



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 23, 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. [April 9, 2024 Planning and Zoning Board Meeting Minutes 2024-0409 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

- 2. 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*](#)
[*Notification Letter to Neighboring Property Owners*](#)
[*FindingsofFact_bmb_4.23.23.docx*](#)
- 3. Final Plat.** The applicant, Pulte Group, through their agent, Bohannon Huston Inc., requests approval of a Final Plat for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
[*Location/Zone Map*](#)
[*Application*](#)
[*Authorization Letter*](#)
[*Final Plat*](#)
[*Fire & Rescue Comments*](#)
- 4. Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[*Zoning, Location.pdf*](#)
[*Justification.pdf*](#)
[*Preliminary Plat Unser Pavilion West.pdf*](#)
[*Reproduction of Notices.pdf*](#)
- 5. Preliminary Plat Extension.** The applicants, LGI Homes New Mexico, LLC, and High Range 5 LLC, are requesting approval of an extension for the High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
[*Location, Zoning Map.pdf*](#)
[*Application.pdf*](#)
[*LGI Homes - Request for High Range 5 Preliminary Plat Extension.docx.pdf*](#)
[*Authorization.pdf*](#)
[*Plat*](#)
[*Reproduction of Notices.pdf*](#)

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:

April 23, 2024

DEPARTMENT:

Development Services

SUBJECT:

April 9, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

Approval

ATTACHMENT: [2024-0409 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

APRIL 9, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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
Sean LaBarbera, Planner I

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 12, 2024 Planning and Zoning Board Meeting Minutes

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

The motion carried by a vote of **6 FOR** and **0 AGAINST**

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

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

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

PUBLIC HEARINGS

4) The applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc, requested approval of a preliminary plat extension for the Melon Ridge Preliminary Plat.

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

Agent Nina Villa concurred with staff's findings and stood for questions.

Kevin Kofchur moved to approve Item #4. Seconded by Sal Tortorici.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

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

NO: (None)

1 5) The applicant, Patrick Crawford, requested approval of a variance for a setback of 9 feet, 6 inches from
2 the rear of the property and 9 feet from the side property line for a 320 square foot permanent shipping
3 container, for the property located at 4588 Huron Drive NE.
4

5 Staff member, Sean LaBarbera presented the item, recommending denial with findings and conditions
6 and stood for questions.
7

8 Member of the public, Michael Lizzi spoke in support of the item, after being administered the oath
9 virtually.
10

11 Robert Gabaldon moved to approve Item #5. Seconded by Scottie Richardson.
12

13 Commissioner Kofchur's query regarding the home and storage prompted Commissioner Tortorici to
14 state the need for clarification from the property owners. Chairman Radosevich recommended
15 postponing the item to request the applicants' presence for questions.
16

17 Robert Gabaldon moved to amend his motion to postpone Item #5 to a date certain of April 23,
18 2024. Seconded by Kevin Kofchur.
19

20 The motion carried by a vote of **6 FOR** and **0 AGAINST**

21 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
22 Tortorici

23 **NO:** (None)
24

25 6) The applicant, Mark J. Bedford, requested approval of a Preliminary/Final Plat to adjust the building
26 envelope for 5731 Venada Ct NE.
27

28 Staff member Liz Ruiz Carlos presented the item recommending approval with findings and conditions
29 and stood for questions.
30

31 Applicant, Mark Bedford spoke on the item and stood for questions.
32

33 Lisa Hardisty moved to approve Item #6. Seconded by Kevin Kofchur.
34

35 The motion carried by a vote of **6 FOR** and **0 AGAINST**

36 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
37 Tortorici

38 **NO:** (None)
39

40 7) The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested
41 approval of a Final Plat for the Lomas Encantadas 1G Phase 3A Subdivision creating 57 residential
42 lots and 5 tracts zoned R-4: Single Family Residential District on the property legally described as LE,
43 Tract 12-A-1.
44

45 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,
46 and stood for questions.
47

48 Applicant, Bryan Aragon agreed with staff's comments and stood for questions.
49

50 Scottie Richardson moved to approve Item #7. Seconded by Robert Gabaldon.
51

52 The motion carried by a vote of **6 FOR** and **0 AGAINST**

53 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
Tortorici

NO: (None)

1 8) The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent,
2 Consensus Planning Inc., requested a text amendment to the Rio Rancho Municipal Code Chapter
3 154.33 BP: Business Park District. The requested amendment would add a provision for outdoor
4 storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a) which
5 states: "There shall be no drive-in or drive-up restaurants", and expand on provision (C)(1) "All activities
6 and storage of materials, products or equipment shall be within an enclosed building unless consistent
7 with Article III, Section 154.71" to allow for additional Outdoor Storage provisions under the added
8 permissive use.

9
10 Staff member, Chris Benson presented the item, recommending denial and stood for questions.

11
12 Agent Jim Strozier corrected the omission of LD Development, LLC as the applicant and not Pierre
13 Amestoy. He presented on the item and stood for questions.

14
15 Commissioners Kofchur and Tortorici pointed out if there was any discussion on zone changes to allow
16 for permissible uses, changing language and whether the use of a variance is viable. These were
17 clarified by agent, Jim Strozier and staff member, Chris Benson.

18
19 Commissioner Gabaldon commented on the possible positive outcomes to business potential these
20 changes could create.

21
22 There were multiple comments from Commissioners Tortorici, Kofchur and Hardisty regarding the
23 language and possible repercussions and redundancies. Mike Skolnick, who helped create the
24 business park zoning, provided some historical context and explanation to this current request.

25
26 Director of Development Services Amy Rincon explained the process and potential matters concerning
27 Chairman Radosevich's statements about changing the ordinance.

28
29 There was considerable discussion on next steps amongst all parties and Amy Rincon, Development
30 Services Director advised on possible outcomes, whereupon the applicant elected to move forward.

31
32 Sal Tortorici moved to approve Item #8. Seconded by Robert Gabaldon.

33 The motion failed by a vote of **1 FOR** and **5 AGAINST**

34 **YES:** Robert Gabaldon

35 **NO:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Lisa Hardisty, Sal Tortorici

36
37 9) The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requested
38 approval of a Master Plan Amendment to the Los Diamantes Master Plan for proposed changes in the
39 Business Park section, including the allowance of architectural metal as a primary construction material,
40 welded wire mesh fencing as an allowed fencing type, and the color green as an allowable primary
41 structure color.

42
43 Staff member, Tim Dvorak presented the item, recommending denial with findings and stood for
44 questions.

45
46 Agent, Jim Strozier presented on the item and stood for questions.

47
48 Commissioner Tortorici expressed his concerns regarding the setbacks.

49
50 In response to a query, staff member Tim Dvorak, explained that staff weren't in disagreement with all
51 the recommendations, only with the architectural metal and mesh fence.

52
53 Agent, Jim Strozier and staff member, Tim Dvorak clarified Commissioner Kofchur's questions
54 regarding the metal building vs metal siding.

1 Commissioner Radosevich advised having language inserted stating the signs would be in compliance
2 with the Sign Code.

3
4 Sal Tortorici moved to approve Item #9 with staff's specific findings and conditions. Seconded by
5 Scottie Richardson.

6 The motion carried by a vote of **6 FOR** and **0 AGAINST**

7 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
8 Tortorici

9 **NO:** (None)

- 10
11 **10)** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., requested approval
12 of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future
13 Land Use Table.

14
15 Staff member, Liz Ruiz Carlos presented items #10, #11 and #12 concurrently, recommending approval
16 of all three items to the Governing Body, with findings and conditions and stood for questions.

17
18 Agent, Julie Vermillon spoke on the item, after being administered the oath virtually.

19
20 Member of the public, Noreen Scott had concerns about her lots on Idalia.

21
22 In response to Commissioner Tortorici's question regarding the commercial zoning designation, staff
23 member, Liz Ruiz Carlos explained the zoning change would not apply to the properties.

24
25 Robert Gabaldon moved to approve Item #10. Seconded by Scottie Richardson.

26 The motion carried by a vote of **6 FOR** and **0 AGAINST**

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

29 **NO:** (None)

- 30
31 **11)** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., requested approval
32 of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-
33 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,
34 37-45.

35
36 Staff member, Liz Ruiz Carlos and agent, Julie Vermillon had no further comments and stood for
37 questions.

38
39 Sal Tortorici moved to approve Item #11. Seconded by Lisa Hardisty.

40 The motion carried by a vote of **6 FOR** and **0 AGAINST**

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

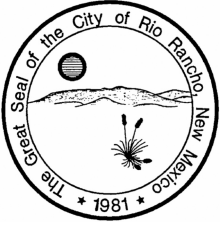
43 **NO:** (None)

- 44
45 **12)** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., requested approval
46 of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as Unit
47 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,
48 20-22, 24-25, 28-35, 37-45.

49
50 Staff member, Liz Ruiz Carlos and agent, Julie Vermillon had no further comments and stood for
51 questions.

52
53 Lisa Hardisty moved to approve Item #12. Seconded by Robert Gabaldon.

54 The motion carried by a vote of **6 FOR** and **0 AGAINST**



CITY OF RIO RANCHO COVER PAGE

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

AGENDA DATE:
April 23, 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.

The applicant's request was originally heard by the Planning and Zoning Board on April 9th. The Planning and Zoning Board decided to postpone the request to the next meeting date of April 23, to allow for questioning of the applicant, (who was not present for the original meeting) before making a final ruling.

Code Enforcement History:

- Code Enforcement responded to a complaint and a courtesy notice was provided on 8/14/2023 for an un-permitted structure (the shipping container).
- 8/28/2023, Certificate of Occupancy issued for primary residence.
- 9/12/2023, the applicants son in law was spoken to, informing that he would let the applicant know about purchasing a permit for the storage container and would check back in 15 days.
- 9/27/2023 a citation was issued, but after speaking with the applicant, an extension of another 15 days to apply for a permit was given.
- 10/12/2023, no permit has been obtained from the owner and a citation was turned into the courts.
- 11/28/2023 a pre-court inspection was conducted and no permits had been obtained for the connex box in the back.
- 11/29/2023, The applicant attended court and the case was rescheduled for December 20th. On the rescheduled case date, the owner was fined and was to come back to court on

January 31st

- 3/20/2024 the applicant attended court today and was still waiting on the variance case to be heard by the Planning and Zoning Board on April 9th.
- The applicants variance case was reviewed by PZB on April 9th, but the PZB was unable to request further inquiry from the applicant due to their absence from the meeting. The applicants court case is rescheduled for May 29th.

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](#)
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ATTACHMENT: [overhead view.pdf](#)
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ATTACHMENT: [Legal Ad](#)
ATTACHMENT: [Postcards 4588 Huron DR.docx](#)
ATTACHMENT: [Notification Letter to Neighboring Property Owners](#)
ATTACHMENT: [FindingsofFact_bmb_4.23.23.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: rickord@rickordmechanical.com
 Phone: 505-991-1979
 List Owners: Patrick Crawford
 Proprietary Interest:

Agent Name: _____
 Address: _____
 E-Mail: _____
 Phone: _____
 State: _____
 ZIP Code: _____
 Deed or Ownership Verification Provided: (Initials) _____
 Letter of Authorization Provided: (Initials) _____

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: _____
 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.

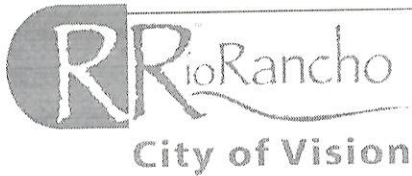
In the photos I hope you can see that it is not visible from Souix nor Ontario, the only view is from the front of my home thru my patio archway. I had my grading and drainage installed in compliance with the Conex, which also was inspected. I now have been to court three times doing what is asked of 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



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 Height of Primary 8'
Width of Front Yard Setback 50' 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: Concrete 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

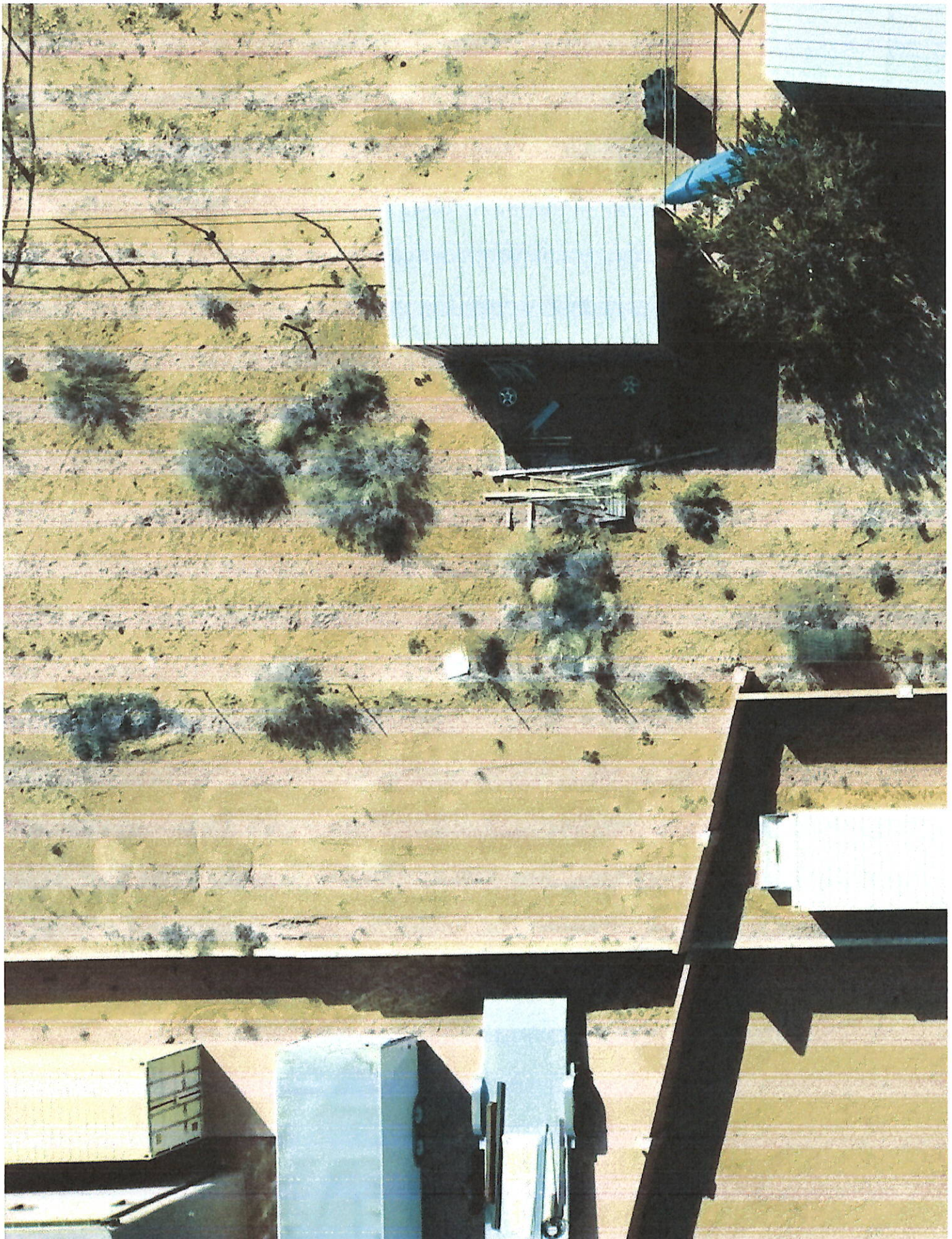
Name (Print) Patrick Crawford
Address 4588 Huron Dr
City Rio Rancho State NM Zip 87144
Phone Email

