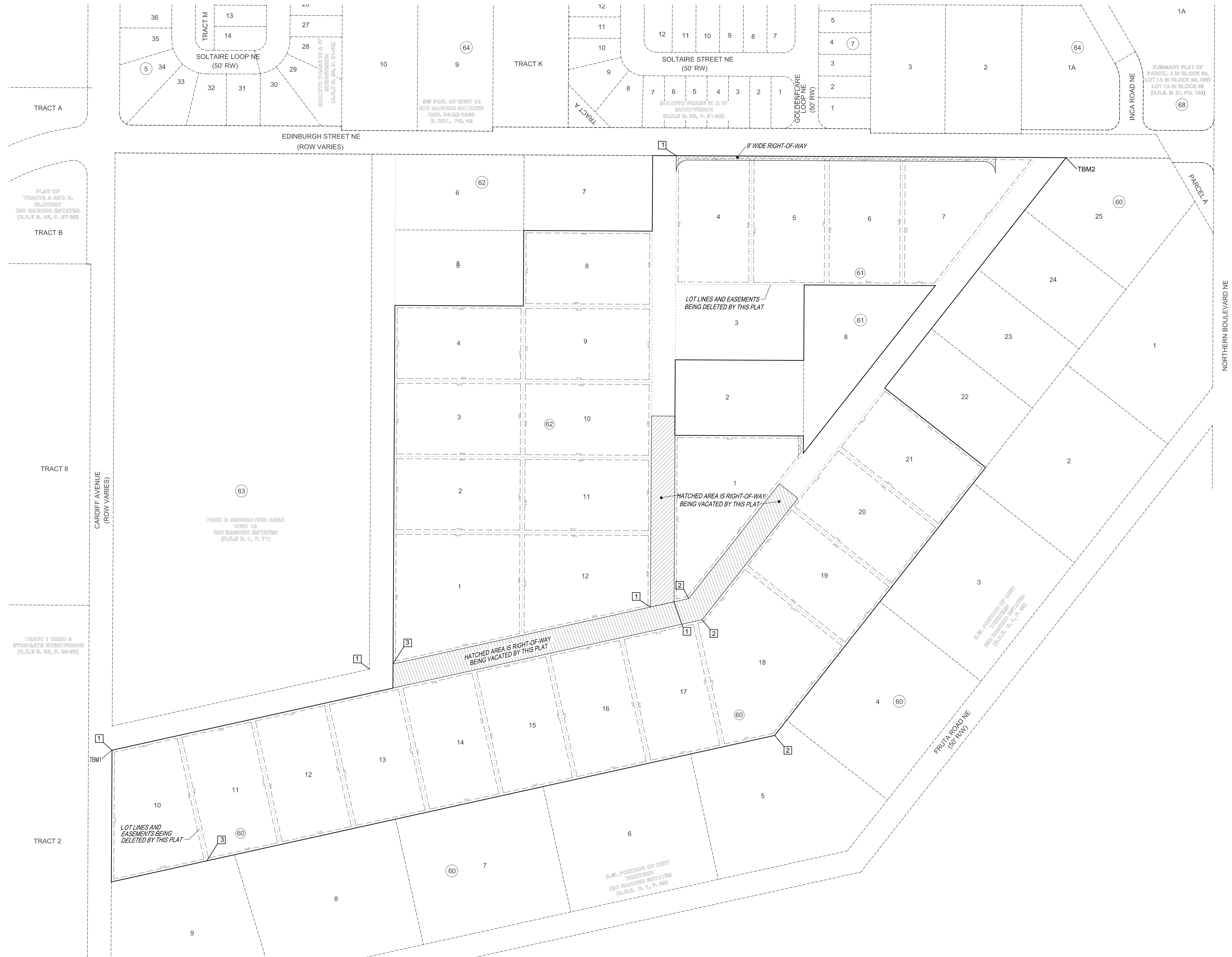
SCCS STATION "260-11"
 N.M. STATE PLANE COORDINATES
 Y=1,567,052.387 X=1,507,129.814
 CENTRAL ZONE NAD 1983
 DELTA ALPHA = -00°15'30"
 GRID TO GROUND = 0.9996497822
 ELEVATION = 5,657.088 (NAVD88)

FOUND NGS MONUMENT "SAGE"
 N.M. STATE PLANE COORDINATES
 X=1,499,264.76 Y=1,545,611.58
 CENTRAL ZONE NAD 1983
 DELTA ALPHA = -00°16'22"
 GRID TO GROUND = 99965467
 ELEV. = 5.676 (NAVD88)

Iotted: 5/12/2021 9:46:16 AM, By: Viliba, Nina
 \proj\R3\13018.02 - Melon Ridge Phase 1 and 2\05 Design\05.11 Survey\PRELIMINARY PLAT\Melon Ridge - Preliminary Plat
 5062.dwg
 3/1/2021 9:44:13 AM, nvliba

MELON RIDGE
 A REPLAT OF PORTIONS OF BLOCKS 60 THRU 62
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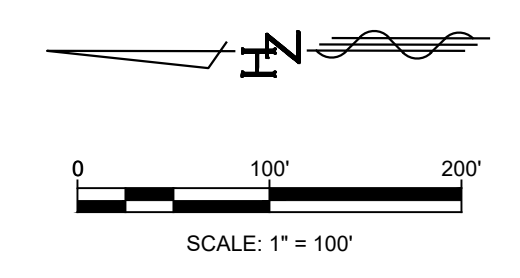
SHEET 3 OF 3
 FEBRUARY 2021



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 ALL PROPERTY CORNERS ON EXTERIOR BOUNDARY LINE ARE FOUND NO. 4 REBAR VARYING IN DEPTH FROM 0.3' ABOVE GROUND TO 1.4' BELOW GROUND. ALL INTERMEDIATE PROPERTY CORNERS ON EXTERIOR BOUNDARY LINE ARE ON-LINE WITHIN 0.12'

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BENCHMARKS
 TBM1 TOP OF 3/4" IP ELEV. = 5481.21 (MSL)
 TBM2 TOP OF 3/4" IP ELEV. = 5444.11 (MSL)



I:\0512\2021\1947\05 AM, By:Vilva, Nina
 .\proj\R3\13018.02 - Melon Ridge Phase 1 and 2\05 Design\0511 Survey\PRELIMINARY PLAT\Melon Ridge - Preliminary Plat
 5062.dwg
 3/1/2021 9:44:13 AM, nvlla



The City of Rio Rancho

Development Services
Planning Division

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

March 21, 2024

RE: Preliminary Plat Extension, Case No. 21-210-00003
Melon Ridge Subdivision

Dear Property Owner:

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

This item was originally scheduled for March 26, 2024 but that meeting has been cancelled and this item has been moved to April 9, 2024.

The applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for the Melon Ridge subdivision to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 9, 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 the project, with the property identified with a hashed 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.

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

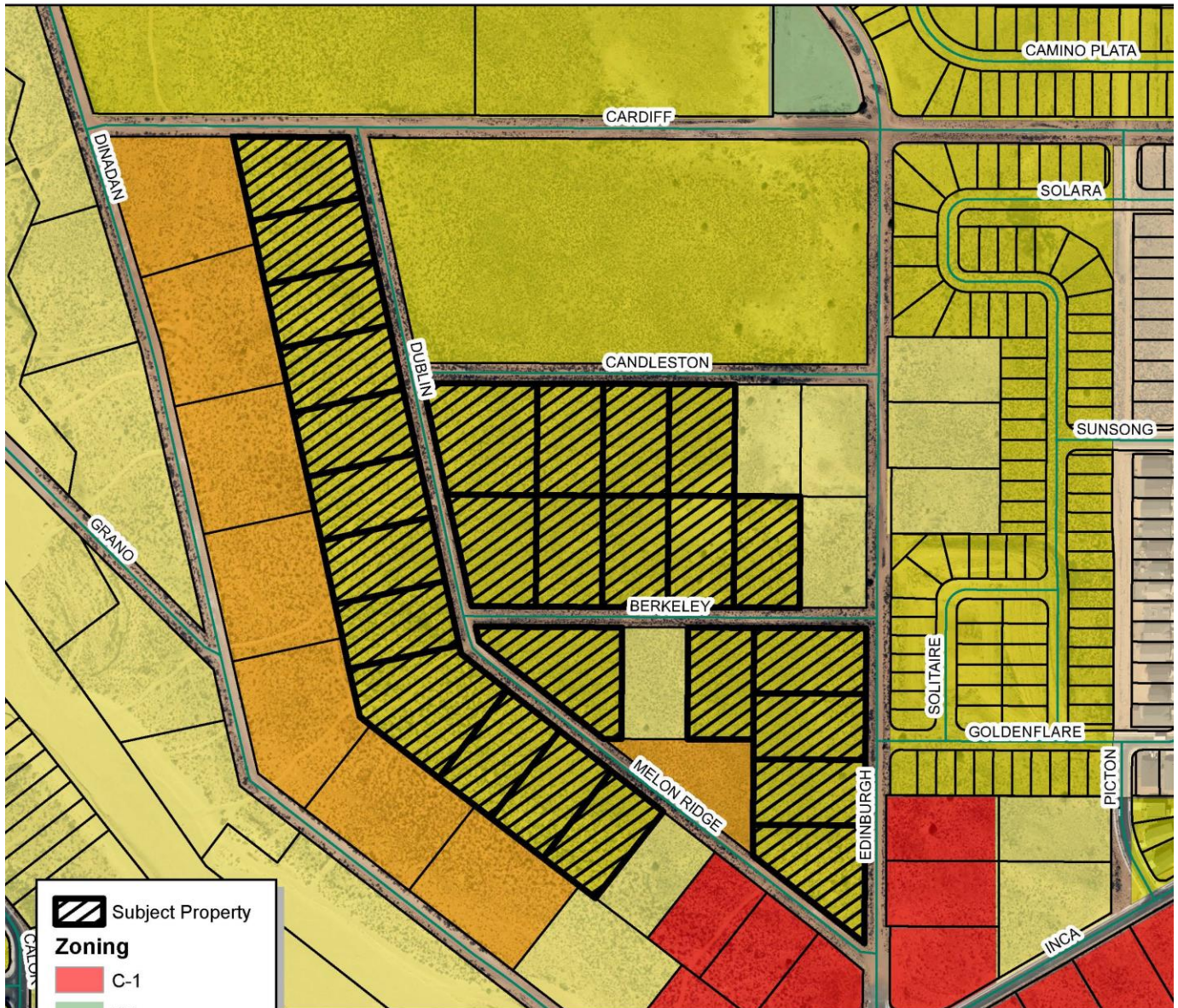
Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.


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

Respectfully,







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

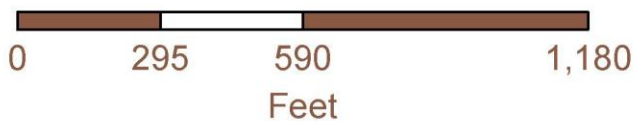
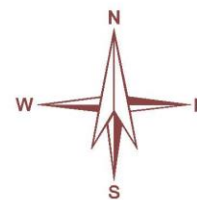
MELON RIDGE



 Subject Property

Zoning

-  C-1
-  PR
-  R-1
-  R-2
-  R-3
-  R-4



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

Account Number

1010956

Ad Order Number

0001588624

Ad Proof/Order Confirmation

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 \$238.72

Sales Rep dmontoya

Tax Amount \$18.20

Order Taker dmontoya

Total Amount \$256.92

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

Amount Paid \$0.00

<https://securepayment.link/abqjournal/>

Amount Due \$256.92

Affidavits 0

Pick Up #

Product Albuquerque Journal

Placement 0Legal Notices

Ad Number 0001588624-01

Classification 0Government

Ad Type 0 Legals Multi Col

Sort Text CITYOFRIORANCHOPUBLICHEARING

Ad Size 2 X 11.75"

NOTICETHEPLANNINGANDZONINGB

OARDOFTHECITYOFRIORANCHOWIL

LCONSIDERTHEFOLLOWINGMATTER

SATITSREGULARLYSCHEDULE

Color

Run Date

03/25/2024

03/25/2024

03/25/2024

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, April 9, 2024:

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
 - (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
 - (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-106-00000

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan
Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

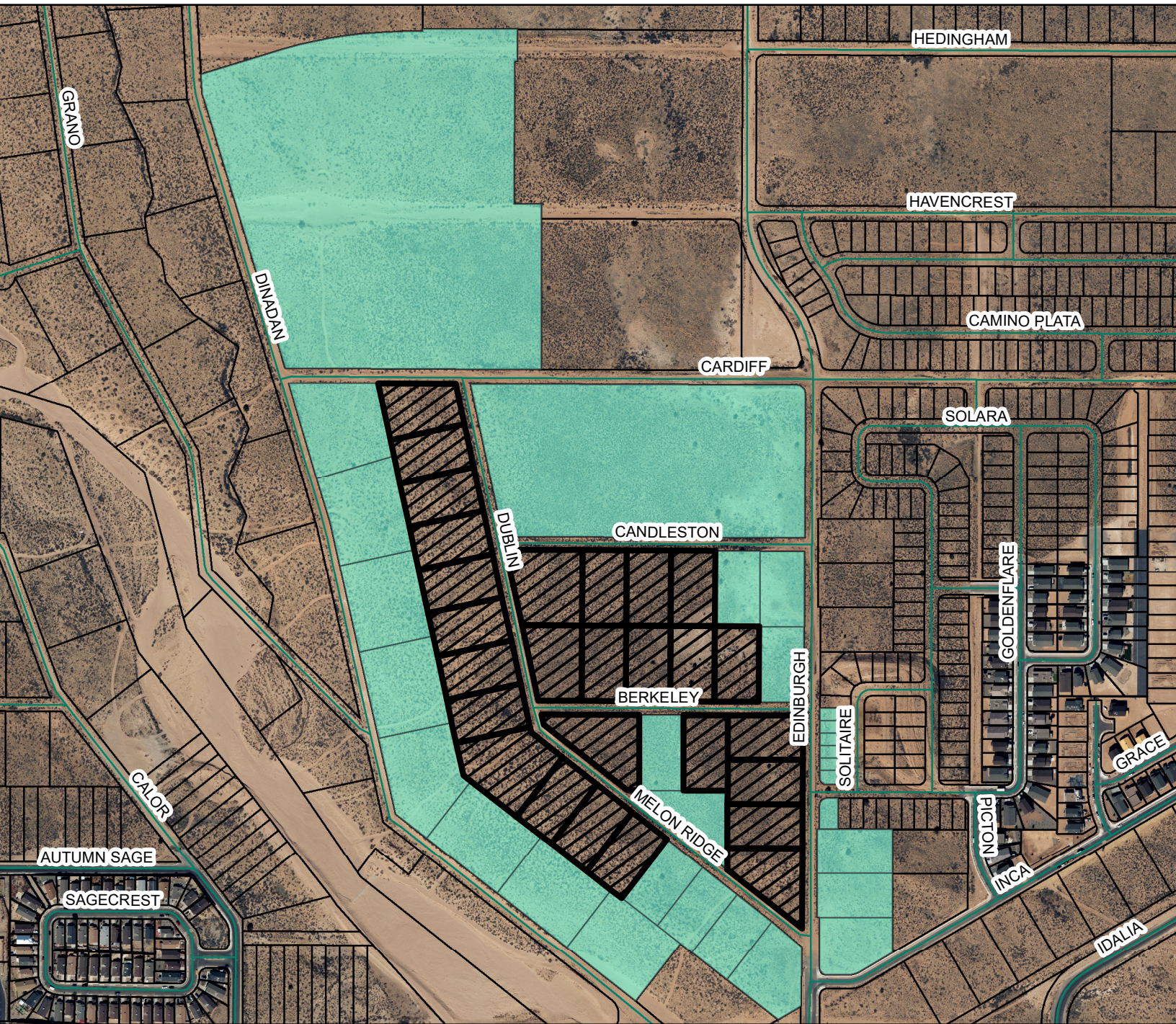
gally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.



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

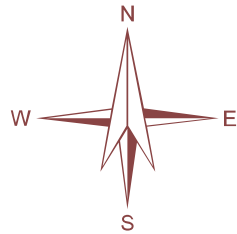
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rnm.gov. Written comments will be inserted into the public record.

Journal: March 25, 2024

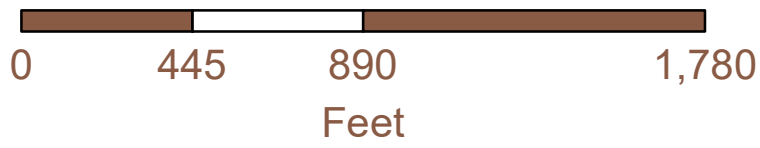
MELON RIDGE

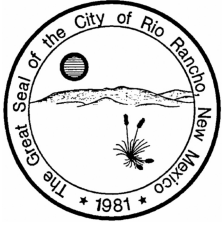


 Subject Property
 Abutting Properties



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





CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-110-
00004**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Patrick Crawford, requests approval of a variance for a setback of 9 feet, 6 inches from the rear of the property and 9 feet from the side property line for a 320 square foot permanent shipping container, for the property located at 4588 Huron Drive NE. Staff Contact is Sean LaBarbera and staff recommends denial with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Patrick Crawford, is requesting approval of a Variance for the 25' rear setback requirement and 10' side setback requirement for E-1: Estate Residential Zoning Districts, as detailed within the Chapter 154.50 Zoning Table; to allow for a Conex Container. Per §154.50, the setback requirements for E-1: Estate Residential Zoning Districts are as follows: 35ft in the front, 25ft in the rear, and 10ft on the sides.

The requested variance is to allow for a rear setback measuring 9 feet and 6 inches and a side setback measuring 9 ft for a shipping container. The variance would result in a 15 foot, 6 inch encroachment into the rear setback and a 1 foot encroachment into the side setback, as shown on the included site plan. The container measures 8' by 40' and is 8' tall. The subject property is legally described as Unit 17 Block 40 Lot 30-A, and totals approximately 0.92 Acres.

REVIEW CRITERIA:

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 (Variances) 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."

The applicant has submitted a justification which states: "The Conex was on the property prior to doing the block walls and prior to starting my home. Once I put in the block walls and placed my Conex, I had a retaining wall installed around the Conex, and it was inspected. Had I have known I was not in compliance with the city, it would have been much cheaper to move at that time. Now that my house is built and completed, it will be a huge cost, to crane it over my house without doing any damage... I had my grading and drainage installed in compliance with the Conex, which also was inspected... if I receive the variance, I will be more than happy to stucco the part that is showing with the same color as my home. I was no trying to hide anything during the build process

of my home. I personally thought when the block company pulled the permit for the retaining wall I was complying. There are no utilities, gas, electric, cable, or any type of access for service vehicles in that area."

Staff have evaluated this application based on the criteria outlined in Section 150.06 of the City Code for granting a variance, and find no irregularities with the lot meeting the necessary criteria. The lot is not particularly irregular in shape, narrow, shallow, or steep, and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code. The code states that financial gain, loss or monetary savings cannot be the basis for the claim of hardship.

Staff recommends the Planning and Zoning Board deny the variance, and finds that the applicant does not adequately address the criteria for the variance. Staff recommends the Board finds that 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 ones personal comfort, are used as the basis for the claim of hardship.

SURROUNDING LAND USE/ZONING: The subject property is surrounded by E-1: Estate Residential to the north, south, east, and west. The property is located off of Huron Dr, a residential street.

NOTIFICATIONS: Neighboring property owners within 100ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300ft were notified by postcard. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on March 25, 2024. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:

CoRR Engineering - No comments provided.

CoRR Fire & Rescue - No adverse comments.

CoRR Parks, Recreation, and Community Services -No comments provided.

CoRR Police - No comments provided.

MRCG MRMPO - No adverse comments.

Rio Rancho Public Schools - No comments provided.

SSCAFCA - No adverse comments.

IMPACT:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
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 Board finds the variance request is justified, approval may be based on the following findings:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance for Building Permit #23-13279, to allow a convex to encroach approximately 15' 6" into the rear setback and 1' into the side setback
2. The subject variance will not adversely affect the public or surrounding properties.
3. The container, as identified in building permit #23-13279 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of building permit #23-13279.
4. The applicant must adhere to all other requirements for setbacks and accessory structures, found within R.O. 2003 154.50 & 154.70.
5. The exterior of the structure shall be constructed of materials similar in color and appearance to those used in the primary structure or shall have a facade similar to that of the primary structure.

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:

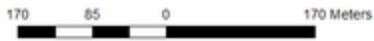
The Development Services Department recommends the Planning and Zoning Board deny the Variance request case no. 24-110-00004, subject to the findings and conditions.

ATTACHMENT: [4588 Huron Drive map.png](#)
ATTACHMENT: [Land Use Application.pdf](#)
ATTACHMENT: [Justification letter.pdf](#)
ATTACHMENT: [Site Plan](#)
ATTACHMENT: [Building Permit Application.pdf](#)
ATTACHMENT: [overhead corner view.pdf](#)
ATTACHMENT: [Overhead rear view.pdf](#)
ATTACHMENT: [North retain wall.pdf](#)
ATTACHMENT: [overhead view.pdf](#)
ATTACHMENT: [south retain wall.pdf](#)
ATTACHMENT: [Legal Ad](#)
ATTACHMENT: [Postcards 4588 Huron DR.docx](#)
ATTACHMENT: [Neighboring Property owner letter](#)
ATTACHMENT: [FindingsofFact_bmb.docx](#)

4588 Huron Drive
Variance for rear setback. (Unit 17, Block 40, Lot 30A)



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



Legend

- 4588 Huron Drive NE
- Property owners within 100 ft (PZB Letter)
- Property owners within 300 ft (Postcard)

PLANNING & ZONING LAND USE APPLICATION

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: **Patrick Crawford**
 Address: **4588 Huron Drive**
 City: **Rio Rancho**
 State: **NM**
 Zip: **87144**
 E-Mail: **patrick.crawford@rio-rancho.com**
 Phone: **505-991-1979**

Proprietary Interest: _____
 List Owners: **Patrick Crawford**
 Deed or Ownership Verification Provided: (Initials) _____
 Letter of Authorization Provided: (Initials) _____

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

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

Variance for Set backs for a burial 8' x 40' Lot

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name: **Patrick Crawford**
 Signature: _____
 Date: _____
 Agent: _____
 Applicant: _____

FOR OFFICIAL USE ONLY

H.T.E. PROJECT # _____
 FEE _____
 RECEIPT # _____

APPLICATION ACCEPTED BY: _____
DATE: _____

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

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



Rick Crawford

From: Rick Crawford
Sent: Friday, February 23, 2024 10:24 AM
To: bbabyak@rrnm.gov
Cc: Kyde Crawford
Subject: FW: 4588 Huron
Attachments: 20240215_162616.PDF

Good morning, I apologize for the delay, as I had to get a few arial photos.

I come to you asking for a variance for an 8'x40' buried Conex. I have attached some photos. My question is, why did I get a written ticket for this after I had closed and received my COO from the city. Plus, the code enforcement officer did not give it to me personally, he gave it to my daughter who lives next door. I was out of town when he showed up., so I was unaware of this until I got back. I didn't start moving into my new home for a month, as I was still in a lease. My true question is why Kermit Pearlman gave me the citation after closing. I had explained that the block company pulled the permit for the retaining wall which encompasses the Conex. the Conex is sjtting on 95% compacted soil, I have a lead walk from my back porch leading to the doors. Photo included.

I have a photo showing the Conex was on the property prior to doing the block walls and prior to starting my home. Once I put in the block walls and placed my Conex, I had a retaining wall installed around the Conex, and it was inspected. Had I have known I was not in compliance with the city, it would have been much cheaper to move at that time. Now that my house is built and completed, it will be a huge cost, to crane it over my house without doing any damage.

In the photos I hope you can see that it is not visible from Souix nor Ontario, the only view is from the front of my home thru my patio archway. I had my grading and drainage installed in compliance with the Conex, which also was inspected. I now have been to court three times doing what is asked of me. The Judge stated I must pull a permit in which I did. the last time I was in court I said I was trying to get a variance, which I did fill out the proper paperwork; Kermit stated the same. I was shocked that after that statement, Kermit told the Judge I was absent for one of my court dates which was a false statement.

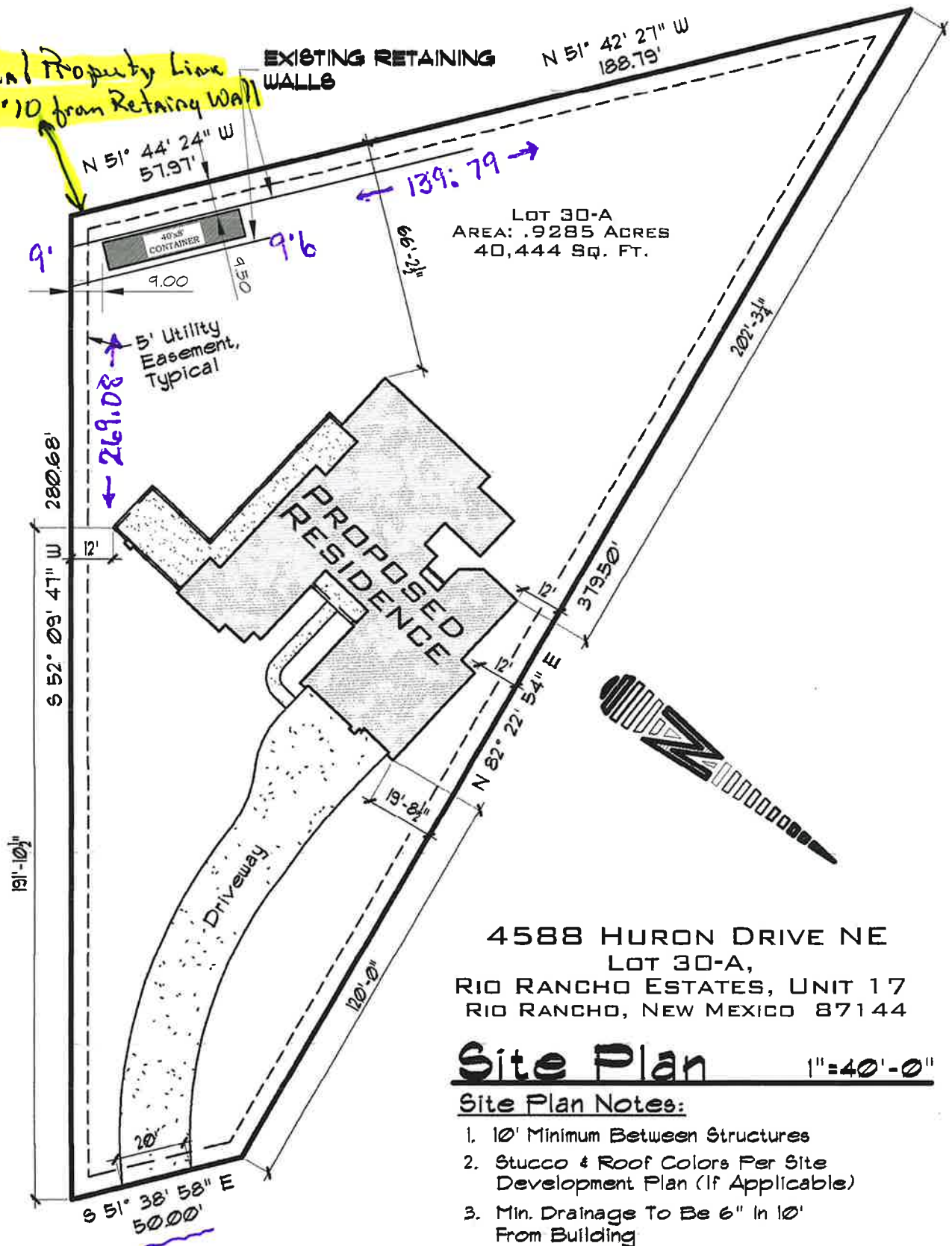
If I receive the variance, I will be more than happy to stucco the part that is showing with the same color as my home. I was not trying to hide anything during the build process of my home. I personally thought when the block company pulled the permit for the retaining wall I was complying. There are no utilities, gas ,electric, cable or any type of access for service vehicles in that area.

If you could please grant me this variance.

Thank You,

Rick Crawford | Vice President
Office | 505.508.4089
Fax | 505.554.2573
Rick@redlinemechanical.com

Actual Property Line is 2'-10" from Retaining Wall

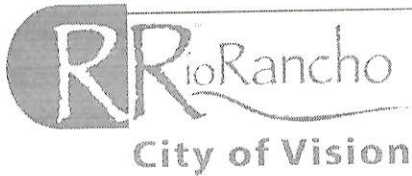


LOT 30-A
AREA: .9285 ACRES
40,444 SQ. FT.

4588 HURON DRIVE NE
LOT 30-A,
RIO RANCHO ESTATES, UNIT 17
RIO RANCHO, NEW MEXICO 87144

Site Plan 1"=40'-0"

- Site Plan Notes:**
1. 10' Minimum Between Structures
 2. Stucco & Roof Colors Per Site Development Plan (If Applicable)
 3. Min. Drainage To Be 6" In 10' From Building
 4. Separate Permit Required For Yard, Courtyard Walls, & Retaining Walls



Residential Building Permit & Plan Review Application

City of Rio Rancho

Development Services
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994
permits@rrmm.gov

Permit # 23-13279
Model #

Fees (non-refundable)

Application fee is 65% of the Building Permit Fee

Property Information

Acreage of Property .9285 Acres
Width of Front Yard Setback 50'
Height of Primary 8'
SQ. FT of Primary 320sq

Physical address

Address 4588 Huron Dr.
City Rio Rancho State NM Zip 87144

Legal Description

Subdivision/Unit Rio Rancho Estates Block Unit 17 Lot 30A
Track/Parcel Zoning

Description of work to be conducted:

Conex on Property

Cost of Project: \$

1000.00 8x40

SETBACKS

Gross Floor Area: 320sq Heated 0 Unheated 320sq
Front Rear Left Right
Garage # of Bays Water # N/A
No. of Stories 1 Septic # N/A
Height of Structure 8' Gallons (Pool only) N/A

Homeowner Information

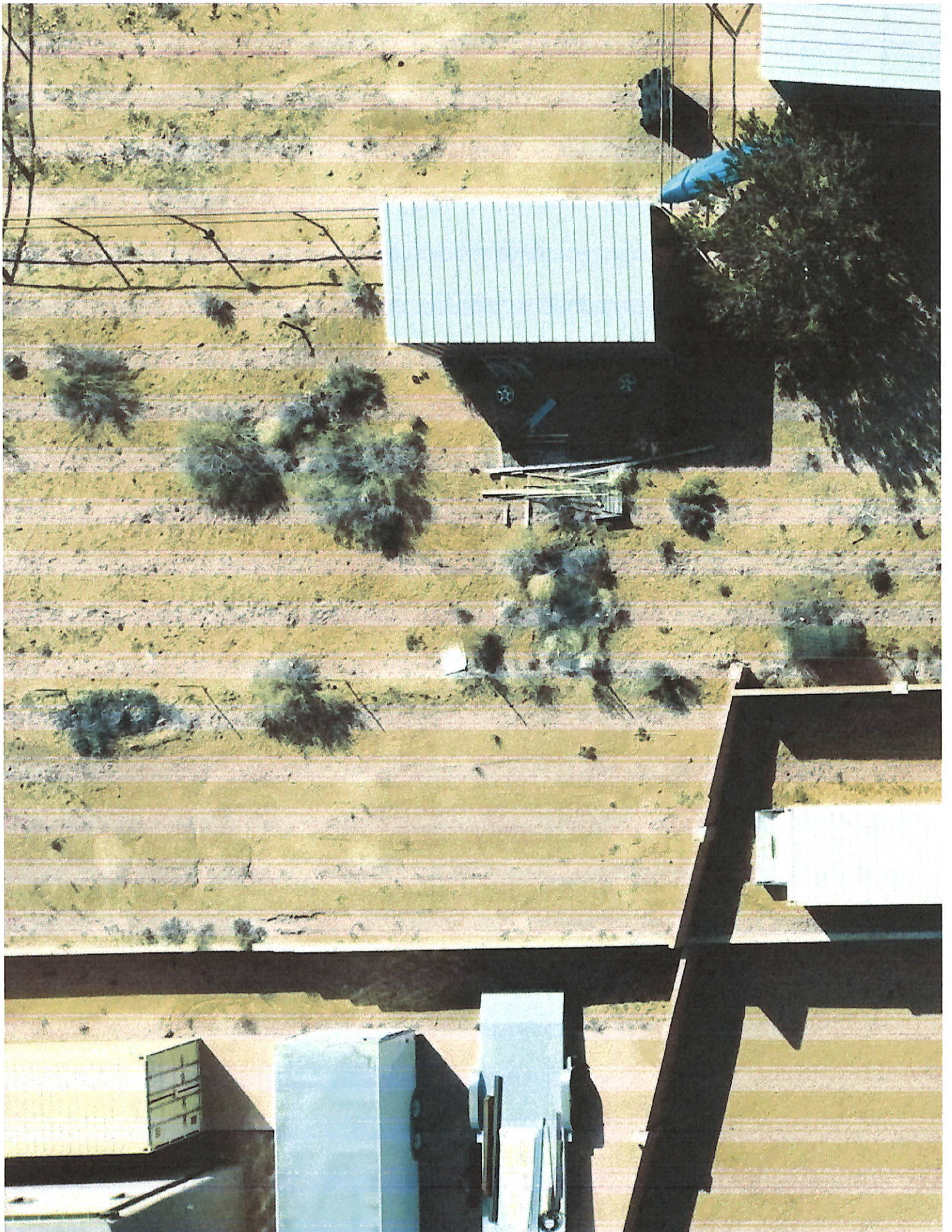
Name (Print) Patrick Crawford
Address 4588 Huron Dr
City Rio Rancho State NM Zip 87144
Phone Email

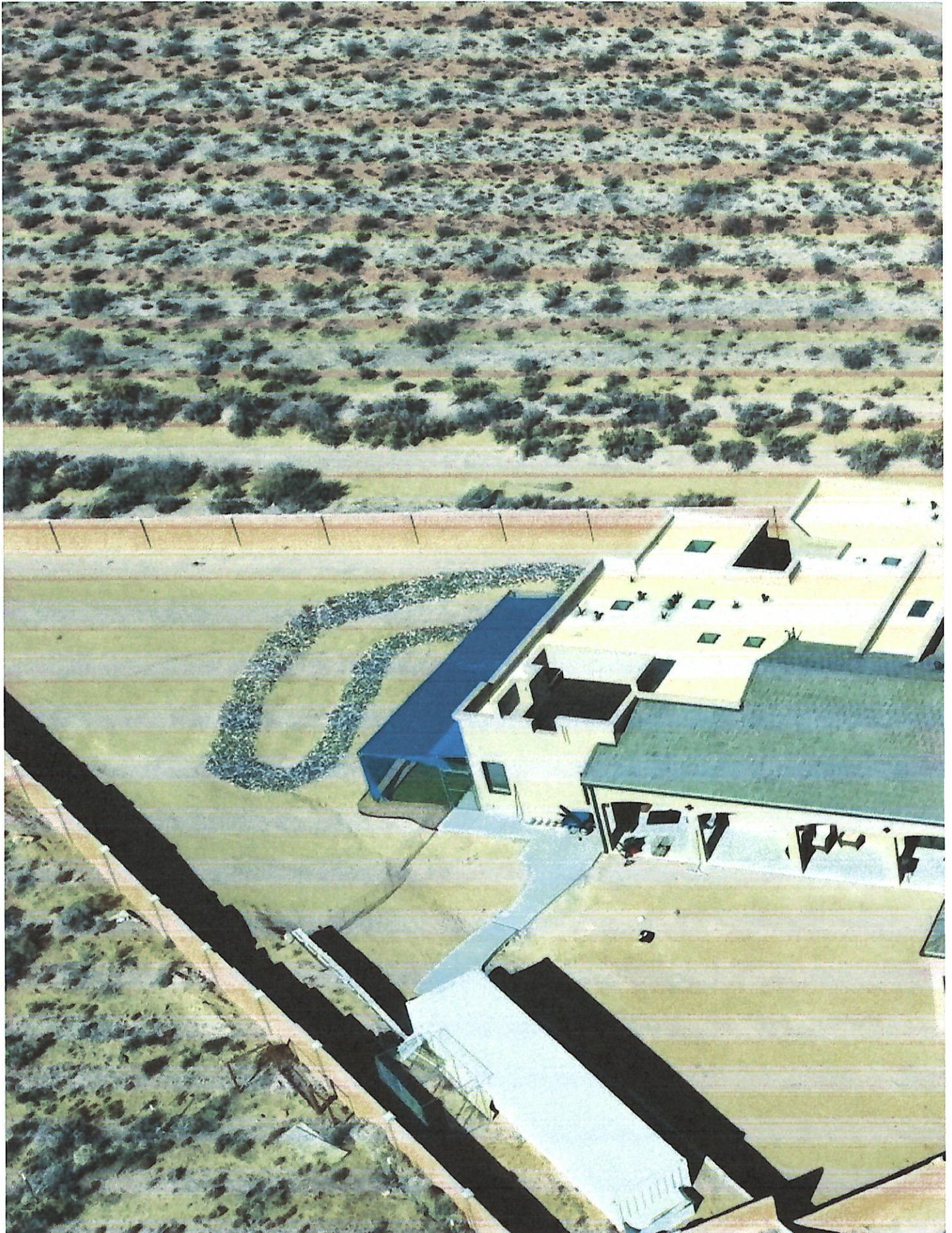
Contractor Information

Name Patrick Crawford (Owner) License #
Address 4588 Huron Dr
City Rio Rancho State NM Zip 87144
Phone: 505-991-1979 Fax: Email: rick@redlinemechanical.com

I, the undersigned, understand the above application procedure and agree to comply with conditions of same.

Name (printed) Patrick Crawford Date 12/18/2023
Signature [Signature]











ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

Account Number
1010956

Ad Order Number
0001588045

Ad Proof/Order Confirmation

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 \$222.40

Sales Rep dmontoya

Tax Amount \$16.96

Order Taker dmontoya

Total Amount \$239.36

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

Amount Paid \$0.00

<https://securepayment.link/abqjournal/>

Amount Due \$239.36

Affidavits 0

Pick Up #

Product Albuquerque Journal

Placement 0Legal Notices

Ad Number 0001588045-01

Classification 0Government

Ad Type 0 Legals Multi Col

Sort Text CITYOFRIORANCHOPUBLICHEARING
NOTICETHEPLANNINGANDZONINGB
OARDOFTHECITYOFRIORANCHOWIL
LCONSIDERTHEFOLLOWINGMATTER
SATITSREGULARLYSCHEDULE

Ad Size 2 X 10.88"

Color

Run Date

03/12/2024
03/12/2024
03/12/2024

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 26, 2024:

Variance

Case #24-110-00004

The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container, on the property legally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

Preliminary Plat Extension

Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment

Case #23-100-00008

The applicant, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment

Case #23-410-00006

The applicant, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan

Case #23-400-00003

The applicant, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Master Plan Amendment

Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Text Amendment

Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
- (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
- (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

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.rnm.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@rrmm.gov. Written comments will be inserted into the public record.

Journal: March 12, 2024



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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom)/City Hall

Date: **March 26th, 2024**
Time: 6:00PM
Staff Contact: Brian Babyak 505-896-8756
bbabyak@rrnm.gov



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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom)/City Hall

Date: **March 26th, 2024**
Time: 6:00PM
Staff Contact: Brian Babyak 505-896-8756
bbabyak@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container, on the property legally described as 4588 Huron Drive NE, U17 BLK 40 Lot 30-A.

The Planning and Zoning Board will hear the request on March 26th, 2024 at 6:00 pm in the Council Chambers and Virtually through the zoom link and number below.

If you would like to comment on this application, you are encouraged to send in comments in writing to my email, which will be presented to the Planning and Zoning Board.

<https://us06web.zoom.us/j/85180741871?pwd=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>

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

Application Information

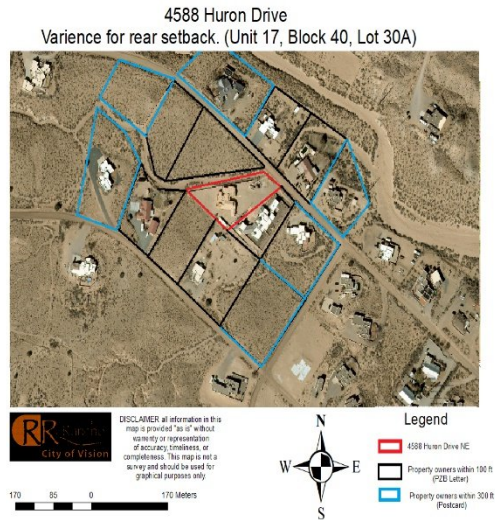
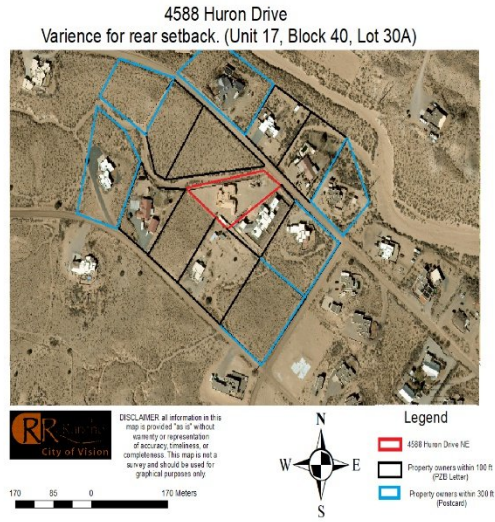
You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container, on the property legally described as 4588 Huron Drive NE, U17 BLK 40 Lot 30-A.

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





The City of Rio Rancho

**Development Services
Planning Division**

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

March 4, 2024

RE: Variance Case #24-110-00004
Rear setback Variance – 4588 Huron Drive NE, U17 BLK 40 Lot 30-A

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, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for a 8 foot by forty foot container in-cased by retaining walls, on the property legally described as 4588 Huron Drive NE, U17 BLK 40 Lot 30-A.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, March 26, 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 the project, with the subject property in red.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my managers email: bbabyak@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: (INSERT LINK LATER ON)

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,

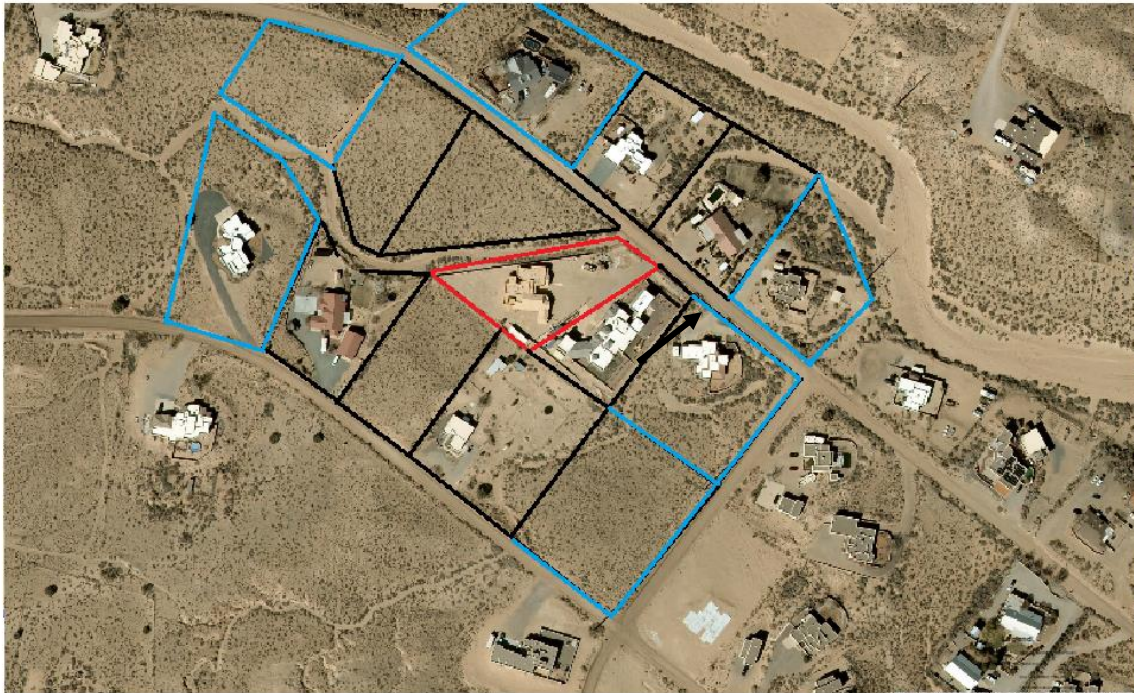
Sean LaBarbera
Municipal Planner
Development Services Department
City of Rio Rancho

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

4588 Huron Drive Variance for rear setback. (Unit 17, Block 40, Lot 30A)






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

170 85 0 170 Meters




Legend

-  4588 Huron Drive NE
-  Property owners within 100 ft (PZB Letter)
-  Property owners within 300 ft (Postcard)



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

**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 26, 2024:

Variance

Request #24-110-00004

The applicant, Patrick Crawford The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container, on the property legally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to Written comments will be read into the public record. To practice social distancing in order to slow the spread of COVID-19, you are encouraged to watch the meeting online at www.rnm.gov



PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 24-110-00004

REQUEST FOR A VARIANCE TO THE E-1 DISTRICT 25 FT REAR SETBACK REQUIREMENT AND 10 FT SIDE SETBACK REQUIREMENT AS OUTLINED BY RIO RANCHO MUNICIPAL CODE SECTION 154.50 ZONING TABLE ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 17, BLOCK 40, LOT 30A.

Applicant: Patrick Crawford

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 9th day of April, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance for Building Permit #23-13279, to allow a convex to encroach approximately 15' 6" into the rear setback and 1' into the side setback
2. The subject variance will not adversely affect the public or surrounding properties.
3. The container, as identified in building permit #23-13279 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of building permit #23-13279.
4. The applicant must adhere to all other requirements for setbacks and accessory structures, found within R.O. 2003 154.50 & 154.70.
5. The exterior of the structure shall be constructed of materials similar in color and appearance to those used in the primary structure or shall have a facade similar to that of the primary structure.

THEREFORE, the application for the variance is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on April 9th, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman



PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 23-110-00007

REQUEST FOR A VARIANCE TO THE E-1 DISTRICT 25 FT REAR SETBACK REQUIREMENT AND 10 FT SIDE SETBACK REQUIREMENT AS OUTLINED BY RIO RANCHO MUNICIPAL CODE SECTION 154.50 ZONING TABLE ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 17, BLOCK 40, LOT 30A.

Applicant: Patrick Crawford

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GENERAL FINDINGS OF FACT:

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

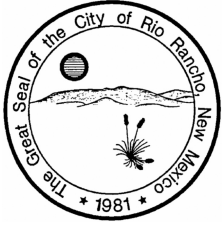
SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 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 the variance is DENIED by the Planning & Zoning Board of the City of Rio Rancho on April 9th, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman



**CITY OF RIO RANCHO
COVER PAGE**

**Legislation Item: 24-220-
00001**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

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

GENERAL INFORMATION:

- A. Layout: The building envelope will extend on the rear side of the residence and will be reduced on the left side of the residence; thereby allowing the total envelope footprint size to fall under the previously approved footprint size. The net change after the reduction and expansion is approximately a loss of 120 sf.
- B. Acreage: The subject property is approximately 1.01 acres in size. The existing building envelope is 12,000 square feet.
- C. Access: Access to the lot is provided via Venada Ct NE, a residential street.
- D. Zoning: The subject property is zoned E-1: Estate Residential under Ordinance No. 6, Enactment No. 02-05. Additional development standards are established under a zoning overlay, Ordinance No. 92, Enactment No. 07-90 and amended under Ordinance No. 15, Enactment No. 15-13.
- E. Dry Utilities/Gas: N/A.
- F. Water and Wastewater Availability: N/A.
- G. Drainage: Future development will need to comply with the Mariposa East Drainage Implementation Plan.
- H. Roads and Sidewalks: N/A.
- I. Recreational Facilities/Open Space: N/A
- J. Easements: N/A
- K. Public Site Dedications: N/A
- L. Vacations: N/A
- M. Variances: N/A

CONFORMANCE WITH THE ZONING ORDINANCE:

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

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

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

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:

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

CONFORMANCE WITH THE MARIPOSA MASTER PLAN:

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

The applicant has provided a letter (attached) from the Mariposa Founder, approving of the Building Envelope modification. This conforms to the Mariposa Master Plan and Mariposa Guidelines for Estate and Highland Homes. The proposed modification will not exceed 12,000 square feet, as it will be 11,880 square feet. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

NOTIFICATIONS: All property owners abutting the subject property received a letter containing a notice of action and impending Planning and Zoning Board hearing, 15 days prior to the hearing date. A notice sign was placed on the subject property one week in advance of the hearing date, and a legal notice was published in the Albuquerque Journal on March 25, 2024.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: DSD Planning and Zoning - Comments within document DSD Engineering - No adverse comments Rio Rancho Public Schools - No comments provided Fire and Rescue - No adverse comments Police Department - No comments provided SSCAFCA - No adverse comments. MRCOG - No comments Parks, Recreation, and Community Services - No comments

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary/final plat case #24-220-00001 subject to the following conditions of approval and findings of fact.

GENERAL FINDINGS OF FACT:

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

4. The applicant has received Mariposa Founder approval.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The preliminary/final plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary/final plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 154.60 (C).
3. The preliminary/final plat conforms to the requirements of the E-1: Estate-Residential Zoning District.
4. The preliminary/final plat conforms to the requirements of the Mariposa Master Plan.
5. The preliminary/final plat conforms to the requirements of the Mariposa Guidelines for Estate and Highland Homes.

CONDITIONS OF APPROVAL:

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

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:

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

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

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

ATTACHMENT: [Land Use Application Form.pdf](#)

ATTACHMENT: [Justification Letter.pdf](#)

ATTACHMENT: [Building Envelope Modification.pdf](#)

ATTACHMENT: [Mariposa Building Envelope Changes.pdf](#)

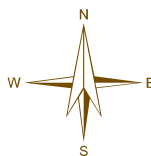
ATTACHMENT: [Jack Eichorn, Mariposa Founders Approval.pdf](#)

ATTACHMENT: [MariposaBuildingEnvelopeDefinitions.pdf](#)

ATTACHMENT: [Mariposa Building_Envelope Guidelines.pdf](#)





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

5731 VENADA CT NE PRELIM/FINAL PLAT



Map Created by Liz Ruiz Carlos on 03/21/2024

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.

	Subject Property
Zoning	
	E-1
	OS
	R-1

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: Mark J Bedford		Phone: 831.901.4492
Address: 5731 Venada Ct NE		E-Mail: markbedford19@gmail.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners: Mark J Bedford, Robin S Bedford	
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)


Building envelope modification (see attached site plan showing existing vs. proposed building envelope, in addition to a justification letter)

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s): 11A, Venada Estates-Mariposa
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.0539 acres

ACKNOWLEDGEMENT

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

Print Name: Mark J Bedford	Applicant: Mark J Bedford	Agent:
Signature: 	Date: 03-08-2024	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Mark J Bedford
5731 Venada Ct NE
Rio Rancho, NM 87144-2599

March 8, 2024

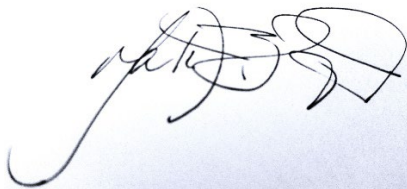
Re: Justification for proposed changes to our building envelope

My wife and I are interested in constructing a modest height privacy wall in our backyard that follows the perimeter of our building envelope. Our master bedroom windows, and the sliding glass doors in our living room, dining room, and kitchen are all quite visible to people driving up Blue Grama. Because of the orientation of our home relative to Blue Grama, cars are directly facing the back of our home for an extended period. In addition, anyone walking along the sidewalk that's adjacent to Blue Grama, or using the bicycle trail easement on our property, also has a clear line of sight into these windows/sliders. This is not a problem during the day, but as sunset approaches we become a 'fishbowl' as soon as we turn on any lights inside our home. As a result, we must close our window/slider shades and therefore miss out on the beautiful sunsets on the Sandia Mountains.

Unfortunately, the large drainage pond in our backyard is bisected by the building envelope, making it impractical to construct a privacy wall through the pond. We propose pushing out a section of the building envelope in our backyard to follow the outer bank of the perimeter of the drainage pond. This would allow the privacy wall to follow this section of the revised building envelope. To maintain the required 12,000 sq.ft. area for the building envelope, we propose reducing the area of the building envelope along one side of our house. The proposed building envelope reduction on the side of the house will offset the expansion in the backyard.

Please see the attached site plan drawing showing the existing vs. proposed building envelope changes.

Thank you for your consideration.

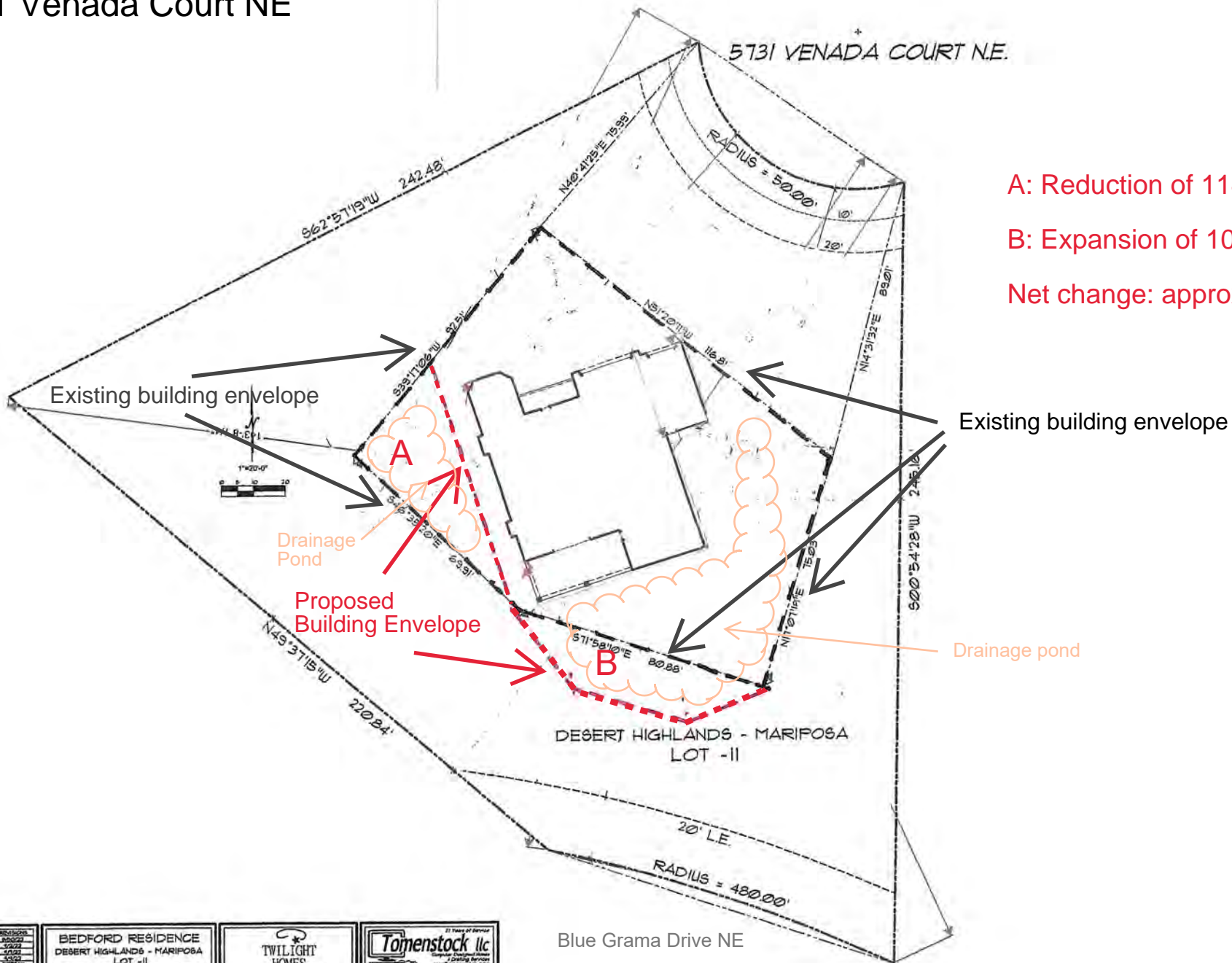
A handwritten signature in black ink, appearing to read 'Mark J Bedford', written over a light blue rectangular background.

markbedford19@gmail.com

831.901.4492 mobile

Bedford Building Envelope - Proposed Changes

5731 Venada Court NE



A: Reduction of 1140 sq.ft.

B: Expansion of 1020 sq.ft.

Net change: approx. -120 sq.ft.

3/23/2021 3/23/21 3/23/21 3/23/21 3/23/21 3/23/21 3/23/21 3/23/21 3/23/21 3/23/21	BEDFORD RESIDENCE DESERT HIGHLANDS - MARIFOSA LOT - II 5731 VENADA COURT N.E. SANDOVAL COUNTY, NEW MEXICO	 TWILIGHT HOMES Dreams Begin at Twilight 505 433-0100	 Tomenstock llc 31 Years of Service Interior Design Services Project Management Construction Management Phone: 505 228-2201 Fax: 505 228-2203
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Blue Grama Drive NE

Floor Area Ratio

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

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

Building Envelope Changes

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

Requirements and Recommendations:

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

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

BUILDING SITING AND ORIENTATION

Lot Pattern and Orientation

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

Views

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

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

Solar Orientation

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

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


Mariposa Building Envelope Change for Mark Bedford

jeichorn2@comcast.net <jeichorn2@comcast.net>

Fri 3/8/2024 9:34 AM

To:LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Cc:'Mark Bedford' <markbedford19@gmail.com>;Stevie Lopez <slopez@associatedasset.com>;'Alex Bermudez' <abermudez@associatedasset.com>;'Christian Passalacqua' <cpassala@harvardinvestments.com>

 1 attachments (56 KB)

Bedford Building Envelope Proposed Changes.pdf;

Caution! This message was sent from outside your organization.

You don't often get email from jeichorn2@comcast.net. [Learn why this is important](#)

Hello Lizbeth,

I hope all is well with you. I have been working with Mariposa resident Mark Bedford to reconfigure the building envelope for his lot at 5731 Venada Court NE on Lot 11A in the Venada Estates subdivision. Mr. Bedford requests modifying his envelope to better accommodate a privacy view wall. I have reviewed the attached drawing that shows the proposed versus the existing building envelope and find it to be reasonable and acceptable. I recommend the City approve Mr. Bedford's request.

It is my understanding that Mr. Bedford has recently contacted you about the process and application he needs to submit for the building envelope modification and will be submitting his application very soon.

Please let me know if there is anything else you need from me.

Thank you very much,

Jack Eichorn
Mariposa Project Manager
505-249-6593

Building Envelopes at Mariposa

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

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

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

Building Envelope Use

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

Building Envelope Definition

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

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

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

Lot Sizes, Setbacks and Water Conservation

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

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

Ordinance No. 33
AMENDED JANUARY 2019

¹ BE indicates Building Envelope

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

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

⁴ Applies to garage set back from rear property line, provided that:

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

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

Street Lighting

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

FUNDAMENTAL CONCEPT OF LIMITING SITE DISTURBANCE

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

SITE DEFINITIONS AND REQUIREMENTS

Building Envelope

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

Requirements and Recommendations:

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



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

March 21, 2024

RE: Preliminary/Final Plat,
Case No. 24-220-00001
5731 Venada Ct NE (VEM, Lot 11A)

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, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, April 9, 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.rnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at lruizcarlos@rnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday before the hearing.

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

Respectfully,

Liz Ruiz Carlos




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

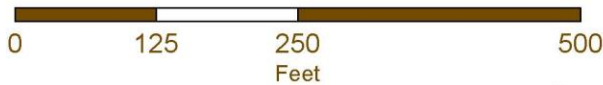
5731 VENADA CT NE PRELIM/FINAL PLAT



 Subject Property

Zoning

-  E-1
-  OS
-  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 Liz Ruiz Carlos on 03/21/2024



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
 - (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
 - (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-100-00008

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan
Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

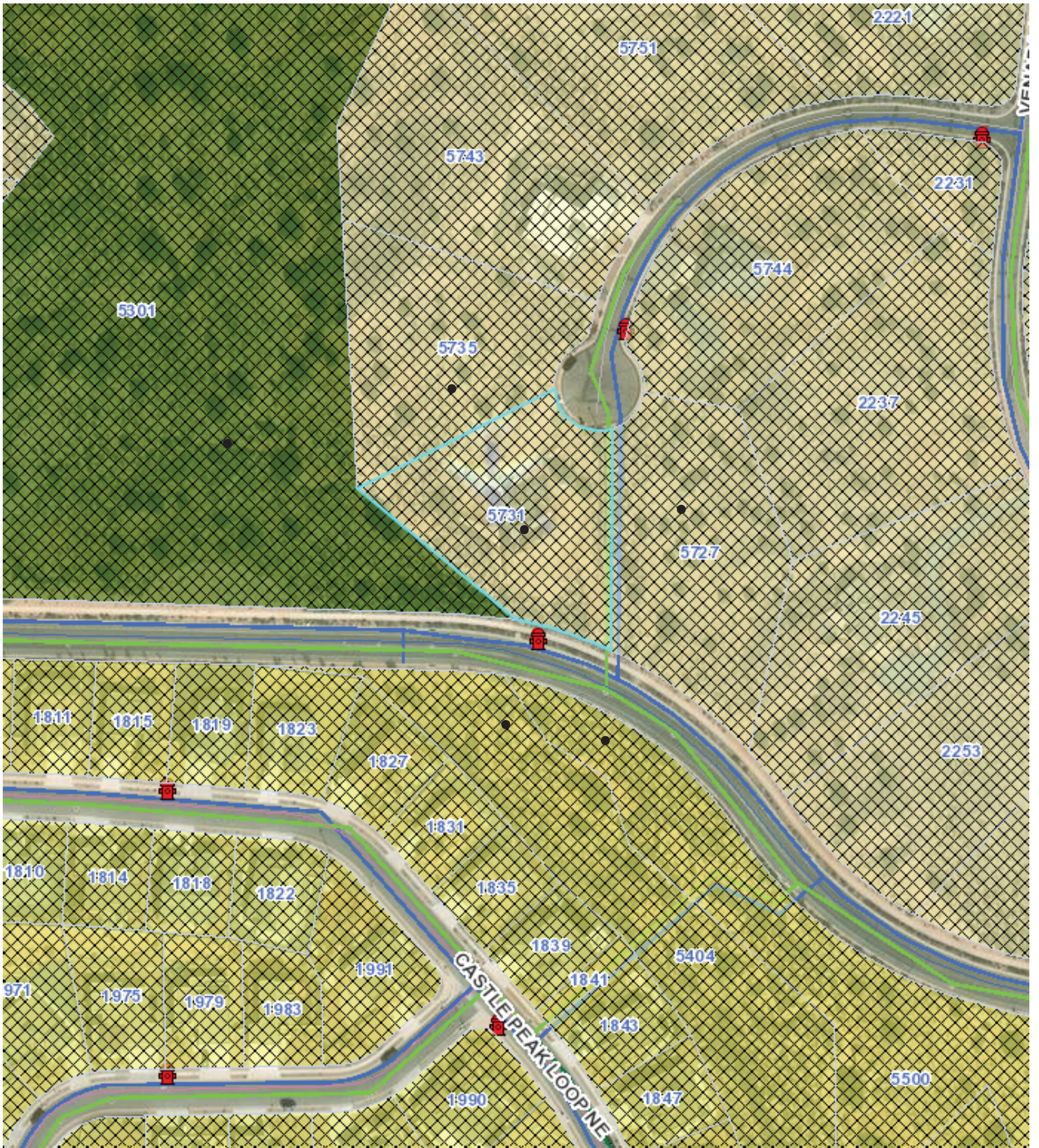
The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

gally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

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

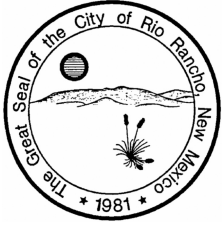
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rnm.gov. Written comments will be inserted into the public record.

Journal: March 25, 2024



NOTICE MAP:

- - FIRST CLASS MAIL TO ABUTTING PROPERTY OWNERS



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-220-
00002**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3A Subdivision creating 57 residential lots and 5 tracts zoned R-4: Single Family Residential District on the property legally described as LE, Tract 12-A-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3A Subdivision. The original Preliminary Plat for the Lomas Encantadas 1G Phase 3 Subdivision was approved by the Planning and Zoning Board on March 8, 2022 with findings and conditions. The Preliminary Plat was subsequently extended at the April 11, 2023 Planning and Zoning Board Meeting. A Preliminary Plat Amendment was approved at the December 12, 2023 Planning and Zoning Board Meeting, splitting Phase 3 into Phases 3A and 3B.

Lomas Encantadas 1G, Phase 3A is comprised of 57 lots and 5 tracts zoned R-4: Single-Family Residential District, with approximately 10.2706 lot acres and 0.9549 tract acres within the 1G 3A Subdivision. The remaining Tract 12-A-1-A, included in the 5 Tract count, comprises approximately 54.5024 acres, for an approximate total tract acreage of 55.4573 acres. The remaining acreage of the subdivision comprises approximately 1.9731 acres of new road and approximately 0.3338 road miles, both dedicated to the City of Rio Rancho.

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 north, east, and west.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, and Gas Company of New Mexico.

B. Water and Wastewater Availability: A water and wastewater availability approval letter from the Utilities Department was granted for the Lomas Encantadas 1G Phase 3 Subdivision on March 1, 2022.

C. Drainage: The proposed development will comply with the City of Rio Rancho development requirements. A drainage study for Lomas Encantadas 1G Phases 2 & 3, dated January 2022, has

been submitted and reviewed by staff.

D. Roads & Sidewalks: Proposed internal streets will be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. There is approximately 1.9731 acres of new road or 0.3338 road miles dedicated to the City. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.

E. Recreation Facilities/Open Space: None.

F. Easements: There will be 10' Public Utility Easements on the front of all lots, with 5' Public Utility Easements on all side and rear lot lines. There is a 10' Public Utility Easement within all new lots and tracts adjacent to all road rights-of-way being granted except for corner lots where the easement width adjacent to the side street is only 5' wide. There are existing 10' and 5' Public Utility Easements adjacent to the boundary of Tract 12'A-1, as shown on the Lomas Encantadas 1G, Phase 1 Subdivision to remain as granted. There is 1' wide No Vehicular Access Easement to prevent vehicle access to Zachary Rd NE from Block 2, Lot 1 and Block 3, Lot 1. There is additionally a 1' wide No Vehicular Access Easement to prevent vehicle access to Clayton Dr NE from Block 1, Lot 6; Block 2, Lots 12 and 13; and Block 3, Lot 12.

G. Public Site Dedications: None.

H. Vacations: No right-of-way proposed for vacation.

I. Variances: None.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS

The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE

The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1136 acres (approximately 4,948 sf) to 0.1488 acres (approximately 6,481 sf) in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with a lot width range of approximately 45' to 60.36'.

Staff recommends the Planning and Zoning Board find the proposed final plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN & LOMAS ENCANTADAS MASTER PLAN

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

FINDING: This application meets all Policy L-1 requirements, establishing a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho and is within a master planned area. The plat is in conformance with the Lomas Encantadas Master Plan. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

The Departments of Development Services (Planning and Engineering), Parks Recreation and Community Services, Fire and Rescue, and SSCAFCA have reviewed this application and related infrastructure plans. Parks Recreation and Community Services, DSD Engineering, and SSCAFCA did not have any adverse comments. Fire and Rescue comments are attached. DSD Planning comments are incorporated within the conditions of approval under the findings of fact. The plat and related infrastructure plans were also sent to MRMPO, Rio Rancho Police, and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned R-1: Single-Family Residential to the north, east, and west and R-4: Single-Family Residential to the south.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

IMPACT:

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

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a final plat.
2. The applicant has the authority to apply for a final plat.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The final plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The final plat conforms to the R-4: Single-Family Residential zoning district requirements.
3. The final plat is consistent with the preliminary plat amendment as approved by the Planning and Zoning Board on December 12, 2023.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 35, Pages 30-32.
6. The Applicant shall address all staff comments, but not limited to:
 - a. Under Subdivision Data, revise to reflect separate total of 3A Subdivision tract acres of 0.9549 acres. Revise total tract acreage to 55.4573 acres.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [Zoning, Location Map](#)

ATTACHMENT: [Application](#)

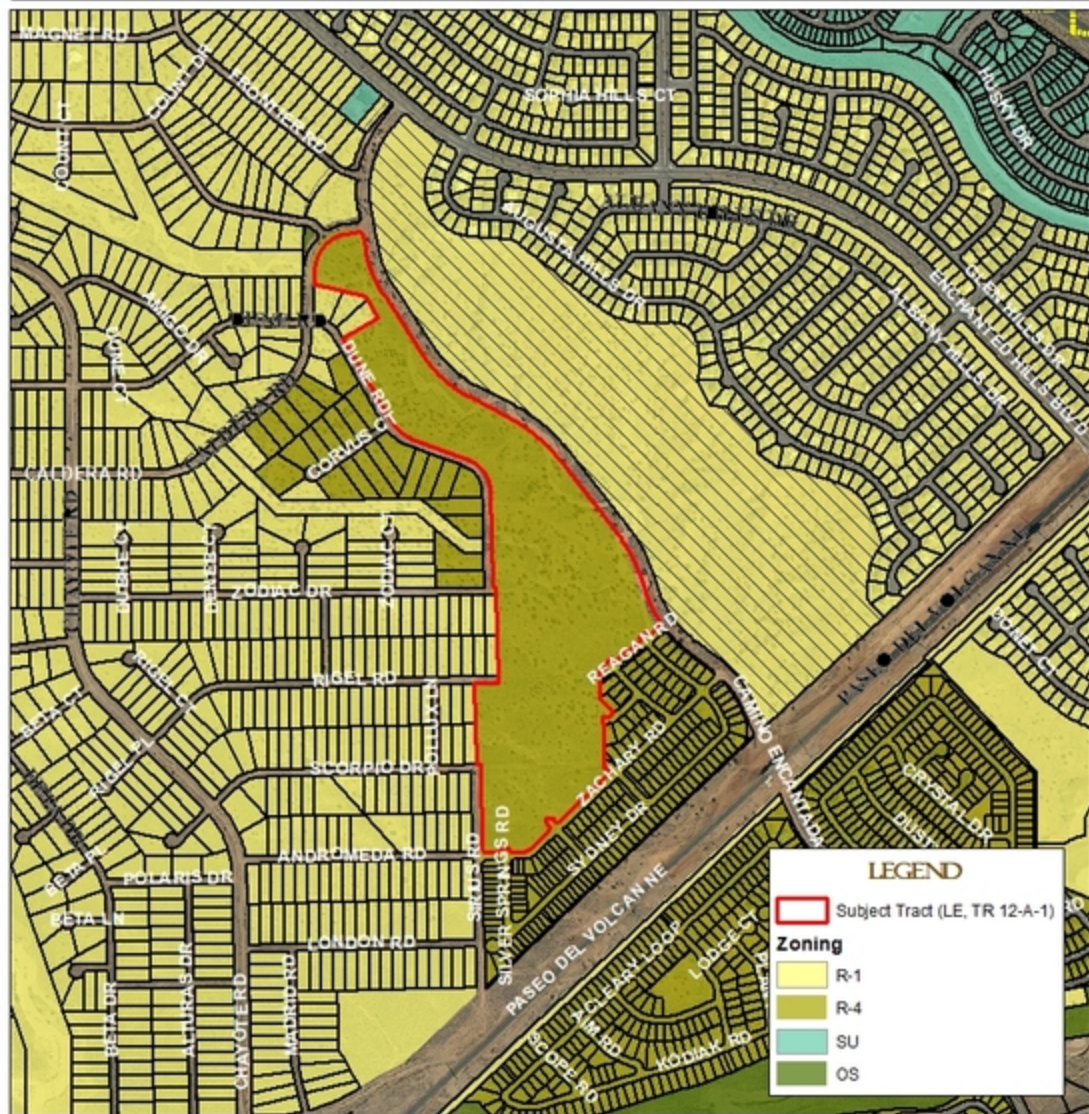
ATTACHMENT: [Authorization](#)

ATTACHMENT: [Final Plat](#)

ATTACHMENT: [Final Plat Checklist](#)

ATTACHMENT: [Reviewer Comments](#)

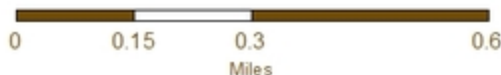
LOMAS ENCANTADAS IG, PHASE 3A FINAL PLAT



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 March 27, 2024



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

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

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

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


FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1G PHASE 3A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A-1	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 62*	Total area of site (acres) 64.7849*

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: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 3/14/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

*INCLUDES ALL 5 TRACTS. TOTAL 1G PHASE 3A AREA W/O TRACT 12-A-1-A IS 10.2825 ACRES AND 57 RESIDENTIAL LOTS.

LOMAS ENCANTADAS DEVELOPMENT COMPANY

333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124

February 17, 2021

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

Dear Amy:

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

Lomas Encantadas 1G

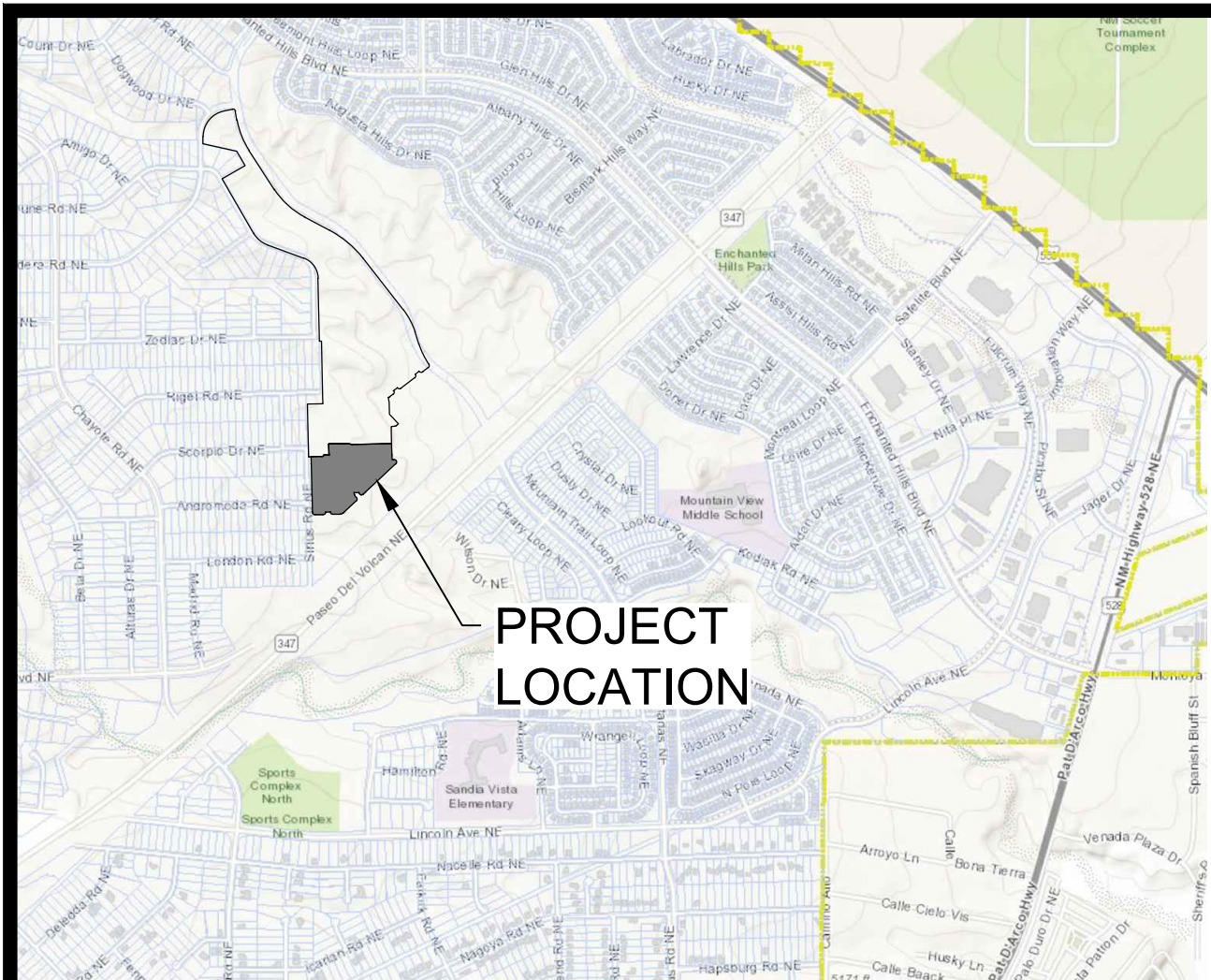
Lomas Encantadas Tract 12

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Aragon".

Bryan Aragon, PE
Land Development Coordinator



VICINITY MAP
NOT TO SCALE
ZONE ATLAS SHEET NO. 132, 133 and 146

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" AS NOTED AND SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT "12-A-1" INTO 57 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 5 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", AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS "A", "B", "C", AND "D" AS SHOWN HEREON. SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS. TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. 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 _____

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements, 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 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-1, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision, said easements to remain as granted. 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 12 & 13 and Block 3, Lot 12.

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 LS 7482, or nail with shiner stamped LS 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).

- 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

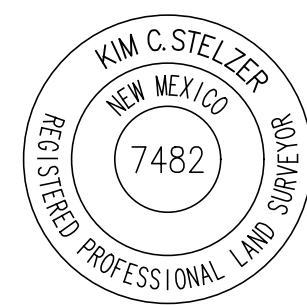
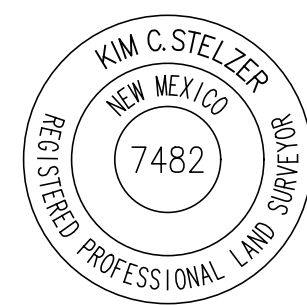
I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico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

Kim C. Stelzer, NMPS No. 7482 Date _____

JURISDICTIONAL AFFIDAVIT

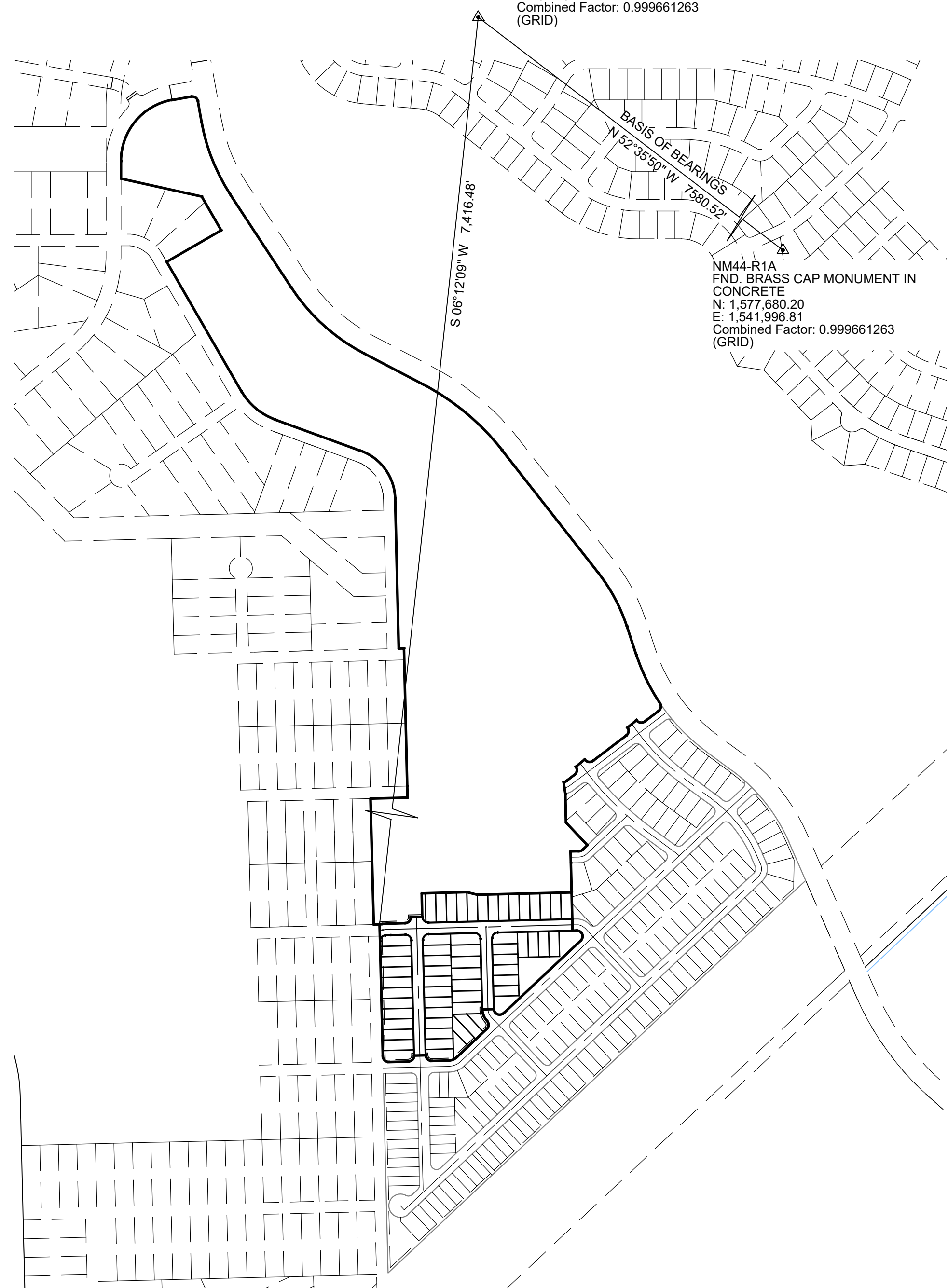
I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date _____



NM44-R1B
FND. BRASS CAP MONUMENT IN
CONCRETE
ELEVATION 5443.42
N: 1,582,283.16
E: 1,535,977.00
Combined Factor: 0.999661263
(GRID)

NM44-R1A
FND. BRASS CAP MONUMENT IN
CONCRETE
N: 1,577,680.20
E: 1,541,996.81
Combined Factor: 0.999661263
(GRID)



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 (PSNM), A NEW MEXICO CORPORATION, (PSNM 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 CENTURYLINK 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 GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, 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 (PSNM), 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, PSNM, 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 _____

PSNM ELECTRIC SERVICES _____ DATE _____

NM GAS COMPANY _____ DATE _____

QWEST D/B/A CENTURYLINK QC _____ DATE _____

SPARKLIGHT _____ DATE _____

COMCAST _____ DATE _____

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.

PURPOSE OF PLAT

- 1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AS NOTED AND SHOWN HEREON.
- 2. TO DIVIDE TRACT "12-A-1" INTO 57 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 5 TRACTS AS SHOWN HEREON.
- 3. TRACTS "A", "B", "C", AND "D", TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. AS NOTED AND SHOWN HEREON.
- 4. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-G PHASE 2 PLAT ACRES	64.7849
PH 3A LOTS: 57	LOT ACRES: 10.2706
NO. OF PARCELS: 0	PARCEL ACRES: 0
NO. OF TRACTS: 5	TRACT ACRES: 55.4281
NO. OF EXIST. TRACTS: 1	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:	0.3338
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:	1.9731

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

FILED AUGUST 7, 2023, IN BOOK 3, PAGE 5080,
AS DOCUMENT NUMBER 2023P02076)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

MARCH 2024

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1, Lomas Encantadas Unit 1-G Phase 2 Subdivision plat, recorded on August, 07, 2023 in Book 33, Page 96, as Document Number 2023P02076, 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 64.7849 acres, more or less (57) Lots, (5) Tracts.