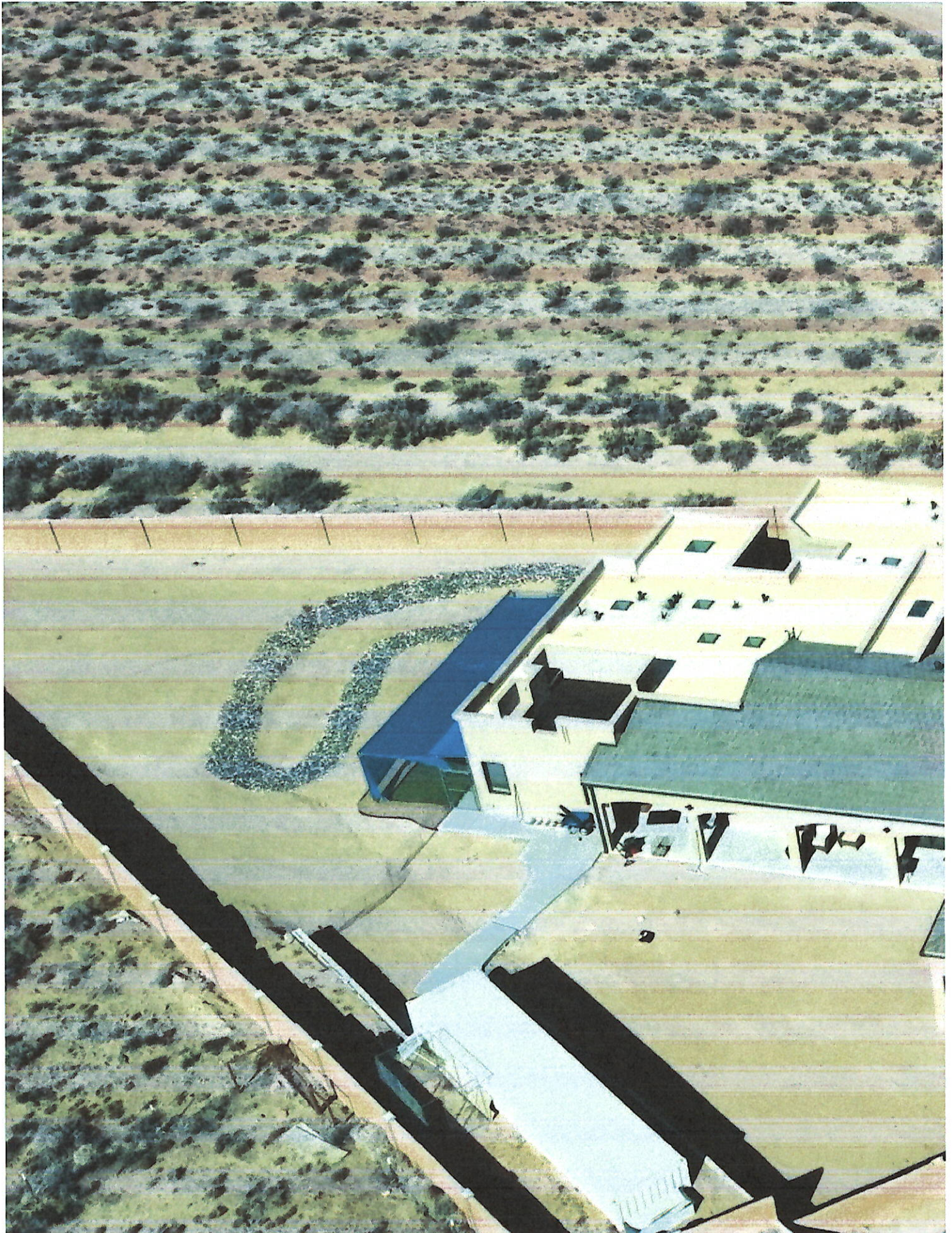
Contractor Information

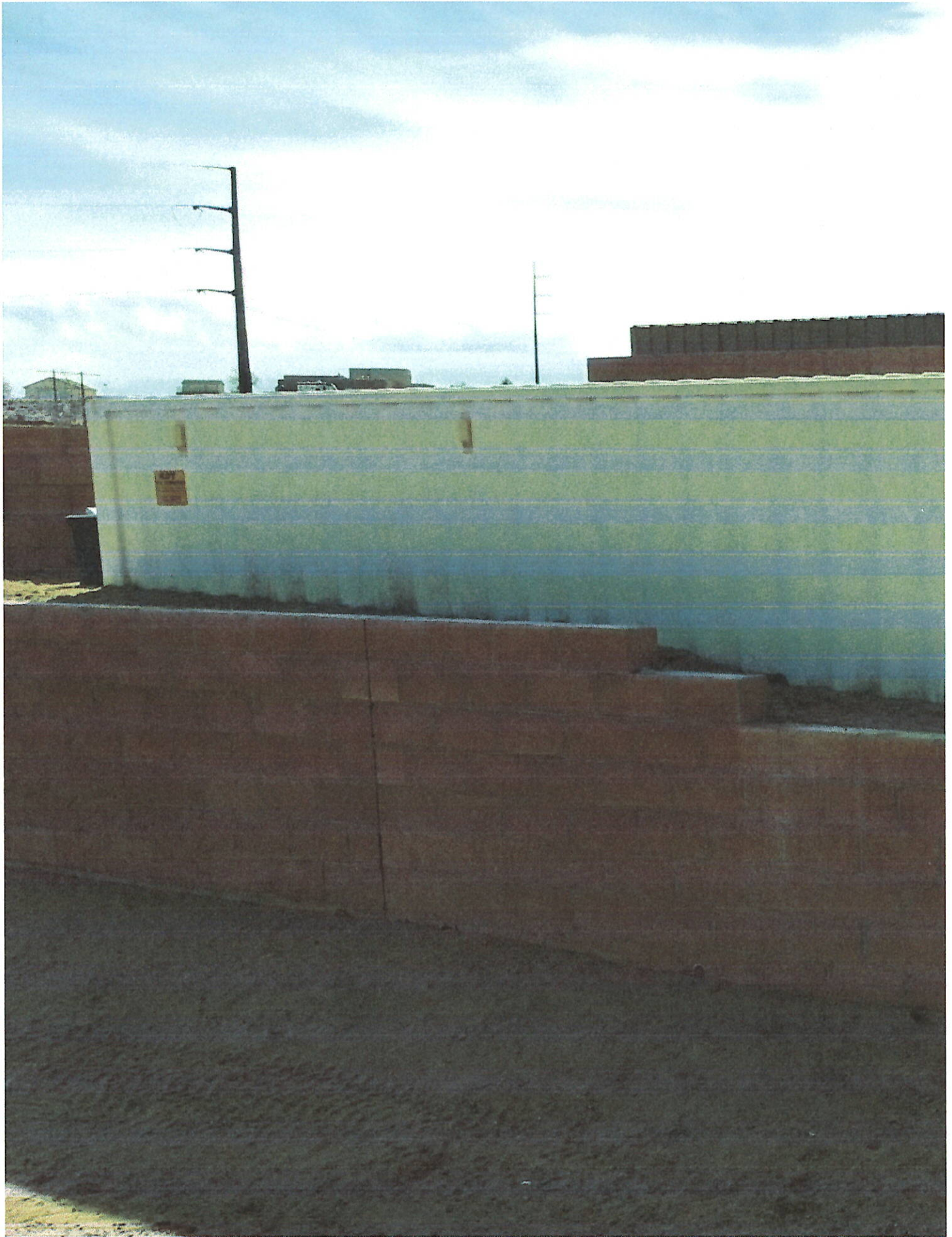
Name Patrick Crawford (Owner) License #
Address 4588 Huron Dr
City Rio Rancho State NM Zip 87144
Phone: 505-991-1979 Fax: Email: rick@redlinemechanical.com

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.

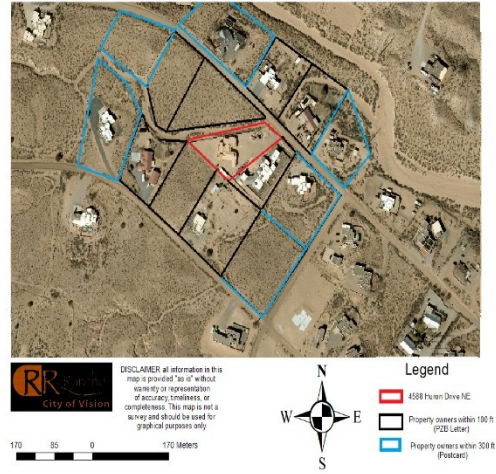
The Planning and Zoning Board will hear the request on March 26th, 2024 at 6:00 pm in the Council Chambers and Virtually through the zoom link and number below.

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

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



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.

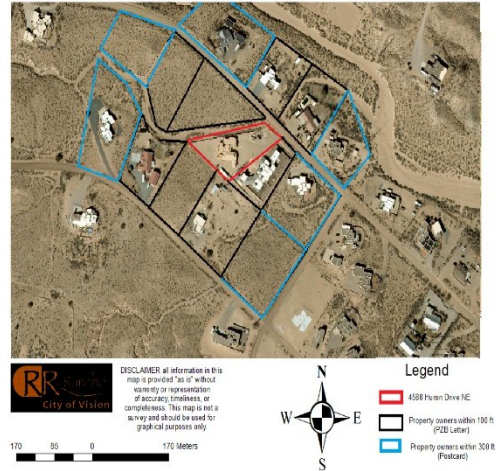
The Planning and Zoning Board will hear the request on March 26th, 2024 at 6:00 pm in the Council Chambers and Virtually through the zoom link and number below.

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

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





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,

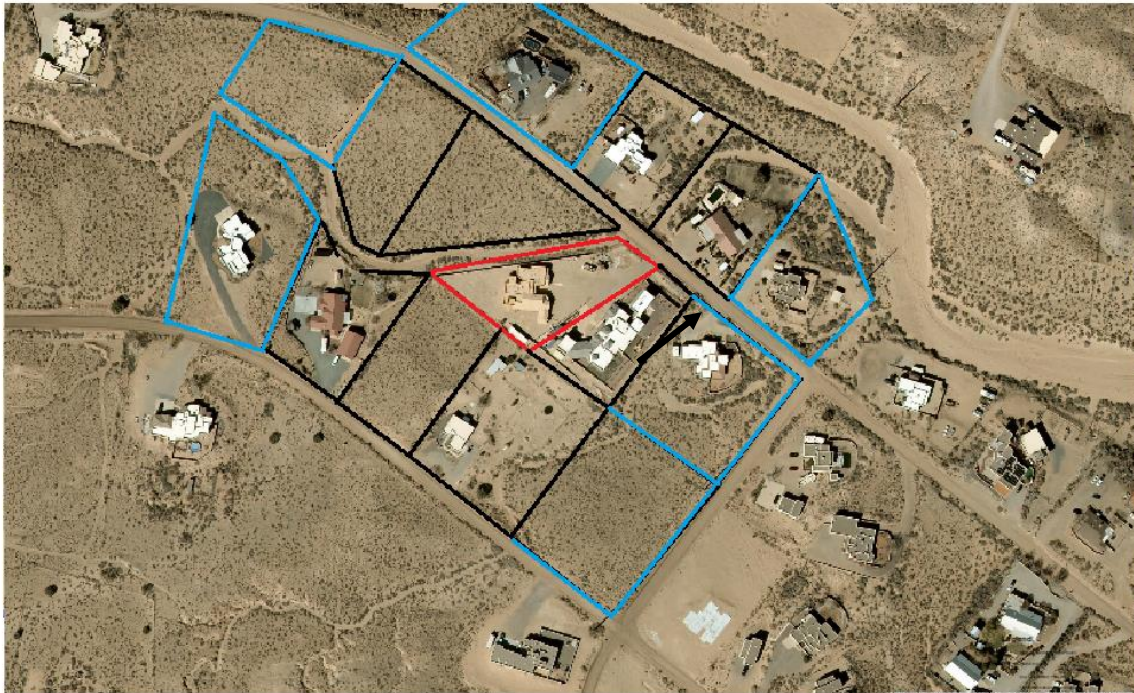
Sean LaBarbera
Municipal Planner
Development Services Department
City of Rio Rancho

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 23rd 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 23rd, 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

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd 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.

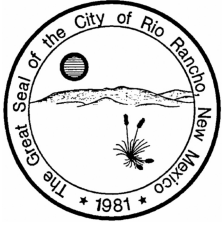
SPECIFIC FINDINGS OF FACT:

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 23rd, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-220-
00003**

AGENDA DATE:
April 23, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

The applicant, Pulte Group, through their agent, Bohannon Huston Inc., requests approval of a Final Plat for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A.

The proposed subdivision is located on the east side of Amy Rd NE, north of Montezuma Blvd NE, a quarter mile east of Broadmoor Blvd NE.

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

A Subdivision Variance request to Section 155.43 of the Rio Rancho Municipal Code was heard and approved at the January 24, 2023 Planning and Zoning Board meeting.

GENERAL INFORMATION:

1. Layout: Broadmoor Heights Unit 5 will be comprised of 78 R-4: Single-Family Residential lots and 9 HOA tracts.
2. Acreage: 18.0709 acres.
3. Access: The proposed development would be directly accessed off of Amy Rd NE via Montezuma Blvd NE or Broadmoor Blvd NE. There is a 20 ft fire access easement on Tract 6 in the northwest end of the subdivision to allow for a second access point for emergency services.
4. Zoning: The subject property is zoned R-4: Single-Family Residential under Ordinance No. 36, Enact. 21-02.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, and New Mexico Gas Company.
6. Water and Wastewater Availability: Rio Rancho Utilities issued a Water/Wastewater Availability Statement for the Broadmoor Heights Master Plan area (450 total units) in a letter dated February 20, 2017. No zoning or subdivision lot count has been significantly modified since this statement.
7. Drainage: Storm Runoff will be conveyed by the internal street network and collected by an

internal storm drain network, which will discharge to the Broadmoor Heights Community Pond at the northeast corner of the site. The proposed development will comply with the Master Drainage Plan for the Broadmoor Heights Subdivision, prepared by Bohannon Huston, and the City of Rio Rancho development requirements.

8. Roads and Sidewalks: The proposed streets will be local street sections with 5 ft sidewalk. Per the Development Agreement between the City of Rio Rancho and the Developer, the extension of Montezuma Blvd from Amy Road to Guinevere Road will be constructed with this subdivision.
9. Recreation Facilities/Open Space: None.
10. Easements: There will be a ten foot wide public utility easement within all new lots adjacent to road right-of-way. There are two 30' drainage easements, a private pedestrian access and landscape easement (maintained by HOA), and blanket drainage and access easement on the north side of the subdivision over Tract 1. Tracts 2, 3, 5, 6, 7, & 8 shall be designated as private common areas to be maintained by the HOA. Tract 6 has a blanket public drainage easement. Tract 4 shall be designated as a private park, with blanket drainage and pedestrian easements maintained by the HOA. Tract 9 has a private blanket drainage easement for the benefit of Lot 1, Block 38, Unit 13, maintained by the HOA. Tract 6 contains a 20' sanitary sewer and fire access easement.
11. Public Site Dedications: None.
12. Vacations: None.
13. Variances: The applicant requested a variance to 155.43 of the City Code, regarding required 5 foot minimum easements on all side and rear lot lines, and the variance was approved at the January 24, 2023 Planning and Zoning Board meeting under case #22-280-00008.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

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 required by R.O. 2003 Section 154.50 Zoning Table/Residential. The proposed final plat contains lot which measure approximately 5,625 sf to 14,880 sq ft, in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district (see attached plat). The proposed lots comply with the minimum allowable lot width of 40' as per R.O. 2003 Section 154.50 Zoning Table/Residential for R-4 zoning designations. Criteria is satisfied.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Staff recommends the Planning and Zoning Board find the final plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions with the approval of subdivision variance case #22-280-00008. Criteria is satisfied.

CONFORMANCE WITH CITY COMPREHENSIVE 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). Another policy in Chapter 5 is to "Promote and support development that incorporates walkability" and "Encourage adequate pedestrian connections to future transit facilities in all residential site development" (5.6.3, Policy L-3 and Policy L-4).

This application would be an action in meeting the policy of encouraging planned development. Staff recommends the Planning and Zoning Board finds this criteria is satisfied.

CONFORMANCE WITH THE BROADMOOR HEIGHTS MASTER PLAN:

The proposed R-4: Single-Family Residential density and lot layout meets the requirements of the master plan. The layout is similar to the layout on Page 9 of the Master Plan.

Staff recommends the Planning and Zoning Board find the proposed final plat conforms to the requirements of the Broadmoor Heights Master Plan.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments within this document
DSD Engineering	X	
Rio Rancho Public Schools	X	
Fire and Rescue	X	See attached comments.
Police Department	X	
SSCAFCA	X	Drainage facilities have not been installed yet.
MRCOG/MRMPO	X	
Parks, Recreation and Community Services	X	No recommendation for or against approval. No comments.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the final plat case #24-220-00003 subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the Final Plat.
2. The applicant has the authority to apply for a Final Plat approval.
3. Due process was provided to the applicant.

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 with the approval of Subdivision Variance case #22-280-00008.
2. The Final Plat conforms to R-4: Single-Family Residential Zoning District.
3. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
4. The Final Plat will be filed under Book 35, Pages 27-29.

ALTERNATIVES:

The Planning and Zoning Board may:

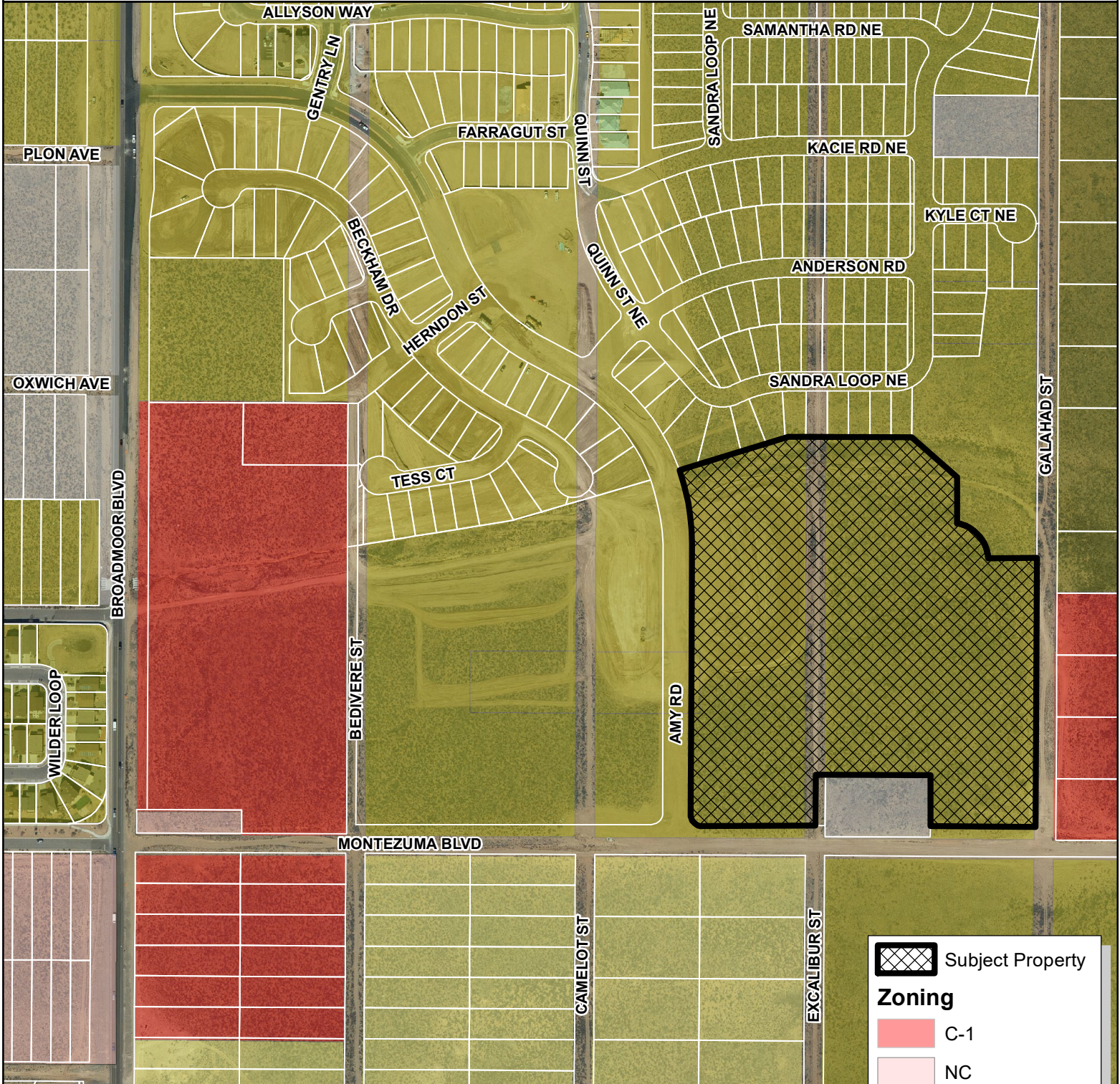
1. Approve the final plat with conditions;
2. Approve the final plat with amendments to conditions;
3. Deny the final plat;
4. Postpone the final plat for further review.


DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.








ATTACHMENT: [Location/Zone Map](#)
ATTACHMENT: [Application](#)
ATTACHMENT: [Authorization Letter](#)
ATTACHMENT: [Final Plat](#)
ATTACHMENT: [Fire & Rescue Comments](#)

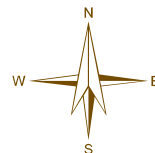
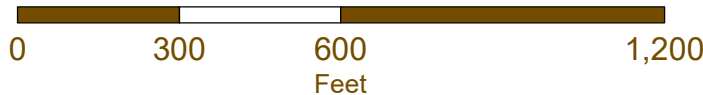
BROADMOOR HEIGHTS UNIT 5 FINAL PLAT BROADMOOR HEIGHTS UNIT 3A, TRACT 5-A



 Subject Property

Zoning

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



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

Map Created by Chris Benson on 03/26/2024

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

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


Request for FINAL PLAT for Broadmoor Heights Unit 5 subdivision.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name: Kelly Klein, P.E.	Applicant:	Agent: X
Signature: 		Date: 03-15-2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-220-00003		

APPLICATION ACCEPTED BY: Chris Benson

DATE: 03/22/2024

March 15, 2024

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

Re: Final Plat Submittal – Broadmoor Heights, Phase 5

Dear Brian,

Enclosed for review of final plat are copies of the following information:

- Digital copy of Final Plat (pdf)
- Digital copy of final plat checklist
- Digital copy of the Application
- Digital copy of Signed Agent Application Form

Note that some of the requirements outlined in the City's Final Plat Checklist were already submitted and reviewed and will not be resubmitted with the final plat. Construction operations have started at this point.

Once all comments have been addressed, CAD files, certifications and all necessary signatures will be provided.

This final plat is being presented to the Municipal Planner for the purpose of obtaining City review and approval. It represents 78 residential lots and 9 tracts where 1 tracts previously existed.

Please feel free to give me a call at 505-823-1000 if you should have any questions or require any additional information regarding the submittal.

Sincerely,



Kelly Klein, P.E.
Project Manager
Community Development & Planning

Enclosures

cc: Kevin Patton, Pulte Group (w/encl)



March 01, 2024

Chris Benson
Municipal Planner
City of Rio Rancho Development Department
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Authorization for submittal of Final Plat – Broadmoor Heights Subdivision

Dear Brian:

The Pulte Group authorizes Bohannon Huston, Inc. to act as its agent to submit for Final Plat for Broadmoor Heights, Unit 5.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

A handwritten signature in black ink, appearing to read "Kevin Patton", written over a faint, illegible background.

Kevin G. Patton, P.E.
Director of Landing Planning and Entitlements
Pulte Group

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

Filing Information

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

Indexing Information

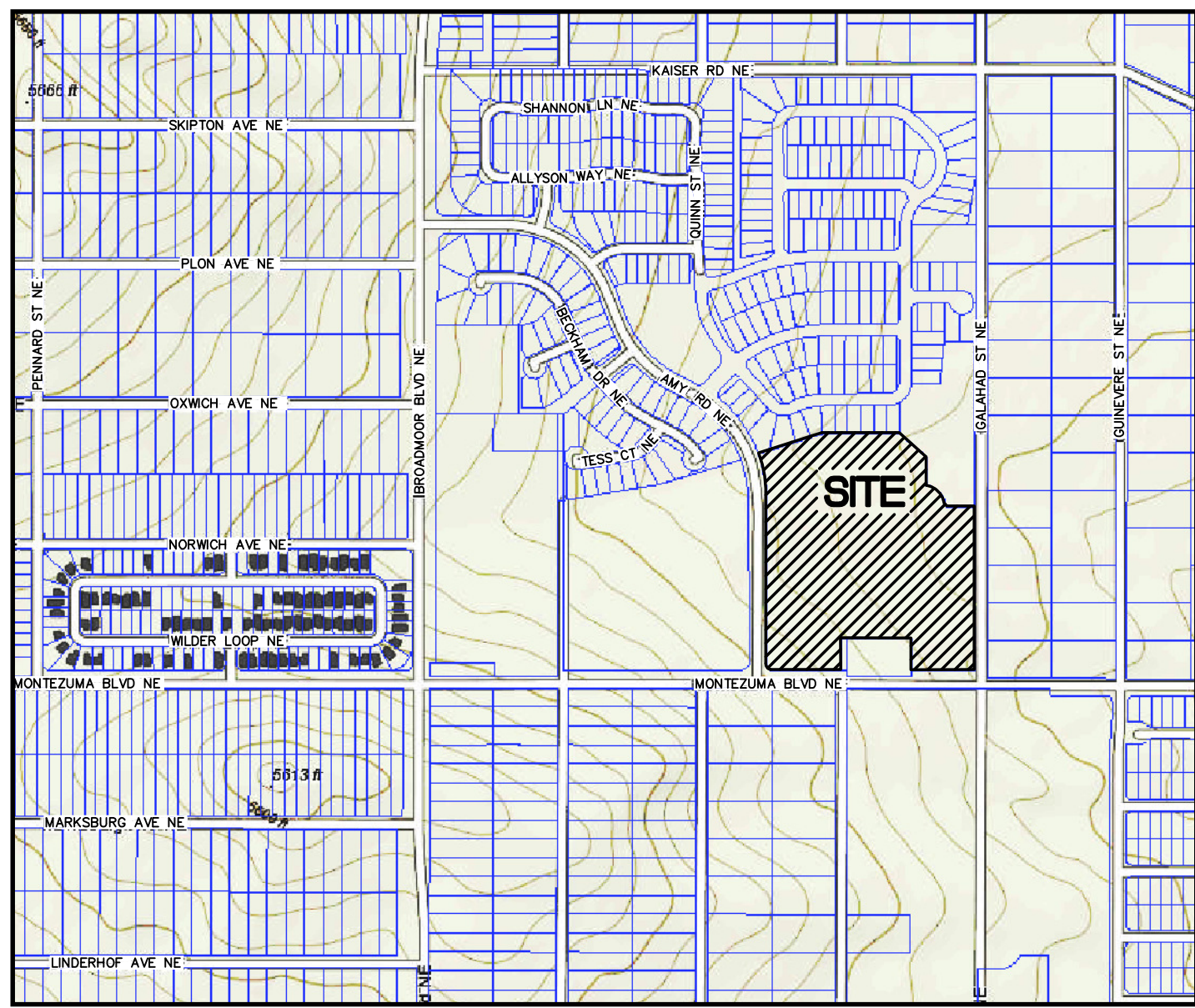
Section 6, Township 12 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: Broadmoor Heights, Unit 3A
 Owner: Pulte Homes of New Mexico, Inc.
 UPC #1-013-072-065-068

Legal Description

TRACT 5-A, OF BROADMOOR HEIGHTS, UNIT 3A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON NOVEMBER 18, 2021, IN VOL. 3, FOL. 4780 (RRE BK 31, PG. 46-50).

Purpose of Plat

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



Vicinity Map

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2006 AND NOVEMBER 2012 AND ADDITIONAL SURVEY WORK PERFORMED IN JUNE & JULY 2013 AND APRIL & MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 6, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA
 NUMBER OF TRACTS REPLATTED: 1
 NUMBER OF LOTS CREATED: 78
 NUMBER OF TRACTS CREATED: 9
 MILES OF ROAD CREATED: 0.5662 MILES
 RIGHT OF WAY DEDICATED BY THIS PLAT: 3.5250 ACRES
 TOTAL PLATTED ACREAGE: 18.0709 ACRES
6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND), USING GROUND TO GRID FACTOR OF 0.999656696 WITH AN ORIGIN OF 0.0.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
8. IN LIEU OF RIGHT-OF-WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THIS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD PK NAIL WITH WASHER "LS 18374" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
9. IN LIEU OF FRONT CORNER, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WITH A PK NAIL WITH WASHER "LS 18374" IN THE FACE OF WALL.
10. TRACTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Documents

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

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Sparklight for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- E. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- F. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____, 20____.

BY:

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

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

_____ DAY OF _____, 20____.

BY:

REBECCA MARTINEZ, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

SANDOVAL COUNTY TREASURER

DATE

Free Consent & Dedication

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

 KEVIN PATTON DATE
 DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
 PULTE HOMES OF NEW MEXICO, INC.

STATE OF }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
 BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
 PULTE HOMES OF NEW MEXICO, INC.

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Utility Approvals

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

 CITY OF RIO RANCHO

 QWEST CORPORATION D/B/A CENTURYLINK QC

 PNM ELECTRIC

 NEW MEXICO GAS COMPANY

 SPARKLIGHT

 COMCAST

Jurisdiction Certification

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

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



Surveyor's Certificate

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

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



CSI-CARTESIAN SURVEYS INC.