SUBDIVIDER:

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

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5191

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 _____

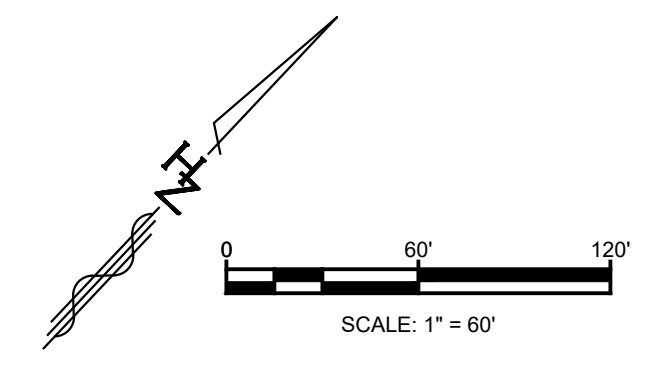
Plotted: 3/13/2024 4:07:04 PM. By: Huerta, Dominic
H:\proj\R313875.02 - LE1G Ph 305 Design\05.11 Survey\PLAT\LE-UTG - PH3A FINAL PLAT.dwg
Last Saved: 3/13/2024 3:33:34 PM. dhuerta

**PLAT OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3A
SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G,
PHASE 2 SUBDIVISION**
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SANDOVAL COUNTY, NEW MEXICO

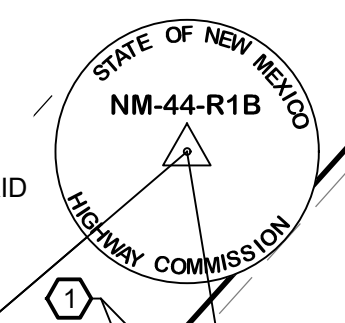
SHEET 2 OF 3
MARCH 2024

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	138°07'48"	25.00'	S22°20'03"E	46.70'	60.27'
C2	131°52'06"	25.00'	N67°20'07"W	45.65'	57.54'
C3	20°56'03"	75.00'	S11°52'05"E	27.25'	27.40'
C4	20°56'03"	75.00'	S32°48'08"E	27.25'	27.40'
C5	90°00'00"	25.00'	S1°43'50"W	35.36'	39.27'
C6	41°52'10"	50.00'	S67°39'55"W	35.73'	36.54'
C7	89°59'51"	25.00'	N46°24'05"W	35.35'	39.27'
C8	90°00'07"	25.00'	S43°35'57"W	35.36'	39.27'
C9	90°01'23"	25.00'	N46°23'18"W	35.36'	39.28'
C10	1°38'21"	375.00'	N84°28'14"E	10.73'	10.73'
C11	4°56'59"	425.00'	N86°07'33"E	36.70'	36.71'
C12	89°58'00"	25.01'	N43°36'41"E	35.36'	39.27'
C13	4°55'34"	401.90'	S86°07'33"W	34.54'	34.56'
C14	86°21'27"	24.90'	N41°42'30"E	34.07'	37.53'
C15	4°29'17"	308.09'	S86°37'32"W	24.13'	24.13'
C16	89°59'51"	25.00'	N46°24'02"W	35.35'	39.27'
C17	90°00'09"	25.00'	S43°35'58"W	35.36'	39.27'
C18	90°00'00"	25.00'	N46°23'57"W	35.36'	39.27'
C19	90°00'00"	25.00'	S43°36'03"W	35.36'	39.27'
C20	89°59'51"	25.00'	S46°24'02"E	35.35'	39.27'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	66°25'19"	25.00'	S34°36'46"E	27.39'	28.98'
C22	23°34'32"	25.00'	S79°36'41"E	10.21'	10.29'
C23	23°37'11"	50.00'	N76°47'24"E	20.47'	20.61'
C24	18°14'58"	50.00'	N55°51'20"E	15.86'	15.93'
C25	7°07'55"	75.00'	S18°46'09"E	9.33'	9.34'
C26	13°48'08"	75.00'	S8°18'07"E	18.02'	18.07'



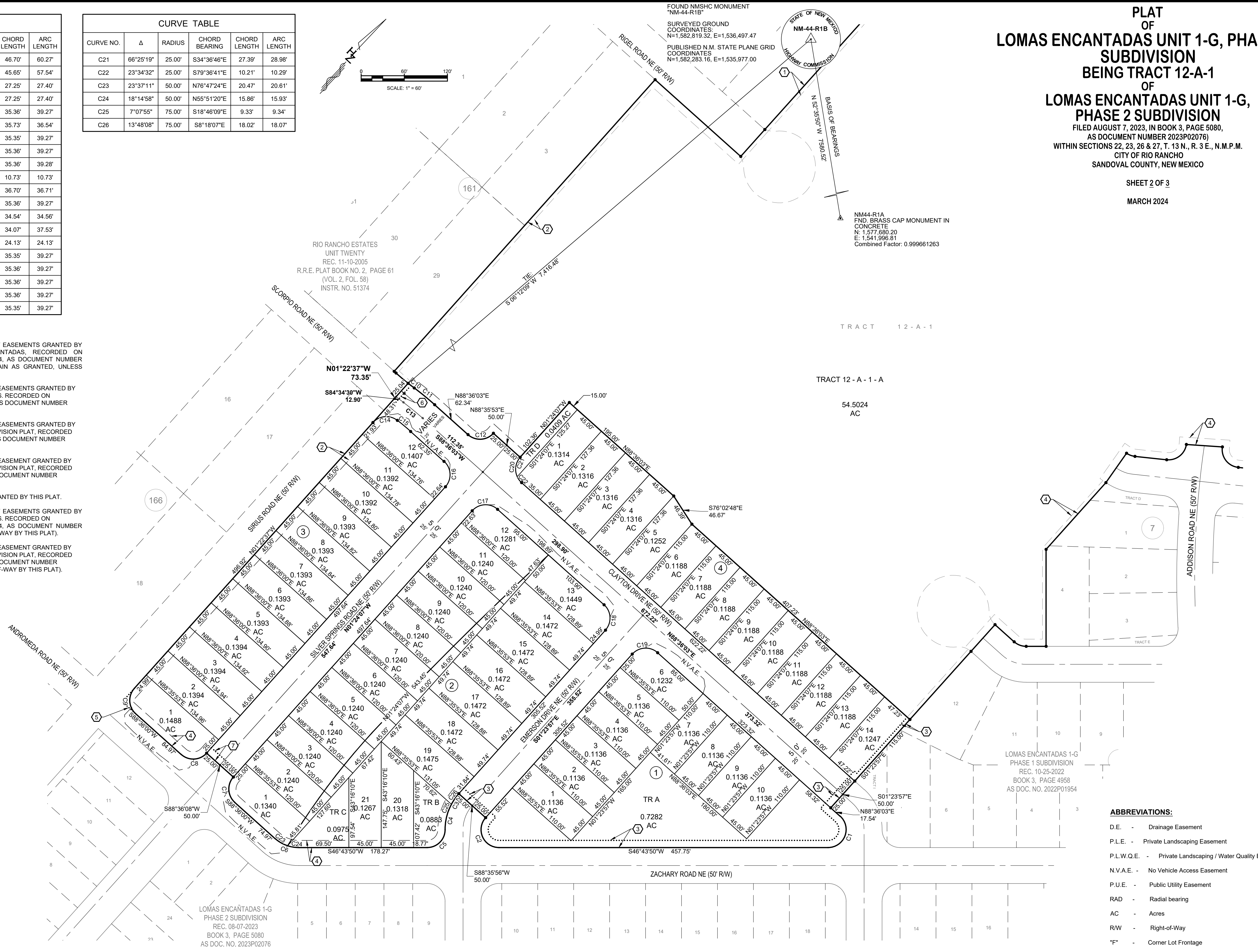
FOUND NMSHC MONUMENT
"NM-44-R1B"
SURVEYED GROUND
COORDINATES:
N=1,582,819.32, E=1,536,497.47
PUBLISHED N.M. STATE PLANE GRID
COORDINATES
N=1,582,283.16, E=1,535,977.00



NM44-R1A
FND. BRASS CAP MONUMENT IN
CONCRETE
N: 1,577,680.20
E: 1,541,996.81
Combined Factor: 0.999661263

EASEMENTS

- 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 200546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
- 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 200546844.
- 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).
- EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 2 SUBDIVISION PLAT, RECORDED ON AUGUST 7, 2023, IN BOOK 3, PAGE 5080, AS DOCUMENT NUMBER 2023P02076.
- RIGHT OF WAY FOR INTERSECTION CORNER GRANTED BY THIS PLAT.
- 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 200546844, (TO BE VACATED ACROSS RIGHT-OF-WAY BY THIS PLAT).
- EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 2 SUBDIVISION PLAT, RECORDED ON AUGUST 7, 2023, IN BOOK 3, PAGE 5080, AS DOCUMENT NUMBER 2023P02076, (TO BE VACATED ACROSS RIGHT-OF-WAY BY THIS PLAT).



LOMAS ENCANTADAS 1-G
PHASE 1 SUBDIVISION
REC. 10-25-2022
BOOK 3, PAGE 4958
AS DOC. NO. 2022P01954

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

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

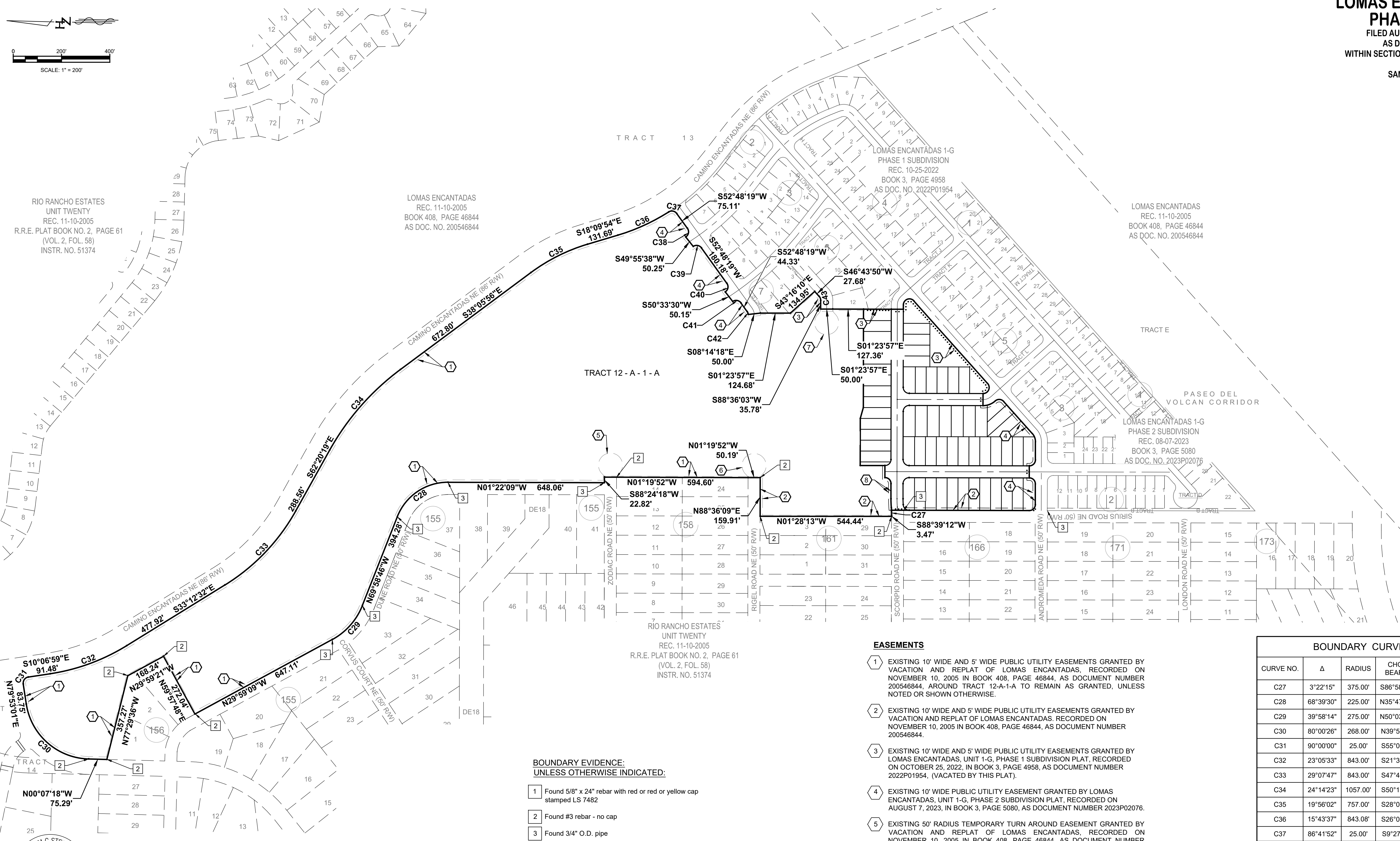
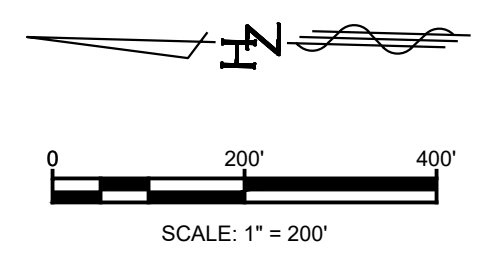


**PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3A
SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G,
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

MARCH 2024



RIO RANCHO ESTATES
UNIT TWENTY
REC. 11-10-2005
R.R.E. PLAT BOOK NO. 2, PAGE 61
(VOL. 2, FOL. 58)
INSTR. NO. 51374

LOMAS ENCANTADAS
REC. 11-10-2005
BOOK 408, PAGE 46844
AS DOC. NO. 200546844

LOMAS ENCANTADAS
REC. 11-10-2005
BOOK 408, PAGE 46844
AS DOC. NO. 200546844

LOMAS ENCANTADAS 1-G
PHASE 2 SUBDIVISION
REC. 08-07-2023
BOOK 3, PAGE 5080
AS DOC. NO. 2023P02076

RIO RANCHO ESTATES
UNIT TWENTY
REC. 11-10-2005
R.R.E. PLAT BOOK NO. 2, PAGE 61
(VOL. 2, FOL. 58)
INSTR. NO. 51374

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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 200546844.
- 6 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 200546844.
- 7 EXISTING 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT 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.
- 8 10' WIDE (P.U.E.) ADJACENT TO REAGAN ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A (GRANTED BY THIS PLAT).

**BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:**

- 1 Found 5/8" x 24" rebar with red or red or yellow cap stamped LS 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 LS 7482

BOUNDARY CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C27	3°22'15"	375.00'	S86°58'32"W	22.06'	22.06'
C28	68°39'30"	225.00'	N35°47'13"W	253.78'	269.62'
C29	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C30	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C31	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C32	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C33	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C34	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C35	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C36	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C37	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C38	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C39	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C40	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C41	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C42	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C43	41°52'12"	25.00'	S67°39'57"W	17.87'	18.27'



**HUITT
ZOLLARS**
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – 1 copy

Yes No

- Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – 7 copies

Yes No

- Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – 7 paper copies (folded) NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.

Yes No

A. IDENTIFICATION

- Subdivision name
- Date of Plat
- Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
- North Arrow
- Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
- Reference To:
- (A) Federal Section
 - (B) Projected Section
 - (C) Land Grant
 - (D) County and City Control Systems

Yes No

Disclosure Statement

B. MONUMENTS

Subdivision Control Monuments

(A) Centerline Monumentation

(B) Block Control with Surveyor's Registration Number

(C) Type of Corners Found or Set

(D) Bond

Permanent Survey Monuments

(A) Type of Monuments

(B) Monuments, Existing or Set

(C) X and Y Coordinates (N.M.S.P.)

(D) Reference Zone

(E) Delta Alpha

(F) Combined Ground to Grid Factor

(G) Bond

Bench Marks

(A) Location Found or Set

(B) Bond

C. PERIMETER

Written Description, Metes & Bounds

Bearing in Degrees, Minutes & Seconds

Distances in Feet & Hundredths

Record Distances & Bearings

Yes No

- Measured Distances & Bearings
- Basis for Bearings Shall Be Grid or Rotation Factor to Grid
- Total Gross Acreage of Subdivision
- Property Corners Found or Set
- Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

- Block Identification
- Lot Identification
- Bearing on Non-Radial Lines
- Bearing on Non-Perpendicular Lines
- Distances Lot Perimeter

E. ADJACENT LAND

- The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
- Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
- Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

- Name of Streets (Ensure No Duplication)
- Right-of-Way Width Noted
- Centerline Data, Tangent Distances & Bearings
- Centerline Data, Curves, Radius, Central Angles, Arc
- Mileage of Streets Created: Total, Full-Width, Half-Width
- Street Vacation Application Number N/A

Yes No

- Private Streets or Access Easements so Designated N/A
- Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility N/A

G. EASEMENTS

- All Easements of Record or Apparent are Shown
- Location by Distance & Bearing
- Dimension
- Purpose
- Proposed Shown in Dashed Lines and Labeled
- Existing Shown in Dashed Lines and Labeled with Recordation Data
- Vacated Shown in Ghost Lines and Labeled
- Apparent Shown and Labeled
- Limitations

H. DRAINAGE RIGHT-OF-WAY

- Location
- Dimension

I. PUBLIC AREAS

- Location
- Dimension
- Purpose

J. FREE CONSENT

- Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes No

K. CERTIFICATIONS

- Jurisdictional Affidavit
- Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
- Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
- Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
- Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
- Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
- Certification of County Treasurer that all current and previous property taxes have been paid in full
- Certification of County Clerk noting date, time and recording information

L. DEDICATION

- Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
- Notary signature

M. ACKNOWLEDGMENT

- Acknowledged in the manner required for the acknowledgment of deeds
- Notary signature

N. SURVEY

- Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes No

Digital submittals are required and must contain a minimum of the following:
Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane,
Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

Content

(A) A single drawing in model space showing only parcel lines, street center
lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or
greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

File format

(A) DXF files in ASCII format. Other formats directly compatible with
Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or
CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

File names

(A) <DSD Project#>.dxf used as a standard naming convention

Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section
designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Final Construction Plans – 7 copies

Yes No ON FILE

- Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – 3 copies

Yes No ON FILE

- Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – 3 copies

Yes No ON FILE

- Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – 3 copies

Yes No ON FILE

- Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.
- Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway. N/A

Infrastructure List – 7 copies

Yes No

- List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – 2 copies

Yes No

- List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

N/A

Development Agreement – 3 copies

Yes No ON FILE

Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – 3 copies

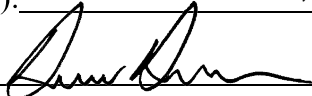
Yes No ON FILE

Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): Donald Duneman, PE Applicant Agent

Signature:  Date: 3/14/24

For Office Use Only

I have reviewed the Final Plat Application and find it complete incomplete.

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 15, 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 – Lt. Scott Pope
- (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: Final Plat DSD #24-220-00002 (Lomas Encantadas 1G Phase 3A)

The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3A Subdivision. The proposed subdivision will create 57 lots and 5 tracts zoned R-4: Single-Family Residential District. Lomas Encantadas 1G Phase 3A comprises approximately 10.2825 acres of LE, Tract 12-A-1.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, March 29, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- (X) RECOMMENDED FOR APPROVAL
- () RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- () RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Requirements for the listed area are to have hydrants every 300' and maintain the multiple entrances into the subdivision.

Fire Marshal James Wenzel
Reviewer

03/21/2024
Date



**CITY OF RIO RANCHO
COVER PAGE**

**Legislation Item: 24-105-
00001**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Text Amendment. The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests a text amendment to the Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District. The requested amendment would add a provision for outdoor storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a) which states: "There shall be no drive-in or drive-up restaurants", and expand on provision (C)(1) "All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section 154.71" to allow for additional Outdoor Storage provisions under the added permissive use. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend denial of the requested text amendment.

BACKGROUND AND ANALYSIS:

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests a text amendment to the Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District. The requested amendment would add a provision for outdoor storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a) which states: "There shall be no drive-in or drive-up restaurants", and expand on provision (C)(1) "All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section 154.71" to allow for additional Outdoor Storage provisions under the added permissive use.

Text amendments to the Rio Rancho Municipal Code are predominately taken forward by the City of Rio Rancho, with the City as the applicant. In this case, the applicant is external and the City is not submitting the request.

The following text amendments are being requested by the applicant to Chapter 154.33 BP: Business Park District (additions noted with underline, deletions noted with strike through).

(B) Permissive uses.

(18) Outdoor storage, as a primary use, provided:

(a) Shall not be permitted where the property abuts a residential zone;

(b) A combination of a buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;

(c) Shall require a minimum six (6) foot wall to screen the outdoor storage from adjacent properties;

(d) Roof/carport structure is required for all outdoor storage spaces;

(e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;

- (f) Proposed outdoor storage shall require approval of a site development plan;
- (g) Shall not include any outdoor sales display; and
- (h) Shall be limited to the storage of personal RV's, Boats, trailers, and other personal and commercial vehicles.

...

(276) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities, provided:

- (a) There shall be no drive in or drive up restaurants; and
- (b) Outdoor seating is at least 75 feet away from any residential zone;

...

(C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

The agent states: "The only BP zone currently in Rio Rancho is within the Limits of the Los Diamantes Master Plan." The agent feels that the current permissive land uses in the BP: Business Park District inhibits the flexibility of the BP: Business Park District.

The agent writes that this amendment would advance multiple goals and policies of the Rio Rancho Comprehensive Plan to include:

- Goal L-3: *Maintain a balance of land uses throughout the City.*
- Policy L-1: *Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.*
- Policy UD-1: *Identify specific area within the city where growth should be focused.*
- Goal EDP-1: *Create Jobs.*
- Goal EDP-2: *Retain Jobs.*
- Goal EDR-1: *Expand the economic base of Rio Rancho.*
- Goal EDR-3: *Encourage large-scale manufacturing companies to relocate to Rio Rancho.*

The agent explains in the attached justification letter how these goals and policies would be accomplished by making these text amendments to Chapter 154.33 BP: Business Park District. Staff did receive a supplemental justification from the agent on the proposed text amendments to Chapter 154.33 BP: Business Park District subsequent from the initial application date of the request, however the supplemental letter was received without sufficient time for staff to conduct a full review and greater elaboration on the proposed text amendments. The supplemental justification has been included as an attachment.

The agent also shows that a provision is to be removed that prohibits drive in or drive up restaurants in the zoning designation. The agent has made no justification as to why this omission of 154.33 (27)(a) is justified.

STAFF ANALYSIS:

CONFORMANCE WITH CHAPTER 154 PLANNING AND ZONING:

Section 154.33 BP: Business Park District states the purpose of the zoning district as "(A) Purpose. This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan. An emphasis shall be given to community compatibility and appropriate transitions between land uses. The intent of the Business Park District is to:

1. Promote economic development for the city by fostering the creation of significant employment centers;
2. Enhance and implement the comprehensive plan by creating a land use category that

supports campus-style office, warehousing, light manufacturing and supportive commercial use;

3. Provide a high quality employment environment of multi-acre parcels based on an approved master plan that includes architectural guidelines and buffers as outlined in the urban design element of the comprehensive plan;
4. Plan for efficient transportation access through proximity to arterial roadways;
5. Ensure appropriate transitions and/or buffers to adjacent low density residential land uses."

Section 154.33 BP: Business Park District, (C) *General requirements and design standards*, details: "(1) All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section 154.71". Staff finds that the intent of this section is to not permit outdoor storage as an acceptable use, and that any storage would need to be enclosed via a building.

This proposal by the applicant would not align with the current intended land uses for the BP: Business Park District zoning designation. Chapter 154.33 (B)(18) allows for Outdoor storage, as an accessory use. This proposed text amendment would now make Outdoor storage, as a primary use, an outright permissive use in the BP: Business Park District.

In Chapter 154 of City Code, the only zoning designation that allows for Outdoor storage, as a primary use outright, is the M-1: Industrial and Business Park District. However, the proposed restrictions and provisions requested by the applicant for "Outdoor Storage" to be limited to personal RV's, Boats, trailers, and other personal and commercial vehicles causes the use to align more with the use and definition of self-storage. Chapter 154 defines self-storage as "a group of buildings or other facilities having components, rooms, spaces, containers or other types of units that are individually leased, rented, sold or otherwise contracted for by customers for the storage of personal or business goods or property."

Chapter 154 permits self-storage as a Conditional Use in NC: Neighborhood Commercial and C-1: Retail Commercial zoning districts, and as an outright permissive use in C-2: Wholesale and Warehousing Commercial and M-1: Industrial and Business Park District. Staff finds that the use for Outdoor Storage, limited to personal RV's, Boats, trailers, and other personal and commercial vehicles is currently permissive as "self-storage" in four commercial zoning districts. These zoning districts are found throughout the City and the restriction of not listing self-storage or outdoor storage as a permissive use in the Business Park zoning district does not limit the ability to develop a property for this use in the City.

Chapter 154.36 Nonresidential Land Use Table additionally outlines that park and ride facilities, parking lots, and garages are permissive in O-1, C-1, C-2, M-1, CBD, and a conditional use within MU-A zoning designations. The intent of a campus-like employment center for the BP: Business Park District would be hindered by park and ride facilities, parking lots, and garages being a permissive or conditional use. The listed permissive uses in this zoning designation under City Code are for the purpose of supporting the original intentions of providing a high quality employment environment.

Chapter 154.24 C-1: Retail Commercial, 154.25 C-2: Wholesale and Warehousing, 154.28 M-1: Industrial, 154.21: Mixed Use all allow for restaurants with with drive-in or drive-up. The applicant did not provide a justification on why an additional zoning district should allow for this use. Additional justification provided after the initial review period mentions a desire for more drive-up restaurants, but does provide for data on how the current zoning districts are deficient or how the addition to the BP would fill a need that is not being met in the City.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN:

The agent states in the attached justification letter that this text amendment works in satisfying the

City of Rio Rancho Comprehensive Plan Policy UD-1: Identify specific areas within the City where growth should be focused. The agent explains that this text amendment would work in "Making BP zones capable of containing storage and manufacturing facilities could turn BP zones into production hubs within the city."

Staff recommends the Board finds that outdoor storage, with the provisions listed, would not promote economic growth and development in the Business Park zoning district as stated in the "Purpose" section of 154.33. The currently listed permissive uses create more jobs and economic development, while Outdoor storage facilities often have very limited employment opportunities.

The agent additionally asserts that one of the goals that this text amendment would promote is Goal EDP-1: Create Jobs and Goal EDP-2: Retain Jobs. The agent argues, "Through the allowance of outdoor storage in a BP zone, larger-scale storage and manufacturing companies will be encourage to move into Rio Rancho. The construction projects for new development will employ many workings in the construction itself, and the finished business will also provide a range of jobs."

Staff recommends the Board finds that the existing provisions of including Outdoor storage, as an accessory use will still draw economic development activities to the area as the present permissive uses under 154.33 BP: Business Park District includes provisions for industrial and manufacturing which would require storage as an accessory use of the commercial activity. This provision allows the business to utilize outdoor storage as an accessory use provided that they include a buffer wall. The Outdoor storage, as an accessory use is clearly delineated on the development plan, and the materials are not stacked or arranged above the height of the screen wall or fence.

Staff recommends the Board finds that the intent of the 154.33 BP: Business Park District is to create employment centers with a maximum intensity of light industrial and supportive commercial uses, which omitted Outdoor storage, as a primary use, but included Outdoor storage, as an accessory use to promote the existing provisions in permissive uses in 154.33 BP: Business Park District that may require outdoor storage as part of business practices, such as manufacturing and the storage of material related to the manufacturing process.

Further, staff finds that Section 5.5.9 Business Park Industrial of the Rio Rancho Comprehensive plan outlines that, "The BPI land use category prohibits outside storage." Staff recommends the Board finds that the proposed text amendment to include Outside Storage, as a primary use, would not align with the intentions of the Business Park Industrial land use as outlined in the Rio Rancho Comprehensive Plan Land Use Element page L-7.

CONFORMANCE WITH THE UNIT 10 SPECIFIC AREA PLAN:

Staff recommends the Board finds that the proposed amendment request would not be aligned with the Unit 10 Specific Area Plan (SAP). The Unit 10 SAP states that "the business park offers the opportunity to bring several thousand jobs to Unit 10 that could be filled by residents of Unit 10." The proposed land use would decrease the potential to bring in jobs to this area where land is zoned for Business Park, and any future land zoned for Business Park.

The Unit 10 SAP includes the following language:

"The City would like to see the proposed business park develop into something akin to Journal Center in Albuquerque. Future expansions to the business park could lead to an even further increase in total jobs, helping to balance the current jobs/housing ratio and reduce commute times."

Staff finds that allowing for outdoor storage would potentially decrease the land available for employment generating business and would hinder the opportunity to help the balance of jobs to housing locally. Staff recommends the Board find that the requested Text Amendment would go against the goals and vision of the Unit 10 Specific Area Plan.

CONFORMANCE WITH THE LOS DIAMANTES MASTER PLAN:

Staff additionally recommends that the Board finds that the proposed Text Amendment would be against furthering specific goals and policies identified in the Los Diamantes Master Plan. Staff finds that the addition of Outdoor storage, as a primary use and the removal of the prohibition of drive in and drive up, would not assist in correcting the "jobs/housing imbalance on the Westside by providing a desirable location and infrastructure necessary to support employment in a well-designed business park" as mentioned as an objective of the Los Diamantes Master Plan (page 1). The Los Diamantes Master Plan area is currently the only BP: Business Park District zoning designation located within the City of Rio Rancho.

The Los Diamantes Master Plan aims at "the creation of a business park that will provide employment space and commercial services for the City of Rio Rancho." Staff recommends the Board finds that Outdoor storage facilities limited to RVs, boats, trailers, and other person and commercial vehicles will not create the intended neighborhood scale retail activities to provide the best employment spaces or commercial activities.

Staff also finds that these proposed amendments to 154.33 BP: Business Park District would go against Action L-3: Amend the zoning ordinance to establish specific criteria necessary to establish master plans by developers. The underlying master plan for BP: Business Park Districts in the Los Diamantes Master Plan was established to create a campus like commercial environment that makes no mention of outdoor storage as a primary use.

NOTIFICATIONS:

A legal notification was published in the Rio Rancho Observer on March 25, 2024. All legal notification requirements for this case have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

A transmittal was sent out to the Development Services Engineering, City of Rio Rancho Fire & Rescue, City of Rio Rancho Police, City of Rio Rancho Parks, Recreation and Community Services, Rio Rancho Public Schools, MRMPO-MRCOG, and SSCAFCA to provide comments on this Planning and Zoning Board decision. Below are the comments received from the reviewers:

Reviewer	Comments
Development Services Engineering	Defer to the decision of DSD Planning and Zoning.
City of Rio Rancho Fire & Rescue	No comments.
City of Rio Rancho Police	Did not receive comment
City of Rio Rancho Parks, Recreation, and Community Services	Did not receive comment
Rio Rancho Public Schools	Did not receive comment
MRMPO-MRCOG	MRMPO has no adverse comments.
SSCAFCA	SSCAFCA has no adverse comments.

IMPACT:

Staff recommends the Planning and Zoning Board recommend denial of the proposed text amendments to Chapter 154.33 BP: Business Park District, subject to the findings set forth below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may review and make a recommendation to the Governing

- Body on the request for text amendments to the Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District to add a provision for outdoor storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a), and expand on provision (C)(1).
2. The applicant has the authority to make an application to request an amendment to the Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District to add a provision for outdoor storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a), and expand on provision (C)(1).
 3. The applicant and citizens of Rio Rancho have received due process, as proper notice was given.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed Text Amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07 (D) Amendments.
2. The proposed Text Amendment does not conform with the Business Park Zoning outlined in the City of Rio Rancho Comprehensive Plan.
3. The proposed Text Amendment does not conform with the intent, goals, and vision for the Business Park in the Unit 10 Specific Area Plan
4. The proposed Text Amendment does not conform with the intent, goals, and vision for the Business Park in the Los Diamantes Master Plan

If the Planning and Zoning Board recommends approval to the Governing Body the text amendment is subject to the following to following Findings of Fact:

1. The applicant has adequately addressed the criteria for granting a text amendment as set forth in R.O. 2003 Section 150.07.
2. The proposed amendment is consistent with the goals of promoting health, safety, morals and general welfare of the City of Rio Rancho.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. 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 recommend denial of the Text Amendment to the Governing Body.

ATTACHMENT: [Application and Justification Letter](#)

ATTACHMENT: [Legal Ad Proof](#)

ATTACHMENT: [Supplemental Justification](#)

ATTACHMENT: [154.33_Ordinance_DRAFT_CB_FULL_BMB.docx](#)

ATTACHMENT: [Clean version of 154.33 BP Business Park District with requested changes](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: Pierre Amestoy, Amestoy Construction and Development		Phone: 505-822-0044
Address: 4461 Irving Blvd NW		E-Mail: pierre@amestoy.net
City: Rio Rancho	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: Pierre Amestoy	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Consensus Planning Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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


Amend the City of Rio Racho Zone Code to allow for outdoor storage.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Los Diamantes	Block(s):	Lot(s): 2-A-1
Existing Zoning: BP	Proposed Zoning: N/A	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 36.16

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier	Applicant: Pierre Amestoy	Agent: Consensus Planning Inc.
Signature: 	Date: 3/5/2024	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



March 5, 2024

Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho

Re: Proposed Text Amendment to City of Rio Rancho Zoning Code – Business Park (BP) Zone

Dear Chair Radosevich:

The purpose of this letter is to request and provide justification for an amendment to the City of Rio Rancho Zoning Code. This letter requests for the amendment of Section 154.33BP, Part C (1) of the Rio Rancho Zoning Code, which states that “All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section 154.71”. This amendment seeks to modify the BP zone allow for outdoor storage so long as it meets certain design standards. This amendment would allow for outdoor storage in the BP zone throughout the City of Rio Rancho. This request also includes specific requirements/development standards to ensure that the use is compatible with the spirit and intent of the BP zone.

Background

The Business Park (BP) zones are vital nodes located throughout the City of Rio Rancho that were created to spur economic development. The goal of the BP zone is to provide necessary services, support new businesses, and create jobs within the City of Rio Rancho. This Zone Code Text Amendment seeks to revise the City of Rio Rancho Zoning Code to allow for the construction of outdoor storage facilities as a permissive use in a BP zone. This change will allow for additional opportunities to locate and develop needed outdoor storage facilities to meet the growing needs of the existing and future residents of Rio Rancho.

Rio Rancho Zoning Code

The City of Rio Rancho has very specific standards for the design and layout of future construction to protect the city’s character. The nature of the zoning code has prepared Rio Rancho to grow sustainably. Rio Rancho’s zone code acts as a guiding document that ensures growth isn’t detrimental to the city and its residents.

However, as stated by the Rio Rancho Zoning Code, there are often exceptions to the regulations. The Rio Rancho Zoning Code states “A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan.” Flexibility in the zone code is important to note, as this request requires a change to be enacted in the zone code itself.

Rio Rancho Zone Code Analysis

Outdoor storage is proposed to be listed as a permissive use in section *154.33 BP section (B)*, as well as section *154.71* of the City of Rio Rancho Zone Code. This addition will allow for an outdoor storage facility to be the main use of property within a BP zone.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA,
SITES AP



Below are our responses to the sections of the City of Rio Rancho Zone Code that will be amended in order to permit the construction of an outdoor storage facility, and some of the conditions within the zone code that will be applicable.

154.33 BP: Business Park District

The proposed text amendment of section 153.33 part (C) of the City of Rio Rancho Zoning Code is consistent with the health, safety, morals, and general welfare of the city as follows:

(A) *Purpose.* This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan.

(C) *General requirements and design standards.*

(1) All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section [154.71](#);

Applicant Response: The only BP zone currently in Rio Rancho is within the Limits of the Los Diamantes Plan Area. Through its citywide restrictions, the City's zoning code is inhibiting the zone from serving as a template for the flexibility that BP zones could present. Future zone changes and text amendments are bound to occur throughout Rio Rancho's development, so it is important to fully understand the potential of each zoning designation found in the city by providing flexibility in the land uses of BP zones.

The concern with outdoor storage is addressed directly in section 153.33 part (C) as a restriction to BP zones. Through an analysis of this Zone code as well as the City's Comprehensive Plan, there is sufficient support for the change in terms of the benefits it will create for the City of Rio Rancho.

(18) Outdoor storage, as an accessory use, provided:

(a) A buffer wall shall separate outside storage from abutting properties and rights-of-way; and

(b) Proposed outdoor storage areas shall be delineated as such on applicable site or development plans

Applicant Response: In the event a site plan with outdoor storage needs is approved, appropriate development plans will be drafted in accordance with the Rio Rancho Zoning Code, which would feature walls that would meet the minimum height requirements for screening in a BP zone. Improvements beyond the required screening of the property will not occur, clearly delineating the property and therefore preventing the impedance of future development in the area.

(C) *General requirements and design standards*

(1) All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section [154.71](#);

Applicant Response: Properties taking advantage of the proposed amendment will be expected to follow the already set rules of the zone code, which will require proper



walling and landscaping surrounding the property. This will ensure that the outdoor storage area will not be visible to the public, while also maintaining the aesthetic direction of the City of Rio Rancho by creating attractive, well landscaped areas throughout the city.

City of Rio Rancho Comprehensive Plan Analysis

The following goals and policies are in support of the amendment allowing outdoor storage pursuant to the City Zoning Code are as follows:

Goal L-3: Maintain a balance of land uses throughout the City.

Encouraging the growth of new industry through providing more flexibility on restrictions will ensure a greater variety of land uses within the City of Rio Rancho. BP zones typically house office parks and complexes but could see a greater variety of business types if restrictions on outdoor storage were to be lifted. Seeing as this change is exclusive to BP zones, this amendment won't run the risk of compromising one of the key goals of the Rio Rancho Comprehensive Plan, which is to ensure that new development mixes surrounding land use, rather than capitalize on an entire area for a singular purpose. BP zones will now only serve to bring increased business to Rio Rancho and complement the surrounding land use through the attraction of new industry.

Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The City of Rio Rancho contains multiple Master and Area plans that dictate design standards and land uses in specific areas of the city. These plans can often create roadblocks in new development projects due to the vision that they create typically regarding creating mixed-use spaces, but they often ensure balanced and sustainable growth will occur through the City of Rio Rancho. Restrictions set forth by the Zone Code often go hand in hand with restricting the potential of new development through Master Planning. For example, the overarching LDMP has other significant design restrictions, such as the sections forbidding building material, color, and orientation, all of which will pose a challenge in future development. The amendment allowing outdoor storage only serves to satisfy the goals and objectives of the area and master plans of Rio Rancho, as well as the City's Comprehensive Plan through its ability to spur economic growth and sustainable development.

Policy UD - 1: Identify specific areas within the city where growth should be focused.

The Rio Rancho Comprehensive Plan established BP zoning to encourage economic development. This text amendment is an opportunity to broaden the City's economy and pave the way for new development. The amendment is in support of the City of Rio Rancho's Comprehensive Plan in that it would encourage growth in specific spaces within the city (BP zones). The Los Diamantes Master Plan mentions BP zones in its first project objective by stating that they "will attract future employers to the City of Rio Rancho".



The allowance of outdoor storage in the BP zone will encourage an additional needed service to move into Rio Rancho. The element of outdoor storage will expand upon the opportunities for development that already exist in BP zones under current zoning standards. Making BP zones capable of containing storage and manufacturing facilities could turn BP zones into production hubs within the city. These hubs could be critical in the future economic development of Rio Rancho.

Goal EDP-1: Create Jobs.

Goal EDP-2: Retain Jobs.

Through the allowance of outdoor storage in a BP zone, larger-scale storage and manufacturing companies will be encouraged to move into Rio Rancho. The construction projects for new development will employ many workers in the construction itself, and the finished businesses will also provide a range of jobs. Through the creation of new avenues of employment, the local economy will be further reinforced. The manufacturing industry is known to employ a high quantity of people, and if BP zones are permitted to include outdoor storage, it is likely that we will see an increase in manufacturing companies moving their operations to Rio Rancho.

Goal EDR-1: Expand the economic base of Rio Rancho.


Goal EDR-3: Encourage large-scale manufacturing companies to relocate to Rio Rancho.

By removing the roadblock of applying for an exception to the restrictions set by the City of Rio Rancho Zone Code on the allowance of outdoor storage, companies will be more likely to move their operations to Rio Rancho. The increased flexibility for construction will make it more feasible for small and mid-sized manufacturers to consider utilizing space in Rio Rancho for their businesses due to their ability to store materials outdoors rather than needing to build entire facilities to house equipment. By attracting manufacturing to the area, the City of Rio Rancho will create another avenue of income and job creation in the area and will expand the economic base of the city.

Conclusion

This Text Amendment request furthers the welfare of the city and will only serve to create a more organized and efficient zone within the city of Rio Rancho. The inclusion of outdoor storage as a permissive use will attract new industries, enhancing the tax base and providing Rio Rancho with more jobs. Based on the information provided in this letter, we respectfully request the City of Rio Rancho approve the Text Amendment. Please feel free to contact me at 505-764-9801 with any questions you might have.

Sincerely,



James K. Strozier, FAICP
Principal

Chapter 154 PLANNING AND ZONING

154.33 BP: BUSINESS PARK DISTRICT

(A) *Purpose.* This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan. An emphasis shall be given to community compatibility and appropriate transitions between land uses. The intent of a Business Park District is to:

- (1) Promote economic development for the city by fostering the creation of significant employment centers;
- (2) Enhance and implement the comprehensive plan by creating a land use category that supports campus-style office, warehousing, light manufacturing and supportive commercial use;
- (3) Provide a high-quality employment environment of multi-acre parcels based on an approved master plan that includes architectural guidelines and buffers as outlined in the urban design element of the comprehensive plan;
- (4) Plan for efficient transportation access through proximity to arterial roadways; and
- (5) Ensure appropriate transitions and/or buffers to adjacent low density residential land uses.

(B) Permissive uses

- (1) Auditoriums, bowling alleys, billiards or pool halls, dance halls, theaters, skating rinks, and other indoor entertainment establishments;
- (2) Bakeries, pastry and confectioneries for retail sales;
- (3) Banks and other financial institutions;
- (4) Brewpubs and microbreweries, artisanal distilleries, and taprooms;
- (5) Hotel/motel;
- (6) Indoor shooting range;
- (7) Industrial;
- (8) Laboratories, research and experimental stations;
- (9) Libraries, museums, cultural institutions;
- (10) Light industrial;
- (11) Light manufacturing;
- (12) Manufacturing;
- (13) Medical complexes, professional offices (medical and dental), veterinarians, offices/clinics: except boarding kennels are not permitted;

Chapter 154 PLANNING AND ZONING

(14) Motion picture productions, radio and television productions studios;

(15) Nursery schools and daycare facilities;

(16) Offices and Office Buildings

(17) Offset press printing;

(18) Outdoor storage, as a primary use, provided:

(a) Shall not be permitted where the property abuts a residential zone;

(b) A combination of a buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;

(c) Shall require a minimum six (6) foot wall to screen the outdoor storage from adjacent properties;

(d) Roof/carport structure is required for all outdoor storage spaces;

(e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;

(f) Proposed outside storage shall require approval of a site development plan;

(g) Shall not include any outdoor sales display; and

(h) Shall be limited to the storage of personal RVs, Boats, trailers, and other personal and commercial vehicles.

(19) Outdoor storage, as an accessory use, provided:

(a) A buffer wall shall separate outside storage from abutting properties and rights-of-way; and

(b) Proposed outside storage areas shall be delineated as such on applicable site or development plans;

(c) Stored materials shall not be stacked or arranged above the height of the screen wall or fence. If a stored vehicle or other individual item exceeds the height of the screen wall or fence, it shall be stored no less than 15 feet from an abutting property or right-of-way; and

(d) Shall not include any outdoor sales display.

(2019) Parks, recreational parks, open spaces, and public facilities;

(210) Personal services—beauty/barber shops, fitness centers, laundry/dry cleaning, tailor/dressmaking, shoe repair, tanning/manicure salon;

Chapter 154 PLANNING AND ZONING

- (~~221~~) Photocopying and blueprinting, shipping and messenger service;
- (~~232~~) Public utilities, electric facilities;
- (~~243~~) Repair shops—electrical, radio, and television appliances, keys and similar articles;
- (~~254~~) Research and development office;
- (~~265~~) Residential uses as secondary use or above the first floor, provided, that density shall not exceed 50 dwelling units per acre;
- (~~276~~) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities, provided:
 - (a) ~~There shall be no drive-in or drive-up restaurants; and~~
 - (~~b~~) Outdoor seating is at least 75 feet away from any residential zone;
- (~~287~~) Sales and display rooms or buildings for wholesalers, distributors, warehouses or manufacturers;
- (~~298~~) Schools, private, K-12, college, trade schools;
- (~~3029~~) Schools, public, K-12;
- (~~310~~) Sheet metal working;
- (~~321~~) Stores for the sale of retail goods, products, and services; except gasoline stations are not permitted;
- (~~332~~) Temporary structures and enclosures used in construction as defined in Article III, Section 154.75(D);
- (~~343~~) Warehousing and indoor storage; and
- (~~354~~) Wholesale commercial.

(C) General requirements and design standards.

- (1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;
- (2) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;
- (3) All design standards shall be provided in a master plan approved by Planning and Zoning Board. The master plan shall address the following components:
 - (a) Development Standards for height, setbacks, landscaping, etc.;
 - (b) Site compatibility and design, including:
 - 1. Open Space, trails, and recreational amenities;

Chapter 154 PLANNING AND ZONING

2. Landscaping and buffers; and
3. Design concepts and guidelines.

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CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
- (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:

- (a) There shall be no drive in or drive up restaurants; and
- (b) Outdoor seating is at least 75 feet away from any residential zone;
- (C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-100-00008

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan
Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

gally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

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.rnm.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@rnm.gov. Written comments will be inserted into the public record.

Journal: March 25, 2024



Memorandum

To: Brian Babyak, CoRR Planning Manager

From: Jim Strozier, Consensus Planning, Inc.

Date: March 28, 2024

Re: Supplemental Justification for the Proposed Amendments to the Business Park (BP) Zone

The purpose of this memo is to respond to staff concerns as expressed at our meeting on March 20th. This additional information provides additional context for the requested changes, a summary of the changes, and further explanation as to the rationale/justification for the changes.

Overall Context:

1. The Business Park zone was created to complement Master Plans and assist in the creation of jobs and services to support the surrounding residential.
2. Los Diamantes Master Plan is currently the only location within the CoRR designated with the Business Park Zone.
3. The business park has always been a critical part of the Los Diamantes Master Plan.
4. The residential development has moved forward much more quickly than the business park, with the portion of the master plan north of Westside Boulevard in the design and development phase currently.
5. The business park was reduced to provide for additional residential opportunities, which are moving forward. At that time, it was noted that it was important to keep the remaining portion of the business park to provide for new non-residential land uses.
6. The ownership team has been actively marketing the business park since the original master plan was adopted.
7. Due to the location (not being on a major transportation route) the interest in economic development at this location has been challenging. Interest has been limited to more tertiary business park uses (primarily on the service side of the use spectrum) like indoor storage, outdoor storage, and incubator/flex space industrial users.
8. Outdoor storage of RVs, Boats, etc. is a critical service needed in the city.
9. Outdoor storage complements the adjacent residential neighborhoods by providing a secure place to store and obtain needed services for recreational vehicles since the adjacent neighborhoods have restrictions (CC&Rs) that do not allow these types of vehicles to be stored on their lot or within a multi-family project.
10. Restaurants are an appropriate and necessary use within a Business Park environment.
11. Post pandemic, almost all restaurants (including high quality sit down restaurants) are demanding the ability to have a drive-up service/pick up window.

Zoning Code Proposed Text Amendment – Business Park Zone

Summary of Changes:

1. Allow for the addition of outdoor storage as a permissive use.
2. Provide restrictions to outdoor storage to ensure that they are high quality, with screening, amenities, shade canopies etc.
3. Remove the prohibition of Drive-Up Service windows related to restaurants.

Rationale for the changes:

- The proposed amendments to the BP Zone are an attempt to bring that zone in line with the market realities and the need to add more service-oriented business uses into that zone.
- Storage uses are becoming more critical due to the changing nature of residential development (small lots, HOA managed neighborhoods with covenants restricting RV, storage, etc.; build to rent; and multi-family housing).
- Also, post pandemic, the need for most restaurants to have a drive-up service/pick up window is critical. While restaurants are permitted in the current BP zone, drive up windows are not.

In conclusion, these amendments are needed to allow the existing Business Park zoned property within the Los Diamantes Master Plan and in future application Citywide to be successful. The amendments will directly affect the business park at Los Diamantes and are needed for the business park to be successful, functional, and attractive to the users that want to be there. This will allow for new development to provide valuable services to the residents of Rio Rancho, Los Diamantes, and the surrounding residents in both Albuquerque and Rio Rancho. The requested changes are needed to ensure the success of the Los Diamantes Business Park and future business park developments.

c: Chris Benson, Planning staff
Pierre Amestoy, Owner/Master Developer Los Diamantes



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF RIO RANCHO;
TITLE XV LAND USAGE, CHAPTER 154 PLANNING AND ZONING SECTION 154.33
BP: BUSINESS PARK DISTRICT**

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

WHEREAS: the Governing Body finds the need to amend section 154.33 BP: Business Park District, adding outdoor storage, as a primary use, as a permissive use, and removing 154.33 BP: Business Park District (B) (27)(a) restricting drive in or drive up restaurants; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 33.15 (C) (2) (f), on April 9, 2024, the City of Rio Rancho Planning and Zoning Board reviewed the proposed amendments in a duly noticed public hearing regarding the proposed changes, and made these recommendations to the Governing Body regarding adoption to the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning regulation changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on April 25, 2024 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

Section 1. Section 154.33 BP: BUSINESS PARK DISTRICT is hereby amended as the following:

1
2 154.33 BP: BUSINESS PARK DISTRICT.
3

4 (A) *Purpose.* This district facilitates economic development through the creation of
5 employment centers with a mix of light industrial and supportive commercial uses
6 in a master-planned setting. A master plan will permit flexible approaches to site
7 design and development while accomplishing the objectives of the urban design
8 element of the comprehensive plan. An emphasis shall be given to community
9 compatibility and appropriate transitions between land uses. The intent of a
10 Business Park District is to:

- 11
- 12 (1) Promote economic development for the city by fostering the creation of
- 13 significant employment centers;
- 14 (2) Enhance and implement the comprehensive plan by creating a land use
- 15 category that supports campus-style office, warehousing, light
- 16 manufacturing and supportive commercial use;
- 17 (3) Provide a high-quality employment environment of multi-acre parcels
- 18 based on an approved master plan that includes architectural guidelines
- 19 and buffers as outlined in the urban design element of the
- 20 comprehensive plan;
- 21 (4) Plan for efficient transportation access through proximity to arterial
- 22 roadways; and
- 23 (5) Ensure appropriate transitions and/or buffers to adjacent low density
- 24 residential land uses.

25
26 (B) *Permissive uses.*

- 27
- 28 (1) Auditoriums, bowling alleys, billiards or pool halls, dance halls, theaters,
- 29 skating rinks, and other indoor entertainment establishments;
- 30 (2) Bakeries, pastry and confectionaries for retail sales;
- 31 (3) Banks and other financial institutions;
- 32 (4) Brewpubs and microbreweries, artisanal distilleries, and taprooms;
- 33 (5) Hotel/motel;
- 34 (6) Indoor shooting range;
- 35 (7) Industrial;
- 36 (8) Laboratories, research and experimental stations;
- 37 (9) Libraries, museums, cultural institutions;
- 38 (10) Light industrial;
- 39 (11) Light manufacturing;
- 40 (12) Manufacturing;
- 41 (13) Medical complexes, professional offices (medical and dental),
- 42 veterinarians, offices/clinics; except boarding kennels are not permitted;
- 43 (14) Motion picture productions, radio and television production studios;
- 44 (15) Nursery schools and daycare facilities;
- 45 (16) Offices and office buildings;
- 46 (17) Offset press printing;
- 47 (18) Outdoor storage, as a primary use, provided:
- 48 (a) Shall not be permitted where the property abuts a
- 49 residential zone;
- 50 (b) A combination of a buffer wall, fence, landscape, or

1 buildings shall separate the outside storage from abutting
2 rights-of-way;

3 (c) Shall require a minimum of six (6) foot wall to screen the
4 outdoor from adjacent properties;

5 (d) Roof/carport structure is required for all outdoor storage
6 spaces;

7 (e) On-site amenities including rinse bay, propane and air fill
8 station, and dump station, shall be required;

9 (f) Proposed outside storage shall require approval of a site
10 development plan;

11 (g) Shall not include any outdoor sales display; and

12 (h) Shall be limited to the storage of personal RV's, boats,
13 trailers, and other personal and commercial vehicles;

14 (19) Outdoor storage, as an accessory use provided:

15 (a) A buffer wall shall separate outside storage from abutting
16 properties and rights-of-way; and

17 (b) Proposed outside storage areas shall be delineated as
18 such on applicable site or development plans;

19 (c) Stored materials shall not be stacked or arranged above
20 the height of the screen wall or fence. If a stored vehicle
21 or other individual item exceeds the height of the screen
22 wall or fence, it shall be stored no less than 15 feet from
23 an abutting property or right-of-way; and

24 (d) Shall not include any outdoor sales display.

25 ~~(2049)~~ Parks, recreational parks, open spaces, and public facilities;

26 ~~(210)~~ Personal services – beauty/barber shops, fitness centers, laundry/dry
27 cleaning, tailor/dressmaking, shoe repair, tanning/manicure salon;

28 ~~(224)~~ Photocopying and blueprinting, shipping and messenger service;

29 ~~(232)~~ Public utilities, electric facilities;

30 ~~(243)~~ Repair shops – electrical, radio, and television appliances, keys and
31 similar articles;

32 ~~(254)~~ Research and development office;

33 ~~(265)~~ Residential uses as secondary use or above the first floor; provided,
34 that density shall not exceed 50 dwelling units per acre;

35 ~~(276)~~ Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining
36 facilities, provided:

37 ~~(a) There shall be no drive in or drive up restaurants; and~~

38 ~~(b) Outdoor seating is at least 75 feet away from any~~
39 ~~residential zone;~~

40
41 ~~(287)~~ Sales and display rooms or buildings for wholesalers, distributors,
42 warehouses or manufactures;

43 ~~(298)~~ Schools, private, K-12, college, trade schools;

44 ~~(3029)~~ Schools, public, K-12;

45 ~~(310)~~ Sheet metal working;

46 ~~(324)~~ Stores for the sale of retail goods, products, and services; except
47 gasoline stations are not permitted;

48 ~~(332)~~ Temporary structures and enclosures used in construction as defined
49 in Article III, Section 154.75 (D);

50 ~~(343)~~ Warehousing and indoor storage;

1 (354) Wholesale commercial.

2 (C) *General requirements and design standards.*

3 (1) All activities and storage of materials, products or equipment shall be
4 within an enclosed building except as provided above and unless
5 consistent with Article III, Section 154.71;

6 (2) No noise, odors, vibration or other impacts shall be discernable off the
7 premises of the building;

8 (3) All design standards shall be provided in a master plan approved by
9 Planning and Zoning Board. The master plan shall address the following
10 components:

11 (a) Development Standards for height, setbacks, landscaping, etc.;

12 (b) Site compatibility and design, including:

13 1. Open space, trails, and recreational amenities;

14 2. Landscaping and buffers; and

15 3. Design concepts and guidelines;

16 (c) Drainage;

17 (d) Transportation;

18 (e) Utilities;

19 (f) Optional components which may be required by the Development
20 Services Department Director:

21 1. Master sign plan;

22 2. Master parking plan.

23 (D) *Area.* A minimum 15 acres for the master-planned business park. Lots or tracts
24 within the business park shall be a minimum of one-half acre (21,780 square feet).

25
26
27 **Section 2. Severability Clause.** If any section, paragraph, clause, or provision of this
28 Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated
29 hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the
30 invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision
31 shall not affect the validity of the remaining portions of this Ordinance or the regulation so
32 challenged.

33
34 **Section 3. Compiling Clause.** This Ordinance shall be incorporated in and compiled
35 as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

36
37 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
38 adoption.

39
40
41 ADOPTED THIS _____ DAY OF _____, 2024.

42
43
44 _____
45 Gregory D. Hull, Mayor

46 ATTEST:

47
48 _____
49 Rebecca A. Martinez, City Clerk
50 (SEAL)

154.33 BP: BUSINESS PARK DISTRICT.

(A) *Purpose.* This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan. An emphasis shall be given to community compatibility and appropriate transitions between land uses. The intent of the Business Park District is to:

- (1) Promote economic development for the city by fostering the creation of significant employment centers;
- (2) Enhance and implement the comprehensive plan by creating a land use category that supports campus-style office, warehousing, light manufacturing and supportive commercial use;
- (3) Provide a high quality employment environment of multi-acre parcels based on an approved master plan that includes architectural guidelines and buffers as outlined in the urban design element of the comprehensive plan;
- (4) Plan for efficient transportation access through proximity to arterial roadways;
- (5) Ensure appropriate transitions and/or buffers to adjacent low density residential land uses.

(B) *Permissive uses.*

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- (24) Repair shops – electrical, radio, and television appliances, keys and similar articles;
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- (30) Schools, public, K-12;
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(a) Development standards for height, setbacks, landscaping, etc.;

(b) Site compatibility and design, including:

1. Open space, trails, and recreational amenities;

2. Landscaping and buffers; and

3. Design concepts and guidelines;

(c) Drainage;

(d) Transportation;

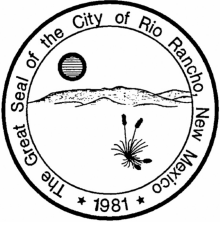
(e) Utilities;

(f) Optional components which may be required by the Development Services Department Director:

1. Master sign plan;

2. Master parking plan.

(D) *Area*. A minimum 15 acres for the master-planned business park. Lots or tracts within the business park shall be a minimum of one-half acre (21,780 square feet).



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-410-
00001**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Los Diamantes Master Plan for proposed changes in the Business Park section, including the allowance of architectural metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as an allowable primary structure color. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend denial to the Governing Body.

BACKGROUND AND ANALYSIS:

The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of an amendment to the Los Diamantes Master Plan for proposed changes in the Business Park section, including the allowance of architectural metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as an allowable primary structure color.

The Master Plan consists of approximately 190 acres of land located near the northwest corner of Westside Blvd SE and Los Diamantes Dr SE. The Master Plan was originally adopted on August 12, 2015 (Resolution No. 61, Enact. No. 15-055) and was subsequently amended on:

- August 13, 2020 (Resolution No. 73, Enact. No. 20-071),
- September 22, 2022 (Resolution No. 87, Enact. No. 22-087), and
- January 26, 2023 (Resolution No. 126, Enact. No. 23-017).

In a concurrent application (Case #24-105-00001), the Applicant has requested a Text Amendment to City Code, Section 154.33 BP: Business Park District standards.

As the Los Diamantes Master Plan has been amended multiple times to change the design standards, boundaries, and contents of the Master Plan, staff has included an abbreviated list of the previously approved changes below. For a complete list of these changes, please see the attached document, "Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023."

Master Plan Amendment (Approved August 13, 2020) (Resolution No. 73, Enact. No. 20-071):

The amendment updated the land use, proposed zoning, and parks and recreation sections to address a revised lot layout for the R-3 Mixed Residential located south of Westside Boulevard. The acreage for the Business Park land use was cut approximately in half with the addition of medium density residential. The amendment also provided for the possibility of a future development of 15 acres of multi-family residential and a public safety facility within the remaining Business Park area.

Master Plan Amendment (Approved September 22, 2022) (Resolution No. 87, Enact. No. 22-087):

The amendment included a conceptual diagram of new signage with measurements and updated text describing larger signage.

Master Plan Amendment (Approved January 26, 2023) (Resolution No. 126, Enact. No. 23-017):

The western boundary of the Master Plan was expanded to the REA Easement to the west and Ark Road and Westside Boulevard to the north. Land Uses were updated and changed to include Multi-family south of Los Diamantes Dr.

Master Plan Amendment (April 9, 2024 Proposal):

The Applicant is proposing the following amendments to the Master Plan, as outlined below:

In Section 4: Design Standards under (B) Business Park Design Standards, the text update is as follows; edited or added text is underlined:

II. Building Orientation and Connectivity

a. Setbacks

1. Front Yard Setback

Minimum - 10'

Maximum - 80'

2. Side yard Setback:

~~Minimum of ten (10) feet~~ Minimum of five (5) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side-yard setback areas. There is no maximum side setback. (Page 16 of master plan).

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement:

~~1. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.~~

1. Building entries, for parcels and buildings adjacent to Los Diamantes Road, shall be located so that they are easily identifiable:

a. Los Diamantes Road is the primary roadway serving the business park.

...

IV. Architecture

a. Materials

1. Primary building materials shall be stucco, colored concrete, *architectural metal siding, or colored block. Stone, tile, metal, or brick accents are also allowed.

2. Finished building treatments are required on all four sides of the building.

3. Materials prohibited as the primary building material include the following:

- i. Exposed, untreated precision block of wood walls
- ii. Highly reflective surfaces
- iii. Metal paneling

b. Color

1. Predominant colors shall be limited to shades of brown, green, tan, green, rust, and blue. High-intensity colors, such as metallic, black, or fluorescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

*Pursuant to the City of Rio Rancho Zone Code, Section 154.61 Part (D).

VII. SCREENING, BUFFERING AND WALLS

Intent: The intent is to reduce the visual impact of the necessary elements of parking, mechanical equipment, and refuse on the site; and to provide broader buffers to adjacent land uses without impacting the practical function of the site components.

...

b. Walls

- 1. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
- 2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
- 3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
- 4. Barbed wire, concertina wire and similar materials are prohibited.
- 5. Black or dark green welded wire mesh is permitted for security fencing except along Los Diamantes Road.

VII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

...

IX. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

- 1. Monument/Entry Signs
- 2. Building Mounted Signs (Including individual tenant signage)
- 3. Vehicle Directional Signs
- 4. Pedestrian Direction Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed on hundred thirty-five square feet in area, and fifteen feet in height above grade.

...

c. ~~One building mounted sign is~~ Building mounted signs are permitted for facade that faces Los Diamantes Road and are limited to 6% of the building facade a primary roadway. Building mounted

signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches. Individual tenant signs are permitted provided they don't exceed the allowable percentage of the facade.

d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.

e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.

f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.

g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.

...

10. IMPLEMENTATION AND PHASING

...

Initiation of Phase 1 will require substantial outlays of capital to extend essential elements of infrastructure to this site. As a result, no neighborhood park improvements will be undertaken until Phase II.

a. Roadway improvements to Viga Road and 10th Street shall not be required.

b. Improvements including sidewalks and walls along Viga Road and 10th Street will not be required until further construction occurs along these two roads.

...

REVIEW:

Request to change side setbacks, building placement and building materials:

The Applicant did not provide direct justification on the requested changes to the sections on Building Placement and Setbacks.

STAFF ANALYSIS: Staff is not unable to analyze the requested changes without a justification and therefore cannot support the proposed setback and building placement changes.

The Applicant states in their justification, "This quote shows citywide support of architectural metal siding as a primary building material, which conflicts with the LDMP design standards. The LDMP Business Park Design Standards do not allow architectural metal siding as a primary building material. The City of Rio Rancho's choice to permit the building material has already resulted in new businesses migrating to the city. This amendment is essentially an opportunity for the LDMP to match the rest of the City of Rio Rancho's existing zoning regulations."

Section 154.61 (D) states: The use of corrugated metal siding shall not compose more than 20% of a building facade. The use of architectural metal siding as an architectural element of a building that is finished with a powder coating designed to withstand natural elements for a minimum of 20 years is encouraged as long as the metal panels used are composed of two or more colors if metal is the dominant building material used.

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant has not adequately justified the need for the addition of architectural metal siding as a primary building material. While Staff understands the need for more monetarily accessible building options, the allowance of architectural metal siding as a primary building material directly conflicts with the

established community character and design guidelines of the Los Diamantes Master Plan area.

Since August 13, 2020, The Los Diamantes Master Plan has been amended three (3) times. As the business park area of the master plan was substantially downsized from 63 acres to 34 acres under the August 13, 2020 Los Diamantes Master Plan Amendment, staff finds the Applicant's proposal of architectural metal as a permissive primary building material would further erode the original intention of the business park area, effectively going against the design standards originally established under the Master Plan. Staff is concerned that the proposed inclusion of architectural metal as a primary building material will directly affect the character of the surrounding Los Diamantes community; Criteria is not satisfied.

Request for fence material:

The Applicant states in their justification, "While fencing is already conditionally permitted under the LDMP, besides its use as a means of security, fencing itself is prohibited. Welded wire mesh fencing is a cost effective way to secure property but is currently under restriction by the Los Diamantes

Master Plan Design Standards section VII, part C which states, 'Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way'. While this section of the plan doesn't mention welded wire mesh fencing specifically, the language restricting the use of fencing itself has the potential to create roadblocks for projects in the future. The utilization of fencing for strictly security use is a wasted opportunity for potential projects, and an amendment lifting these restrictions would only serve to create more design options in the LDMP plan area. As with architectural metal siding, it is a cheap and resilient material that can be colored to be aesthetically pleasing for parts of the fencing facing the public right-of-way."

The Applicant states, "Welded wire mesh fencing has been used as a means of security for property throughout the state, and country. Its resistance to corrosion means it will last longer, and its core design intentionally makes it difficult to climb."

STAFF ANALYSIS: Under the current master plan design guidelines, chain-link is only permitted as security fencing, provided the fencing is not visible from the public right-of-way. Welded wire mesh can look similar enough to chain-link that it would have the same restrictions. Staff finds the Applicant's proposal for allowance of security fencing within the master plan except along Los Diamantes Road conflicts with the established design guidelines of the master plan. Fencing should be cohesive throughout the Master Plan area and allowing for additional fence types different from the residential areas will break the continuity between the areas and will change the look of the Business Park to a more Industrial Park look. Subsequent platting of the business park area will allow for opportunities for security fencing to meet the current design guidelines as the business park develops in the future; Criteria is not satisfied.

Request to add a Building Color

In regards to color, the Applicant states, "Color is also something that is loosely restricted in the Los Diamantes Plan Area. In section IV Part B of the Design Standards section of the Los Diamantes Master Plan, it states, 'Predominant colors shall be limited to shades of brown, tan, rust and blue'. It is requested that green be a permitted color within the Los Diamantes Plan Area. The color will be a shade of sage green, which will blend into the existing color palette in Rio Rancho. Expanding the color palette to include green will only serve to provide more architectural variety in the area, without sacrificing the predominant tones that currently exist in Rio Rancho."

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the allowance of the expanded option of the use of the color sage green would generally be complimentary to the current

natural colors outlined in the Los Diamantes Master Plan; however, the color black for fencing material would not be complimentary to the natural earth colors as outlined in the current master plan.

Request for additional signage

The applicant did not provide a justification for the request for additional signage, but staff was able to review the request since additional signage is a common request.

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant's proposed changes to signage within the business park adds clarification and flexibility to the current design standards outlined in the master plan and would not adversely impact the surrounding community. Currently, individual tenant signs are not addressed within the design standards. The Applicant's proposed changes explicitly allow for individual tenant signage, but also reasonably restrict maximum allowable square footage to minimize impact to the surrounding community.

Request to not pave Viga Rd or 10th Street

The applicant did not provide direct justification way improvements to these roadways should not occur or what would constitute further construction to trigger the needs for sidewalks and walls.

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant's proposed additions under Section 10 are in direct conflict with Volume II, Section 3.8.1 *Roadway Improvements* of the City's Development Process Manual (DPM). Volume II, Section 3.8.1 of the DPM states, "The Developer will be required to construct full roadway improvements adjacent to and surrounding the project's boundaries." Required infrastructure improvements for development are determined at the plan review level and are per the DPM. The Applicant has not offered any justification as to why these infrastructure requests should be granted.

REVIEW CRITERIA:

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

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant's submittal conflicts with the community character and design standards established within the Los Diamantes Master Plan. Staff finds that the Applicant has not provided enough justification to establish that the proposed changes contained in the subject Master Plan Amendment will not adversely affect the Los Diamantes Master Plan and surrounding areas; Criteria is not satisfied.

REVIEWER COMMENTS: Application materials for this Master Plan Amendment request were sent to the below agencies for review:

Development Services Planning	Comments included as staff analysis throughout ABM.
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Development Services Engineering	Improvements required for development will be determined at plan review and per the Development Process Manual (DPM). (Attached).
Rio Rancho Fire and Rescue	No adverse comments.
Rio Rancho Police	No comments received.
SSCAFCA	No adverse comments.
Parks, Recreation, and Community Services	Defers to DSD Planning for recommendations.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

NOTIFICATIONS: Notice of the application was sent via first class mail to abutting property owners. A legal notice was published in the Albuquerque Journal on March 25, 2024. Public notice signs were posted on the property as per ordinance. All legal notification requirements have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend denial of the Master Plan Amendment to the Governing Body, subject to the following findings:

General Findings of Fact:

1. The Planning and Zoning Board may review and make a recommendation to the Governing Body on the applicant's request for an amendment to the Los Diamantes Master Plan.
2. The applicant has the authority to make an application to request an amendment to the Los Diamantes Master Plan.
3. The applicant and affected property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact for Denial:

1. The proposed Master Plan Amendment to the Los Diamantes Master Plan adversely affects the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is not consistent with the goals and elements of the Comprehensive Plan.

However, if the Planning and Zoning Board finds the Applicant's proposal to be in conformance with City standards, Staff recommends the findings of fact as detailed below:

Specific Findings of Fact:

1. The proposed Master Plan Amendment to the Los Diamantes Master Plan to does not adversely affect the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The Applicant shall provide an updated copy of the Los Diamantes Master Plan including all proposed amendments that will be reviewed by staff, and shall include correct acreages for

the entire Master Plan boundary and Business Park Land Use acreage.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Board recommend denial to the Governing Body.

ATTACHMENT: [Location Map](#)

ATTACHMENT: [Application & Justification](#)

ATTACHMENT: [Reviewer Comments](#)

ATTACHMENT: [\(CURRENT\) Los Diamantes Master Plan](#)

ATTACHMENT: [Reproduction of Notices, Legal Ad](#)

ATTACHMENT: [Edmiston, Joe & Mary Beth_Public Comment](#)

ATTACHMENT: [2024_Los_Diamantes_Master_Plan_Amendment_Draft_Resolution.doc](#)

ATTACHMENT: [Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023](#)

MASTER PLAN AMENDMENT LOS DIAMANTES MASTER PLAN



 Los Diamantes Master Plan Area

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



Map Created by Chris Benson on 05/17/2024



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: Pierre Amestoy, Amestoy Construction and Development		Phone: 505-822-0044
Address: 4461 Irving Blvd NW		E-Mail: pierre@amestoy.net
City: Rio Rancho	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: Pierre Amestoy	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Consensus Planning Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

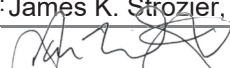
Amend the Los Diamantes Master Plan to allow Architectural Metal as the primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Los Diamantes	Block(s):	Lot(s): 2-A-1
Existing Zoning: BP	Proposed Zoning: N/A	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 36.16

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Pierre Amestoy	Agent: Consensus Planning Inc.
Signature: 	Date: 3/5/2024	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

March 5, 2024

Mr. Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for a Master Plan Amendment

Dear Chair Radosevich:

The purpose of this letter is to provide justification for a request to amend the Los Diamantes Master Plan (LDMP) design guidelines. The applicant’s request for a revision to the design standards within the Los Diamantes Master Plan is to allow for architectural metal siding to be the primary building material of a structure within the area zoned BP. The request goes beyond the aesthetic and structural value of the material, as it aims to use the amendment as a catalyst for future job creation and industrial development.

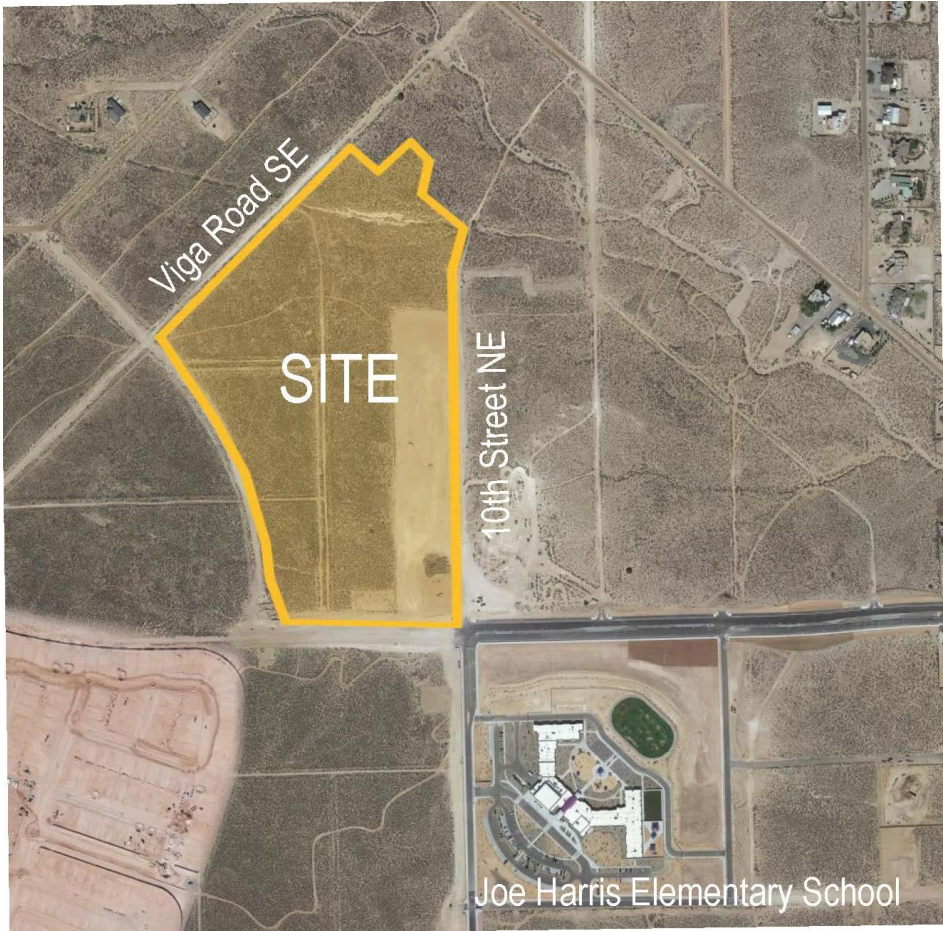


Figure 1: Subject Property Site

Existing Conditions

The subject property is bordered by Viga Road to its north, and Westside Blvd to its south. The property lies within the Los Diamantes Master Plan area, and is legally described as LD, Tr 2-A-1. The property that will be requiring this amendment is a single lot zoned BP and is approximately 36.16 acres in size. The site itself is vacant and is surrounded by vacant land. The Project Site is currently located in between areas zoned R-1 zone on its North, M-1 on its East, and R-3 on its south and west.

The subject property falls under the regulation of the Los Diamantes Master Plan, which prohibits the use of architectural metal siding as a primary material of a structure. These standards were put in place to establish and maintain the unique style that the City has crafted throughout the years but has become outdated. Now types of finishes and colors have expanded the architectural use of metal panels. The City of Rio Rancho has also amended its zoning code to allow for the use of architectural metal siding as the primary building material of the structure (with certain requirements).

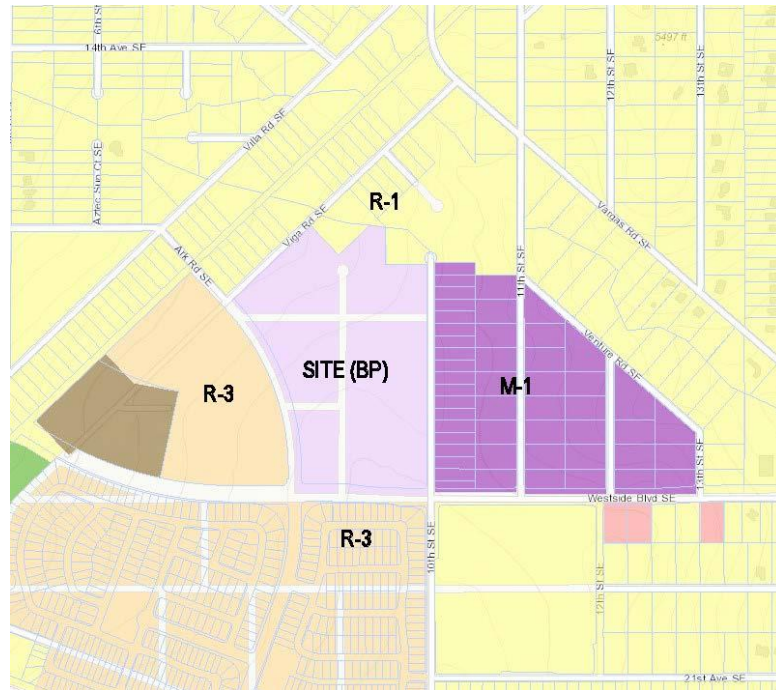


Figure 2: Subject Area Zoning Map

TABLE 1: SURROUNDING ZONING AND LAND USE		
Direction	IDO Zoning	Land Use
North	R-1 and C-1	Vacant
East	M-1	Vacant
South	R-3	Single Family Homes
West	R-1 and R-6	Vacant

Table 1: Surrounding Zoning and Land Use Table

Los Diamantes Master Development Plan

On August 12, 2015, the City of Rio Rancho Governing Body adopted the Los Diamantes Master Development Plan (LDMP). Since its adoption, the plan has been amended 3 times. These individual amendments were adopted on August 13, 2020, September 12, 2018, and September 22, 2023. These three amendments are listed as follows:

On July 12, 2015, the City adopted Resolution No. 61, Enactment No. 15-055, accepting the Los Diamantes Master Plan for an approximate one hundred eighty (180) acre development known as Los Diamantes (hereinafter "Los Diamantes"). Said plan identified the location, land uses, design standards, and improvements necessary to serve Los Diamantes, and other information and details regarding the development of Los Diamantes.

This resolution accepted the Los Diamantes Master Plan as another guiding planning document for the City of Rio Rancho.

On August 13, 2020, a revised Los Diamantes Master Plan was approved 25 by Resolution No. 73, Enactment No. 20-071

This resolution amended Section VII Signage (A.) of the Los Diamantes Master Plan. This amendment was adopted in order to allow for larger entry signage located within larger subdivisions in the Los Diamantes Plan Area. The amendments' broader goal was to create a sense of place in the area.

The Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on September 12, 2018 through Resolution no. 60, Enactment no. 18-058

This amendment allowed for the inclusion of a Generalized Land Use Map included in Section 3, page 9 of the Los Diamantes Master Plan.

On September 22, 2022, a revised Los Diamantes Master Plan was approved by Resolution No.87, Enactment No.22-087

This resolution was adopted in order to expand the boundary of the Los Diamantes Master Plan Area, update zoning designations, updating the phasing of the Master Plan, and updates to the "Los Diamantes Site Vicinity" map, and the "Los Diamantes Phasing Plan" map.

The Los Diamantes Master Development Plan was drafted to guide growth in the area, as the population of Rio Rancho rapidly expands. The standards it set forth aim to establish clear direction for Rio Rancho, focusing mainly on developing housing and economic opportunities within the City. The use of architectural metal siding as the primary construction material is permitted in the larger Rio Rancho area, but under the regulation of the LDMP, it is prohibited on a site zoned BP. With new master plans being written to zero in on the development of specific parts of the city, these plans must ensure safeguards are put in place to keep new construction on par with the style the city has

stayed consistent with, but these safeguards need to be updated so they aren't an obstruction to future growth.

Unit 10 Specific Area Plan (SAP)

The Unit 10 Specific Area Plan is a document that outlines the Unit 10 area, which is bordered by Southern Blvd to its North and Black Arroyo Blvd to its South. The Unit 10 Area overlaps with the LDMP area, creating a space that is under the jurisdiction of two separate planning documents. The Unit 10 Specific Area Plan was adopted August 24, 2016, and was amended once on July 25, 2018. This amendment is as follows:

July 25, 2018, a revised Unit 10 Specific Area Plan was approved by Resolution No.50, Enactment No.18-049

This amendment was approved in order to stay in line with the changes regarding land use and boundary changes that were updated in the Los Diamantes Master Plan.

While this amendment is to the LDMP (which takes precedence over other documents for development in the area), it is important to consider all goals, policies and regulations that may exist in all planning documents in the area. The Unit 10 SAP shares many of the same goals as the LDMP, such as its strong emphasis on job creation and future land use objectives. While it does share commonalities with the LDMP, the Unit 10 SAP does not include any restrictions on the use of architectural metal siding as a primary building material in construction.

City of Rio Rancho Zone Code

The City of Rio Rancho's Zone Code has set forth standards that guide the development of the entire city. While the Zoning Code dictates development citywide, there is a conflict between the Los Diamantes Master Plan and how the zone code regulates metal building materials. The Zoning Code regulations for non-residential design criteria states the following:

Article III. Supplemental Regulations and Standards and Zoning Districts Tables Design Criteria, Section 154.61, Part (D)
"The use of corrugated metal siding shall not compose more than 20% of a building facade. The use of architectural metal siding as an architectural element of a building that is finished with a powder coating designed to withstand natural elements for a minimum of 20 years is encouraged as long as the metal panels used are composed of two or more colors if metal is the dominant building material used."

This quote shows citywide support of "architectural metal siding as a primary building material, which conflicts with the LDMP design standards. The LDMP Business Park Design Standards do not allow architectural metal siding as a primary building material. The City of Rio Rancho's choice to permit the building material has already resulted in new businesses migrating to the city. This amendment is essentially an opportunity for the LDMP to match the rest of the City of Rio Rancho's existing zoning regulations.

Project Design – Fencing

While fencing is already conditionally permitted under the LDMP, besides its use as a means of security, fencing itself is prohibited. Welded wire mesh fencing is a cost-effective way to secure property but is currently under restriction by the Los Diamantes Master Plan Design Standards section VII, part C which states, “Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way”. While this section of the plan doesn’t mention welded wire mesh fencing specifically, the language restricting the use of fencing itself has the potential to create roadblocks for projects in the future. The utilization of fencing for strictly security use is a wasted opportunity for potential projects, and an amendment lifting these restrictions would only serve to create more design options in the LDMP plan area. As with architectural metal siding, it is a cheap and resilient material that can be colored to be aesthetically pleasing for parts of the fencing facing the public right-of-way.

GOAL UD 4: *Create safe developments that discourage crime.*

Welded wire mesh fencing has been used as a means of security for property throughout the state, and country. Its resistance to corrosion means it will last longer, and its core design intentionally makes it difficult to climb.

Goal EDR-3: *Encourage large-scale manufacturing companies to relocate to Rio Rancho.*

As with the use of architectural metal siding as a building material, the ability to use fencing to surround a property would allow larger manufacturers to secure their property without providing walls covering the entire perimeter. The inexpensiveness of the material will allow for large scale construction at a fraction of the typical price.

Project Design – Color

Color is also something that is loosely restricted in the Los Diamantes Plan Area. In section IV Part B of the Design Standards section of the Los Diamantes Master Plan, it states, “Predominant colors shall be limited to shades of brown, tan, rust and blue”. It is requested that green be a permitted color within the Los Diamantes Plan Area. The color will be a shade of sage green, which will blend into the existing color palette in Rio Rancho. Expanding the color palette to include green will only serve to provide more architectural variety in the area, without sacrificing the predominant tones that currently exist in Rio Rancho.

Project Design – Building Material

While identity is important to development, it is also important that building materials are cost effective, and appropriate for a structure’s purpose. When observing the potential benefits of using architectural metal siding as the primary material in construction, the benefits that it will provide are clear. The material’s resilience to weather is a large aspect of the material. The material is also able to be easily colored, allowing for the opportunity to create vibrant structures. In accordance with the LDMP, Unit 10 SAP and City of Rio Rancho Zoning Code, design aesthetic and structural quality is of high

importance, so a change of this kind would be in clear support of the goals set forth in these documents. By using architectural metal siding as the primary material in construction, major aspects of the area's planning documents are being satisfied and are therefore pushing the area forward developmentally.

Comprehensive Plan

GOAL UD 1: Create focused growth areas where existing public infrastructure can support higher density development.

Applicant Response: The current vacancy of the BP zone and surrounding area will be vital in providing growth opportunities for the Los Diamantes Master Plan area. The site is already zoned to host a variety of different uses ranging from industrial to commercial through its BP zoning designation. By allowing for construction with cheap architectural metal siding, the space will be more enticing to those who may want to move their businesses into the space now that developmental restrictions have been lifted. The resulting growth of Rio Rancho would all be a result of the current infrastructural conditions found in the area.

POLICY UD 1: Identify specific areas within the city where growth should be focused.

Applicant Response: The Rio Rancho Comprehensive Plan established BP zoning to encourage economic development. By creating an opportunity to broaden the City's economy and pave the way for new development in the future, this amendment would be in support of the City of Rio Rancho's Comprehensive Plan in that it would be encouraging growth in specific spaces within the city (BP zones). The Los Diamantes Master Plan mentions BP zones in its first project objective by stating that they "will attract future employers to the City of Rio Rancho". By loosening restrictions on building material, the City is creating a more welcoming environment for new businesses to capitalize on.

This proposal is also an opportunity for areas within the Los Diamantes Master Plan to catch up to the current zoning standards set by the City of Rio Rancho. The city itself has acknowledged the benefits steel paneling for construction could pose and has accepted the use of it as the primary construction material accordingly. The Los Diamantes Area could see even more rapid growth through creating spaces within the city that not only allow for commercial and industrial development but would encourage it as well.

ACTION UD 2: Amend the zoning ordinance to establish higher design-oriented development standards.

Applicant Response: The use of architectural metal siding as a primary construction material has been consistently growing amongst new and existing businesses across the county. The material is inexpensive, and is often colored to create more vibrant, modern structures. Encouraging the use of resilient material that also complements the look of areas through unique design are standards that could be achieved should this amendment be granted. Higher design-oriented standards will be achieved by removing unneeded barriers to using restricted materials.

Goal EDP-1: Create Jobs.

Applicant Response: Through allowing a new type of low-cost construction material, businesses will be encouraged to expand into the Los Diamantes area. The construction projects for new development will employ many workers in the construction itself, and the finished businesses will also provide a range of jobs. Through the creation of these jobs the local economy will be further reinforced.

Goal EDR-1: Expand the economic base of Rio Rancho.

Applicant Response: Allowing for structures to be built out of architectural metal siding will broaden the scope of structures that will be able to be built in the area. The increased flexibility for construction will make it more feasible for large manufacturers to consider utilizing space in Rio Rancho for their businesses. By attracting manufacturing to the area, the City of Rio Rancho will create another avenue of income and job creation in the area and will expand the economic base of the city.

Goal EDR-3: Encourage large-scale manufacturing companies to relocate to Rio Rancho

Applicant Response: By removing the roadblock of applying for an exception to the restrictions set by the LDMP, companies will be encouraged to build new facilities out of approved materials. The vacancy of the land paired with the availability of people to staff these facilities will undoubtedly attract new businesses to the area.

Los Diamantes Master Development Plan

B. Business Park Design Standards

1. Primary building materials shall be stucco, colored concrete, or colored block. Stone, tile, metal, or brick accents are also allowed.

Applicant Response: While architectural metal siding is mentioned as a specific material that isn't permitted in construction within the LDMP, metal as a material is listed as being an acceptable primary building material in a BP zone. While these two materials are different, in design they can often be near indistinguishable. Since metal has not been an issue in design standards within the Los Diamantes area, architectural metal siding shouldn't pose any issue either. The use of metal as an accent in construction is a deliberate choice to showcase metal as a large building material in design. Allowing metal accents shows that architectural metal siding won't risk compromising any of the architectural character of Rio Rancho.

B. Business Park Design Standards

Consider each building as a long-term addition to the city by ensuring high-quality development.

Applicant Response: Quality building material is vital in establishing long lasting infrastructure in a growing city like Rio Rancho. Architectural metal siding is a strong building material that is cheap and can be used in a variety of different construction projects. Uses have ranged from large-scale manufacturing facilities to small commercial

developments. The material has proven to be resilient and is a safe bet in attempting to implement a built environment in Rio Rancho that will hold up for the long term.

Unit 10 Specific Area Plan

GOAL DG-2: Foster attractive developments that use sound design principles.

Applicant Response: The use of architectural metal siding as a design material is very flexible in the way that it can be styled. Those who design using architectural metal siding as the primary construction material will often paint with more vibrant colors. These colors bring life to often monotonous landscapes dominated by the same color palette. On top of their aesthetic appeal, architectural metal siding is also a very resilient material that can withstand the elements and experience minimal degradation over time, making it a very structurally sound material for building design. The proposed structure would be a large metal facility, typical of the standard warehouse design. It would be expected for this structure to take advantage of the aesthetical and structural benefits that architectural metal siding allows for.

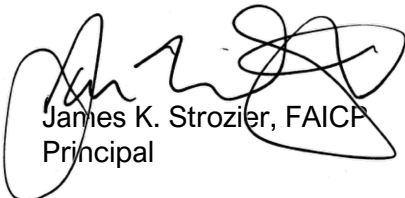
GOAL ACTIONS DEPARTMENT(S) TIMEFRAME GOAL CF-1: Encourage the development of future employment centers (including business parks) that support an improved jobs/housing balance and increased local employment.

Applicant Response: While the proposed amendment to the Los Diamantes Master Plan is to allow BP zones to permit the use of architectural metal siding as the primary construction material, it also supports the goal for job creation and increased local employment set forth by the LDMP and the Unit 10 SAP. The space won't support the traditional business center that was conceptualized by Unit 10 SAP and LDMP but will feature a space that will spur local employment and encourage further development in the area. This amendment will create more jobs and diversify the local economy through the attraction of new industries (such as large-scale manufacturing facilities).

Conclusion

The amendment to the Los Diamantes Master Plan to allow for the use of architectural metal siding as the primary construction material is an amendment that goes beyond building aesthetic. The amendment to allow for this type of construction will pave the way for new industry, and create opportunities for businesses owners, and those looking for work. This amendment will lower barriers blocking further expansion in Rio Rancho, furthering the goals of the Los Diamantes Master Plan, Unit 10 Specific Area Plan, and the City of Rio Rancho's Zoning Code.

Sincerely,



James K. Strozier, FAICP
Principal

Los Diamantes Master Plan

a. Setbacks

1. Front Yard Setback

Minimum – 10'

Maximum – 80'

2. Side yard Setback:

~~Minimum of ten (10) feet~~ Minimum of five (5) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side-yard setback areas. There is no maximum side setback.

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement

~~1. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.~~

1. Building entries, for parcels and buildings adjacent to Los Diamantes Road, shall be located so that they are easily identifiable:

a. Los Diamantes Road is the primary roadway serving the business park.

c. Building Entries

1. Building entries should be located so that they are easily identifiable from the primary adjacent roadway.

2. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

d. Sidewalks

1. Sidewalks shall be designed to connect to sidewalks internal to individual sites and to trails when relevant.

2. All sidewalks shall be designed per the Americans with Disability Act requirements.

e. Trails

Los Diamantes Master Plan

1. All trails within Los Diamantes Business Park will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk, business, and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

|

Los Diamantes Master Plan

IV. ARCHITECTURE

Intent: the purpose of the architectural standards is to provide direction for the development of an attractive, cohesive built environment that accommodates the function of the individual buildings within the Los Diamantes Business Park while also ensuring quality development and reinforcing the unique character and identity of the Park.

a. Materials

1. Primary building materials shall be stucco, colored concrete, *architectural metal siding, or colored block. Stone, tile, metal, or brick accents are also allowed.
2. Finished building treatments are required on all four sides of the building.
3. Materials prohibited as the primary building material include the following:
 - i. Exposed, untreated precision block or wood walls
 - ii. Highly reflective surfaces
 - iii. Metal paneling.

b. Color

1. Predominant colors shall be limited to shades of brown, green, tan, rust, and blue. High-intensity colors, such as metallic, black, or fluorescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

*Pursuant to the City of Rio Rancho Zone Code, Section 154.61 Part (D)

Los Diamantes Master Plan

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.

5. Black or dark green welded wire mesh is permitted for security fencing except along Los Diamantes Road

VIII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

IX. SIGNAGE The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

IX. SIGNAGE The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

Los Diamantes Master Plan

1. Monument/Entry Signs
2. Building Mounted Signs (Including individual tenant signage)
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

c. ~~One building mounted sign is~~ Building mounted signs are permitted for each facade that faces Los Diamantes Road and are limited to 6% of the building facade-a primary roadway. Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches. Individual tenant signs are permitted provided they don't exceed the allowable percentage of the façade.

d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.

e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.

f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.

g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.

Los Diamantes Master Plan

10. IMPLEMENTATION AND PHASING

The implementation of the Los Diamantes Master Plan shall occur at the time of the zone map amendment and platting except for the potential multi-family residential land use. A future zone map amendment will be required to implement that land use in a specific location, up to 15 acres in size, within the larger business park area of this Master Plan depending on absorption of the commercial uses.

1. All land use decisions shall be in compliance with the Los Diamantes Master Plan and in accordance with the City of Rio Rancho Department of Development Services, including right-of-way acquisition.

2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Public Works, Department of Development Services, Department of Public Safety, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.

3. In order to uphold national standards for emergency response times, facility planning shall be coordinated with the City of Rio Rancho as houses are built.

4. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and landscaped areas meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.

5. Open space and trails shall be developed; a portion of which shall count towards the park requirements established by the City of Rio Rancho.

6. The residential design standards included in this Master Plan shall be incorporated into the CC&Rs for each Los Diamantes residential subdivision.

7. The Developer intends to use Tax Increment District and Public Improvement District financing within the Master Plan Area. These financing mechanisms will be implemented through separate applications to the City of Rio Rancho.

Due to its relatively large size, Los Diamantes will be divided into three (3) phases, with 224 dwellings in Phase 1, 263 dwellings in Phase 2. Phase 3a and Phase 3b will consist of approximately 250 dwelling units each. The availability of infrastructure and the Marketing Window were the primary determining factors in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and home builder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types to get different price points.

The site's terrain slopes down toward the southeast corner where the Water Quality drainage pond will be used to collect runoff from the first phase and all subsequent phases. A new storm drain will then extend further south to the existing 108" Storm Drain and eventually drain into the Calabacillas Arroyo.

Los Diamantes sanitary sewer outfall will also be to a new Lift Station at the southeast corner of Phase 1. Domestic water service to Phase 1 will come south down 11th from an existing line located in Southern Blvd. and on the north side of the site.

Los Diamantes Master Plan

Vehicular access for Phase 1 will be via newly constructed Westside Boulevard. New roadways within and around the perimeter of Los Diamantes will also be constructed as new phases of this project are added.

Prior to Construction of Phase 1, an on-site Drainage Management Plan (DMP) will have to be developed and approved by SSCAFCA and the City of Rio Rancho. As mentioned previously, a study to Amend the SSCAFCA CAW MP for the Regional Pond will also require approval by SSCAFCA and City of Rio Rancho as well as a FEMA CLOMR.

Initiation of Phase 1 will require substantial outlays of capital to extend essential elements of infrastructure to this site. As a result, no neighborhood park improvements will be undertaken until Phase II.

a. Roadway improvements to Viga Road and 10th Street shall not be required

b. Improvements including sidewalks and walls along Viga Road and 10th Street will not be required until further construction occurs along these two roads



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 7, 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 – Lt. Scott Pope
 - (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: Master Plan Amendment DSD #24-410-00001 (Los Diamantes Master Plan)

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, March 12, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

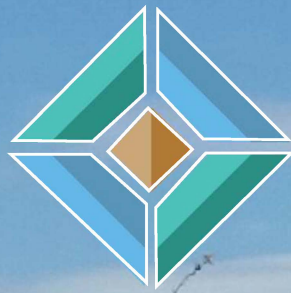
This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

'Roadway Improvements to Viga road and 10th street shall not be required
 Improvements including sidewalk and walls along Viga road and 10th street will not be required until further construction occurs along these two roads. "
 Improvements required for development will be determined at plan review and per the DPM

Peter Prukop
Reviewer

3/26/2024
Date



LOS DIAMANTES MASTER PLAN



PREPARED FOR: LOS DIAMANTES, LLC

PREPARED BY: MARK GOODWIN & ASSOCIATES, PA
CONSENSUS PLANNING, INC

ADOPTED ON AUGUST 12, 2015
AMENDMENTS: AUGUST 13, 2020
FEBRUARY 11, 2021
SEPTEMBER 22, 2022
JANUARY 23, 2023

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CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 33

ENACTMENT NO. 23-03

1 **ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE**
2 **ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY**
3 **LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 10, BLOCK 62, LOTS 24-**
4 **33; APPROXIMATELY 0.312 ACRES OF RIO RANCHO ESTATES UNIT 10, BLOCK**
5 **64, LOT 15; AND APPROXIMATELY 18.618 ACRES OF LOS DIAMANTES, TRACT 3**
6 **FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2: SINGLE-FAMILY**
7 **RESIDENTIAL DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT, AND RIO**
8 **RANCHO ESTATES UNIT 10, BLOCK 62, LOTS 16-23, APPROXIMATELY 0.618**
9 **ACRES OF RIO RANCHO ESTATES UNIT 10, BLOCK 64, LOT 15 AND**
10 **APPROXIMATELY 5.382 ACRES OF LOS DIAMANTES, TRACT 3 FROM R-1:**
11 **SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2: SINGLE-FAMILY RESIDENTIAL**
12 **DISTRICT TO R-6: MULTI-FAMILY RESIDENTIAL DISTRICT, AS DEPICTED IN**
13 **EXHIBIT A OF THIS DOCUMENT, IDENTIFYING CONDITIONS OF DEVELOPMENT;**
14 **PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

15
16 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
17 regulations and an official zone map in accordance with New Mexico
18 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and
19

20 **WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section
21 150.07, an application to amend the zoning ordinance on the subject
22 property has been submitted by the City of Rio Rancho, and assigned City
23 Case No. 22-100-00024; and
24

25 **WHEREAS:** the Governing Body received a report from the Planning and Zoning Board,
26 and such report indicates the Planning and Zoning Board has studied and
27 considered the proposed changes pursuant to R.O. 2003 Section 150.07,
28 and said report includes specific findings related to the affected property;
29 and
30

31 **WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O.
32 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed
33 zoning district and Official Zone Map changes hereinafter described were
34 duly advertised and held by the Governing Body of Rio Rancho on
35 December 15, 2022 and the Governing Body heard interested parties and
36 citizens for and against the proposed amendments; and
37

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

1
2 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
3 **RIO RANCHO:**
4

5 **Section 1. Rezoning of Property and Change in Land Use.**
6

- 7 A. The Official Zone Map is hereby amended by assigning a zoning designation on
8 approximately 23.93 acres from R-1: Single-Family Residential District and R-2:
9 Single-Family Residential District to R-3: Mixed Residential District on the lands
10 legally described as:

11 Rio Rancho Estates Unit 10, Block 62, Lots 24-33 filed in the office of the
12 County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated
13 May 6, 1963.

14
15 Rio Rancho Estates Unit 10, Block 64, Lot 15 (approximately 0.312), filed
16 in the office of the County Clerk of Sandoval County New Mexico in Book
17 1, Page 74 dated May 6, 1963.

18
19 Los Diamantes, Tract 3 (approximately 18.618 acres), filed in the office of
20 the County Clerk of Sandoval County New Mexico in Book 28, Pages 95-
21 97 dated September 27, 2019.
22

- 23 B. The Official Zone Map is hereby amended by assigning a zoning designation on
24 approximately 4.618 acres from R-1: Single-Family Residential District and
25 approximately 5.382 acres from R-2: Single-Family Residential District to R-6:
26 Multi-Family Residential District on the lands legally described as:

27
28 Rio Rancho Estates Unit 10, Block 62, Lots 16-23 filed in the office of the
29 County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated
30 May 6, 1963.

31
32 Rio Rancho Estates Unit 10, Block 64, Lot 15 (approximately 0.618), filed
33 in the office of the County Clerk of Sandoval County New Mexico in Book
34 1, Page 74 dated May 6, 1963.

35
36 Los Diamantes, Tract 3 (approximately 5.382 acres), filed in the office of the
37 County Clerk of Sandoval County New Mexico in Book 28, Pages 95-97
38 dated September 27, 2019.
39

- 40 C. A plat creating two tracts from the properties legally described as Unit 10, Block
41 62, Lots 16-33; Unit 10, Block 64, Lot 15; and LD, Tract 3 shall be submitted and
42 recorded on the public records, following approval by the Planning and Zoning
43 Board in order to verify and properly describe the acreage, vacation of right-of-
44 way, and legal description of the subject properties.
45

46 **Section 2. Severability Clause.** If any section, paragraph, clause, or provision of
47 this Ordinance, or any section, paragraph, clause, or provision of any regulation
48 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
49 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
50 clause, or provision shall not affect the validity of the remaining portions of this

1 Ordinance or the regulation so challenged.

2
3 **Section 3. Effective Date.** This Ordinance shall become effective ten days after
4 adoption.

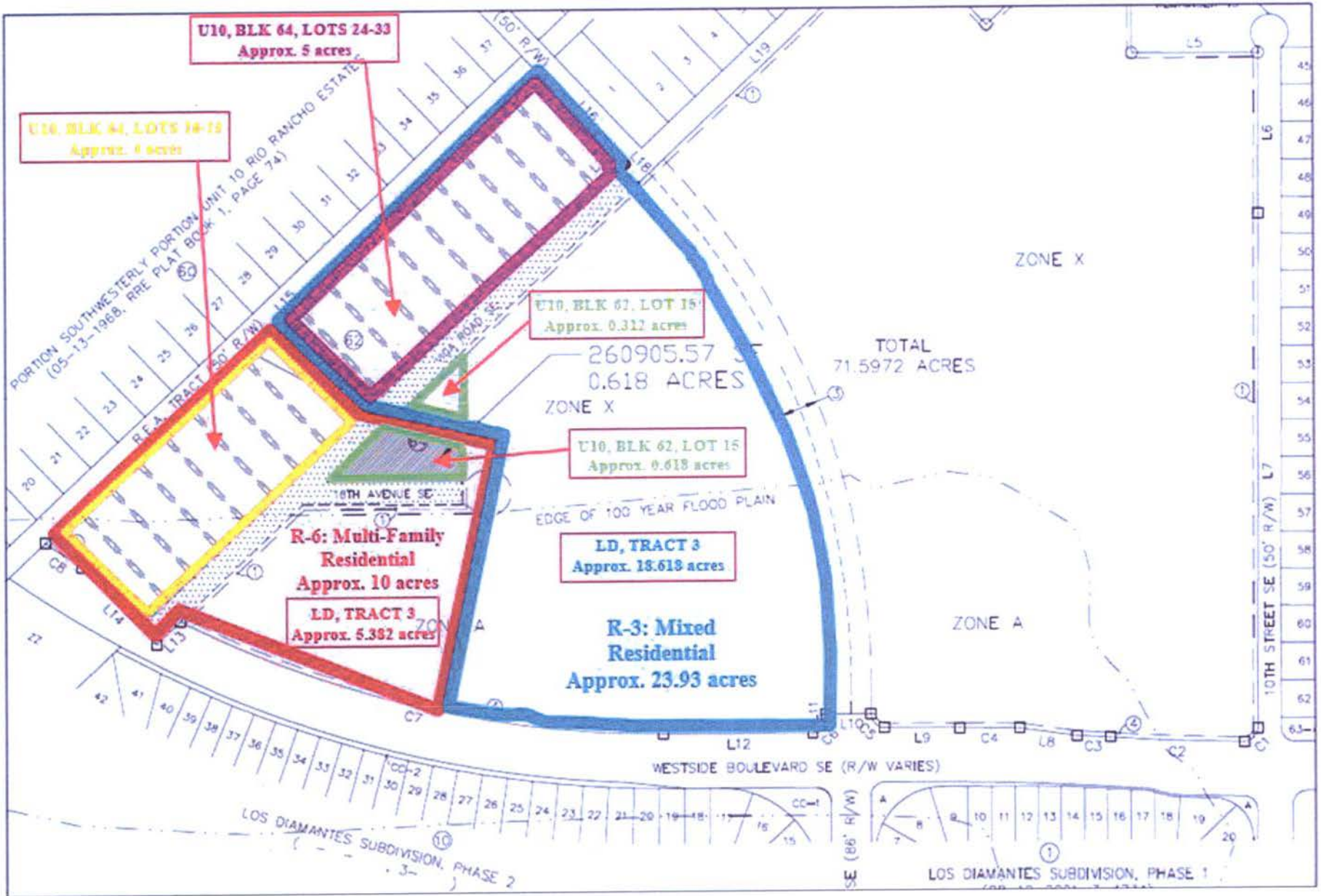
5
6 ADOPTED THIS 26th DAY OF JANUARY, 2023.

7
8  Deputy
9
10 _____
11 Gregory D. Hull, Mayor

12
13 ATTEST:

14 
15 _____
16 Rebecca A. Martinez, City Clerk
17 (SEAL)
18

Exhibit A:





**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 125

ENACTMENT NO. 23-016

**RESOLUTION AMENDING THE UNIT 10 SPECIFIC AREA PLAN TO UPDATE MAP
3: EXISTING AND PROPOSED DEVELOPMENTS AND MAP 6: GENERALIZED
LAND USE PROPOSED CHANGE AREAS TO REFLECT THE LAND USE AND
ZONING UPDATES TO THE LOS DIAMANTES MASTER PLAN; PROVIDING FOR
SEVERABILITY AND AN EFFECTIVE DATE**

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

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that determines the hierarchy of plan development, Level 5: Specific Area Plans, consider a smaller geographical area of the City (min. 20 acres) and be consistent with community-scale development or a specific transportation corridor; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: on July 25, 2018 a revised Unit 10 Specific Area Plan was approved by Resolution No.50, Enactment No.18-049; and

WHEREAS: in order to reflect the updated land use and boundary changes to the Los Diamantes Master Plan, Map 3: Existing and Proposed Developments and Map 6: Generalized Land Use Proposed Change Areas must be amended; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Unit 10 Specific Area Plan at their meeting held on October 25, 2022, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 22-410-00011) to the Unit 10 Specific Area Plan at their meeting held December 15, 2022, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.


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

Section 1. The Governing Body hereby approves and adopts the amendments and

1 modifications to the Unit 10 Specific Area Plan to update Map 3: Existing and Proposed
2 Developments on page 26 of the Unit 10 Specific Area Plan and Map 6: Generalized
3 Land Use Proposed Change Areas on page 37 of the Unit 10 Specific Area Plan to
4 reflect the updated changes to the Los Diamantes Master Plan.

5
6 **Section 2. Effective Date.** This Resolution shall take effect immediately upon
7 adoption.

8
9 ADOPTED THIS 26th DAY OF JANUARY, 2023.

10
11
12 
13 _____
14 Gregory D. Hull, Mayor

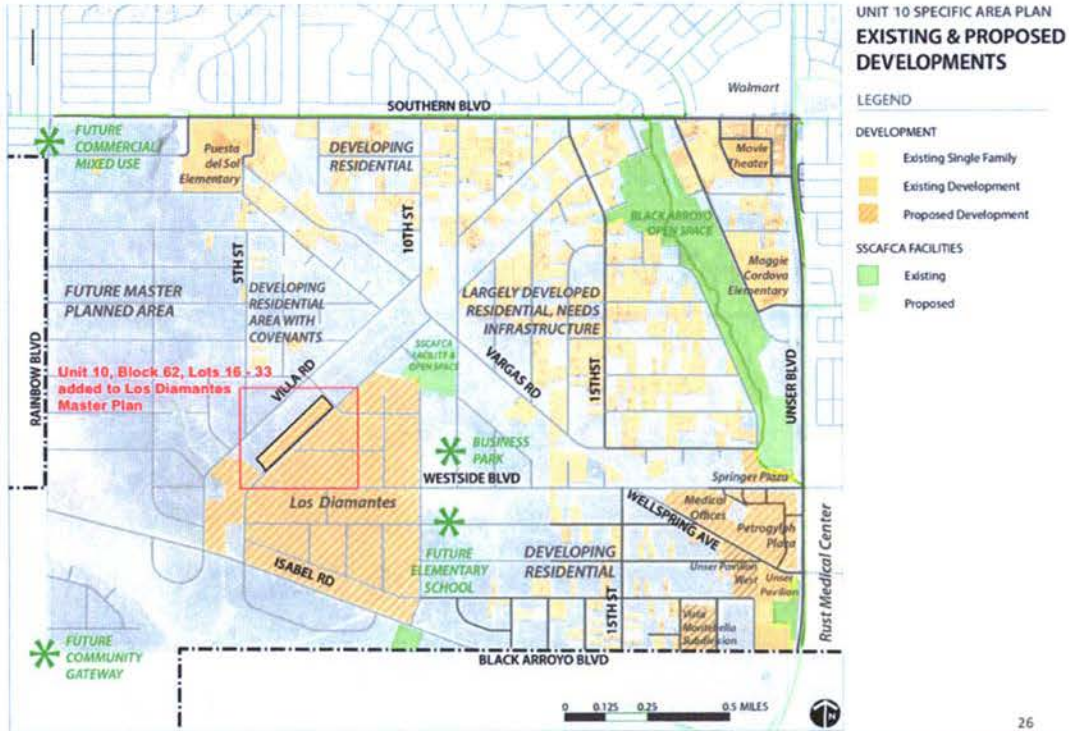
15 ATTEST:

16 
17 _____
18 Rebecca A. Martinez, City Clerk
19 (SEAL)
20

1 EXHIBIT A:

2

MAP 5: EXISTING AND PROPOSED DEVELOPMENTS



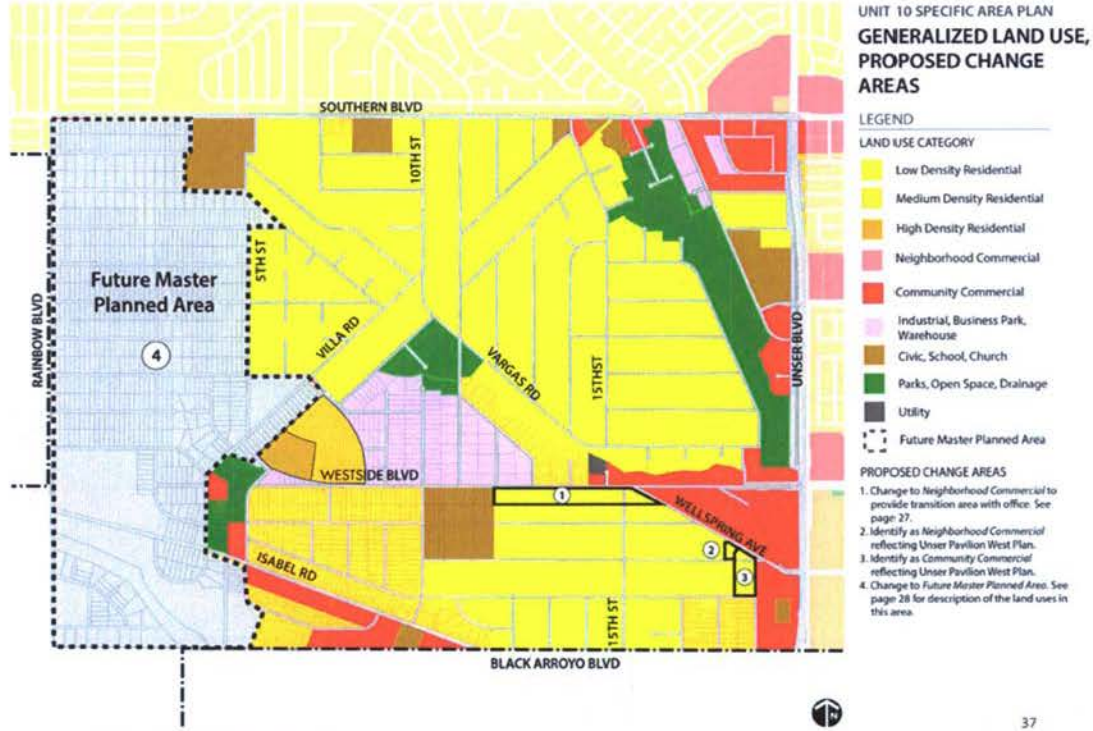
JOBS, HOUSING, & COMMUNITY FACILITIES - IMPLEMENTATION

26

AMENDED - SEPTEMBER 2022

3

MAP 6: GENERALIZED LAND USE PROPOSED CHANGE AREAS



LAND USE - IMPLEMENTATION

37

4



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.126

ENACTMENT NO. 23-017

1 **RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN TO UPDATE**
2 **SECTION 1. INTRODUCTION, SECTION 2. EXISTING CONDITIONS, SECTION 3.**
3 **LAND USE, ZONING, AND DENSITY, SECTION 7. TRANSPORTATION ANALYSIS,**
4 **AND SECTION 10. IMPLEMENTATION AND PHASING; PROVIDING FOR**
5 **SEVERABILITY AND AN EFFECTIVE DATE**
6

7 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
8 regulations and an official zone map in accordance with New Mexico
9 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and
10

11 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a
12 Comprehensive Plan that addresses and provides for specific goals,
13 policies, and actions; proposes land use throughout the City; and also
14 provides for land use in master planned communities via master plans;
15 and
16

17 **WHEREAS:** the Governing Body of the City of Rio Rancho recognizes the need for
18 long range, integrated comprehensive planning to direct future growth and
19 development of the City; and
20

21 **WHEREAS:** on September 22, 2022, a revised Los Diamantes Master Plan was
22 approved by Resolution No.87, Enactment No.22-087; and
23

24 **WHEREAS:** in order to expand the boundary of the Los Diamantes Master Plan in
25 Section 2. Existing Conditions; update zoning designations in Section 3.
26 Land Use, Zoning, and Density; provide provisions for vacation of public
27 right-of-way in Section 7. Transportation Analysis; to update phasing of
28 the Master Plan in Section 10. Implementation and Phasing; and to update
29 the respective maps "Los Diamantes Site Vicinity" on page 2 of the Los
30 Diamantes Master Plan and "Los Diamantes Master Plan Phasing Plan"
31 on page 56 of the Los Diamantes Master Plan to reflect the updated
32 changes; and
33

34 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho reviewed the
35 amendments to the Los Diamantes Master Plan at their meeting held on
36 October 25, 2022, and following public hearing recommended approval of
37 those amendments and modifications; and
38

39 **WHEREAS:** the Governing Body of the City of Rio Rancho has reviewed the proposed
40 amendments (Case No. 22-410-00010) to the Los Diamantes Master Plan
41 at their meeting held December 15, 2022, and following public hearing and
42 receipt of the Planning and Zoning Board's report and recommendation,
43 has determined that the amended Plan is in conformance with the City of
44 Rio Rancho Comprehensive Plan.

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


3
4 **Section 1.** The Governing Body hereby approves and adopts the amendments and
5 modifications to the Los Diamantes Master Plan to update Section 2. Existing
6 Conditions; Section 3. Land Use, Zoning, and Density; Section 7. Transportation
7 Analysis; Section 10. Implementation and Phasing; and to update the respective maps
8 "Los Diamantes Site Vicinity" on page 2 of the Los Diamantes Master Plan and "Los
9 Diamantes Master Plan Phasing Plan" on page 56 of the Los Diamantes Master Plan to
10 reflect the updated changes.

11
12 **Section 2. Effective Date:** This Resolution shall take effect immediately upon adoption.

13
14 ADOPTED THIS 26th DAY OF JANUARY, 2023.

15
16
17  Deputy
18 _____
19 Gregory D. Hull, Mayor

20 ATTEST:

21 
22 _____
23 Rebecca A. Martinez, City Clerk
24 (SEAL)

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1. INTRODUCTION

This document is a Master Plan for the area known as Los Diamantes, located in Rio Rancho, Sandoval County, New Mexico. The Los Diamantes Master Plan area is comprised of approximately 180 acres owned by Los Diamantes, LLC. The vicinity map located on page 2 illustrates the location of the master plan area. The purpose of this Master Plan is to identify land uses, zoning, parks, trails, drainage facilities, conceptual utilities, transportation corridors, and provide design guidelines. The following are the objectives of the Master Plan:

- To create a zoning and land use plan that includes well-planned single family residential neighborhoods in close proximity to planned schools and commercial services, a business park area that will attract future employers to the City of Rio Rancho, multi-family residential opportunities to support affordable housing goals and commercial services and provide needed services to both the residential neighborhoods and the business park.
- To connect with and extend existing transportation corridors identified in the City's Transportation Policy.
- To correct the jobs/housing imbalance on the Westside by providing a desirable location and infrastructure necessary to support employment in a well-designed business park.
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high-quality employment and commercial development with convenient access to housing.
- To comply with and implement the Rio Rancho Comprehensive Plan and the Unit 10 Specific Area Plan.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, Los Diamantes LLC, Mark Goodwin and Associates, Price Land Development Group, and Consensus Planning, Inc. A zone map amendment request is included in conjunction with this master plan application. This master plan establishes zoning for the Los Diamantes Plan Area. The Master Plan Project team worked with the City of Rio Rancho Development Services on the Business Park zone; and the Los Diamantes Business Park proposes to use this zone.



LOS DIAMANTES SITE VICINITY

2. EXISTING CONDITIONS

As shown on the Vicinity Map, Los Diamantes is located approximately one mile west of Unser Boulevard and a little over a half mile south of Southern Boulevard in Unit 10. The proposed combination of the Business and Residential components comprises approximately 180 acres, which is currently vacant.

The existing alignment of West Side Boulevard runs east and west and bisects the Plan Area. The south boundary is the existing Isabel right-of-way. The east boundary is 10th Street, and the west boundary is the public right-of-way separating Viga Road and Villa Road between Ark Road and Westside Boulevard.

Los Diamantes is the first large scale development within Unit 10 and as such, it is not in close proximity to any other approved master plans. The Plan Area's preferred land use categories and zoning were addressed in the recently approved Generalized Land Use Map as is further discussed in the Land Use section of this master plan. The Los Diamantes Master Plan is in compliance with and furthers the Generalized Land Use Map.

The property lies within a geological saddle that falls from northwest to southeast. The surface is covered by a mixture of sand sagebrush, four-winged saltbush and blue grama grasses, and includes some cholla and cacti. Animal species in the Plan Area include coyote, cottontails, jackrabbits and horned lizards. An Endangered Species Act compliance document was produced, and no endangered species (plant or animal) were documented. A Cultural/ Archeological survey was also performed. The report, along with mitigation recommendations, is on file with the Historic Preservation Division of the State Historic Preservation Office.

There is a large undefined flood plain in an arroyo channel that is created by the "Rainbow Tributary" to the Calabacillas Arroyo that originates in Rio Rancho north of Southern Boulevard and terminates in the City of Albuquerque at the Calabacillas Arroyo. This arroyo and its flows are addressed in the drainage section of the Master Plan.

Amendments

Since this Master Plan was adopted in 2015, the City of Rio Rancho adopted the Unit 10 Specific Area Plan, which addresses land use, transportation, utilities and infrastructure, and general development guidelines for the larger geographic area surrounding Los Diamantes. The Specific Area Plan has subsequently been amended and further amendments have been considered by the Rio Rancho Governing Body.

The Unit 10 Specific Area Plan proposed land use change areas that designated different land uses than those adopted in the Comprehensive Plan and relied on in the original Los Diamantes Master Plan. Such changes included designation of the western portion of Unit 10 as a "Future Master Planned Area," location of the new Joe Harris Elementary School as a civic/institutional land use where residential was previously shown, and an increase in commercial uses along Westside Boulevard and near Unser Pavilion.

This Master Plan was previously amended in 2020 to add Unit 10, Block 64, Lot 15, as well as Unit 10, Block 18, Lot 41, and to remove Unit 10, Block 60, Lots 10 and 13. The Master Plan was amended again in 2022 to add Unit 10, Block 62, Lots 16 - 33, which are located north of Viga Road SE between Ark Road and the Westside Boulevard right-of-way.

3. LAND USE, ZONING, AND DENSITY

The zoning for the Plan is intended to allow for a mix of land uses that will provide for the creation of residential neighborhoods with a mix of single family housing types, multi-family residential opportunities, and the creation of a business park that will provide employment space and commercial services for the City of Rio Rancho. The creation of a regional pond has been designed to handle the regional drainage detention needs for the Plan Area. The residential plan also identifies two public neighborhood parks located within the Los Diamantes residential neighborhood south of Westside Boulevard. See the Los Diamantes Zoning Map on page 7.

The following sections and pages include descriptions of the land use and zoning for the Master Plan.

Business Park (34 acres)

The area that is zoned Business Park follows all of the regulations of the City of Rio Rancho Business Park Zone. The intent of the Los Diamantes Business Park is to provide for large employers within a campus style setting that is supported by commercial services.

This Master Plan contains design standards for the Business Park to ensure that the Park is developed in an aesthetically pleasing and cohesive manner and that the more intense aspects of the industrial uses are enclosed, screened, and/or buffered. The design standards will also ensure any multi-family residential component will be successfully integrated with the remainder of the business park uses.

The commercial uses are intended to support the Business Park by providing the opportunity for commercial services such as restaurants, dry cleaners, and banks that will serve both Business Park employees and the adjacent Los Diamantes residential neighborhoods. Within the employment and commercial mix in the Business Park there is the opportunity for both an employment campus like setting, as well as for the commercial services to take a more urban mixed-use form.

R-3 Mixed Residential District (125 acres)

The Los Diamantes residential neighborhood follows all of the requirements of the City of Rio Rancho R-3 Mixed Residential District. The Master Plan and Los Diamantes Residential Overlay Zone (LDROZ) does not permit multi-family development within the R-3 zone (LDROZ).

The R-3 residential neighborhoods will provide the opportunity for a variety of single-family housing types. The plan intends the neighborhood to develop with a range of lot sizes. All the lots will meet the minimum lot size requirement established by the R-3 zone. The Master Plan establishes the following residential lot sizes for the Plan Area:

Minimum Lot Width	Percent of Residential Units	Number of Units	Density (DU's per acre)
Forty (40) Feet	41%	200	+/- 6
Fifty (50) Feet	43%	209	+/- 5
Fifty-Five (55) Feet	16%	78	+/- 4

R-6 Multi-Family Residential (10 acres)

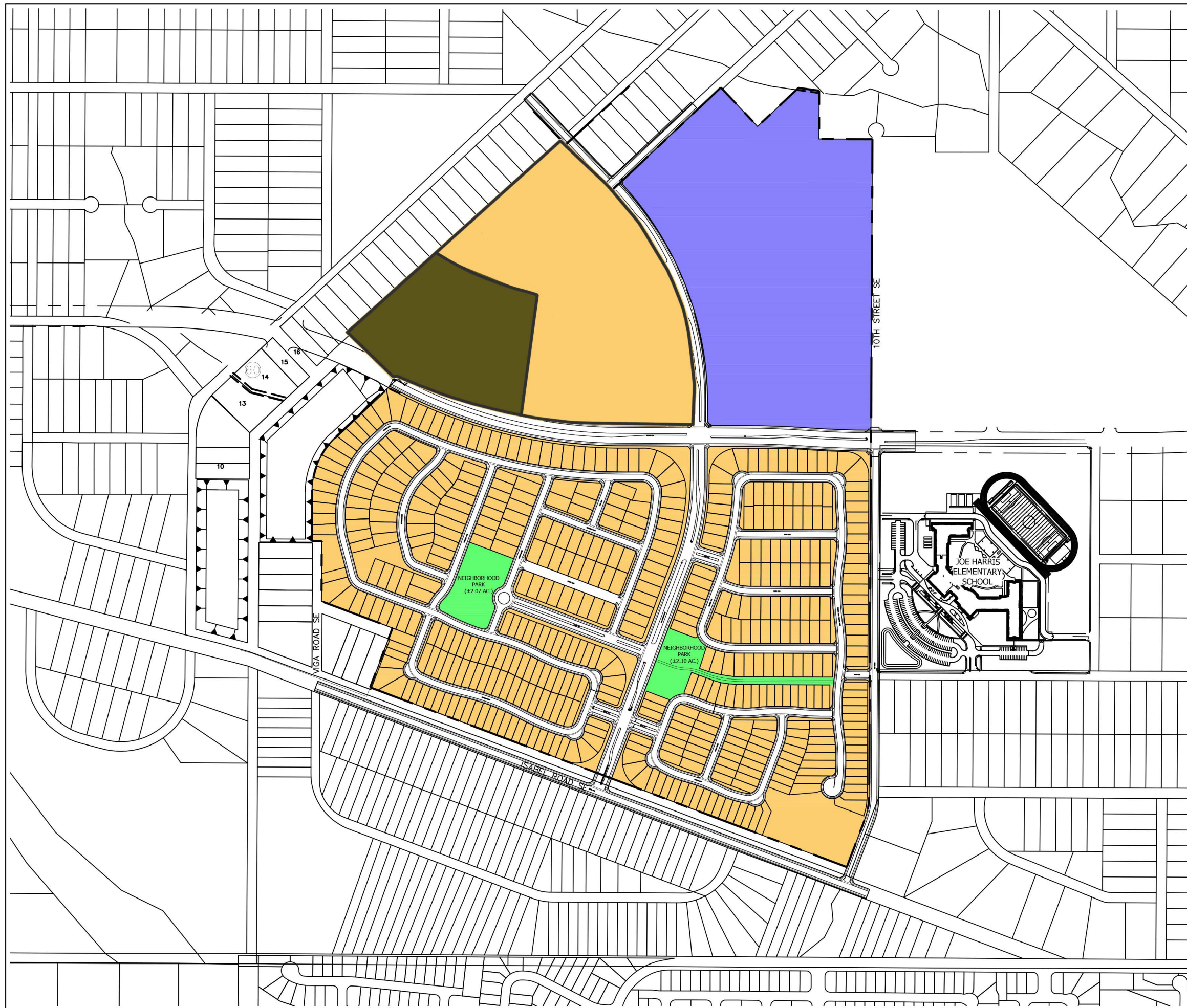
The proposed R-6 multi-family residential neighborhood follows all the requirements of the City of Rio Rancho R-6 zoning district. The neighborhood will be located at the southwestern edge of Los Diamantes along Westside Boulevard, and will feature densities of approximately 25 dwelling units per acre. When this land use is implemented, the Unit 10 buffer overlay district regulations established in Ordinance No. 20, Enactment 18-24 shall be considered and implemented. Further details regarding implementation of this land use may be defined in a separate development agreement.

Pond/Open Space (8 acres)

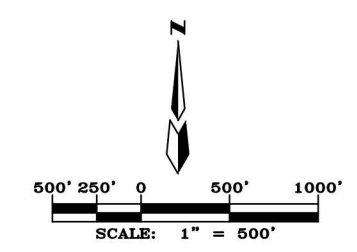
The pond that is located at the Plan Area’s southwest boundary is being developed in collaboration with the Southern Sandoval County Flood Control Authority (SSCAFCA) and the City of Rio Rancho. More information on the Los Diamantes Regional Pond is included in Chapter 8, Conceptual Drainage Plan.

Neighborhood Parks

There are three neighborhood parks planned within the Los Diamantes residential neighborhoods. These parks will be a variety of sizes based on the neighborhood area served by each. These parks total approximately 4.9 acres. They will be dedicated to the City of Rio Rancho and will be maintained by the City of Rio Rancho. More information of these parks is contained in Chapter 6, Parks and Trails.



- BUSINESS PARK
(± 36 ACRES)
- SU: SPECIAL USE FOR PRD
(± 22 ACRES)
- R-3 MIXED USE RESIDENTIAL
(± 103 ACRES)
- R-6 MULTI-FAMILY RESIDENTIAL
(± 10 ACRES)
- NEIGHBORHOOD PARK
(± 5 ACRES)



LOS DIAMANTES

Land Use/Zoning Plan

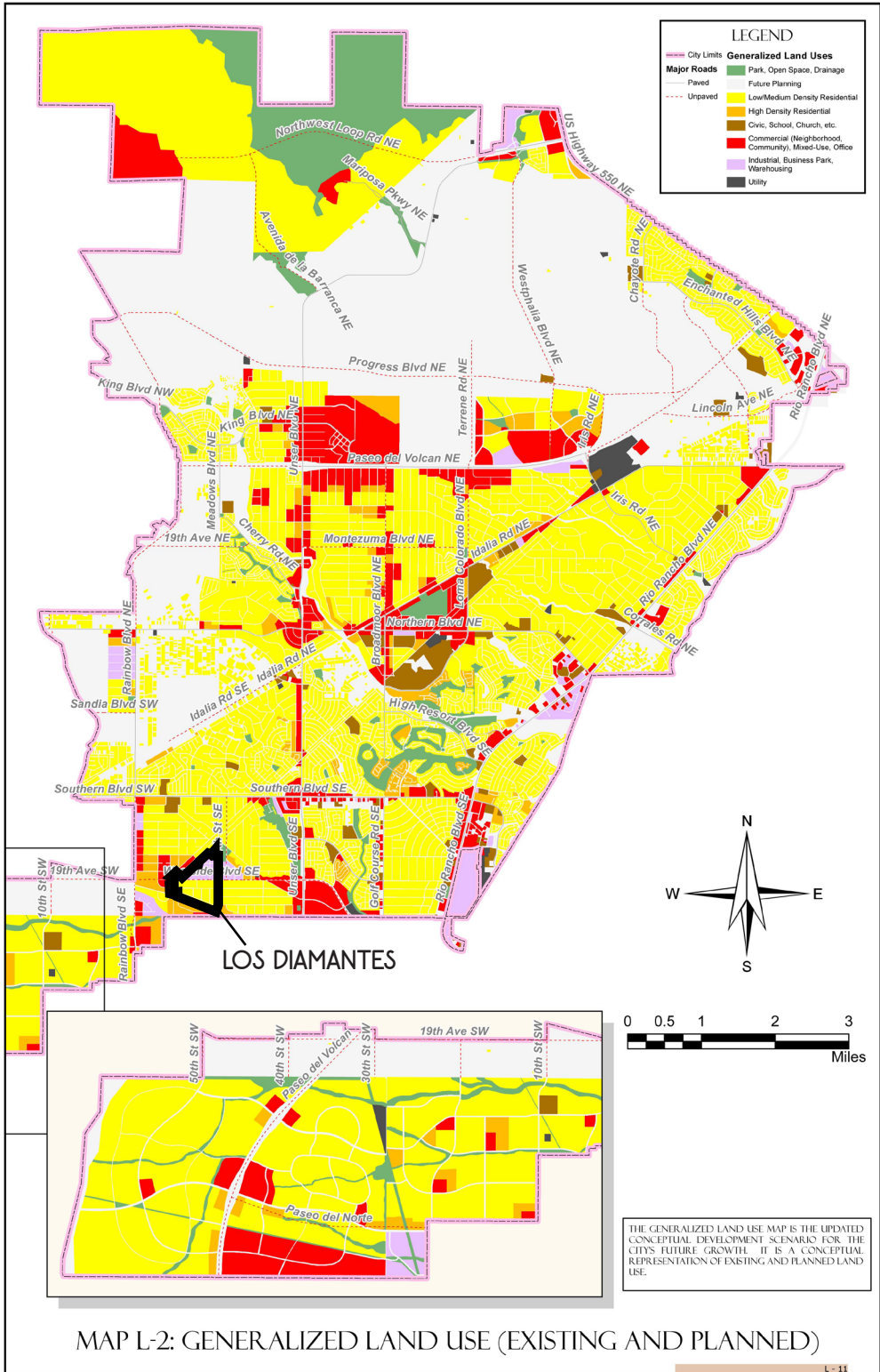
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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MASTER PLAN

Generalized Land Use

The City of Rio Rancho Comprehensive Plan Generalized Land Use Plan was recently updated in order to add proposed land uses for Unit 10. The Los Diamantes Master Plan is within Unit 10. The Master Plan is consistent with the Generalized Land Use Plan, which shows the land uses as Industrial, Business Park, Warehousing, and Low/Medium Density Residential. See the Generalized Land Use Map located below:



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4. DESIGN STANDARDS

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

A. RESIDENTIAL DESIGN STANDARDS

The residential design standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Los Diamantes. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Los Diamantes that has its own identity but reinforces the character of the Los Diamantes Business Park and commercial development.

I. ARCHITECTURAL REVIEW COMMITTEE

The Los Diamantes residential subdivision will establish a residential Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Los Diamantes neighborhood. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained.

A more comprehensive and detailed set of design standards and CC&Rs are being developed for the property consistent with the intent of these Master Plan standards. It is anticipated that these CC&Rs will be more detailed and may conflict with these more general guidelines. The ARC will administer these standards to ensure a consistent character and quality of development.

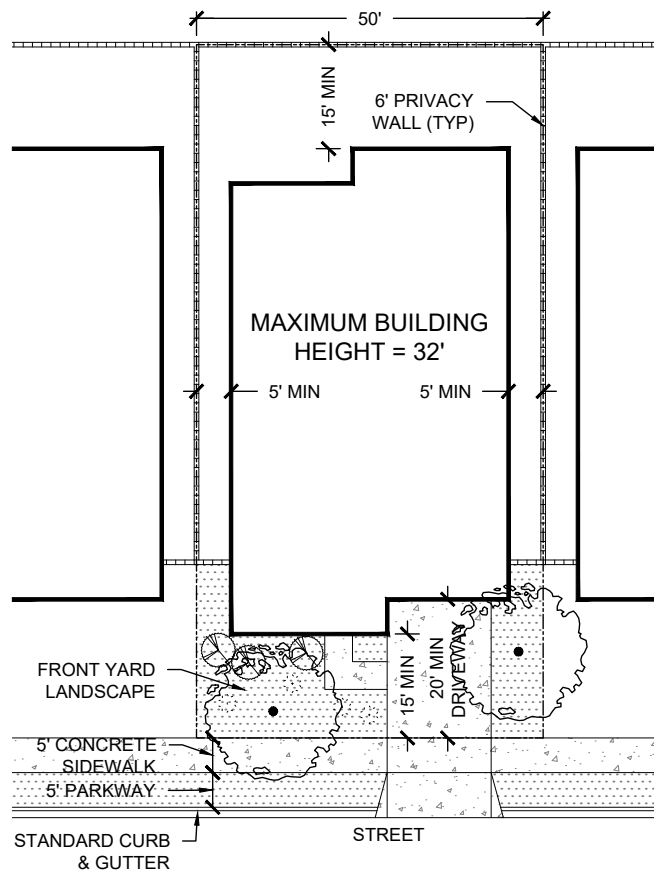
II. PEDESTRIAN AMENITIES

- a. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- b. Sidewalks along Westside Boulevard shall be six feet in width. All other sidewalks shall be five feet in width.
- c. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system that is connected through trails and sidewalks, which also serve as recreational amenities for the residents.
- d. All trails within Los Diamantes will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. SETBACKS

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls.

- a. Minimum Front Yard Setbacks: 15 feet, except 20 feet for garage doors and single-family attached and zero lot line dwelling units.
- b. Minimum Rear Yard Setbacks: 15 Feet
- c. Minimum Side Yard Setbacks: 5 feet on both sides for any principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.



Conceptual Diagram Illustrating Setbacks

IV. BUILDING HEIGHT AND MATERIALS

- a. Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code unless otherwise restricted as described below.
- b. Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. High intensity colors, such as metallic, black, or florescent colors are prohibited.

 MASTER PLAN

- c. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- d. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- e. Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- f. Accent materials may consist of rock, wood, tile, or brick. All vinyl or metal window frames must be either recessed or projected a minimum of 2" if they are adjacent to stucco or stone, unless they are wood encased.

V. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the neighborhood. The goal is to provide a low water use landscaped community. These standards are to be made as a supplement to the City of Rio Rancho requirements. The following are minimum standards for the development of specific landscape plans:

- a. A five-foot landscape parkway strip shall be located between the sidewalk and the curb. The groundcover for the landscape strip shall be required to be Santa Fe Brown rock, or other equivalent decorative rock groundcover. The maintenance of this strip shall be the responsibility of the Homeowner.
- b. Every lot shall have a minimum of two trees, each of a minimum one and one-half inches in caliper.
- c. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- d. Landscaping within the private common areas, as shown on the lot layout exhibit, shall be maintained by the Homeowners' Association. These areas are for the benefit of the Homeowners and will be defined with future platting.
- e. The Homeowners' Association shall maintain landscaping in the right-of-way. All landscaping must be maintained in attractive living condition.
- f. Irrigation and landscaping maintenance outside of individual lots shall be the responsibility of the HOA.
- g. Front Yard Minimums:
 - 40' lots
 - 1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
 - 2. 3 large shrubs (minimum 5 gallon)
 - 3. 2 small shrubs (minimum 1 gallon)
 - 50' and 55' lots
 - 1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
 - 2. 3 large shrubs (minimum 5 gallon)
 - 3. 4 small shrubs (minimum 1 gallon)

- h. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe Brown, River rock, or similar type rock over filter fabric for all yard areas that are not covered with living vegetative groundcover.
- i. Accentuating bark mulch or pecan shells are permitted in front yard landscape.
- j. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
- k. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.
- l. Suggested Trees:
 - 1. Acer negundo 'Sensation' – Sensation Box Elder
 - 2. Fraxinus velutina 'Medesto' – Modesto Ash
 - 3. Gleditsia triacanthos – Honey Locust
 - 4. Pistacia chinensis – Chinese Pistache
 - 5. Platanus acerifolia 'Bloodgood' – Bloodgood London Plane Tree
 - 6. Ulmus hybrid 'Frontier' – Frontier Elm

VI. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to provide for public safety without adversely affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- b. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium streetlights are prohibited.
- c. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/Chapter 159. Height shall not exceed 16 feet.

MASTER PLAN

VII. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Los Diamantes. The goal is to provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

- a. Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings. No part of the monument sign shall exceed ~~forty~~ 180 square feet in area and 8 feet in height above grade. The ornamental tower shall be considered an architectural detail, and shall not be included as part of the sign for measurement purposes.

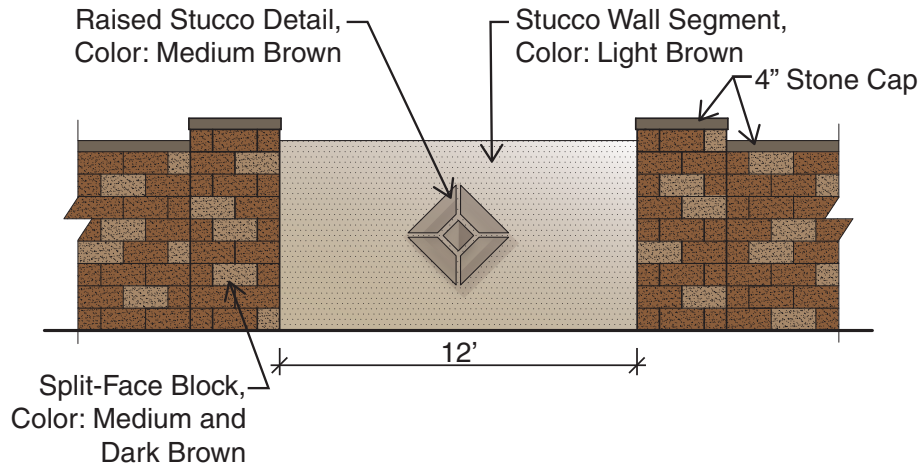


Conceptual Residential Monument Sign

- b. Pedestrian directional signs are permitted. The design of these signs shall be integrated with the Los Diamantes neighborhood monument entry signs and shall not exceed two square feet in area, and three feet in height above grade.
- c. Illumination of signage is permitted and shall follow the Lighting Standards contained in Section VI of this document.
- d. Digital and light emitting diode signage is prohibited.

VIII. WALLS

- a. All perimeter block walls facing rights-of-way shall be designed to complement entry monument signs.
- b. Plain grey CMU block shall not be used for wall material unless treated with stucco.
- c. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
- d. Barbed wire, concertina wire, and similar materials are prohibited.



Conceptual Los Diamantes Wall Design

IX. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- a. All new electric distribution lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation, per the access regulations of the applicable utility company, when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City, the heated enclosure shall be constructed of materials compatible with the architectural materials used as a main element of the building or with the landscaping there.
- d. If prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by low walls and/or landscaping.

X. OFF-STREET PARKING

Minimal number of off-street parking spaces shall be provided according to the design standard contained in the DPM and Requirements per Zoning Code. Parking shall be calculated and provided as follows:

- a. For each house or townhouse:
 - 1. Three spaces if the dwelling has up to two bedrooms, two in garage
 - 2. Four spaces if the dwelling has three or more bedrooms, two in garage

MASTER PLAN

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

XI. RECYCLING

Curbside recycling pickup and garbage carts are provided by the City (currently via a private provider) within the City of Rio Rancho. Homes within Los Diamantes are required to provide storage for the automated carts, including the recycling cart, and homeowners are encouraged to participate in this recycling program.

B. Business Park Design Standards

The intent of the Los Diamantes Business Park Design Standards are to create the framework for a built environment within the Business Center that supports business and economic development through the creation of a cohesive, attractive setting while also respecting and accommodating the building size and use requirements of a range of employers. The design standards are intended to be complimentary to the surrounding residential neighborhoods and keep in the unique character of the entire Los Diamantes Master Plan. The Business Park Design Standards are based on the following principles:

- Design for compatibility with adjacent uses by outlining design standards which complement the nearby neighborhood and City of Rio Rancho, as a whole;
- Design for overall cohesiveness which unifies the business park with planned residential development; and
- Consider each building as a long-term addition to the city by ensuring high-quality development.

I. ARCHITECTURAL REVIEW COMMITTEE

The Los Diamantes Business Park will establish an Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Los Diamantes Business Park. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained. The business park ARC will be separate from the residential ARC.

II. BUILDING ORIENTATION AND CONNECTIVITY

Intent: Buildings should be oriented with consideration to the visual impact from the perspective of the driver or pedestrian on the adjacent primary roadways. It is important to create the immediate first impression of a high-quality business park, as part of the city's overall community character and identity. Business parks and campuses are enhanced when it is easier, safer, and more comfortable to walk between buildings and parking areas. The Los Diamantes Business Park is intended to accommodate large employers as well as live/work uses, and supportive retail and services which will have a more urban character. Therefore, both minimum and maximum setbacks have been included in order to allow for both of these land use forms. All development within the Business Park should connect to surrounding uses, including streets, businesses, transit facilities, and residential areas, where appropriate.

a. Setbacks

1. Front Yard Setback:

Minimum - 10'

Maximum - 80'

2. Side Yard Setback:

Minimum of ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement

1. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.

c. Building Entries

1. Building entries should be located so that they are easily identifiable from the primary adjacent roadway.
2. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

d. Sidewalks

1. Sidewalks shall be designed to connect to sidewalks internal to individual sites and to trails when relevant.
2. All sidewalks shall be designed per the Americans with Disability Act requirements.

e. Trails

1. All trails within Los Diamantes Business Park will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk, business, and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. PARKING

Intent: The intent of the parking standards is to develop a circulation system that safely and efficiently moves vehicles while avoiding and reducing potential conflicts between pedestrians and vehicles. the maximum front setback of 80' allows for two rows of parking and a drive aisle in front of the building. Therefore, the majority of parking shall be located either on the side or

MASTER PLAN

in the rear of the building.

a. Placement and Design

1. The placement and design of parking areas should foster safe pedestrian access and provide clearly identifiable pedestrian walkways between the primary entrance and visitor parking.
2. The minimum number of vehicular, disabled, motorcycle, and bicycle parking spaces shall be per Section 154.76 Off-street Parking Regulations contained in the City of Rio Rancho Zoning Code.
3. Large parking areas shall be visually segmented into smaller subareas separated by landscaping and/or pedestrian walkways.
4. Parking shall not dominate the street frontage. Wherever possible, visitor parking should be placed on the primary street frontage, and employee parking located either to the side or rear of the building.
5. Parking areas shall be designed to include a pedestrian link to the public sidewalk network, and/or trail system.

IV. ARCHITECTURE

Intent: the purpose of the architectural standards is to provide direction for the development of an attractive, cohesive built environment that accommodates the function of the individual buildings within the Los Diamantes Business Park while also ensuring quality development and reinforcing the unique character and identity of the Park.

a. Materials

1. Primary building materials shall be stucco, colored concrete, or colored block. Stone, tile, metal, or brick accents are also allowed.
2. Finished building treatments are required on all four side of the building.
3. Materials prohibited as the primary building material include the following:
 - i. Exposed, untreated precision block or wood walls
 - ii. Highly reflective surfaces
 - iii. Metal paneling.

b. Color

1. Predominate colors shall be limited to shades of brown, tan, rust, and blue. High intensity colors, such as metallic, black, or florescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

d. Building Design

1. Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are encouraged.
2. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.
3. Rear and side wall elevations shall be constructed of the same materials as the primary front facade and shall be of the same architectural design.
4. Entrances to individual buildings should be identifiable through the use of architectural recesses or projections, roof elements, columns, or other architectural elements.

V. SUSTAINABILITY

- a. Energy efficient techniques shall be utilized to reduce energy and water consumption, where feasible.
- b. Water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, and or bioswales to slow and treat storm water runoff shall be provided where feasible.
- c. Buildings shall be oriented to take advantage of heat gain in the winter where feasible while coordinating with shading strategies to inhibit solar gain in the summer.
- d. Grasses and other ground vegetation should be near edges to help filter and slow runoff as it enters and exits the site.
- e. Convenient recyclable collection facilities shall be provided by all tenants of the site.

VI. LANDSCAPING

Intent: The intent of the landscape standards is to foster the development of an overall, water efficient, landscape concept that will establish a framework that unifies the entire Business Park.

- a. The use of turf grasses shall be limited per the City of Rio Rancho regulations restricting turf grass.
- b. A landscape setback (outside of the right-of-way) of a minimum of 10 feet shall be provided along each primary street frontage. The landscape area shall be comprised primarily of deciduous trees, 10-foot minimum height at the time of planting and shall be capable of reaching a mature height of at least 25 feet.
- c. An automatic underground irrigation system shall be provided to support all landscaping.

MASTER PLAN

The system shall be designed to avoid overspraying of walks, buildings, fences, etc.

- d. Proposed lighting and landscaping shall be placed so they are not in conflict with each other.
- e. All plant material within the business park, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by a landscaping company. A business park association shall be established to fund landscaping maintenance. Association membership shall be required by property owners within the business park and landscaping maintenance fees shall be based on property size.
- f. Suggested Trees:
 1. Acer negundo 'Sensation' – Sensation Box Elder
 2. Fraxinus velutina 'Medesto' – Modesto Ash
 3. Gleditsia triacanthos – Honey Locust
 4. Pistacia chinensis – Chinese Pistache
 5. Platanus acerifolia 'Bloodgood' – Bloodgood London Plane Tree
 6. Ulmus hybrid 'Frontier' – Frontier Elm
 7. Pinus eldarica – Afghan Pine
 8. Pinus nigra – Austrian Pine

VII. SCREENING, BUFFERING AND WALLS

Intent: The intent is to reduce the visual impact of the necessary elements of parking, mechanical equipment, and refuse on the site; and to provide broader buffers to adjacent land uses without impacting the practical function of the site components.

- a. Screening
 1. Portions of parking lots that are in front of or beside buildings along the primary street (as determined by main entrance) shall be screened with one or more of the following treatments:
 - i. Landscaping to sufficiently screen the first 3 feet in height adjacent to the parking area, within the landscape setback.
 - ii. Low walls made of concrete, masonry, or other similar material and not exceeding a height of 3 feet.
 - iii. Raised planter walls planted with a minimum 80% evergreen shrubs not to exceed 3 feet in height.
 2. Refuse collection shall comply with Waste Management of New Mexico and City of Rio Rancho requirements.
 3. Screening for the refuse collection shall be comprised of a solid wall. The location, design, color, and material of the enclosure shall be compatible with the principal building.

4. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.

VIII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

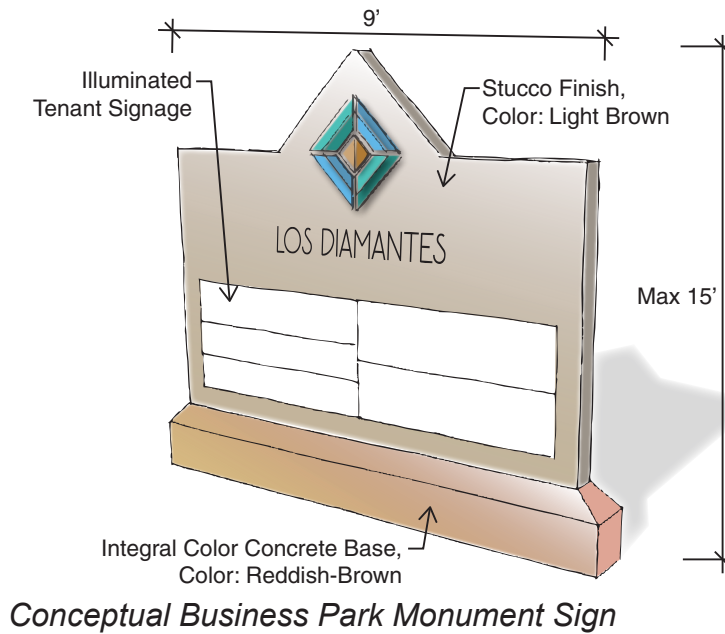
- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

IX. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

- a. The following types of signs are permitted in the Los Diamantes Business Park:
 1. Monument/Entry Signs
 2. Building Mounted Signs
 3. Vehicle Directional Signs
 4. Pedestrian Directional Signs
- b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

MASTER PLAN



- c. One building mounted sign is permitted for each facade that faces a primary roadway. Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches.
- d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.
- e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.
- f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.
- g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.

X. LIGHTING

Intent: Lighting should be designed to provide atmosphere, safety, and security. Lighting shall comply with all applicable City ordinances and shall be further restricted by the following design standards:

- a. Site lighting shall be shielded and oriented to eliminate glare or light trespass on to adjacent rights-of-way and properties.
- b. All parking lot lighting shall be fully shielded and night-sky compliant.
- c. Pedestrian scale bollard lights are encouraged and shall be fitted with louvers, diffusers

or shields, as necessary, to eliminate glare or light trespass on to adjacent rights-of-way and properties.

- d. Light fixtures shall conform to the architectural character of the buildings and other site elements.
- e. Building mounted lights shall be fully shielded and mounted at a maximum height of sixteen feet.
- f. Up-lighting for signage and landscape is permitted and shall be shielded to eliminate glare and light trespass and be night-sky compliant.

XI. UTILITIES

- a. All electric distribution lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- c. When an above-ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- d. Any wireless communication facilities shall be concealed and architecturally integrated.

XII. RECYCLING

Recycling pick-up for businesses is provided within the City of Rio Rancho and is encouraged within Los Diamantes. To receive these services, business can purchase containers through the City (currently via a private provider). Site design shall accommodate recycling storage and pick-up.

XIII. MASS TRANSIT STOPS

The roadways adjacent to and through the Business Park shall be designed to accommodate transit stops in anticipation of future transit service within Rio Rancho. Transit shelters will be developed at such time as transit service is made available.

5. RIO RANCHO COMPREHENSIVE PLAN

The Los Diamantes Master Plan furthers and helps implement the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide growth and development in Rio Rancho. The Rio Rancho Comprehensive Plan is organized around nine fundamental principles, including:

- Annexations, Antiquated Platting & Addressing
- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Los Diamantes Master Plan will implement these elements of the Rio Rancho Comprehensive Plan. An explanation of how the Plan meets and furthers the intent of the goals, policies, and actions under each element is included below.

ANNEXATIONS, ANTIQUATED PLATTING and ADDRESSING

The intent of the Annexations, Antiquated Platting, and Addressing element is to ensure proper platting and addressing within the City of Rio Rancho.

- Eliminate antiquated platting within the City of Rio Rancho where desirable.
- Identify alternative mechanisms to aide and encourage the consolidation of prematurely platted land.
- Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.

The Los Diamantes Master Plan meets and furthers these goals and policies. The land has been assembled and will be platted according to City standards prior to development within the Plan Area. The Master Plan eliminates the challenges associated with antiquated platting by assembling land for a consolidated master planned community, providing adequate public infrastructure and paved roads to future residents, and addresses historical drainage patterns.

CONSERVATION and THE NATURAL ENVIRONMENT

The intent of the Conservation and the Natural Environment element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Preserve water resources.
- Reuse and recycle materials, reduce waste and dispose of all wastes in a safe and responsible manner.
- Integrate site-specific development standards in areas where arroyos exist to manage and protect the functions of these critical areas.
- Provide incentives for developers to implement the use of low impact development techniques and green building practices.
- Develop and protect a public open space network.

The Los Diamantes Master Plan takes into consideration environmentally friendly building practices. Builders at Los Diamantes are encouraged to join green building programs and employ green building techniques.

The use of drought tolerant and native landscaping materials is required. A coordinated pedestrian network is established throughout the Plan Area to help foster non-vehicular mobility and accessibility and decrease vehicular pollution. An open space network will be provided that includes parks and trails to give residents recreation opportunities and non-motorized transportation alternatives.

The Master Plan maintains and improves natural resources in Rio Rancho through support for recycling, water conservation, transportation alternatives, and the use of renewable resources. Grading and development activities will be managed to prevent flood and erosion damage. A pond is proposed to capture and manage flows in the existing Rainbow Tributary and will also reserve land in an open, natural condition.

LAND USE, POPULATION and HOUSING

The intent of the Land Use and Population and Housing elements of the Rio Rancho Comprehensive Plan are to ensure the city has a balance of land uses that supports employment, creates a neighborhood identity, fosters human interaction, and provides a variety of quality housing for all segments of Rio Rancho's population.

The Land Use and Population and Housing elements of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.
- Maintain a balance of land uses throughout the City.
- Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Promote and support developments that incorporate walkability.
- Maintain the strength, vitality, and stability of all residential neighborhoods and types.

MASTER PLAN

- Promote a variety of housing types to meet the needs of all members of the community.
- To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.
- Support residential development with appropriate amenities for families with children.

The Los Diamantes Master Plan meets these objectives by providing a range of land uses. The Master Plan calls for a mix of land uses that will accommodate a diversity of single-family and multi-family housing, employment, and retail service options for residents. Land uses include office, commercial, business park, and residential. Los Diamantes is located west of Unser Boulevard and residents living in Los Diamantes will additionally have convenient access to employment, education, and commercial services in the Unser Gateway area. The Los Diamantes Master Plan is consistent with and furthers the City of Rio Rancho's Generalized Land Use Plan recently adopted by the governing body.

The Master Plan's residential and business park design standards promote a strong community character. Dedicated park land and trails are included in the Master Plan to encourage neighborhood vitality and social interaction. Rio Rancho Public Schools plans to build three schools in proximity to the Plan Area to ensure the residential development will be served sufficient educational opportunities for families with children.

The Los Diamantes Master Plan will primarily utilize existing City of Rio Rancho zoning categories. The City is creating a new Business Park zoning designation for the north side of the Plan Area. Development will conform to the design standards contained in this Master Plan.

TRANSPORTATION

The intent of the Transportation element of the Rio Rancho Comprehensive Plan is to establish a long-range transportation network to meet local and regional circulation needs and develop land uses that are benefited by and supportive of mass transit. A multi-modal transportation system to move people and goods is encouraged.

The Transportation element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- A balanced transportation system that provides access to a variety of transportation options....
- Plan key arterial routes that are essential for the efficient movement of goods with freight in mind....

A Traffic Impact Study has been provided to ensure that new residential, commercial, and business park development will not compromise the existing transportation network. Walkways and pedestrian corridors will be provided both as sidewalks along the roadways and within park land and trail corridors. Pedestrian and bicycle connections have been considered for arterial and collector roadways and within trail corridors.

There are plans to extend Westside Boulevard to increase connectivity between the development and other areas of Rio Rancho, while also keeping the integrity of a coordinated pedestrian network.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Rio Rancho Comprehensive Plan is to focus development into areas of the city that already have well established public facilities and minimize the difficulties, due to antiquated platting, of providing infrastructure within the City.

The Public Facilities element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The Master Plan is strategically located in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for urban expansion. The City considered proper access to schools, police, fire, and emergency services when it adopted the Generalized Land Use Plan. The Los Diamantes Master Plan is in compliance with and furthers the Generalized Land Use Plan. Police, fire, and emergency rescue services impacts will be considered in all future development plans.

PARKS and RECREATION

The intent of the Parks and Recreation element of the Rio Rancho Comprehensive Plan is to ensure that as the City develops, amenities such as parks and recreation facilities are provided for the growing population. The Parks and Recreation element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Establish new and maintain existing recreation and senior centers, parks, trails, and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- Be responsive to the recreational needs of the community.
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.
- Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, education, employment, and retail centers.

The Los Diamantes Master Plan provides well-connected park land and trail corridors to meet the goals of the Rio Rancho Comprehensive Plan. The Plan Area will dedicate the necessary park land and trail corridors per the subdivision ordinance. Fulfilling this requirement will ensure the Master Plan is responsive to the parks and recreation needs of new residents, employees, and the entire community. Through parks and recreation, the Master Plan supports a community and economy intended to improve the lives of its residents and employees.

MASTER PLAN

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. The Urban Design element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Create traditional neighborhood patterns that support a sense of place.
- Create street patterns with development that fosters human interaction.
- Create safe developments that discourage crime.
- Support development that links neighborhoods and encourages the use of all modes of transportation.
- Embrace the use of xeriscape landscaping.

Design features within the Los Diamantes Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections to create a community identity and promote aesthetic quality. Design standards created for the Plan Area are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, and perimeter and wall entry design. Street patterns will be designed to foster human interaction and discourage crime. Native and xeric plant species will be required and water harvesting and irrigation requirements will be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses.

- Create jobs.
- Enhance the tax base.
- Expand the economic base of Rio Rancho.

The importance of economic development is amplified by Mayor Hull's stated goal of making the City of Rio Rancho "an environment attractive to job creation". Los Diamantes helps realize this goal through the creation of a new high-quality business park. The Los Diamantes Master Plan will consist of a large business park on the north side of the Plan Area supporting a wide variety of potential employers and new industry in Rio Rancho. This "across the river" job center will support approximately 1,400 jobs and large parcels of land with accessibility to several major arterials will be desirable for future employers. The City should also consider development incentives to attract employers and commercial services to Los Diamantes by providing an expedited development review process. An increase in economic base job creation will support a larger future increase in retail and service-based businesses, thus decreasing retail leakage to Albuquerque. The large business park will provide the necessary infrastructure and land needed to incentivize companies to locate in Rio Rancho.

The business park and residential uses will be served and supported by a mix of retail uses, such as restaurants, banks, dry cleaners, etc., providing a balance of employment and residential land uses within Los Diamantes. Providing retail and other commercial options will keep Rio Rancho residents from spending money in Albuquerque and grow the service-sector base of the City.

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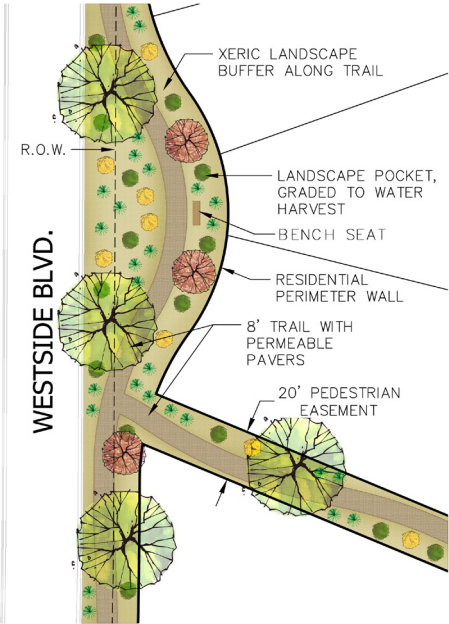
6. PARKS AND TRAILS

Los Diamantes proposes to provide a significant recreational component to its new land use mix. It is anticipated that approximately 1,600 residents will reside here. Parks will be provided at or exceeding City of Rio Rancho standards (which is more than 4 acres for the Master Plan Area).

A. Non-Vehicular Circulation:

Paved trails and sidewalks are proposed inside and around the perimeter of Los Diamantes to create a pedestrian friendly environment. Paved pathways and sidewalks will be incorporated into the streetscape. The intent is to encourage residents and employees of the Business Park to walk or bike to and from work, education facilities, and for recreation.

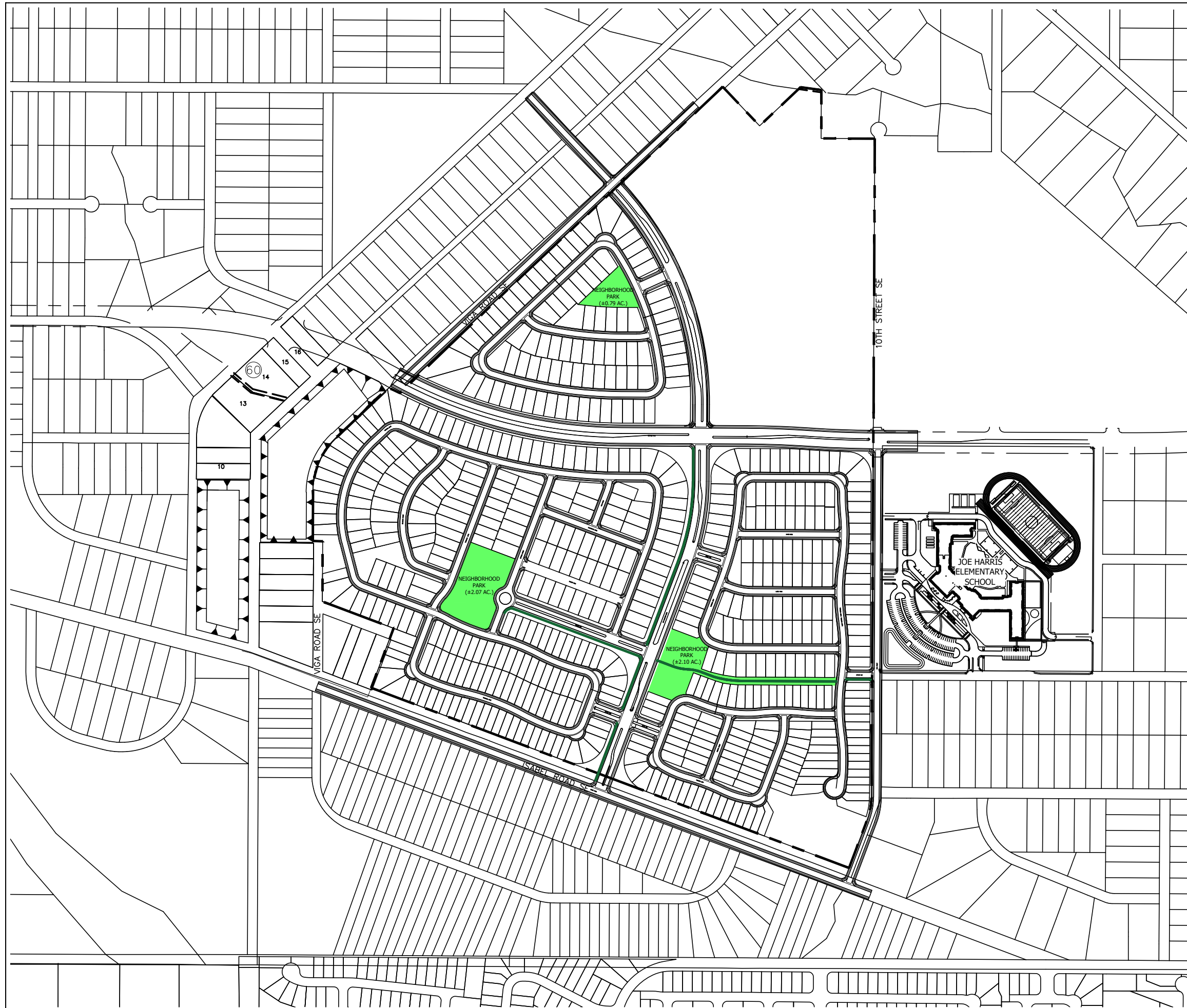
The internal parks will be linked to the paved trail and sidewalk network. There will be approximately 3,450 linear feet of trails within the Plan Area in addition to City standard sidewalks along all roadways throughout the development. These trails and sidewalks will create a comprehensive network within the Master Plan. The trails will be maintained by the HOA. Pedestrian access points will be placed throughout the trail network.



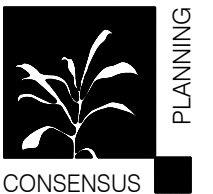
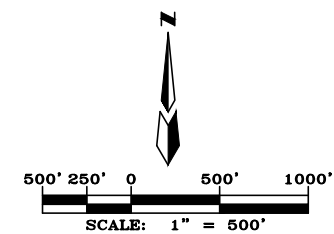
CONCEPTUAL LANDSCAPE POCKET

B. Neighborhood Parks

There are three parks proposed along the principal interior access and circulation routes for each neighborhood in Los Diamantes. Two neighborhood parks approximately two acres in size are proposed in the neighborhoods south of Westside Boulevard, and are designed to provide recreational opportunities for resident's living in the immediate neighborhoods and will feature age-dependent amenities. These parks will be designed and constructed according to the City's DPM standards, with an understanding that they will be dedicated to the City's Parks and Recreation Department. The developer of Los Diamantes will dedicate the land and install park improvements. A third, smaller park is located within the proposed single-family neighborhood located north of Westside Boulevard. This park will serve the residents of this small residential subdivision.



- NEIGHBORHOOD PARK
(±5 ACRES)
- TRAIL SYSTEM
(±3,450 LF OF TRAILS)



LOS DIAMANTES

Parks and Trails



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

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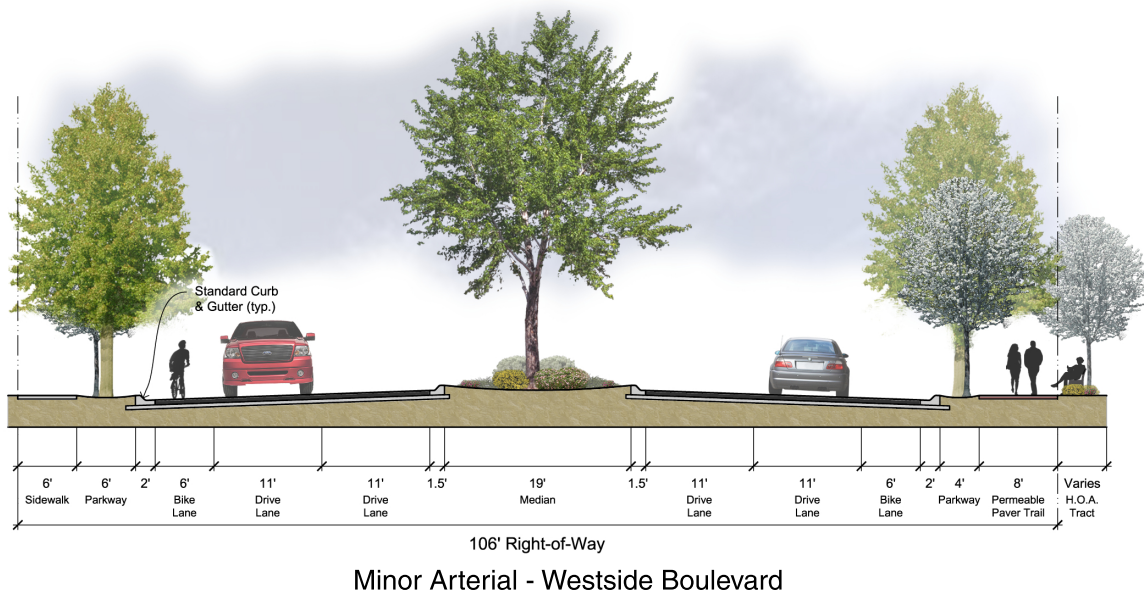
7. TRANSPORTATION ANALYSIS

Los Diamantes is located approximately one mile west of Unser Boulevard which is classified as a Principal Arterial and approximately one-half mile south of Southern Boulevard which is also classified as a Principal Arterial. The property is bisected by the unimproved Westside Boulevard which has been classified as a Minor Arterial by the Mid-Region Council of Governments, MRCOG. To the south, Isabel Road intersects Black Arroyo Road at the Municipal Boundary with the City of Albuquerque. Black Arroyo Road (City of Albuquerque) is classified as a collector.

For its principal access route, Los Diamantes will rely upon the improved Westside Boulevard. It is anticipated that Westside will be improved in phases with two lanes being required from Unser to the east boundary at 10th Street for the full build out of this project. Westside will be built to its' full section as it goes through Los Diamantes. This will also be done in phases. A Traffic Impact Study performed specifically for this project indicates that the City's local street network has adequate capacity for the vehicular impacts generated by Los Diamantes.

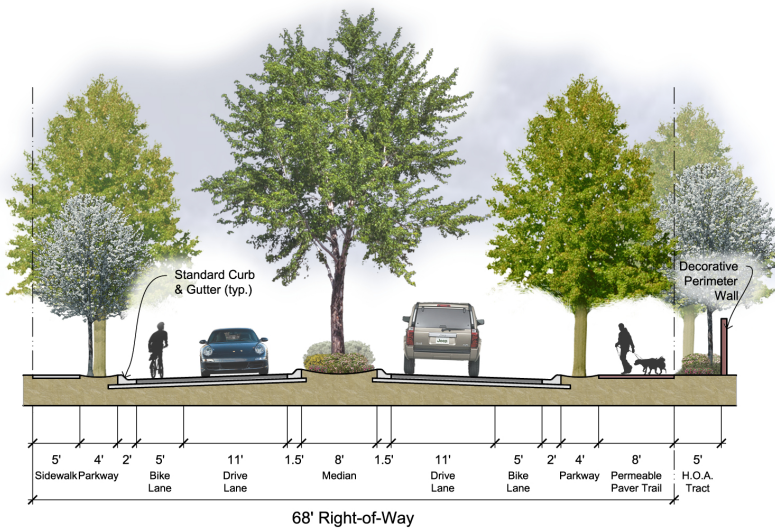
All new streets proposed within Los Diamantes will be improved to City of Rio Rancho Standards including the perimeter streets of Isabel, Viga, and 10th Street as phased development occurs. For the three primary circulation routes within the project, 8-foot paved meandering trails will be installed on one side along with common area landscaping in lieu of the typical 5' sidewalk. It may be necessary for antiquated rights-of-way within the master plan area to be vacated through a vacation plat, which must be approved by the Planning and Zoning Board.

All of the trails and common area landscaping will be HOA maintained.

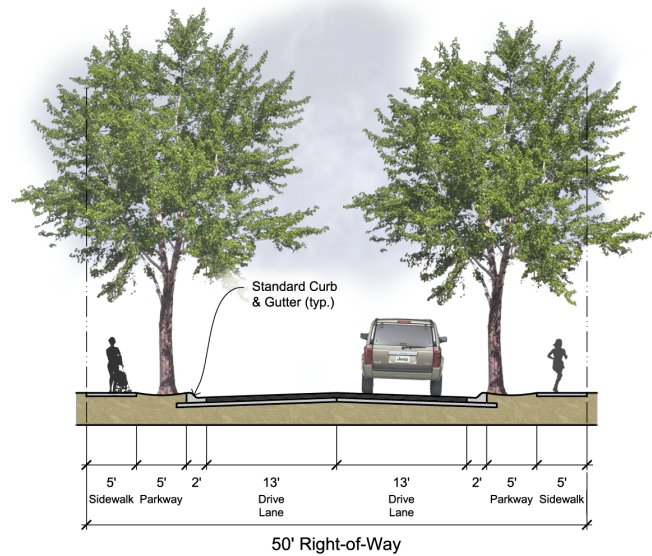


Traffic Impact Study

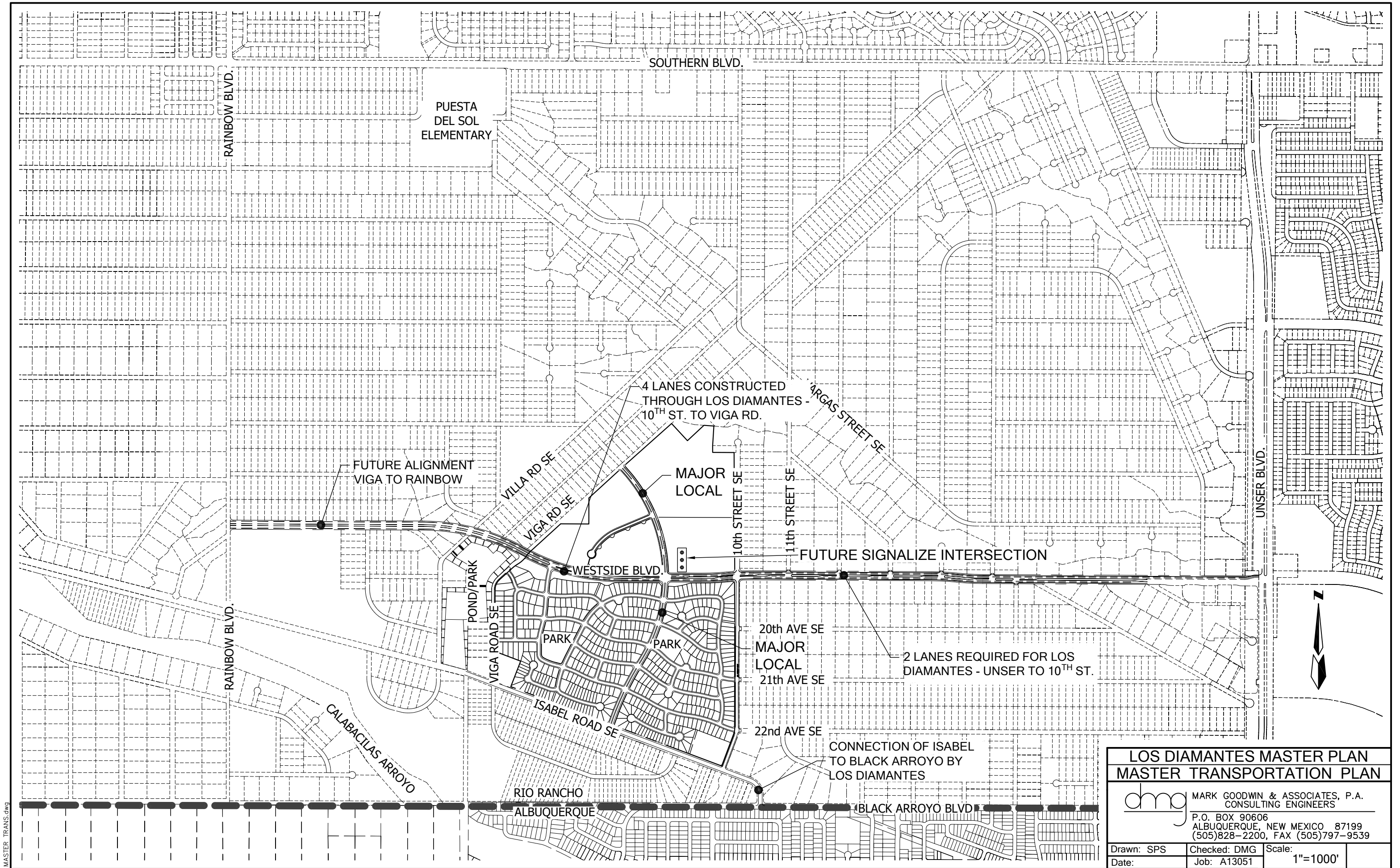
A traffic impact study was performed for Los Diamantes in March 2015. The executive summary of that study is included as Appendix C of this document. The traffic study includes conclusions and recommendations for the transportation network within the Plan Area and how the Plan should be regionally and locally accessed.



Local Street with Trail



Local Street



MASTER_TRANS.dwg

LOS DIAMANTES MASTER PLAN MASTER TRANSPORTATION PLAN		
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS		
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8. CONCEPTUAL DRAINAGE PLAN

The Los Diamantes development is encumbered by a FEMA Zone A flood plain created by the Rainbow Tributary to the Calabacillas Arroyo. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. The Rainbow Tributary originates within the City of Rio Rancho above Southern Blvd. and ends at the Municipal Boundary with the City of Albuquerque where it enters an existing 108" Storm Drain maintained by the City of Albuquerque for conveyance to the Calabacillas Arroyo (see page 47) The Rainbow Tributary was studied as part of SSCAFCA's Calabacillas Watershed Management Plan.

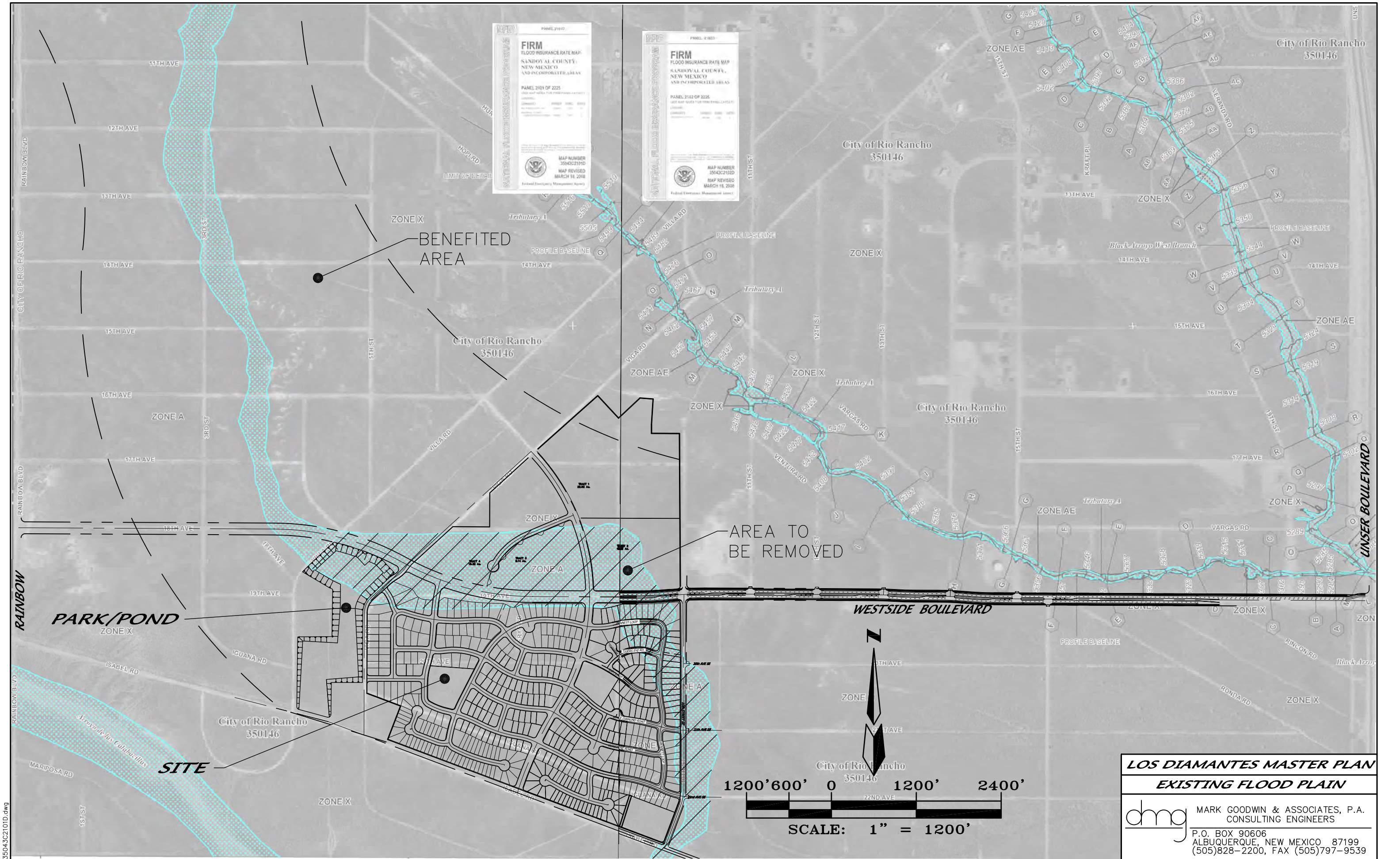
The Los Diamantes Drainage Management Plan, (DMP), proposes to intercept the Rainbow Tributary at the Western Boundary of the subdivision in a large Regional Pond. The Regional Pond will allow for the removal of the FEMA Flood Plain through the project. This pond will benefit approximately 700 acres of land outside of Los Diamantes by allowing those properties to develop without on-site drainage controls. The pond will also provide for a significant upgrade in the water quality of the released flow.