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

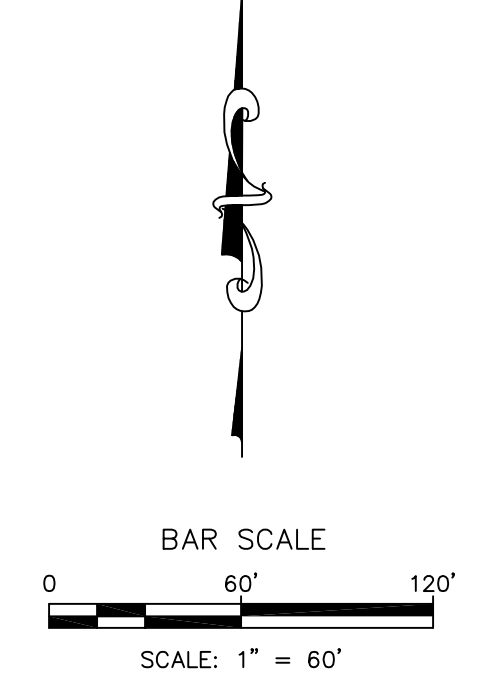
Plat for
Broadmoor Heights, Unit 5
 Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
 City of Rio Rancho
 Sandoval County, New Mexico
 March 2024

Note:

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

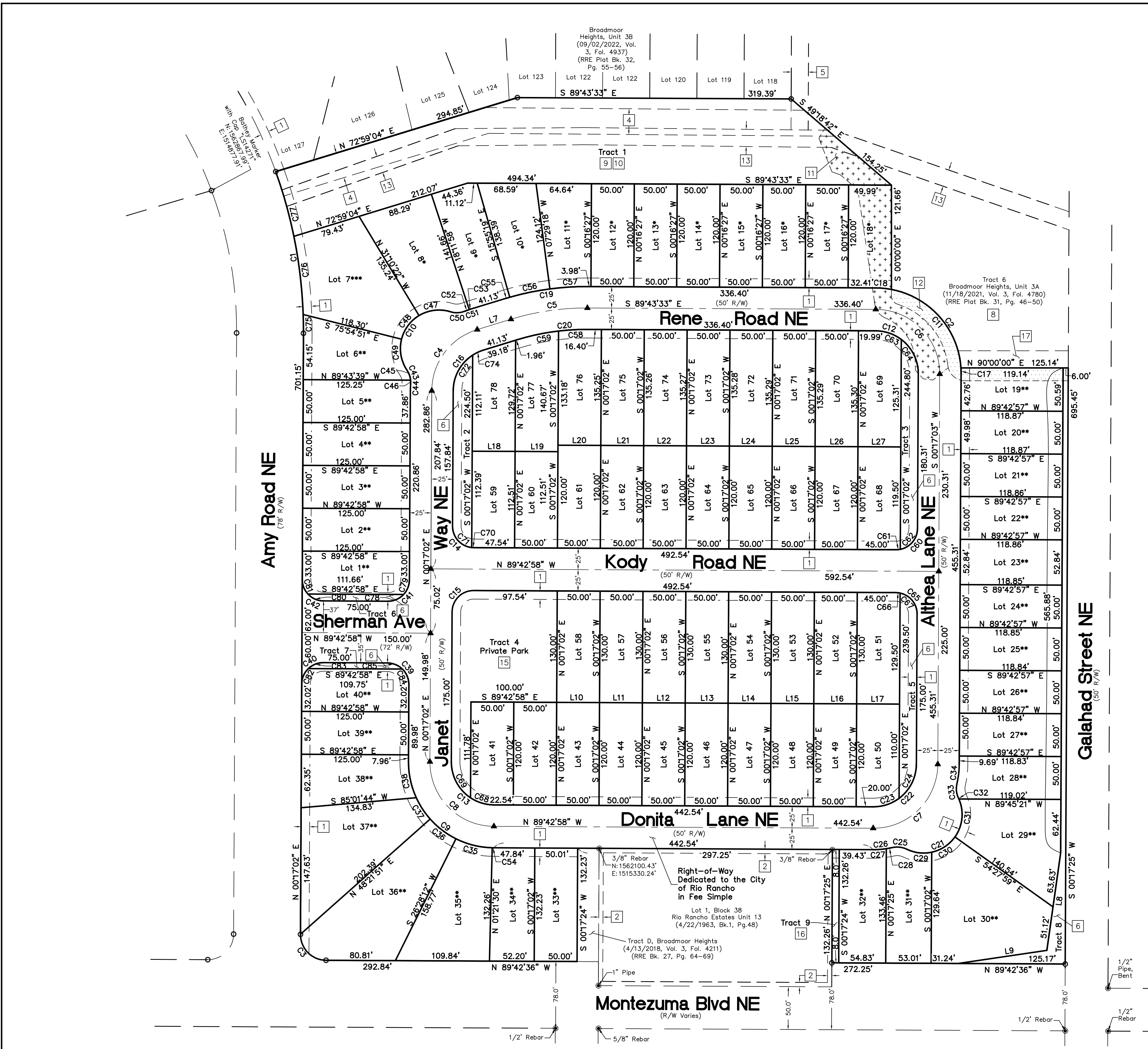
Legend

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



Easement Notes

- 1 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 2 EXISTING 5' PUBLIC UTILITY EASEMENT (4/22/1963, BK. 1, PG. 48)
- 3 INTENTIONALLY OMITTED
- 4 EXISTING 30' PUBLIC DRAINAGE EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46-50)
- 5 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46-50)
- 6 TRACTS 2, 3, 5, 6, 7 & 8 SHALL BE DESIGNATED AS PRIVATE COMMON AREAS WITH BLANKET LANDSCAPE AND DRAINAGE EASEMENTS. TO BE MAINTAINED BY THE HOA, BENEFITING THE RESIDENTS THEREOF. GRANTED WITH THE FILING OF THIS PLAT.
- 7 INTENTIONALLY OMITTED
- 8 EXISTING PUBLIC BLANKET DRAINAGE EASEMENT OVER ALL OF TRACT 6, BROADMOOR HEIGHTS, UNIT 3B (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46-50)
- 9 PRIVATE PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
- 10 PUBLIC DRAINAGE AND ACCESS EASEMENT, BLANKET IN NATURE, GRANTED TO THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT
- 11 EXISTING TEMPORARY DRAINAGE EASEMENT TO BE MAINTAINED BY THE CITY OF RIO RANCHO (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46-50) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- 12 EXISTING 15' TEMPORARY ACCESS EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46-50) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- 13 EXISTING 20' SANITARY SEWER EASEMENT (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64-69) TO BE RETAINED
- 14 INTENTIONALLY OMITTED
- 15 TRACT 4 SHALL BE DESIGNATED AS A PRIVATE PARK, WITH PRIVATE BLANKET DRAINAGE AND PEDESTRIAN EASEMENTS. TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING THE RESIDENTS THEREOF. GRANTED WITH THE FILING OF THIS PLAT
- 16 PRIVATE BLANKET DRAINAGE EASEMENT, OVER TRACT 9, FOR THE BENEFIT OF LOT 1, BLOCK 38, RIO RANCHO ESTATES, UNIT 13, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
- 17 20' PUBLIC SANITARY SEWER AND FIRE ACCESS EASEMENT GRANTED TO THE CITY OF RIO RANCHO (_____/_____/_____, DOC. NO. _____)



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

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

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	192.32'	550.00'	20°02'06"	191.34'	N 09°44'01" W
C2	131.60'	100.00'	75°24'03"	122.31'	N 41°33'42" W
C3	47.30'	30.00'	90°20'07"	42.55'	S 44°32'30" E
C4	95.16'	75.00'	72°42'02"	88.91'	S 36°38'03" W
C5	90.53'	300.00'	171°7'22"	90.18'	S 81°37'45" W
C6	117.82'	75.00'	90°00'36"	106.08'	N 44°43'15" W
C7	117.81'	75.00'	89°59'59"	106.07'	N 45°17'02" E
C8	117.81'	75.00'	90°00'00"	106.07'	S 44°42'58" E
C9	157.08'	100.00'	90°00'00"	141.42'	S 44°42'58" E
C10	111.09'	45.00'	141°26'52"	84.95'	S 36°37'59" W
C11	157.10'	100.00'	90°00'36"	141.43'	N 44°43'15" W
C12	78.55'	50.00'	90°00'36"	70.72'	N 44°43'15" W
C13	78.54'	50.00'	90°00'00"	70.71'	S 44°42'58" E
C14	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C16	63.44'	50.00'	72°42'02"	59.27'	S 36°38'03" W
C17	7.24'	100.00'	4°08'43"	7.23'	N 01°47'19" W
C18	18.26'	100.00'	10°27'50"	18.24'	N 84°29'38" W
C19	98.07'	325.00'	171°7'22"	97.70'	S 81°37'45" W
C20	82.98'	275.00'	171°7'22"	82.67'	S 81°37'45" W
C21	111.09'	45.00'	141°26'52"	84.95'	N 45°17'02" E
C22	78.54'	50.00'	89°59'59"	70.71'	N 45°17'02" E
C23	32.18'	50.00'	36°52'12"	31.62'	N 71°50'56" E
C24	46.36'	50.00'	53°07'48"	44.72'	N 26°50'57" E
C25	16.94'	25.00'	38°48'45"	16.61'	N 83°23'54" W
C26	22.84'	100.00'	13°05'19"	22.79'	N 83°44'23" E
C27	15.46'	100.00'	8°51'29"	15.45'	N 85°51'17" E
C28	7.38'	100.00'	4°13'50"	7.38'	N 79°18'38" E
C29	29.98'	45.00'	38°10'29"	29.43'	S 83°04'46" E
C30	33.19'	45.00'	42°15'38"	32.44'	N 56°42'11" E
C31	46.55'	45.00'	59°16'32"	44.51'	N 05°56'06" E
C32	1.36'	45.00'	1°44'13"	1.36'	N 24°34'17" W
C33	16.94'	25.00'	38°48'45"	16.61'	S 06°02'01" E
C34	22.84'	100.00'	13°05'19"	22.79'	N 06°49'42" E
C35	43.83'	100.00'	25°06'42"	43.48'	S 76°05'09" E
C36	38.21'	100.00'	21°53'39"	37.98'	S 52°34'58" E
C37	29.77'	100.00'	17°03'26"	29.66'	S 33°06'25" E
C38	43.39'	100.00'	24°51'44"	43.05'	S 12°08'50" E
C39	39.27'	25.00'	90°00'00"	35.36'	N 44°42'58" W
C40	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C41	39.27'	25.00'	90°00'00"	35.36'	N 45°17'02" E
C42	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C43	16.94'	25.00'	38°48'45"	16.61'	N 14°41'04" W
C44	7.75'	100.00'	4°26'16"	7.74'	S 02°30'10" W
C45	12.50'	25.00'	28°38'54"	12.37'	N 19°46'00" W
C46	4.43'	25.00'	10°09'51"	4.43'	N 00°21'37" W
C47	38.12'	45.00'	48°31'47"	36.99'	S 83°05'32" W
C48	35.14'	45.00'	44°44'30"	34.25'	S 36°27'23" W
C49	37.84'	45.00'	48°10'35"	36.73'	S 10°00'09" E
C50	16.94'	25.00'	38°48'45"	16.61'	N 87°57'03" E

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

*C73 INTENTIONALLY OMITTED

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

*L1-L6 INTENTIONALLY OMITTED



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 22, 2024

- TO:** (X) Development Services – Matt Geisel, Amy Rincon, David Serrano, 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 #24-220-00003 (please reference this # with any correspondence)

This is a transmittal for a Final Plat for Broadmoor Heights Unit 5. The proposed plat is for 78 lots, and 9 HOA tracts on approximately 18.0709 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Monday, **April 8, 2024**. If redline comments are made on the plat, please also provide me with a copy. Please contact Chris Benson at 505-896-8342 or e-mail cbenson@rrnm.gov if you have any questions or would like to review a hard copy at my office.

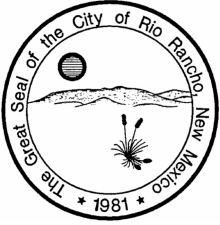
This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Fire will require hydrants every 500’ as well as 28’ turning radiuses for all entrances. Builder will be required to have second entrance/ exit point to subdivision once the 30th home is built. Prior to the 30th home one entrance / exit is allowed. A secondary road purposed by the builder that is not permanent must be approved by an engineer to withstand 75,000 lbs. per IFC 2021 Appendix D and meet all other requirements listed.

Fire Marshal James Wenzel
Reviewer

03/27/24
Date



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-
00005**

AGENDA DATE:
April 23, 2024

DEPARTMENT:
Development Services

SUBJECT:

Preliminary Plat Extension. The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1.

The preliminary plat for Unser Pavilion West, Tract A was approved by the Planning and Zoning Board on April 12, 2022 and received its first extension on May 9, 2023. This second extension is to allow for additional time to secure a buyer under contract.

The applicant has stated in their justification letter that "On April 12, 2022, our preliminary plat for Unser Pavilion West was heard and approved with the Planning and Zoning Commission. At the time, we were confident in attracting a buyer and wanted to move the plat thru this first stage of approval. We've had interest, but no sale. The higher interest rates and escalating costs of construction has been a challenge for developers. We've continued to explore a comprehensive list of options for the storm water improvements for the new residential road, Pavilion Way, which should shorten the due diligence period, once we have a Buyer under contract."

The proposed plat is located west of Unser Blvd SE, a principal arterial, and will be accessed via Wellspring Ave SE from dedicated right-of-way on the proposed plat. The plat is dedicating Pavilion Way SE as access to the subject property and to Wellspring Ave SE from the south and west. The proposed plat is 5.5311 acres and is zoned C-1: Retail Commercial per Ordinance No. 2, Enactment No. 19-03.

The subject property is part of the Unser Pavilion West Master Plan, adopted January 2019 under Resolution No. 3, Enactment No. 19-03. The subject property is also within the Unit 10 Specific Area Plan, adopted August 2016, and amended July 2018.

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 offsite improvements. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for Unser Pavilion West, Tract A.

Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and to secure a buyer under contract, and that reapproval of the preliminary plat is not necessary nor would it serve the public interest.

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 April 8, 2024 edition of the Albuquerque Journal. A notice sign was posted to the property on April 16, 2024. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Preliminary Plat Extension subject to the following findings of fact and conditions of approval:

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 for Unser Pavilion West, Tract A that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the April 12, 2022 preliminary plat approval shall apply to this extension, including the following:
 - a. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho Design Process Manual (DPM) Vol II Chapter II.3.
 - b. A Water / Waste Water Availability statement from the Utility Division is required prior to final plat approval.
 - c. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.
 - d. Engineering drawings are required for development of public and private infrastructure. Work

performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

6. The preliminary plat conforms to the requirements of the C-1: Retail Commercial Zoning District.
7. The preliminary plat conforms to the Unser Pavilion West Master Plan.
8. 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.
9. 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.
10. 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.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat Extension with findings and conditions.