In coordination with SSCAFCA, the Regional Pond is designed to contain both the 10-year, 24-hour storm volume as well as provide flood protection from less frequent, larger storm events up to and including the 100-year storm event. It is proposed that SSCAFCA operate and maintain the pond facility.

Both the Business and Residential components will drain to an internal storm drain network that will discharge to an on-site Water Quality Pond prior to the flows being released to the existing 108" Saltillo storm drain. Water Quality will be enhanced as well as some Water Harvesting. Detention times will be such that significant amounts of urban debris, sediments, oils, and heavy metals will be removed. It will also allow for infiltration to occur.

With the approval of SSCAFCA and the City of Rio Rancho, the analysis and design of the regional Pond will be submitted for FEMA for a Conditional Letter of Map Revision (CLOMR). Upon receipt of the CLOMR, construction would occur. When construction is complete, a Letter of Map Revision (LOMR) will be issued by FEMA.

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FIRM
 FLOOD INSURANCE RATE MAP
 SANDOVAL COUNTY,
 NEW MEXICO
 AND INCORPORATED AREAS
 PANEL 2101 OF 2225
 (Use only when the Flood Insurance Rate Map is the only map used for flood insurance purposes.)
 MAP NUMBER 35043C2101D
 MAP REVISED MARCH 18, 2008
 Federal Emergency Management Agency

FIRM
 FLOOD INSURANCE RATE MAP
 SANDOVAL COUNTY,
 NEW MEXICO
 AND INCORPORATED AREAS
 PANEL 2102 OF 2225
 (Use only when the Flood Insurance Rate Map is the only map used for flood insurance purposes.)
 MAP NUMBER 35043C2102D
 MAP REVISED MARCH 18, 2008
 Federal Emergency Management Agency

LOS DIAMANTES MASTER PLAN
EXISTING FLOOD PLAIN

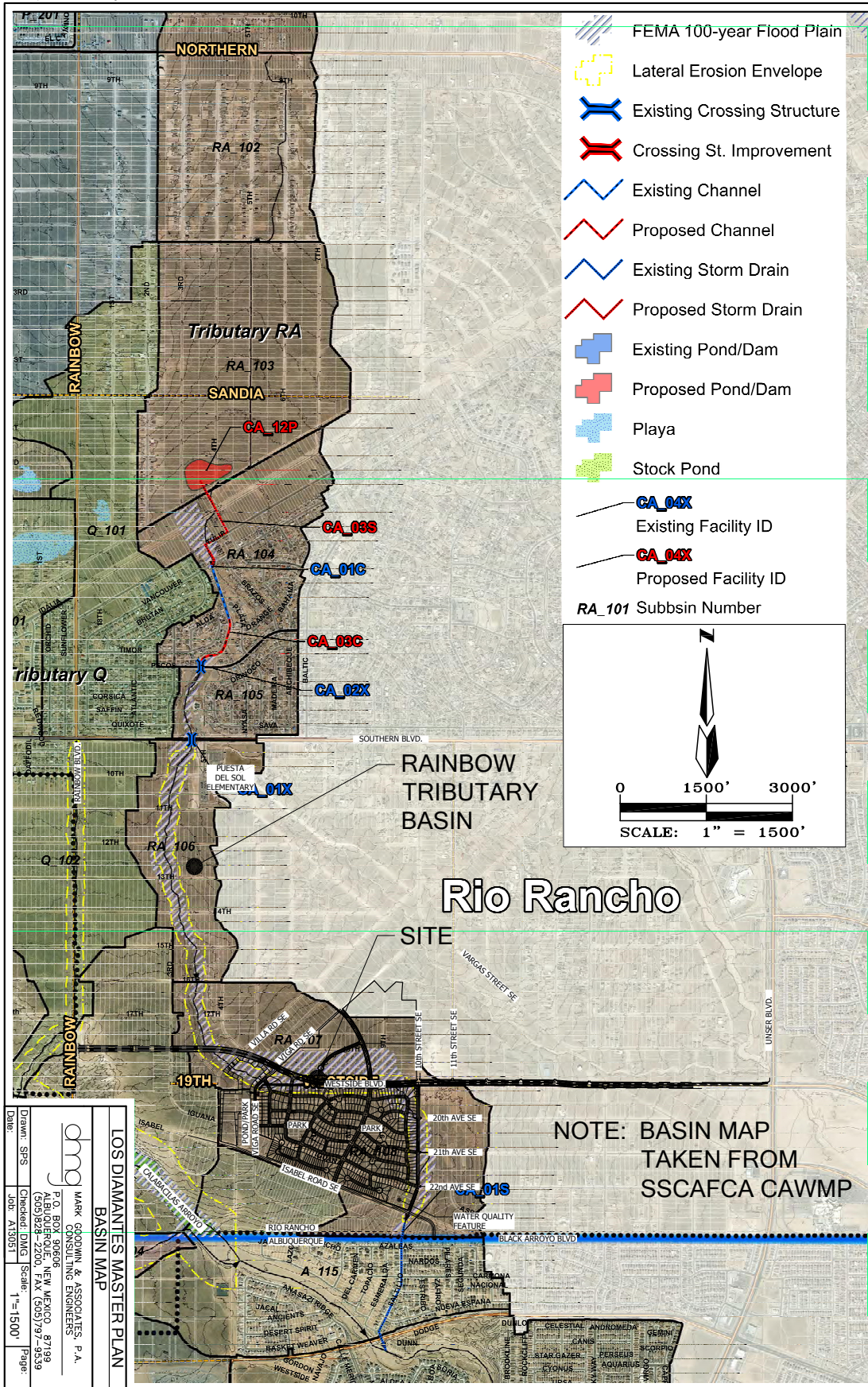
dmg MARK GOODWIN & ASSOCIATES, P.A.
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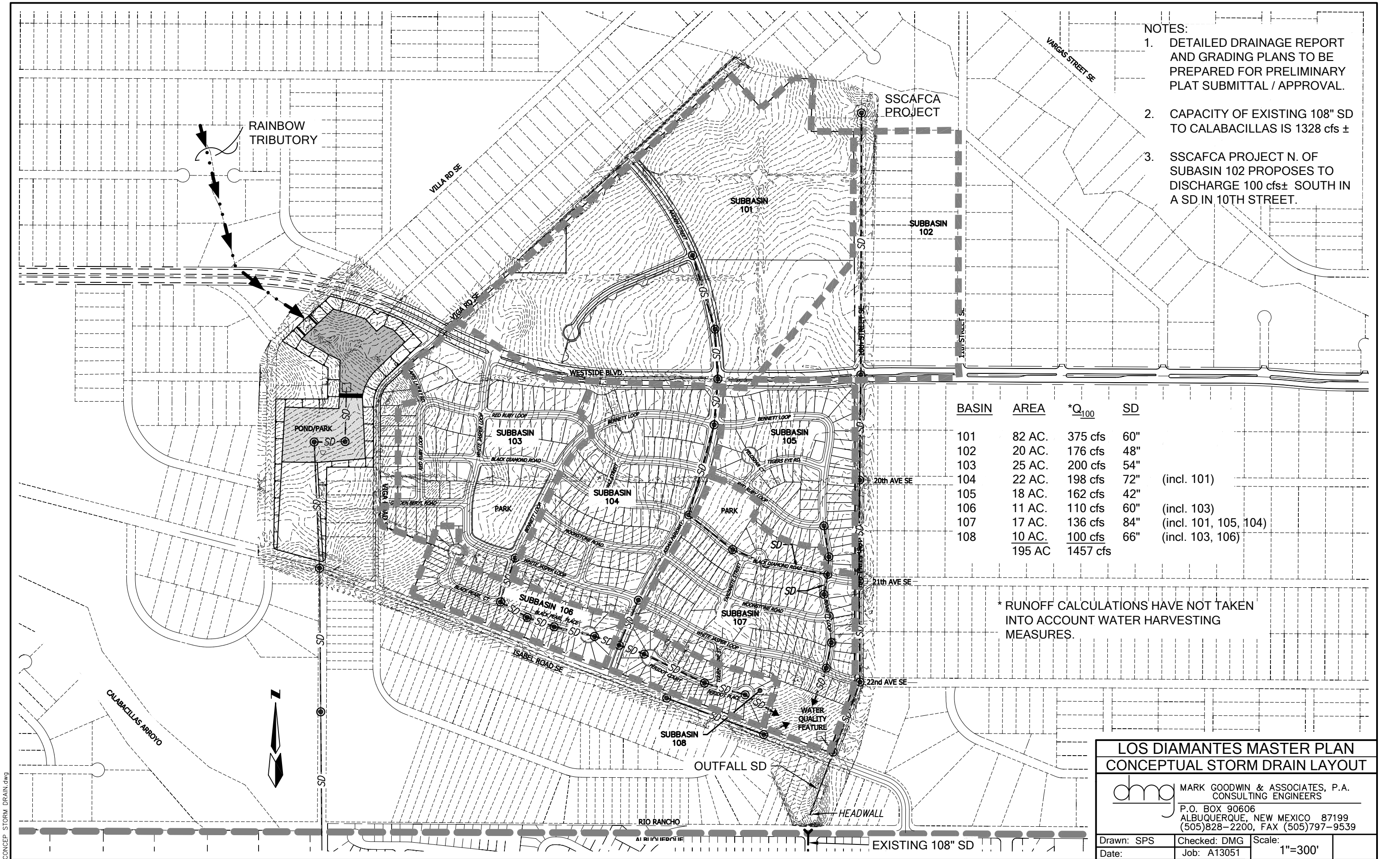
MASTER PLAN

BASIN plan exhibit.dwg



	LOS DIAMANTES MASTER PLAN BASIN MAP	
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- NOTES:
1. DETAILED DRAINAGE REPORT AND GRADING PLANS TO BE PREPARED FOR PRELIMINARY PLAT SUBMITTAL / APPROVAL.
 2. CAPACITY OF EXISTING 108" SD TO CALABACILLAS IS 1328 cfs ±
 3. SSCAFCA PROJECT N. OF SUBBASIN 102 PROPOSES TO DISCHARGE 100 cfs± SOUTH IN A SD IN 10TH STREET.

BASIN	AREA	*Q ₁₀₀	SD
101	82 AC.	375 cfs	60"
102	20 AC.	176 cfs	48"
103	25 AC.	200 cfs	54"
104	22 AC.	198 cfs	72" (incl. 101)
105	18 AC.	162 cfs	42"
106	11 AC.	110 cfs	60" (incl. 103)
107	17 AC.	136 cfs	84" (incl. 101, 105, 104)
108	10 AC.	100 cfs	66" (incl. 103, 106)
	195 AC	1457 cfs	

* RUNOFF CALCULATIONS HAVE NOT TAKEN INTO ACCOUNT WATER HARVESTING MEASURES.

LOS DIAMANTES MASTER PLAN
CONCEPTUAL STORM DRAIN LAYOUT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Drawn: SPS Checked: DMG Scale: 1"=300'
Date: Job: A13051

CONCEPT STORM DRAIN.dwg

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9. CONCEPTUAL UTILITY PLAN

Los Diamantes will be served by the City of Rio Rancho Utility Department.

Water

The proposed development is south of Southern Boulevard and west of Unser Boulevard in southwest Rio Rancho, New Mexico. The development is generally bounded by 17th Avenue to the north, 10th Street to the east, Isabel Road to the south, and Viga Road to the west. The development is bisected by Westside Boulevard with the property north of Westside Boulevard planned for Business Park uses and residential development south of Westside Boulevard.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5515' to 5410'.

Los Diamantes is located in Zone 3 of the City of Rio Rancho's water system. The source of supply for the proposed development is via gravity from Tank 6 which is located near Tulip Road and 2nd Street and from Tank 8 (via PRVs) once a connection to the 16" line in Southern Boulevard NE is completed. It is planned for a new Zone 3 tank to be constructed further south within the City limit sometime in the future at the same HGL as this area continues to develop. Currently, service to the project area can be provided without the proposed Zone 3 tank. In this area Tank 8 and Well 19 feed Zone 5 via gravity and Zone 4 through PRVs.

Due to the proximity of Well 19 and the hydraulic connectivity in this area, these facilities will provide service to Los Diamantes through pressure reducing valves (PRVs).

Currently, no piping exists to support this development. The nearest infrastructure is located in Zone 4 off Hopi Road and Villa Road southeast of Puesta del Sol Elementary School off Southern Boulevard. This development is served from a PRV with the backbone infrastructure being 10-inch waterline.

A 16-inch waterline exists in Rainbow Boulevard bringing Well 19 water to the south. There is also 16-inch waterline in Southern Boulevard in front of Puesta Del Sol Elementary school which brings water east along Southern Boulevard to the lower pressure zones. Approximately 2,150 feet of 16-inch waterline is required to connect in the 16-inch waterlines in Rainbow Boulevard and Southern Boulevard for redundant supply from Tank 8 to Los Diamantes. In addition, some minor looping in Zone 4 is recommended to connect the 8-inch waterlines southwest of Hopi Road to the 10-inch waterline in Villa Road for redundancy to supply the proposed PRV in Ark Road to bring supply to Los Diamantes from the west. Due to the demand on Tank 6 to feed existing customers, this will be the primary supply to Los Diamantes.

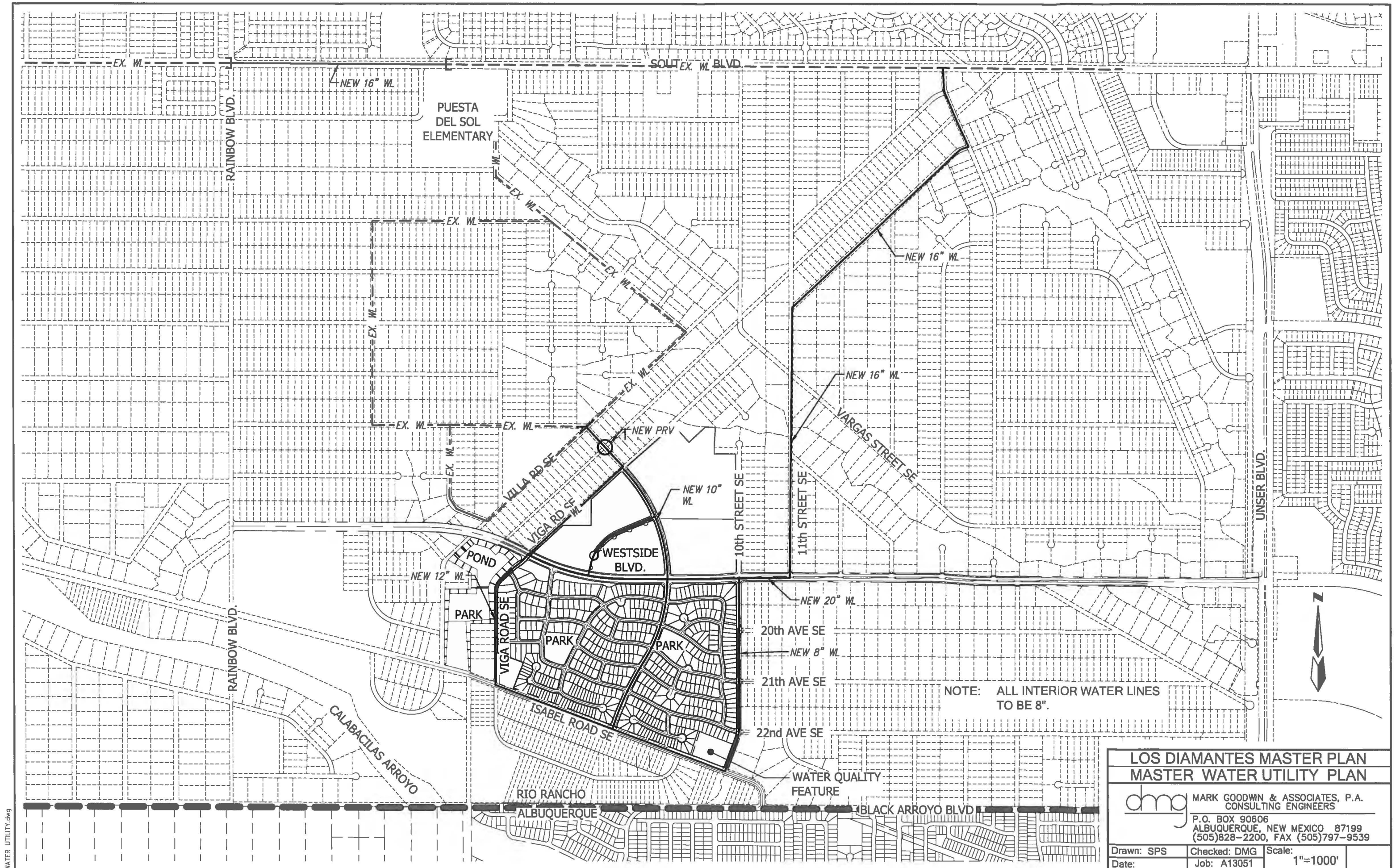
The feed (provided by Tank 6) to Los Diamantes will be extending the existing Zone 3 infrastructure from Southern Boulevard to Los Diamantes via a proposed 16-inch to extend along 15th Street and Viga Road North of Viga Road the 16-inch waterline and extends south along 11th Street to Westside Boulevard where it will tie into a proposed 20-inch waterline to bring water to Los Diamantes.

The waterline diameters required to bring water to Los Diamantes take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones using the Westside Boulevard corridor for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.


The piping around the Los Diamantes development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development.

Sanitary Sewer

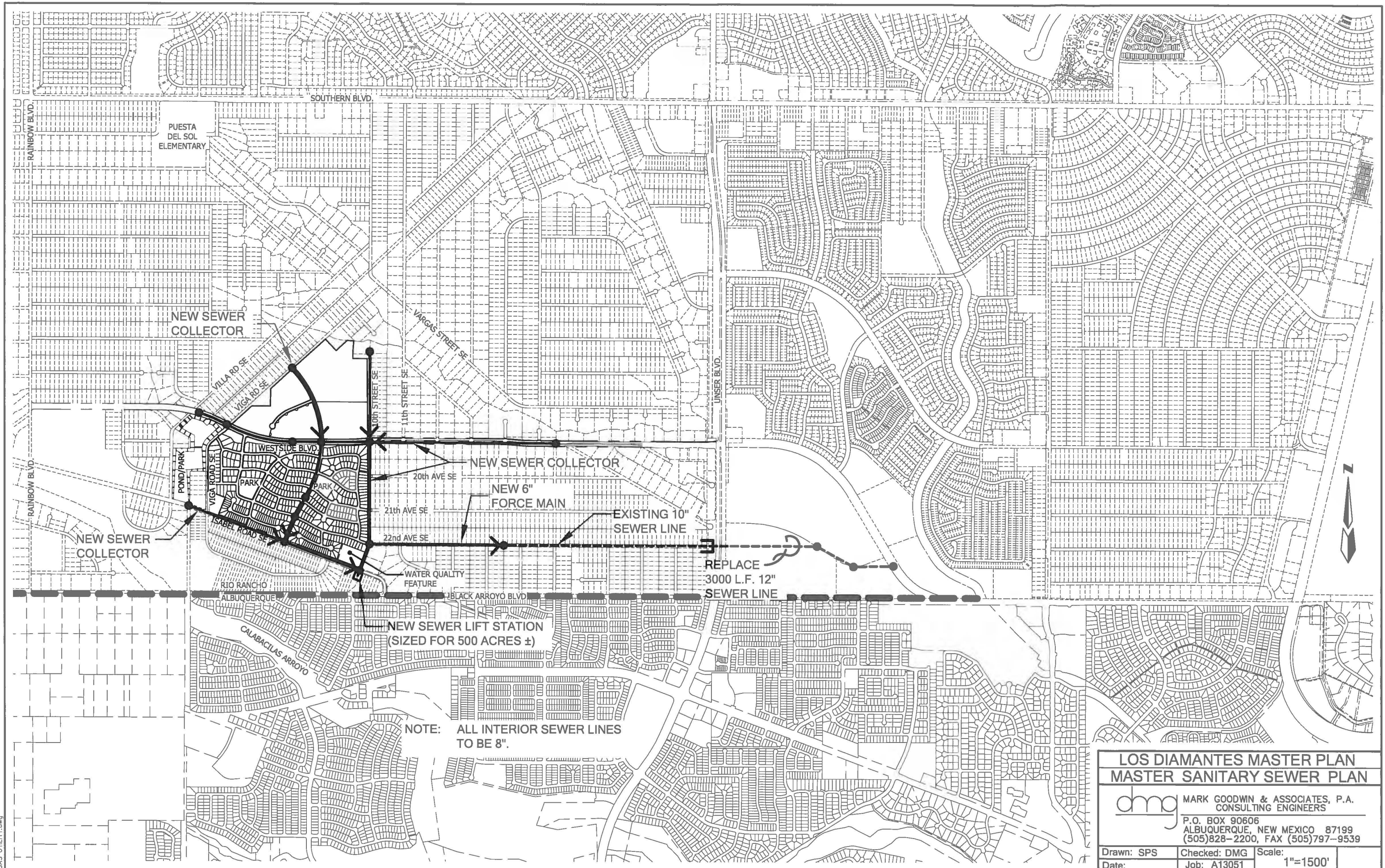
Sewer service for Los Diamantes and all properties within the Rainbow Basin will require construction of a Sanitary Sewer Lift Station designed for a future population of nearly 2,000 dwelling units within nearly 500 acres. Future flows are anticipated to reach nearly 1 million gallons per day. Los Diamantes contribution to this will be on the order of 225,000 gallons per day. Internally, 8" lines will be used. Several collectors will be constructed north and west that will provide service to the remainder of the basin in the future. The Lift Station will be designed to accommodate all future flows, but construction will be phased as needed.



NOTE: ALL INTERIOR WATER LINES TO BE 8".

LOS DIAMANTES MASTER PLAN MASTER WATER UTILITY PLAN		
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS		
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539		
Drawn: SPS Date:	Checked: DMG Job: A13051	Scale: 1"=1000'

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NOTE: ALL INTERIOR SEWER LINES TO BE 8".

**LOS DIAMANTES MASTER PLAN
MASTER SANITARY SEWER PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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10. IMPLEMENTATION AND PHASING

The implementation of the Los Diamantes Master Plan shall occur at the time of the zone map amendment and platting except for the potential multi-family residential land use. A future zone map amendment will be required to implement that land use in a specific location, up to 15 acres in size, within the larger business park area of this Master Plan depending on absorption of the commercial uses.

1. All land use decisions shall be in compliance with the Los Diamantes Master Plan and in accordance with the City of Rio Rancho Department of Development Services, including right-of-way acquisition.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Public Works, Department of Development Services, Department of Public Safety, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. In order to uphold national standards for emergency response times, facility planning shall be coordinated with the City of Rio Rancho as houses are built.
4. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and landscaped areas meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.
5. Open space and trails shall be developed; a portion of which shall count towards the park requirements established by the City of Rio Rancho.
6. The residential design standards included in this Master Plan shall be incorporated into the CC&Rs for each Los Diamantes residential subdivision.
7. The Developer intends to use Tax Increment District and Public Improvement District financing within the Master Plan Area. These financing mechanisms will be implemented through separate applications to the City of Rio Rancho.

Due to its relatively large size, Los Diamantes will be divided into three (3) phases, with 224 dwellings in Phase 1, 263 dwellings in Phase 2. Phase 3a and Phase 3b will consist of approximately 250 dwelling units each. The availability of infrastructure and the Marketing Window were the primary determining factors in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and home builder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types to get different price points.

The site's terrain slopes down toward the southeast corner where the Water Quality drainage pond will be used to collect runoff from the first phase and all subsequent phases. A new storm drain will then extend further south to the existing 108" Storm Drain and eventually drain into the Calabacillas Arroyo.

Los Diamantes sanitary sewer outfall will also be to a new Lift Station at the southeast corner of Phase 1. Domestic water service to Phase 1 will come south down 11th from an existing line located in Southern Blvd. and on the north side of the site.

Vehicular access for Phase 1 will be via newly constructed Westside Boulevard. New roadways within and around the perimeter of Los Diamantes will also be constructed as new phases of this project are added.

Prior to Construction of Phase 1, an on-site Drainage Management Plan (DMP) will have to be developed and approved by SSCAFCA and the City of Rio Rancho. As mentioned previously, a study to Amend the SSCAFCA CAW MP for the Regional Pond will also require approval by SSCAFCA and City of Rio Rancho as well as a FEMA CLOMR.

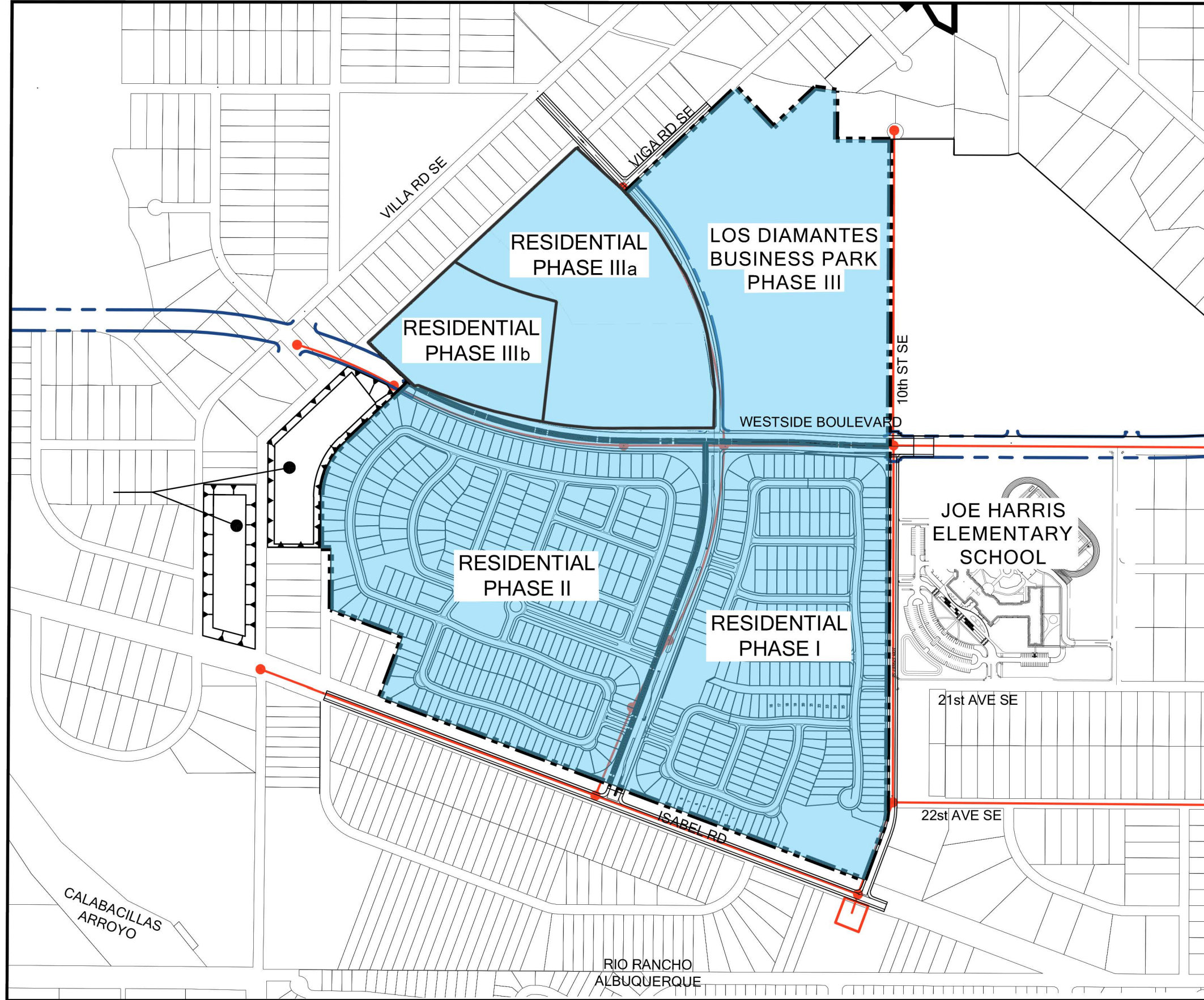
Initiation of Phase 1 will require substantial outlays of capital to extend essential elements of infrastructure to this site. As a result, no neighborhood park improvements will be undertaken until Phase II.

Residential Unit Data

- * NUMBER OF UNITS IN PHASE I 224
- * NUMBER OF UNITS IN PHASE II 263
- * NUMBER OF UNITS IN PHASE IIIa .. 250
- * NUMBER OF UNITS IN PHASE IIIb .. 250

TOTAL NUMBER OF UNITS 987

NOTE: BUSINESS PARK TO BE CONSTRUCTED WITH PHASE III



LOS DIAMANTES MASTER PLAN PHASING PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 OFFICE (505) 828-2200, FAX (505) 797-9539

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11. APPENDICES

- Appendix A - Letters of Availability Page 59
- Appendix B - Economic Impact Assessment Page 73
- Appendix C - Traffic Impact Study Page 75
- Appendix D - Typical Trail Surfacing Page 83
- Appendix E - Previous Amendment Approvals Page 85

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APPENDIX A WATER AND SEWER AVAILABILITY



March 10, 2015

Mr. Mark Goodwin, PE
 President
 Mark Goodwin & Associates, PA
 8916 Adams St NE
 Albuquerque, NM 87113

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

Re: Water System Availability – Los Diamantes Project – Unit 10, Rio Rancho, NM

Dear Mr. Goodwin:

Per your request, Bohannon Huston Inc. (BHI) performed an analysis of water availability for the proposed improvements for the Los Diamantes Project within Unit 10, in Rio Rancho, NM. BHI's analysis and results are presented below. Be advised that this letter serves as a recommendation only and is not to be considered an official commitment of water availability. Recommendations discussed herein may be revisited and potentially revised by the City of Rio Rancho Engineering and Utility Divisions prior to final plan acceptance. If development has not begun within 18 months of this letter the City of Rio Rancho may request this analysis be revised to take into consideration growth which has occurred over this period to verify recommendations are still valid.

We understand the proposed project consists of 450 new single family homes and 600,000 square feet of Business Park, with an average building size of 60,000 square feet. The total land area is approximately 175 acres. A preliminary pipe layout was not provided for this analysis.

BHI used the City of Rio Rancho Water and Wastewater Design Criteria Guidelines for this analysis.

Water Availability

I. General

The proposed development is south of Southern Blvd and west of Unser Blvd in southwest Rio Rancho, New Mexico. The development is generally bounded by 17th Ave to the north, 10th St to the east, Isabel Rd to the south, and Viga Rd to the west. The development is bisected by Westside Blvd with the property north of Westside Blvd intended for the Business Park and the residential development south of Westside Blvd. A vicinity map is included in Figure 1.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5515' to 5410'.

Los Diamantes is located in Zone 3 of the City of Rio Rancho's water system. The source of supply for the proposed development is via gravity from Tank 6 which is located near Tulip Rd and 2nd St. and from Tank 8 (via PRVs) once a connection to the 16" line in Southern

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Mark Goodwin
 Mark Goodwin & Associates, PA
 February 25, 2015
 Page 2

Blvd NE is completed. The hydraulic grade line (HGL) for this area is set by Tank 6 at approximately 5635'. It is planned for a new Zone 3 tank to be constructed further south within the city limit sometime in the future at the same HGL as this area continues to develop. Currently, service to the project area can be provided without the proposed Zone 3 tank. In this area Tank 8 and Well 19 feed Zone 5 via gravity and Zone 4 through PRVs. Due to the proximity of Well 19 and the hydraulic connectivity in this area, these facilities will provide service to Los Diamantes through pressure reducing valves (PRVs).

II. System Demands

The estimated demand for the residential development for Los Diamantes on an average day is 135,000 gallons. A peaking factor of 2.167 is used in the City of Rio Rancho Design Guidelines resulting in a peak day demand of 292,545 gallons per day, or 203 gallons per minute.

The estimated demand for the Business Park for Los Diamantes assumes a development type of Light Commercial which has an average day design demand of 1,750 gallons per day per acre. With this assumption the average day demand is calculated at 24,105 gallons. A peaking factor of 1.5 is used for non-residential demands resulting in a peak day demand of 36,160 gallons per day, or 26 gpm.

The system-wide diurnal curve, shown below in Table 1, was applied to the entire Los Diamantes peak day demands.

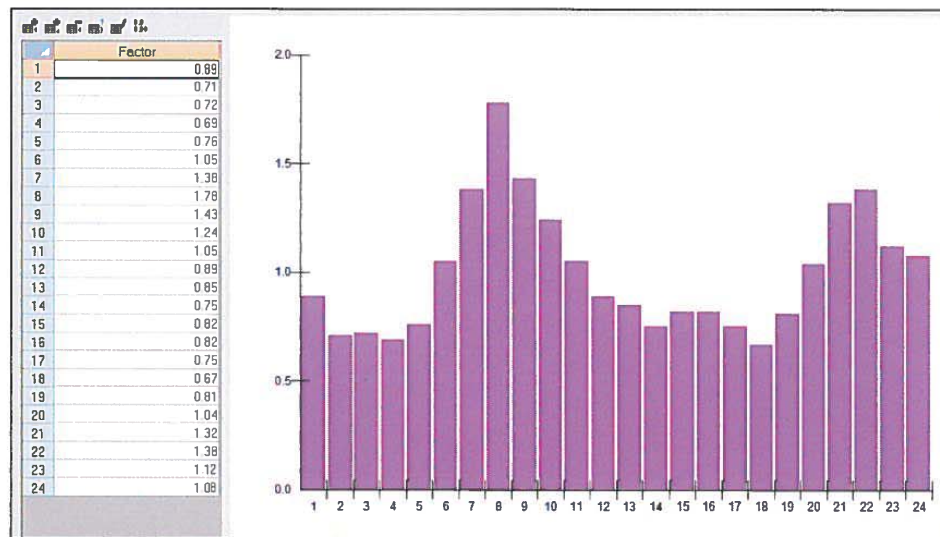


Table 1 – City of Rio Rancho Diurnal Pattern of Use

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Mark Goodwin
Mark Goodwin & Associates, PA
February 25, 2015
Page 3

Per the City's Water and Wastewater Design Criteria, the required fire flow for residential demand is 1,500 gallons per minute and for Light Commercial development 3,000 gallons per minute. These fire flow were evaluated in the model using a residual fire flow pressure of 20 psi at the demand nodes.

III. Proposed Infrastructure and Analysis

Currently, no piping exists to support this development. The nearest infrastructure is located in Zone 4 off Hopi Rd and Villa Rd southeast of Puesta del Sol Elementary School off Southern Blvd. This development is served from a PRV with the backbone infrastructure being 10-inch waterline.

A 16-inch waterline exists in Rainbow Blvd bringing Well 19 water to the south. There is also 16-inch waterline in Southern Blvd in front of Puesta Del Sol Elementary school which brings water east along Southern Blvd to the lower pressure zones. Approximately, 2,150 feet of 16-inch waterline is required to connect in the 16-inch waterlines in Rainbow Blvd and Southern Blvd for redundant supply from Tank 8 to Los Diamantes. In addition, some minor looping in Zone 4 is recommended to connect the 8-inch waterlines southwest of Hopi Rd to the 10-inch waterline in Villa Rd for redundancy to supply the proposed PRV in Ark Rd to bring supply to Los Diamantes from the west. Due to the demand on Tank 6 to feed existing customers this will be the primary supply to Los Diamantes.

The feed (provided by Tank 6) to Los Diamantes will be extending the existing Zone 3 infrastructure from Southern Blvd to Los Diamantes via a proposed 16-inch to extend along 15th St and Viga Rd. North of Viga Rd the 16-inch waterline and extends south along 11th St to Westside Blvd where it will tie into a proposed 20-inch waterline to bring water to Los Diamantes.

The waterline diameters to bring water to Los Diamantes take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones using the Westside Blvd corridor for redundancy. It is important for utilities such as this large diameter pipe be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Los Diamantes development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe should be internal to the development.

Using the proposed infrastructure and calculated demands the hydraulic model was run and peak hour pressures are calculated to range from 50 to 95 psi. Figure 2 summarizes these results as well as the existing and proposed pipes by diameter.

Additionally, the fire flow analysis was conducted under the fire flow demand stated previously. The model results are reflected in Figure 3, and fire flows exceed 3,000 gallons per minute in both the residential and business park areas.

Mark Goodwin
Mark Goodwin & Associates, PA
February 25, 2015
Page 4

IV. Recommendations

The proposed Los Diamantes development should be provided with service from Zone 4 (Tank 8 via PRV) and Zone 3 (Tank 6 via gravity) to provide redundant supply from two separate sources. Additional piping outside of the subdivision area is required to provide supply from Tank 8 along with incorporation of future Master Plan utilities within Westside Blvd SE. This piping network is also required since the location of this study is segregated from current water infrastructure. Improvements noted will provide redundant supply with pressures and fire flows consistent with City standards.

Sincerely,

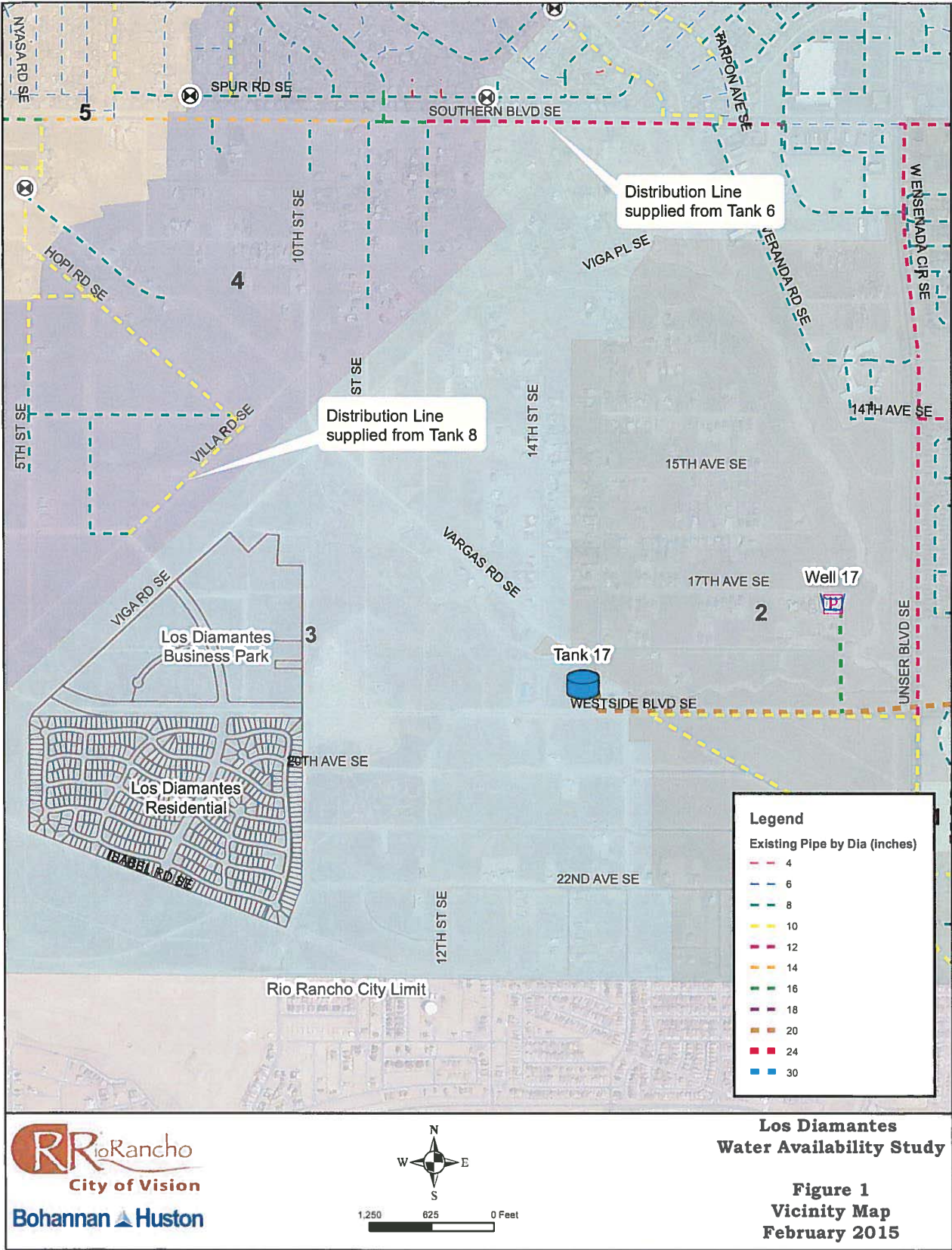


Nathan Roberts, P.E.
Engineer
Water Systems

NR/le
Enclosures

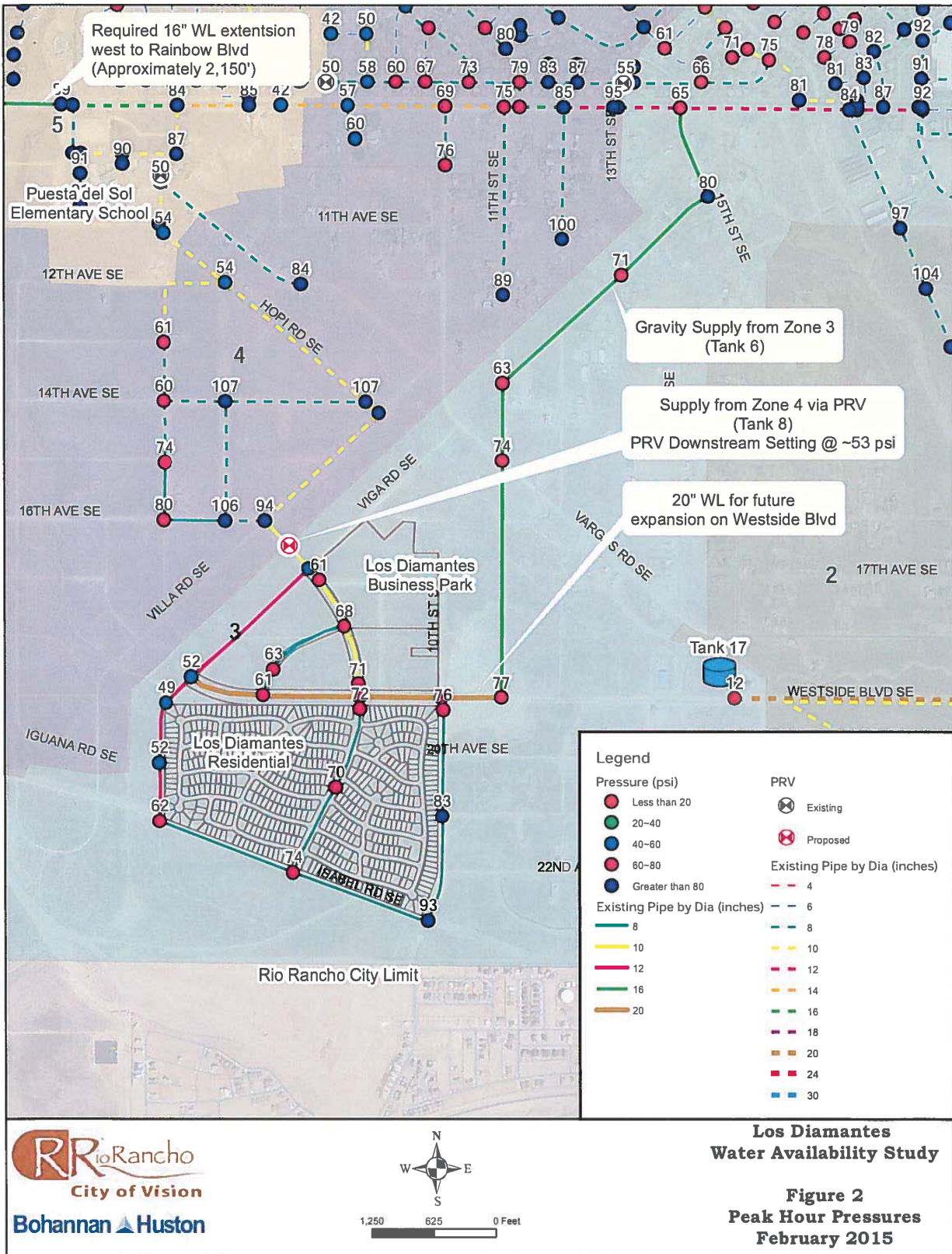
cc: Steve Gallegos, CoRR Utilities Division (w/encls.)
Todd Burt, P.E., BHI (w/encls.)

MASTER PLAN

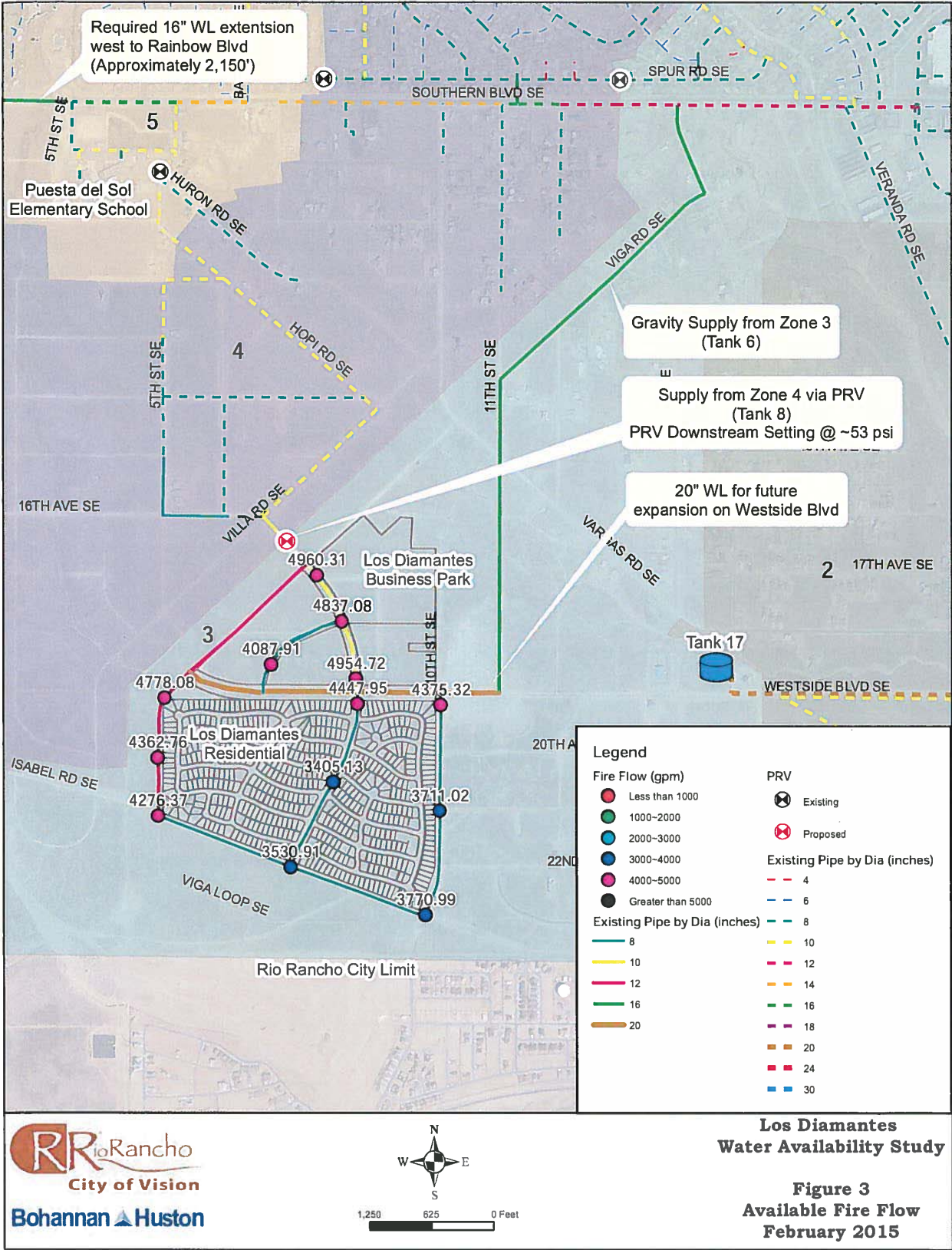


**Los Diamantes
Water Availability Study**

**Figure 1
Vicinity Map
February 2015**



MASTER PLAN





E N G I N E E R I N G

March 27, 2015

Mr. Mark Goodwin, P.E.
D. Mark Goodwin & Associates, PA Consulting Engineers
PO Box 90606
Albuquerque, NM 87199
(505)-828-2200

**Re: Sewer Availability Summary Report
Los Diamantes Business Park Project**

Dear Mr. Goodwin:

We have reviewed your request for sewer availability for the proposed residential development bounded by Isabel Rd. SE, Villa Rd. SE, and 10th St. SE. The development proposes to connect to pump to the gravity line in 21st Avenue along the east side of the development.

The proposed project includes 450 single family residential homes to be constructed in a 600,000 square feet area and part of a business park and is located north of Isabel Road SE approximately between 10th Street SE and 5th Street SE. The sanitary waste from the proposed subdivision will discharge to the 8-inch sewer in 21st Avenue, then increases to a 12- inch on Wellspring Blvd before discharging to a 15-inch sewer on Westside Blvd and ultimately to WWTP 6. Loadings were projected by using the Rio Rancho Wastewater Design Standards and classified as “Residential” at 175 gal/ac-day. This equates to a total of 54.68 gpm for average day and a peak load of 164 gpm, which is 3 times the average day.

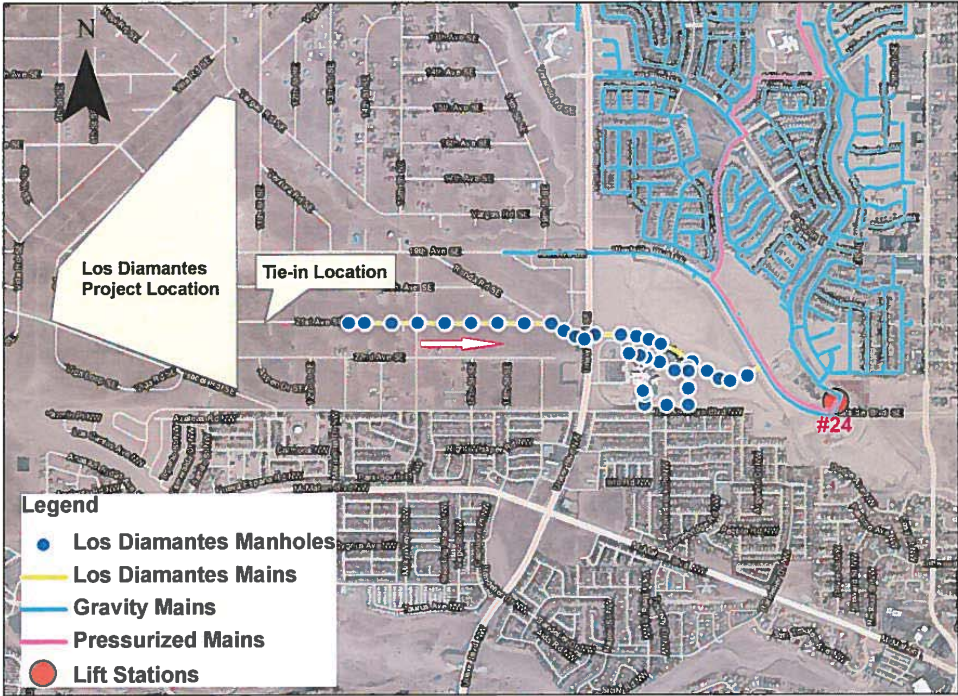
The sewer availability was reviewed for the project, at the tie location, and considered downstream impacts at the wastewater facilities. The offsite infrastructure is assumed to tie into the 8-inch sewer line in 21st avenue. The project area is shown in Figure 1 (vicinity map).

3188 Southern Blvd, Suite A, Rio Rancho, NM 87124 • T: 505 896 7761 • F: 505 896 1985

MASTER PLAN

Mr. Mark Goodwin
March 27, 2015
Page No. 2

Figure 1: Vicinity Map



Mr. Mark Goodwin
March 27, 2015
Page No. 3

Summary of Findings

Available capacities do exceed calculated full flow capacities along the trajectory to WWTP6. The minimum available capacity in the trajectory is reported at 0 gpm. The hydraulic profile also shows that the maximum hydraulic grade do surpass the criteria for the sewer line.

Figure 3 presents the maximum d/D ratio in the route from the project site to the WWTP 6. The maximum d/D ratio does exceed 75%.

Figure 4 presents the flows for the pipes in the project route.

The modeling results indicate that the City's sewer system cannot support the buildout of this project with the existing infrastructure. This analysis concludes that the City of Rio Rancho does not have sufficient capacity along this route to allow wastewater from this development without exceeding City criteria for available capacity, and maximum d/D. Possible mitigation measures can support the proposed development such as the following in order to the flows to meet the City's criteria.

- 1) Field verify the inverts associated with the problem area (implemented from the City's GIS) to ensure slopes are correct and carrying capacities are accurate.
- 2) Realign the construction of the slopes of the 12-inch pipes.
- 3) Construct a parallel sewer.

We encourage you to check with the City on these alternatives and associated costs. This may provide an opportunity for your development to move forward.

Please call me at (505) 896-7761 if you have any questions or need any additional information.

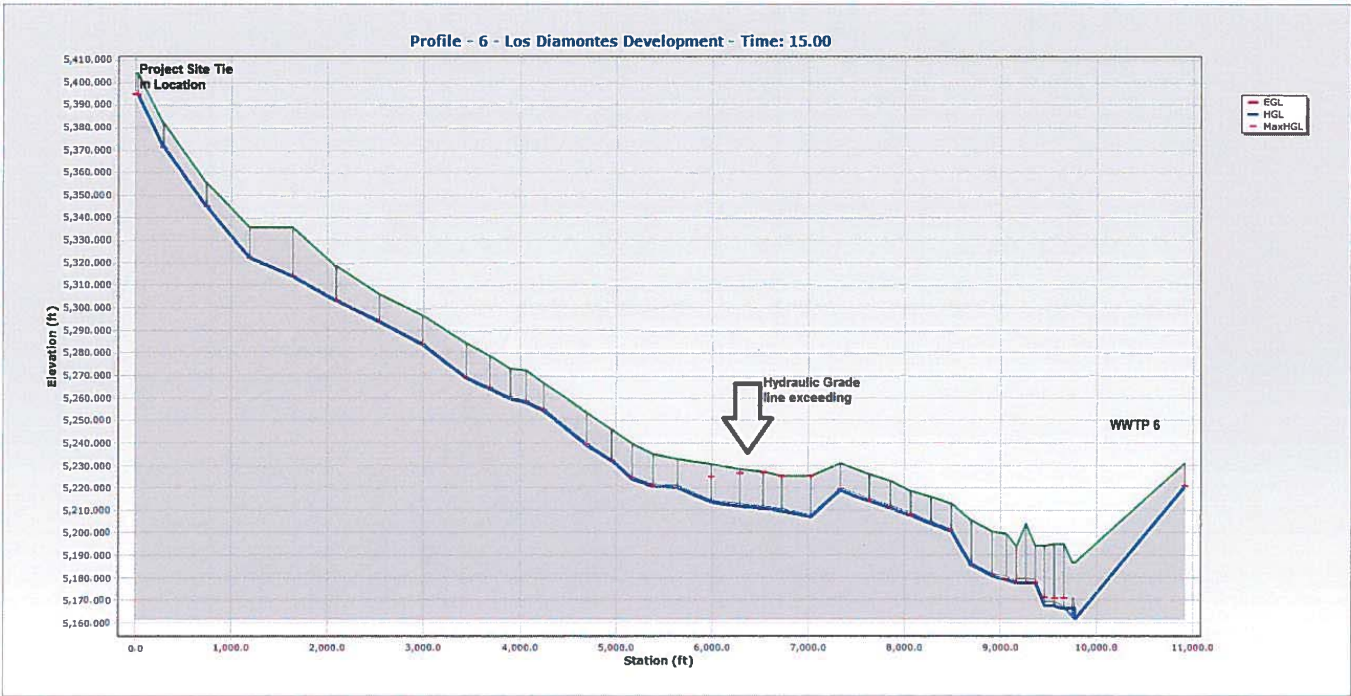
Sincerely,

Camila Fernandez
Project Engineer,
NCS Engineers

MASTER PLAN

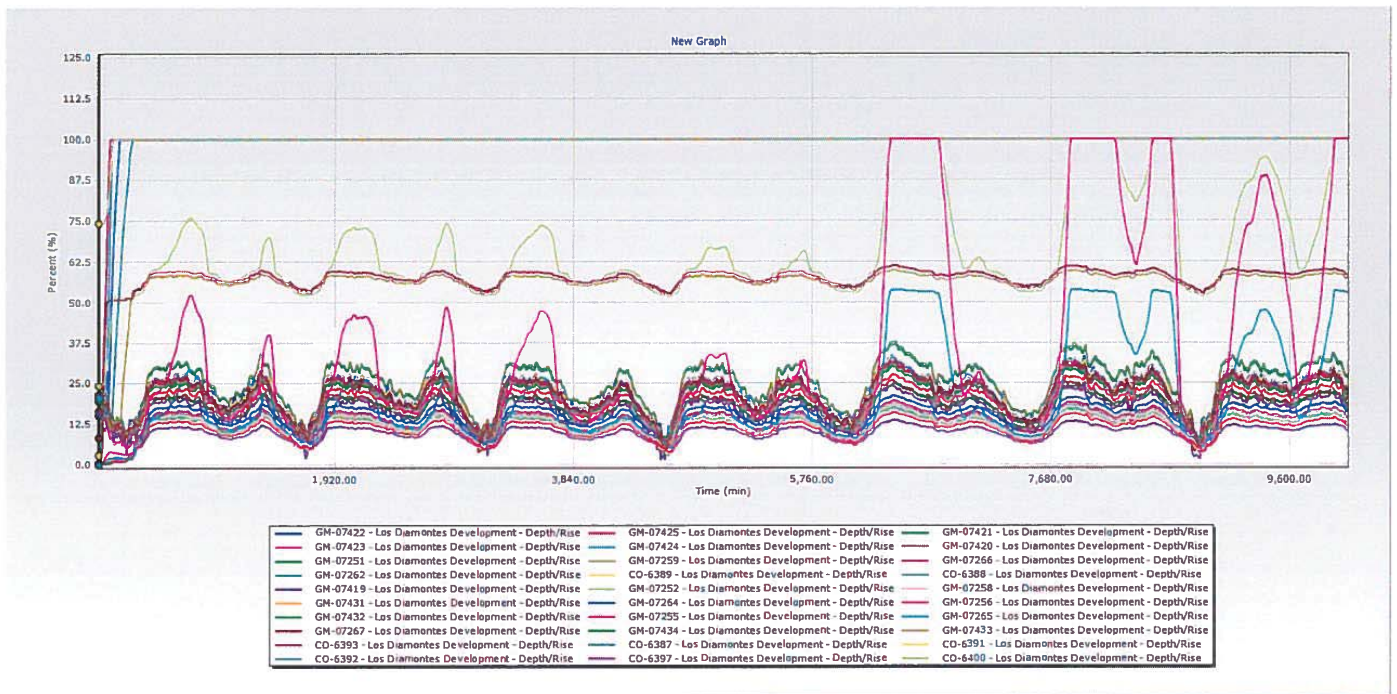
Mr. Mark Goodwin
March 27, 2015
Page No. 4

Figure 2: Hydraulic Profile



Mr. Mark Goodwin
 March 27, 2015
 Page No. 5

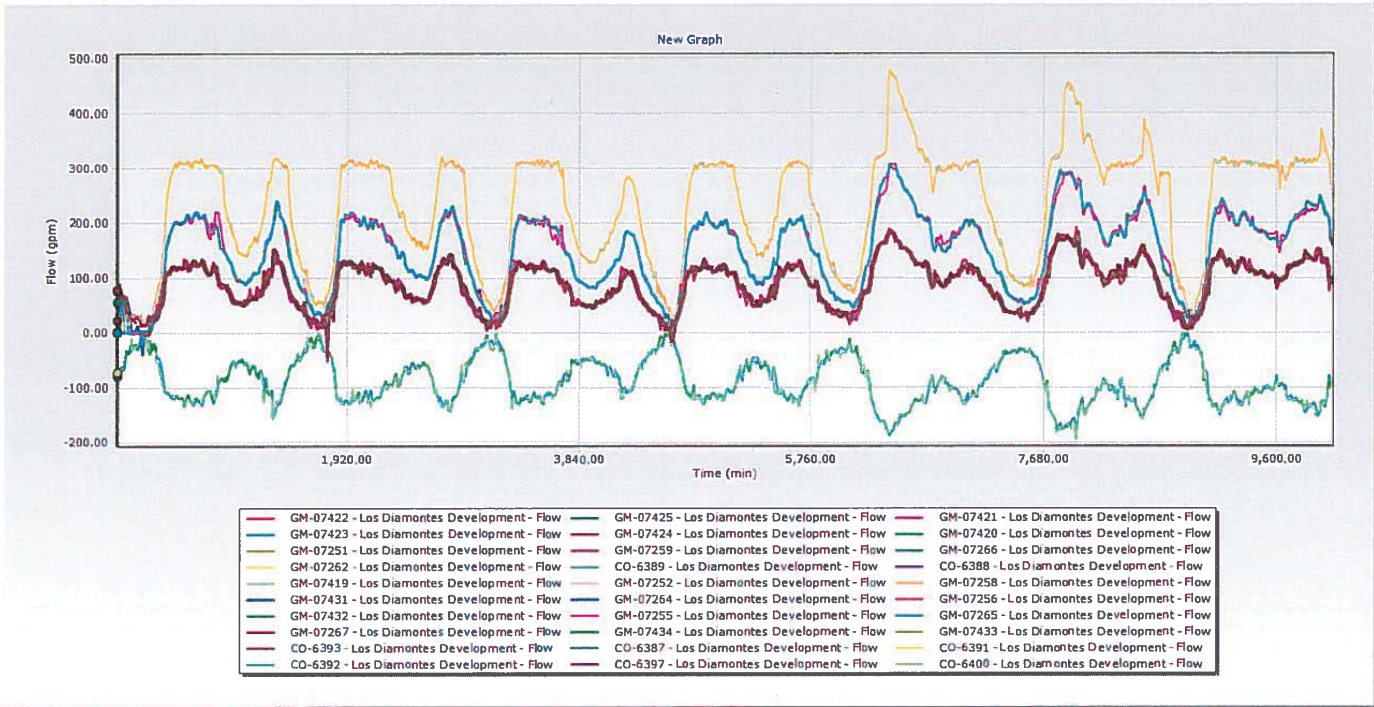
Figure 3: Maximum d/D Ratio in the Sewer Route to WWTP 6



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Mr. Mark Goodwin
March 27, 2015
Page No. 6

Figure 4: Maximum Pipe Flow



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APPENDIX B LOS DIAMANTES ECONOMIC IMPACT ASSESSMENT**Los Diamantes Economic Impact Assessment****Initial Results and Assumptions**

Mid-Region Council of Governments
November 10, 2014

Summary

The Mid-Region Council of Governments (MRCOG) provides this Economic Impact Assessment of a build out of the Los Diamantes conceptual plan to Sandoval County at the request of the County Manager, Mr. Phillip Rios. MRCOG utilized the REMI model (Regional Economic Models Inc.) for this analysis. This document presents a brief summary of the initial assumptions and findings. A follow up draft will be submitted with further detail related to the findings.

Los Diamantes is a conceptually planned area within the City of Rio Rancho's Unit 10 area. The project includes the development of a 60 acre business park for manufacturing and commercial uses, the development of a 450 single family homes adjacent to the business park, and related on and off-site investments including utilities, roads, and flood control infrastructure. All assumptions related to project costs, funding, and employment were provided to MRCOG by the Unser Gateway Coalition. These assumptions may be updated as more information is available over time.

Timeline

This analysis assumes a timeframe of 6 years with planning beginning in 2015, construction occurring between 2016 and 2018, and a ramp up to full employment between 2017 and 2020.

Funding

The majority of project is expected to be privately financed. Public funds are assumed for off-site infrastructure for the business park in the amount of \$3.1M. Of that amount, \$2.5M is assumed to come from the state and the remaining \$600K from local governments. To reflect public expenditures, funding in the jurisdictions was reduced to offset the money used on the Los Diamantes project. Of the \$2.5M in state funds, approximately \$1.1M is assumed to have been forfeited by other projects within the Central New Mexico Region. The \$1.1M is the population weighted share of the total \$2.5M.

Employment

The construction of Los Diamantes Business Park is assumed to begin in the second half of 2016 and job creation is assumed to begin in 2017 and increase evenly until 2020.

Of the business park's 60 acres, it is assumed that just under one-third of the property would be developed, totaling 600,000 square feet of building space. This translates to an estimate of 1,440 employees using the following square footage to employment conversions as identified in the Institute of Transportation Engineers 2012 Trip Generation Manual, 9th edition:

- 50 % Miscellaneous manufacturing = 300,000 sqft, 1.8 jobs/1,000 sqft = 540 employees

- 10% Motion picture, sound rec = 60,000 sqft, 2.1 jobs/1,000 sqft = 126 employees
- 10% Administrative, support services = 60,000 sqft, 3.3 jobs/1,000 sqft = 198 employees
- 10% Ambulatory health care services = 60,000 sqft , 4.0 jobs/1,000 sqft = 240 employees
- 10% Nursing, residential care facilities = 60,000 sqft, 2.3 jobs/1,000 sqft = 138 employees
- 10% Social assistance = 60,000 sqft, 3.3 jobs/1,000 sqft = 198 employees

Assumptions

Table 1: Assumptions to the REMI model

Variable	Description	Year
Business Park		
On-site Infrastructure	\$2,750,000 (Private Funding)	2016
Off-site Infrastructure	\$2,500,000 (State Funding)	2016
	\$600,000 (Local Funding)	2016
Government Spending	- \$1,100,000 (State Funding) The \$2.5M reductions expected based on the population share of the region to the State.	2016-2017
	- \$600,000 (Local Funding)	2016-2017
Building Construction	\$135,000,000 spread evenly over three years.	2016-2018
Residential Subdivision		
On-site Infrastructure	\$13,500,000 (Private Funding)	2016
Off-site Infrastructure	\$3,100,000 (Private Funding)	2016
Residential Construction	\$54,000,000 (Private Funding) spread over six years.	2017-2022
Residential Building Permits	\$1,600,000 (to City of Rio Rancho)	2017
Employment		
Total Employment	1,440 new jobs added over four years	2017-2020
Ambulatory Health Services	240 new jobs	
Nursing and Residential Care	138 new jobs	
Social Assistance	198 new jobs	
Administrative and Support	198 new jobs	
Motion Picture	126 new jobs	
Miscellaneous Manufacturing*	540 new jobs	

**Miscellaneous manufacturing jobs are associated with lower wages than most all other manufacturing jobs in the region, thereby representing a conservative estimate of impacts.*

Impacts

Preliminary estimates of the economic impacts from this project are presented in Table 2 on the following page. The table shows impacts for three regions: Central New Mexico, the City of Rio Rancho, and Sandoval County as a whole. The tables report changes in employment, gross domestic product, personal consumption, and income. Initially the largest effects are seen in Rio Rancho as construction begins and new jobs are added. Over time, the positive impacts spread throughout the Central New Mexico region.

APPENDIX C LOS DIAMANTES TRAFFIC IMPACT STUDY

LOS DIAMANTES TRAFFIC IMPACT STUDY

Draft Report March 2015



PREPARED FOR:
 D. Mark Goodwin & Associates

PREPARED BY:
 Lee Engineering, LLC

Los Diamantes Traffic Impact Study

Draft Report

March 2015

Prepared for:

D. Mark Goodwin & Associate

Prepared by:





Executive Summary

Background

A proposed residential and business park development site is to be located off of Westside Boulevard between Viga Road and 10th Street. The site is within the jurisdiction of the City of Rio Rancho (CoRR), New Mexico.

The site will contain 450 single family dwelling units south of Westside Boulevard and approximately 600,000 SF of Business Park land use on the north side of Westside Boulevard. The site plan is presented in **Figure 2 of this report**.

Access to and from the project site will use the existing road Western Boulevard to the east and 10th street to the south, adjacent to the proposed development site. No new access points are proposed and the existing driveway is shown in **Figure 1 of this report**.

Opening day of the development is anticipated to take place in 2020. Therefore, assessment for the opening year of 2020 was made using peak hour intersection turn movement volumes collected on February 24 and 26, 2015 and volumes from adjacent site developments. Peak hour trips generated by the proposed development were then added to the anticipated 2020 background volumes to assess the impact on the surrounding road network.

Conclusions and Recommendations

Based on the traffic analysis and report findings, the conclusions and recommendations are as follows:

Site Access

- Regional access to the site will mainly be provided via Unser Boulevard. Unser Boulevard provides routing to commercial and residential developments to the north and south of the project site. Additionally, Unser Boulevard provides access to east/west arterials of Southern Boulevard, Northern Boulevard and Paseo del Volcan.
- It should be noted that analyses contained within this study is considered conservative as they are based on interim conditions in which Unser Boulevard and Rio Rancho Boulevard/NM 528 are the only two north/south arterial options for project site trips. Ultimately, there will be additional north/south arterial and collector options including the development of Rainbow Boulevard (Minor Arterial) and a Major Collector Road east of the site as identified by the draft MRCOG 2040 Long Range Roadway Plan, which will better disperse project site trips so they are not concentrated strictly through the Unser Boulevard
- Project access will be provided via eight street connections to abutting arterial and collector streets. A main Spine Road will provide access to both residential and commercial components via an intersection with Westside Boulevard to be located approximately 840 feet west of the 10th Street alignment.



- An additional access point off of Westside Boulevard will be provided to both residential and business park land uses located approximately 1350 feet west of the Spine Road intersection.
- The remainder of project access will be provided via several minor two lane collector streets. These will include the following:
 - 10th Street
 - Isabel Road
 - Viga Road
- A secondary access is proposed via Isabel Road to Black Arroyo Boulevard and McMahon Boulevard. Currently, the Isabel Road alignment is shown to be connecting to Black Arroyo at a very acute skew. It is therefore, recommended that the Isabel Road alignment be curved to the east of the current alignment to form a more perpendicular approach to Black Arroyo Boulevard.
- 10th Street is proposed to terminate at Isabel Road forming a T-intersection approximately 450 feet north of Black Arroyo.
- Based on Table 18.C-1 *Access Spacing Standards for Intersections and Driveways*, the following spacing is required for compliance:
 - Signalized intersection spacing should be no less than 1,760 feet on Westside Boulevard (Urban Minor Arterial 35-45 mph).
 - Unsignalized and full access driveway spacing on Westside Boulevard should be no less than 660 feet
 - Full movement driveways spacing on Viga Road, 10th Street, Isabel Road, and Spine Road should be no less than 150 feet.
 - The Isabel Road/Black Arroyo Boulevard intersection should be spaced no closer than 150 feet from existing driveways on Black Arroyo Boulevard (Saltillo Street and Caracol Street)
- Based on the latest site plan contained herein, all proposed driveways and access points appear to be in compliance with NMDOT SAMM recommended spacing.
- It is likely that signal control will be warranted at the Westside Boulevard/Spine Road. Therefore, any future signalized intersection to the east or west of this intersection should be located at a minimum 1,760 feet away from the Spine Road intersection.
- Parcel access for Business Park land use is recommended to be taken off of a Spoke Road on either side of the Spine Road located approximately at the mid-point between Viga Road and Westside Boulevard.
- Full movement parcel access on the Spine Road within the Business Park should be spaced no less than 330 feet and partial access no less than 150-feet. Additionally, there should not be any access point on the Spine Road within 250 feet of the signalized Westside Boulevard/Spine Road intersection.
- It is recommended that access to residential parcels be configured to produce ADT levels on local residential streets (i.e. with back-out driveways) less than 1,500 vehicles. Review of the latest proposed site plan indicates that there are no local residential streets that would generate more than 1,500 ADT.
- Initial project access will be provided via Westside Boulevard exclusively, which will be incorporating one through lane in each direction between 10th Street and Unser Boulevard.



- It is estimated that approximately 70% of the total project can be constructed, which translates to the following scenarios at which secondary access to Black Arroyo and McMahon would be needed:
 - 98% of just the Business Park development
 - Phase 1 of Residential (150 Units) and 94% of the Business Park
 - Phase 2 of Residential (300 Units) and 90% of the Business Park
 - Phase 3 Residential (450 units) and 86% of the Business Park
- The proposed Isabel Road access in combination with a two-lane Westside Boulevard would accommodate full build of the project site.

Existing, Background and Build Out Traffic Demands

- Peak hour turning movement counts for all existing study intersections were collected on February 24, 2015 and February 26, 2015. Existing peak hour turning movements are presented in **Figure 3**.
- Per the February 10th scoping meeting with the CoRR, it was determined that background traffic demands for 2020 would be developed based on the following developments:
 - Cabazon Village
 - Pavilion at Presbyterian
 - X Ray Associates

Resulting 2020 background traffic demands are presented in **Figure 4**.

- Trip generation analysis was performed based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition* and project land use were categorized as ITE land use category 210 (Single-Family Detached Housing) and category 770 (Business Park) and are summarized in **Table 1**.
- A 3% internal capture rate was assumed between the residential and business park land uses. Calculated internal and adjusted external trips are summarized in **Table 2**.
- Offsite primary trip distribution for both AM and PM peak hours are shown in **Figures 5 and 6** for the business park and residential development, respectively.
- On-site distribution are indicated in **Figures 7 and 8** for the business park and residential land use, respectively.
- Total on-site and off-site build out turning movement demands are indicated shown in **Figure 15 and 16**.

Signal Warrant, Capacity and Queuing Analysis

- Based on signal peak hour warrant analyses, signal control is recommended for the Westside Boulevard/Spine Road intersection and is expected to be needed at approximately 70% of total build-out.
- Based on capacity and queue analysis, the following lane geometry, traffic control and storage length mitigation is recommended as part of this development:
 - The following improvements were assumed to be in place as they were recommended and the responsibility of previous studies. They include:
 - Westbound dual left-turn lanes at the Unser Boulevard/Cabazon Boulevard



- Westbound dual left-turn and right-turn lanes at the Unser Boulevard/Westside Boulevard intersection.
 - Southbound dual left-turn lanes at the Unser Boulevard/Westside Boulevard intersection.
- The existing northbound left-turn lane at the Unser Boulevard/Westside Boulevard intersection should be modified to incorporate dual left-turns. This will require restriping and conversion from a northbound protected-permitted phasing to protected only phasing. Additionally, the receiving lanes on the west leg should incorporate two through lanes, which can be tapered down at approximately the west boundary of the proposed X-Ray site. Per MUTCD, lane reduction tapers should incorporate 320 feet.
- The westbound left-turn lane at Unser Boulevard/Westside Boulevard intersection should be modified to incorporate dual left-turns. This will require median modification and the construction and alignment of the receiving lanes on the east leg. The eastbound protected-permitted phasing should be changed to protected only.
- Signal undergrounds including conduit and pull boxes are recommended at the Westside Boulevard/Spine Road. Signal control activation should only occur upon the satisfaction of a full warrant study when count data of the intersection is available.
- The following auxiliary lanes are recommended as part of this project:

Westside Boulevard/10th Street Intersection

- A single 300-foot westbound left-turn lane
- Single 300-foot eastbound left and right-turn lanes
- A single 150-foot Northbound left-turn lane

Westside Boulevard/Spine Road Intersection

- Single 325-foot westbound left and right-turn lanes
- Single 325-foot eastbound left and right-turn lanes
- A single 150-foot northbound left-turn lane
- Southbound 150-foot dual left-turn lanes but striped as a single turn lane until signal control is in place.

Westside Boulevard/Driveway A-Viga Road

- Single 300-foot westbound left and right-turn lanes
- Single 300-foot eastbound left and right-turn lanes
- Single 150-foot northbound and southbound left-turn lanes

Black Arroyo Boulevard/Isabel Road

- A single 175-foot westbound right-turn lane at Isabel Road
- A single 150-foot southbound left-turn lane at Isabel Road



LEE ENGINEERING

On-Site Street Classification

- Per the 2040 long range roadway map, Westside Boulevard is proposed as a Community Primary arterial that will ultimately incorporate 106 feet of ROW with two through lanes and a bike lane in each direction, a raised median, and a 40 mph speed limit.
- A review of the latest master bike facilities plan indicates no proposed multi-use trail along Westside Boulevard. However, it is noted that an existing multi-use trail existing along the south side Westside Boulevard east of Unser Boulevard, which terminates approximately 680 feet short of the Unser Boulevard/Westside Boulevard.
- For the build-out of this project, Westside Boulevard will incorporate one through lanes in each direction from 10th Street to the proposed Pavilion development located at the southwest corner of the Unser Boulevard/Westside Boulevard intersection.
- Between Viga Road and 10th Street, Westside would be fully improved incorporating the ultimate four-lane cross-section with raised median, bike lanes, curb, gutter and sidewalk.
- Two receiving lanes on Westside Boulevard will be required on the west leg of the Unser Boulevard intersection. The two westbound lanes can then taper (320 feet) to one through lane immediately west of the proposed Pavilion Commercial development.
- There are no existing or planned local transit routes along Westside Boulevard. Therefore transit stops, turnouts etc. are not required as part of this project.
- 10th Street is proposed as a minor collector road incorporating 50 feet of ROW and one undivided through lane in each direction with a 25 mph speed limit. Full improvements including curb, gutter and sidewalks will be constructed along the project frontage (west side only) from just north of Westside Boulevard to Isabel Road.
- Isabel Road is proposed as a minor collector incorporating 78 feet of ROW, one undivided through lane in each direction and a 25 mph speed limit. Full improvements including curb, gutter and sidewalks will be constructed along the project frontage (north side only) from Viga Road to 10th Street.
- Isabel Road is recommended to divert from its current alignment east of 10th Street to provide a intersection with Black Arroyo Boulevard that has no skew.
- Viga Road is proposed as a minor collector road incorporating 50 feet of ROW, one undivided through lane in each direction and a 25 mph speed limit. Viga Road will be constructed from Isabel Road to just south of Westside Boulevard and starting on the north side of Westside Boulevard to the north boundary of the business park property with full improvements of sidewalk, curb and gutter on the southeast side abutting the project site. Viga Road will be fully improved south of Westside Boulevard from Isabel Road to just short of Westside Boulevard
- The north leg of Viga Road is recommended to be aligned with Driveway A (westernmost driveway on Westside Boulevard) and the south alignment of Viga Road will not intersect with Westside Boulevard to avoid placing a stop controlled intersection within curved alignment on Westside Boulevard.
- The Spine Road within the Residential area is proposed to be a public minor collector street to incorporate 68 feet of ROW including one through lane in each direction, a minimum 5-foot sidewalk, curb, gutter, and narrow raised landscape medians. There will be no direct residential



driveway access along this roadway. It is anticipated that this road will incorporate a 25 mph speed limit.

- The Spine Road north of Westside Boulevard is proposed to be a public minor collector street to incorporate 98 feet of ROW including one lane of traffic, curb gutter, and sidewalk in each direction. Additionally, due to anticipated traffic intensity and the density of the development, auxiliary lanes are recommended to all future major parcel access points along this alignment. There will likely be raised landscaped medians along this alignment within the business park. It is anticipated that this road will incorporate a 25 mph speed limit.
- A business park access road is to incorporate 50 feet of ROW and provide access for the most commercial parcels to the proposed Spine Road. This access street will terminate in a cul-de-sac at its southwest and northeast termini. It is anticipated that this road will incorporate one undivided lane, curb, gutter, and sidewalk in each direction. No auxiliary turn lanes are anticipated for this alignment. This is recommended to incorporate a 20 mph speed limit.
- All residential parcel access roads are proposed to incorporate 50-feet of ROW including one through lane, curb, gutter and sidewalk in each direction. These residential streets will provide direct access to residential driveways and incorporate a 20 mph speed limit.


Unser Boulevard Coordination Analysis

- A coordination analysis of Unser Boulevard indicates that optimal cycle lengths range from 130 seconds in the AM peak to 150 seconds in PM peak for Background and Build Out traffic demands assuming Unser Boulevard remains a four-lane roadway.
- If Unser Boulevard becomes a six-lane roadway, the optimized cycle length reduces to 120 seconds under Background and Build Out traffic demands.
- If a cycle length change on Unser Boulevard is implemented, the cycle lengths will also have to change on Southern Boulevard to maintain coordination on that corridor. This means that offsets would need to be adjusted on Southern Boulevard as well.
- Unser Boulevard is a lengthy corridor, which traverses both the City of Rio Rancho and City of Albuquerque. In order to provide a consistent and optimal coordinated corridor, both the Cities would need to coordinate timing plans between them.

Crash Analysis

- Crash analyses indicate a high frequency of crashes along Unser Boulevard, especially at Southern Boulevard and McMahon Boulevard. A more detailed safety study of this corridor could shed light on specific safety issues.
- There were two crash fatalities at the Unser Boulevard/Southern Boulevard intersection.
- The majority of the crashes at all the intersections were classified as following too close or driver inattention. This tends to be indicative of congestion issues and usually result in rear-end crashes.
- Many of the congestion caused crashes along this corridor could potentially be reduced when Unser Boulevard becomes a six-lane arterial.


APPENDIX D TYPICAL TRAIL SURFACING



Aqua Roc™
Environmental Collection

TYPICAL TRAIL SURFACING

NOTE: PROPRIETARY PAVERS SHOWN ARE FOR INFORMATION ONLY. OWNER WILL CONSIDER ALTERNATIVES.

LOS DIAMANTES
TRAIL NETWORK
PERMEABLE PAVERS
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)787-9539

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APPENDIX E - PREVIOUS AMENDMENTS



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.87

ENACTMENT NO.22-087

RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN

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

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

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Los Diamantes Master Plan August 12, 2015 with Resolution No. 61, Enactment No. 15-055; and

WHEREAS: on August 13, 2020, a revised Los Diamantes Master Plan was approved by Resolution No. 73, Enactment No. 20-071; and

WHEREAS: in order to update signage standards in the Los Diamantes Master Plan to accommodate larger subdivision entry signage than was previously allowed in the Master Plan, and to create a sense of place for future residents, Los Diamantes Development Company, through their agent Consensus Planning, Inc., submitted an application to amend the 2020 Master Plan, requesting to update Section VII. Signage (A.); and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Los Diamantes Master Plan at their meeting held on July 26, 2022, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 22-410-00006) to the Los Diamantes Master Plan at their meeting held on September 22, 2022, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

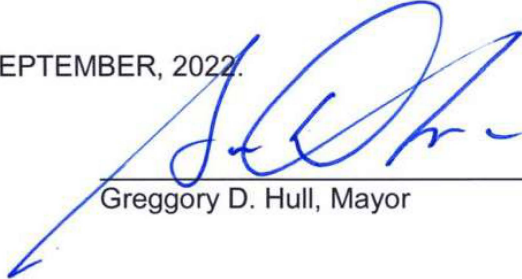
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NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Los Diamantes Master Plan to update Section VII. Signage (A.) attached hereto as Exhibit A.

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

ADOPTED THIS 22nd DAY OF SEPTEMBER, 2022.



Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)



CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 5

ENACTMENT NO. 21-09

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ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY LEGALLY DESCRIBED AS LOS DIAMANTES SUBDIVISION TRACT 3 FROM BP: BUSINESS PARK DISTRICT TO R-2: SINGLE-FAMILY RESIDENTIAL AND UNIT 10, BLOCK 64, LOT 15 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by Los Diamantes, LLC, and assigned City Case No. 20-100-00018; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 12, 2021, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on February 11, 2021 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

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

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

3
4 **Section 1. Rezoning of Property and Change in Land Use**


- 5 A. The Official Zone Map is hereby amended by assigning a zoning
6 designation on approximately 24.0963 acres of property from BP: Business
7 Park District to R-2: Single-Family Residential on land legally described as:
8 Tract 3, Los Diamantes Subdivision, Unit 10, Rio Rancho Estates Within the
9 Town of Alameda Grant, Projected Sections 33 & 34, Township 12 North,
10 Range 2 East, NMPM, City of Rio Rancho, Sandoval County, New Mexico
11 in Rio Rancho Estates Plat Book Number 28, As Page 95, 96, 97, on
12 September 27, 2019.
- 13 B. The Official Zone Map is hereby amended by assigning a zoning
14 designation on approximately on approximately 0.93 acres of property from
15 R-1: Single-Family Residential District to R-2: Single-Family Residential
16 District on land legally described as:
17 Unit 10, Block 64, Lot 15, Portion of Unit Ten, Rio Rancho Estates, Town of
18 Alameda Grant, Sandoval County, New Mexico, Filed in the Office of the
19 County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat
20 Book No. 1, Page 14, on January 31, 1962.
- 21 C. The City's Comprehensive Plan, Generalized Land Use Map (GLUM), Map
22 L-2 will change to reflect the land described in Section 1A and 1B above, as
23 having a "Low/Medium Residential" GLUM designation.

24
25 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
26 **of Property:** The property identified in Section 1A and 1B, above is subject to all
27 requirements of the R-2: Single-Family Residential District zoning designation.

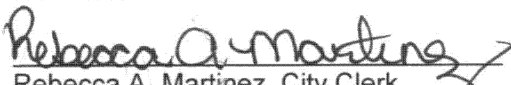
28
29 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of this
30 Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated
31 hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the
32 invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision
33 shall not affect the validity of the remaining portions of this Ordinance or the regulation so
34 challenged.

35
36 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
37 adoption.

38
39 ADOPTED THIS 11TH DAY OF FEBRUARY, 2021

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44 _____
45 Greggory D. Hull, Mayor

46 ATTEST:

47 
48 _____
49 Rebecca A. Martinez, City Clerk
50 (SEAL)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 73

ENACTMENT NO. 20-071

RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho approved the Los Diamantes Master Plan on August 12, 2015 with Resolution No. 61 Enactment No. 15-055; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on September 12, 2018 through Resolution no. 60, Enactment no. 18-058; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the land use amendments to the Los Diamantes Master Plan at their meeting held on July 28, 2020, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed land use amendments (Case No. 20-410-02) to the Los Diamantes Master Plan at their meeting held on August 13, 2020, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the land use amendments and modifications to the Los Diamantes Master Plan, Exhibit A to this resolution.

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Section 2. Designs, layouts, and engineering requirements or details are subject to compliance with City engineering and/or subdivision requirements prior to development.

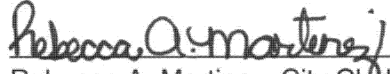
Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 13th DAY OF AUGUST, 2020.



Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)



CITY OF RIO RANCHO
ORDINANCE

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ORDINANCE NO. 17 ENACTMENT NO. 15-14

AN ORDINANCE TO AMEND THE ZONING CLASSIFICATION FOR PROPERTIES KNOWN LEGALLY AS UNIT 10, BLOCK 18, LOTS 27-41; BLOCK 60, LOTS 1-10 & 13-16; BLOCK 62, LOTS 7-13; BLOCK 64, LOTS 1-14 & 16-25; BLOCK 65, LOTS 1-41; BLOCK 66, LOTS 1-28; BLOCK 67, LOTS 1-31; BLOCK 68, LOTS 1-36; BLOCK 69, LOTS 1-16; BLOCK 70, LOTS 1-17; BLOCK 71, LOTS 1-22; BLOCK 72, LOTS 1-27; BLOCK 73, LOTS 4-35. THE PROPERTY IS LOCATED NORTH OF ISABEL ROAD SE, WEST OF 10TH STREET SE, AND SOUTH AND EAST OF VILLA ROAD SE AND GENERALLY DESCRIBED AS LOS DIAMANTES AS NOTED BELOW:

WHEREAS: The Governing Body has recognized and approved the Los Diamantes Master Plan; and
WHEREAS: The zoning designations proposed for the master planned area are in conformance with the Los Diamantes Master Plan, the Rio Rancho Comprehensive Plan Generalized Land Use Map, and Title XV: Land Use, Chapter 154. Planning and Zoning with exceptions or revisions as set forth below:

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

Section 1. The Zone Map is hereby amended on property known as Los Diamantes with the legal description attached hereto as Exhibit A, to reflect a change in zoning designation from R-1/Single Family Residential District to R-3/Mixed Residential District (109 acres) with a Los Diamantes Residential Overlay Zone (hereafter LDROZ), BP/Business Park (63 acres), and PR/Parks & Recreation (8 acres) as reflected in the Los Diamantes Master Plan Zoning Map attached hereto as Exhibit B.

Section 2. Land Use:
Zoning designations are R-3/Mixed Residential District (109 ac) with LDROZ, BP/Business Park District (63 ac) and PR/Parks & Recreation (8 ac). Development shall occur in accordance with the approved Master Plan, or Amendments thereto, as adopted by the Governing Body by Resolution No. _____.

Section 3. Development Regulations:
Development shall occur as regulated in Title XV: Land Use, Chapter 154. Planning and Zoning; and the Los Diamantes Master Plan. In the event that there is conflict, the strictest shall apply.

For purposes of regulating development in the LDROZ, the following revisions/modifications to the R-3 District are hereby adopted:

- B. Permissive Uses
 1. Same as those in the R-1 District, design standards apply;
 2. Single-family attached and detached dwelling units;
 3. Town-home, patio home, or similar development provided all city regulations are met;
 4. Multi-family dwellings, and
 5. Boarding and lodging houses
- C. Conditional Uses (requiring use permit)
 1. Same as those in the R-1 District.

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- 2. ~~Community residential care facility up to 18 persons.~~
- 3. ~~Senior transitional care facilities, senior living facilities, and/or other similar facilities.~~

D. Area

4) Setbacks

- a. ~~Multi-family dwelling units~~
- b. Single-family detached dwelling units:
 - 1. Front - 15 feet, garage - 20 feet; ~~side-loaded garage—15 feet~~
 - 2. Rear - ~~5 feet~~ 15 feet
 - 3. Side - 5 feet; ~~zero lot lines setbacks are allowed on one side with a 10 foot setback on the opposite side.~~ on both sides, for a total separation of 10 feet between buildings.
 - 4. Corner- 10 feet
- c. Single-family attached dwelling units:
 - 1. Front - ~~20 feet~~ 15 feet
 - 2. Rear - ~~zero feet~~ 15 feet; ~~alley loaded garage—zero feet~~
 - 3. Side - ~~zero feet~~ 5 feet on both sides of any principal building, for a total separation of 10 feet between buildings.
 - 4. Corner- 10 feet
- d. Setbacks shall not apply to storage sheds of 120 square feet or less; provided, that the structure is located behind the required front setback line and on a corner lot, is not located in a side yard visible from the street.
- e. Free-standing wind energy units – 2:1 height to setback ratio with a 40 foot maximum height.
- f. Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of 10 feet except for pools.
- g. Flag poles – 10 feet from any property line.
- h. Trash containers and trash compactors – 15 feet from the property line when adjacent to land planned or zoned for a single-family residential use.
 - 1. All trash containers and trash compactors shall be screened from a public right of way by decorative wall or enclosure and shall be not less than 2 feet above the height of the trash container or compactor.

5) Projections into the setback area are the same as the R-1 District.

Section 4. Severability Clause:

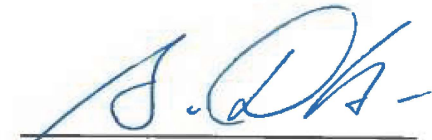
If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 5. Effective Date. This Ordinance shall take effect in ten (10) days after adoption.

MASTER PLAN

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ADOPTED THIS 12TH DAY OF AUGUST, 2015.



Greggory D. Hull, Mayor

ATTEST:



Stephen J. Ruger, City Clerk
(S E A L)



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 61

ENACTMENT NO. 15-055

A RESOLUTION ADOPTING THE LOS DIAMANTES MASTER PLAN

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WHEREAS, The State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS, The Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS, The Governing Body of the City of Rio Rancho has reviewed the proposed Los Diamantes Master Plan and determined that the Los Diamantes Master Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

That the Governing Body hereby approves the Resolution adopting the *Los Diamantes Master Plan (LDMP)* comprised of properties known legally as Unit 10, block 18, lots 27-41; block 60, lots 1-10 & 13-16; block 62, lots 7-13; block 64, lots 1-14 & 16-25; block 65, lots 1-41; block 66, lots 1-28; block 67, lots 1-31; block 68, lots 1-36; block 69, lots 1-16; block 70, lots 1-17; block 71, lots 1-22; block 72, lots 1-27; block 73, lots 4-35. The property is located north of Isabel Road SE, west of 10th Street SE, and south and east of Villa Road SE

The *Los Diamantes Master Plan* attached hereto as "Exhibit A" is hereby adopted and accepted with the following conditions:

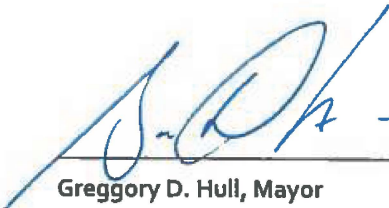
- 1) The *Los Diamantes Master Plan (LDMP)* constitutes approval of the conceptual land uses within the specified zoning. More detailed levels of information, planning and City reviews shall occur, including, but not limited to, a detailed Traffic Impact Analysis as the project proceeds through the development review process, i.e. subdivision stage, etc.
- 2) The zoning for the property is conditioned upon adherence to and enforcement of the conditions for approval of the *LDMP*.
- 3) Development shall occur as per the *LDMP* and Title XV: Land Use, Chapter 154. Planning and Zoning. Where there is conflict, the strictest requirement shall apply.
- 4) Significant changes to the approved *LDMP* will require approval by the Governing Body.
- 5) Applicant will provide areas for mass transit stops within the Business Park.
- 6) Stormwater Pond in the PR/Parks and Recreation District zoning requires Conditional Use approval.
- 7) All conditions of, and permit from SCAFCA shall be met prior to construction.
- 8) Separation of uses between BP/Business Park and all residential uses shall be provided in accordance with the City Comprehensive Plans' Urban Design Element.
- 9) A Master Sign Plan shall be submitted and approved for the BP/Business Park District prior to issuance of any BP District sign permit per Title XV: Land Use, Chapter 156. Sign Regulations.
- 10) Parks located within the residential development component to be zoned R-3.

MASTER PLAN

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11) No trees required for landscaping on residentially zoned lots shall be planted within the right-of-way.

ADOPTED THIS 12TH DAY OF JULY, 2015.


Greggory D. Hull, Mayor

ATTEST:


Stephen J. Ruger, City Clerk
(SEAL)



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

March 22, 2024

RE: Master Plan Amendment
Case No. 24-410-00001
Los Diamantes Master Plan Amendment

Dear Property Owner:

You are receiving this notice because your property is within the Los Diamantes Master Plan where a land development decision is required by the Planning and Zoning Board.

Please note that this is an updated notice, as the Tuesday, March 26, 2024 Planning and Zoning Board Meeting has been cancelled.

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

The **Planning and Zoning Board** will consider the request on **Tuesday, April 9, 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 area identified in crosshatching.

If you would like to comment on this application, you are encouraged to send in comments in writing or via email 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=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>

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 tdvorak@rrnm.gov or call me at 505-896-8361, 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.

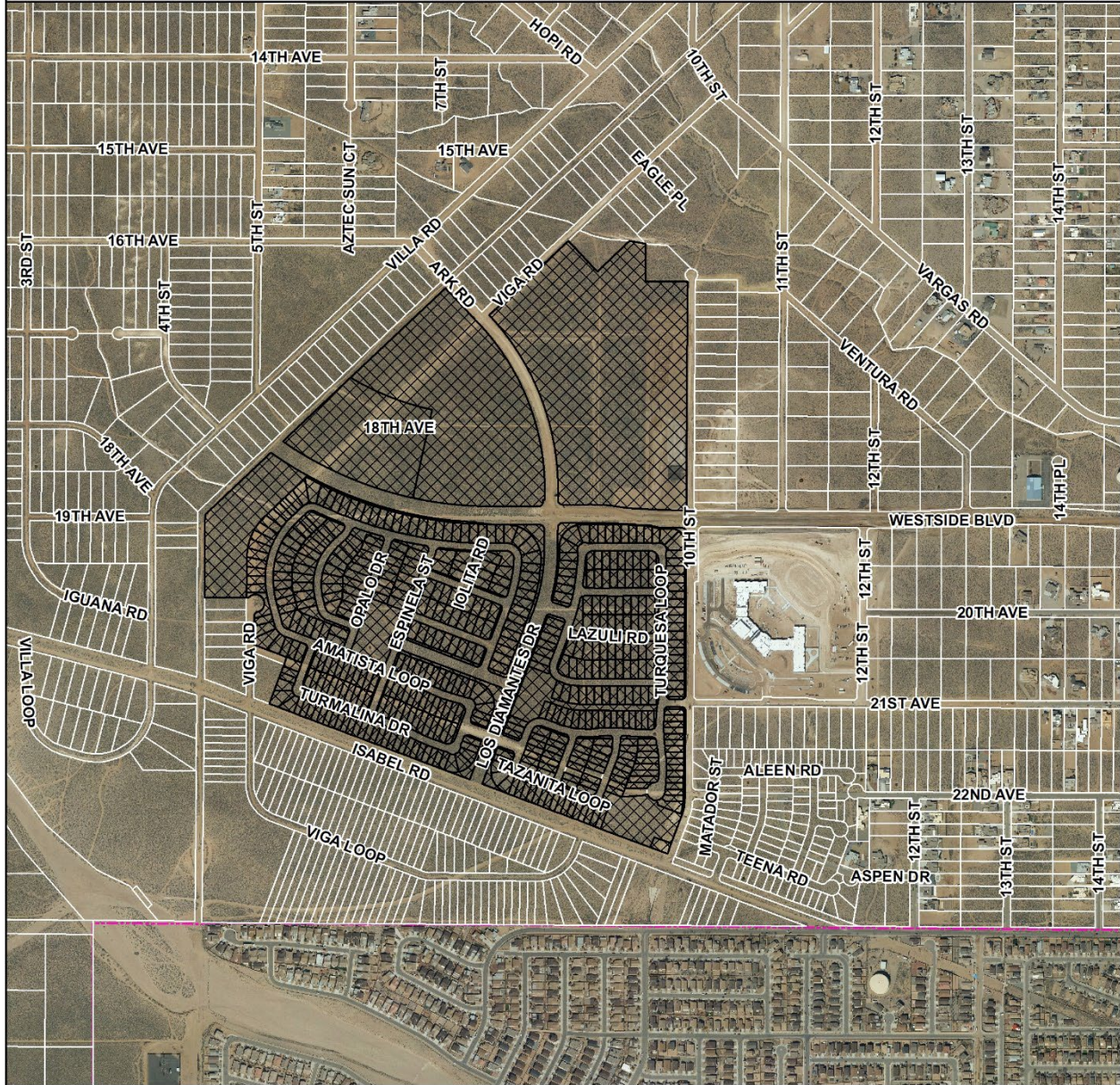
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Tim Dvorak

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

MASTER PLAN AMENDMENT LOS DIAMANTES MASTER PLAN





CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
 - (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
 - (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
 - (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (C) General requirements and design standards.
- (1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-100-00008

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan
Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

Timothy Dvorak

From: Mary Edmiston <guttersbutter@gmail.com>
Sent: Wednesday, March 13, 2024 12:14 PM
To: Timothy Dvorak
Subject: Re: Los Diamantes Master Plan Amendment

Caution! This message was sent from outside your organization.

[You don't often get email from guttersbutter@gmail.com. Learn why this is important at [Mr. Dvorak and Members of the Planning and Zoning Board,](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus-east-2.protection.sophos.com%2F%3Fd%3Daka.ms%26u%3DaHR0cHM6Ly9ha2EubXMvTGvHcm5BYm91dFNlbnRlcklkZW50aWZpY2F0aW9u%26p%3Dm%26i%3DNjNhMjNjZTRmMDNkNmMxMTVmMmNmMDdk%26t%3DZ1lyUGhOWDIDVWZ0dVNVTk12aUZBWE5TMEdOUkUxK2E4WnNpSzloUFJvdz0%3D%26h%3D43ba4435e3f5436492c1c83e3ec4836c%26s%3DAVNPUeHUT0NFTkNSWVBUSVZijJrtID4NLHFKCB-CPvtvttcyMPh7WXWrvEE0PZa7WiQ&data=05%7C02%7Ctdvorak%40rrnm.gov%7C5917e97de8644efdf4c808dc4389634d%7C85f89ab989ad408d8ea95572052f806c%7C0%7C0%7C638459504577549992%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=IhPQw018zHsKdplSU nLT5HJNuE1HIUDAXy%2BxcwW79qA%3D&reserved=0]</p></div><div data-bbox=)

My husband and I , Joseph and Mary Beth Edmiston, live at 3030 Turquesa Loop SE in the Los Diamantes Development. We do not feel that any change should be made to the original Los Diamantes Master Plan. We purchased our home with the understanding that there were specific guidelines for building additional homes in our neighborhood. We feel that allowing the change of primary construction materials to Architectural Metal and allowing welded wire mesh fencing instead of what it currently being used will cheapen the looks of the neighborhood and thus decrease our property values

Therefore we request that the Planning and Zoning Board deny the applicant's request to amend the Los Diamantes Master Plan.

Thank you for your time and attention to this matter.

Sincerely, Joe and Mary Beth Edmiston

Sent from my iPad



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**A RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN TO UPDATE
SECTION 4. DESIGN STANDARDS AND SECTION 10. IMPLEMENTATION AND
PHASING; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

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

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Los Diamantes Master Plan was originally adopted on August 12, 2015 by Resolution No. 61, Enactment No. 15-055 and was subsequently amended on August 12, 2020 by Resolution No. 73, Enactment No. 20-071, on September 22, 2022 by Resolution No. 87, Enactment No. 22-087, and on January 26, 2023 by Resolution No.126, Enactment No.23-017; and

WHEREAS: in order to update design guideline criteria in Section 4. Design Standards; and to update infrastructure improvements in Section 10. Implementation and Phasing; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Los Diamantes Master Plan at their meeting held on April 9, 2024, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 24-410-00001) to the Los Diamantes Master Plan at their meeting held April 25, 2024, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

1 **Section 1.** The Governing Body hereby approves and adopts the amendments
2 and modifications to the Los Diamantes Master Plan to update Section 4. Design
3 Standards; and Section 10. Implementation and Phasing.
4

5 **Section 2. Effective Date:**

6 This Resolution shall take effect immediately upon adoption.
7

8
9 ADOPTED THIS _____ DAY OF _____, 2024.
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13 _____
14 Gregory D. Hull, Mayor

15 ATTEST:

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17 _____
18 Rebecca A. Martinez, City Clerk
19 (SEAL)

As the Los Diamantes Master Plan has been amended recently multiple times to change the design standards, boundaries, and contents of the Master Plan, Staff has outlined these previously approved changes below in their entirety:

Master Plan Amendment (Approved August 13, 2020) (Resolution No. 73, Enact. No. 20-071):

Section 1: Introduction

- Changed ownership from AB Southwest, LLC., to reflect new ownership by Los Diamantes, LLC.
- Added “multi-family residential opportunities to support affordable housing goals and commercial services”.
- Added “To plan for a future public safety facility to serve the proposed development and surrounding area in southern Rio Rancho”.
- Changed “Unit 10 Generalized Land Use Plan” to “Unit 10 Specific Area Plan”.

Section 2: Existing Conditions

- Added “2020 Amendment: Since this Master Plan was adopted in 2015, the City of Rio Rancho adopted the Unit 10 Specific Area Plan, which addresses land use, transportation, utilities and infrastructure, and general development guidelines for the larger geographic area surrounding Los Diamantes. The Specific Area Plan has subsequently been amended and further amendments have been considered by the Rio Rancho Governing Body. Due to these changing conditions, housing market demands, and in support of the Comprehensive Plan policies of the City of Rio Rancho, this Master Plan was amended in 2020. The amendment updates the land use, zoning, and parks and recreation sections to address a revised lot layout for the R-3 Mixed Residential located south of Westside Boulevard, changes a portion of the Business Park to R-2 single-family residential, and provides for the future development of 15 acres of multi-family residential and a public safety facility within the remaining Business Park area.”

Section 3: Land Use, Zoning, and Density

- Added “multi-family residential opportunities” and “as well as a location for a public safety facility for the City of Rio Rancho.”
- Slight changes to reflect new regional pond designed to handle regional drainage detention.
- Removed “and provide an area for recreational fields.”
- Cuts proposed Business Park acreage approximately in half.
- Added language further describing reduction, stating, “In addition, up to 15 acres of the business park area is reserved for future multi-family residential development. A future zone map amendment will be required to implement the multi-family residential land use.”
- Added additional description of land use for Business Park stating, “The business park also offers an opportunity to provide for a new public safety facility for the City of Rio Rancho”.
- Removed “attached and detached” next to housing types.
- Removed “containing both detached single family houses and townhouses”.
- Edited chart for proposed lot criteria.
- R-2 Single-Family Residential acreage expanded due to reduction of Business Park area.

New description is as follows “The proposed R-2 single-family residential neighborhood follows all of the requirements of the City of Rio Rancho R-2 zoning district. This neighborhood, located north of Westside Boulevard, will provide additional single-family detached residential needed in the Rio Rancho housing market at slightly lower densities than within the R-3 area located to the south. A small park serving the residents of this neighborhood will be provided upon

development.”

- Added “Multi-Family Residential (15 acres)

New descriptions is as follows “As mentioned above, approximately 15 acres of the Business Park area is designated for potential multi-family residential development. Implementation and use of this land use will be done via a zone map amendment utilizing the R-6 zone district or other equivalent zoning designation provided by the Rio Rancho Code of Ordinances.”

- Removed “Park” from header for the Park/Pond/Open Space (8 acres) subsection.
- Changed the number of neighborhood parks from two to three.
- Changed the size of parks from “approximately 2 acres in size” to “a variety of sizes based on the neighborhood area served by each. These parks total approximately 4.5 acres”.
- In the proposed Master Plan land use map, in the far northeast corner of the Master Plan area, there is a new lot included within the boundaries. This lot is/was legally described as Unit 10, Block 18, Lot 42, and was combined by Summary Plat process (Book 28, Pages 95-98) and therefore included in the proposed Business Park area of the plan.
- In the approved Master Plan land use map, there is a triangular shaped lot, legally described as Unit 10, Block 64, Lot 15, along the boundary of the Business Park, however, the proposed Master Plan land use map shows the exclusion is now a part of the newly proposed residential subdivision north of Westside Blvd. SE. It is not included on Ordinance No. 17, Enactment No. 15-14 which zoned the Los Diamantes master planned area.
- In the approved Master Plan land use map, it shows a regional park and a pond along the western boundary of the Master Plan, however in the proposed Master Plan, this area is no longer reflecting to show a regional park and pond, and there is no key indicating what use it will serve.
- In the approved Master Plan land use map, it indicated that Viga Rd. SE will continue northward to intersect Westside Blvd. SE., however, in the proposed Master Plan land use map, Viga Rd. SE., will not continue northward to Westside Blvd. SE., and will dead end instead.

Section 4: Design Standards

- Added “or other equivalent decorative rock groundcover.”
- Added “deciduous or 8 feet minimum evergreens” to the front yard minimums, in Landscape.

Section 5: Rio Rancho Comprehensive Plan

- Removed “joint use” describing the pond.
- Removed “and recreation area”.
- Removed “provide recreational fields” and replaced with “will also reserve land in an open, natural condition”.
- Added “and multi-family”.
- Added “institutional/public safety”.
- Added “In addition, the Master Plan area allows for a new City of Rio Rancho public safety facility to be located within the proposed business park area. This public safety facility will extend the availability of public safety services and serve as a hub that covers this portion of Rio Rancho within the plan area, the larger Unit 10 area, and beyond.”

Section 6: Parks and Trails

- Removed “two” before “internal parks”.
- Removed “system” and added “and sidewalk network”.
- Removed “The trail system will be expanded next to Westside Boulevard in order to enhance and provide for multi modal transportation on this main corridor through the Los Diamantes Community”.
- Removed “a total of seven trails within the Plan area, totaling 11,000 feet”.

- Added “3,450 linear [feet] of trails within the Plan Area in addition to City standard sidewalks along all roadways throughout the development.”
- Added “and sidewalks”.
- Changed the amount of parks proposed from two to three.
- Changed the language to state that instead of each park being approximately two acres in size, the two neighborhood parks will be approximately two areas in size and are “proposed in the neighborhoods south of Westside Boulevard”.
- Added “A third smaller park is located within the proposed single-family neighborhood located north of Westside Boulevard. This park will serve the residents of this small residential subdivision.
- Removed all of subsection C., labeled “Regional Park and Pond”.

Section 7: Transportation Analysis

- Changed “Middle Rio Grande” to “Mid-Region”.
- Removed “The trail and landscape buffer will also be installed along the south side of Westside adjacent to the residential component”.

Section 8: Conceptual Drainage Plan

- Removed “multi-use” and “park”.
- Removed “as well as providing a recreational opportunity”.
- Revised section detailing information in regards to the Regional Pond.

Section 9: Conceptual Utility Plan

- Removed “Per the attached sewer model performed for this project, 3,000 feet of an existing 12” sewer line east of Unser Boulevard will need to be re-constructed. It currently lacks the necessary capacity and needs to be re-done as part of Phase 1.”

Section 10: Implementation and Phasing

- Added “except for the multi-family residential land use. A future zone map amendment will be required to implement that land use in a specific location, up to 15 acres in size, within the larger business park area of this Master Plan.”
- Changes the number of phases from four to three.
- Removed “averaging 115 dwellings per phase”.
- Added “with 224 dwellings in Phase 1, 263 dwellings in Phase 2, and 91 dwellings in Phase 3.”
- Changed the phasing of the Business Park from Phase 1 to Phase 3.
- Changed the location of the first phase from the northeast corner of the property to the southeast.
- Changed vehicular access for Phase 1 to exclude Black Arroyo Road.
- Removed “Construction of recreation improvements within the regional park will be delayed until the downstream storm drain is installed”.

Master Plan Amendment (Approved September 22, 2022) (Resolution No. 87, Enact. No. 22-087):

Section VII. Signage (A) updated in order to accommodate signage that was not then allowed under the Master Plan standards. The amendment included a conceptual diagram of the new signage with measurements and updated text describing the larger sign. The revised signage consists of a 170 square foot freestanding monument sign (6' in height, 28' 4" long), accompanied by an ornamental tower. The ornamental tower measures 15' in height and approximately 8.06' in width. The total square footage of the ornamental tower comes to 121

square feet. The entire square footage for both the proposed monument sign and ornamental tower totals approximately 291 square feet. The freestanding monument sign and ornamental tower are proposed to be located on the southwest corner of the intersection on Tract 1-A-1 of the Los Diamantes Subdivision.

The text revision to VII. Signage (A) is as follows. Edited or added text is underlined: "Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings. No part of the monument sign shall exceed 180 square feet in area and 8 feet in height above grade. The ornamental tower shall be considered an architectural detail, and shall not be included as part of the sign for measurement purposes."

Master Plan Amendment (Approved January 26, 2023) (Resolution No. 126, Enact. No. 23-017):

The western boundary of the Master Plan was expanded to the public right-of-way separating Viga Road and Villa Road between Ark Road and Westside Boulevard. (pg. 3 of Master Plan)"

Under Section 2. *Amendments*, Unit 10, Block 62, Lots 16-33, which are located north of Viga Road SE between Ark Road and the Westside Boulevard right-of-way, were added to the Master Plan area. (pg. 4 of Master Plan)"

A concurrent Zone Map Amendment was approved under Resolution No. 126, Enactment No. 23-017 on January 26, 2023 by the Governing Body, as outlined below:

R-1: Single-Family Residential (Unit 10, Block 62, Lots 16-26) and R-2: Single-Family Residential (Los Diamantes, Tract 3 & Unit 10, Block 64, Lot 15) to R-3: Mixed Residential District. These properties consist of approximately 23.93 acres.

For the 10 remaining acres of Los Diamantes, Tract 3 (approx. 6.5 acres) and Unit 10, Block 62, Lots 27-33 (approx. 3.5 acres) from R-1: Single-Family Residential and R-2: Single-Family Residential to R-6: Multi-Family District. The total acreage of all properties is approximately 34.2 acres.

The Unit 10 Specific Area Plan was additionally amended by the Governing Body on January 26, 2023 to reflect the approved Zone Map Amendment changes within the Los Diamantes Master Plan as outlined above, via Resolution No. 125, Enactment No. 23-016.

Under Section 3. Land Use, Zoning, and Density, the option of up to 15 acres within the Business Park area of the Master Plan has been completely removed. (pg. 5 of Master Plan). The section of R-2: Single-Family Residential zoning has been completely removed (pg. 6 of Master Plan). R-6: Multi-Family Residential has been updated as follows; edited or added text is underlined:

"The proposed R-6 multi-family residential neighborhood follows all the requirements of the City of Rio Rancho R-6 zoning district. The neighborhood will be located west of Los Diamantes Drive, and will feature densities of approximately 25 dwelling units per acre. When this land use is implemented, the Unit 10 buffer overlay district regulations established in Ordinance No. 20, Enactment 18-24 shall be considered and implemented. Further details regarding implementation of this land use may be defined in a separate development agreement."

CIRCULATION: Along with the proposed addition of 18 lots on Viga Rd SE (U10, Blk 62, Lots 16-33) to the master plan boundary, the proposal included right-of-way on Viga Rd SE and 18th Ave SE, which will be vacated with subsequent platting.

In Section 7. Transportation Analysis, the text update is as follows; edited or added text is underlined:

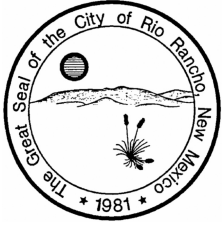
"It may be necessary for antiquated rights-of-way within the master plan area to be vacated through a vacation plat, which must be approved by the Planning and Zoning Board. (pg. 36 of Master Plan)"

PHASING AND FINANCING: Phase III became the business park section of the master plan: LD, Tract 2. Phase IIIa comprises the approximately 23.93 acres of LD, Tract 3, Unit 10, Block 64, Lot 15, and Unit 10, Block 62, Lots 16-33, rezoned as R-3: Mixed Residential District. Phase IIIb comprises the remaining approximate 10 acres of LD, Tract 3 which was rezoned as R-6: Multi-Family Residential District. This updated phasing is reflected on the updated figure on page 56 of the Los Diamantes Master Plan.

In Section 10. Implementation and Phasing, the text update is as follows; edited or added text is underlined:

"Due to its relatively large size, Los Diamantes will be divided into three (3) phases, with 224 dwellings in Phase 1 and 263 dwellings in Phase 3. Phase 3a will consist of approximately 150 dwelling units, while 3b will consist of approximately 210 dwelling units. (pg. 54 of Master Plan)"

An updated phasing map incorporating Phases 3a and 3b is provided on page 56 of the Master Plan.



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-410-
00006**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Specific Area Plan Amendment. The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future Land Use Table. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future Land Use Table. A proposed Zone Map Amendment to change the zoning of U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45, is being heard concurrently under case #23-100-00008. The High Range 6 Master Plan, case #23-400-00003, is also being heard concurrently.

This proposed Specific Area Plan Amendment is to update the Land Use Map (Exhibit 13) and Exhibit 12: Future Land Use Table, in the Lomas Negras Specific Area Plan (LNSAP); to allow for compliance with the proposed Zone Map Amendment. The amendment requests the proposed Land Use be amended from "Office Corridor" to "Medium Density Residential" for the existing 12 acre portion of "Office Corridor" land use.

The concurrent Zone Map Amendment application request is for R-5: Single-Family Residential and the applicant's conceptual lot layout under the High Range 6 Master Plan proposes 463 dwelling units, for a density of approximately 4.5 dwelling units per acre on (4.5 DU/Acre). In the requested amendment to "Medium Density Residential" land use, R-5 is a permissive zoning designation with a density of up to 17.4 DU/Acre. The proposed density is in conformance with the LNSAP as a result.

This area is bounded by Montezuma Blvd NE to the north, Inca Rd NE to the south, Excalibur St NE to the east, and Bedivere St NE to the west. The Lomas Negras Specific Area Plan was adopted June 25, 2008 under Resolution No. 56, Enactment No. 08-51; amended on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; and again on February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17. Updates to the Land Use Map were made under Resolution No. 54, Enactment No. 21-53, Resolution No. 69, Enactment No. 21-068, and Resolution No. 123, Enactment No. 23-124.

The updated Land Use Map for the Lomas Negras Specific Area Plan is attached, as well as the updated Land Use Table.

REVIEW CRITERIA:

The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general.

The applicant states: "High Range 6 is intended to provide an affordable housing option for current and future Rio Rancho residents. It is designed to complement the single-family development to the east and surrounding area and remains consistent with the primary land use identified on the property by the Lomas Negras Specific Area Plan." The applicant goes on to state that, "the project supports the city's goals, objectives, and vision by providing a land use that is compatible with the Lomas Negras Specific Area Plan designation of Medium Density Residential (MDR). The requested amendment will remove the split land use designation and allow for a cohesive plan that will contain residential densities which complement the existing and proposed development in the surrounding area." Specifically, the applicant states that the request further the Lomas Negras SAP land use goal of promoting a variety of housing choices, "[by] increasing the availability of affordable housing opportunities and bring[ing] a diversity of housing types to the city."

Staff recommends the Planning and Zoning Board find that the proposed amendment to the Land Use Map in the LNSAP meets the intent, Goals and Objectives of the Specific Area Plan by enabling a variety of housing. The proposed Land Use accomplishes the Land Use goal of the LNSAP: "Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards." The request allows for a diversity of housing with the introduction of R-5 zoning, in an area that is otherwise dominated by R-1 and R-4 zoning. The R-5 zoning also serves as a more compatible zoning/use for the primarily residential area, than the existing O-1: Office zoning designation.

Staff recommends that the Planning and Zoning Board find that the proposed amendment also accomplishes Goal PH-3 of the Comprehensive Plan: "Promote a variety of housing types to meet the needs of all members of the community." Staff recommends the Planning and Zoning Board recommend approval of the request to amend the Land Use Map and Future Land Use Table of the Lomas Negras Specific Area Plan, as the request conforms with and furthers the goals, policies, and objectives of the Lomas Negras Specific Area Plan and City Comprehensive Plan. Furthermore, the proposed density of 4.5 DU/acre coincides with the 16 DU/acre maximum density stipulated in the Medium Density Residential land use category described in the Comprehensive Plan.

Staff recommends the Planning and Zoning Board recommend approval of the request to amend the Land Use Map and Future Land Use Table of the Lomas Negras Specific Area Plan, as the request conforms with and furthers the goals, policies, and objectives of the Lomas Negras Specific Area Plan and City Comprehensive Plan.

SITE ANALYSIS: The Lomas Negras Specific Area Plan was adopted June 25, 2008 under Resolution No. 56, Enactment No. 08-51; amended on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17, May 27, 2021 pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021 pursuant to Resolution No. 69, Enactment No. 21-068; and on October 12, 2023 pursuant to Resolution No. 123, Enactment No. 23-124.

The plan encompasses an area of 981 acres located in Unit 13, containing the Mirador del Sol,

High Range 1-5, Tierra del Oro, Tierra del Norte, Solcito, Melon Ridge, Stonegate, and Scottish Isle Master Plan areas. It is bounded by Montezuma Blvd NE on the north, Loma Colorado Blvd NE on the east, Montoyas Arroyo on the west, and Idalia Rd NE on the south. Overlap occurs in Blocks 68 and 77 with the Del Norte Specific Area Plan. The overlay zone for that plan applies in these locations. The subject property is bounded by Montezuma Blvd NE to the north, Inca Rd NE to the south, Excalibur St NE to the east, and Bedivere St NE to the west.

LAND USE: The subject property being amended in the Specific Area Plan currently has a "Office Corridor" land use in the Lomas Negras Specific Area Plan (Exhibit 13), and a "Commercial (Neighborhood, Community), Mixed-Use, Office" Land Use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The proposed amendment would update the Specific Area Plan to reflect a "Medium Density Residential" land use and the GLUM, Map L-2, to a "Low/Medium Density Residential" land use.

GRADING AND DRAINAGE: No proposed changes.

CIRCULATION: No proposed changes.

PHASING AND FINANCING: No proposed changes.

DESIGN STANDARDS: No proposed changes.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan requests. A legal advertisement was placed in the March 25, 2024 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments listed for Zone Map Amendment case #23-100-00008.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the request for an amendment to the Lomas Negras Specific Area Plan subject to the findings and conditions below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Lomas Negras Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Lomas Negras Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITONS FOR APPROVAL:

1. The change of Land Use from Office Corridor to Medium Density Residential does not adversely affect the goals and objectives of the Lomas Negras Specific Area Plan.
2. The change of Land Use to Medium Density Residential will be consistent with the goals and policies from the Land Use Element of the Comprehensive Plan.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;

4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: [Land Use Application.pdf](#)

ATTACHMENT: [High Range 6 - ALTA Survey.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)

ATTACHMENT: [Location_Zoning Map.pdf](#)

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

ATTACHMENT: [High Range 6 - Master Plan_updated.pdf](#)

ATTACHMENT: [Draft_Resolution_BMB.docx](#)

ATTACHMENT: [Exhibit.pdf](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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


New Master Plan, Specific Area Plan Amendment and Zone Map Amendment to pursue a single family residential community known as High Range 6.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature: 		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 1 and 2, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Zomax, LLC, a New Mexico limited liability company, as to an undivided 75% interest, as to Lot 3, Block 70; Nucito IRA LLC, as to Lot 4, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Yohanse Manzanarez and Kimberly Kathleen Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 5, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Alfredo Eric Manzanarez and Jocelyn Ann Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 6, Block 70; Dawn View, LLC, a New Mexico limited liability company, as to Lots 7, 8, 16, 17, 18, 19, 78, 84 and 85, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 9 and 10, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 12 and 13, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 14 and 15, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 20, 21, 22 and 23, Block 70; Terry Lopez, a single man, as to Lots 24 and 25, Block 70; Jeffrey James and Michelle James, as to Lot 26, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 27, 28, 29, 70 and 71, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 30, 31, 32, 67, 68 and 69, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 33, 34, 35, 36, 63, 64, 65 and 66, Block 70; Jason Marton and Katherine Marton, husband and wife, as joint tenants, as to Lots 37, 38, 61 and 62, Block 70; Little IRA LLC, a New Mexico limited liability company, as to Lots 39 and 40, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to an undivided 1/2 interest and Danny Bean and Monica Bean, husband and wife, as joint tenants, as to an undivided 1/2 interest, as tenants in common, as to Lots 41, 42 and 55, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to Lots 43 and 44, Block 70; Andrew R. Hadcock and January V. Hadcock, Co-Trustees of the Andrew and January Hadcock Revocable Trust under Trust Agreement dated March 11, 2010, as to Lot 45, Block 70; Silke S. Raymond, a married woman as her sole and separate property, as to Lot 46, Block 70; Nucito IRA LLC, a New Mexico limited liability company, as to Lot 47, Block 70; Levi Heath and Judy Heath, husband and wife, as joint tenants, as to Lots 48 and 49, Block 70; Ruben S. Marquez, Ofelia B. Marquez, Leticia Rutledge, Raul Marquez and Lisa Marquez, as joint tenants, as to Lots 50 and 51, Block 70; Little IRA LLC, as to Lot 52, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as to an undivided 75% interest and Gabriel Vargas and Juliana Vargas, husband and wife as to an undivided 25% interest, as to Lot 53, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife and Gabriel Vargas and Juliana Vargas, husband and wife, as to Lot 54, Block 70; Danny Bean, Jr. and Monica Y. Bean, husband and wife, as joint tenants, as to Lots 56 and 57, Block 70; Scott B. Clark, and Pamela M. Clark, husband and wife, as joint tenants, as to an undivided

50% interest and Brandon L. Mason, a single man, as to an undivided 50% interest, as to Lot 58, Block 70; Tierra Mesilla LLC, a New Mexico Limited Liability Company, as to Lot 59, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 60, Block 70; Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 72, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 74, Block 70; Michael J. Markowitz and David Markowitz, tenants in common, as to Lot 75, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 76, Block 70; Tierra Mesilla, L.L.C., a New Mexico limited liability company, as to Lot 77, Block 70; Rose Vogt, as Lots 79 and 80, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 81, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 82 and 83, Block 70; Mason Edward Pierce, an unmarried man, as to an undivided 50% interest, and Jennifer Jean Pierce, an unmarried woman, as to an undivided 50% interest, as tenants in common, as to Lot 86, Block 70; Nucito IRA LLC, a New Mexico limited liability company, as to Lot 87, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to Lot 88, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lots 89, 90, 93 and 94, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as to Lot 91, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lot 92, Block 70; Joyce Haden, a married woman dealing with her sole and separate property, as to Lot 95, Block 70 and Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 96, Block 70; Little IRA, LLC, a New Mexico limited liability company, as to Lot 3, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 4, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 5, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 6, Block 71; 625 Property LLC, a New Mexico limited liability company, as to Lot 7, Block 71; Excalibur Holdings, LLC, a New Mexico limited liability company, as to an undivided 49.99% interest; Chester French Stewart and Successors as Trustee of the Chester French Stewart and Diana K. Stewart Revocable Trust UTA dated September 17, 1996, as to an undivided 25.005% interest; and David S. J. Anderson and Maureen C. Anderson Trustees of the David S. J. Anderson and Maureen C. Anderson Revocable Trust under that certain Trust Agreement dated November 13, 1992, as to an undivided 25.005% interest, as to Lots 8, 9, 11, 14 & 15, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 10, Block 71; Roslyn R. Zimmerman Living Trust dated April 28, 1993, as to Lot 12, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 13, Block 71; Leroy A. Ryckman, Jr., as to Lot 16, Block 71; Gregory R. Stelmak, a single person, as to Lot 17,

Block 71; Kwang Shin and Ok Shin, husband and wife, as to Lots 18 and 19, Block 71; Dawn View, LLC, a New Mexico Limited Liability Company, as to Lots 20 and 21, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 22, Block 71; Alfredo L. Cota, as to Lot 23, Block 71; Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTH IRA, as to an undivided 80% interest and Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 20% interest, as to Lots 24 and 25, Block 71; Loretta Vasquez, an unmarried woman, as to Lot 26, Block 71; Richard L. Tiedman and Cynthia R. Vigil, husband and wife, as to Lot 27, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 12.5 % interest, Jeffrey C. McCullough and Debbie L. McCullough, Trustees or their Successors in Trust, under the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 12.5% interest, Anthony E. King, a single man, as to an undivided 25% interest, Millennium Trust Company, LLC, Custodian FBO Bruce Maxey ROTH IRA, as to an undivided 25% interest and Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTH IRA, as to an undivided 25% interest, as to Lots 28 and 29, Block 71; J2C LLC, a New Mexico limited liability company, as to Lot 30, Block 71; Richard Shube, a single man, as to Lot 31, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Carlton P. Davenport and Nancy Whiteman-Davenport, husband and wife, as to an undivided 25% interest, and Jeffrey C. McCullough and Debbie L. McCullough, Trustees of the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 50% interest, as to Lot 32, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 33, Block 71; Little IRA, LLC, , a New Mexico limited liability company, as to Lot 34, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lot 35, Block 71; Mark Parra and Susan T Parra, as joint tenants, as to Lot 37, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 38, 39, 41, 42, 43, 44 and 45, Block 71, and SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 40, Block 71

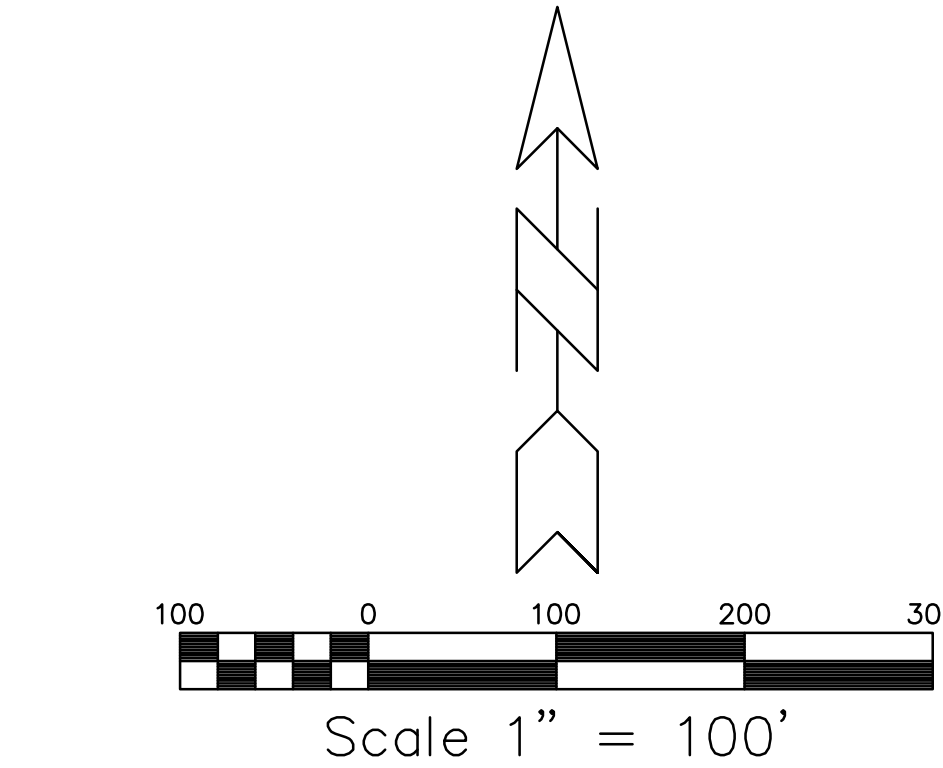
DESCRIPTION
 A tract of land situate within the Town of Alameda Grant, projected Section 12, Township 12 North, Range 2 East and projected Section 7, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 1 thru 10, 12 thru 72 and 74 thru 96, Block 70 & Lots 3 thru 35 and 37 thru 45, Block 71, Rio Rancho Estates, Unit 13, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 9, 1967, in Rio Rancho Estates Plat Book No. 1, Page 51A, and containing 88.9982 acres more or less.

- LEGEND**
- CURB AND GUTTER
 - - - EDGE OF ASPHALT
 - ▭ CONCRETE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ STORM DRAIN MANHOLE
 - ⊖ DROP INLET
 - ⊕ STANDPIPE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ COMBINATION AIR RELEASE/VACUUM VALVE
 - ▭ GRAVEL ROAD
 - ▭ RIP-RAP
 - ⊕ LIGHT POLE

NOTE:
 There is an existing 5' PUE (02-09-1967, RRE 1, PAGE 51A) around all sides of all lots.

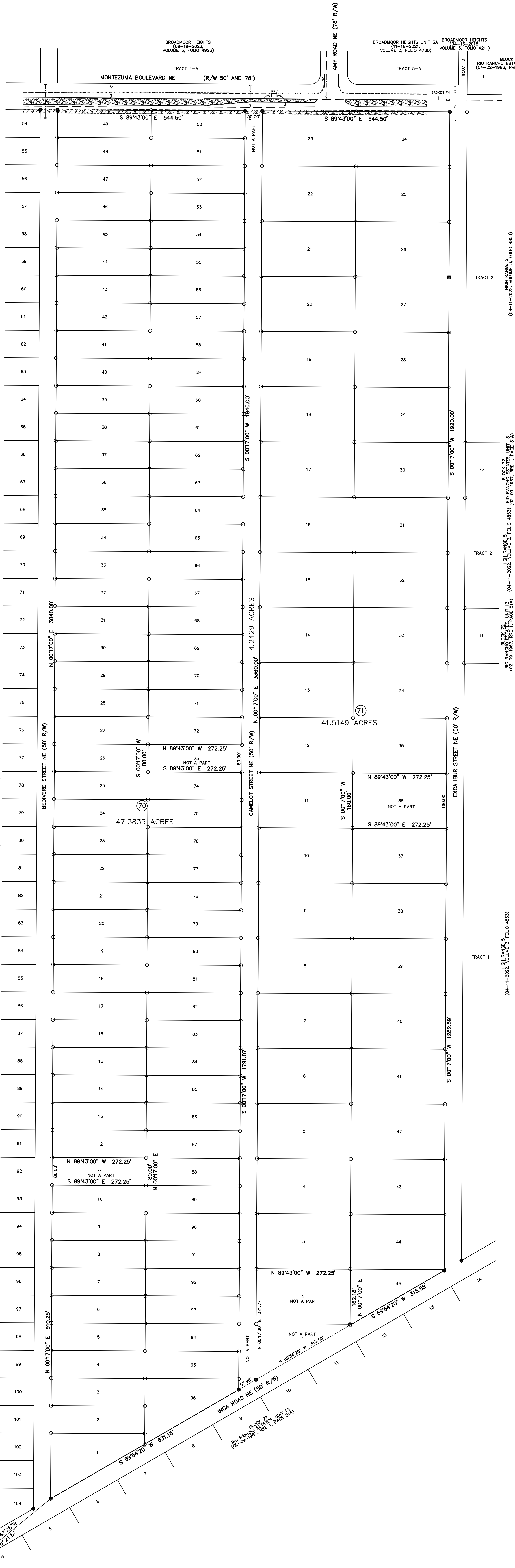
- NOTES**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Bearings and distances in parenthesis are record.
 - Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "BROADMOOR HEIGHTS", (08-19-2022, VOL. 3, FOL. 4923)
 PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5", (04-11-2022, VOL. 3, FOL. 4853, RRE BK. 29, PG. 23-25)
 PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOL. 3, FOL. 4458, RRE BK. 29, PG. 52-53)
 PLAT OF "HIGH RANGE UNIT 4, PHASE A", (01-30-2019, VOL. 3, FOL. 4346, RRE BK. 28, PG. 55-56)
 PLAT OF "BROADMOOR HEIGHTS", (04-13-2018, VOL. 3, FOL. 4211; RRE BK. 27, PG. 64-69)
 PLAT OF "RIO RANCHO ESTATES, UNIT 13", (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
 PLAT OF "RIO RANCHO ESTATES, UNIT 13", (06-05-1968, RRE BK. 1, PG. 77)
 PLAT OF "RIO RANCHO ESTATES, UNIT 13", (02-09-1967, RRE BK. 1, PG. 51A)
 all being records of Sandoval County, New Mexico.
 - Field Survey completed April 12, 2023.
 - Title Commitment:
 Title Company: Old Republic National Title Insurance Company
 Underwriter: Old Republic National Title Insurance Company
 Commitment No.: 2207508 (Commitment Date: March 6, 2023)
 - Address of Property: Rio Rancho, NM 87144
 - City of Rio Rancho, New Mexico Zone:
 Lots 1 thru 10, 12 thru 23, 36 thru 63 and 76 thru 96 Block 70 = R-1
 Lots 24 thru 35, 64 thru 72 and 74 thru 75 Block 70 = O-1
 Lots 3 thru 35 and 37 thru 45, Block 71 = R-1
 - 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1893 and 1900 of 2225 Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2005.
 - Encroachments: Gravel, Rip-Rap and grading along the north lines of Blocks 70 and 71 as shown hereon. Maximum encroachment 10 feet.
 - Rotate bearings 0017'00" counter-clockwise for record bearings.

EXISTING EASEMENTS
 ⊕ EXISTING 5' PUE (02-09-1967, RRE BOOK NO. 1, PAGE 51A) AROUND ALL SIDES OF ALL LOTS IN BLOCK 70 AND 71



- PROPERTY CORNERS**
- FOUND 1/2" REBAR
 - FOUND 3/4" OR 1" PIPE
 - ⊖ FOUND BATTERY MARKER WITH CAP "LS 14271"
 - ⊖ FOUND 1/2" REBAR WITH CAP "LS 8686"

SCCS MONUMENT AND BENCHMARK "SAGE"
 N=1545611.580
 E=149264.765
 G=20.059565468
 Δz=-00'16"22.2"
 CENTRAL ZONE
 ELEVATION=5676.181 (NAD83/NAVDS8)



"ALTA/NSPS LAND TITLE SURVEY FOR"
 LOTS 1 THRU 10, 12 THRU 72 & 74 THRU 96, BLOCK 70,
 LOTS 3 THRU 35 & 37 THRU 45, BLOCK 71,
 RIO RANCHO ESTATES, UNIT 13

TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 12
 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
 AND
 PROJECTED SECTION 7
 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 MAY, 2023

CLIENT:
 LSI Homes-New Mexico, LLC, a New Mexico limited liability company;
 Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 9 and 70, Block 70;
 Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 1 and 2, Block 70;
 Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Zonas, LLC, a New Mexico limited liability company, as to an undivided 75% interest, and Zonas, LLC, a New Mexico limited liability company, as to an undivided 50% interest, and Pamela Clark, husband and wife, as joint tenants, as to an undivided 50% interest, and Yohanne-Manzanarez and Kimberly Kathleen Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 5, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants, as to an undivided 50% interest, and Alfredo Eric Manzanarez and Jocelyn Ann Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 6, Block 70;
 Dawn View, LLC, a New Mexico limited liability company, as to Lots 7, 8, 16, 17, 18, 19, 78, 84 and 85, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 9 and 10, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 12 and 13, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 14 and 15, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 20, 21, 22 and 23, Block 70; Terry Lopez, a single man, as to Lot 24 and 25, Block 70; Jeffrey James and Michelle James, as to Lot 26, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 27, 28, 29, 70 and 71, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 33, 34, 35, 36, 63, 64, 65 and 66, Block 70; Jason Marton and Katherine Marton, husband and wife, as joint tenants, as to Lots 37, 38, 61 and 62, Block 70; Little IRA LLC, a New Mexico limited liability company, as to Lots 39 and 40, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to Lot 43 and 44, Block 70; Andrew R. Hatteck and January V. Hatteck, Co-Trustees of the Andrew and January Hatteck Revocable Trust under Trust Agreement dated March 11, 2010, as to Lot 45, Block 70; Silke S. Raymond, a married woman as her sole and separate property, as to Lot 46, Block 70; Nucleo IRA, LLC, a New Mexico limited liability company, as to Lot 47, Block 70; Leif Heath and Judy Heath, husband and wife, as joint tenants, as to Lots 48 and 49, Block 70; Ruben S. Marquez, Ofelia B. Marquez, Leticia Rutledge, Raul Marquez and Lisa Marquez, as joint tenants, as to Lots 50 and 51, Block 70; Little IRA, LLC, as to Lot 52, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, as to an undivided 75% interest, and Gabriel Vargas and Juliana Vargas, husband and wife, as to an undivided 25% interest, as to Lot 53, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, and Gabriel Vargas and Juliana Vargas, husband and wife, as to Lot 54, Block 70; Danny Bean, Jr. and Monica V. Bean, husband and wife, as joint tenants, as to Lot 56 and 57, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, as joint tenants, as to an undivided 50% interest and Brandon J. Mason, a single man, as to an undivided 50% interest, as to Lot 58, Block 70; Tierra Mesilla LLC, a New Mexico limited liability company, as to Lot 59, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 60, Block 70; Excelsior Holdings, LLC, a New Mexico limited liability company, as to Lot 72, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 74, Block 70; Michael J. Markowitz and David Markowitz, tenants in common, as to Lot 75, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 76, Block 70; Tierra Mesilla, L.L.C., a New Mexico limited liability company, as to Lot 77, Block 70; Rose Vogt, as to Lot 79 and 80, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 81, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 82 and 83, Block 70; Mason Edward Pierce, an unmarried man, as to an undivided 50% interest, and Jennifer Jean Pierce, an unmarried woman, as to an undivided 50% interest, as tenants in common, as to Lot 86, Block 70; Nucleo IRA, LLC, a New Mexico limited liability company, as to Lot 87, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to Lot 88, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lots 89, 90, 93 and 94, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, and Shirley M. Clark, Trustee of The Clark Family Trust, dated December 4, 1991, as amended and restated as to Lot 92, Block 70; Joyce Hadan, a married woman dealing with her sole and separate property, as to Lot 95, Block 70 and Excelsior Holdings, LLC, a New Mexico limited liability company, as to Lot 96, Block 70; Little IRA, LLC, a New Mexico limited liability company, as to Lot 3, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 5, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 6, Block 71; 625 Property LLC, a New Mexico limited liability company, as to Lot 7, Block 71; Excelsior Holdings, LLC, a New Mexico limited liability company, as to an undivided 49.99% interest, Chester French Stewart and Successors as Trustee of the Chester French Stewart and Diana C. Stewart Revocable Trust UTA dated September 17, 1996, as to an undivided 25.00% interest, and David S. J. Anderson and Maureen C. Anderson Trustees of the David S. J. Anderson and Maureen C. Anderson Revocable Trust under certain Trust Agreement dated November 13, 1992, as to an undivided 25.00% interest, as to Lots 8, 9, 11, 14 & 15, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 10, Block 71; Rodney R. Zimmerman Living Trust dated April 28, 1993, as to Lot 12, Block 71; Little IRA, LLC, a New Mexico limited liability company, as to Lot 13, Block 71; Leroy A. Beckman, Jr., as to Lot 16, Block 71; Gregory S. Seidman, a single person, as to Lot 17, Block 71; Kwang Shin and Ok Shin, husband and wife, as to Lots 18 and 19, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lots 20 and 21, Block 71; Little IRA, LLC, a New Mexico limited liability company, as to Lot 22, Block 71; Alfredo L. Cota, as to Lot 23, Block 71; Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTII IRA, as to an undivided 80% interest and Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 20% interest, as to Lots 24 and 25, Block 71; Loretta Yousef, an unmarried woman, as to Lot 26, Block 71; Richard L. Tideman and Cynthia R. Vigil, husband and wife, as to Lot 27, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 12.5% interest, Jeffrey C. McCullough and Debbie L. McCullough, Trustees or their successors in Trust, under the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 12.5% interest, Anthony E. King, a single man, as to an undivided 25% interest, Millennium Trust Company, LLC, Custodian FBO Bruce Stevey ROTII IRA, as to an undivided 25% interest and Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTII IRA, as to an undivided 25% interest, as to Lots 28 and 29, Block 71; J2C, LLC, a New Mexico limited liability company, as to Lot 30, Block 71; Richard Shube, a single man, as to Lot 31, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Carolyn P. Davengourt and Nancy Whitman Davengourt, husband and wife, as to an undivided 25% interest, and Jeffrey C. McCullough and Debbie L. McCullough, Trustees of the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 50% interest, as to Lot 32, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 33, Block 71; Little IRA, LLC, a New Mexico limited liability company, as to Lot 34, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lot 35, Block 71; Mark Parra and Susan I. Parra, as joint tenants, as to Lot 37, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 38, 39, 41, 42, 43, 44 and 45, Block 71, and SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 40, Block 71

TITLE CO.: Old Republic National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(c), 8, 9 and 11 of Table A thereof. The field work was completed on November 8, 2020.

Timothy Aldrich, NMPLS NO. 7719

05-14-2023

Drawn By: TA Date: 05-14-2023
 Checked By: TA Drawing Name: 22170ALT.DWG
 Job No.: 22-170 Sheet: 1 of 1

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



July 14, 2023

City of Rio Rancho
Development Services
3200 Civic Center Circle NE,
Rio Rancho, New Mexico 87144

Re: High Range 6 – Letter of Authorization

This letter is to inform you that Coe & Van Loo Consultants Inc. (CVL) is authorized by the undersigned developer to pursue the applications required to amend the land use, zoning and subdivision of the High Range 6 property generally located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico. We appreciate staffs efforts in reviewing the project and all input provided.

Respectfully,

COE & VAN LOO
Consultants, Inc.

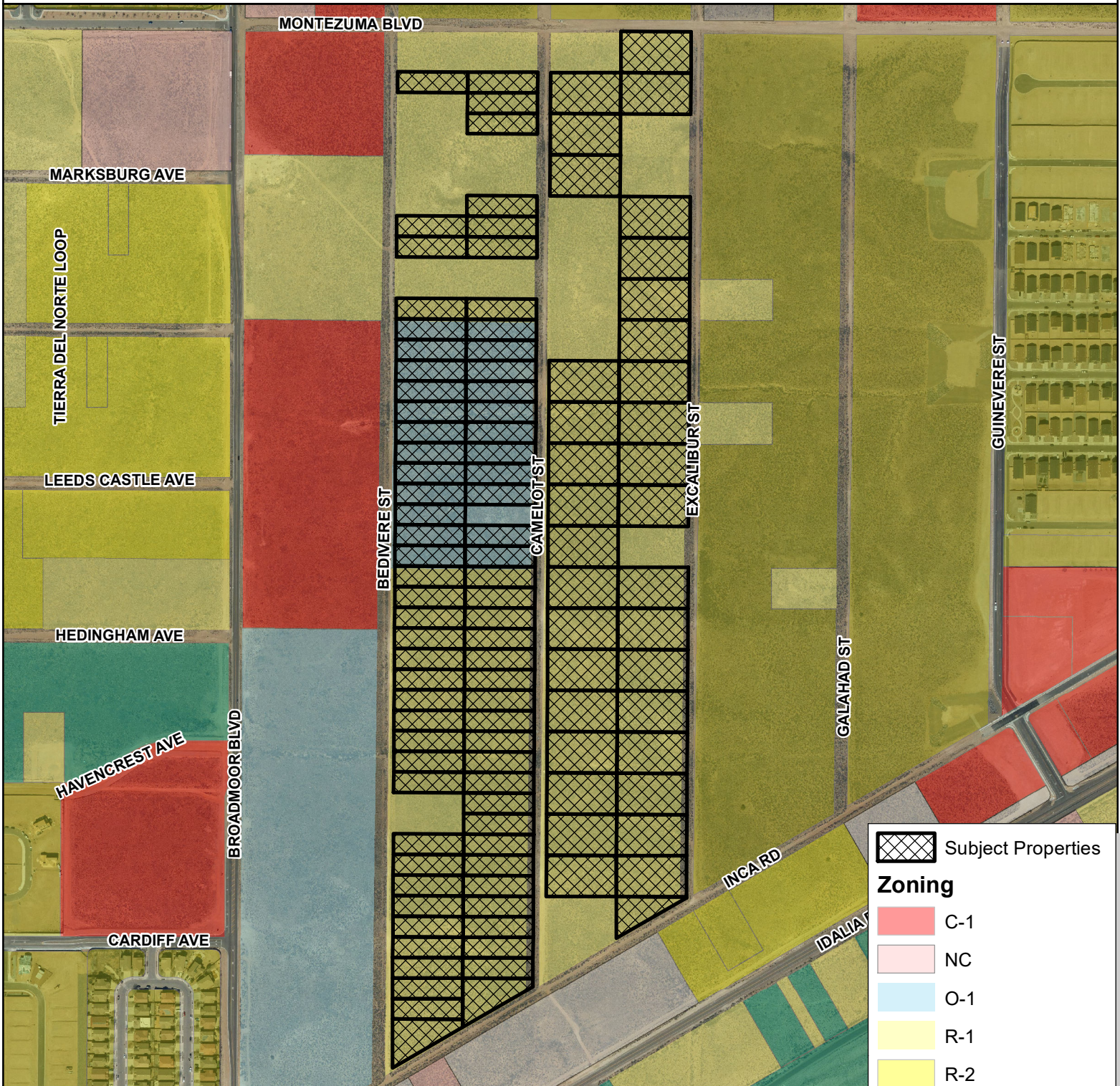
Julie Vermillion
Project Manager

Authorization

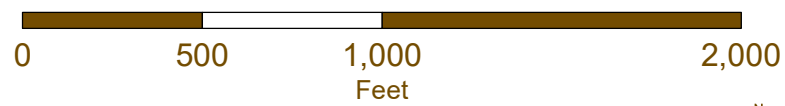
By: Rick Taysien
Print Name: Rick Taysien
Title: Officer
Date: 7-14-2023

LOCATION/ZONE MAP

HIGH RANGE 6 - ZONE MAP AMENDMENT



	Subject Properties
Zoning	
	C-1
	NC
	O-1
	R-1
	R-2
	R-3
	R-4
	SU
	TZ
	Unzoned



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

Map Created by Liz Ruiz Carlos on 04/02/2024



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

March 21, 2024

RE: Zone Map Amendment, Master Plan, and Specific Area Plan Amendment
Case No. 23-100-00008, 23-400-00003, and 23-410-00006
U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45

Dear Property Owner:

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

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The applicant is concurrently requesting approval of a Master Plan for the development, to be known as High Range 6; as well as an amendment to the Lomas Negras Specific Area Plan. The properties total 102 acres and are located on the north side of Inca Rd, bordered by Bedivere St to the west, Montezuma Blvd to the north, and Excalibur Blvd to the east.

The **Planning and Zoning Board** will consider the request on **Tuesday, April 9, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

***NOTE: THESE ITEMS WERE RESCHEDULED FROM THE **March 26, 2024** MEETING DATE.

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.rnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

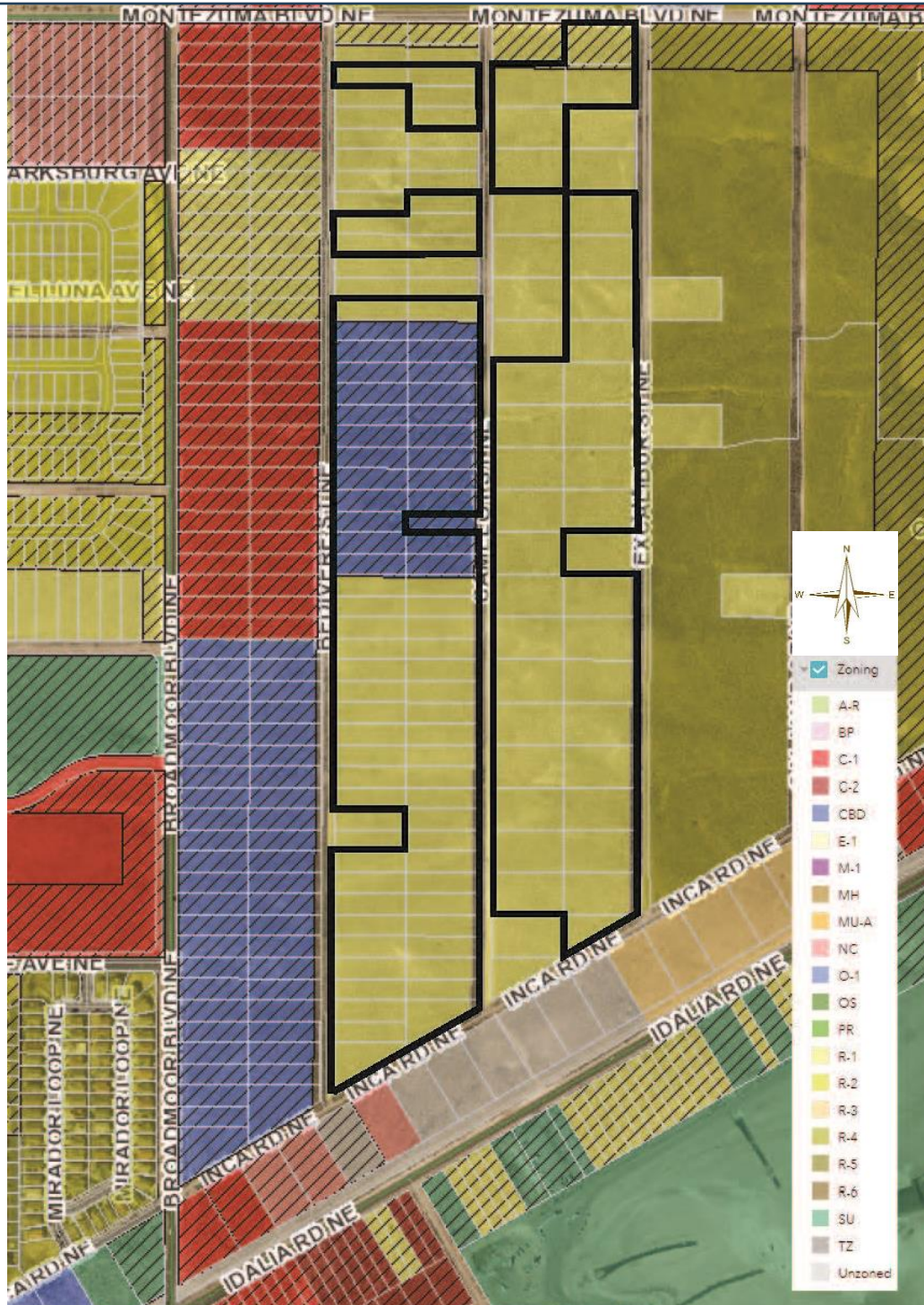
Please do not hesitate to contact me via e-mail me at lruizcarlos@rnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday before the hearing.

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

Respectfully,

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

**UNIT 13, BLOCK 70, LOTS 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96;
BLOCK 71, LOTS 3-15, 20-22, 24-25, 28-35, 37-45
ZONE MAP AMENDMENT, MASTER PLAN, AND SPECIFIC AREA PLAN
AMENDMENT**



 Subject Parcels



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
 - (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
 - (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-100-00008

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan
Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

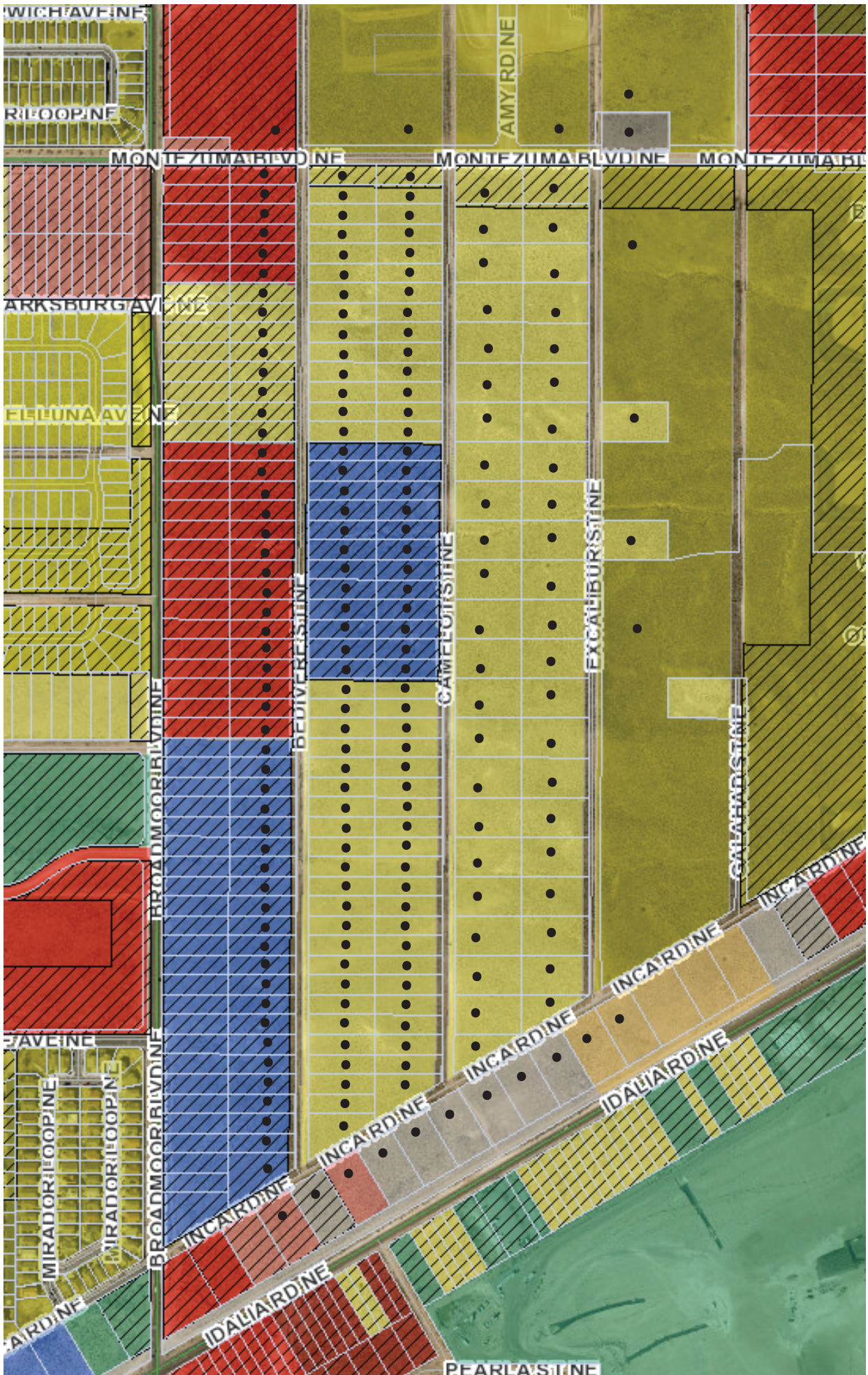
The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

gally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

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.rnm.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@rnm.gov. Written comments will be inserted into the public record.

Journal: March 25, 2024



NOTICE MAP:

- - FIRST CLASS MAIL TO AFFECTED PROPERTIES & PROPERTIES WITHIN 100FT

November 27, 2023
Revised: February 16, 2024
March 27, 2024

High Range 6

City of Rio Rancho, New Mexico

MASTER PLAN



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-04022-01

Master Plan

for

High Range 6

City of Rio Rancho, New Mexico

Developer

LGI Homes

9105 East Del Camino Drive, Suite 118
Scottsdale, AZ 85258
Attn: Rick Tayrien

**Planning/Civil Engineering
Consultant**

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
Phone: (602) 264-6831
Email: jvermillion@cvlci.com

Contents

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Corridor Overlay Zone	8
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6. Conceptual Drainage Plan	15
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9. Implementation	24
10. Conclusion	25

Exhibits

Site Vicinity Map	Exhibit A
Nearby Ongoing Subdivisions	Exhibit B
Phasing Plan	Exhibit C
Existing Zoning	Exhibit D
Proposed Zoning	Exhibit E
Existing Specific Area Plan	Exhibit F
Proposed Specific Area Plan	Exhibit G
Conceptual Site Plan	Exhibit H
Proximity to Activity Nodes	Exhibit I
Conceptual Paving Plan	Exhibit J
Drainage Plan	Exhibit K
Conceptual Utility Plan	Exhibit L
Wild Horse Road Section	Exhibit M
Wall and Entry Monument Elevations	Exhibit N
Plant Palette	Exhibit O

1. Introduction

CVL Consultants on behalf of and in conjunction with LGI Homes, is proceeding with companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to establish the entitlements required for development of the subject single-family residential community known hereto as High Range 6.

High Range 6 is an approximately 102-acre portion of land located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico (City). The site is currently platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71, and bound by Montezuma Boulevard NE on the north, Inca Road NE on the south, Excalibur Street NE on the east, and Bedivere Street NE on the west (the Property). (See Exhibit A, Site Vicinity Map).

The design proposed with this Master Plan represents project visioning conducted by the homebuilder, LGI Homes, who are taking on this project with the objective of creating a new and attractive master planned community to serve as a continuation of the High Range 5 neighborhood to the east. This vision is brought to life in the extension of the 8' multi-use trail along Wild Horse Road and the planned amenities for the proposed pocket park and neighborhood park, described further in this proposal. Opportunities are provided for added landscaping with landscape tracts wrapping around the perimeter of the Project to enhance the streetscape.

This proposal addresses the opportunities and challenges of the Property, including its checkerboard ownership and outparcels, topography, and access constraints, while featuring an appropriate land use solution for this long undeveloped parcel. The High Range 6 Master Plan is consistent with and complementary to the surrounding developments in the area and this request for a single-family detached community on the Property is supported by a market need in this growing area of Rio Rancho. (See Exhibit B, Nearby Ongoing Subdivisions).

Master Plan Overview and Process

The entitlement process for the proposed community consists of companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to amend the current entitlements on the Property to support this proposal. This Master Plan serves as a framework for the proposed land assemblage to create the approximately 102-acre development site. The specific parcels currently anticipated for inclusion and exclusion of the Master Plan are detailed further in this proposal. They are subject to change during this process and, as such, the acreages provided herein are conceptual and based on the estimated 102-acre overall project boundary for consistency.

A Zone Map Amendment is requested to revise the underlying zoning districts from the existing patchwork zoning of R-1 Single-Family Residential (± 90 acres) & O-1 Office (± 12 acres) to overall R-5 Single-Family Residential zoning (± 102 acres) to permit High Range 6 as proposed. (Refer to Exhibits D and E, Existing and Proposed Zoning.)

The requested amendment to the Lomas Negras Specific Area Plan seeks to revise the existing ± 12 -acre Office designation on the Property to Medium Density Residential land use to permit overall Medium Density Residential for the community (± 102 acres). (Refer to Exhibits F and G, Existing and Proposed Specific Area Plan.)

Approval of the above-mentioned requests is required to facilitate the development of the approximately 102-acre High Range 6 community described within this Master Plan. Preliminary and final subdivision plats for the first phase of development, the southern ± 57 acres of High Range 6 known as Phase 1 are anticipated shortly after Master Plan approval and intended for 323 single-family lots. (Refer to Exhibit H, Conceptual Site Plan.) The northern ± 45 -acre portion is anticipated for future development as Phase 2 and planned for 140 single-family lots. Site design for Phase 2 will be prepared later in the development process. As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count. (See Exhibit C, Phasing Plan). All acreages, lot counts, and park space calculations provided herein by this Master Plan are intended for conceptual planning purposes and will be finalized during the development process.

The above-mentioned requests will define the general parameters of the Project and its design guidelines, which are set forth by this Master Plan and to be reflected on all upcoming development plans.

The objectives of the High Range 6 Master Plan maintain consistency with the High Range 5 neighborhood to the east, as detailed below.

- Eradicate the antiquated platting and checkerboard ownership that hinder the growth of the City of Rio Rancho;
- Designate the preferred zoning for the subject property;
- Provide high quality, medium density single-family residential development within this area of Rio Rancho;

- Implement the goals and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan; and
- Integrate land use, recreation facilities, drainage, and utilities into a comprehensive, master development plan.

2. Existing Conditions

In accordance with City guidelines, this portion of the Master Plan describes the natural features of the site, surrounding land use and zoning, proximity to activity nodes, existing antiquated platting and land assemblage efforts, transportation, and existing infrastructure in relation to the Property.

Natural Features

The site consists of approximately 102 acres of primarily rolling grassland hills with shrubs sparsely covering the surface within a high-desert environment. The Sandia Mountains to the east provide attractive views for residents. Existing vegetation of indian rice grass, blue grama, and ring and bush muhly are dominant grass species and cholla, prickly pear, and narrow leaf yucca are common to the area. Fauna such as quail, cottontail rabbit, jackrabbit, and coyotes are common to the area as well.

Surrounding Zoning and Land Use

The zoning and land uses surrounding the Project are identified in the table below.

Direction	Zoning	Land Use
North	R-4	Undeveloped land planned for Broadmoor Heights, a single-family residential master planned community.
South	Unzoned with one NC parcel	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 77.
East	R-4 with three outparcels zoned R-1	Undeveloped land planned for High Range 5, a single-family residential master planned community. Undeveloped out parcels platted as Rio Rancho Estates Unit 13, Block 72.
West	R-1, C-1, O-1	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 69.

High Range 6 is composed of two residential phases with shared open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding neighborhoods listed in the proceeding table and support the growth planned in this area of Rio Rancho.

Proximity to Activity Nodes

High Range 6 is centrally located between several activity nodes within Rio Rancho. Several of the surrounding activity nodes are featured in the list below.

- The Rio Rancho City Center, UNM Sandoval Regional Medical Center, and V. Sue Cleveland High School are located within 2 miles north of the Property.
- Shining Stars Preschool, High Range Dog Park, and Rio Rancho Middle School are located within one and one half miles east of the Property.
- Colorado Mountain Park, Rio Rancho Ram Stadium, Rio Rancho High School, Lincoln Middle School, Rio Rancho Sports Complex, Loma Colorado Park, Rio Rancho Aquatic Center, Loma Colorado Main Library, and the McDermott Athletic Center are located within 2 miles south of the Property.
- Commercial retail is located within two miles south and southwest with a larger commercial center located less than three miles south of the Property.

Refer to Exhibit I, Proximity to Activity Nodes, for a detailed illustration of the featured activity nodes.

Antiquated Platting

The Property is spread across several undeveloped parcels of checkerboard ownership platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71. At the time that Unit 13 was annexed and platted, it was common to have a development pattern with streets laid out in a grid with rectangular one-acre residential parcels adjacent to the streets. This development pattern created long blocks of checkerboard ownership and antiquated platting that is in contrary to and does not further the City's goals and standards for development. Rio Rancho Estates Unit 13 is an example of antiquated platting which serves to be a common constraint within Rio Rancho and poses a significant challenge for land development. A few of the key challenges associated with antiquated platting include access issues and inadequate street layout, insufficient lot sizes, diversity of ownership, and obsolete and impractical planning practices.

Rio Rancho's Vision 2020 Integrated Comprehensive Plan (ICP) recognizes that this antiquated platting is a major obstacle to growth and promotes land assemblage to address the issue. In accordance with the City's vision for growth, High Range 6 intends to improve upon the existing entitlements by establishing the framework and site design required for the development of a master planned, single-family residential community.

Land Assemblage Summary

The High Range 6 Master Plan is the outcome of pursuing the assemblage of the 141 parcels of Rio Rancho Estates Unit 13, Blocks 70 and 71 to create the approximately 102-acre development site. The developers of High Range 6 have made an attempt to reach out to the current land ownership of all parcels within the Plan area of this proposal with an offer to acquire their properties. These efforts were successful for several parcels but some outlying parcels are anticipated to be excluded. A summary of the current land assemblage efforts is provided in the following subsection.

The 112 parcels that have been confirmed for inclusion in the Master Plan at this time are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, and 74-96.
- Rio Rancho Estates Unit 13, Block 71, Lots 3-15, 20-22, 24-25, 28-35, and 37-45.

The 29 outparcels detailed in the following list are currently excluded from the High Range 6 community.

- Rio Rancho Estates Unit 13, Block 70, Lots 11, 37-38, 41-46, 48-51, 55-57, 61-62, and 73.
- Rio Rancho Estates Unit 13, Block 71, Lots 1-2, 16-19, 23, 26-27, and 36.

As stated above, land ownership has remained unresponsive for some outlying parcels that are anticipated to be excluded as a result. Of these parcels, Rio Rancho Estates Unit 13, Block 70, Lot 73 is the only outlying parcel with existing O-1 Office zoning. This zoning was established concurrently with the Lomas Negras Specific Area Plan in 2008 under Case No. 08-100-00031, which served as a revision from the original designation of “Unzoned” as the land was never officially zoned when it was annexed into the City in 1995. As with the prior zoning case, land ownership of this subject parcel and all other parcels within the Plan area of this proposal have received proper notice and have been given a full opportunity to present their views. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.

The High Range 6 Master Plan intends to assemble these parcels through the cohesive visioning and site design proposed for development of the community. The parcels included and/or excluded from the Master Plan are undergoing further coordination. Flexibility regarding the parcels specified above is requested as the Property moves forward through the development process. Access will be provided for all outparcels.

Roadway System

Access to the High Range 6 internal street network will be via two entrance roads off of Bedivere Street and two entrance road connections off of Excalibur Street. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard and through the Bedivere Street intersection with Montezuma Boulevard, west to Broadmoor Boulevard. The City's major roadway network provides access to the major activity nodes detailed above.

Existing Infrastructure

Existing water and sewer utility systems are available to serve High Range 6. The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma.

Sewer connection is anticipated at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. Two additional connections are anticipated in Excalibur Street at its intersection with the two proposed entrance roads for Phase 1.

3. Proposed Land Use, Zoning and Density

This chapter includes a summary of the proposed land use and zoning for the community along with an analysis of the featured goals, objectives, and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan that are furthered by the High Range 6 Master Plan.

Land Use

High Range 6 is intended to provide an affordable housing option for current and future Rio Rancho residents. It is designed to complement the single-family development to the east and the surrounding area and remains consistent with the primary land use identified on the Property by the Lomas Negras Specific Area Plan.

As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count at ultimate buildout. The parks / recreational facilities are planned to be provided by the combination of a neighborhood park and smaller pocket park

proposed for the community. A continuation of the multi-use trail to the east along Wild Horse Road is planned to serve residents of High Range 6 as well as residents of the other subdivisions in the area.

The acreages provided below serve as an overview for the intended land use distribution for the community at ultimate build-out. These acreages are provided for conceptual purposes to demonstrate the intent for the future development and are subject to change as the site plan is refined during the development process.

Category	Plan Area
Medium Density Single-Family Residential	± 66.7 acres
Parks	± 3.93 acres
Common Areas	± 2.15 acres
Drainage Facilities	± 5.96 acres
Roads	± 23.63 acres
Total	± 102.37 acres

Zoning

The proposed zoning for High Range 6 is R-5: Single-Family Residential, which requires a minimum lot width of 35 feet and a minimum lot size of 2,500 square feet. All of the lots within High Range 6 are designed with a minimum lot width of 35 feet and lot depth of 100 feet, exceeding the minimum lot area requirements of the R-5 zoning district. Setbacks, height, and other development standards are addressed further in this proposal.

Density

High Range 6 is a medium density, single-family residential development. A total of 463 lots are proposed at ultimate build-out for a density of approximately 4.5 dwelling units per acre.

Parks and Common Areas

A pocket park and neighborhood park is planned within Phase 2. The parks are anticipated to total 3.93 acres in size in accordance with the parks requirement established by the City of Rio Rancho and shall count towards this requirement. This acreage is subject to change pending the final lot count at ultimate build-out. The proposed park and recreation facilities will serve the community residents as well as residents in the area. Park amenities will be determined in conjunction with City of Rio Rancho Parks and Recreation and may feature amenity options including but not limited to children's play area, basketball court, walking paths, parking, trees, passive

seating nodes, event and community gathering spaces, passive and active turf areas, and/or similar amenity options to be determined. The developer will design and construct the park and recreation facilities.

In addition to the proposed neighborhood park and pocket park, High Range 6 includes several common areas planned throughout the development, including landscape buffers along the perimeter and small tracts at the primary entries and intersections. Landscape improvements are anticipated in these common areas to provide an attractive character for the community. The neighborhood park and other planned recreational facilities developed as part of the High Range 6 Master Plan shall be owned and maintained by the HOA.

Trails

Wild Horse Road is a collector road that runs east-west between High Range 6 Phases 1 and 2. It is designed with adequate right-of-way to accommodate an 8-foot multi-use trail along its north side in Phase 2. The multi-use trail provides an alternative to vehicle travel in the area and will provide a link to other parks within the Lomas Negras Specific Area Plan, as well as a connection to the High Range 5 neighborhood park to the east. The multi-use trail will be designed and constructed in accordance with the City of Rio Rancho Development Standards. (Refer to Exhibit M, Wild Horse Road Section.)

4. City of Rio Rancho Plans and Policies

Corridor Overlay Zone

Portions of the Property are subject to the COZ Corridor Overlay Zone. The zoning overlay was adopted in 2008 through an amendment to the Lomas Negras Specific Area Plan under Ordinance No. 57. The zoning overlay was intended to establish access, floodplain, and design standards on specific parcels in the area.

The affected parcels intended to be included in High Range 6 are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 24-35, 64-72 and 74-75.
- Rio Rancho Estates Unit 13, Block 71, Lot 24.

Ordinance No. 57 also included an overlay for future rights-of-way and street setbacks to be provided in addition to the setbacks required for each zoning district. The additional standards that apply to High Range 6 are listed below.

- Collector street: 34-foot setback from centerline.
- Minor arterial street: 53-foot setback from centerline.

- Principal arterial street: 78-foot setback from centerline.

The site design for High Range 6 complies with all applicable COZ standards. Furthermore, the street section proposed for the collector street, Wild Horse Road, provides 68 feet of right-of-way which exceeds the standards in the Corridor Overlay Zone. The community does not provide driveway access to residential lots from Wild Horse Road.

Lomas Negras Specific Area Plan

The Project supports the City's goals, objectives, and vision by providing a land use that is compatible with the Lomas Negras Specific Area Plan (SAP) designation of Medium Density Residential (MDR). The anticipated site design is consistent with and conforms to the MDR land use currently designated on the majority of the site. An amendment is requested to update the existing ± 12 -acre portion of Office land use designated on the Property. The requested amendment will remove the split land use designation and allow for a cohesive plan that will contain residential densities which complement the existing and proposed development in the surrounding area.

As described below, this request conforms with the key concepts identified for future growth within the SAP and complies with the permitted uses under the requested MDR designation. The proposed amendment to the plan is consistent with the SAP Goals and Objectives and will bring a new and desirable community to Rio Rancho.

Land Use

The Lomas Negras SAP encourages the consolidation of lots and platting action to bring land up to meet the City's current development standards. The following land use goal is furthered by the High Range 6 Master Plan:

Land Use Goal: Promote a variety of housing choices including low- and medium density single-family residential uses and high density multi-family residential uses.

The High Range 6 Master Plan furthers the above goal by implementing medium density residential use through a Zone Map Amendment to R-5: Single-family Residential. The medium density residential use proposed increases the availability of affordable housing opportunities and brings a diversity of housing types to the City.