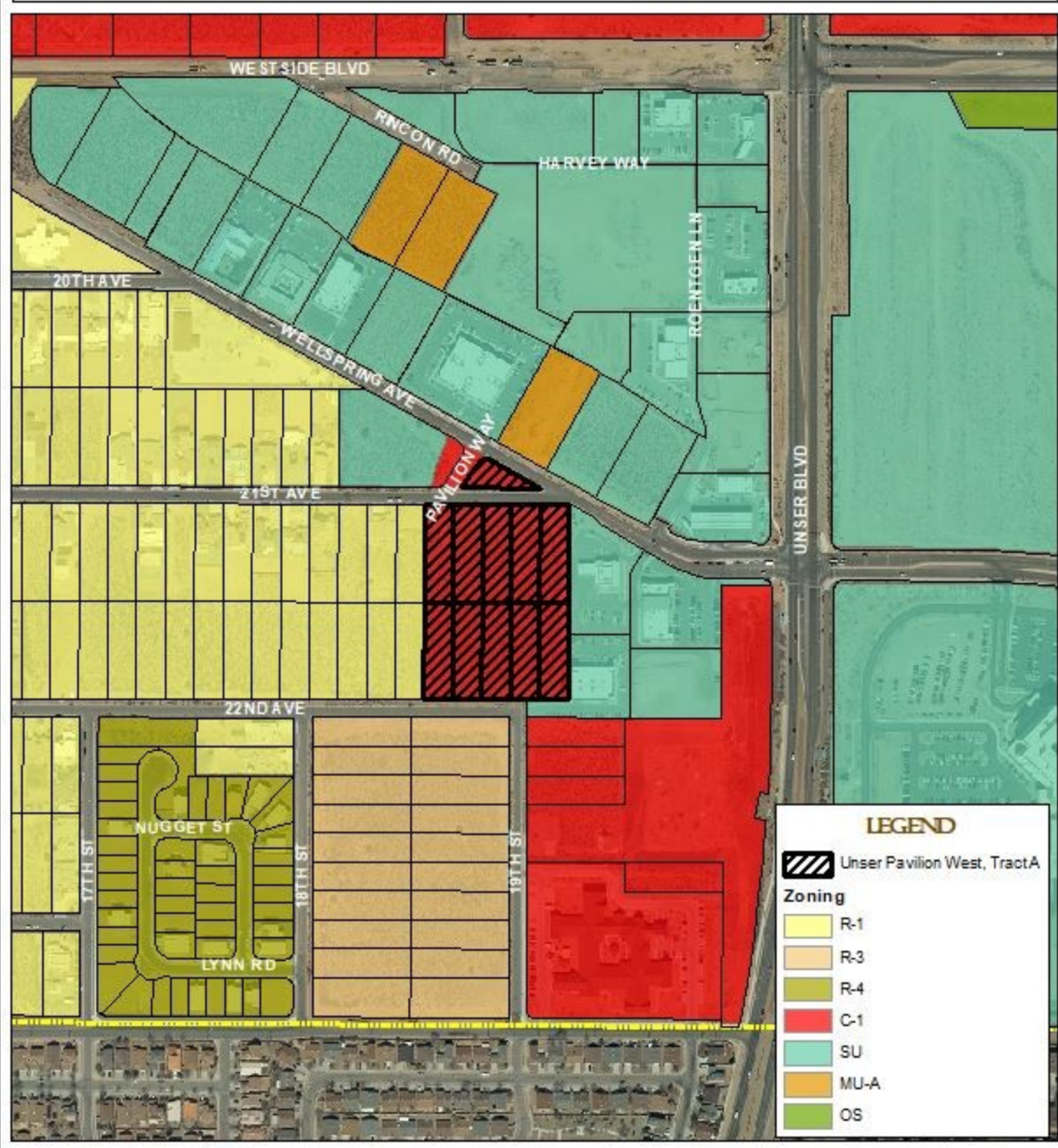
ATTACHMENT: [Zoning, Location.pdf](#)

ATTACHMENT: [Justification.pdf](#)

ATTACHMENT: [Preliminary Plat Unser Pavilion West.pdf](#)

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

UNSER PAVILION WEST, TRACT A



LEGEND

Unser Pavilion West, Tract A

Zoning

- R-1
- R-3
- R-4
- C-1
- SU
- MU-A
- OS

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 Brian Babyak on March 25, 2022



From: Jeanie <jeanie@springer5.com>

Sent: Wednesday, March 27, 2024 12:33 PM

To: BRIAN BABYAK <bbabyak@rrnm.gov>

Cc: Jeanie Springer <jeanie@springer5.com>; Springer Eric <eric@springer5.com>

Subject: Unser Pavilion West - Preliminary Plat extension

Caution! This message was sent from outside your organization.

Hello Brian,

On April 12, 2022, our preliminary plat for Unser Pavilion West was heard and approved with the Planning and Zoning Commission. At the time, we were confident in attracting a buyer and wanted to move the plat thru this first stage of approval. We've had interest, but no sale. The higher interest rates and escalating costs of construction has been a challenge for developers. We've continued to explore a comprehensive list of options for the storm water improvements for the new residential road, Pavilion Way, which should shorten the due diligence period, once we have a Buyer under contract.

The plat will expire on May 9, 2024. We are writing to ask for an extension of the preliminary plat for an additional year.

Brian, in the event we don't close before May, 2025, please confirm what will be required to extend further.

Thanks so much! Let us know when this will be on the P/Z agenda so we can be sure to attend.

Springer5 *Investments*

Jeanie Springer Knight, Partner

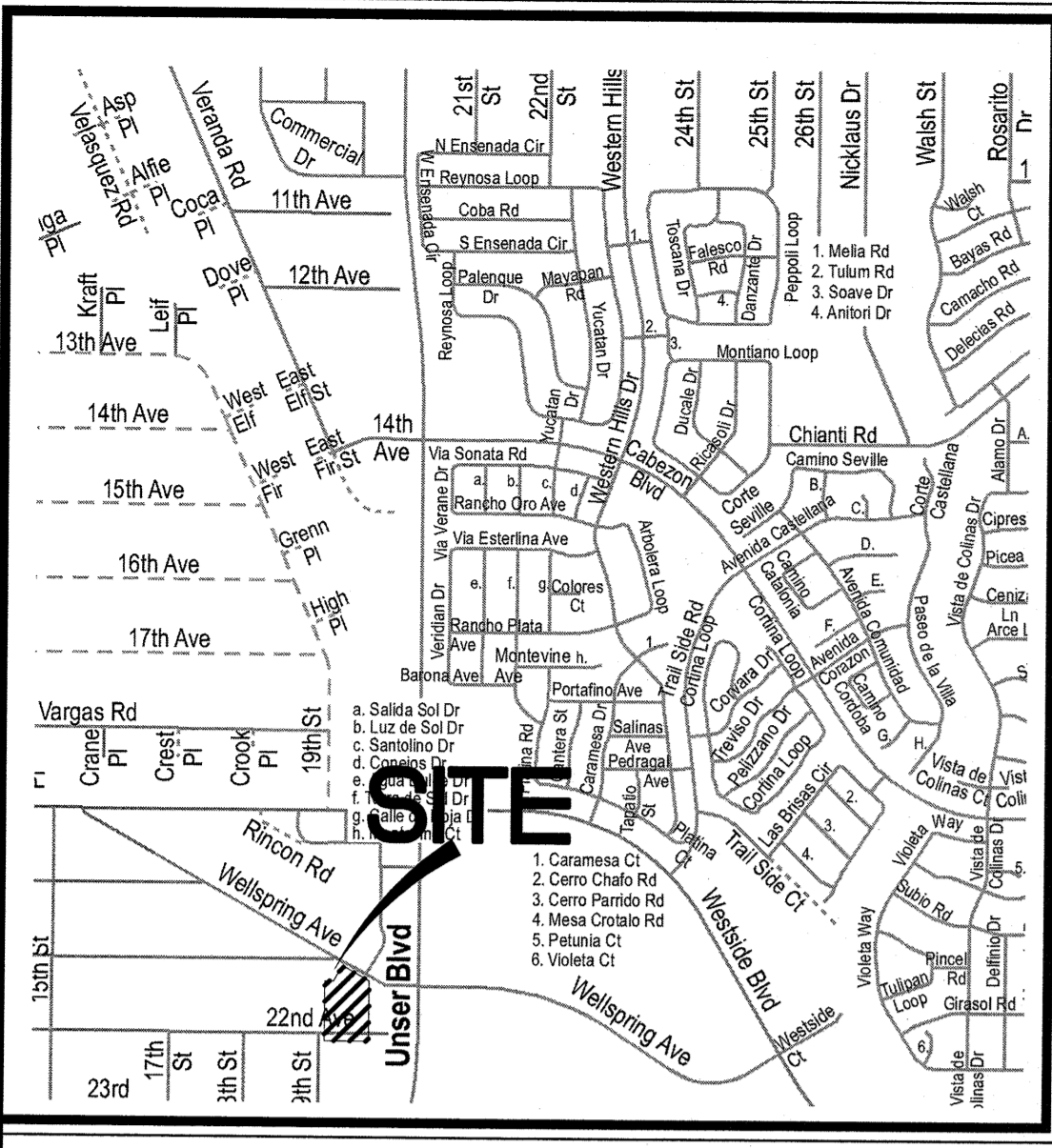
(505) 301-5715

7513 Tamarron PL NE

Albuquerque, NM 87109

jeanie@springer5.com

Visit our website: www.springer5.com



VICINITY MAP NOT TO SCALE

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT 11 LOTS INTO 1 TRACT, TO VACATE PUBLIC UTILITY EASEMENTS, TO DEDICATE RW AND GRANT PUBLIC UTILITY EASEMENTS AND TO VACATE CITY OF RIO RANCHO RIGHT-OF-WAY.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE SOUTH RIGHT-OF-WAY LINE OF 21ST AVENUE SE AS MEASURED WITH THE VECTORS GPS REAL TIME NETWORK. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCES ARE GROUND DISTANCES.
2. DOCUMENTS USED:
 - A. PLAT OF PORTION OF UNIT TEN, RIO RANCHO ESTATES FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON JANUARY 31, 1992, RRE BOOK 1, PAGE 12 RECORD BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THIS PLAT
 - B. PLAT OF LAND DIVISION SUMMARY PLAT, LOTS 16-A AND 16-B, BLOCK 28, RIO RANCHO UNIT TEN, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON JUNE 18, 2020, RRE BOOK 30, PAGE 17
 - C. SOUTHERLY PORTION OF UNIT 10 FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON MAY 13, 1968 RRE BOOK 1, PAGE 75.
3. THE SUBJECT PROPERTY LIE WITHIN DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE "X", AS SHOWN ON THE MOST RECENT NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 18, 2008, MAP NO. 35043C1894D

JURISDICTIONAL AFFIDAVIT

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Thomas W. Patrick
 Thomas W. Patrick, NMPS No. 12651
 3-14-2022
 Date

SURVEYOR'S CERTIFICATE:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

Thomas W. Patrick
 THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
 3-14-2022
 DATE

LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-FOUR (24) THRU TWENTY-EIGHT (28) IN BLOCK NUMBERED TWENTY-FIVE (25), AND A PORTION OF 21ST AVENUE, S.E., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "PORTION OF UNIT TEN RIO RANCHO ESTATES" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 31, 1992, IN RIO RANCHO PLAT BOOK 1, PAGE 12.

AND
 LOT NUMBERED THIRTY-FIVE (35) THRU THIRTY-NINE (39) IN BLOCK NUMBERED TWENTY-FIVE (25) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "SOUTHERLY PORTION UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 13, 1968, IN RIO RANCHO PLAT BOOK 1, PAGE 75,

AND
 LOT SIXTEEN-B-1 (16-B-1), IN BLOCK NUMBERED TWENTY-SIX (26) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "LOTS 16-A-1 AND 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JUNE 18, 2020, IN RIO RANCHO PLAT BOOK 30, PAGE 17.

CONTAINING 5.5311 ACRES, MORE OR LESS.

Public Utility Easements:

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

- Public Service Company of New Mexico (PNM)**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCo)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.
- Sparklight** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.
- City of Rio Rancho** for the installation, maintenance and service of such lines, and other related equipment & facilities reasonably necessary to provide public water services.

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

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

All lot owners shall have the right to utilize the Public Utility Easements to construct private utility services.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCo) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCo and Lumen 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.

INFO FOR COUNTY CLERK:

LOT 24, BLOCK 25 UPC# 1011067277154 OWNER: ERIC J. SPRINGER TRUST	LOT 36, BLOCK 25 UPC# 1011067302130 OWNER: JEANIE SPRINGER-KNIGHT IRA
LOT 25, BLOCK 25 UPC# 1011067285154 OWNER: PATRICIA SPRINGER IRA	LOT 37, BLOCK 25 UPC# 1011067293130 OWNER: JEANIE SPRINGER-KNIGHT IRA
LOT 26, BLOCK 25 UPC# 1011067293154 OWNER: EPJ LAND, LP	LOT 38, BLOCK 25 UPC# 1011067285130 OWNER: JEANIE SPRINGER-KNIGHT IRA
LOT 27, BLOCK 25 UPC# 1011067302154 OWNER: JEANIE SPRINGER-KNIGHT IRA	LOT 39, BLOCK 25 UPC# 1011067277130 OWNER: KNIGHT EQUITIES, LLC
LOT 28, BLOCK 25 UPC# 1011067311154 OWNER: JEANIE SPRINGER-KNIGHT IRA	LOT 16-B-1, BLOCK 26 UPC# 1011067298148 OWNER: ERIC J. SPRINGER TRUST AND EPJ LAND, LP
LOT 35, BLOCK 25 UPC# 1011067311130 OWNER: JEANIE SPRINGER-KNIGHT IRA	

RIO RANCHO ESTATES UNIT 10
 PROJECTED S.35, T.12N., R.2E., NMPM
 TOWN OF ALAMEDA GRANT
 RIO RANCHO, NEW MEXICO

STATE OF NEW MEXICO) SS.
 COUNTY OF SANDOVAL)
 THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____ AT _____ M.,
 RECORDED IN VOLUME _____, FOLIO _____ OF RECORDS OF SANDOVAL COUNTY.
 COUNTY CLERK AND RECORDER.
 BY: _____

FREE CONSENT AND DEDICATION

THE PRELIMINARY PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS OF THEIR FREE ACT AND DEED, DO VACATE AND GRANT PUBLIC RIGHTS OF WAY AND GRANT UTILITY EASEMENTS TO THE CITY OF RIO RANCHO AND OTHERS AND DO VACATE UTILITY EASEMENTS, ALL AS SHOWN HEREON.

BY: _____ OWNER LOTS 24, BLOCK 25 AND 16-B-1, BLOCK 26, ERIC J. SPRINGER TRUST DATE _____

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____
 This instrument was acknowledged before me this _____ day of _____, 20____

by: ERIC J. SPRINGER TRUST

 Notary Public
 My Commission Expires: _____

BY: _____ OWNER LOT 25, BLOCK 25, PATRICIA SPRINGER IRA DATE _____

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____
 This instrument was acknowledged before me this _____ day of _____, 20____

by: PATRICIA SPRINGER IRA

 Notary Public
 My Commission Expires: _____

BY: _____ OWNER LOT 26, BLOCK 25 AND 16-B-1, BLOCK 26, EPJ LAND, LP DATE _____

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____
 This instrument was acknowledged before me this _____ day of _____, 20____

by: EPJ LAND, LP

 Notary Public
 My Commission Expires: _____

BY: _____ OWNER LOT 39, BLOCK 25, KNIGHT EQUITIES, LLC DATE _____

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____
 This instrument was acknowledged before me this _____ day of _____, 20____

by: KNIGHT EQUITIES LLC

 Notary Public
 My Commission Expires: _____

BY: _____ OWNER LOTS 27, 28, 35 THRU 38, BLOCK 25, JEANIE SPRINGER-KNIGHT IRA DATE _____

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____
 This instrument was acknowledged before me this _____ day of _____, 20____

by: JEAN SPRINGER KNIGHT IRA

 Notary Public
 My Commission Expires: _____

BY: _____ MAYOR, CITY OF RIO RANCHO: GREGG HULL DATE _____

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____
 This instrument was acknowledged before me this _____ day of _____, 20____

by: GREGG HULL, MAYOR, CITY OF RIO RANCHO

 Notary Public
 My Commission Expires: _____

**PRELIMINARY PLAT
 TRACT A
 UNSER PAVILION WEST**

BEING A REPLAT OF
 LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,
 LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN
 AND A PORTION OF 21ST AVENUE, S.E.
 SITUATE WITHIN
 PROJECTED SECTION 35, T.12N., R.2E., N.M.P.M.,
 TOWN OF ALAMEDA GRANT
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 MARCH, 2022

SITE DATA

CASE NUMBERS	
FEMA MAP NO.	35043C2102D
FLOOD ZONE DESIGNATION: ZONE X OUTSIDE 500-YR FLOOD	
MILES OF DEDICATED RIGHT OF WAY CREATED	0.104
NO. OF EXISTING LOTS	11
NO. OF TRACTS CREATED	1
TOTAL AREA	5.5311 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.6547
ACREAGE OF VACATED RIGHT-OF-WAY	0.3138

UTILITY APPROVALS

NEW MEXICO GAS COMPANY	DATE
PNM	DATE
SPARKLIGHT	DATE
LUMEN TECHNOLOGIES	DATE
CITY OF RIO RANCHO	DATE

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____

AMY RINCON, DIRECTOR

CITY CLERKS CERTIFICATE

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

THIS _____ DAY OF _____, 20____

By: REBECCA MARTINEZ, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO

TREASURER'S CERTIFICATE

I, JENNIFER TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT ALL PROPERTY TAXES HAVE BEEN PAID IN FULL PURSUANT TO NM STATE STATUTE 7-38-4.1.