Utilities

The High Range 6 Master Plan furthers the SAP's utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent roadways.

Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.

Existing water and sewer utility systems are available to serve High Range 6 as described further in this proposal. All proposed utility systems and plans will be designed per the standards of the City and utility company to be submitted for review and approval during the development process. Additional coordination with the providers will be made to confirm adequate servicing.

The service and utility providers intended to serve the community are listed below.

Service	Provider
Water	City of Rio Rancho Utilities
Sewer	City of Rio Rancho Utilities
Electric	Public Service Company of New Mexico (PNM)
Gas	New Mexico Gas Company (NMGC)
Telephone / Cable	Lumin (Qwest Corporation) / Sparklight

Community Facilities

The High Range 6 Master Plan expands the City of Rio Rancho’s parks inventory through the provision of a neighborhood park and multi-use trail, furthering the Community Facilities goal featured below.

Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the neighborhood park and multi-use trail will serve the residents of High Range 6, the adjacent High Range 5 to the east, and other residents in the area.

City of Rio Rancho Comprehensive Plan

The High Range 6 Master Plan is consistent with the goals and policies established by the City of Rio Rancho Comprehensive Plan. The following analysis describes how the High Range 6 Master Plan achieves and furthers the City’s goals and policies.

Annexation, Antiquated Platting, and Addressing

The intent of the Annexation, Antiquated Platting, and Addressing element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing practices.

Antiquated platting and checkerboard ownership existing on the Property presents a significant challenge to development and land assemblage. As stated above, High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community.

Conservation and the Natural Environment

The intent of the Conservation and the Natural Environment element of the Comprehensive Plan is to ensure that sustainability is a key component of the City's growth. As development occurs, concerns regarding water quality, air quality, water conservation, energy conservation, geological features, and soil conditions should be considered by the City of Rio Rancho when development decisions are made.

The Conservation and the Natural Environment goal identified below is furthered by the High Range 6 Master Plan.

Goal 1: Preserve water resources.

In an effort to address concerns regarding water resources, the High Range 6 Master Plan features xeriscape landscape requirements in the Design Guidelines section provided below. Preferred plant materials include native shrubs, trees, and grasses, as identified in Exhibit O, Plant Palette.

Land Use

The intent of the Land Use element of the Comprehensive Plan is to provide land use guidance for population growth by identifying and proposing the location of different types of development and land uses. The High Range 6 Master Plan furthers the featured Land Use policy identified below.

Policy 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The High Range 6 Master Plan establishes the desired community character through the Design Guidelines defined further in this proposal. The Design Guidelines addresses building setbacks, architectural colors and finishes, and landscape requirements. The development includes a pocket park and neighborhood park along with a multi-use trail to meet the recreational needs of residents. Conceptual Paving, Drainage, and Utility Plans were prepared to address the above-mentioned engineering items and are attached for reference.

Population and Housing

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City.

The High Range 6 Master Plan furthers the following Population and Housing goals and policies as identified in the list below.

Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Policy 7: Support residential developments with appropriate amenities for families and children.

The High Range 6 community is designed to provide an attractive single-family neighborhood. The development includes a pocket park and neighborhood park with a multi-use trail that will help serve the multi-generational needs of the community.

Transportation

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. The featured transportation goals, policies, and objectives listed below are applicable to the High Range 6 Master Plan.

Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.

Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).

Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant.

All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. Furthermore, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard. The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

Parks and Recreation

The intent of the Parks and Recreation element of the Comprehensive Plan is to ensure that amenities such as parks and recreational facilities are provided for City residents. The goals met by the High Range 6 Master Plan are listed below.

Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

Goal PR-2: Be responsive to the recreational needs of the community.

As previously mentioned, the High Range 6 Master Plan furthers these goals by providing a pocket park and neighborhood park along with a multi-use trail along Wild Horse Road to create a quality community environment. Park site plans and final locations of recreational facilities shall be provided later in the development process and shall be subject to approval by Rio Rancho Parks and Recreation Department.

Urban Design

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the High Range 6 Master Plan are listed below.

Goal UD-2: Create traditional neighborhood patterns that support a sense of place.

Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

As stated above, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard.

As demonstrated above, these Urban Design goals are furthered by the High Range 6 layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods.

5. Transportation

Overview

The newly planned High Range 6 is to be located contiguous to the established High Range subdivision located west of the Unit 5 subdivision that is currently in the city approval process. The new development phase is to be situated north of Inca Road, south of the future Montezuma Boulevard, west of the future Excalibur Street, and east of the future Bedivere Street alignment. High Range 6 will have access to Idalia Road via the Guinevere Street intersection, located 0.25 miles east of the site. The Guinevere Street intersection is to be located about 0.65 miles southwest of Loma Colorado Boulevard and about 0.68 miles northeast of Broadmoor Boulevard. Access will also be available to the future Montezuma Boulevard to the north via Bedivere Street as well as via Excalibur Street. East/west access to Loma Colorado Boulevard and the other site development phases will be possible via Inca Road, an internal local collector street parallel to Idalia Road.

Located near the northerly reaches of the developing Rio Rancho area, major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.

The site will be developed in two construction phases with a total of 463 single family dwelling units at full build-out. Access to the High Range 6 internal street network will be via three entrance road connections off Excalibur Street, two entrance roads off Bedivere Street, and one entrance road connection off Montezuma Boulevard. Along the north boundary of High Range 6, Montezuma Boulevard was partially constructed with Broadmoor Heights. High Range 6 will construct its adjacent half street of Montezuma Boulevard and align a right-in right-out entrance with Amy Road. The full build-out of Montezuma Boulevard will be 82-foot wide (106-foot right-of-way) extending west from the proposed High Range Unit 5. The main entrance road (Wild Horse Road) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the proposed High Range Unit 5. There will be a 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard. In addition, Inca Road will extend west to Broadmoor Boulevard allowing access to Idalia Road to the south and Montezuma Boulevard to the north. Bedivere Street will be extended north to Montezuma Boulevard, allowing access to Broadmoor Boulevard to the west. All internal streets in the subdivision will have a 30-foot wide paved section. All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. This includes the perimeter streets of Excalibur, Bedivere, Inca Road, and Montezuma Boulevard.

Based on existing topography of High Range 6, the proposed linear site layout allows the development to follow the existing terrain more closely and limits roadway alignments that may be against the downward gradient of existing slopes when compared to curvilinear alignments. Additionally, open space corridors between adjacent rear yards will allow space for natural grading and ultimately reducing excessive retaining wall heights throughout the site. (Refer to Exhibit J, Conceptual Paving Plan.)

6. Conceptual Drainage Plan

Plan Area Description

The proposed High Range 6 subdivision will be completed in 2 Phases. The first phase will consist of 323 single family residential lots, while the second phase will consist of 140 single family residential lots. The entire site covers approximately 102 acres. The project site is not encumbered by a FEMA 100-year floodplain and is located within Zone X (refer to FEMA FIRM panels 35043C1900D and 35043C1893D, dated 3/18/2008). Zone X is defined by FEMA as “Area of Minimal Flood Hazard”.

Existing Conditions

The general topography in the area slopes away from the site, as it is located on a set of regional highpoints. The southmost portion of the site drains southwest via an earthen flow path up to and beyond Idalia Road NE. The eastern portion of the site drains east towards three offsite detention ponds some distance east of High Range 6. The northern portion drains northeast, also towards these three eastern detention ponds. Offsite flows only affect Phase 2, as there are three small offsite subbasins northwest of the future Bedivere Street NE, which historically drain east across the site toward the previously mentioned three offsite detention ponds.

Developed Conditions

With developed conditions, the minor offsite flows originating northwest of Bedivere Street NE will be routed through detention ponds in the future High Range 6 Phase 2, with some portion possibly travelling via Wild Horse Road NE and Montezuma Boulevard NE before reaching detention ponds within High Range 5 and continuing to their ultimate outfall east.

Onsite runoff for the southernmost portion of the site will enter the two onsite southern detention ponds before being released towards its historic flow path, which is earthen and travels southwest up to and beyond Idalia Road NE. The eastern portion of Phase 1 will enter an onsite detention pond, before heading east and being intercepted by a 24" pipe that leads to a High Range 5 detention pond. The western portion of Phase 1 will drain to an onsite detention pond at the western edge of the property before being released to another earthen existing outfall. The northern portion of Phase 1 will drain northeast to an onsite detention pond before being released toward a proposed 42" pipe that is associated with a proposed storm system and detention pond within High Range 5. Lastly, all of the proposed High Range 6 Phase 2 onsite runoff will be routed to onsite detention ponds before being bled off to storm systems in High Range 5 Phase 2 and detention ponds associated with that subdivision.

All released flows from detention ponds will not exceed the historic runoff peak discharges produced by the site, such that downstream flow patterns are not disturbed. The detention ponds will be sized to provide capacity for 100-year 6-hour storm plus 1 foot of freeboard and empty within 24 hours. This is to meet pond capacity and water quality requirements in accordance with the City of Rio Rancho Development Manual – Vol II. More analysis will be completed in a future drainage submittal as the subdivision plats for High Range move forward. (Refer to Exhibit K, Conceptual Drainage Plan.)

7. Conceptual Utility Plan

This section describes water and sewer infrastructure and services. High Range 6 shall be serviced by the City of Rio Rancho Utility Department.

Water

The existing north half of the High Range 6 property slopes from west to east while the south half of the property is split by a ridge line. High Range 6 ranges in elevation from 5,575 feet to 5,487 feet.

The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma. An 8-inch line would be extended in Bedivere Street with two stubs to the west for future development. This 8-inch line would be looped to a new 8-inch line in Inca Road, which would extend eastward where it will connect to the existing 8-inch waterline just west of Bedivere Street.

An 8-inch line will be looped throughout the proposed development extending from the two entrance roads off Bedivere Street on the west side and looped to the existing 10-inch waterline in Excalibur Street at three entrance road locations on the east side of the site.

All waterlines within High Range 6 are proposed to be 8-inch lines with all the appropriate valves and fire hydrants.

Sanitary Sewer

The High Range 6 subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the northern half of the project site falls from west to east while the south half of the property is split by a ridge line.

Based on the topography, the proposed subdivision will require up to three separate sanitary sewer connections and a potential lift station located in High Range 6 Phase 1 located near Bedivere Street to drain the site properly. One connection will be at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. The additional two connections will be in Excalibur Street at the intersection with the two entrance roads. Several 8-inch stub-outs will be provided to the property to the west in Bedivere Street.

The proposed sewer design for High Range 6 Phase 1 has options between having a deep sewer or needing a lift station along Bedivere Street. The existing topography along the portion of Bedivere Street in Phase 1 creates a local valley with the ridge lines rising more than 20 feet in all directions. Servicing the existing platted lots west of Bedivere Street by gravity sewer would require manholes exceeding depths of 30 feet. Alternatively, a lift station would resolve the issue of deep sewer line and manholes but would create an additional future maintenance for the City of Rio Rancho. (Refer to Exhibit L, Conceptual Utility Plan.)

8. Design Guidelines

Introduction

The Design Guidelines established for High Range 6 are proposed as a continuation of the High Range 5 neighborhood to the east for cohesion and consistency between the two residential developments. The desired character of design features common to the community, such as grading, landscape, signage, lighting, walls, setback, pedestrian connections, and architecture, are expressed in the guidelines identified below. These design guidelines help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The Design Guidelines are primarily intended for use by homebuilders. Guidelines using the term "shall" and "will" are mandatory. These guidelines do not supersede specific requirements under the Rio Rancho Zoning Code. Where conflicts occur between these design guidelines and City regulations, the more restrictive shall apply.

The Design Guidelines address site planning, pedestrian amenities, multi-use trail, building design and materials, setbacks, landscape, walls, entry signs, lighting, and utilities to create the visual image desired for High Range 6. The Design Guidelines are intended to be complementary to the surrounding area while maintaining the unique neighborhood identity established by the prior High Range Master Plans.

General Site Planning

- Development within High Range 6 shall comply with the City of Rio Rancho Subdivision Ordinance.
- Residential lots developed as part of this Master Plan are prohibited from fronting or having driveway access to a collector or major local street.
- The typical lot shall be a minimum of 35 feet in width with a minimum lot area of 2,500 square feet per the regulations of the R-5 zoning district.

- Lots that face streets at the front and rear shall be limited to one driveway access from the front facing street. A solid wall shall be provided at the rear yard of these properties to ensure no access from the secondary street frontage.
- Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

Pedestrian Amenities

- All pedestrian paths shall be designed to be accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- Sidewalks shall be five feet in width throughout the subdivision, with the exception of the north side of Wild Horse Road, which shall contain the 8-foot multi-use trail.
- To the maximum extent feasible, all residential streets, parks, trails, and common open space areas shall be designed to create a connected system that promotes pedestrian circulation and access.
- All pedestrian walkways and trails shall be designed to be accessible and consistent with the Americans with Disabilities Act Criteria for Barrier-Free Design.

Multi-Use Trail

The Lomas Negras SAP calls for an 8-foot multi-use trail within the right-of-way of the east-west collector road (Wild Horse Road) through Phase 2 of the High Range 6 project area. The High Range 6 Master Plan provides a 68-foot right-of-way for Wild Horse Road that is designed to accommodate the multi-use trail.

- The multi-use trail shall be 8 feet in width, designed to be ADA-compliant, and constructed to AASHTO standards, or equivalent.
- The multi-use trail shall be located on the north side of Wild Horse Road.

For an illustration refer to Exhibit M, Wild Horse Road Section.

Building Design and Materials

Architectural style is not regulated by the City of Rio Rancho. However, certain common design elements should be complementary to and enhance the community image. The architectural design should respond to climate, views, solar exposure, and aesthetic considerations. The architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.

- Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code.
- Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, sage green, and tan. High intensity colors, such as metallic, black, or florescent colors, are prohibited.
- Stucco colors should vary and there shall be no more than two houses in a row with the same stucco color.
- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, maroon, brown, and green.
- Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- Accent materials may consist of rock, wood, tile, or brick.
- All vinyl or metal window frames must be either recessed or projected a minimum of 2-inches if they are adjacent to stucco or stone, unless they are wood encased.

Yard Walls

Walls and fences will serve to provide security, screening of unsightly areas, and visual relief. A consistent approach to wall design, quality, and height will provide visual continuity. Walls are considered an integral part of the site design and shall include:

- 6-foot CMU block with stucco finish.
- Yard walls shall not be constructed of unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Perimeter Walls

The perimeter wall surface shall be finished with a combination of:

- Smooth and split-face CMU block.
- A continuous 4-inch cap that projects 2 inches out from the wall surface on the public side of the wall.
- Project identification medallion facing public rights-of-way along Montezuma Boulevard, Inca Road, Bedivere Street, and Excalibur Street.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

View Fence

To enhance the aesthetics of the High Range 6 community, a view fence shall enclose the drainage ponds. The view fences shall include:

- Smooth-face CMU block for the base and pilasters.
- Tubular steel fence panels between the pilasters.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Entry Signage

Signage should enhance the overall attractive character of the community and provide project identification. A common design theme for signage will enhance the community image of High Range 6. Size and placement of entry monument signs should be considered an integral part of the site development process.

- Entry signage shall be monument style. The entryway monument shall not exceed 5 feet in height and 14 feet in length.
- Entry monument signs shall be designed and sited to allow adequate sight distance at roadway intersections.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Lighting

The objective of the lighting guidelines is to provide lighting that enhances the safety, security, and visual aesthetic of High Range 6. Careful attention to lighting detail will contribute to a cohesive community feel and image.

- Outdoor lighting shall conform to state and local safety illumination standards and the existing City of Rio Rancho Outdoor Lighting Ordinance.

- Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Street lights should be limited to intersections, tight curves, cul-de-sacs, and pedestrian crosswalks.
- The developer is responsible for obtaining any applicable approvals and permits prior to installation of lighting. Where any provisions of federal, state, county, or city statutes, codes, or laws conflict with any provisions of these design guidelines, the more restrictive shall govern unless otherwise regulated by law.

Setbacks

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes.

- The front setback shall be a minimum of 10 feet with a minimum of 15 to a side loaded garage and 20 feet to a front loaded garage. The livable portion of the dwelling shall have a minimum offset of 5 feet from the garage in order to avoid a garage-dominated landscape. The use of courtyards, porches, or other design features may be used to accomplish this. The offset shall vary a minimum of every 3 lots.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot setback.

Landscape

The High Range 6 Master Plan promotes the use of native and naturalized plant species that perform well in an arid environment and conserve water. A landscape palette is included as Exhibit O, Plant Palette, to identify the landscaping proposed within this Master Plan.

- Shrubs and/or boulders shall be provided along rights-of-way where front yards face the street, in a group of three. For example, two boulders and one shrub, one boulder and two shrubs, or three shrubs. The shrubs/boulders shall be provided in the planting strip between the back of curb and the public sidewalk.
- Street trees shall be provided along rights-of-way where side yards face the street, at a frequency of one tree per 50 feet and a maximum of two trees per side yard frontage. The street trees should be provided in the planting strip between the back of curb and the sidewalk; however, where planting strips are not present, the street trees shall be provided within 20 feet of the back of curb.

- Builders are required to provide front yard landscaping for each residential unit.
- Front yard residential landscapes shall include 1 Tree, 3 Shrubs, and 2 Accent boulders.
- The landscape within the planting strip adjacent to residential lots shall be maintained by the individual lot owner. Individual lot owners shall be responsible for the maintenance of the landscape on their property and the landscape strip between the back of curb and sidewalk within the public right-of-way.
- All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- Landscapes shall employ xeric principles of design and is encouraged to incorporate water harvesting to the extent possible.

Site Utilities and Screening

Screening is required to minimize the visual impact associated with utility equipment and structures.

- All permanent utilities shall be located underground.
- Mechanical roof top units shall be screened from public view by the use of parapets or equivalent.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right- of-way as practical and allow adequate clearance for safe operation, maintenance, and repair purposes.

9. Implementation

The implementation of the High Range 6 Master Plan shall occur at the time of development.

1. All infrastructure should be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
2. National Standards for emergency response times shall be upheld; therefore, facility planning shall be coordinated upon subdivision occurrence.
3. All interior street locations and alignments are conceptual and subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.
4. All streets shall be dedicated to the City of Rio Rancho at subdivision plat.
5. The subdivision design and dwelling units shall be developed in accordance with the High Range 6 Master Plan and the City of Rio Rancho Ordinances.
6. A Development Agreement shall be submitted and approved at the time of subdivision plat.
7. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.
8. Architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.
9. High Range 6 serves as a continuation of the approved High Range subdivisions and features a new neighborhood park, pocket park, and lot size to create the opportunity for diverse housing product options tailored to the current market. The trail along Wild Horse Road NE in High Range 5 continues through High Range 6 for pedestrian connectivity between the subdivisions and their respective parks.
10. High Range 6 will be completed in two phases as identified on the Phasing Plan provided as Exhibit C. Bedivere Street NE will terminate at the phase line in Phase 1 to be continued north with Phase 2 to Montezuma Road NE. Phase 1 will include Inca Road NE half street improvements which will continue southwest to Broadmoor Boulevard NE.

10. Conclusion

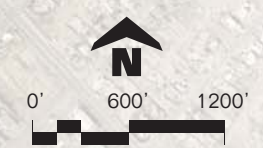
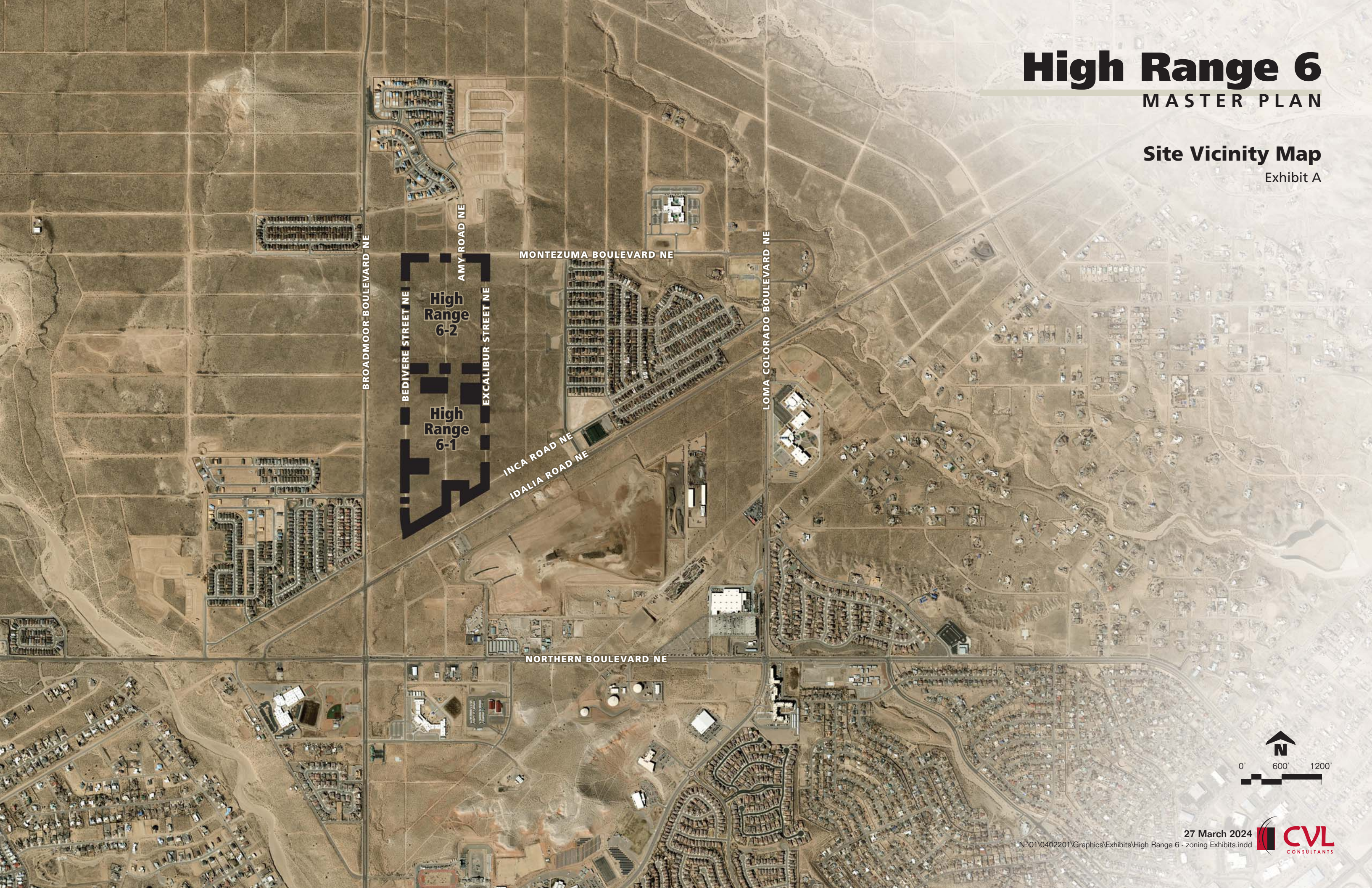
High Range 6 improves upon the existing entitlements to create an attractive addition to the existing High Range communities in the area. The intent for High Range 6 is to transform the existing site into a master planned community that will add to the growth already at work in the area and bring a new and attractive residential development to Rio Rancho. The proposed plan is well suited for the site and improves upon the existing entitlements to fulfill current market demand. This community provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of Rio Rancho.

High Range 6

MASTER PLAN

Site Vicinity Map

Exhibit A



27 March 2024

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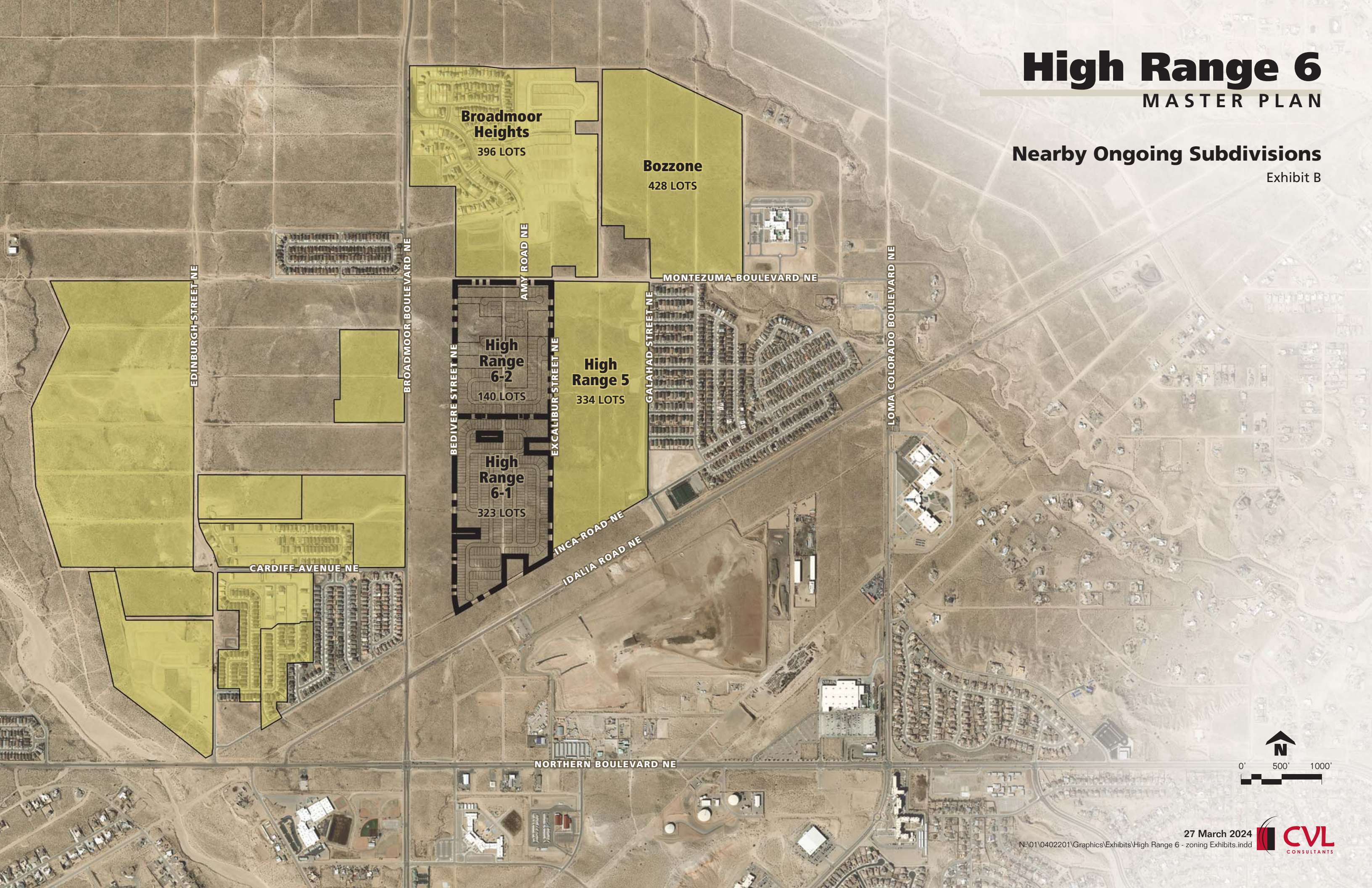


High Range 6

MASTER PLAN

Nearby Ongoing Subdivisions

Exhibit B



27 March 2024

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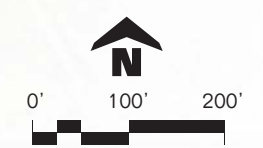
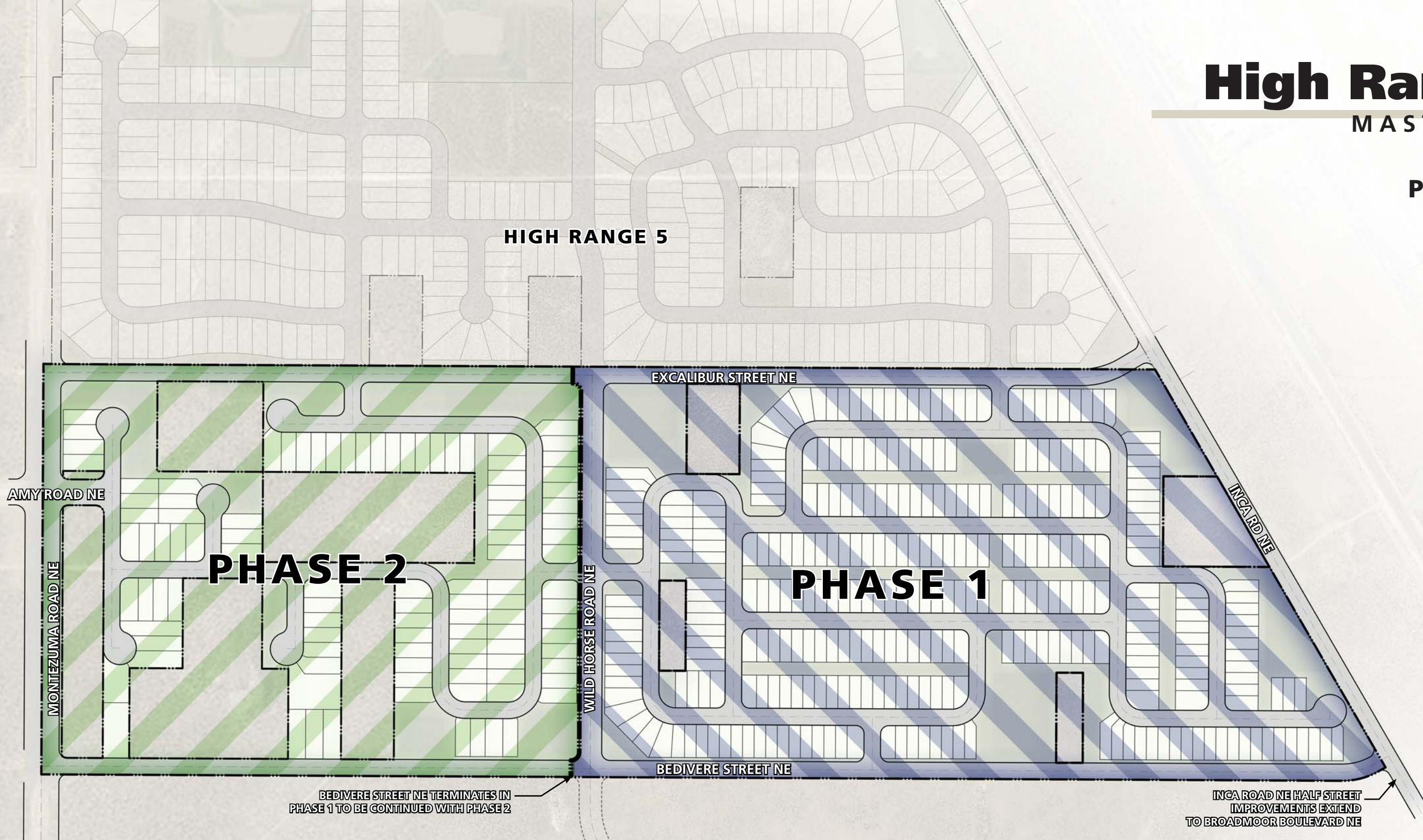


High Range 6

MASTER PLAN

Phasing Plan

Exhibit C














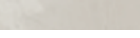

High Range 6

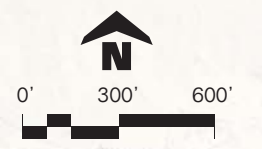
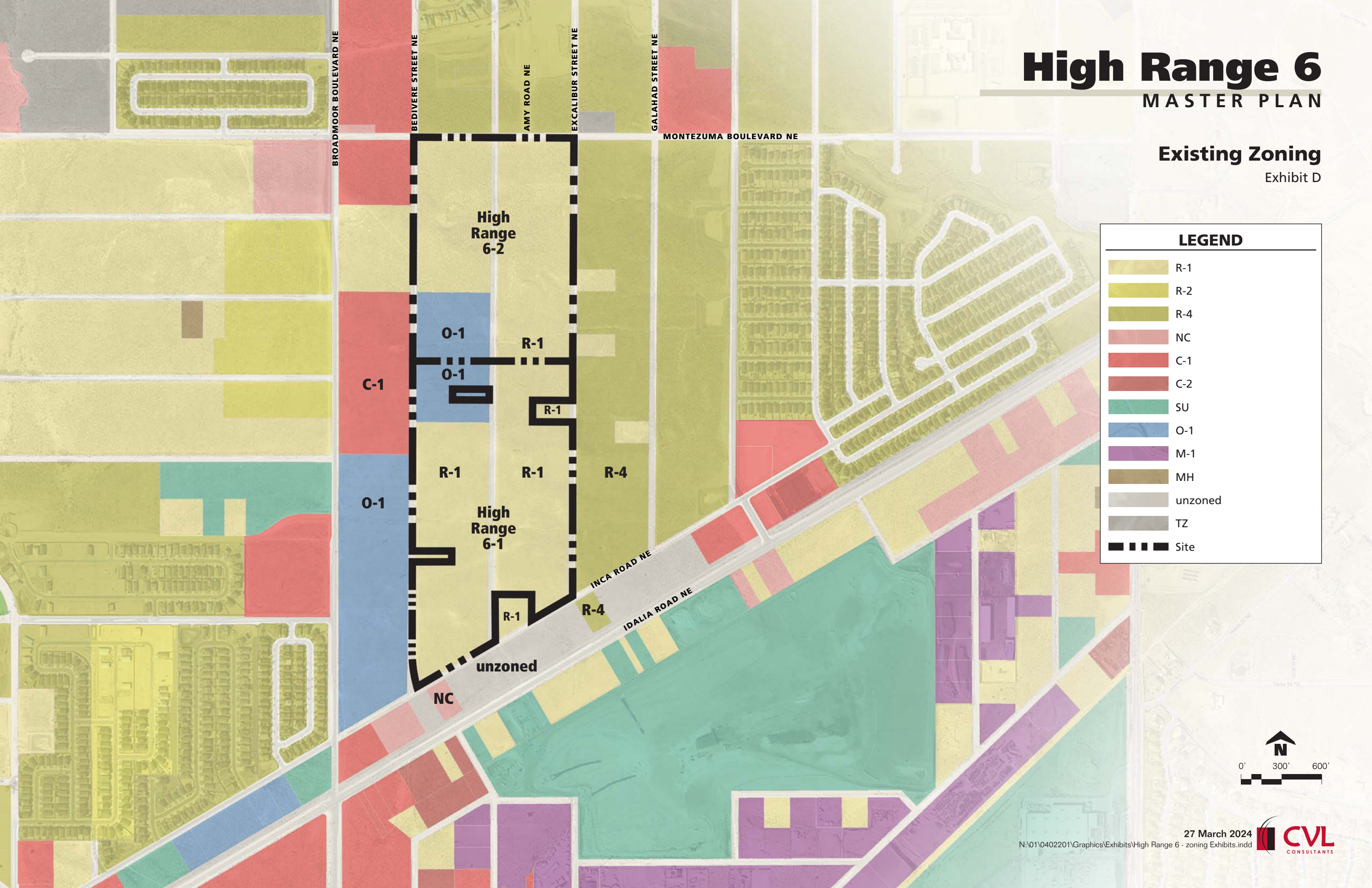
MASTER PLAN

Existing Zoning

Exhibit D

LEGEND

	R-1
	R-2
	R-4
	NC
	C-1
	C-2
	SU
	O-1
	M-1
	MH
	unzoned
	TZ
	Site














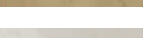
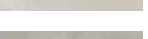

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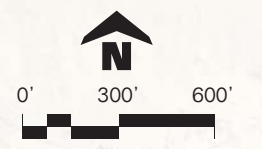
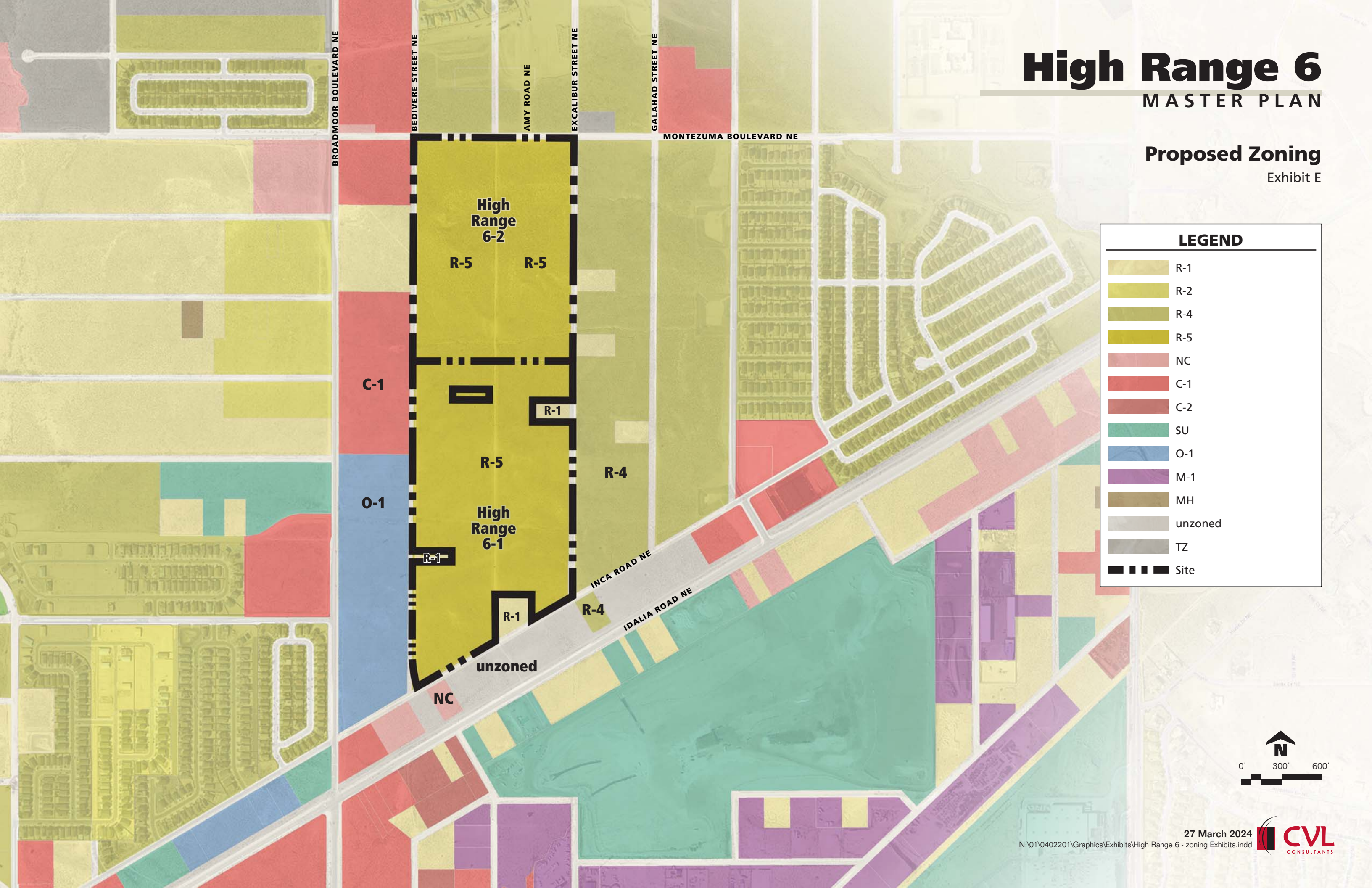
MASTER PLAN

Proposed Zoning

Exhibit E

LEGEND

	R-1
	R-2
	R-4
	R-5
	NC
	C-1
	C-2
	SU
	O-1
	M-1
	MH
	unzoned
	TZ
	Site



27 March 2024

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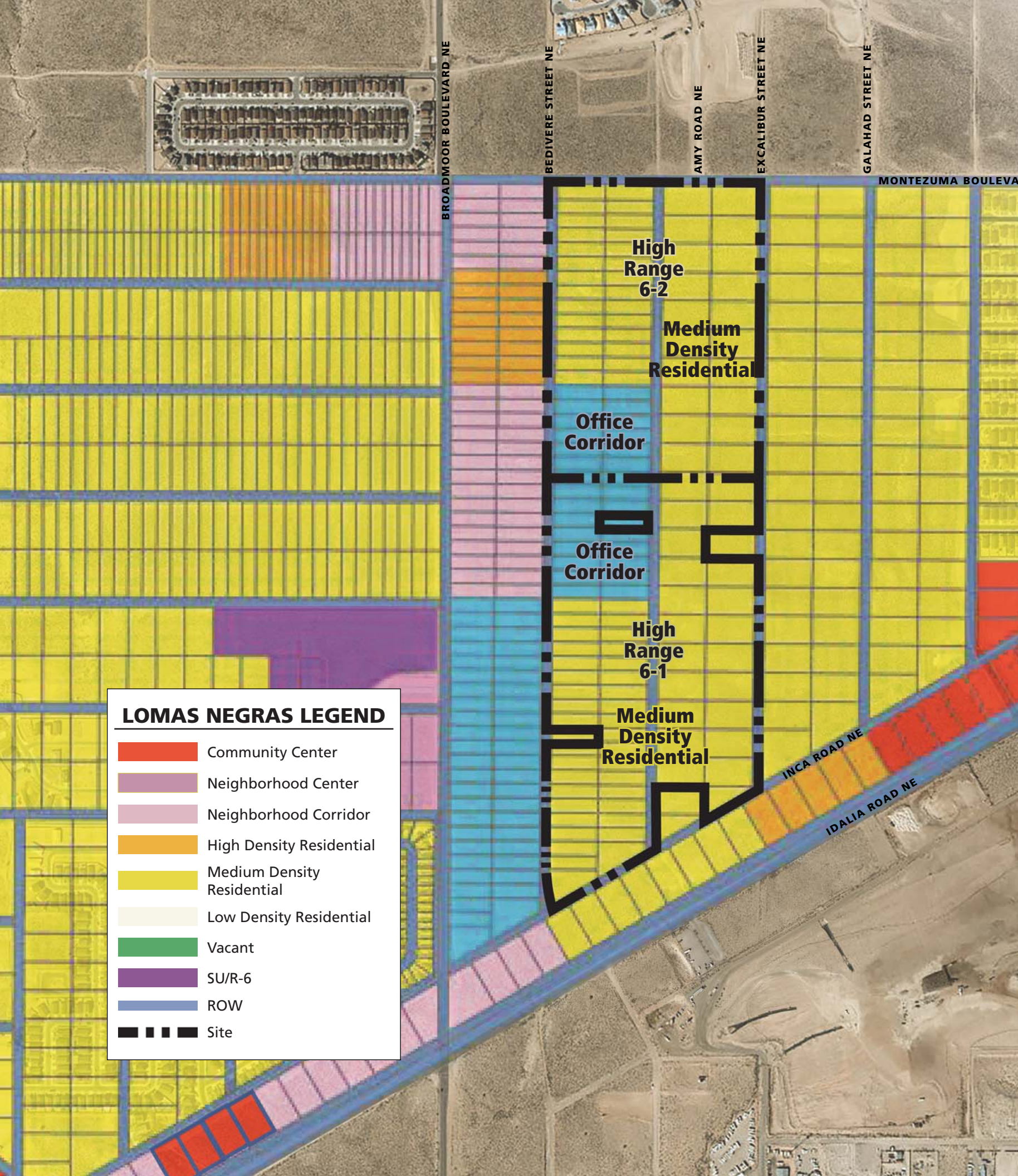


High Range 6

MASTER PLAN

Existing Specific Area Plan

Exhibit F



LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	-	-
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	-	-
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	-	-
Office Corridor	O-1 designated O-2 designated	36.7 15.0	3.7% 1.5%	-	-
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 0.0 330.3	15.5% 0% 33.7%	10.9 17.4 11.8	1,662 0 3,113
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	-	45.0 90.2	-	-	-
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	-
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	-

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

LOMAS NEGRAS LEGEND

- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site



27 March 2024

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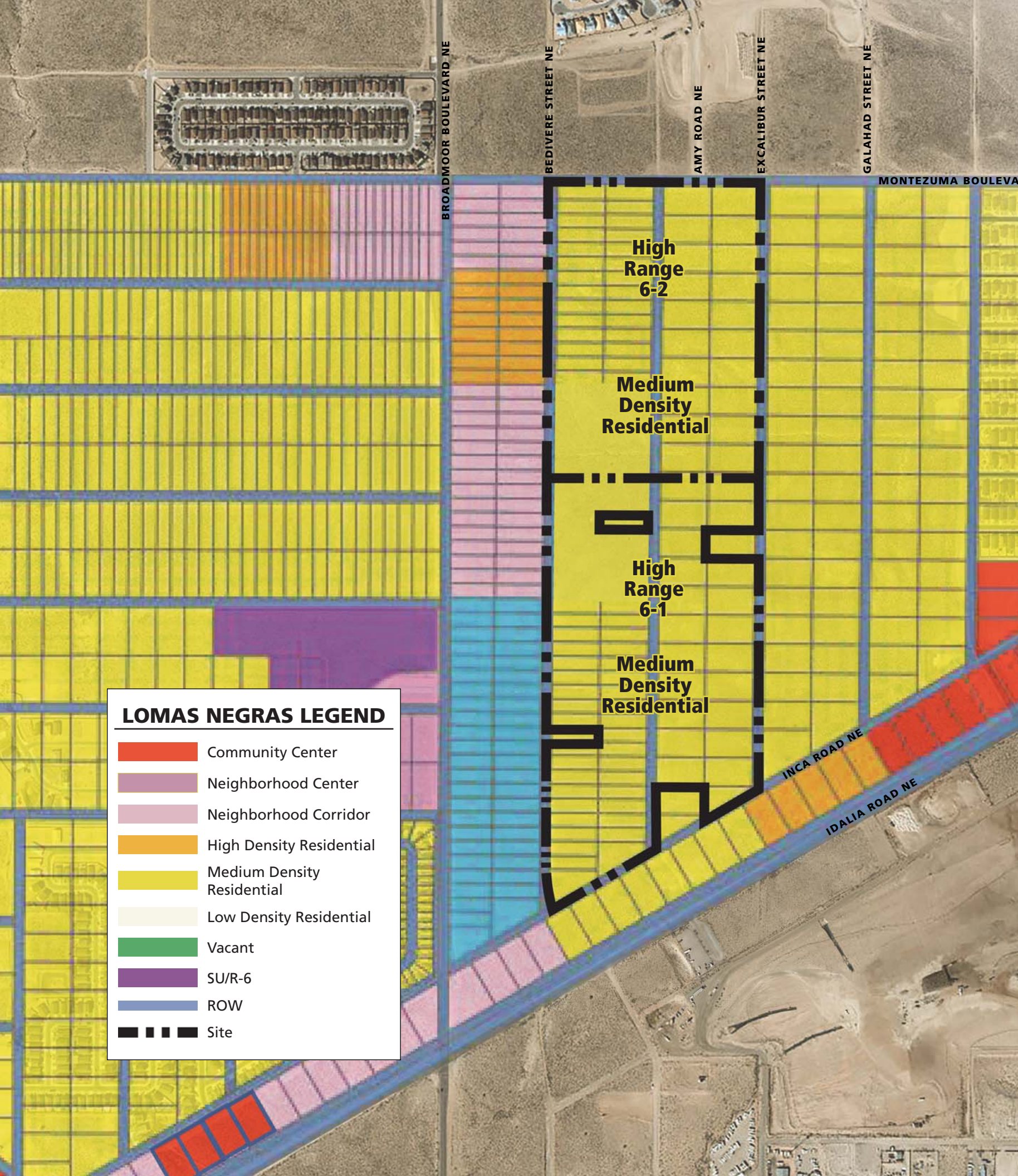


High Range 6

MASTER PLAN

Proposed Specific Area Plan

Exhibit G



LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	-	-
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	-	-
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	-	-
Office Corridor	O-1 designated O-2 designated	24.7 15.0	2.5% 1.5%	-	-
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
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Vacant	-	45.0 90.2	-	-	-
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	-
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	-

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

LOMAS NEGRAS LEGEND

- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site



27 March 2024

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High Range 6

MASTER PLAN

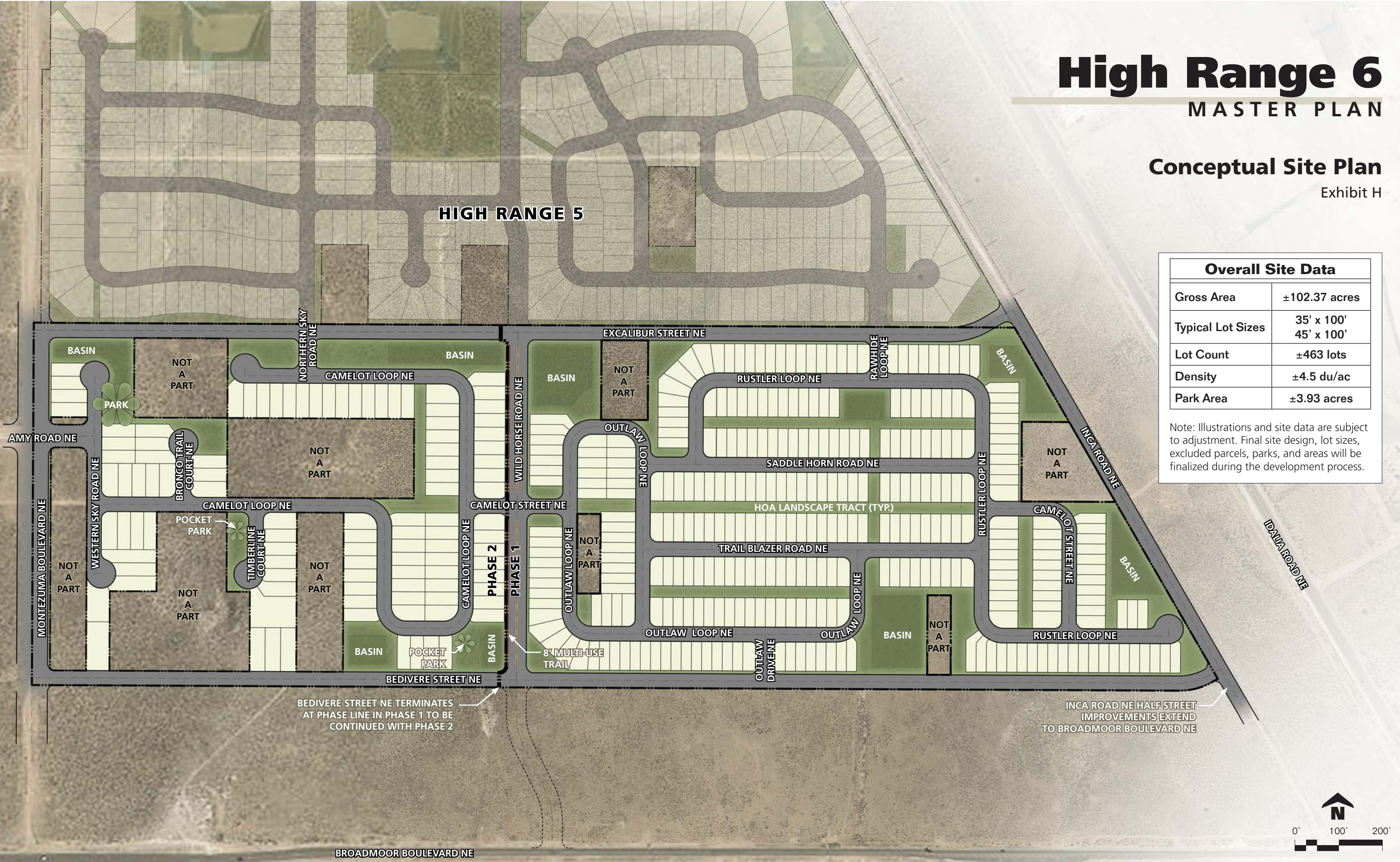
Conceptual Site Plan

Exhibit H

HIGH RANGE 5

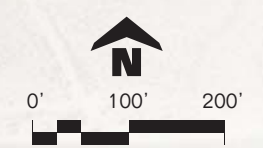
Overall Site Data	
Gross Area	±102.37 acres
Typical Lot Sizes	35' x 100' 45' x 100'
Lot Count	±463 lots
Density	±4.5 du/ac
Park Area	±3.93 acres

Note: Illustrations and site data are subject to adjustment. Final site design, lot sizes, excluded parcels, parks, and areas will be finalized during the development process.



BEDIVERE STREET NE TERMINATES AT PHASE LINE IN PHASE 1 TO BE CONTINUED WITH PHASE 2

INCA ROAD NE HALF STREET IMPROVEMENTS EXTEND TO BROADMOOR BOULEVARD NE

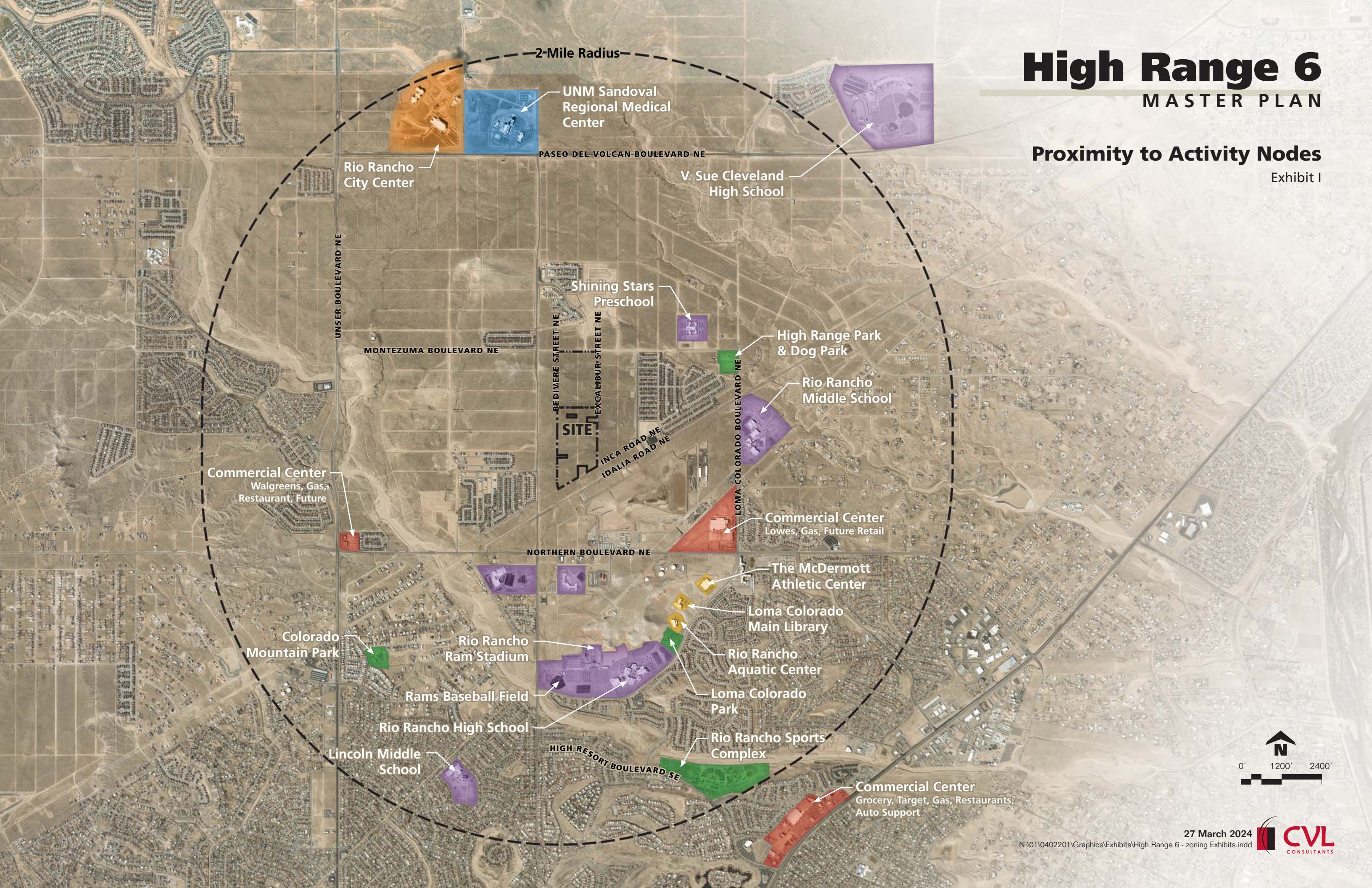


High Range 6

MASTER PLAN

Proximity to Activity Nodes

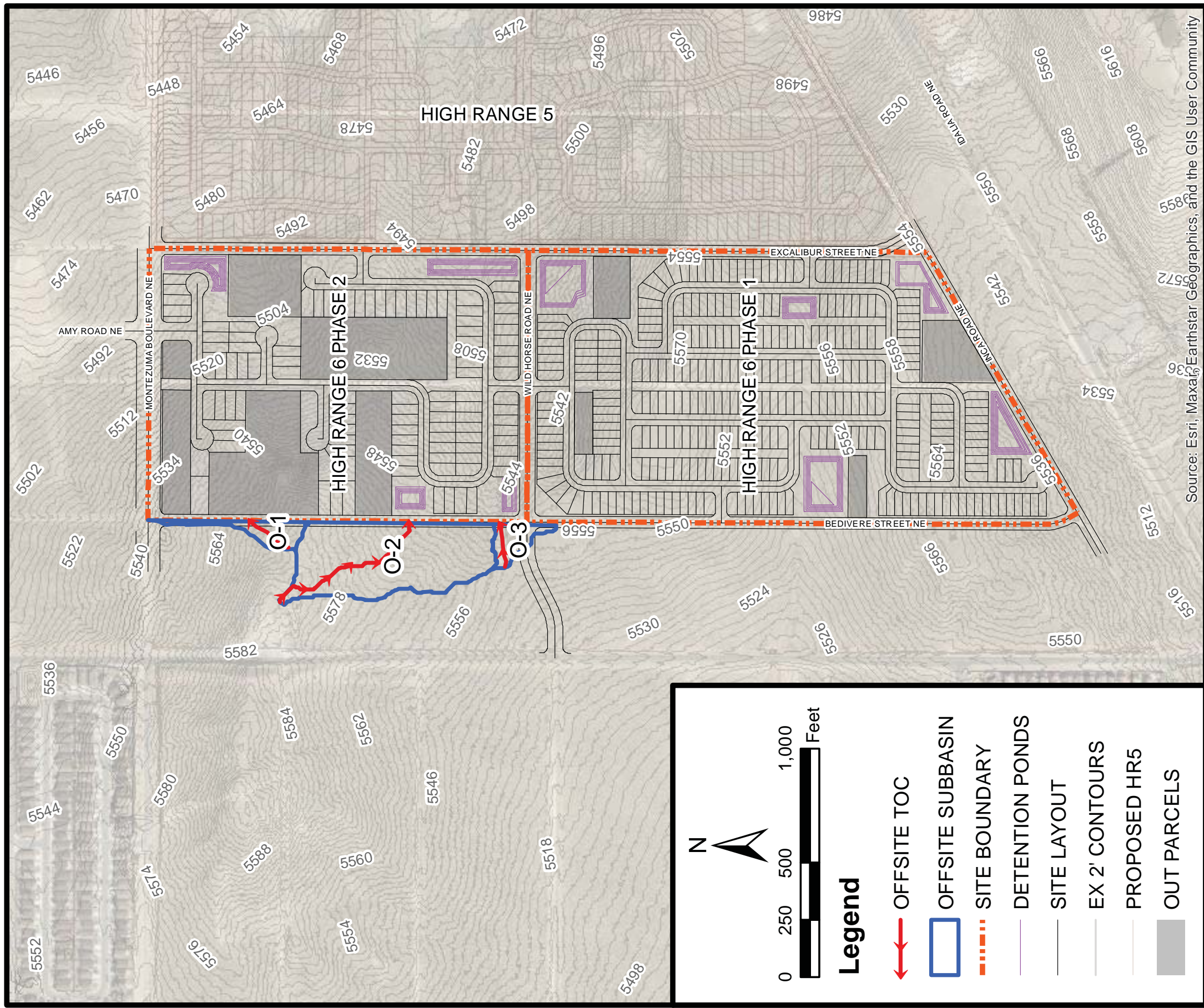
Exhibit I




27 March 2024

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

 <p>4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831</p>	<p>HIGH RANGE 6</p>		<p>JOB NO. 1-01-04022-01</p>
	<p>OFFSITE DRAINAGE MAP</p>		

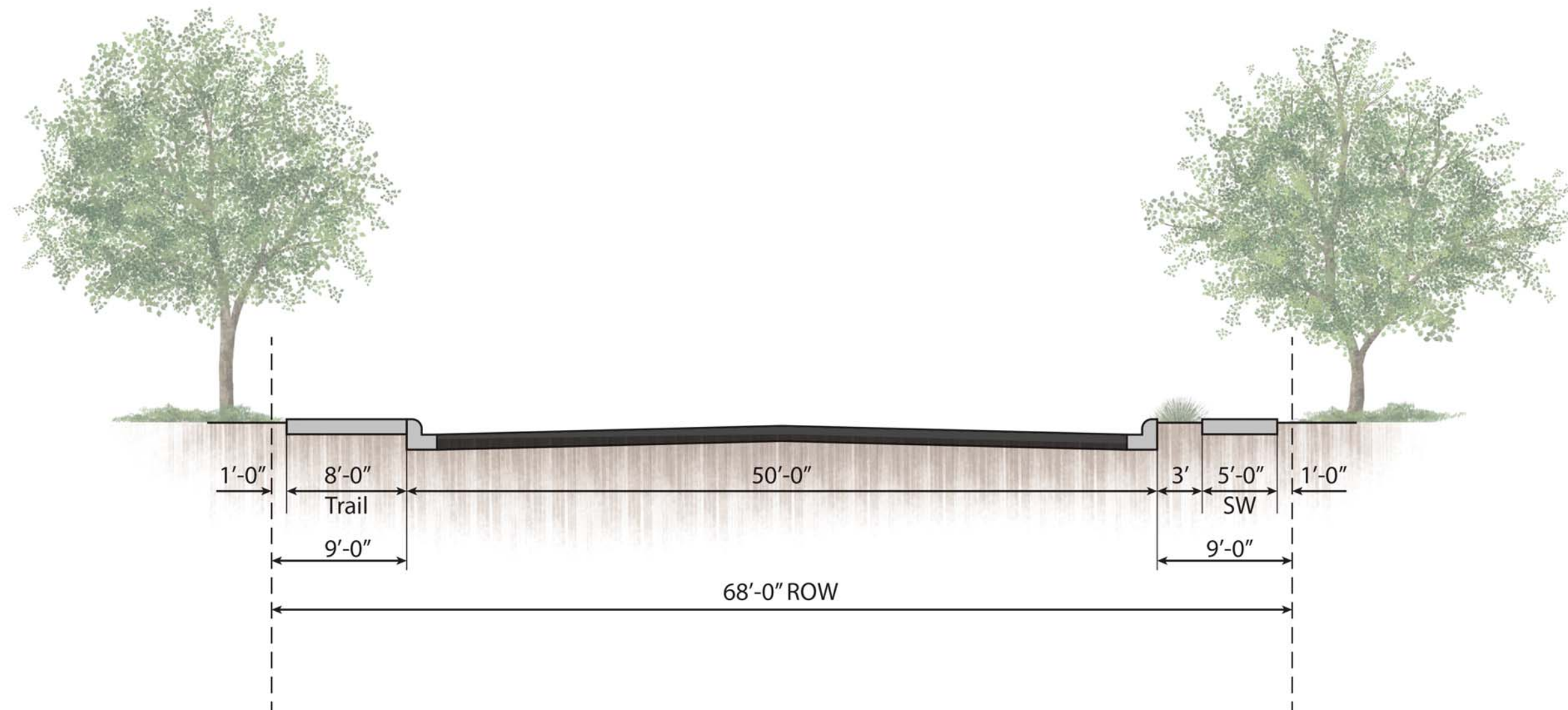
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High Range 6

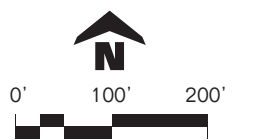
MASTER PLAN

Road Sections

Exhibit M



WILD HORSE ROAD SECTION

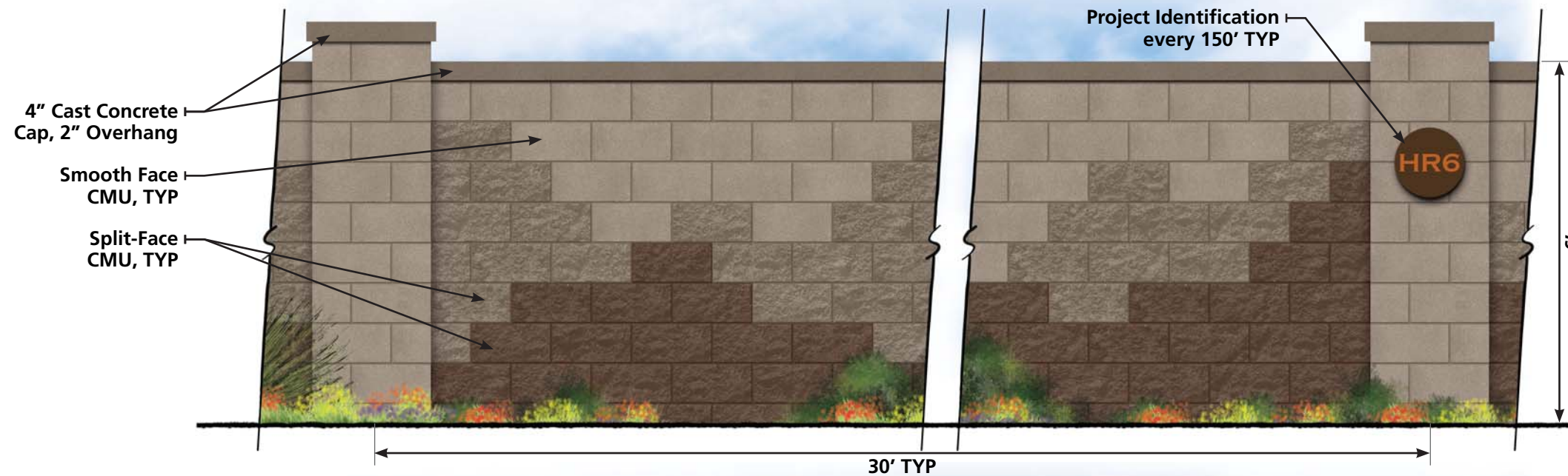


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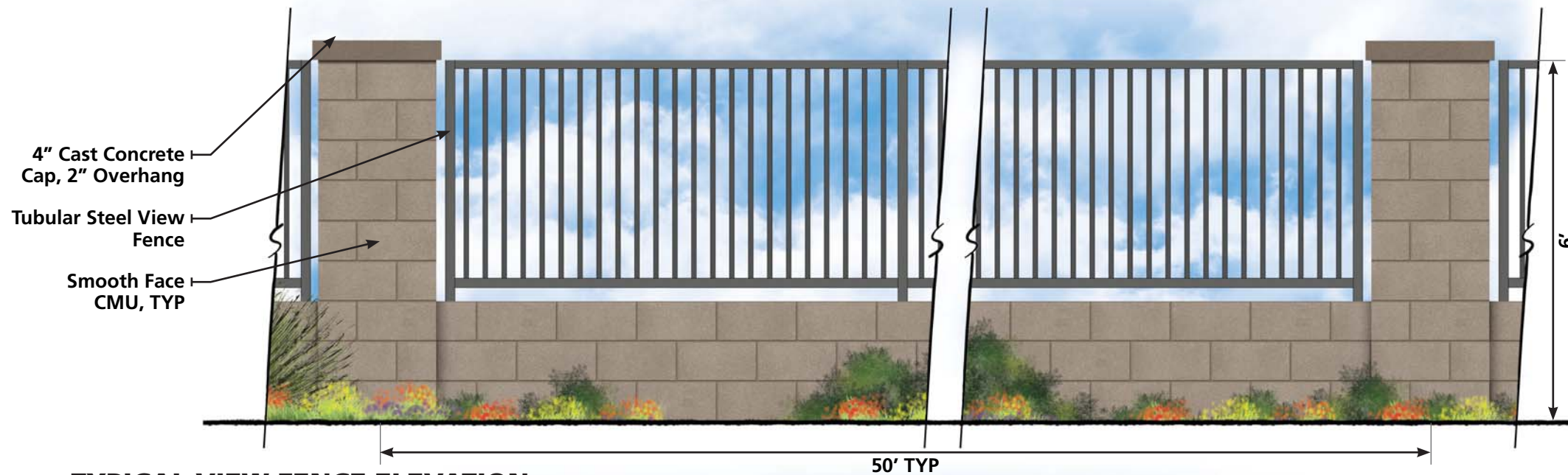
MASTER PLAN

Wall and Entry Monument Elevations

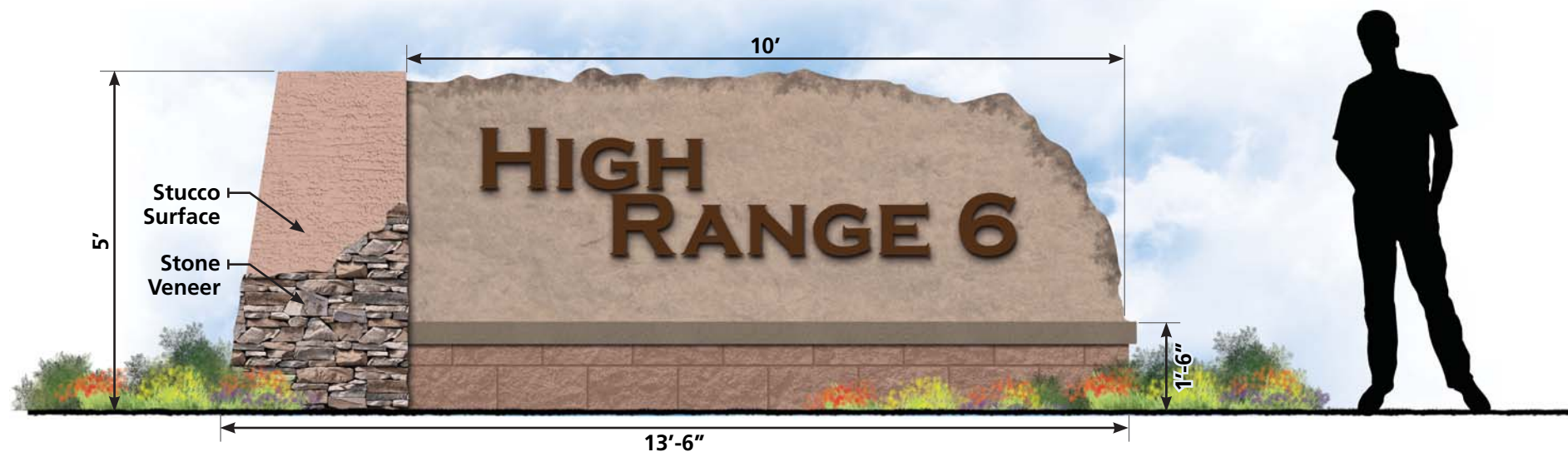
Exhibit N



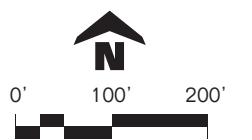
TYPICAL VIEW FENCE ELEVATION



TYPICAL VIEW FENCE ELEVATION



ENTRY SIGN ELEVATION



27 March 2024

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Landscape plans within High Range 6 should emphasize plant materials with low to medium water requirements and xeriscape principles of design, to the extent feasible. The following plant palette is not intended to limit plant selection, but rather to provide guidance only.

SCIENTIFIC NAME	COMMON NAME
TREES	
<i>Acer tartaricum</i> 'Hot Wings'	Hot Wings Maple
<i>Chilopsis linearis</i> 'Bubba'	Desert Willow
<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash
<i>Gleditsia T.</i> 'Imperial'	Imperial Honeylocust
<i>Juniperus scopulorum</i>	Skyrocket Juniper
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i> 'Whit II'	Crape Myrtle
<i>Pinus eldarica</i>	Afghan Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Platanus a.</i> 'Bloodgood'	London Plane Tree
<i>Pyrus calleryana</i> 'Cleveland'	Flowering Pear
<i>Quercus shumardii</i>	Shumard Oak
<i>Vitex agnus-castus</i>	Chaste Tree
SHRUBS	
<i>Arctostaphylos pungens</i>	Pointleaf Manzanita
<i>Buddleia davidii</i> 'Nanhoensis'	Butterfly Bush
<i>Caryopteris clandonensis</i>	Blue Mist
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster
<i>Ephedra spp.</i>	Joint Fir
<i>Erysimum</i> 'Bowles Mauve'	Bowles Mauve Wallflower
<i>Fallugia paradoxa</i>	Apache Plume
<i>Gallardia grandiflora</i> 'Fanfair'	Blanket Flower
<i>Helichrysum augustifolia</i>	Curry Plant
<i>Hemerocallis hybrid</i>	Daylily
<i>Hymenoxys acaulis</i>	Angelita Daisy
<i>Lavandula augustifolia</i>	English Lavender
<i>Nandina domestica</i> 'Firepower'	Dwarf Heavenly Bamboo
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Pinus mugo mugo</i>	Mugo Pine
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Prunus besseyi</i>	Western Sand Cherry

High Range 6

MASTER PLAN Plant Palette

Exhibit O.1

SHRUBS, cont.

<i>Rhaphiolepis indica</i>	India Hawthorn
<i>Rhus trilobata</i> 'Autumn Amber'	Creeping Three-leaf Sumac
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia greggii</i> 'furman's red'	Cherry Sage
<i>Salvia dorrii</i>	Purple Sage
<i>Sedum spectabile</i>	Stonecrop

DESERT ACCENTS

<i>Agave havardiana</i>	Havard Agave
<i>Hesperaloe parviflora</i>	Red/yellow Flowering Yucca
<i>Nolina microcarpa</i>	Beargrass

ORNAMENTAL GRASSES

<i>Bouteloua g.</i> 'Blond Ambition'	Blond Ambition Blue Grama
<i>Calamagrostis a.</i> 'Karl Foerster'	Karl Foerster Reed Grass
<i>Helictotrichon sempervirens</i>	Blue Avena Grass
<i>Miscanthus spp.</i>	Maiden Grass
<i>Muhlenbergia c.</i> 'Regal Mist'	Muhly Grass

VINES

<i>Campsis radicans</i>	Trumpet Vine
<i>Rosa banksiae</i>	Lady Banks Rose

TURFGRASS

<i>Turfgrass revielle</i>	Bluegrass Sod
---------------------------	---------------

NATIVE GRASSES

<i>Blue Grama</i>	<i>Bouteloua Gracilis</i>
<i>Buffalo Grass</i>	<i>Bouteloua dactyloides</i>

High Range 6

MASTER PLAN Plant Palette

Exhibit O.2



4550 N 12th Street
Phoenix, AZ 85014



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AMENDING THE LOMAS NEGRAS SPECIFIC AREA PLAN TO
UPDATE THE LAND USE MAP (EXHIBIT 13) AND THE FUTURE LAND USE TABLE
(EXHIBIT 12)**

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; and October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Lomas Negras Specific Area Plan at their meeting held on April 9, 2024, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 23-410-00005) to the Lomas Negras Specific Area Plan at their meeting held on April 25, 2024, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

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Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Lomas Negras Specific Area Plan as shown as Exhibit A to this Resolution.

Section 2. Effective Date:

This Resolution shall take effect immediately upon adoption.

ADOPTED THIS _____ DAY OF _____, 2024.

Greggory D. Hull, Mayor

ATTEST:

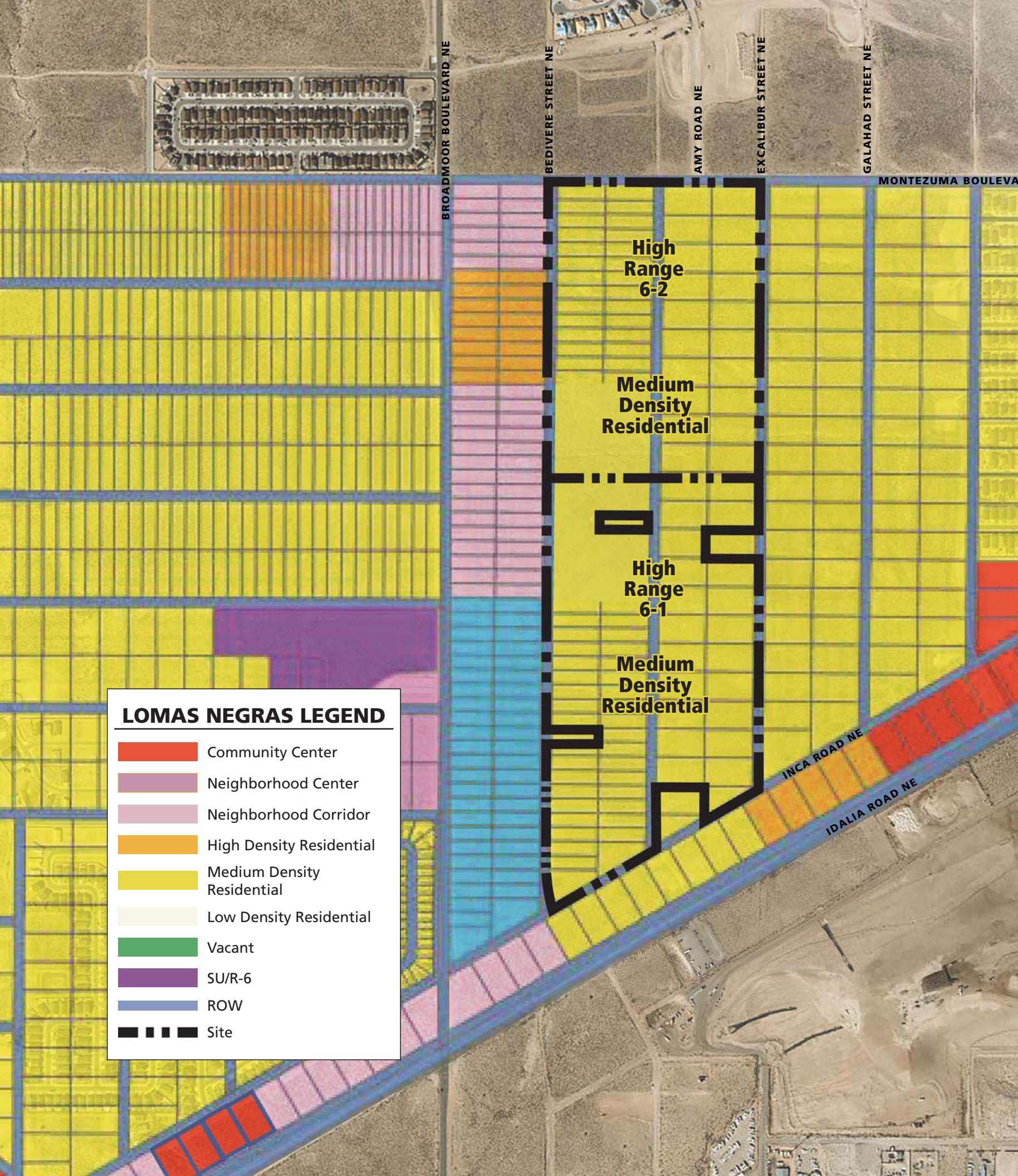
Rebecca A. Martinez, City Clerk
(SEAL)

High Range 6

MASTER PLAN

Proposed Specific Area Plan

Exhibit G



LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	-	-
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Vacant	-	45.0 90.2	-	-	-
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	-
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	-

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

LOMAS NEGRAS LEGEND

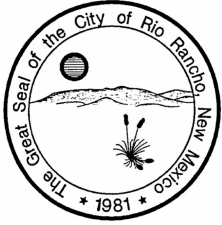
- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site



27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd





CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-400-
00003**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

REVIEW CRITERIA:

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

The High Range 6 Master Plan details a conceptual lot layout and roadway sections, identifies community amenities, and seeks to change the zoning of all subject parcels so that it is compatible with the proposed residential development. The subject properties comprise approximately 102 acres and are currently zoned R-1: Single-Family Residential District, as well as O-1: Office District.

Concurrently, the applicant is applying for a Zone Map Amendment (Case # 23-100-00008) to change the zoning of the subject lots within the proposed Master Plan to R-5: Single-Family Residential District, as well as applying for a Specific Area Plan Amendment (Case #23-410-00006), to update the land use map and related exhibits for the subject properties. The Master Plan additionally includes provisions for drainage and utility planning.

Staff recommends the Planning and Zoning Board find that the High Range 6 Master Plan would comply with and further the goals and policies of the Comprehensive Plan and integrate with the adjacent High Range 4 and High Range 5 Master Plans. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that

considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The multi-use trail proposed on the north side of Wild Horse Rd, in addition to the sidewalk on the south side of the street, also further Policy L-3 from the Comprehensive Plan which is to "promote and support development that incorporates walkability" and Policy L-4 which is to "encourage adequate pedestrian connections to future transit facilities in all residential site development." The proposed multi-use trail and sidewalk will further residents' connection to the adjacent High Range 4 and High Range 5 communities, as well as future commercial development along Broadmoor Boulevard NE. and eventually connect across Broadmoor to the Tierra Del Norte, Scottish Isle and Stonegate subdivisions. The High Range 6 Master Plan will feature 4.93 acres of park, which will be owned and maintained by the Homeowner's Association. Several acres of land will also be dedicated to 9 detention ponds throughout the site.

SITE ANALYSIS: The subject property is approximately 102 acres of vacant land bounded by Bedivere St NE to the west, Excalibur St NE to the east, Inca Rd NE to the south, and Montezuma Blvd NE to the north. The subject properties are zoned R-1: Single-Family Residential District and O-1: Office District. The proposed development will be a medium density residential subdivision that is planned for a total of 463 residential lots.

LAND USE: The High Range 6 Master Plan lies within the Lomas Negras Specific Area Plan and has a current land use designation of Medium Density Residential and Office Corridor. Concurrently, the applicant is requesting an amendment to the Specific Area Plan to update the land use map and related exhibits to Medium Density Residential for the entirety of the Master Plan area. Additionally, in a concurrent separate request, the applicant seeks a Zone Map Amendment to change the subject properties from R-1: Single-Family Residential District and O-1: Office District to R-5: Single-Family Residential District in order to allow for the proposed residential development in the Master Plan.

GRADING & DRAINAGE: A conceptual grading and drainage is included with this Master Plan which proposes improvements associated with storm water runoff management that will be employed to collect and convey flows generated across the development to several detention ponds to be located throughout the site. A separate, official drainage report will be considered at the Preliminary Plat stage.

CIRCULATION: The development will have several access points, off of Rawhide Lp NE, Wild Horse Rd NE, Amy Rd NE, and Outlaw Dr NE. Wild Horse Rd NE is proposed to be a 68' ROW, featuring a trail on the north side.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment, Master Plan, and Specific Area Plan Amendment requests. A legal advertisement was placed in the March 25, 2024 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments listed for Zone Map Amendment case #23-100-00008.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body of the High Range 6 Master Plan, subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the

applicant's request for a Master Plan.

2. The applicant has the authority to apply for a Master Plan on the subject properties.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The High Range 6 Master Plan complies with the requirements of the Comprehensive Plan and adequately integrates with the adjacent Master Plans. 2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. The High Range 6 Master Plan complies with the Lomas Negras Specific Area Plan, pending approval of the concurrent Specific Area Plan Amendment (case #23-410-06).