BY: SANDOVAL COUNTY TREASURER DATE _____

SHEET 1 OF 2

**PRELIMINARY PLAT
 TRACT A
 UNSER PAVILION WEST**

MONUMENT LEGEND

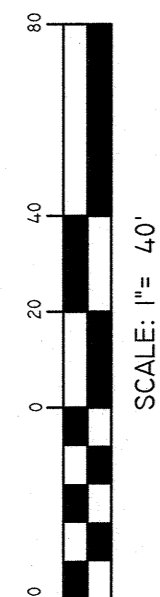
<input type="checkbox"/>	FOUND MONUMENT AS NOTED
<input checked="" type="checkbox"/>	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

DATE: 03/03/2022	SCALE:
CREW: TWP	DRAWN: CAS/TWP/SLN
JOB NO: N0357-01-635	

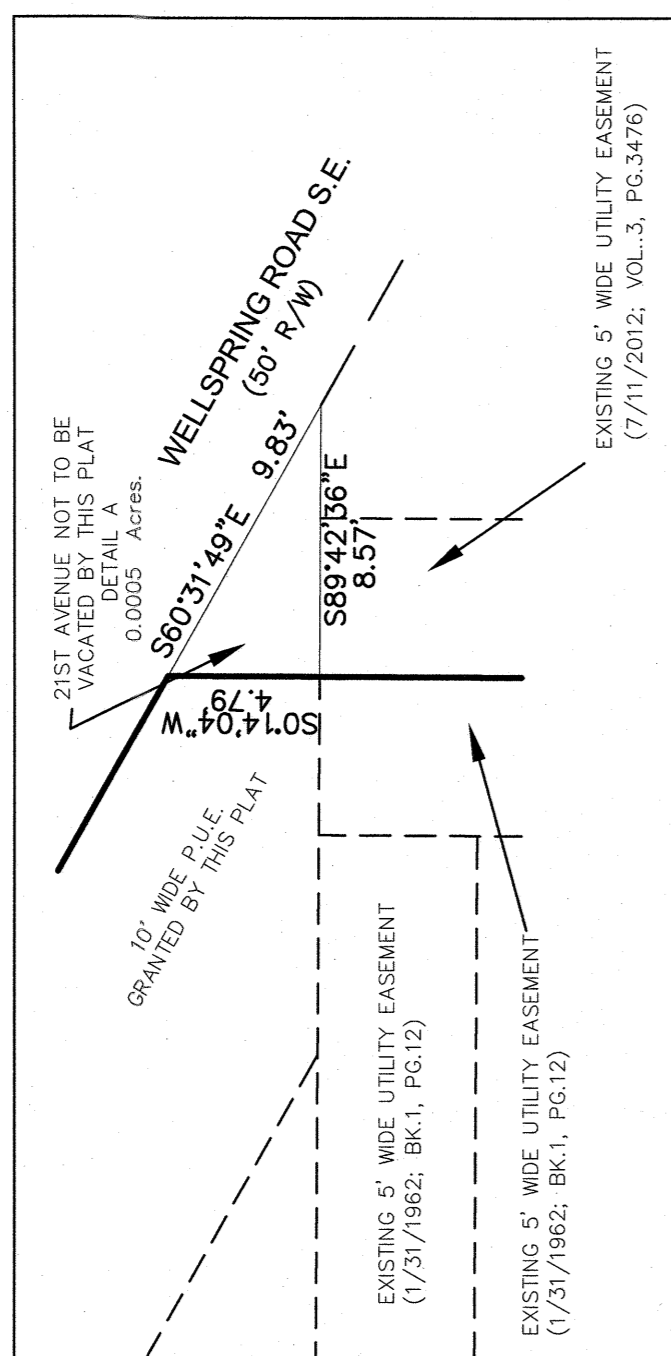
Community Sciences Corporation
 Land Surveying
 (505) 897.0000

PRELIMINARY PLAT
TRACT A
UNSER PAVILION WEST

BEING A REPLAT OF
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN
AND A PORTION OF 21ST AVENUE, S.E.
SITUATE WITHIN
PROJECTED SECTION 35, T12N., R.2E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2022



DETAIL A



WELLSPRING ROAD S.E.
(50' R/W)

LOT 16-A-1
BLOCK 26
RIO RANCHO ESTATES UNIT TEN
(RE BK.1, PG.25)

PAVILION WAY S.E.
(50' R/W)

21ST AVENUE S.E.
(50' R/W)

PAVILION WAY S.E.
RIGHT-OF-WAY VARIES
TO BE DEDICATED BY THIS PLAT
0.6561 Acres.

FOUND BATHY CHRESHIAN
SANDOVAL COUNTY, N.M.
NE CORNER
N15°30'30" E
E150°54'56.34"
PLANE COORDINATES
CENTRAL ZONE.
NAD83

LOT 23
BLOCK 25
RIO RANCHO ESTATES UNIT TEN
(RE BK.1, PG.25)

LOT 40
BLOCK 25
RIO RANCHO ESTATES UNIT TEN
(RE BK.1, PG.25)

WELLSPRING ROAD S.E.
(50' R/W)

21ST AVENUE S.E.
(50' R/W)

TRACT A
5.5311 Acres, Gross

EXISTING 5' WIDE UTILITY EASEMENT
(1/31/1962; BK.1, PG.12)

15' WIDE P.U.E.
GRANTED BY THIS PLAT

LOT 2-A
UNSER PAVILION
(1/31/2012; VOL.3, PG.3478)

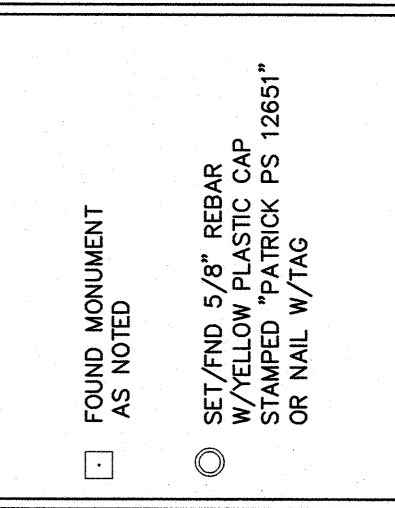
EXISTING 5' WIDE UTILITY EASEMENT
(5/06/1988; BK.1, PG.75)

PUBLIC ACCESS EASEMENT
(DOC. NO. 2020024882)

22ND AVENUE S.E.
(50' R/W)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°19'27"	146.11'	375.00'	S11°27'47"W	145.19'
C2	8°33'14"	55.99'	375.00'	S26°54'07"W	55.93'
C3	5°22'53"	35.22'	375.00'	S33°52'11"W	35.21'
C4	5°01'31"	46.05'	525.00'	N34°02'52"E	46.03'
C5	87°54'58"	38.36'	25.00'	S75°29'36"W	34.71'
C6	89°54'34"	39.23'	25.00'	N44°39'14"W	35.33'

MONUMENT LEGEND



SHEET 2 OF 2
PRELIMINARY PLAT
TRACT A
UNSER PAVILION WEST

DWG PATH: J:\1\10367 - SPRINGER\04 UNIT 10 BLOCK 25 LOTS 24 TH 29\1625\SPRINGER 5 INVESTMENTS 2021 PLAT.DWG

PROJECT: SPRINGER 5 INVESTMENTS 2021 PLAT

DATE: 03/05/2022

SCALE: 1" = 40'

DRAWN: TWP/CFS

CHECKED: SLN

JOB NO.: N0367-01-635



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

April 4, 2024

RE: Preliminary Plat Extension, Case No. 22-210-00005
Unser Pavilion, Tract A

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, EPJ Land, LP, through their agent, Community Sciences Corporation, requests approval for a Preliminary Plat Extension for Unser Pavilion West, Tract A. The plat combines 11 lots, vacates a portion of 21st Avenue SE, and dedicates right-of-way for Pavilion Way SE. The subject property is zoned C-1: Retail Commercial. On the back of this letter is a location map of the project, with the property identified with a hashed outline.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 23, 2024** at 6:00 pm at the **City Hall Council Chambers and Virtually** through the **zoom link and number below**. The public has the option to participate virtually or in person.

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

If you'd like to present comments on the case while the meeting is occurring, you may attend in person or join the Zoom Meeting Via Computer, Phone, or Tablet: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>, or call 346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

Please contact me via e-mail 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

UNSER PAVILION WEST, TRACT A



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 Brian Babyak on March 25, 2022



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

Account Number
1010956

Ad Order Number
0001589297

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 \$77.56

Sales Rep dmontoya

Tax Amount \$5.91

Order Taker dmontoya

Total Amount \$83.47

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 \$83.47

Affidavits 0

Pick Up #

Product Albuquerque Journal

Placement 0Legal Notices

Ad Number 0001589297-01

Classification 0Government

Ad Type 0 Legal Liner

Sort Text CITYOFRIORANCHOPUBLICHEARING
NOTICETHEPLANNINGANDZONINGB
OARDOFTHECITYOFRIORANCHOWIL
LCONSIDERTHEFOLLOWINGMATTER
SATITSREGULARLYSCHEDULE

Ad Size 1 X 91 li

Color

Run Date

04/08/2024
04/08/2024
04/08/2024

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 23, 2024:

Preliminary Plat
Case #22-210-00005
The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, requests approval of a Preliminary Plat Extension to vacate a portion of 21st Ave SE, grant right of way for Pavilion Way SE, and combine Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1 to create Unser Pavilion West, Tract A.

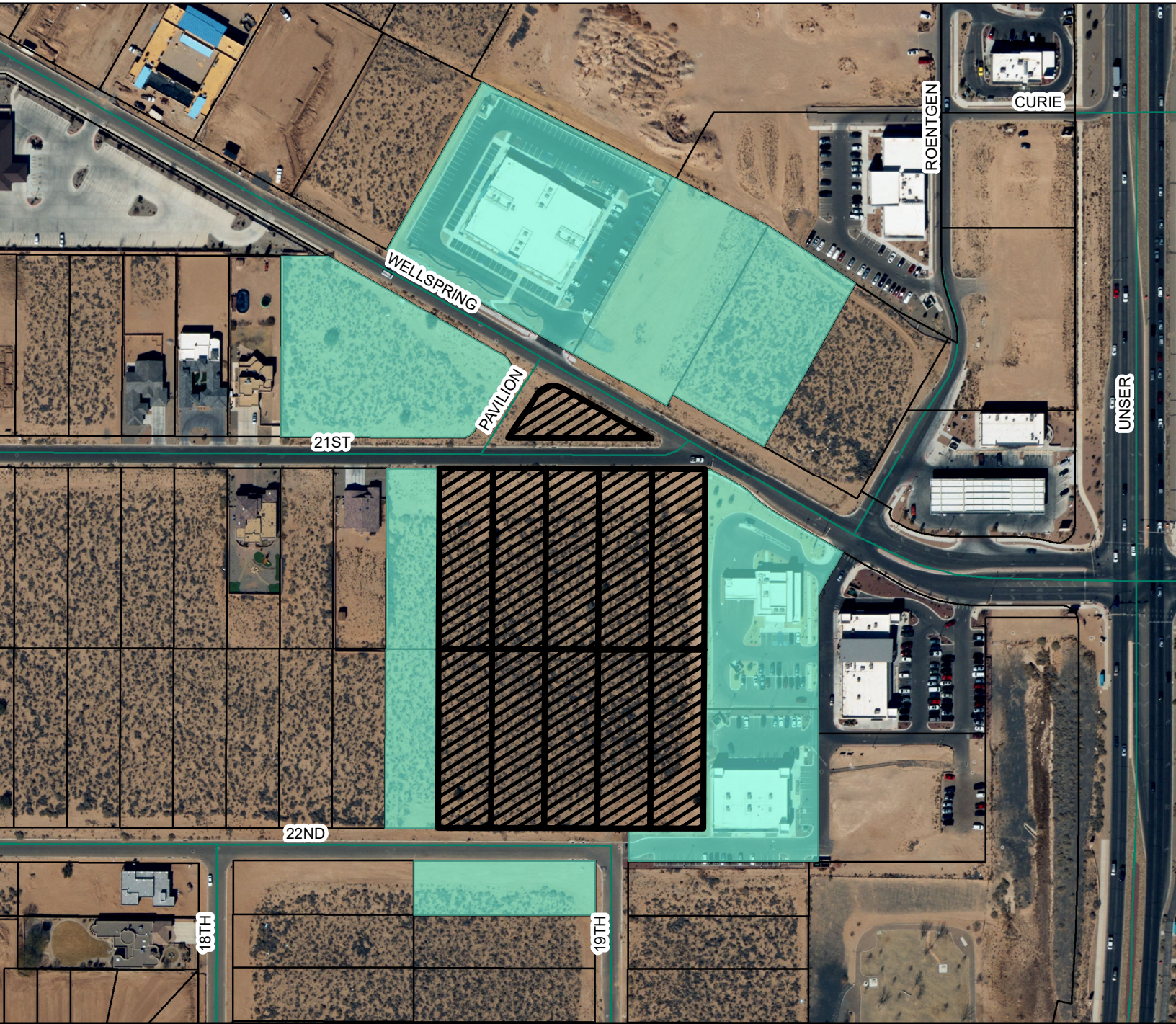
Preliminary Plat
Case #22-210-00002
The applicants, High Range 72, LLC and LGI Homes, are requesting approval of an extension for a previously approved preliminary plat for the High Range 5 Subdivision. The subject property is legally described as Unit 13, Block 72, Lots 1-10, 12-13, 15-33, 35-39, and Unit 13, Block 73, Lots 1-18, 19A-35A.



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

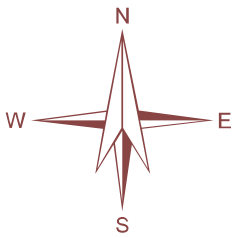
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: April 8, 2024

UNSER PAVILION WEST, TRACT A

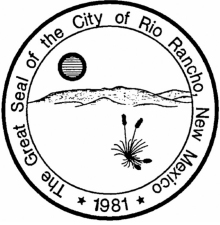


 Subject Property
 Abutting Properties



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CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-
00002**

AGENDA DATE:
April 23, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicants, LGI Homes New Mexico, LLC, and High Range 5 LLC, are requesting approval of an extension for the High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicants, LGI Homes New Mexico, LLC, and High Range 5 LLC, are requesting approval of an extension for the High Range 5 Preliminary Plat. The preliminary plat for the High Range 5 subdivision was approved with conditions on June 14, 2022, and then extended on May 23, 2023.

The subject property is legally described as High Range 5, Tracts 1 and 2. The property is approximately 70 acres, is zoned R-4: Single-Family Residential, and the subdivision would create 332 single-family residential lots. The property is under the High Range 5 Master Plan, adopted May 27, 2021 under Resolution No. 55, Enactment No. 21-054.

The applicant has stated in their justification letter: "LGI Homes has received civil improvement plan approval from the City of Rio Rancho for Phase 1 of this project and is currently underway with the development. The extension request is being made to continue the ongoing development in Phase 1, and continue the design of civil improvements on the Phase 2 portion of the project."

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

The Development Services Department finds it is in the public interest to grant the preliminary plat extension. The extension provides the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City's standards.

Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and that re-approval of the Preliminary Plat would serve a compelling public interest. 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 High Range 5 Subdivision.

NOTIFICATIONS: Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the April 8, 2024 edition

of the Albuquerque Journal. A notice sign was posted to the property on April 16, 2023. 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 has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the approval of the High Range 5 Subdivision Preliminary Plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the June 14, 2022 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 approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
 - b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
 - c. Impact fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of that approval.
 - d. The applicant shall address all of the preliminary plat reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable.
 - e. The applicant shall update the legal description on the preliminary plat to reflect the current legal description resulting from the bulk plat
6. The preliminary plat extension is effective until June 14, 2025.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

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

ATTACHMENT: [Application.pdf](#)

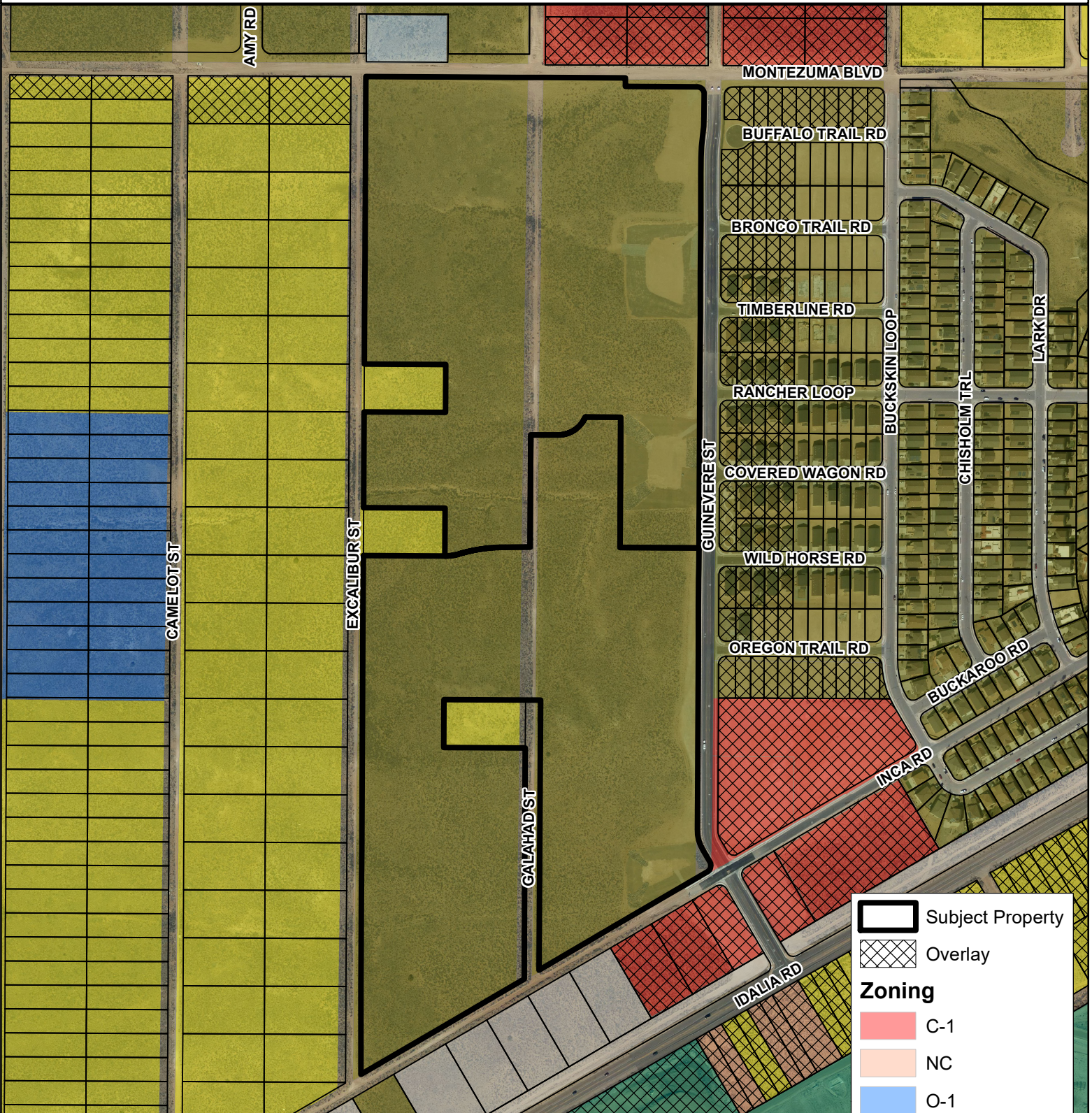
ATTACHMENT: [LGI Homes - Request for High Range 5 Preliminary Plat Extension.docx.pdf](#)

ATTACHMENT: [Authorization.pdf](#)

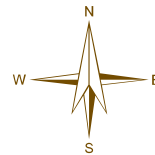
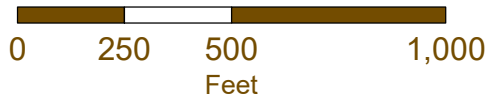
ATTACHMENT: [Plat](#)

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

HIGH RANGE 5 - PRELIMINARY PLAT



	Subject Property
	Overlay
Zoning	
	C-1
	NC
	O-1
	R-1
	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 5/27/2022

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: Rick Tayrien		Phone: 480-612-4082
Address: 4800 N Scottsdale Rd #1275		E-Mail: rick.tayrien@lghomes.com
City: Scottsdale	State: AZ	Zip: 85251
Proprietary Interest: 50%	List Owners: LGI Homes - New Mexico, LLC / High Range 5 LLC	
Deed or Ownership Verification Provided: (Initials) RT		Letter of Authorization Provided: (Initials) RT
Agent Name: Eric Berman		Phone: 845-536-2183
Address: 4800 N Scottsdale Rd #1275		E-Mail: eric.berman@lghomes.com
City: Scottsdale	State: AZ	ZIP Code: 85251

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

See Request Letter Attached

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : High Range 5	Block(s): Block 72 / Block 73	Lot(s): 72: 1-10,12-13,15-33,35-39 73: 1-18,19A-35A
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 71	No. of proposed lots: 332	Total area of site (acres) 70.3687

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: Eric Berman	Applicant: LGI Homes - New Mexico, LLC	Agent:
Signature: <i>Eric Berman</i>	Date: 3/27/2024	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



4800 N. Scottsdale Rd., Suite 1275
Scottsdale, AZ 85251
Tel: (845) 523-2183

March 26, 2024

City of Rio Rancho
c/o: Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: High Range 5 Subdivision - Preliminary Plat Extension

To Development Services Department,

LGI Homes is the owner and developer of Phase 1 in the High Range 5 subdivision project in the City of Rio Rancho at the northwest intersection of Inca Road NE and Guinevere Street NE.

LGI Homes has received civil improvement plan approval from the City of Rio Rancho for Phase 1 of this project and is currently underway with the development.

HIGH RANGE 5 LLC is the owner of Phase 2 in the High Range 5 development, and their signature accompanies this request for the Preliminary Plat extension.

The extension request is being made to continue the ongoing development in Phase 1 and continue the design of civil improvements on the Phase 2 portion of the project.

We appreciate your time and consideration of this request. Please let us know if you have any questions, comments, or concerns.

Sincerely,

Rick Tayrien
VP of Land Acquisitions & Development
LGI Homes - Arizona, LLC
4800 N. Scottsdale Rd., Suite 1275
Scottsdale, AZ 85251

Phil Ward
Manager
High Range 5, LLC / High Range 72, LLC
P.O. Box 35640
Albuquerque, NM 87176



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Scottsdale, AZ 85251
Tel: (845) 523-2183

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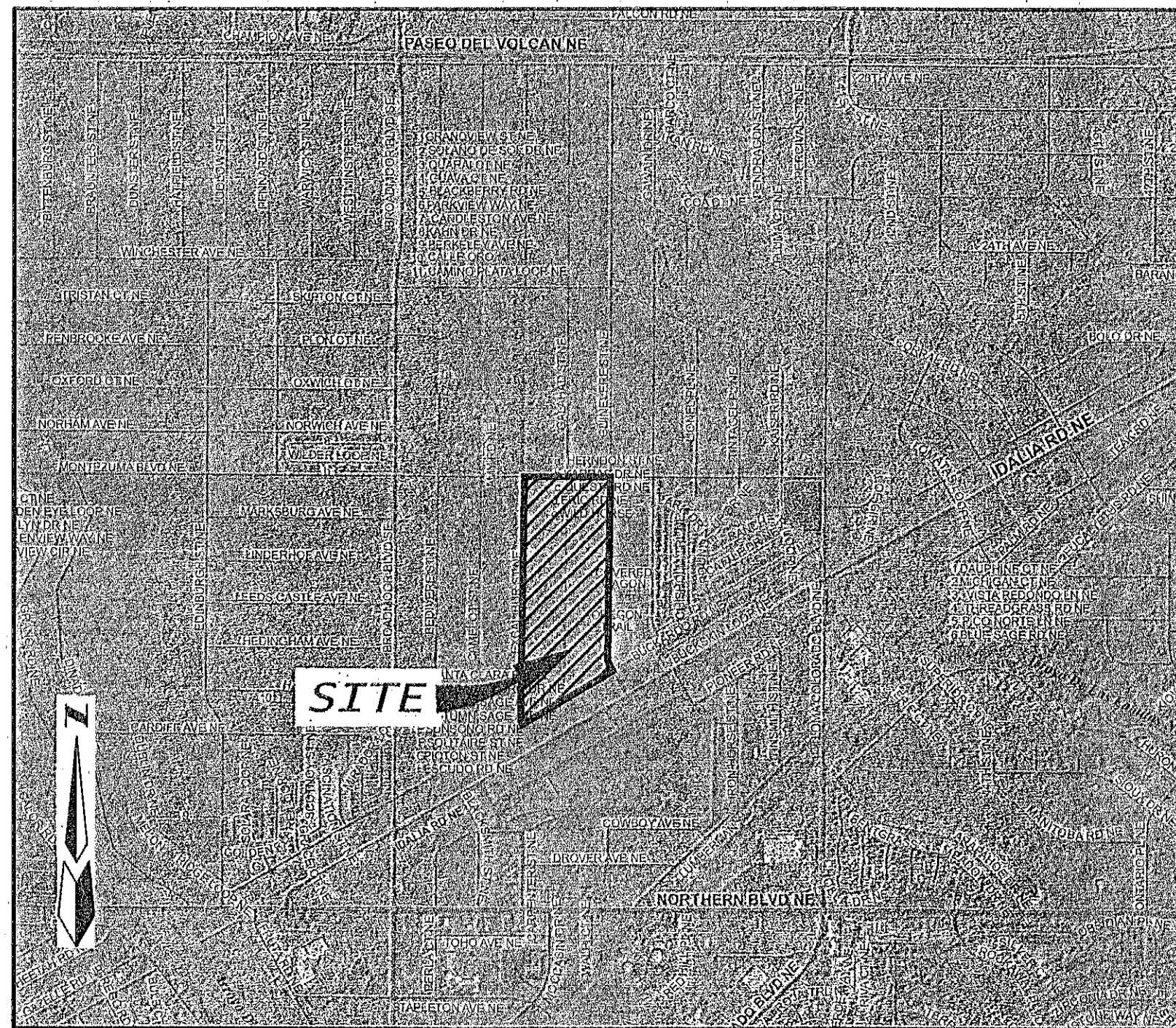
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Phil Ward
Manager
High Range 5, LLC / High Range 72, LLC
P.O. Box 35640
Albuquerque, NM 87176



LOCATION MAP

SCALE: NTS

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE HIGH RANGE 5 HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): High Range 72, LLC

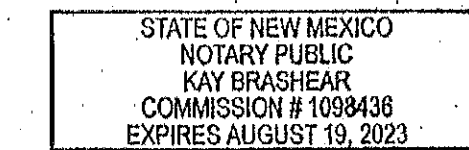
Jack Clifford 1/13/22
 Jack Clifford, Managing Member Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

On this 13 day of January, 2022, this instrument was acknowledged before me by Jack Clifford, Managing Member, for HIGH RANGE 72, LLC, on behalf of said Limited Liability Corporation.

Kay August 19, 2023
 Notary Public My Commission Expires



OWNER(S): High Range 5, LLC

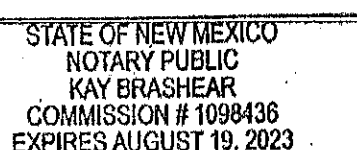
Jack Clifford 1/13/22
 Jack Clifford, Managing Member Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

On this 13 day of January, 2022, this instrument was acknowledged before me by Jack Clifford, Managing Member, for HIGH RANGE 5, LLC, on behalf of said Limited Liability Corporation.

Kay August 19, 2023
 Notary Public My Commission Expires



SUBDIVISION DATA

GROSS ACREAGE: 70.3697 AC.
 NO. OF EXISTING LOTS: 71 LOTS
 NO. OF EXISTING TRACTS: 1 TRACT
 NO. OF LOTS CREATED: 332 LOTS
 NO. OF TRACTS CREATED: 17 TRACTS
 PUBLIC RIGHT OF WAY CREATED: 17.0997 AC.
 DATE OF SURVEY: NOVEMBER 8th, 2020

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, 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 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72 & LOTS 1 THRU 18, BLOCK 73, 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, TOGETHER WITH LOTS 25-A THRU 35-A, BLOCK 73, 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 JANUARY 30, 2019, IN RIO RANCHO ESTATES PLAT BOOK NO. 28, PAGES 55 & 56 (VOLUME 3, FOLIO 4346), TOGETHER WITH LOTS 19-A THRU 23-A, BLOCK 73, 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 OCTOBER 30, 2019, IN RIO RANCHO ESTATES PLAT BOOK NO. 29, PAGES 52 & 53 (VOLUME 3, FOLIO 4458), AND TOGETHER WITH LOT 24, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS 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, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIO RANCHO, BY QUITCLAIM DEED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 20, 2019, IN BOOK 422, PAGE 10693, AS DOCUMENT NO. 2019010863, AND CONTAINING 70.3697 ACRES MORE OR LESS.

PURPOSE OF PLAT

- To Subdivide 71 existing lots into 331 residential lots, 17 H.O.A. Tracts, and to dedicate public street Right-of-way, grant easements as shown hereon.
- To eliminate any existing property/tract lines as shown.
- To Vacate public utility easements as shown hereon.

SUBDIVISION NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
- ALL DISTANCES ARE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
 - 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" (02-09-1967, RRE BK. 1, PG. 51A)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48)
- FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
- TITLE COMMITMENT:
 - TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
- ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
- CITY OF RIO RANCHO, NEW MEXICO ZONE:
 - LOTS 9 THRU 18, BLOCK 73 = R-1
 - LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 & 35 THRU 39, BLOCK 72 = R-4
 - LOTS 1 THRU 8 & 19-A THRU 35-A, BLOCK 73 = R-4
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.
- ENCROACHMENTS: DRAINAGE POND IMPROVEMENTS ENCROACH INTO LOTS 10, 11, 12, 14, 15, 21-A, 24-A, 25-A AND 34-A, BLOCK 73 AS SHOWN HEREON.
- ROTATED BEARINGS 00°17'00" COUNTER-CLOCKWISE FOR RECORD BEARINGS.