ALTERNATIVES:

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

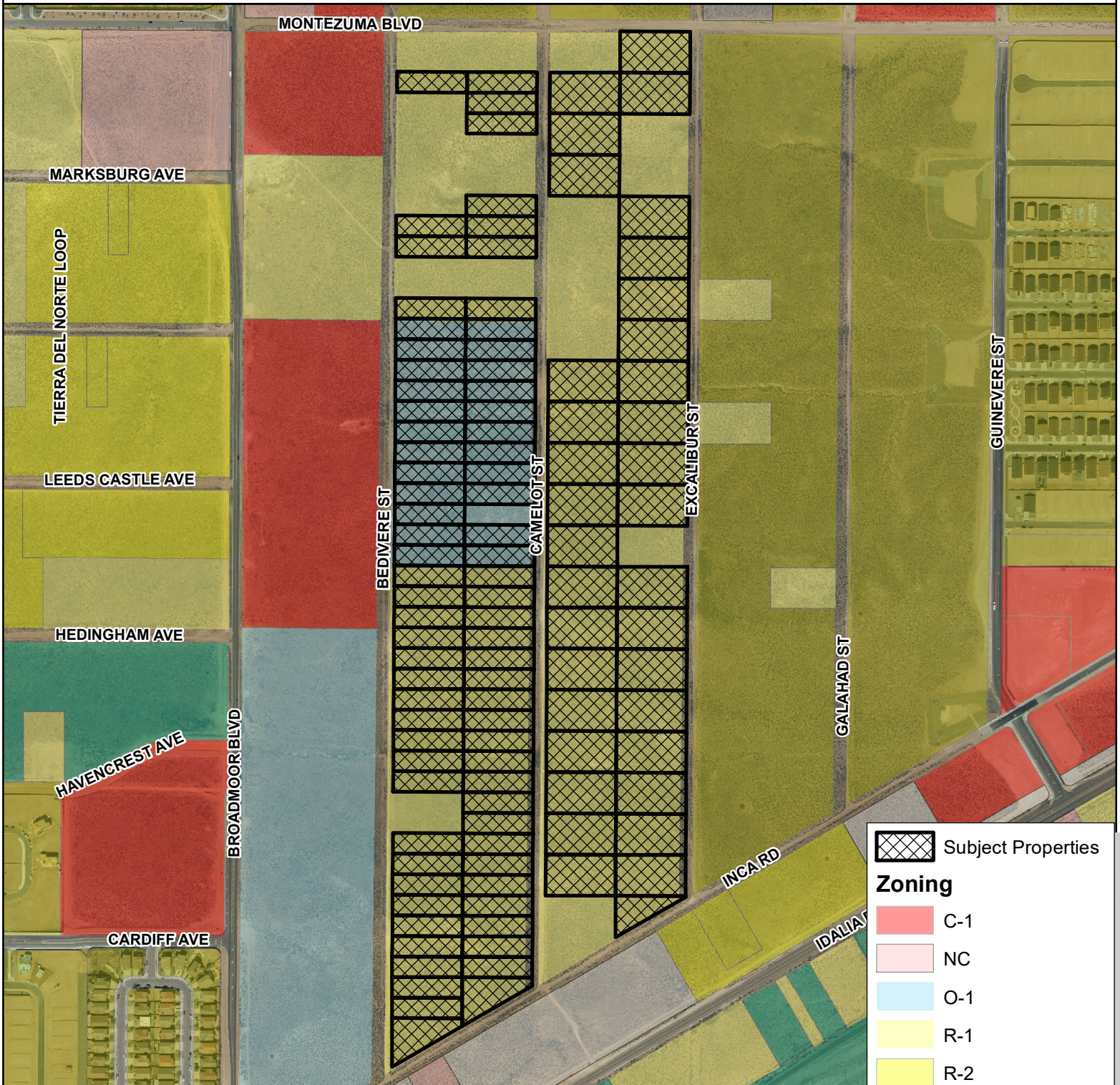
DEPARTMENT RECOMMENDATION:


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

- ATTACHMENT: [Location_Zoning Map.pdf](#)
ATTACHMENT: [Land Use Application.pdf](#)
ATTACHMENT: [Letter of Authorization.pdf](#)
ATTACHMENT: [High Range 6 - Master Plan_updated.pdf](#)
ATTACHMENT: [High Range 6 - ALTA Survey.pdf](#)
ATTACHMENT: [Reproduction of Notices.pdf](#)
ATTACHMENT: [DRAFT_Resolution_BMB.doc](#)











LOCATION/ZONE MAP

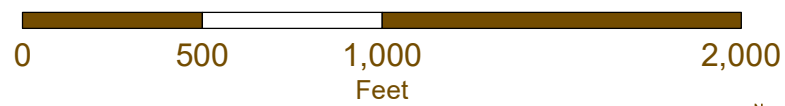
HIGH RANGE 6 - ZONE MAP AMENDMENT



 Subject Properties

Zoning

-  C-1
-  NC
-  O-1
-  R-1
-  R-2
-  R-3
-  R-4
-  SU
-  TZ
-  Unzoned



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

Map Created by Liz Ruiz Carlos on 04/02/2024

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:	
Address:		E-Mail:	
City:	State:	Zip:	
Proprietary Interest:		List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:	
Address:		E-Mail:	
City:	State:	ZIP Code:	

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


New Master Plan, Specific Area Plan Amendment and Zone Map Amendment to pursue a single family residential community known as High Range 6.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature: 		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 1 and 2, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Zomax, LLC, a New Mexico limited liability company, as to an undivided 75% interest, as to Lot 3, Block 70; Nucito IRA LLC, as to Lot 4, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Yohanse Manzanarez and Kimberly Kathleen Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 5, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Alfredo Eric Manzanarez and Jocelyn Ann Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 6, Block 70; Dawn View, LLC, a New Mexico limited liability company, as to Lots 7, 8, 16, 17, 18, 19, 78, 84 and 85, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 9 and 10, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 12 and 13, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 14 and 15, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 20, 21, 22 and 23, Block 70; Terry Lopez, a single man, as to Lots 24 and 25, Block 70; Jeffrey James and Michelle James, as to Lot 26, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 27, 28, 29, 70 and 71, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 30, 31, 32, 67, 68 and 69, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 33, 34, 35, 36, 63, 64, 65 and 66, Block 70; Jason Marton and Katherine Marton, husband and wife, as joint tenants, as to Lots 37, 38, 61 and 62, Block 70; Little IRA LLC, a New Mexico limited liability company, as to Lots 39 and 40, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to an undivided 1/2 interest and Danny Bean and Monica Bean, husband and wife, as joint tenants, as to an undivided 1/2 interest, as tenants in common, as to Lots 41, 42 and 55, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to Lots 43 and 44, Block 70; Andrew R. Hadcock and January V. Hadcock, Co-Trustees of the Andrew and January Hadcock Revocable Trust under Trust Agreement dated March 11, 2010, as to Lot 45, Block 70; Silke S. Raymond, a married woman as her sole and separate property, as to Lot 46, Block 70; Nucito IRA LLC, a New Mexico limited liability company, as to Lot 47, Block 70; Levi Heath and Judy Heath, husband and wife, as joint tenants, as to Lots 48 and 49, Block 70; Ruben S. Marquez, Ofelia B. Marquez, Leticia Rutledge, Raul Marquez and Lisa Marquez, as joint tenants, as to Lots 50 and 51, Block 70; Little IRA LLC, as to Lot 52, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as to an undivided 75% interest and Gabriel Vargas and Juliana Vargas, husband and wife as to an undivided 25% interest, as to Lot 53, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife and Gabriel Vargas and Juliana Vargas, husband and wife, as to Lot 54, Block 70; Danny Bean, Jr. and Monica Y. Bean, husband and wife, as joint tenants, as to Lots 56 and 57, Block 70; Scott B. Clark, and Pamela M. Clark, husband and wife, as joint tenants, as to an undivided

50% interest and Brandon L. Mason, a single man, as to an undivided 50% interest, as to Lot 58, Block 70; Tierra Mesilla LLC, a New Mexico Limited Liability Company, as to Lot 59, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 60, Block 70; Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 72, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 74, Block 70; Michael J. Markowitz and David Markowitz, tenants in common, as to Lot 75, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 76, Block 70; Tierra Mesilla, L.L.C., a New Mexico limited liability company, as to Lot 77, Block 70; Rose Vogt, as Lots 79 and 80, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 81, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 82 and 83, Block 70; Mason Edward Pierce, an unmarried man, as to an undivided 50% interest, and Jennifer Jean Pierce, an unmarried woman, as to an undivided 50% interest, as tenants in common, as to Lot 86, Block 70; Nucito IRA LLC, a New Mexico limited liability company, as to Lot 87, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to Lot 88, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lots 89, 90, 93 and 94, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as to Lot 91, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lot 92, Block 70; Joyce Haden, a married woman dealing with her sole and separate property, as to Lot 95, Block 70 and Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 96, Block 70; Little IRA, LLC, a New Mexico limited liability company, as to Lot 3, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 4, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 5, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 6, Block 71; 625 Property LLC, a New Mexico limited liability company, as to Lot 7, Block 71; Excalibur Holdings, LLC, a New Mexico limited liability company, as to an undivided 49.99% interest; Chester French Stewart and Successors as Trustee of the Chester French Stewart and Diana K. Stewart Revocable Trust UTA dated September 17, 1996, as to an undivided 25.005% interest; and David S. J. Anderson and Maureen C. Anderson Trustees of the David S. J. Anderson and Maureen C. Anderson Revocable Trust under that certain Trust Agreement dated November 13, 1992, as to an undivided 25.005% interest, as to Lots 8, 9, 11, 14 & 15, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 10, Block 71; Roslyn R. Zimmerman Living Trust dated April 28, 1993, as to Lot 12, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 13, Block 71; Leroy A. Ryckman, Jr., as to Lot 16, Block 71; Gregory R. Stelmak, a single person, as to Lot 17,

Block 71; Kwang Shin and Ok Shin, husband and wife, as to Lots 18 and 19, Block 71; Dawn View, LLC, a New Mexico Limited Liability Company, as to Lots 20 and 21, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 22, Block 71; Alfredo L. Cota, as to Lot 23, Block 71; Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTH IRA, as to an undivided 80% interest and Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 20% interest, as to Lots 24 and 25, Block 71; Loretta Vasquez, an unmarried woman, as to Lot 26, Block 71; Richard L. Tiedman and Cynthia R. Vigil, husband and wife, as to Lot 27, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 12.5 % interest, Jeffrey C. McCullough and Debbie L. McCullough, Trustees or their Successors in Trust, under the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 12.5% interest, Anthony E. King, a single man, as to an undivided 25% interest, Millennium Trust Company, LLC, Custodian FBO Bruce Maxey ROTH IRA, as to an undivided 25% interest and Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTH IRA, as to an undivided 25% interest, as to Lots 28 and 29, Block 71; J2C LLC, a New Mexico limited liability company, as to Lot 30, Block 71; Richard Shube, a single man, as to Lot 31, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Carlton P. Davenport and Nancy Whiteman-Davenport, husband and wife, as to an undivided 25% interest, and Jeffrey C. McCullough and Debbie L. McCullough, Trustees of the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 50% interest, as to Lot 32, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 33, Block 71; Little IRA, LLC, , a New Mexico limited liability company, as to Lot 34, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lot 35, Block 71; Mark Parra and Susan T Parra, as joint tenants, as to Lot 37, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 38, 39, 41, 42, 43, 44 and 45, Block 71, and SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 40, Block 71



July 14, 2023

City of Rio Rancho
Development Services
3200 Civic Center Circle NE,
Rio Rancho, New Mexico 87144

Re: High Range 6 – Letter of Authorization

This letter is to inform you that Coe & Van Loo Consultants Inc. (CVL) is authorized by the undersigned developer to pursue the applications required to amend the land use, zoning and subdivision of the High Range 6 property generally located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico. We appreciate staffs efforts in reviewing the project and all input provided.

Respectfully,

COE & VAN LOO
Consultants, Inc.

A handwritten signature in cursive script that reads 'Julie Vermillion'.

Julie Vermillion
Project Manager

Authorization

By: Rick Taysien
Print Name: Rick Taysien
Title: Officer
Date: 7-14-2023

November 27, 2023
Revised: February 16, 2024
March 27, 2024

High Range 6

City of Rio Rancho, New Mexico

MASTER PLAN



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-04022-01

Master Plan

for

High Range 6

City of Rio Rancho, New Mexico

Developer

LGI Homes

9105 East Del Camino Drive, Suite 118
Scottsdale, AZ 85258
Attn: Rick Tayrien

**Planning/Civil Engineering
Consultant**

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
Phone: (602) 264-6831
Email: jvermillion@cvlci.com

Contents

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2. Existing Conditions	3
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Lomas Negras Specific Area Plan	9
5. Transportation	14
6. Conceptual Drainage Plan	15
7. Conceptual Utility Plan	17
8. Design Guidelines	18
9. Implementation	24
10. Conclusion	25

Exhibits

Site Vicinity Map	Exhibit A
Nearby Ongoing Subdivisions	Exhibit B
Phasing Plan	Exhibit C
Existing Zoning	Exhibit D
Proposed Zoning	Exhibit E
Existing Specific Area Plan	Exhibit F
Proposed Specific Area Plan	Exhibit G
Conceptual Site Plan	Exhibit H
Proximity to Activity Nodes	Exhibit I
Conceptual Paving Plan	Exhibit J
Drainage Plan	Exhibit K
Conceptual Utility Plan	Exhibit L
Wild Horse Road Section	Exhibit M
Wall and Entry Monument Elevations	Exhibit N
Plant Palette	Exhibit O

1. Introduction

CVL Consultants on behalf of and in conjunction with LGI Homes, is proceeding with companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to establish the entitlements required for development of the subject single-family residential community known hereto as High Range 6.

High Range 6 is an approximately 102-acre portion of land located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico (City). The site is currently platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71, and bound by Montezuma Boulevard NE on the north, Inca Road NE on the south, Excalibur Street NE on the east, and Bedivere Street NE on the west (the Property). (See Exhibit A, Site Vicinity Map).

The design proposed with this Master Plan represents project visioning conducted by the homebuilder, LGI Homes, who are taking on this project with the objective of creating a new and attractive master planned community to serve as a continuation of the High Range 5 neighborhood to the east. This vision is brought to life in the extension of the 8' multi-use trail along Wild Horse Road and the planned amenities for the proposed pocket park and neighborhood park, described further in this proposal. Opportunities are provided for added landscaping with landscape tracts wrapping around the perimeter of the Project to enhance the streetscape.

This proposal addresses the opportunities and challenges of the Property, including its checkerboard ownership and outparcels, topography, and access constraints, while featuring an appropriate land use solution for this long undeveloped parcel. The High Range 6 Master Plan is consistent with and complementary to the surrounding developments in the area and this request for a single-family detached community on the Property is supported by a market need in this growing area of Rio Rancho. (See Exhibit B, Nearby Ongoing Subdivisions).

Master Plan Overview and Process

The entitlement process for the proposed community consists of companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to amend the current entitlements on the Property to support this proposal. This Master Plan serves as a framework for the proposed land assemblage to create the approximately 102-acre development site. The specific parcels currently anticipated for inclusion and exclusion of the Master Plan are detailed further in this proposal. They are subject to change during this process and, as such, the acreages provided herein are conceptual and based on the estimated 102-acre overall project boundary for consistency.

A Zone Map Amendment is requested to revise the underlying zoning districts from the existing patchwork zoning of R-1 Single-Family Residential (± 90 acres) & O-1 Office (± 12 acres) to overall R-5 Single-Family Residential zoning (± 102 acres) to permit High Range 6 as proposed. (Refer to Exhibits D and E, Existing and Proposed Zoning.)

The requested amendment to the Lomas Negras Specific Area Plan seeks to revise the existing ± 12 -acre Office designation on the Property to Medium Density Residential land use to permit overall Medium Density Residential for the community (± 102 acres). (Refer to Exhibits F and G, Existing and Proposed Specific Area Plan.)

Approval of the above-mentioned requests is required to facilitate the development of the approximately 102-acre High Range 6 community described within this Master Plan. Preliminary and final subdivision plats for the first phase of development, the southern ± 57 acres of High Range 6 known as Phase 1 are anticipated shortly after Master Plan approval and intended for 323 single-family lots. (Refer to Exhibit H, Conceptual Site Plan.) The northern ± 45 -acre portion is anticipated for future development as Phase 2 and planned for 140 single-family lots. Site design for Phase 2 will be prepared later in the development process. As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count. (See Exhibit C, Phasing Plan). All acreages, lot counts, and park space calculations provided herein by this Master Plan are intended for conceptual planning purposes and will be finalized during the development process.

The above-mentioned requests will define the general parameters of the Project and its design guidelines, which are set forth by this Master Plan and to be reflected on all upcoming development plans.

The objectives of the High Range 6 Master Plan maintain consistency with the High Range 5 neighborhood to the east, as detailed below.

- Eradicate the antiquated platting and checkerboard ownership that hinder the growth of the City of Rio Rancho;
- Designate the preferred zoning for the subject property;
- Provide high quality, medium density single-family residential development within this area of Rio Rancho;

- Implement the goals and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan; and
- Integrate land use, recreation facilities, drainage, and utilities into a comprehensive, master development plan.

2. Existing Conditions

In accordance with City guidelines, this portion of the Master Plan describes the natural features of the site, surrounding land use and zoning, proximity to activity nodes, existing antiquated platting and land assemblage efforts, transportation, and existing infrastructure in relation to the Property.

Natural Features

The site consists of approximately 102 acres of primarily rolling grassland hills with shrubs sparsely covering the surface within a high-desert environment. The Sandia Mountains to the east provide attractive views for residents. Existing vegetation of indian rice grass, blue grama, and ring and bush muhly are dominant grass species and cholla, prickly pear, and narrow leaf yucca are common to the area. Fauna such as quail, cottontail rabbit, jackrabbit, and coyotes are common to the area as well.

Surrounding Zoning and Land Use

The zoning and land uses surrounding the Project are identified in the table below.

Direction	Zoning	Land Use
North	R-4	Undeveloped land planned for Broadmoor Heights, a single-family residential master planned community.
South	Unzoned with one NC parcel	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 77.
East	R-4 with three outparcels zoned R-1	Undeveloped land planned for High Range 5, a single-family residential master planned community. Undeveloped out parcels platted as Rio Rancho Estates Unit 13, Block 72.
West	R-1, C-1, O-1	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 69.

High Range 6 is composed of two residential phases with shared open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding neighborhoods listed in the proceeding table and support the growth planned in this area of Rio Rancho.

Proximity to Activity Nodes

High Range 6 is centrally located between several activity nodes within Rio Rancho. Several of the surrounding activity nodes are featured in the list below.

- The Rio Rancho City Center, UNM Sandoval Regional Medical Center, and V. Sue Cleveland High School are located within 2 miles north of the Property.
- Shining Stars Preschool, High Range Dog Park, and Rio Rancho Middle School are located within one and one half miles east of the Property.
- Colorado Mountain Park, Rio Rancho Ram Stadium, Rio Rancho High School, Lincoln Middle School, Rio Rancho Sports Complex, Loma Colorado Park, Rio Rancho Aquatic Center, Loma Colorado Main Library, and the McDermott Athletic Center are located within 2 miles south of the Property.
- Commercial retail is located within two miles south and southwest with a larger commercial center located less than three miles south of the Property.

Refer to Exhibit I, Proximity to Activity Nodes, for a detailed illustration of the featured activity nodes.

Antiquated Platting

The Property is spread across several undeveloped parcels of checkerboard ownership platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71. At the time that Unit 13 was annexed and platted, it was common to have a development pattern with streets laid out in a grid with rectangular one-acre residential parcels adjacent to the streets. This development pattern created long blocks of checkerboard ownership and antiquated platting that is in contrary to and does not further the City's goals and standards for development. Rio Rancho Estates Unit 13 is an example of antiquated platting which serves to be a common constraint within Rio Rancho and poses a significant challenge for land development. A few of the key challenges associated with antiquated platting include access issues and inadequate street layout, insufficient lot sizes, diversity of ownership, and obsolete and impractical planning practices.

Rio Rancho's Vision 2020 Integrated Comprehensive Plan (ICP) recognizes that this antiquated platting is a major obstacle to growth and promotes land assemblage to address the issue. In accordance with the City's vision for growth, High Range 6 intends to improve upon the existing entitlements by establishing the framework and site design required for the development of a master planned, single-family residential community.

Land Assemblage Summary

The High Range 6 Master Plan is the outcome of pursuing the assemblage of the 141 parcels of Rio Rancho Estates Unit 13, Blocks 70 and 71 to create the approximately 102-acre development site. The developers of High Range 6 have made an attempt to reach out to the current land ownership of all parcels within the Plan area of this proposal with an offer to acquire their properties. These efforts were successful for several parcels but some outlying parcels are anticipated to be excluded. A summary of the current land assemblage efforts is provided in the following subsection.

The 112 parcels that have been confirmed for inclusion in the Master Plan at this time are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, and 74-96.
- Rio Rancho Estates Unit 13, Block 71, Lots 3-15, 20-22, 24-25, 28-35, and 37-45.

The 29 outparcels detailed in the following list are currently excluded from the High Range 6 community.

- Rio Rancho Estates Unit 13, Block 70, Lots 11, 37-38, 41-46, 48-51, 55-57, 61-62, and 73.
- Rio Rancho Estates Unit 13, Block 71, Lots 1-2, 16-19, 23, 26-27, and 36.

As stated above, land ownership has remained unresponsive for some outlying parcels that are anticipated to be excluded as a result. Of these parcels, Rio Rancho Estates Unit 13, Block 70, Lot 73 is the only outlying parcel with existing O-1 Office zoning. This zoning was established concurrently with the Lomas Negras Specific Area Plan in 2008 under Case No. 08-100-00031, which served as a revision from the original designation of “Unzoned” as the land was never officially zoned when it was annexed into the City in 1995. As with the prior zoning case, land ownership of this subject parcel and all other parcels within the Plan area of this proposal have received proper notice and have been given a full opportunity to present their views. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.

The High Range 6 Master Plan intends to assemble these parcels through the cohesive visioning and site design proposed for development of the community. The parcels included and/or excluded from the Master Plan are undergoing further coordination. Flexibility regarding the parcels specified above is requested as the Property moves forward through the development process. Access will be provided for all outparcels.

Roadway System

Access to the High Range 6 internal street network will be via two entrance roads off of Bedivere Street and two entrance road connections off of Excalibur Street. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard and through the Bedivere Street intersection with Montezuma Boulevard, west to Broadmoor Boulevard. The City's major roadway network provides access to the major activity nodes detailed above.

Existing Infrastructure

Existing water and sewer utility systems are available to serve High Range 6. The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma.

Sewer connection is anticipated at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. Two additional connections are anticipated in Excalibur Street at its intersection with the two proposed entrance roads for Phase 1.

3. Proposed Land Use, Zoning and Density

This chapter includes a summary of the proposed land use and zoning for the community along with an analysis of the featured goals, objectives, and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan that are furthered by the High Range 6 Master Plan.

Land Use

High Range 6 is intended to provide an affordable housing option for current and future Rio Rancho residents. It is designed to complement the single-family development to the east and the surrounding area and remains consistent with the primary land use identified on the Property by the Lomas Negras Specific Area Plan.

As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count at ultimate buildout. The parks / recreational facilities are planned to be provided by the combination of a neighborhood park and smaller pocket park

proposed for the community. A continuation of the multi-use trail to the east along Wild Horse Road is planned to serve residents of High Range 6 as well as residents of the other subdivisions in the area.

The acreages provided below serve as an overview for the intended land use distribution for the community at ultimate build-out. These acreages are provided for conceptual purposes to demonstrate the intent for the future development and are subject to change as the site plan is refined during the development process.

Category	Plan Area
Medium Density Single-Family Residential	± 66.7 acres
Parks	± 3.93 acres
Common Areas	± 2.15 acres
Drainage Facilities	± 5.96 acres
Roads	± 23.63 acres
Total	± 102.37 acres

Zoning

The proposed zoning for High Range 6 is R-5: Single-Family Residential, which requires a minimum lot width of 35 feet and a minimum lot size of 2,500 square feet. All of the lots within High Range 6 are designed with a minimum lot width of 35 feet and lot depth of 100 feet, exceeding the minimum lot area requirements of the R-5 zoning district. Setbacks, height, and other development standards are addressed further in this proposal.

Density

High Range 6 is a medium density, single-family residential development. A total of 463 lots are proposed at ultimate build-out for a density of approximately 4.5 dwelling units per acre.

Parks and Common Areas

A pocket park and neighborhood park is planned within Phase 2. The parks are anticipated to total 3.93 acres in size in accordance with the parks requirement established by the City of Rio Rancho and shall count towards this requirement. This acreage is subject to change pending the final lot count at ultimate build-out. The proposed park and recreation facilities will serve the community residents as well as residents in the area. Park amenities will be determined in conjunction with City of Rio Rancho Parks and Recreation and may feature amenity options including but not limited to children's play area, basketball court, walking paths, parking, trees, passive

seating nodes, event and community gathering spaces, passive and active turf areas, and/or similar amenity options to be determined. The developer will design and construct the park and recreation facilities.

In addition to the proposed neighborhood park and pocket park, High Range 6 includes several common areas planned throughout the development, including landscape buffers along the perimeter and small tracts at the primary entries and intersections. Landscape improvements are anticipated in these common areas to provide an attractive character for the community. The neighborhood park and other planned recreational facilities developed as part of the High Range 6 Master Plan shall be owned and maintained by the HOA.

Trails

Wild Horse Road is a collector road that runs east-west between High Range 6 Phases 1 and 2. It is designed with adequate right-of-way to accommodate an 8-foot multi-use trail along its north side in Phase 2. The multi-use trail provides an alternative to vehicle travel in the area and will provide a link to other parks within the Lomas Negras Specific Area Plan, as well as a connection to the High Range 5 neighborhood park to the east. The multi-use trail will be designed and constructed in accordance with the City of Rio Rancho Development Standards. (Refer to Exhibit M, Wild Horse Road Section.)

4. City of Rio Rancho Plans and Policies

Corridor Overlay Zone

Portions of the Property are subject to the COZ Corridor Overlay Zone. The zoning overlay was adopted in 2008 through an amendment to the Lomas Negras Specific Area Plan under Ordinance No. 57. The zoning overlay was intended to establish access, floodplain, and design standards on specific parcels in the area.

The affected parcels intended to be included in High Range 6 are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 24-35, 64-72 and 74-75.
- Rio Rancho Estates Unit 13, Block 71, Lot 24.

Ordinance No. 57 also included an overlay for future rights-of-way and street setbacks to be provided in addition to the setbacks required for each zoning district. The additional standards that apply to High Range 6 are listed below.

- Collector street: 34-foot setback from centerline.
- Minor arterial street: 53-foot setback from centerline.

- Principal arterial street: 78-foot setback from centerline.

The site design for High Range 6 complies with all applicable COZ standards. Furthermore, the street section proposed for the collector street, Wild Horse Road, provides 68 feet of right-of-way which exceeds the standards in the Corridor Overlay Zone. The community does not provide driveway access to residential lots from Wild Horse Road.

Lomas Negras Specific Area Plan

The Project supports the City's goals, objectives, and vision by providing a land use that is compatible with the Lomas Negras Specific Area Plan (SAP) designation of Medium Density Residential (MDR). The anticipated site design is consistent with and conforms to the MDR land use currently designated on the majority of the site. An amendment is requested to update the existing ± 12 -acre portion of Office land use designated on the Property. The requested amendment will remove the split land use designation and allow for a cohesive plan that will contain residential densities which complement the existing and proposed development in the surrounding area.

As described below, this request conforms with the key concepts identified for future growth within the SAP and complies with the permitted uses under the requested MDR designation. The proposed amendment to the plan is consistent with the SAP Goals and Objectives and will bring a new and desirable community to Rio Rancho.

Land Use

The Lomas Negras SAP encourages the consolidation of lots and platting action to bring land up to meet the City's current development standards. The following land use goal is furthered by the High Range 6 Master Plan:

Land Use Goal: Promote a variety of housing choices including low- and medium density single-family residential uses and high density multi-family residential uses.

The High Range 6 Master Plan furthers the above goal by implementing medium density residential use through a Zone Map Amendment to R-5: Single-family Residential. The medium density residential use proposed increases the availability of affordable housing opportunities and brings a diversity of housing types to the City.

Utilities

The High Range 6 Master Plan furthers the SAP's utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent roadways.

Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.

Existing water and sewer utility systems are available to serve High Range 6 as described further in this proposal. All proposed utility systems and plans will be designed per the standards of the City and utility company to be submitted for review and approval during the development process. Additional coordination with the providers will be made to confirm adequate servicing.

The service and utility providers intended to serve the community are listed below.

Service	Provider
Water	City of Rio Rancho Utilities
Sewer	City of Rio Rancho Utilities
Electric	Public Service Company of New Mexico (PNM)
Gas	New Mexico Gas Company (NMGC)
Telephone / Cable	Lumin (Qwest Corporation) / Sparklight

Community Facilities

The High Range 6 Master Plan expands the City of Rio Rancho’s parks inventory through the provision of a neighborhood park and multi-use trail, furthering the Community Facilities goal featured below.

Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the neighborhood park and multi-use trail will serve the residents of High Range 6, the adjacent High Range 5 to the east, and other residents in the area.

City of Rio Rancho Comprehensive Plan

The High Range 6 Master Plan is consistent with the goals and policies established by the City of Rio Rancho Comprehensive Plan. The following analysis describes how the High Range 6 Master Plan achieves and furthers the City’s goals and policies.

Annexation, Antiquated Platting, and Addressing

The intent of the Annexation, Antiquated Platting, and Addressing element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing practices.

Antiquated platting and checkerboard ownership existing on the Property presents a significant challenge to development and land assemblage. As stated above, High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community.

Conservation and the Natural Environment

The intent of the Conservation and the Natural Environment element of the Comprehensive Plan is to ensure that sustainability is a key component of the City's growth. As development occurs, concerns regarding water quality, air quality, water conservation, energy conservation, geological features, and soil conditions should be considered by the City of Rio Rancho when development decisions are made.

The Conservation and the Natural Environment goal identified below is furthered by the High Range 6 Master Plan.

Goal 1: Preserve water resources.

In an effort to address concerns regarding water resources, the High Range 6 Master Plan features xeriscape landscape requirements in the Design Guidelines section provided below. Preferred plant materials include native shrubs, trees, and grasses, as identified in Exhibit O, Plant Palette.

Land Use

The intent of the Land Use element of the Comprehensive Plan is to provide land use guidance for population growth by identifying and proposing the location of different types of development and land uses. The High Range 6 Master Plan furthers the featured Land Use policy identified below.

Policy 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The High Range 6 Master Plan establishes the desired community character through the Design Guidelines defined further in this proposal. The Design Guidelines addresses building setbacks, architectural colors and finishes, and landscape requirements. The development includes a pocket park and neighborhood park along with a multi-use trail to meet the recreational needs of residents. Conceptual Paving, Drainage, and Utility Plans were prepared to address the above-mentioned engineering items and are attached for reference.

Population and Housing

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City.

The High Range 6 Master Plan furthers the following Population and Housing goals and policies as identified in the list below.

Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Policy 7: Support residential developments with appropriate amenities for families and children.

The High Range 6 community is designed to provide an attractive single-family neighborhood. The development includes a pocket park and neighborhood park with a multi-use trail that will help serve the multi-generational needs of the community.

Transportation

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. The featured transportation goals, policies, and objectives listed below are applicable to the High Range 6 Master Plan.

Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.

Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).

Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant.

All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. Furthermore, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard. The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

Parks and Recreation

The intent of the Parks and Recreation element of the Comprehensive Plan is to ensure that amenities such as parks and recreational facilities are provided for City residents. The goals met by the High Range 6 Master Plan are listed below.

Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

Goal PR-2: Be responsive to the recreational needs of the community.

As previously mentioned, the High Range 6 Master Plan furthers these goals by providing a pocket park and neighborhood park along with a multi-use trail along Wild Horse Road to create a quality community environment. Park site plans and final locations of recreational facilities shall be provided later in the development process and shall be subject to approval by Rio Rancho Parks and Recreation Department.

Urban Design

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the High Range 6 Master Plan are listed below.

Goal UD-2: Create traditional neighborhood patterns that support a sense of place.

Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

As stated above, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard.

As demonstrated above, these Urban Design goals are furthered by the High Range 6 layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods.

5. Transportation

Overview

The newly planned High Range 6 is to be located contiguous to the established High Range subdivision located west of the Unit 5 subdivision that is currently in the city approval process. The new development phase is to be situated north of Inca Road, south of the future Montezuma Boulevard, west of the future Excalibur Street, and east of the future Bedivere Street alignment. High Range 6 will have access to Idalia Road via the Guinevere Street intersection, located 0.25 miles east of the site. The Guinevere Street intersection is to be located about 0.65 miles southwest of Loma Colorado Boulevard and about 0.68 miles northeast of Broadmoor Boulevard. Access will also be available to the future Montezuma Boulevard to the north via Bedivere Street as well as via Excalibur Street. East/west access to Loma Colorado Boulevard and the other site development phases will be possible via Inca Road, an internal local collector street parallel to Idalia Road.

Located near the northerly reaches of the developing Rio Rancho area, major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.

The site will be developed in two construction phases with a total of 463 single family dwelling units at full build-out. Access to the High Range 6 internal street network will be via three entrance road connections off Excalibur Street, two entrance roads off Bedivere Street, and one entrance road connection off Montezuma Boulevard. Along the north boundary of High Range 6, Montezuma Boulevard was partially constructed with Broadmoor Heights. High Range 6 will construct its adjacent half street of Montezuma Boulevard and align a right-in right-out entrance with Amy Road. The full build-out of Montezuma Boulevard will be 82-foot wide (106-foot right-of-way) extending west from the proposed High Range Unit 5. The main entrance road (Wild Horse Road) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the proposed High Range Unit 5. There will be a 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard. In addition, Inca Road will extend west to Broadmoor Boulevard allowing access to Idalia Road to the south and Montezuma Boulevard to the north. Bedivere Street will be extended north to Montezuma Boulevard, allowing access to Broadmoor Boulevard to the west. All internal streets in the subdivision will have a 30-foot wide paved section. All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. This includes the perimeter streets of Excalibur, Bedivere, Inca Road, and Montezuma Boulevard.

Based on existing topography of High Range 6, the proposed linear site layout allows the development to follow the existing terrain more closely and limits roadway alignments that may be against the downward gradient of existing slopes when compared to curvilinear alignments. Additionally, open space corridors between adjacent rear yards will allow space for natural grading and ultimately reducing excessive retaining wall heights throughout the site. (Refer to Exhibit J, Conceptual Paving Plan.)

6. Conceptual Drainage Plan

Plan Area Description

The proposed High Range 6 subdivision will be completed in 2 Phases. The first phase will consist of 323 single family residential lots, while the second phase will consist of 140 single family residential lots. The entire site covers approximately 102 acres. The project site is not encumbered by a FEMA 100-year floodplain and is located within Zone X (refer to FEMA FIRM panels 35043C1900D and 35043C1893D, dated 3/18/2008). Zone X is defined by FEMA as “Area of Minimal Flood Hazard”.

Existing Conditions

The general topography in the area slopes away from the site, as it is located on a set of regional highpoints. The southmost portion of the site drains southwest via an earthen flow path up to and beyond Idalia Road NE. The eastern portion of the site drains east towards three offsite detention ponds some distance east of High Range 6. The northern portion drains northeast, also towards these three eastern detention ponds. Offsite flows only affect Phase 2, as there are three small offsite subbasins northwest of the future Bedivere Street NE, which historically drain east across the site toward the previously mentioned three offsite detention ponds.

Developed Conditions

With developed conditions, the minor offsite flows originating northwest of Bedivere Street NE will be routed through detention ponds in the future High Range 6 Phase 2, with some portion possibly travelling via Wild Horse Road NE and Montezuma Boulevard NE before reaching detention ponds within High Range 5 and continuing to their ultimate outfall east.

Onsite runoff for the southernmost portion of the site will enter the two onsite southern detention ponds before being released towards its historic flow path, which is earthen and travels southwest up to and beyond Idalia Road NE. The eastern portion of Phase 1 will enter an onsite detention pond, before heading east and being intercepted by a 24" pipe that leads to a High Range 5 detention pond. The western portion of Phase 1 will drain to an onsite detention pond at the western edge of the property before being released to another earthen existing outfall. The northern portion of Phase 1 will drain northeast to an onsite detention pond before being released toward a proposed 42" pipe that is associated with a proposed storm system and detention pond within High Range 5. Lastly, all of the proposed High Range 6 Phase 2 onsite runoff will be routed to onsite detention ponds before being bled off to storm systems in High Range 5 Phase 2 and detention ponds associated with that subdivision.

All released flows from detention ponds will not exceed the historic runoff peak discharges produced by the site, such that downstream flow patterns are not disturbed. The detention ponds will be sized to provide capacity for 100-year 6-hour storm plus 1 foot of freeboard and empty within 24 hours. This is to meet pond capacity and water quality requirements in accordance with the City of Rio Rancho Development Manual – Vol II. More analysis will be completed in a future drainage submittal as the subdivision plats for High Range move forward. (Refer to Exhibit K, Conceptual Drainage Plan.)

7. Conceptual Utility Plan

This section describes water and sewer infrastructure and services. High Range 6 shall be serviced by the City of Rio Rancho Utility Department.

Water

The existing north half of the High Range 6 property slopes from west to east while the south half of the property is split by a ridge line. High Range 6 ranges in elevation from 5,575 feet to 5,487 feet.

The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma. An 8-inch line would be extended in Bedivere Street with two stubs to the west for future development. This 8-inch line would be looped to a new 8-inch line in Inca Road, which would extend eastward where it will connect to the existing 8-inch waterline just west of Bedivere Street.

An 8-inch line will be looped throughout the proposed development extending from the two entrance roads off Bedivere Street on the west side and looped to the existing 10-inch waterline in Excalibur Street at three entrance road locations on the east side of the site.

All waterlines within High Range 6 are proposed to be 8-inch lines with all the appropriate valves and fire hydrants.

Sanitary Sewer

The High Range 6 subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the northern half of the project site falls from west to east while the south half of the property is split by a ridge line.

Based on the topography, the proposed subdivision will require up to three separate sanitary sewer connections and a potential lift station located in High Range 6 Phase 1 located near Bedivere Street to drain the site properly. One connection will be at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. The additional two connections will be in Excalibur Street at the intersection with the two entrance roads. Several 8-inch stub-outs will be provided to the property to the west in Bedivere Street.

The proposed sewer design for High Range 6 Phase 1 has options between having a deep sewer or needing a lift station along Bedivere Street. The existing topography along the portion of Bedivere Street in Phase 1 creates a local valley with the ridge lines rising more than 20 feet in all directions. Servicing the existing platted lots west of Bedivere Street by gravity sewer would require manholes exceeding depths of 30 feet. Alternatively, a lift station would resolve the issue of deep sewer line and manholes but would create an additional future maintenance for the City of Rio Rancho. (Refer to Exhibit L, Conceptual Utility Plan.)

8. Design Guidelines

Introduction

The Design Guidelines established for High Range 6 are proposed as a continuation of the High Range 5 neighborhood to the east for cohesion and consistency between the two residential developments. The desired character of design features common to the community, such as grading, landscape, signage, lighting, walls, setback, pedestrian connections, and architecture, are expressed in the guidelines identified below. These design guidelines help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The Design Guidelines are primarily intended for use by homebuilders. Guidelines using the term "shall" and "will" are mandatory. These guidelines do not supersede specific requirements under the Rio Rancho Zoning Code. Where conflicts occur between these design guidelines and City regulations, the more restrictive shall apply.

The Design Guidelines address site planning, pedestrian amenities, multi-use trail, building design and materials, setbacks, landscape, walls, entry signs, lighting, and utilities to create the visual image desired for High Range 6. The Design Guidelines are intended to be complementary to the surrounding area while maintaining the unique neighborhood identity established by the prior High Range Master Plans.

General Site Planning

- Development within High Range 6 shall comply with the City of Rio Rancho Subdivision Ordinance.
- Residential lots developed as part of this Master Plan are prohibited from fronting or having driveway access to a collector or major local street.
- The typical lot shall be a minimum of 35 feet in width with a minimum lot area of 2,500 square feet per the regulations of the R-5 zoning district.

- Lots that face streets at the front and rear shall be limited to one driveway access from the front facing street. A solid wall shall be provided at the rear yard of these properties to ensure no access from the secondary street frontage.
- Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

Pedestrian Amenities

- All pedestrian paths shall be designed to be accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- Sidewalks shall be five feet in width throughout the subdivision, with the exception of the north side of Wild Horse Road, which shall contain the 8-foot multi-use trail.
- To the maximum extent feasible, all residential streets, parks, trails, and common open space areas shall be designed to create a connected system that promotes pedestrian circulation and access.
- All pedestrian walkways and trails shall be designed to be accessible and consistent with the Americans with Disabilities Act Criteria for Barrier-Free Design.

Multi-Use Trail

The Lomas Negras SAP calls for an 8-foot multi-use trail within the right-of-way of the east-west collector road (Wild Horse Road) through Phase 2 of the High Range 6 project area. The High Range 6 Master Plan provides a 68-foot right-of-way for Wild Horse Road that is designed to accommodate the multi-use trail.

- The multi-use trail shall be 8 feet in width, designed to be ADA-compliant, and constructed to AASHTO standards, or equivalent.
- The multi-use trail shall be located on the north side of Wild Horse Road.

For an illustration refer to Exhibit M, Wild Horse Road Section.

Building Design and Materials

Architectural style is not regulated by the City of Rio Rancho. However, certain common design elements should be complementary to and enhance the community image. The architectural design should respond to climate, views, solar exposure, and aesthetic considerations. The architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.

- Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code.
- Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, sage green, and tan. High intensity colors, such as metallic, black, or florescent colors, are prohibited.
- Stucco colors should vary and there shall be no more than two houses in a row with the same stucco color.
- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, maroon, brown, and green.
- Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- Accent materials may consist of rock, wood, tile, or brick.
- All vinyl or metal window frames must be either recessed or projected a minimum of 2-inches if they are adjacent to stucco or stone, unless they are wood encased.

Yard Walls

Walls and fences will serve to provide security, screening of unsightly areas, and visual relief. A consistent approach to wall design, quality, and height will provide visual continuity. Walls are considered an integral part of the site design and shall include:

- 6-foot CMU block with stucco finish.
- Yard walls shall not be constructed of unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Perimeter Walls

The perimeter wall surface shall be finished with a combination of:

- Smooth and split-face CMU block.
- A continuous 4-inch cap that projects 2 inches out from the wall surface on the public side of the wall.
- Project identification medallion facing public rights-of-way along Montezuma Boulevard, Inca Road, Bedivere Street, and Excalibur Street.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

View Fence

To enhance the aesthetics of the High Range 6 community, a view fence shall enclose the drainage ponds. The view fences shall include:

- Smooth-face CMU block for the base and pilasters.
- Tubular steel fence panels between the pilasters.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Entry Signage

Signage should enhance the overall attractive character of the community and provide project identification. A common design theme for signage will enhance the community image of High Range 6. Size and placement of entry monument signs should be considered an integral part of the site development process.

- Entry signage shall be monument style. The entryway monument shall not exceed 5 feet in height and 14 feet in length.
- Entry monument signs shall be designed and sited to allow adequate sight distance at roadway intersections.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Lighting

The objective of the lighting guidelines is to provide lighting that enhances the safety, security, and visual aesthetic of High Range 6. Careful attention to lighting detail will contribute to a cohesive community feel and image.

- Outdoor lighting shall conform to state and local safety illumination standards and the existing City of Rio Rancho Outdoor Lighting Ordinance.

- Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Street lights should be limited to intersections, tight curves, cul-de-sacs, and pedestrian crosswalks.
- The developer is responsible for obtaining any applicable approvals and permits prior to installation of lighting. Where any provisions of federal, state, county, or city statutes, codes, or laws conflict with any provisions of these design guidelines, the more restrictive shall govern unless otherwise regulated by law.

Setbacks

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes.

- The front setback shall be a minimum of 10 feet with a minimum of 15 to a side loaded garage and 20 feet to a front loaded garage. The livable portion of the dwelling shall have a minimum offset of 5 feet from the garage in order to avoid a garage-dominated landscape. The use of courtyards, porches, or other design features may be used to accomplish this. The offset shall vary a minimum of every 3 lots.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot setback.

Landscape

The High Range 6 Master Plan promotes the use of native and naturalized plant species that perform well in an arid environment and conserve water. A landscape palette is included as Exhibit O, Plant Palette, to identify the landscaping proposed within this Master Plan.

- Shrubs and/or boulders shall be provided along rights-of-way where front yards face the street, in a group of three. For example, two boulders and one shrub, one boulder and two shrubs, or three shrubs. The shrubs/boulders shall be provided in the planting strip between the back of curb and the public sidewalk.
- Street trees shall be provided along rights-of-way where side yards face the street, at a frequency of one tree per 50 feet and a maximum of two trees per side yard frontage. The street trees should be provided in the planting strip between the back of curb and the sidewalk; however, where planting strips are not present, the street trees shall be provided within 20 feet of the back of curb.

- Builders are required to provide front yard landscaping for each residential unit.
- Front yard residential landscapes shall include 1 Tree, 3 Shrubs, and 2 Accent boulders.
- The landscape within the planting strip adjacent to residential lots shall be maintained by the individual lot owner. Individual lot owners shall be responsible for the maintenance of the landscape on their property and the landscape strip between the back of curb and sidewalk within the public right-of-way.
- All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- Landscapes shall employ xeric principles of design and is encouraged to incorporate water harvesting to the extent possible.

Site Utilities and Screening

Screening is required to minimize the visual impact associated with utility equipment and structures.

- All permanent utilities shall be located underground.
- Mechanical roof top units shall be screened from public view by the use of parapets or equivalent.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right- of-way as practical and allow adequate clearance for safe operation, maintenance, and repair purposes.

9. Implementation

The implementation of the High Range 6 Master Plan shall occur at the time of development.

1. All infrastructure should be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
2. National Standards for emergency response times shall be upheld; therefore, facility planning shall be coordinated upon subdivision occurrence.
3. All interior street locations and alignments are conceptual and subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.
4. All streets shall be dedicated to the City of Rio Rancho at subdivision plat.
5. The subdivision design and dwelling units shall be developed in accordance with the High Range 6 Master Plan and the City of Rio Rancho Ordinances.
6. A Development Agreement shall be submitted and approved at the time of subdivision plat.
7. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.
8. Architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.
9. High Range 6 serves as a continuation of the approved High Range subdivisions and features a new neighborhood park, pocket park, and lot size to create the opportunity for diverse housing product options tailored to the current market. The trail along Wild Horse Road NE in High Range 5 continues through High Range 6 for pedestrian connectivity between the subdivisions and their respective parks.
10. High Range 6 will be completed in two phases as identified on the Phasing Plan provided as Exhibit C. Bedivere Street NE will terminate at the phase line in Phase 1 to be continued north with Phase 2 to Montezuma Road NE. Phase 1 will include Inca Road NE half street improvements which will continue southwest to Broadmoor Boulevard NE.

10. Conclusion

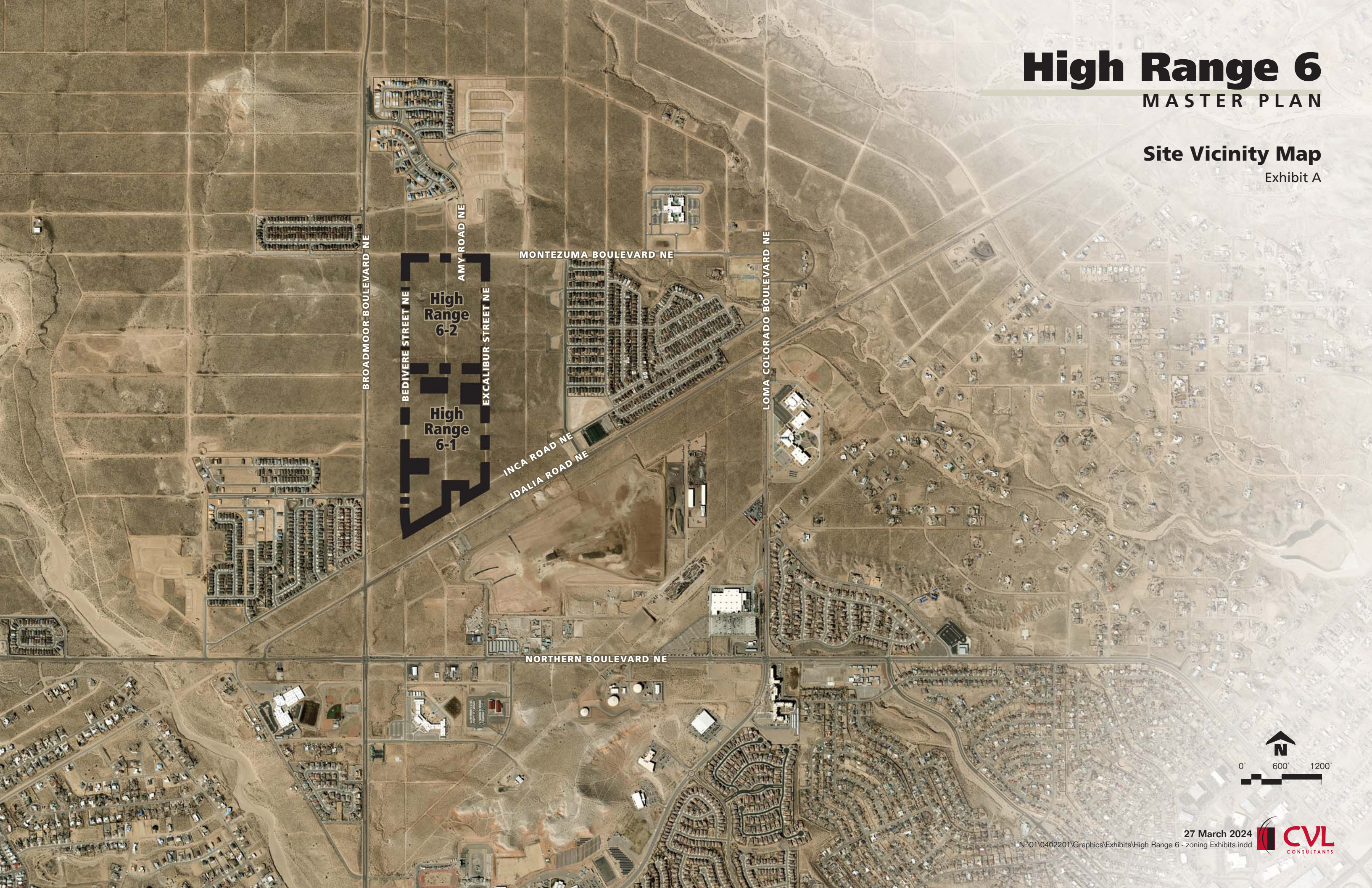
High Range 6 improves upon the existing entitlements to create an attractive addition to the existing High Range communities in the area. The intent for High Range 6 is to transform the existing site into a master planned community that will add to the growth already at work in the area and bring a new and attractive residential development to Rio Rancho. The proposed plan is well suited for the site and improves upon the existing entitlements to fulfill current market demand. This community provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of Rio Rancho.

High Range 6

MASTER PLAN

Site Vicinity Map

Exhibit A



27 March 2024

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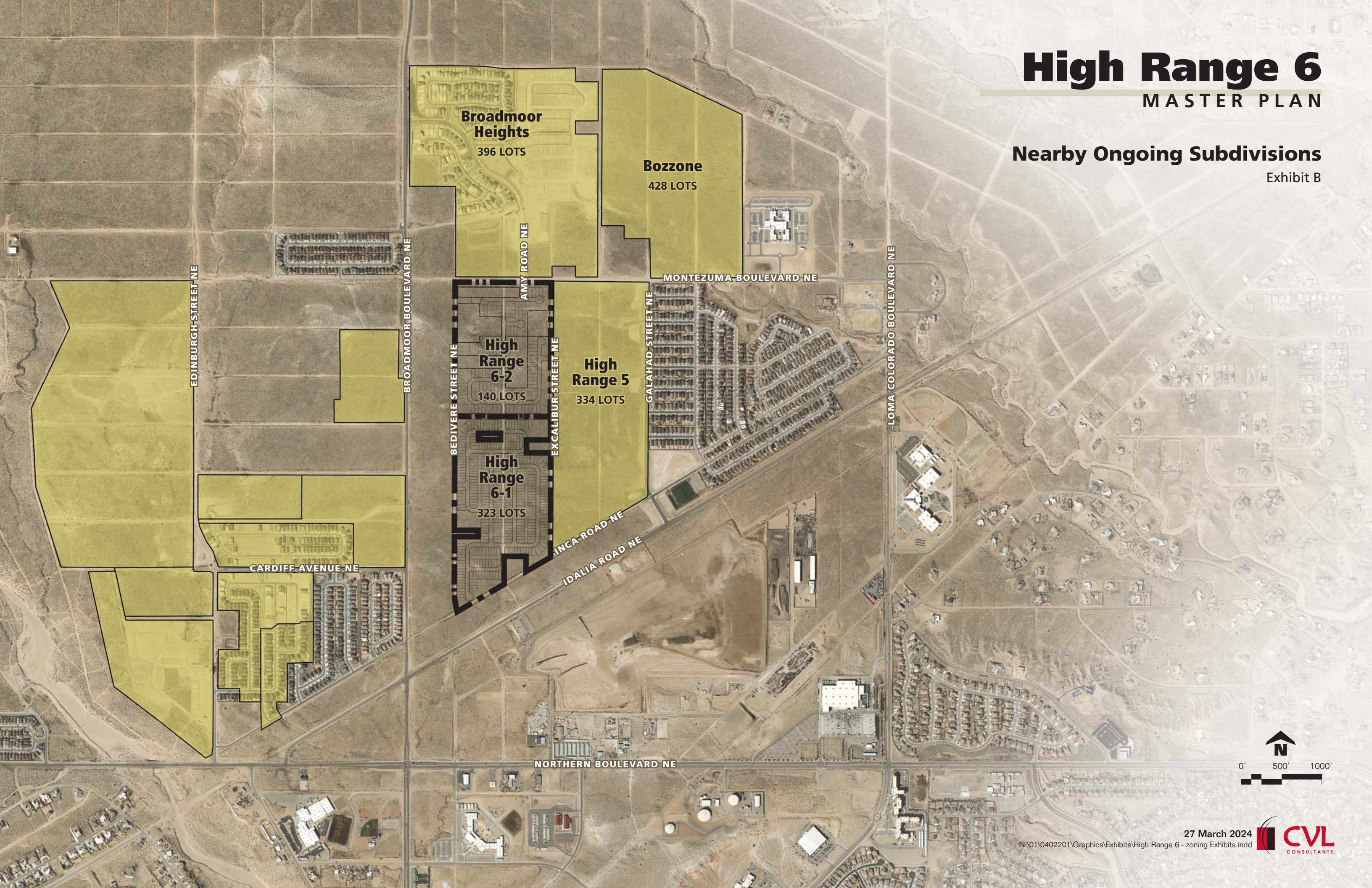


High Range 6

MASTER PLAN

Nearby Ongoing Subdivisions

Exhibit B



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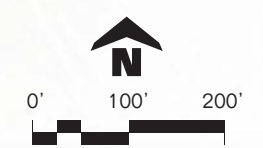
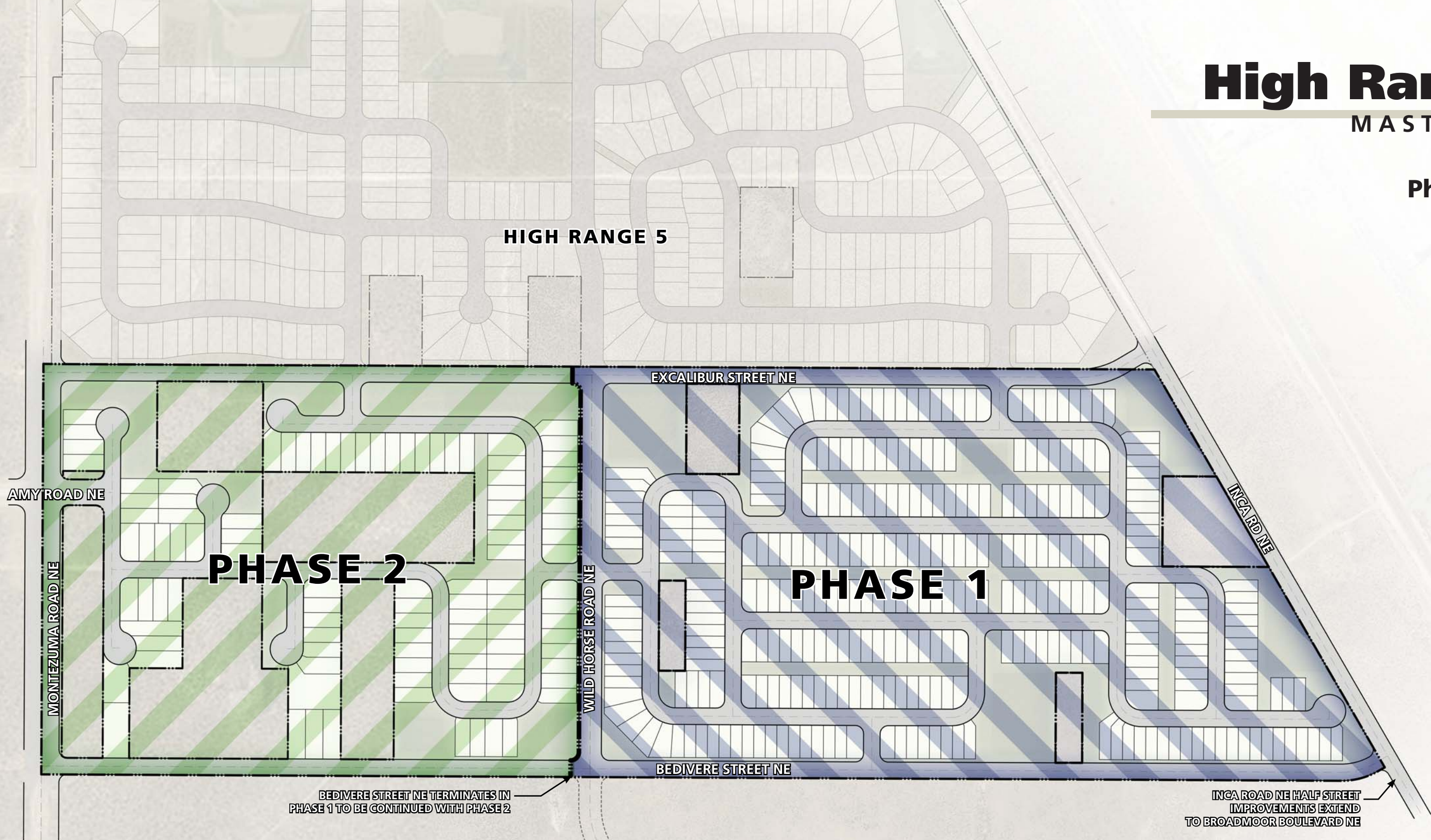


High Range 6

MASTER PLAN

Phasing Plan

Exhibit C






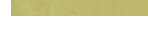









High Range 6

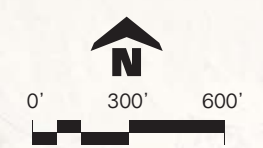
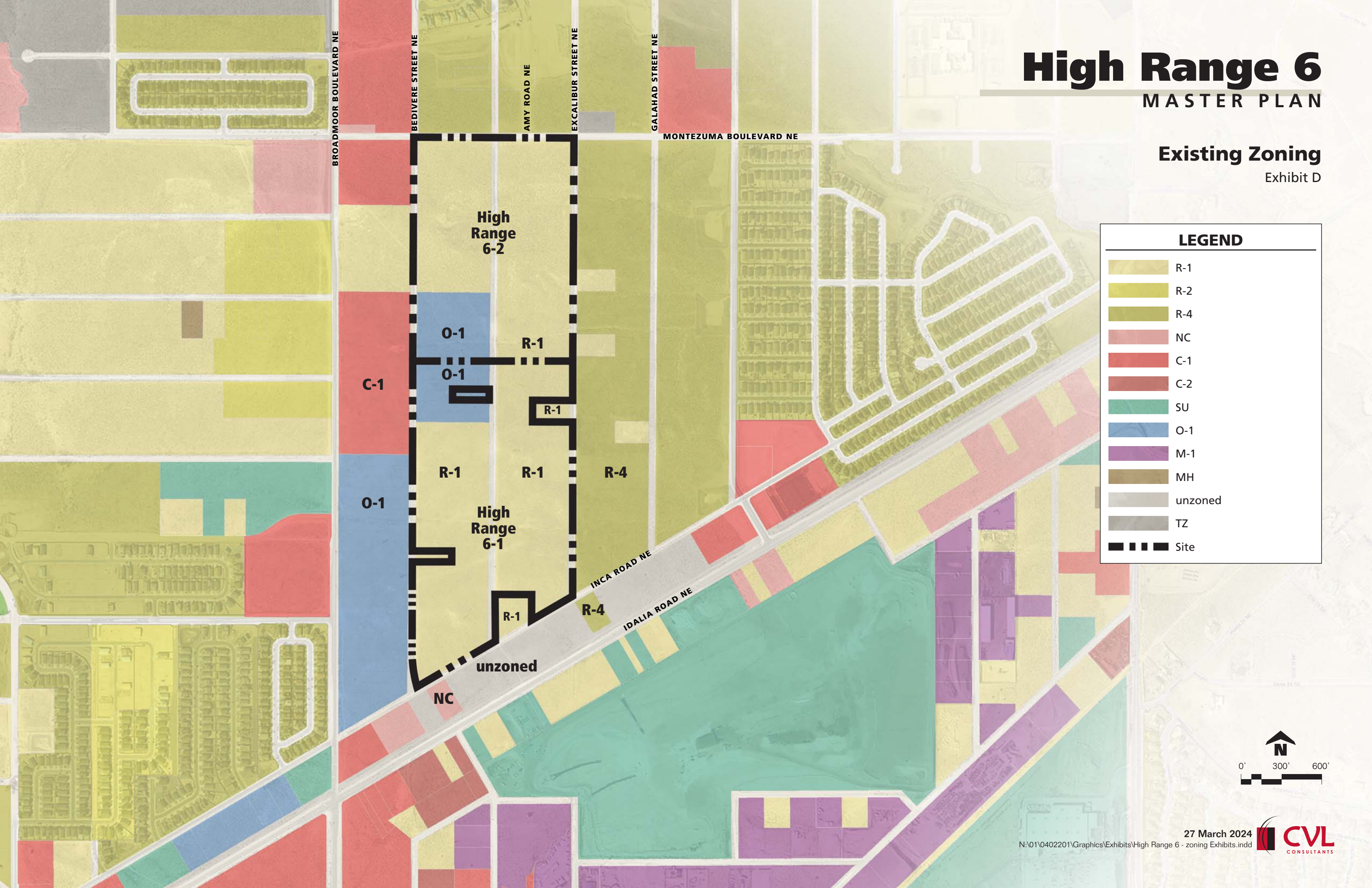
MASTER PLAN

Existing Zoning

Exhibit D

LEGEND

	R-1
	R-2
	R-4
	NC
	C-1
	C-2
	SU
	O-1
	M-1
	MH
	unzoned
	TZ
	Site














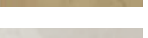
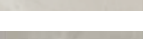

High Range 6

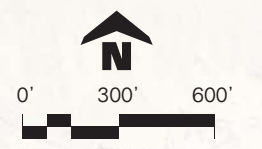
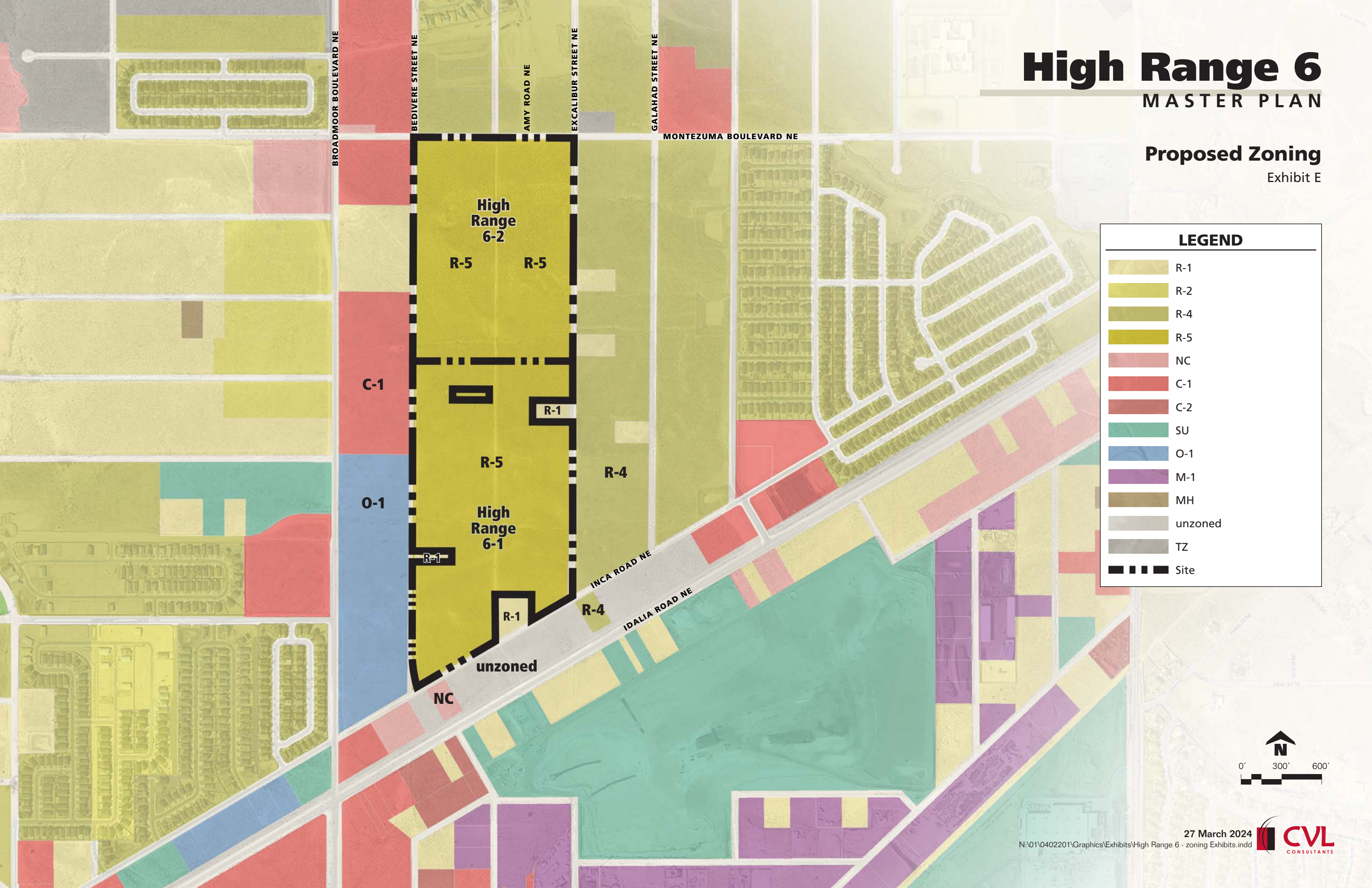
MASTER PLAN

Proposed Zoning

Exhibit E

LEGEND

	R-1
	R-2
	R-4
	R-5
	NC
	C-1
	C-2
	SU
	O-1
	M-1
	MH
	unzoned
	TZ
	Site



27 March 2024

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High Range 6

MASTER PLAN

Existing Specific Area Plan

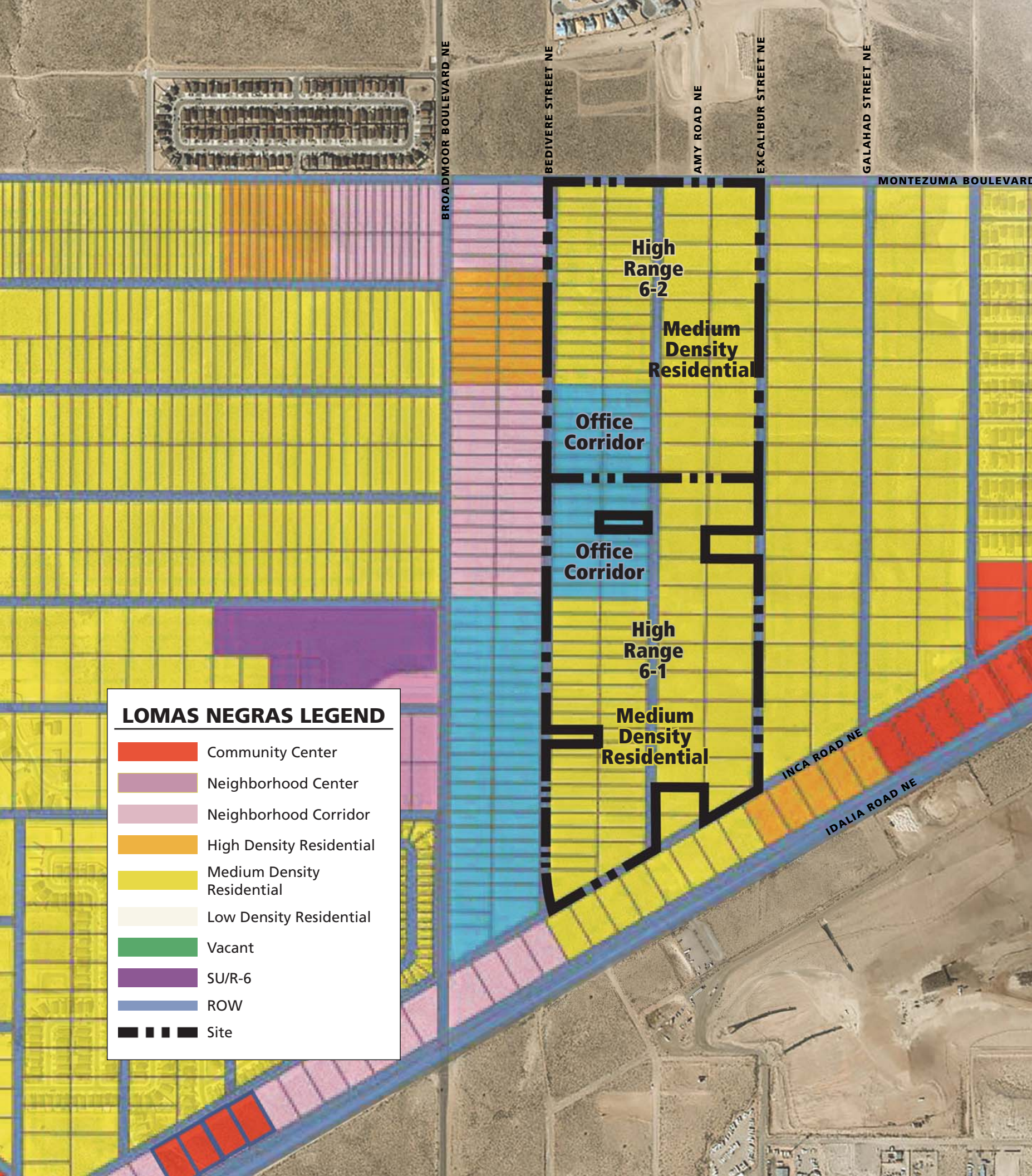
Exhibit F

LOMAS NEGRAS FUTURE LAND USE TABLE					
LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	-	-
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	-	-
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	-	-
Office Corridor	O-1 designated O-2 designated	36.7 15.0	3.7% 1.5%	-	-
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 0.0 330.3	15.5% 0% 33.7%	10.9 17.4 11.8	1,662 0 3,113
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	-	45.0 90.2	-	-	-
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	-
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	-

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

LOMAS NEGRAS LEGEND

- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site

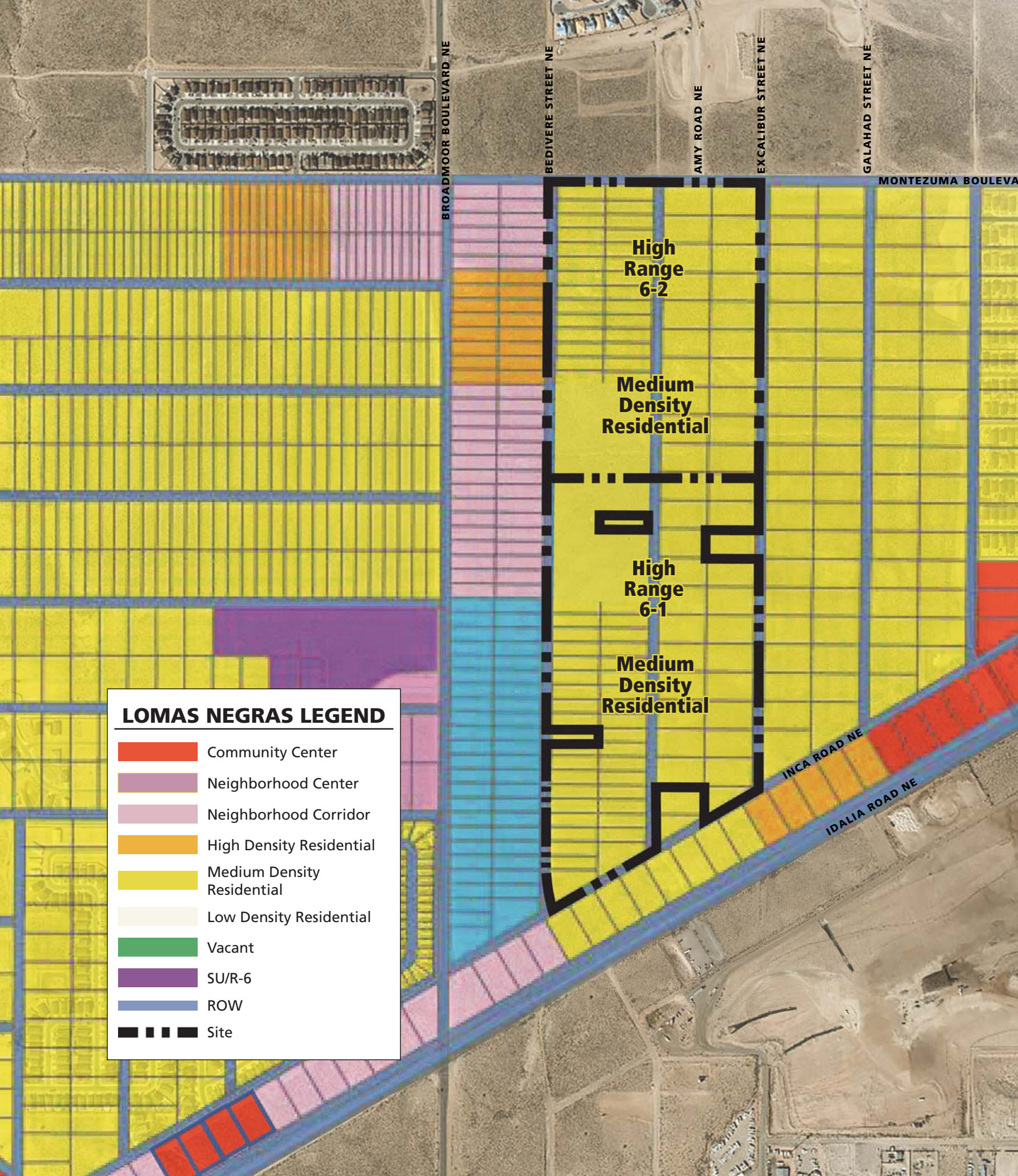


High Range 6

MASTER PLAN

Proposed Specific Area Plan

Exhibit G



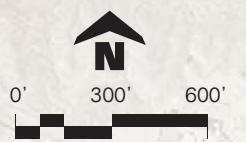
LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	-	-
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	-	-
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	-	-
Office Corridor	O-1 designated O-2 designated	24.7 15.0	2.5% 1.5%	-	-
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 102.0 228.3	15.5% 10.4% 23.3%	10.9 17.4 11.8	1,662 1,774 2,693
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	-	45.0 90.2	-	-	-
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	-
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	-

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

LOMAS NEGRAS LEGEND

- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site



27 March 2024

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High Range 6

MASTER PLAN

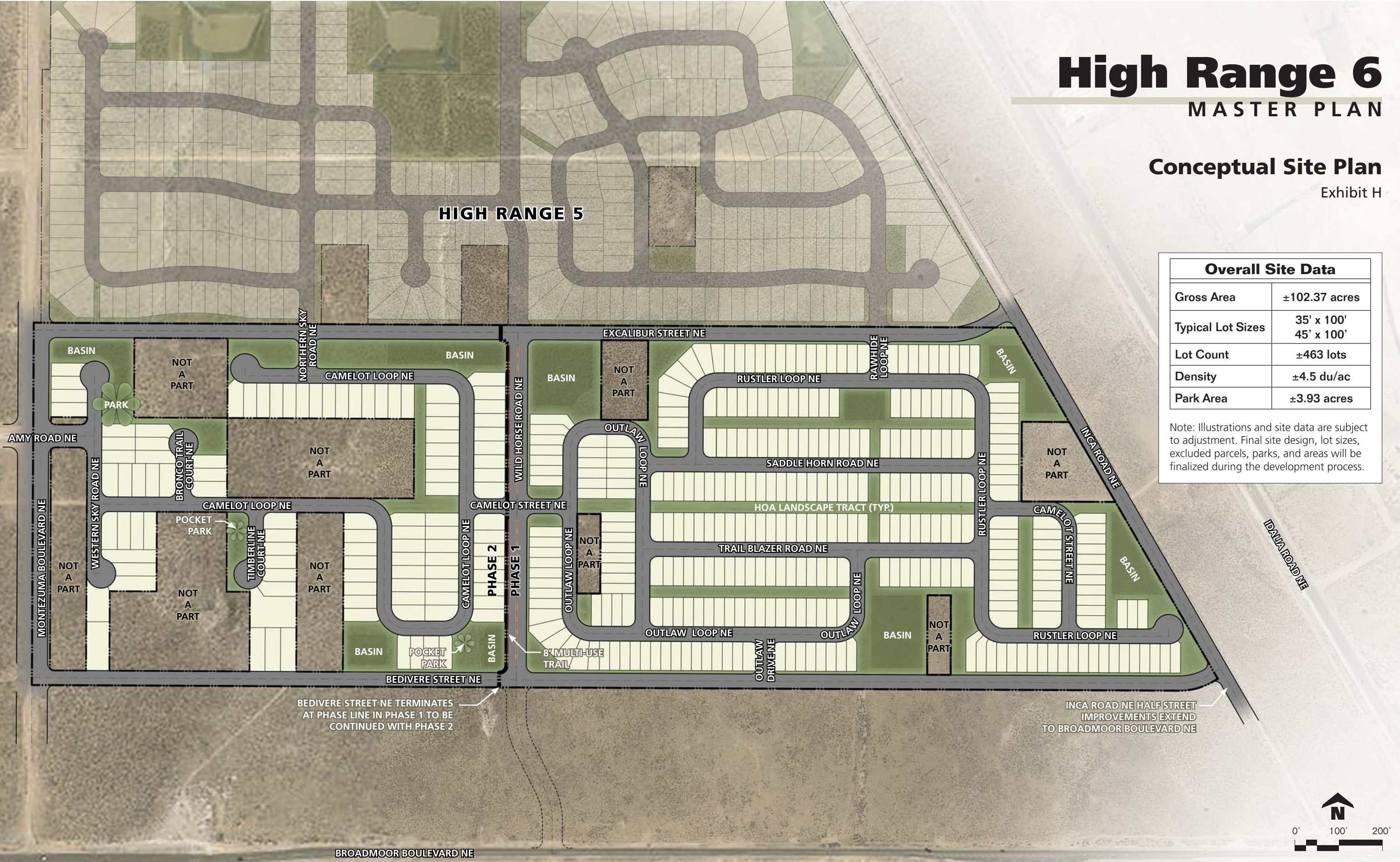
Conceptual Site Plan

Exhibit H

HIGH RANGE 5

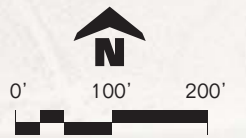
Overall Site Data	
Gross Area	±102.37 acres
Typical Lot Sizes	35' x 100' 45' x 100'
Lot Count	±463 lots
Density	±4.5 du/ac
Park Area	±3.93 acres

Note: Illustrations and site data are subject to adjustment. Final site design, lot sizes, excluded parcels, parks, and areas will be finalized during the development process.



BEDIVERE STREET NE TERMINATES AT PHASE LINE IN PHASE 1 TO BE CONTINUED WITH PHASE 2

INCA ROAD NE HALF STREET IMPROVEMENTS EXTEND TO BROADMOOR BOULEVARD NE

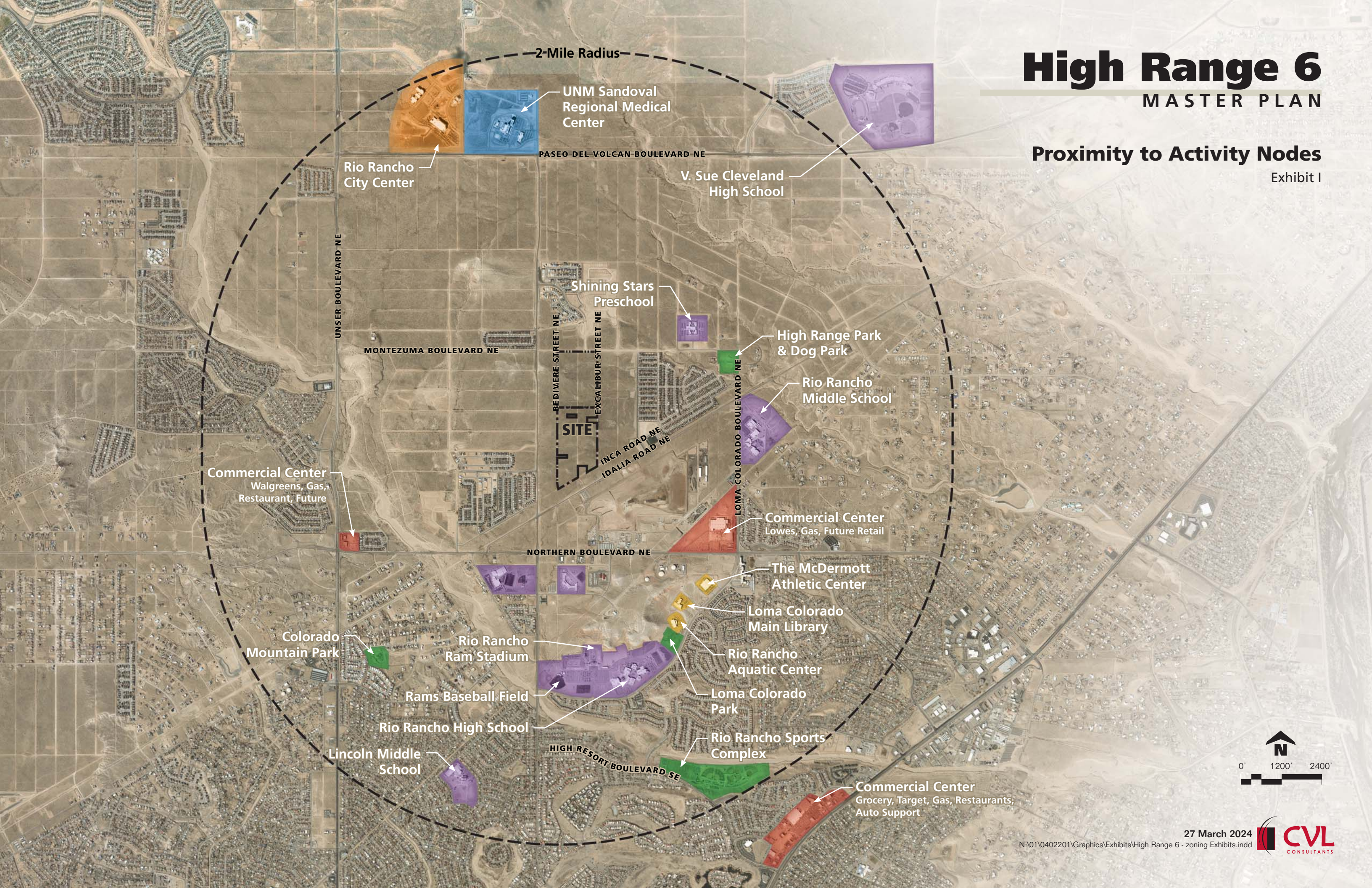


High Range 6

MASTER PLAN

Proximity to Activity Nodes

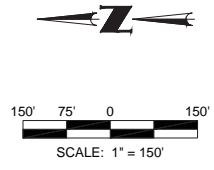
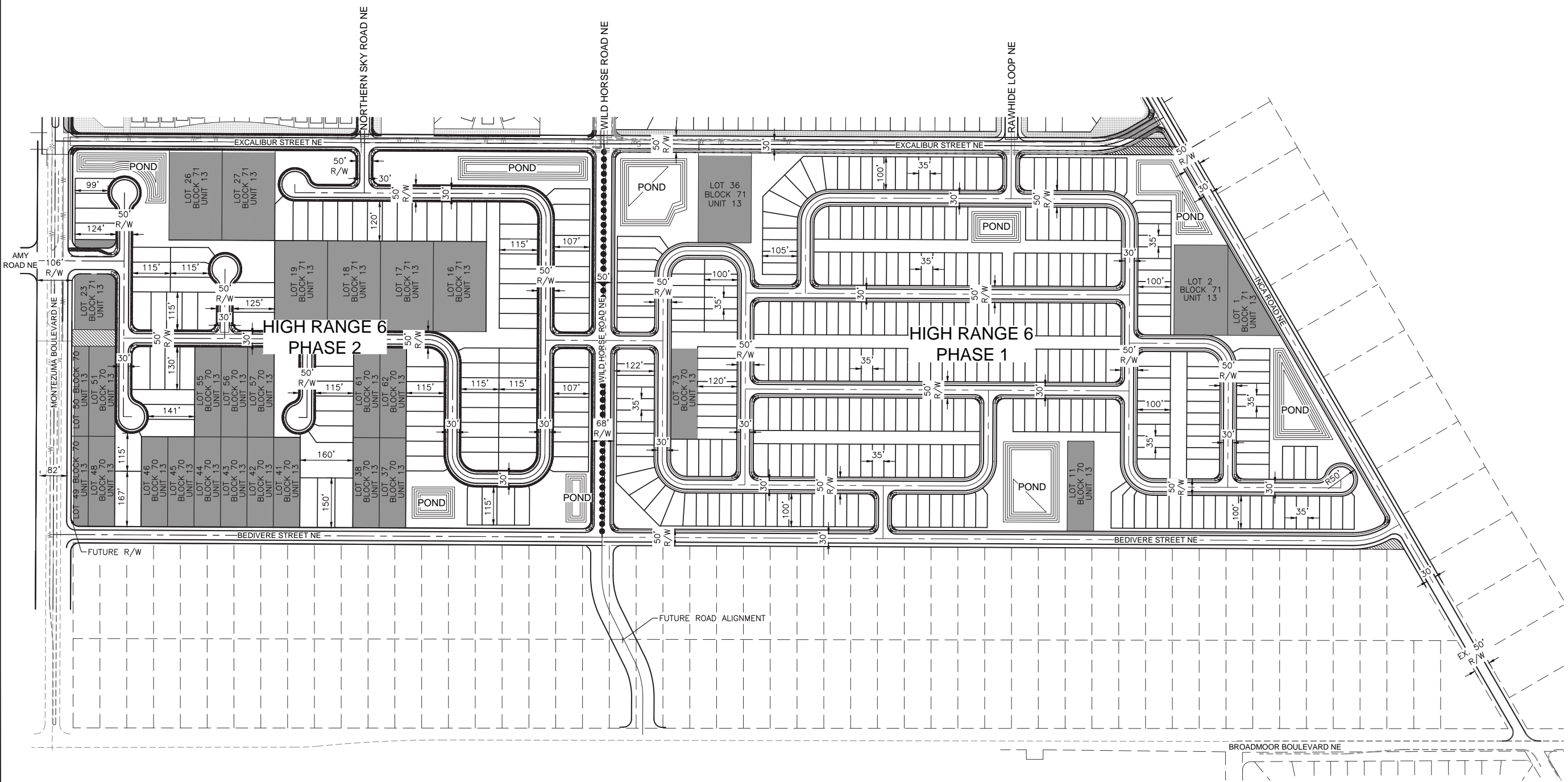
Exhibit I



27 March 2024

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CONCEPTUAL PAVING PLAN		NO.	REVISION	DATE
HIGH RANGE 6				
CITY OF RIO RANCHO, NEW MEXICO				
01 SHEET OF 01				
CVL Contact: D. CHUBIN				
CVL Project #: 01-04022-01				
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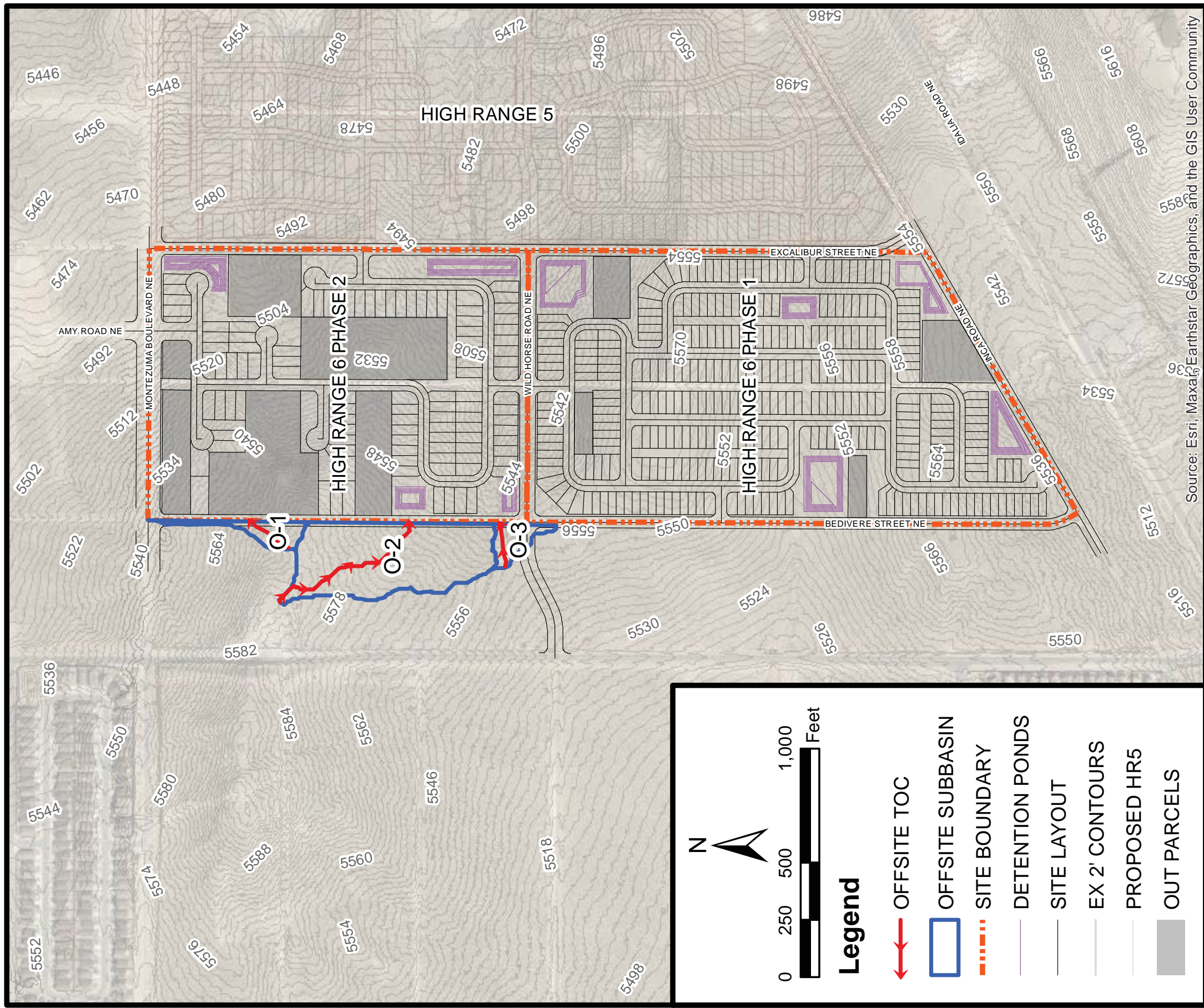



High Range 6

MASTER PLAN

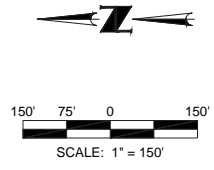
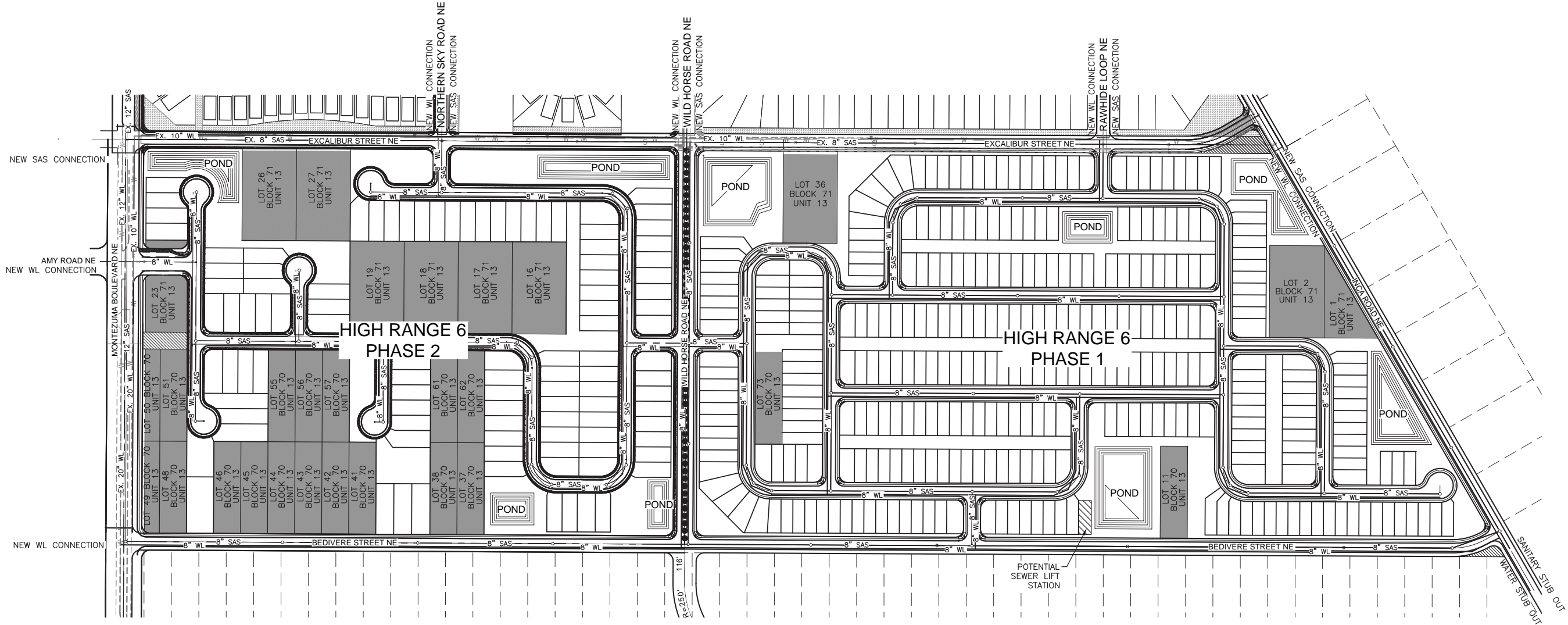
Conceptual Paving Plan

Exhibit J



 4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	HIGH RANGE 6		JOB NO. 1-01-04022-01
	OFFSITE DRAINAGE MAP		

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NO.	REVISION	DATE

CONCEPTUAL UTILITY PLAN
 HIGH RANGE 6
 CITY OF RIO RANCHO, NEW MEXICO

01 SHEET OF 01
 CVL Contact: D. CHUBIN
 CVL Project #: 01-04022-01
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CVL CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com

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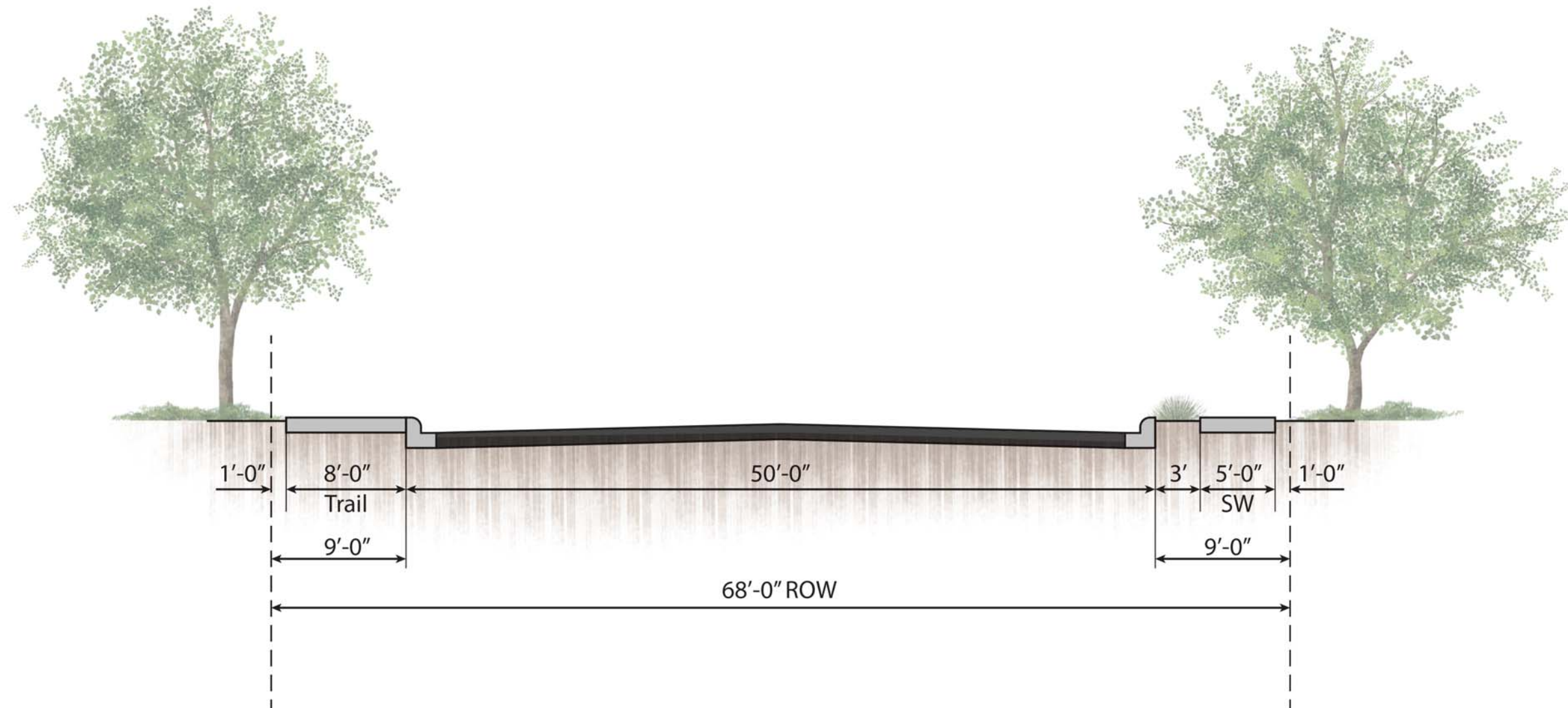
High Range 6
 MASTER PLAN
Conceptual Utility Plan
 Exhibit L

High Range 6

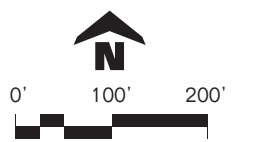
MASTER PLAN

Road Sections

Exhibit M



WILD HORSE ROAD SECTION

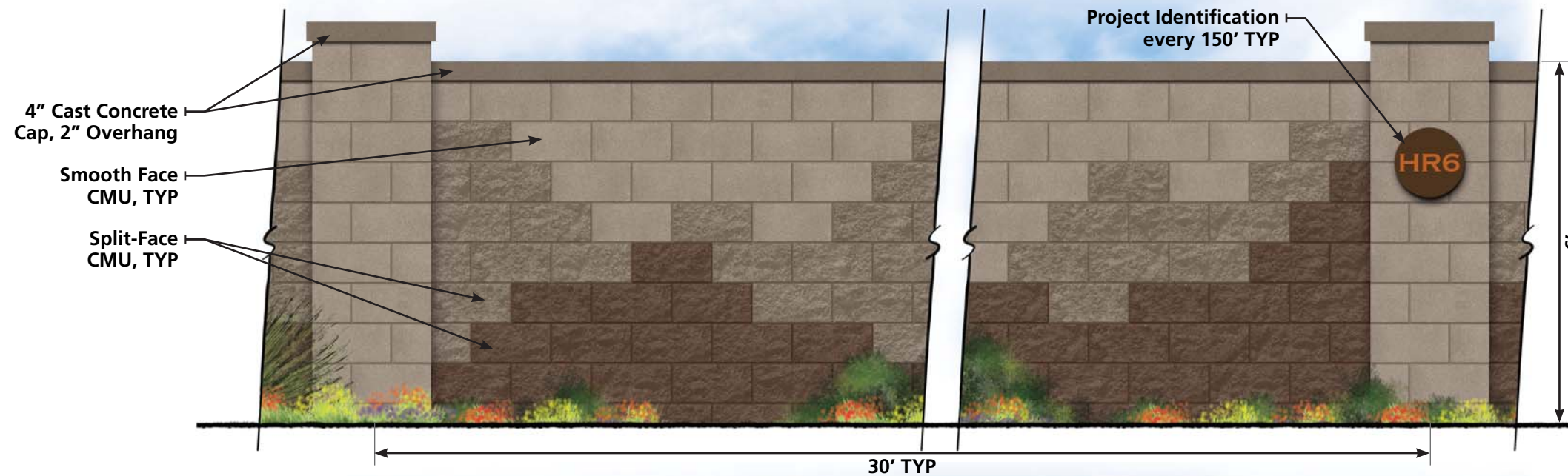


High Range 6

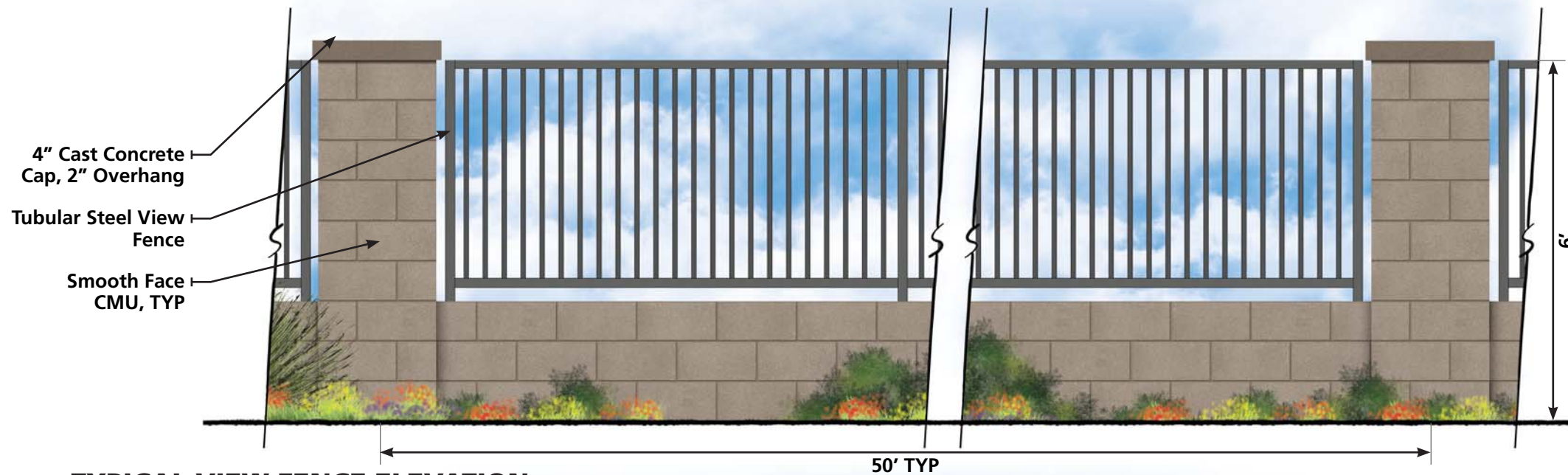
MASTER PLAN

Wall and Entry Monument Elevations

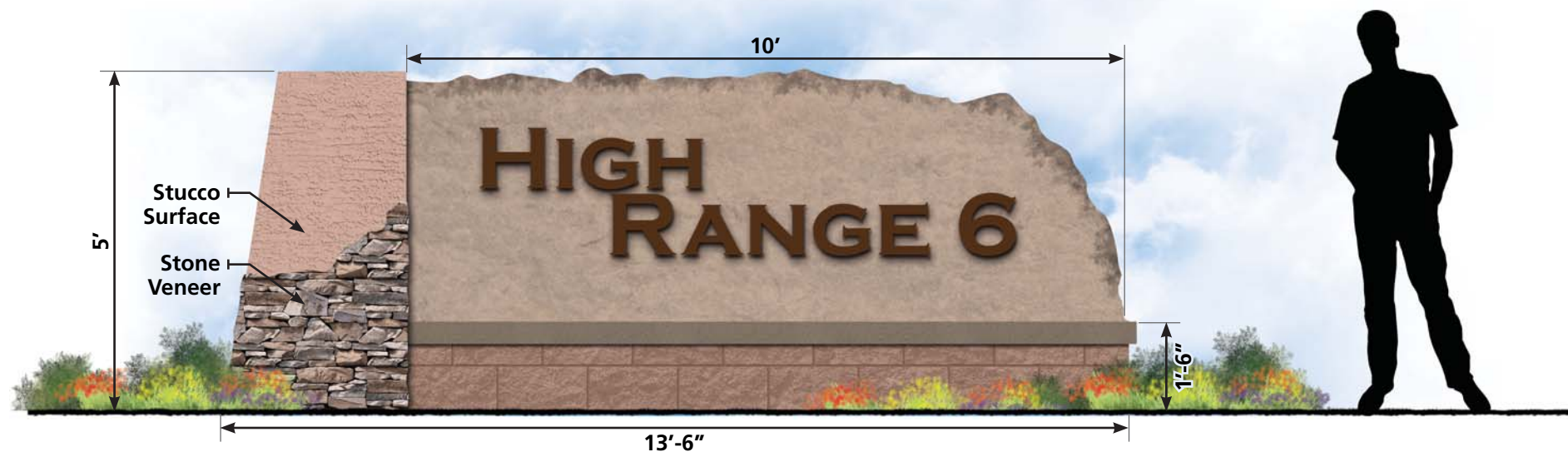
Exhibit N



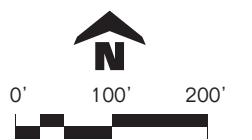
TYPICAL VIEW FENCE ELEVATION



TYPICAL VIEW FENCE ELEVATION



ENTRY SIGN ELEVATION



27 March 2024

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Landscape plans within High Range 6 should emphasize plant materials with low to medium water requirements and xeriscape principles of design, to the extent feasible. The following plant palette is not intended to limit plant selection, but rather to provide guidance only.

SCIENTIFIC NAME	COMMON NAME
TREES	
<i>Acer tartaricum</i> 'Hot Wings'	Hot Wings Maple
<i>Chilopsis linearis</i> 'Bubba'	Desert Willow
<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash
<i>Gleditsia T.</i> 'Imperial'	Imperial Honeylocust
<i>Juniperus scopulorum</i>	Skyrocket Juniper
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i> 'Whit II'	Crape Myrtle
<i>Pinus eldarica</i>	Afghan Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Platanus a.</i> 'Bloodgood'	London Plane Tree
<i>Pyrus calleryana</i> 'Cleveland'	Flowering Pear
<i>Quercus shumardii</i>	Shumard Oak
<i>Vitex agnus-castus</i>	Chaste Tree
SHRUBS	
<i>Arctostaphylos pungens</i>	Pointleaf Manzanita
<i>Buddleia davidii</i> 'Nanhoensis'	Butterfly Bush
<i>Caryopteris clandonensis</i>	Blue Mist
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster
<i>Ephedra spp.</i>	Joint Fir
<i>Erysimum</i> 'Bowles Mauve'	Bowles Mauve Wallflower
<i>Fallugia paradoxa</i>	Apache Plume
<i>Gallardia grandiflora</i> 'Fanfair'	Blanket Flower
<i>Helichrysum augustifolia</i>	Curry Plant
<i>Hemerocallis hybrid</i>	Daylily
<i>Hymenoxys acaulis</i>	Angelita Daisy
<i>Lavandula augustifolia</i>	English Lavender
<i>Nandina domestica</i> 'Firepower'	Dwarf Heavenly Bamboo
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Pinus mugo mugo</i>	Mugo Pine
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Prunus besseyi</i>	Western Sand Cherry

High Range 6

MASTER PLAN Plant Palette

Exhibit O.1

SHRUBS, cont.

<i>Rhaphiolepis indica</i>	India Hawthorn
<i>Rhus trilobata</i> 'Autumn Amber'	Creeping Three-leaf Sumac
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia greggii</i> 'furman's red'	Cherry Sage
<i>Salvia dorrii</i>	Purple Sage
<i>Sedum spectabile</i>	Stonecrop

DESERT ACCENTS

<i>Agave havardiana</i>	Havard Agave
<i>Hesperaloe parviflora</i>	Red/yellow Flowering Yucca
<i>Nolina microcarpa</i>	Beargrass

ORNAMENTAL GRASSES

<i>Bouteloua g.</i> 'Blond Ambition'	Blond Ambition Blue Grama
<i>Calamagrostis a.</i> 'Karl Foerster'	Karl Foerster Reed Grass
<i>Helictotrichon sempervirens</i>	Blue Avena Grass
<i>Miscanthus spp.</i>	Maiden Grass
<i>Muhlenbergia c.</i> 'Regal Mist'	Muhly Grass

VINES

<i>Campsis radicans</i>	Trumpet Vine
<i>Rosa banksiae</i>	Lady Banks Rose

TURFGRASS

<i>Turfgrass revielle</i>	Bluegrass Sod
---------------------------	---------------

NATIVE GRASSES

<i>Blue Grama</i>	<i>Bouteloua Gracilis</i>
<i>Buffalo Grass</i>	<i>Bouteloua dactyloides</i>

High Range 6

MASTER PLAN Plant Palette

Exhibit O.2



4550 N 12th Street
Phoenix, AZ 85014

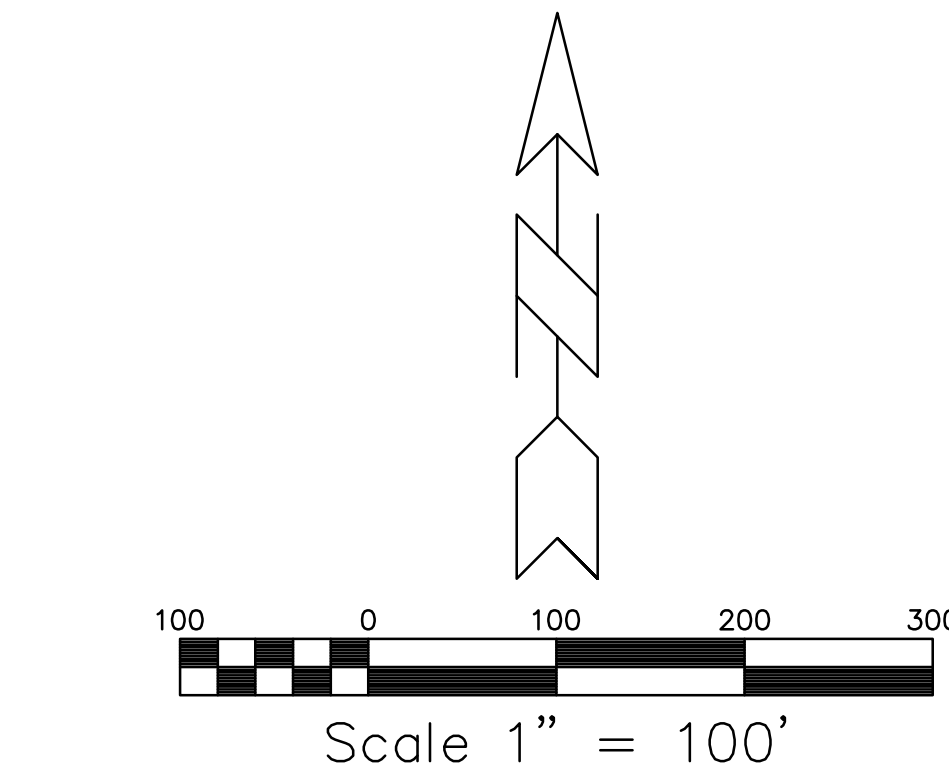
DESCRIPTION
 A tract of land situate within the Town of Alameda Grant, projected Section 12, Township 12 North, Range 2 East and projected Section 7, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 1 thru 10, 12 thru 72 and 74 thru 96, Block 70 & Lots 3 thru 35 and 37 thru 45, Block 71, Rio Rancho Estates, Unit 13, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 9, 1967, in Rio Rancho Estates Plat Book No. 1, Page 51A, and containing 88.9982 acres more or less.

- LEGEND**
- CURB AND GUTTER
 - - - EDGE OF ASPHALT
 - ▭ CONCRETE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ STORM DRAIN MANHOLE
 - ⊖ DROP INLET
 - ⊕ STANDPIPE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ COMBINATION AIR RELEASE/VACUUM VALVE
 - ▭ GRAVEL ROAD
 - ▭ RIP-RAP
 - ⊕ LIGHT POLE

NOTE:
 There is an existing 5' PUE (02-09-1967, RRE 1, PAGE 51A) around all sides of all lots.

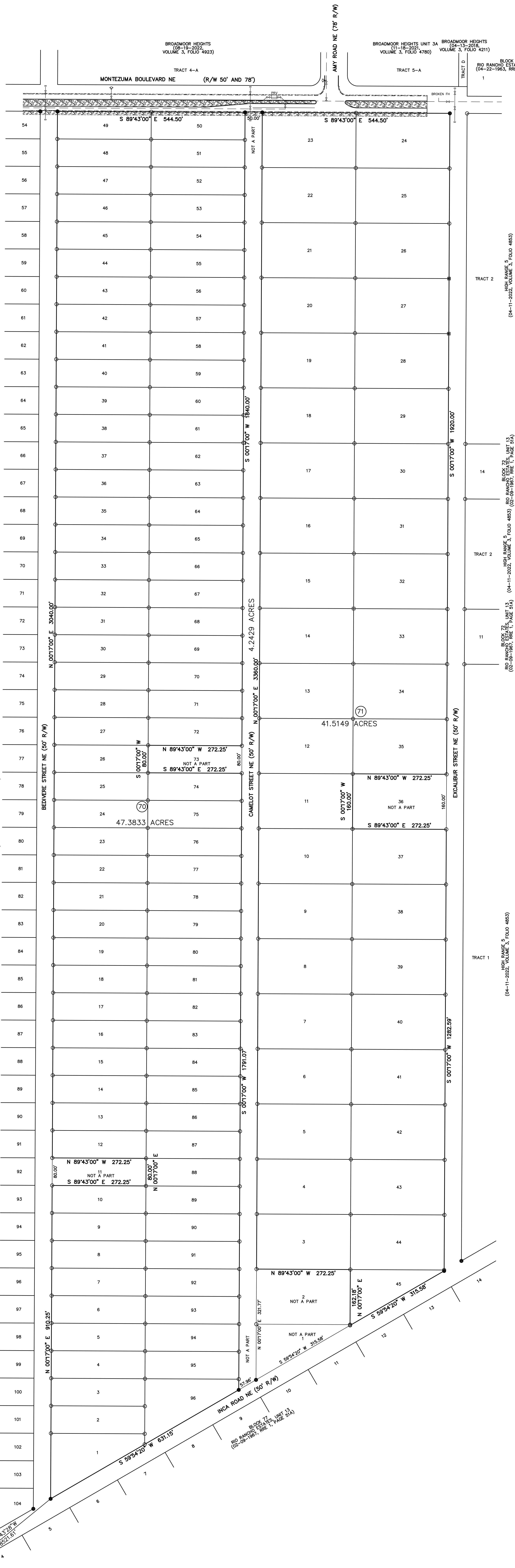
- NOTES**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Bearings and distances in parenthesis are record.
 - Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "BROADMOOR HEIGHTS", (08-19-2022, VOL. 3, FOL. 4923)
 PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5", (04-11-2022, VOL. 3, FOL. 4853, RRE BK. 29, PG. 23-25)
 PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOL. 3, FOL. 4458, RRE BK. 29, PG. 52-53)
 PLAT OF "HIGH RANGE UNIT 4, PHASE A", (01-30-2019, VOL. 3, FOL. 4346, RRE BK. 28, PG. 55-56)
 PLAT OF "BROADMOOR HEIGHTS", (04-13-2018, VOL. 3, FOL. 4211; RRE BK. 27, PG. 64-69)
 PLAT OF "RIO RANCHO ESTATES, UNIT 13", (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
 PLAT OF "RIO RANCHO ESTATES, UNIT 13", (06-05-1968, RRE BK. 1, PG. 77)
 PLAT OF "RIO RANCHO ESTATES, UNIT 13", (02-09-1967, RRE BK. 1, PG. 51A)
 all being records of Sandoval County, New Mexico.
 - Field Survey completed April 12, 2023.
 - Title Commitment:
 Title Company: Old Republic National Title Insurance Company
 Underwriter: Old Republic National Title Insurance Company
 Commitment No.: 2207508 (Commitment Date: March 6, 2023)
 - Address of Property: Rio Rancho, NM 87144
 - City of Rio Rancho, New Mexico Zone:
 Lots 1 thru 10, 12 thru 23, 36 thru 63 and 76 thru 96 Block 70 = R-1
 Lots 24 thru 35, 64 thru 72 and 74 thru 75 Block 70 = O-1
 Lots 3 thru 35 and 37 thru 45, Block 71 = R-1
 - 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1893 and 1900 of 2225 Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2005.
 - Encroachments: Gravel, Rip-Rap and grading along the north lines of Blocks 70 and 71 as shown hereon. Maximum encroachment 10 feet.
 - Rotate bearings 0017'00" counter-clockwise for record bearings.

EXISTING EASEMENTS
 ⊕ EXISTING 5' PUE (02-09-1967, RRE BOOK NO. 1, PAGE 51A) AROUND ALL SIDES OF ALL LOTS IN BLOCK 70 AND 71



- PROPERTY CORNERS**
- FOUND 1/2" REBAR
 - FOUND 3/4" OR 1" PIPE
 - ⊖ FOUND BATTERY MARKER WITH CAP "LS 14271"
 - ⊖ FOUND 1/2" REBAR WITH CAP "LS 8686"

SCCS MONUMENT AND BENCHMARK "SAGE"
 N=1545611.580
 E=149264.765
 G=C=0.99954568
 Δz=-00'16"22.2"
 CENTRAL ZONE
 ELEVATION=5676.181 (NAD83/NAVDS8)



"ALTA/NSPS LAND TITLE SURVEY FOR"
 LOTS 1 THRU 10, 12 THRU 72 & 74 THRU 96, BLOCK 70,
 LOTS 3 THRU 35 & 37 THRU 45, BLOCK 71,
 RIO RANCHO ESTATES, UNIT 13

TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M. AND PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO MAY, 2023

CLIENT:
 LSI Homes-New Mexico, LLC, a New Mexico limited liability company, 10000 LSI Blvd, NE, Albuquerque, NM 87110, and Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 1 and 2, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Zonas, LLC, a New Mexico limited liability company, as to an undivided 75% interest and Zonas, LLC, a New Mexico limited liability company, as to an undivided 50% interest, and Alfredo Eric Manzanarez and Jocelyn Ann Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, and Yolanda Manzanarez and Kimberly Kathleen Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 5, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Alfredo Eric Manzanarez and Jocelyn Ann Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 6, Block 70; Dawn View, LLC, a New Mexico limited liability company, as to Lots 7, 8, 16, 17, 18, 19, 78, 84 and 85, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 9 and 10, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 12 and 13, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 14 and 15, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 20, 21, 22 and 23, Block 70; Terry Lopez, a single man, as to Lot 24 and 25, Block 70; Jeffrey James and Michelle James, as to Lot 26, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 27, 28, 29, 70 and 71, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 33, 34, 35, 36, 63, 64, 65 and 66, Block 70; Jason Marton and Katherine Marton, husband and wife, as joint tenants, as to Lots 37, 38, 61 and 62, Block 70; Little IRA LLC, a New Mexico limited liability company, as to Lots 39 and 40, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to Lot 43 and 44, Block 70; Andrew R. Hatteck and January V. Hatteck, Co-Trustees of the Andrew and January Hatteck Revocable Trust under Trust Agreement dated March 11, 2010, as to Lot 45, Block 70; Silke S. Raymond, a married woman as her sole and separate property, as to Lot 46, Block 70; Nucleo IRA LLC, a New Mexico limited liability company, as to Lot 47, Block 70; Leif Heath and Judy Heath, husband and wife, as joint tenants, as to Lots 48 and 49, Block 70; Ruben S. Marquez, Ofelia B. Marquez, Leticia Rutledge, Raul Marquez and Lisa Marquez, as joint tenants, as to Lots 50 and 51, Block 70; Little IRA LLC, as to Lot 52, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as to an undivided 75% interest and Gabriel Vargas and Juliana Vargas, husband and wife as to an undivided 25% interest, as to Lot 53, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife and Gabriel Vargas and Juliana Vargas, husband and wife, as to Lot 54, Block 70; Danny Bean, Jr. and Monica V. Bean, husband and wife, as joint tenants, as to Lot 56 and 57, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, as joint tenants, as to an undivided 50% interest and Brandon J. Mason, a single man, as to an undivided 50% interest, as to Lot 58, Block 70; Tierra Mesilla LLC, a New Mexico limited liability company, as to Lot 59, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 60, Block 70; Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 72, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 74, Block 70; Michael J. Markowitz and David Markowitz, tenants in common, as to Lot 75, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 76, Block 70; Tierra Mesilla, L.L.C., a New Mexico limited liability company, as to Lot 77, Block 70; Rose Vogt, as to Lot 79 and 80, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 81, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 82 and 83, Block 70; Mason Edward Pierce, an unmarried man, as to an undivided 50% interest, and Jennifer Jean Pierce, an unmarried woman, as to an undivided 50% interest, as tenants in common, as to Lot 86, Block 70; Nucleo IRA LLC, a New Mexico limited liability company, as to Lot 87, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to Lot 88, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lots 89, 90, 93 and 94, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust, dated December 4, 1991, as amended and restated as to Lot 92, Block 70; Joyce Hadan, a married woman dealing with her sole and separate property, as to Lot 95, Block 70 and Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 96, Block 70; Little IRA, LLC, a New Mexico limited liability company, as to Lot 3, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 5, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 6, Block 71; 625 Property LLC, a New Mexico limited liability company, as to Lot 7, Block 71; Excalibur Holdings, LLC, a New Mexico limited liability company, as to an undivided 49.99% interest, Chester French Stewart and Successors as Trustee of the Chester French Stewart and Diana C. Stewart Revocable Trust UTA dated September 17, 1996, as to an undivided 25.00% interest, and David S. J. Anderson and Maureen C. Anderson Trustees of the David S. J. Anderson and Maureen C. Anderson Revocable Trust under certain Trust Agreement dated November 13, 1992, as to an undivided 25.00% interest, as to Lots 8, 9, 11, 14 & 15, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 10, Block 71; Rodney R. Zimmerman Living Trust dated April 28, 1993, as to Lot 12, Block 71; Little IRA, LLC, a New Mexico limited liability company, as to Lot 13, Block 71; Leroy A. Beckman, Jr., as to Lot 16, Block 71; Gregory S. Seidman, a single person, as to Lot 17, Block 71; Kwang Shin and Ok Shin, husband and wife, as to Lots 18 and 19, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lots 20 and 21, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 22, Block 71; Alfredo L. Cota, as to Lot 23, Block 71; Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTII IRA, as to an undivided 80% interest and Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 20% interest, as to Lots 24 and 25, Block 71; Loretta Yousef, an unmarried woman, as to Lot 26, Block 71; Richard L. Tideman and Cynthia R. Vigil, husband and wife, as to Lot 27, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 12.5% interest, Jeffrey C. McCullough and Debbie L. McCullough, Trustees or their successors in Trust, under the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 12.5% interest, Anthony E. King, a single man, as to an undivided 25% interest, Millennium Trust Company, LLC, Custodian FBO Bruce Stevey ROTII IRA, as to an undivided 25% interest and Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTII IRA, as to an undivided 25% interest, as to Lots 28 and 29, Block 71; J2C LLC, a New Mexico limited liability company, as to Lot 30, Block 71; Richard Shube, a single man, as to Lot 31, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Jeffrey C. McCullough and Debbie L. McCullough, Trustees of the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 50% interest, as to Lot 32, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 33, Block 71; Little IRA, LLC, a New Mexico limited liability company, as to Lot 34, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lot 35, Block 71; Mark Parra and Susan I. Parra, as joint tenants, as to Lot 37, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 38, 39, 41, 42, 43, 44 and 45, Block 71, and SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 40, Block 71

TITLE CO.: Old Republic National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on November 8, 2020.

Timothy Aldrich, NMPLS NO. 7719

05-14-2023

Drawn By: TA Date: 05-14-2023
 Checked By: TA Drawing Name: 22170ALT.DWG
 Job No.: 22-170 Sheet: 1 of 1

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



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

March 21, 2024

RE: Zone Map Amendment, Master Plan, and Specific Area Plan Amendment
Case No. 23-100-00008, 23-400-00003, and 23-410-00006
U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45

Dear Property Owner:

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

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The applicant is concurrently requesting approval of a Master Plan for the development, to be known as High Range 6; as well as an amendment to the Lomas Negras Specific Area Plan. The properties total 102 acres and are located on the north side of Inca Rd, bordered by Bedivere St to the west, Montezuma Blvd to the north, and Excalibur Blvd to the east.

The **Planning and Zoning Board** will consider the request on **Tuesday, April 9, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

***NOTE: THESE ITEMS WERE RESCHEDULED FROM THE **March 26, 2024** MEETING DATE.

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.rnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

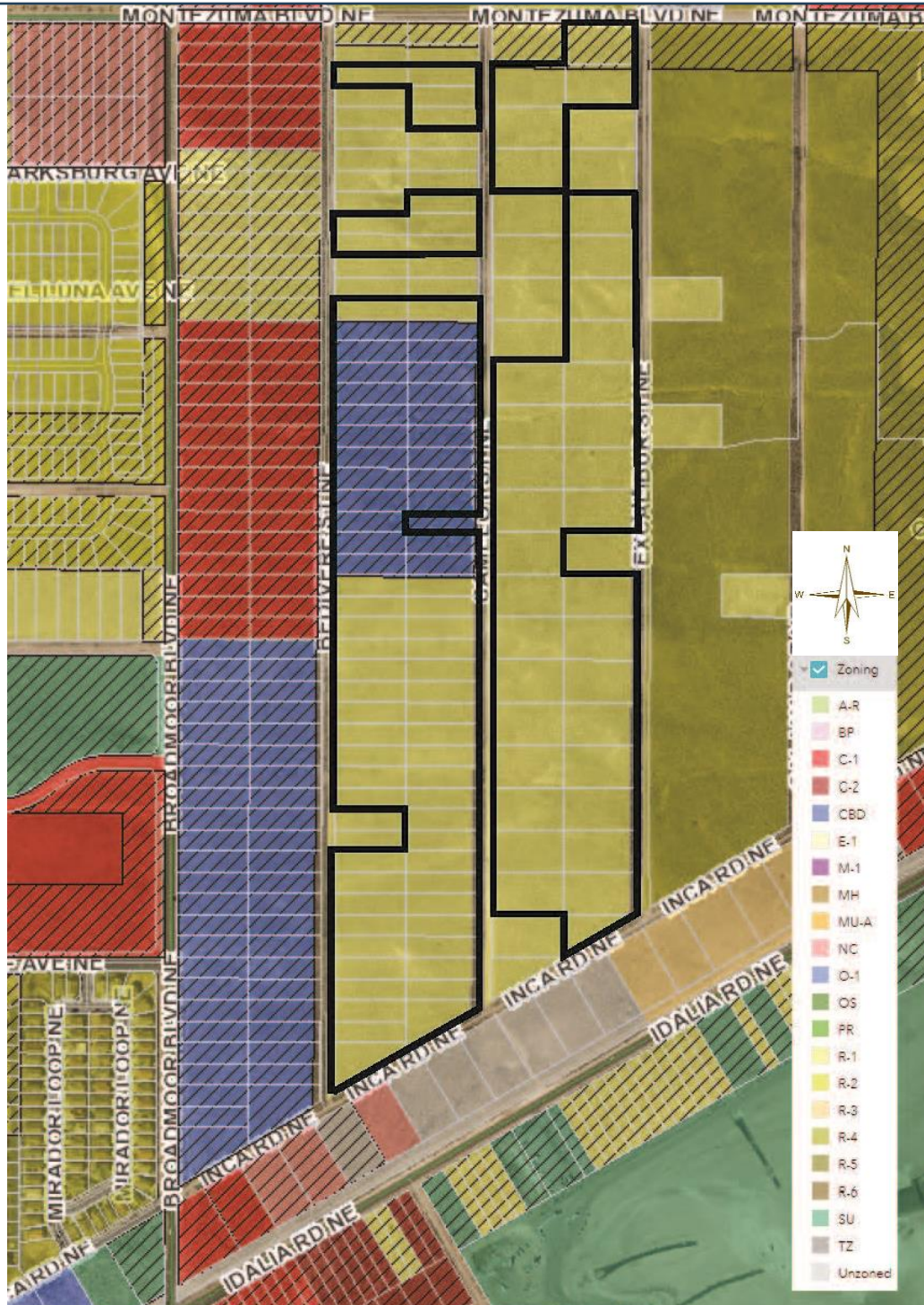
Please do not hesitate to contact me via e-mail me at lruizcarlos@rnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday before the hearing.

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

Respectfully,

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

**UNIT 13, BLOCK 70, LOTS 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96;
BLOCK 71, LOTS 3-15, 20-22, 24-25, 28-35, 37-45
ZONE MAP AMENDMENT, MASTER PLAN, AND SPECIFIC AREA PLAN
AMENDMENT**



 Subject Parcels

Map Created by Liz Ruiz Carlos on 3.8.24



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
 - (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
 - (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (c) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-100-00008

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan

Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

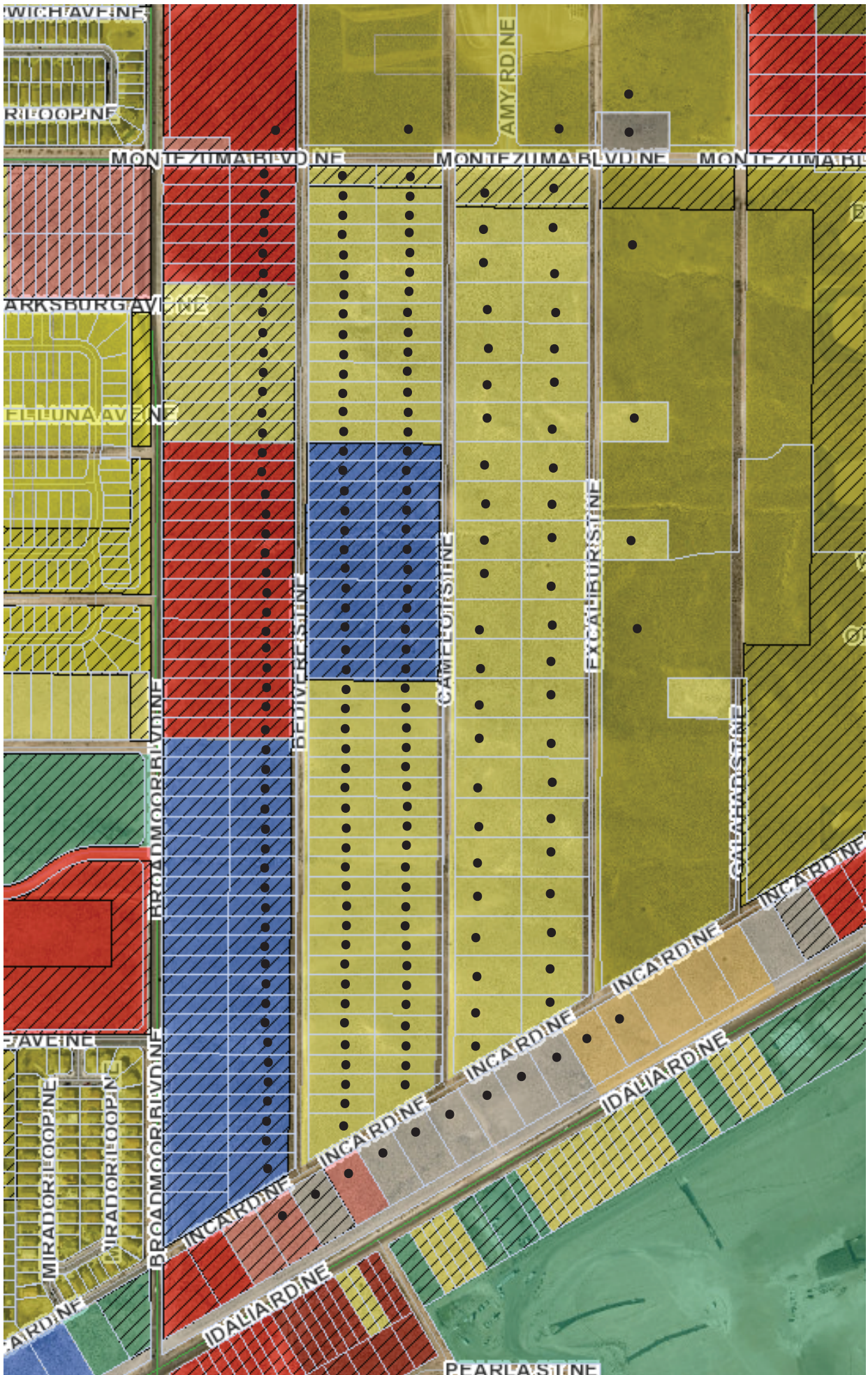
The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

gally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

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.rnm.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@rnm.gov. Written comments will be inserted into the public record.

Journal: March 25, 2024



NOTICE MAP:

- - FIRST CLASS MAIL TO AFFECTED PROPERTIES & PROPERTIES WITHIN 100FT



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION ADOPTING THE HIGH RANGE 6 MASTER PLAN

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

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

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

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed High Range 6 Master Plan (Case No. 23-400-00003) at their meeting held on April 9, 2024, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on April 25, 2024, has reviewed the proposed High Range 6 Master Plan and determined that the Master Plan is in conformance with the City of Rio Rancho Comprehensive Plan

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

Section 1. The Governing Body hereby approves and adopts the proposed High Range 6 Master Plan (planning area comprising approximately 102 acres), attached hereto.

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

ADOPTED THIS 25th DAY OF APRIL, 2024.

Greggory D. Hull, Mayor

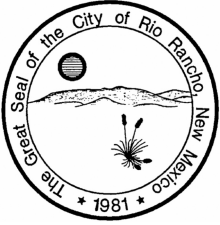
1 ATTEST:

2

3

4 _____
Rebecca A. Martinez, City Clerk

5 (SEAL)



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-100-
00008**

AGENDA DATE:
April 9, 2024

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres and the area is bounded by Montezuma Blvd NE to the north, Inca Rd NE to the south, Excalibur St NE to the east, and Bedivere St NE to the west.

The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject property as "Low/Medium Density Residential" and "Commercial (Neighborhood, Community), Mixed-Use, Office", and will be amended to be entirely under the "Low/Medium Density Residential" land use.

Concurrent to this Zone Map Amendment request, is an amendment to the Lomas Negras Specific Area Plan. The Specific Area Plan amendment request is to change the Land Use for a portion of the subject property from Office Corridor to Medium Density Residential and update the Future Land Use Table and Map.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

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

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

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

(D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

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

The applicant states: "adequate safety, health and general welfare of the public is ensured in the proposed single-family residential community of High Range 6. The subdivision provides several points of access for adequate circulation for day to day function, police access and, in case of fire, flood, or other natural disaster, will allow for orderly and timely evacuation. The proposed recreational amenities, trail, and common open space areas will ensure ease of travel for pedestrians and allow outdoor exercise, increasing overall public health and general welfare. This proposal brings an attractive neighborhood that is not only consistent with but furthers the health, safety, morals, and general welfare of the City."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would enable additional housing dwellings in the City of Rio Rancho, providing residents with increased housing options in a growing area of the City, consistent with surrounding developments, and consistent with the morals and welfare of the City.

Criteria is satisfied.

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

The applicant states: "High Range 6 serves as a continuation of the approved High Range development approvals that have been granted by the City and features a new neighborhood park, pocket park, and lot size to create the opportunity for diverse housing product options tailored to the current market. Antiquated platting and checkerboard ownership existing on the property presents a significant challenge to development and land assemblage. High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community to bring new housing, recreational amenities, landscaping, and infrastructure improvements to support the growth in this area."

Staff recommends that the Planning & Zoning Board find that the zone change will bring added stability to the area as it will address antiquated platting and checkerboard ownership issues that have made the area difficult to develop under the current O-1: Office zoning designation. The proposed Zone Map Amendment would provide for a continuation of the residential development to the west, while also allowing for a variety of housing options; given the distinction of R-5 zoning vs the surrounding R-4 zoning of High Range 4 and 5, and the properties to the north.

Criteria is satisfied.

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

The applicant states: "This request conforms with the key concepts identified for future growth within the SAP and complies with the permitted uses under the requested MDR designation. The proposed amendment to the plan is consistent with the SAP Goals and Objectives including but not limited to the excerpts featured below; [ie.] Land Use, Utilities, and Community facilities."

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board find that the proposed zone change to R-5 promotes and furthers goals and policies of the Population and Housing Element of the City Comprehensive Plan; particularly Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Staff recommends the Board find that the zone change also meets the Goals and Objectives of the Lomas Negras Specific Area Plan, in that it enables a variety of housing. Specifically, the proposed Land Use accomplishes the Land goal of the LNSAP: "Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards." The request allows for a diversity of housing with the introduction of R-5 zoning, in an area that is currently dominated by R-1 and R-4 zoning. The R-5 zoning also serves as a more compatible zoning for the primarily residential area, than the existing O-1: Office zoning designation.

Criteria is satisfied.

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

In response to criteria B, the applicant states that: "High Range 6 serves as a continuation of the previous High Range development approvals that have been granted by the City to fulfill the current residential demand in this area of Rio Rancho. However, antiquated platting and checkerboard ownership existing on the property presents a significant challenge to development and land assemblage. The High Range 6 Master Plan intends to assemble parcels through the cohesive visioning and site design proposed for development of the community. High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community to bring new housing, recreational amenities, infrastructure improvements, and landscaping to support the growth in this area. The proposed community improves upon the existing undeveloped land under antiquated checkerboard ownership to bring new housing, recreational amenities, landscaping, and infrastructure improvements to the area as a positive contribution to Rio Rancho that fulfills the needs of the current conditions of the community."

Staff recommends that the Planning & Zoning Board find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The proposed R-5: Single-Family Residential zoning designation serves as a more cohesive zoning designation given the surrounding R-4 zoned High Range 4 and 5 communities to the west, and R-4 zoning to the north; as well as provides a more varied mix of housing strategies, per goal PH-6 of the comprehensive plan.

Staff recommends the Planning and Zoning Board find that changed community conditions further justify the change. The O-1: Office zoning designation is currently ill-fitting given the surrounding residential zoning and developments that have built out in the area.

Criteria is satisfied.

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

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

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

Staff recommends that the Planning and Zoning Board find that the zoning request does not involve apartment, office, or commercial zoning. Criteria is satisfied.

(7) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when: The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "The High Range 6 Master Plan intends to assemble parcels through the cohesive visioning and site design proposed for development of the community. Land ownership has remained unresponsive for several outlying parcels that are anticipated to be excluded as a result. Of these parcels, Rio Rancho Estates Unit 13, Block 70, Lot 73 is the only outlying parcel with existing O-1 office zoning. Land ownership of the 23 remaining O-1 office zoned parcels have expressed their agreement and interest in rezoning for inclusion in High Range 6. The O-1 zoning on Lot 73 was established concurrently with the Lomas Negras Specific Area Plan in 2008 under Case No. 08-100-00031, which served as a revision from the original designation of "Unzoned" as the land was never officially zoned when it was annexed into the City in 1995.

As with the prior zoning case, land ownership of this subject parcel and all other parcels within the Plan area of this proposal have received proper notice and have been given a full opportunity to present their views. As stated above, land ownership of the O-1 zoned Lot 73 has remained entirely unresponsive. A coordination log is attached identifying the several attempts made by the development team to contact the owner of Lot 73. Currently there is no known market interest in developing the office zoned parcels at this location. With the current trajectory of development leaning towards new residential communities and the positive coordination with the land ownership on 23 of the 24 office zoned parcels, leaving the property as-is under O-1 office zoning would likely remain stagnant as long undeveloped land to be surrounded by the growing residential communities of Rio Rancho. Access has been and will continue to be provided for all outparcels. Land owners within the Master Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations intended to be set forth by the High Range 6 Master Plan."

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment, while it does create a spot-zone of one lot zoned O-1, the proposed R-5 zoning is more advantageous for the area and realizes elements of the Comprehensive Plan by enabling a variety of housing options. Also this zoning request is being heard concurrently with a request to

amend the LNSAP and a request to create new Master Plan for the area that will assign a land use that is more appropriate than the current O-1: Office zoning designation.

Criteria is satisfied.

SURROUNDING LAND USE/ZONING:

The neighboring properties to the north and east are zoned R-4: Single-Family Residential, while the properties to the west are zoned C-1: Retail Commercial, O-1: Office, and R-1: Single-Family Residential. The properties to the south are zoned NC: Neighborhood Commercial, R-3: Mixed Residential, and also feature a couple of unzoned properties.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment, Master Plan, and Specific Area Plan Amendment requests. A legal advertisement was placed in the March 25, 2024 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: DSD Planning and Zoning - Comments within document.

DSD Engineering - No adverse comments provided.

Rio Rancho Public Schools - No comments provided.

Fire and Rescue - No adverse comments.

Police Department - No comments provided.

SSCAFCA - No adverse comment.

MRCOG - No adverse comments.

Parks, Recreation, and Community Services - No adverse comments.

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this zone map amendment. Staff recommends the Planning and Zoning Board recommend approval of the zone map amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City by promoting a variety of housing options.
2. The applicant has provided sound justification, in a narrative dated February 14, 2024, for the proposed zone change and the zone map amendment would provide for stability of zoning.
3. The proposed zone map amendment would be consistent with the adopted elements, goals, policies, and objective of the Comprehensive Plan and Lomas Negras Specific Area Plan.
4. The applicant has demonstrated that the R-5: Single-Family Residential zoning designation would be more advantageous zoning for the subject property.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the properties' location.
7. The requested zone map amendment, while it would create a "spot zone," is more advantageous than the existing zoning, realizes elements of the comprehensive plan, and changed community conditions justify the change.

SPECIFIC CONDITIONS OF APPROVAL:

1. Approval of the Zone Map Amendment is pending approval of Specific Area Plan Amendment case no. 23-410-00006, which will result in conformance with the Lomas Negras Land Use Map and Future Land Use Table.

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.
2. The proposed zone map amendment does not conform with the Land Use Map and Future Land Use Table in the Lomas Negras Specific Area Plan.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: [Location_Zoning Map.pdf](#)

ATTACHMENT: [Land Use Application.pdf](#)

ATTACHMENT: [Letter of Authorization .pdf](#)

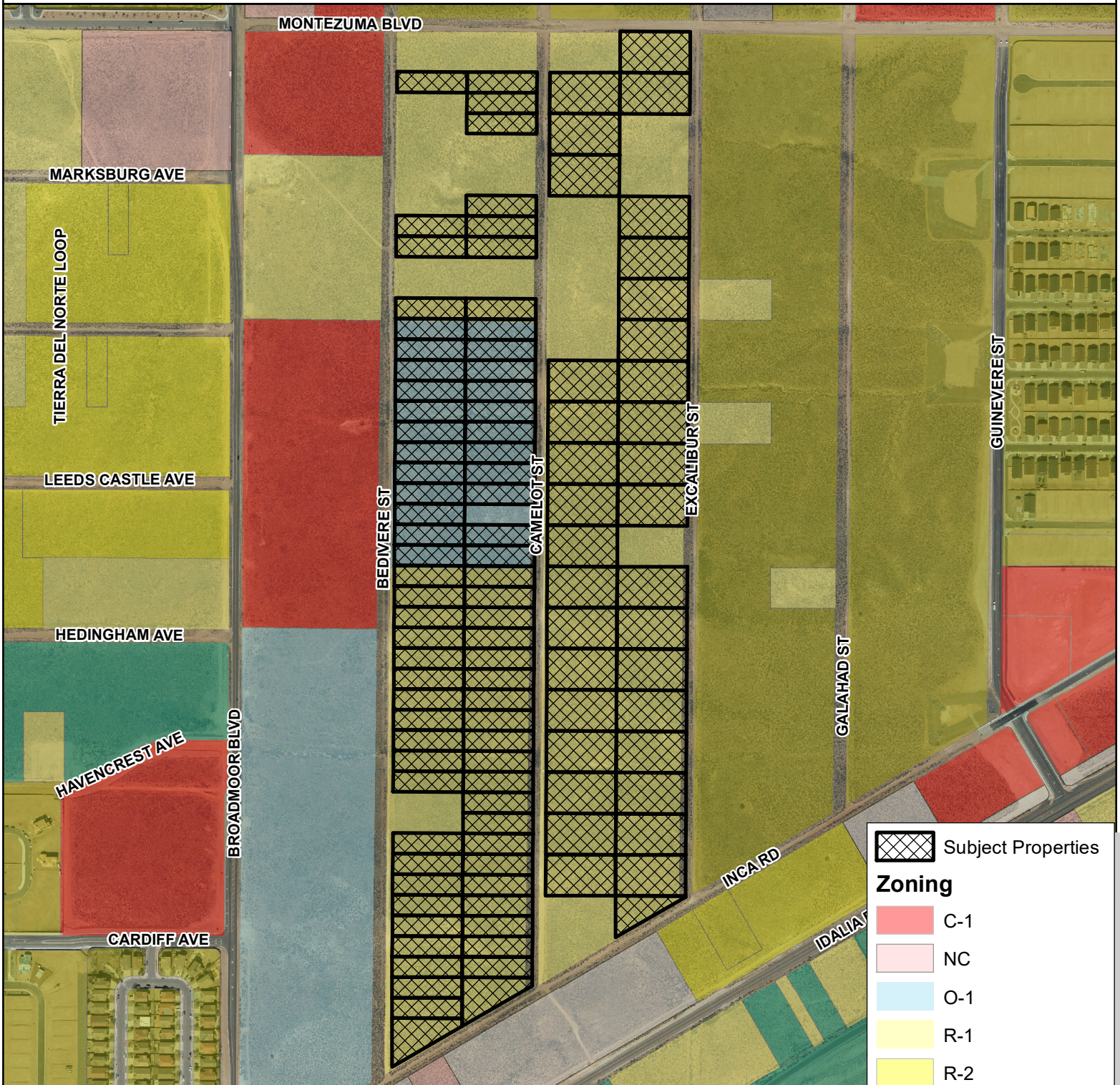
ATTACHMENT: [High Range 6 - ZMA Justification Letter.pdf](#)

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

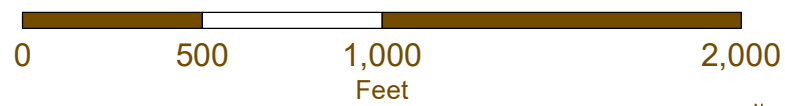
ATTACHMENT: [Draft_Ordinance_BMB.docx](#)

LOCATION/ZONE MAP

HIGH RANGE 6 - ZONE MAP AMENDMENT



	Subject Properties
Zoning	
	C-1
	NC
	O-1
	R-1
	R-2
	R-3
	R-4
	SU
	TZ
	Unzoned



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

Map Created by Liz Ruiz Carlos on 04/02/2024

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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


New Master Plan, Specific Area Plan Amendment and Zone Map Amendment to pursue a single family residential community known as High Range 6.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature: 		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 1 and 2, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Zomax, LLC, a New Mexico limited liability company, as to an undivided 75% interest, as to Lot 3, Block 70; Nucito IRA LLC, as to Lot 4, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Yohanse Manzanarez and Kimberly Kathleen Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 5, Block 70; Scott B. Clark and Pamela Clark, husband and wife, as joint tenants as to an undivided 50% interest, and Alfredo Eric Manzanarez and Jocelyn Ann Manzanarez, husband and wife, as joint tenants, as to an undivided 50% interest, as tenants in common, as to Lot 6, Block 70; Dawn View, LLC, a New Mexico limited liability company, as to Lots 7, 8, 16, 17, 18, 19, 78, 84 and 85, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 9 and 10, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 12 and 13, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 14 and 15, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 20, 21, 22 and 23, Block 70; Terry Lopez, a single man, as to Lots 24 and 25, Block 70; Jeffrey James and Michelle James, as to Lot 26, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 27, 28, 29, 70 and 71, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 30, 31, 32, 67, 68 and 69, Block 70; Block 70, LLC, a New Mexico limited liability company, as to Lots 33, 34, 35, 36, 63, 64, 65 and 66, Block 70; Jason Marton and Katherine Marton, husband and wife, as joint tenants, as to Lots 37, 38, 61 and 62, Block 70; Little IRA LLC, a New Mexico limited liability company, as to Lots 39 and 40, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to an undivided 1/2 interest and Danny Bean and Monica Bean, husband and wife, as joint tenants, as to an undivided 1/2 interest, as tenants in common, as to Lots 41, 42 and 55, Block 70; Antonio Barreda and Denise Barreda, husband and wife, as joint tenants, as to Lots 43 and 44, Block 70; Andrew R. Hadcock and January V. Hadcock, Co-Trustees of the Andrew and January Hadcock Revocable Trust under Trust Agreement dated March 11, 2010, as to Lot 45, Block 70; Silke S. Raymond, a married woman as her sole and separate property, as to Lot 46, Block 70; Nucito IRA LLC, a New Mexico limited liability company, as to Lot 47, Block 70; Levi Heath and Judy Heath, husband and wife, as joint tenants, as to Lots 48 and 49, Block 70; Ruben S. Marquez, Ofelia B. Marquez, Leticia Rutledge, Raul Marquez and Lisa Marquez, as joint tenants, as to Lots 50 and 51, Block 70; Little IRA LLC, as to Lot 52, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as to an undivided 75% interest and Gabriel Vargas and Juliana Vargas, husband and wife as to an undivided 25% interest, as to Lot 53, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife and Gabriel Vargas and Juliana Vargas, husband and wife, as to Lot 54, Block 70; Danny Bean, Jr. and Monica Y. Bean, husband and wife, as joint tenants, as to Lots 56 and 57, Block 70; Scott B. Clark, and Pamela M. Clark, husband and wife, as joint tenants, as to an undivided

50% interest and Brandon L. Mason, a single man, as to an undivided 50% interest, as to Lot 58, Block 70; Tierra Mesilla LLC, a New Mexico Limited Liability Company, as to Lot 59, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 60, Block 70; Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 72, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 74, Block 70; Michael J. Markowitz and David Markowitz, tenants in common, as to Lot 75, Block 70; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 76, Block 70; Tierra Mesilla, L.L.C., a New Mexico limited liability company, as to Lot 77, Block 70; Rose Vogt, as Lots 79 and 80, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 81, Block 70; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lots 82 and 83, Block 70; Mason Edward Pierce, an unmarried man, as to an undivided 50% interest, and Jennifer Jean Pierce, an unmarried woman, as to an undivided 50% interest, as tenants in common, as to Lot 86, Block 70; Nucito IRA LLC, a New Mexico limited liability company, as to Lot 87, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to Lot 88, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lots 89, 90, 93 and 94, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as to Lot 91, Block 70; Scott B. Clark and Pamela M. Clark, husband and wife as joint tenants, as to an undivided 50% interest, and Shirley M. Clark, Trustee of The Clark Family Trust B, dated December 4, 1991, as amended and restated as to an undivided 50% interest, as to Lot 92, Block 70; Joyce Haden, a married woman dealing with her sole and separate property, as to Lot 95, Block 70 and Excalibur Holdings, LLC, a New Mexico limited liability company, as to Lot 96, Block 70; Little IRA, LLC, a New Mexico limited liability company, as to Lot 3, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 4, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 5, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 6, Block 71; 625 Property LLC, a New Mexico limited liability company, as to Lot 7, Block 71; Excalibur Holdings, LLC, a New Mexico limited liability company, as to an undivided 49.99% interest; Chester French Stewart and Successors as Trustee of the Chester French Stewart and Diana K. Stewart Revocable Trust UTA dated September 17, 1996, as to an undivided 25.005% interest; and David S. J. Anderson and Maureen C. Anderson Trustees of the David S. J. Anderson and Maureen C. Anderson Revocable Trust under that certain Trust Agreement dated November 13, 1992, as to an undivided 25.005% interest, as to Lots 8, 9, 11, 14 & 15, Block 71; Buddy 13 RR, LLC, a New Mexico limited liability company, as to Lot 10, Block 71; Roslyn R. Zimmerman Living Trust dated April 28, 1993, as to Lot 12, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 13, Block 71; Leroy A. Ryckman, Jr., as to Lot 16, Block 71; Gregory R. Stelmak, a single person, as to Lot 17,

Block 71; Kwang Shin and Ok Shin, husband and wife, as to Lots 18 and 19, Block 71; Dawn View, LLC, a New Mexico Limited Liability Company, as to Lots 20 and 21, Block 71; Little IRA LLC, a New Mexico limited liability company, as to Lot 22, Block 71; Alfredo L. Cota, as to Lot 23, Block 71; Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTH IRA, as to an undivided 80% interest and Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 20% interest, as to Lots 24 and 25, Block 71; Loretta Vasquez, an unmarried woman, as to Lot 26, Block 71; Richard L. Tiedman and Cynthia R. Vigil, husband and wife, as to Lot 27, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 12.5 % interest, Jeffrey C. McCullough and Debbie L. McCullough, Trustees or their Successors in Trust, under the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 12.5% interest, Anthony E. King, a single man, as to an undivided 25% interest, Millennium Trust Company, LLC, Custodian FBO Bruce Maxey ROTH IRA, as to an undivided 25% interest and Millennium Trust Company, LLC, Custodian FBO Timothy E. Cline ROTH IRA, as to an undivided 25% interest, as to Lots 28 and 29, Block 71; J2C LLC, a New Mexico limited liability company, as to Lot 30, Block 71; Richard Shube, a single man, as to Lot 31, Block 71; Scott B. Clark and Pamela Clark, husband and wife, as to an undivided 25% interest and Carlton P. Davenport and Nancy Whiteman-Davenport, husband and wife, as to an undivided 25% interest, and Jeffrey C. McCullough and Debbie L. McCullough, Trustees of the Jeffrey C. McCullough Family Living Trust dated January 17, 2001, as to an undivided 50% interest, as to Lot 32, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 33, Block 71; Little IRA, LLC, , a New Mexico limited liability company, as to Lot 34, Block 71; Dawn View, LLC, a New Mexico limited liability company, as to Lot 35, Block 71; Mark Parra and Susan T Parra, as joint tenants, as to Lot 37, Block 71; SBC-MNB, LLC, a New Mexico limited liability company, as to Lots 38, 39, 41, 42, 43, 44 and 45, Block 71, and SBC-MNB, LLC, a New Mexico limited liability company, as to Lot 40, Block 71



July 14, 2023

City of Rio Rancho
Development Services
3200 Civic Center Circle NE,
Rio Rancho, New Mexico 87144

Re: High Range 6 – Letter of Authorization

This letter is to inform you that Coe & Van Loo Consultants Inc. (CVL) is authorized by the undersigned developer to pursue the applications required to amend the land use, zoning and subdivision of the High Range 6 property generally located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico. We appreciate staffs efforts in reviewing the project and all input provided.

Respectfully,

COE & VAN LOO
Consultants, Inc.

Julie Vermillion
Project Manager

Authorization

By: Rick Taysien
Print Name: Rick Taysien
Title: Officer
Date: 7-14-2023



February 14, 2024

City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144

Re: High Range 6 Master Plan (Case 23-410-00003, 23-400-00003, 23-100-00008)
Zoning Map Adjustment (ZMA) Findings

This letter outlines the required findings for approval met by the applicant in pursuit of companion Master Plan, Zone Map Amendment (ZMA), and Specific Area Plan (SAP) Amendment requests to establish the entitlements required for development of the High Range 6 community. The subject ZMA is requested to revise the underlying zoning districts from the existing patchwork zoning of R-1 Single-Family Residential (± 90 acres) & O-1 Office (± 12 acres) to overall R-5 Single-Family Residential zoning (± 102 acres) to facilitate development of High Range 6.

The community's conformance is detailed below pursuant to the criteria set forth in subsections (D) and (G) of the City of Rio Rancho (City) Zoning Code Chapter 150.07, "Amendments."

(D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

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

Adequate safety, health and general welfare of the public is ensured in the proposed single-family residential community of High Range 6. The subdivision provides several points of access for adequate circulation for day to day function, police access and, in case of fire, flood, or other natural disaster, will allow for orderly and timely evacuation. The proposed recreational amenities, trail, and common open space areas will ensure ease of travel for pedestrians and allow outdoor exercise, increasing overall public health and general welfare. This proposal brings an attractive neighborhood that is not only consistent with but furthers the health, safety, morals, and general welfare of the City.

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

High Range 6 serves as a continuation of the approved High Range development approvals that have been granted by the City and features a new neighborhood park, pocket park, and lot size to create the opportunity for diverse housing product options tailored to the current market.

Antiquated platting and checkerboard ownership existing on the property presents a significant challenge to development and land assemblage. High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community to bring new housing, recreational amenities, landscaping, and infrastructure improvements to support the growth in this area.

As stated above, the subject ZMA is requested to revise the underlying zoning districts from the existing patchwork zoning of R-1 Single-Family Residential (± 90 acres) & O-1 Office (± 12 acres) to overall R-5 Single-Family Residential zoning (± 102 acres). Currently there is no known market interest in developing low density residential or office uses in accordance with the existing zoning. With the current trajectory of development leaning towards new medium density residential communities and the positive coordination with the land ownership for inclusion of 23 of the 24 existing office zoned parcels, the proposed ZMA to overall R-5 zoning serves as compatible zoning to the adjacent subdivisions and a market appropriate designation to facilitate the development of the land. Leaving the existing R-1 and O-1 zoning as-is would likely continue to remain stagnant as long undeveloped vacant land to be surrounded by the growing residential communities of Rio Rancho.

The proposed ZMA will facilitate the development of a community that improves upon the existing undeveloped land under antiquated checkerboard ownership to bring new housing, recreational amenities, landscaping, and infrastructure improvements to the area for a positive contribution to Rio Rancho.

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

High Range 6 serves as a continuation of the previous High Range development approvals that have been granted by the City. As with the prior High Range subdivisions, this request supports the City's goals, objectives, and vision by providing a land use that is compatible with the Lomas Negras Specific Area Plan (SAP) designation of Medium Density Residential (MDR).

The anticipated site design is consistent with and conforms to the MDR land use currently designated on the majority of the site. An amendment is requested to update the existing ± 12 -acre portion of Office land use designated on the property. The requested amendment will remove the split land use designation and allow for a cohesive plan that will contain residential densities which complement the existing and proposed development in the surrounding area.

This request conforms with the key concepts identified for future growth within the SAP and complies with the permitted uses under the requested MDR designation. The proposed amendment to the plan is consistent with the SAP Goals and Objectives including but not limited to the excerpts featured below.

Land Use

Land Use Goal: Promote a variety of housing choices including low- and medium density single-family residential uses and high density multi-family residential uses.

The High Range 6 Master Plan furthers the above goal by implementing medium density residential use through a Zone Map Amendment to R-5: Single-family Residential. The medium density residential use proposed increases the availability of affordable housing opportunities and brings a diversity of housing types to the City.

Utilities

The High Range 6 Master Plan furthers the SAP's utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent roadways.

Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.

Existing water and sewer utility systems are available to serve High Range 6 as described further in the Master Plan. All proposed utility systems and plans will be designed per the standards of the City and utility company to be submitted for review and approval during the development process. Additional coordination with the providers will be made to confirm adequate servicing.

Community Facilities

The High Range 6 Master Plan expands the City of Rio Rancho's parks inventory through the provision of a neighborhood park and multi-use trail, furthering the Community Facilities goal featured below.

Community Facilities Goal: Create open space, parkland, trails, and other recreation amenities to serve the Plan area.

As previously mentioned, the neighborhood park, pocket park, and multi-use trail along Wild Horse Road NE will serve the residents of High Range 6, the adjacent High Range 5 to the east, and other residents in the area.

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

- (a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or**

Refer to item 4.b. below.

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

High Range 6 serves as a continuation of the previous High Range development approvals that have been granted by the City to fulfill the current residential demand in this area of Rio Rancho. However, antiquated platting and checkerboard ownership existing on the property presents a significant challenge to development and land assemblage. The High Range 6 Master Plan intends to assemble parcels through the cohesive visioning and site design proposed for development of the community.

High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community to bring new housing, recreational amenities, infrastructure improvements, and landscaping to support the growth in this area. The proposed community improves upon the existing undeveloped land under antiquated checkerboard ownership to bring new housing, recreational amenities, landscaping, and infrastructure improvements to the area as a positive contribution to Rio Rancho that fulfills the needs of the current conditions of the community.

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

Refer to item 4.b. above.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or

The High Range 6 Master Plan intends to assemble parcels through the cohesive visioning and site design proposed for development of the community. Land ownership has remained unresponsive for several outlying parcels that are anticipated to be excluded as a result. Of these parcels, Rio Rancho Estates Unit 13, Block 70, Lot 73 is the only outlying parcel with existing O-1 office zoning. Land ownership of the 23 remaining O-1 office zoned parcels have expressed their agreement and interest in rezoning for inclusion in High Range 6.

The O-1 zoning on Lot 73 was established concurrently with the Lomas Negras Specific Area Plan in 2008 under Case No. 08-100-00031, which served as a revision from the original designation of “Unzoned” as the land was never officially zoned when it was annexed into the City in 1995. As with the prior zoning case, land ownership of this subject parcel and all other parcels within the Plan area of this proposal have received proper notice and have been given a full opportunity to present their views. As stated above, land ownership of the O-1 zoned Lot 73 has remained entirely unresponsive. A coordination log is attached identifying the several attempts made by the development team to contact the owner of Lot 73.

Currently there is no known market interest in developing the office zoned parcels at this location. With the current trajectory of development leaning towards new residential communities and the positive coordination with the land ownership on 23 of the 24 office zoned parcels, leaving the property as-is under O-1 office zoning would likely remain stagnant as long undeveloped land to be surrounded by the growing residential communities of Rio Rancho.

Access has been and will continue to be provided for all outparcels. Land owners within the Master Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations intended to be set forth by the High Range 6 Master Plan.

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

Refer to item G.1. above.

City of Rio Rancho

Re: High Range 6 Master Plan (Case 23-410-00003, 23-400-00003, 23-100-00008)
Zoning Map Adjustment (ZMA) Findings

February 14, 2024

As described above, the proposed High Range 6 community is an appropriate land use for this property that will complement the surrounding neighborhoods and support the growth planned in this area of Rio Rancho.

Thank you for your consideration. Should you have questions or concerns, please contact me at 602-285-4765 or jvermillion@cvlci.com.

Respectfully,

COE & VAN LOO
Consultants, Inc.



Julie Vermillion
Project Manager

Attachments: Coordination Log for Unit 13; Block 70; Lot 73

Coordination Log

Attempts to Contact Owner of Unit 13; Block 70; Lot 73						
Call #	Person to Contact	Method of Contact	Date	Time	Comments	Response
1	Rick Tayrien	Phone Call	Friday, September 15, 2023	10:30am		No
2	Rick Tayrien	Phone Call	Thursday, September 21, 2023	1:45pm	Left VM	No
3	Rick Tayrien	Phone Call	Friday, November 10, 2023	4:30pm	Left VM	No
4	Eric Berman	Phone Call	Monday, January 29, 2024	6:00pm		No
5	Eric Berman	Phone Call	Tuesday, January 30, 2024	1:10pm	Left VM	No
6	Eric Berman	Phone Call	Wednesday, January 31, 2024	4:30pm	Left VM	No
7	Eric Berman	Phone Call	Tuesday, February 20, 2024	9:30am	Left VM	No
8	Eric Berman	Phone Call	Wednesday, February 21, 2024	2:30pm		No
9	Eric Berman	Phone Call	Friday, February 23, 2024	1:34pm	Left VM	No
10	Eric Berman	Text Message	Friday, February 23, 2024	1:45		No
11						
12						
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18						
19						
20						

Phone Number 818-334-0447



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

March 21, 2024

RE: Zone Map Amendment, Master Plan, and Specific Area Plan Amendment
Case No. 23-100-00008, 23-400-00003, and 23-410-00006
U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45

Dear Property Owner:

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

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The applicant is concurrently requesting approval of a Master Plan for the development, to be known as High Range 6; as well as an amendment to the Lomas Negras Specific Area Plan. The properties total 102 acres and are located on the north side of Inca Rd, bordered by Bedivere St to the west, Montezuma Blvd to the north, and Excalibur Blvd to the east.

The **Planning and Zoning Board** will consider the request on **Tuesday, April 9, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

***NOTE: THESE ITEMS WERE RESCHEDULED FROM THE **March 26, 2024** MEETING DATE.

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.rnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

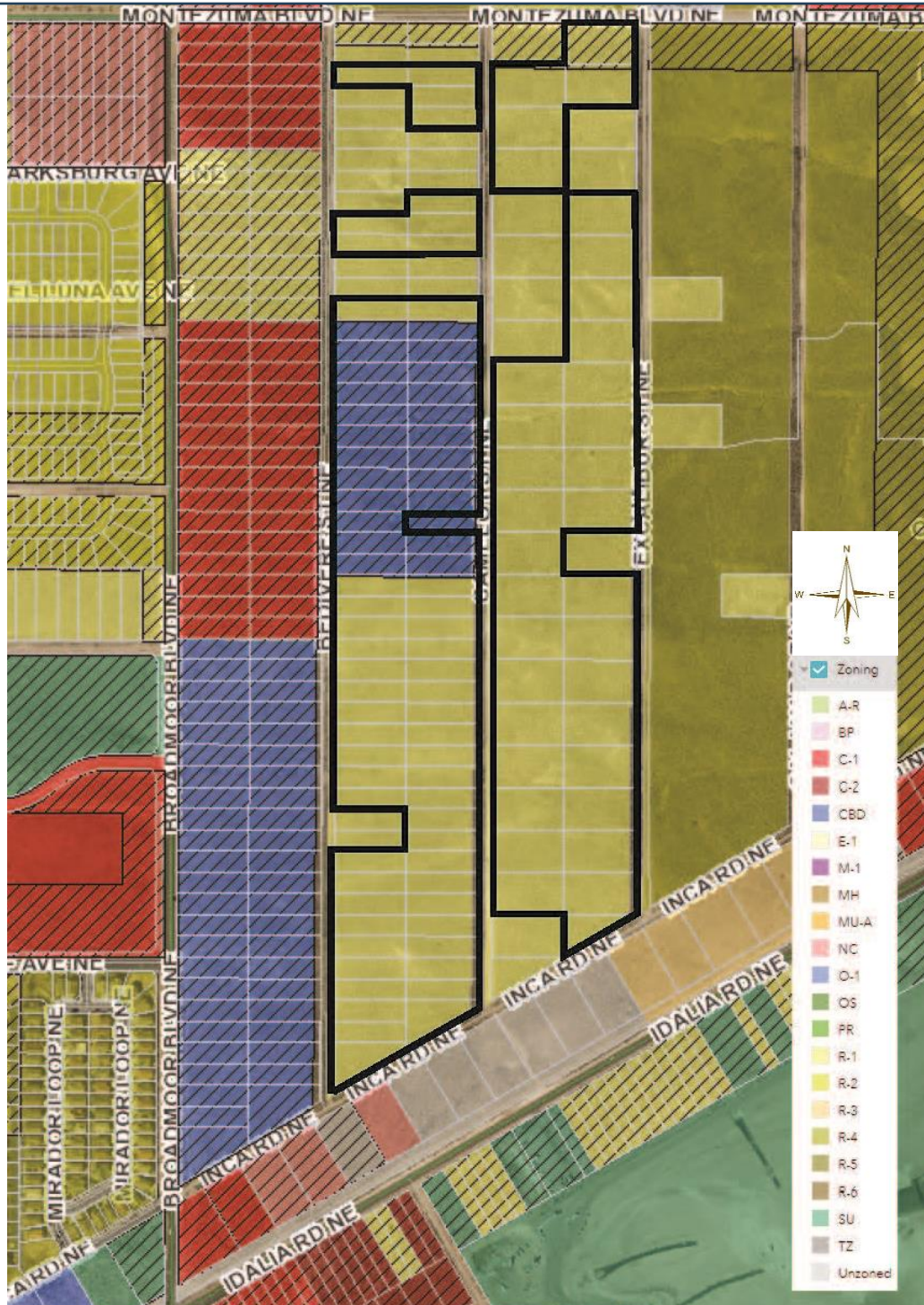
Please do not hesitate to contact me via e-mail me at lruizcarlos@rnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday before the hearing.

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

Respectfully,

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

**UNIT 13, BLOCK 70, LOTS 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96;
BLOCK 71, LOTS 3-15, 20-22, 24-25, 28-35, 37-45
ZONE MAP AMENDMENT, MASTER PLAN, AND SPECIFIC AREA PLAN
AMENDMENT**



 Subject Parcels

Map Created by Liz Ruiz Carlos on 3.8.24



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Text Amendment
Case #24-105-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., seeks to make the following amendments to the Rio Rancho Municipal Code, Chapter 154.33 BP: Business Park District to include following changes and renumbering of (18) through (35):

- (B) (18) Outdoor storage, as a primary use, provided:
 - (a) Shall not be permitted where the property abuts a residential zone;
 - (b) A combination of buffer wall, fence, landscape, or buildings shall separate the outside storage from abutting rights-of-way;
 - (c) Shall required a minimum of six (6) foot wall to screen the outdoor storage from adjacent properties;
 - (d) Roof/carport structure is required for all outdoor storage spaces;
 - (e) On-site amenities including rinse bay, propane and air fill station, and dump station, shall be required;
 - (f) Proposed outside storage shall require approval of a site development plan;
 - (g) Shall not include any outdoor sales display; and
 - (h) Shall be limited to the storage of personal R's, Boats, trailers, and other personal and commercial vehicles.
- (27) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities provided:
 - (a) There shall be no drive in or drive up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;
 - (C) General requirements and design standards.

(1) All activities and storage of materials, products or equipment shall be within an enclosed building except as provided above and unless consistent with Article III, Section 154.71;

Master Plan Amendment
Case #24-410-00001

The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow Architectural Metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan.

Preliminary Plat Extension
Case #21-210-00003

Applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval for a Preliminary Plat Extension for Melon Ridge to create 157 single-family residential lots on the property legally described as Unit 13, Block 60 Lots 10-21, Block 61 Lots 1 and 3-7, and Block 62 Lots 1-4 and 8-12.

Zone Map Amendment
Case #23-100-00008

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Specific Area Plan Amendment
Case #23-410-00006

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan.

Master Plan
Case #23-400-00003

The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. The properties total 102 acres.

Preliminary/Final Plat
Case #24-220-00001

The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. The subject property is legally described as VEM, Lot 11A, is zoned E-1: Estate Residential, and consists of 1.01 acres.

Variance
Case #24-110-00004

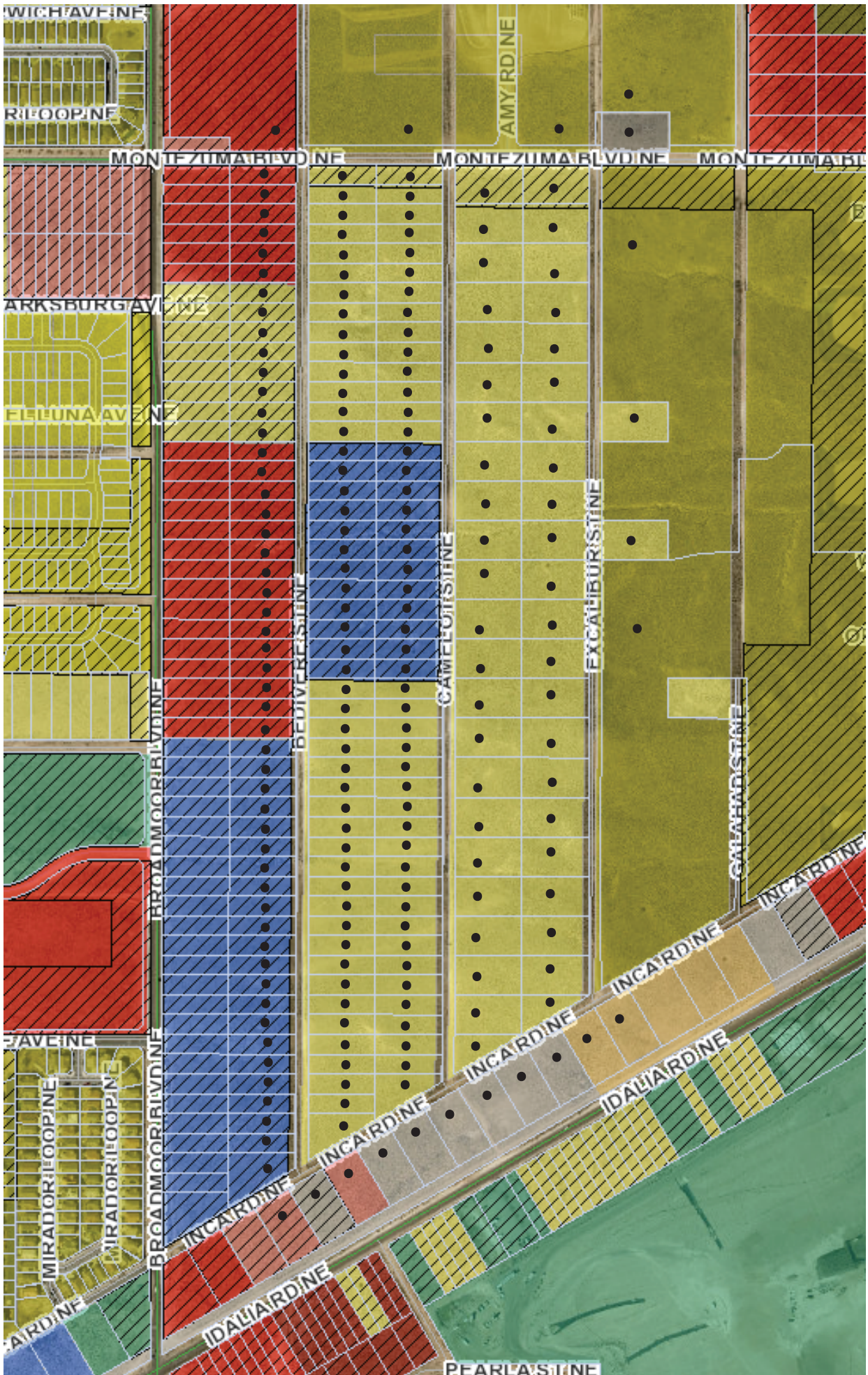
The applicant, Patrick Crawford, requests approval of a variance for the setback of 2 feet, 4 inches from the rear of the property for an 8 foot by 40 foot container on the property lot.

gally described as 4588 Huron Drive NE, Unit 17 BLK 40 Lot 30-A and Zoned as E-1 Estate Residential.

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.rnm.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@rnm.gov. Written comments will be inserted into the public record.

Journal: March 25, 2024



NOTICE MAP:

- - FIRST CLASS MAIL TO AFFECTED PROPERTIES & PROPERTIES WITHIN 100FT



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING
MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES
UNIT 13, BLOCK 70, LOTS 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96, AND
BLOCK 71, LOTS 3-15, 20-22, 24-25, 28-35, 37-45, FROM O-1 AND R-1 TO R-5:
SINGLE-FAMILY RESIDENTIAL, IDENTIFYING CONDITIONS OF DEVELOPMENT,
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 23-100-00008; and

WHEREAS: the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008 pursuant to Resolution No. 56 Enactment 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; and April 25, 2024, pursuant to Resolution No. ___, Enactment No. 23-___

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on April 9, 2024, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on April 25, 2024 and the Governing Body heard interested parties and

1 citizens for and against the proposed amendments; and

2
3 **WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with
4 the statutory and regulatory requirements of the aforesaid Code of
5 Ordinances and Statutes, and upon specific findings related to the subject
6 property and determining the proposed amendment is consistent with the
7 policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G),
8 the Governing Body finds the amendments promote the health, safety,
9 morals, and general welfare of the City.

10
11 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
12 **RIO RANCHO:**

13
14 **Section 1. Rezoning of property and Change in Land Use.**

15 A. The Official Zone Ordinance is hereby amended on approximately 102 acres from
16 R-1: Single-Family Residential Zoning District and O-1: Office Zoning District to R-
17 5: Single-Family Residential Zoning District on the land legally described as:
18 Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96;
19 as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45, as shown on
20 "S.E. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES, TOWN OF
21 ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO" filed in the
22 office of the County Clerk of Sandoval County, New Mexico on February 9,
23 1967.

24
25 B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is
26 hereby amended in the land described in Section 1A above, as having a
27 "Low/Medium Density Residential" land use.

28
29 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
30 **of PROPERTY:**

31
32 The property identified in Section 1, above, is subject to all requirements of the R-5:
33 Single-Family Residential District; as set forth in R.O. 2003 Section 154.12 (as of the
34 effective date of this ordinance or as subsequently amended).

35
36 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
37 this Ordinance, or any section, paragraph, clause, or provision of any regulation
38 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
39 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
40 clause, or provision shall not affect the validity of the remaining portions of this
41 Ordinance or the regulation so challenged.

42
43 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
44 adoption.

45
46 ADOPTED THIS _____ DAY OF _____, 2024.

47
48
49
50 _____
Greggory D. Hull, Mayor

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7

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)