PUBLIC UTILITY EASEMENTS

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

- PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY (NMGC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- LUMIN (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
- SPARKLITE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGC, LUMIN AND SPARKLITE ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, SPARKLITE AND LUMIN 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.

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the day of _____, 20__.

Rebecca A. Martinez Date
 Rebecca A. Martinez, City Clerk, City of Rio Rancho

TREASURER'S CERTIFICATE

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

Jennifer Taylor Date
 Jennifer Taylor, Sandoval County Treasurer

**PRELIMINARY PLAT
 FOR
 HIGH RANGE 5**

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7
 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 JANUARY, 2022

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 20__

Michael Schlichte Co-Chairman Date

UTILITY APPROVALS:

City of Rio Rancho Date

New Mexico Gas Company Date

Lumin Date

Public Service Company of New Mexico Date

Sparklite Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ TH DAY OF _____, 20__ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME _____, FOLIO _____ RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

JURISDICTIONAL AFFIDAVIT

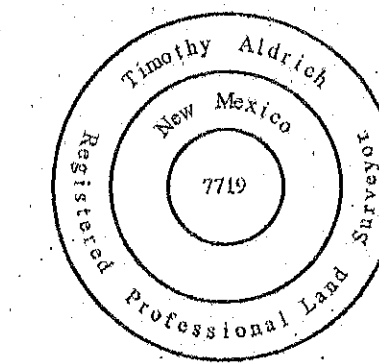
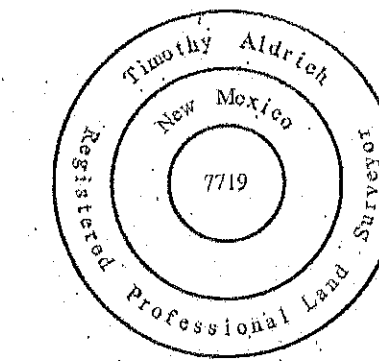
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich 12/10/2021
 Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 12/10/2021
 Timothy Aldrich, P.S. No. 7719 Date



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

Designed: DMG Drawn: DER Checked: ALS Sheet 1 of 9
 Scale: as shown Date: 1/12/22 Job: A19023

Book _____ Page _____

**BULK PLAT FOR
TRACT 1 AND TRACT 2, HIGH RANGE 5**
BEING A REPLAT OF
LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 & 35 THRU 39, BLOCK 72,
LOTS 1 THRU 18, TRACT G & LOTS 19-A THRU 35-A, BLOCK 73,
RIO RANCHO ESTATES, UNIT 13
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

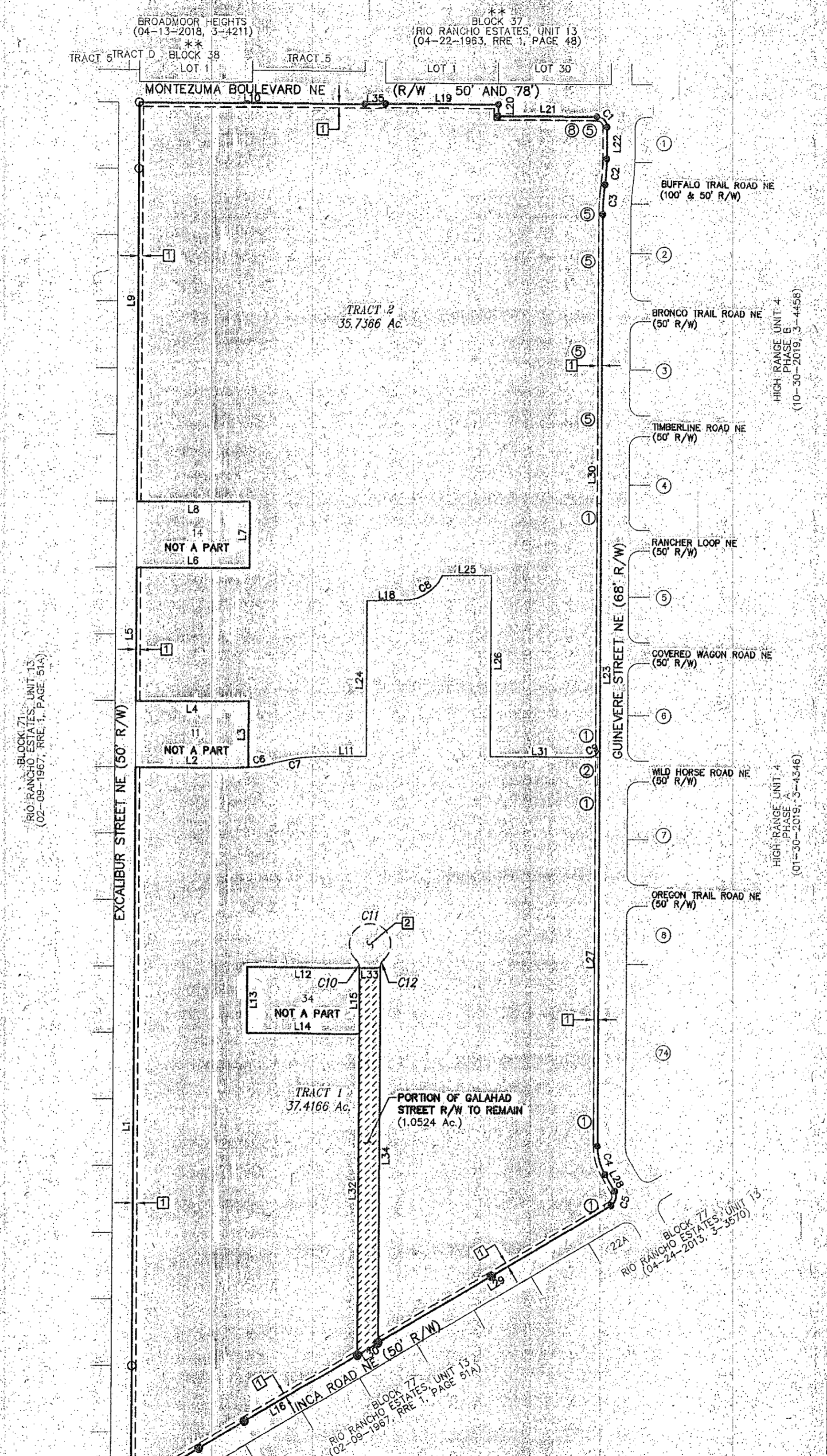
LINE	BEARING	DISTANCE
L1	N 001°7'00" E	1733.28'
L2	S 89°43'00" E	272.25'
L3	N 001°7'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 001°7'00" E	320.00'
L6	S 89°43'00" E	272.25'
L7	N 001°7'00" E	160.00'
L8	N 89°43'00" W	272.25'
L9	N 001°7'00" E	860.00'
L10	S 89°43'00" E	544.50'
L11	S 89°43'00" W	82.27'
L12	N 89°43'00" W	272.25'
L13	S 001°7'00" W	160.00'
L14	S 89°43'00" E	272.25'
L15	S 001°7'00" W	160.00'
L16	S 89°37'50" W	444.00'
L17	S 89°43'00" W	188.30'
L18	S 89°43'00" E	301.14'
L19	S 89°43'00" E	272.25'
L20	S 001°7'00" W	28.00'
L21	S 89°43'00" E	238.25'
L22	S 001°7'00" W	76.77'
L23	S 001°7'00" W	2243.67'
L24	S 001°7'00" W	375.00'
L25	S 89°43'00" E	118.35'
L26	S 001°7'00" W	435.00'
L27	S 001°7'00" W	862.50'
L28	S 30°22'10" E	46.49'
L29	S 89°37'50" W	651.15'
L30	S 89°37'50" W	58.12'
L31	S 89°43'00" E	239.25'
L32	N 001°7'00" W	771.67'
L33	S 89°43'00" E	50.00'
L34	N 001°7'00" E	902.04'
L35	S 89°43'00" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.38'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.67'	S 04°07'47" W	07°41'34"
C4	134.00'	71.68'	70.84'	S 15°02'35" E	30°35'10"
C5	25.00'	39.27'	35.38'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.80'	S 81°51'57" W	16°50'06"
C7	534.00'	158.90'	158.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 7°04'20" W	68°23'19"
C9	25.00'	39.27'	35.38'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17" W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12" W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04" W	47°56'09"

- EASEMENT NOTES:**
- Ⓐ THERE IS AN EXISTING 5' PUE (02-09-1987, RRE 1, PAGE 51A) AROUND ALL SIDES OF ALL LOTS WITH THE FOLLOWING EXCEPTION, WHERE A 10' PUE IS SHOWN THE 5' PUE HAS BEEN VACATED.
 - Ⓑ 10' P.U.E. (GRANTED BY THIS PLAT) ALONG MONTEZUMABOULEVARD N.E., GUINEVERE STREET N.E., INCA ROAD N.E., EXCALIBUR STREET N.E. AND REMAINING PORTION OF GALAHAD STREET N.E., EXCEPT WHERE A 10' P.U.E. ALREADY EXISTS.

- NEW EASEMENTS**
- ① NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
 - ② NEW TEMPORARY TURNAROUND EASEMENT GRANTED BY THIS PLAT.

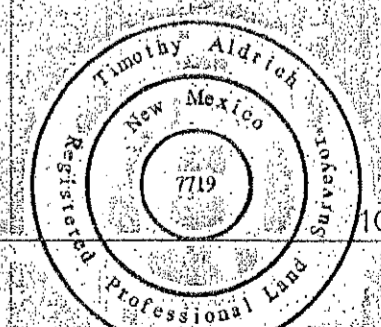
SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99985468
Az=0016°52.2'
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)



PROPERTY CORNERS

- - FOUND 1/2" REBAR
- - FOUND 3/4" OR 1" PIPE
- ⊙ - SET 1/2" REBAR WITH CAP "LS 7719"

Timothy Aldrich
Timothy Aldrich, NMPLS NO. 7719
Date: 10-03-2021



Scale 1" = 200'

Drawn By:	DER	Date:	3/14/22
Checked By:	TA	Drawing Name:	18114LTDWG
Job No.:	18-114	Sheet:	3 of 3

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

F:\119\08\119023 Paradise Reserve\PLAT\SDMG SUMMARY PLAT\119023 SUMMARY PLAT SHEET3.dwg, 3/14/2022 9:43:18 PM, dmpyne

**PRELIMINARY PLAT
FOR
HIGH RANGE 5**
(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33
AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A,
BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

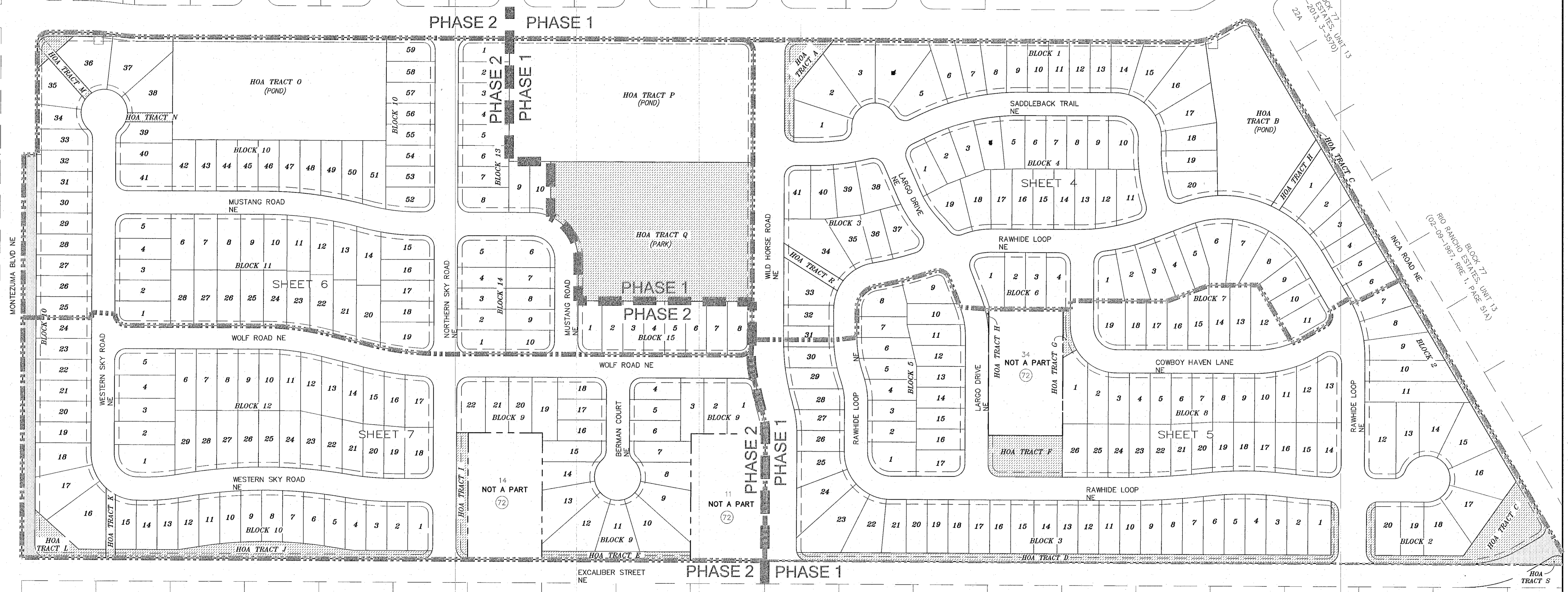
- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, D, E, F, G, H, I, J, L AND S, ARE LANDSCAPE TRACTS TO OWNED AND BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
2. HOA TRACTS B, O & P ARE TO BE HOA MAINTAINED PONDS FOR THE USE OF THE HIGH RANGE 5 HOMEOWNERS.
3. HOA TRACT Q IS AN HOA MAINTAINED PARK FOR THE USE OF THE HIGH RANGE 5 LOT OWNERS.
4. HOA TRACTS H, K, M, N AND R ARE HOA MAINTAINED TRACTS USED FOR PUBLIC SANITARY SEWER AND WATERLINE AND DRAINAGE TO BENEFIT ALL LOT OWNERS.

HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)

HIGH RANGE UNIT 4
PHASE A
(01-30-2019, 3-4346)

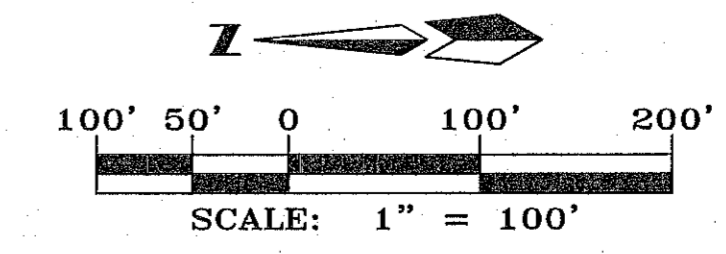


BLOCK 71
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)

**ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED TO
THE C.O.R.R. IN FEE SIMPLE WITH
WARRANTY COVENANTS AS PUBLIC
RIGHT-OF-WAY**

NEW MEXICO GAS COMPANY NOTICE

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 3 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

PRELIMINARY PLAT
FOR
HIGH RANGE 5
(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND
35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A,
BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

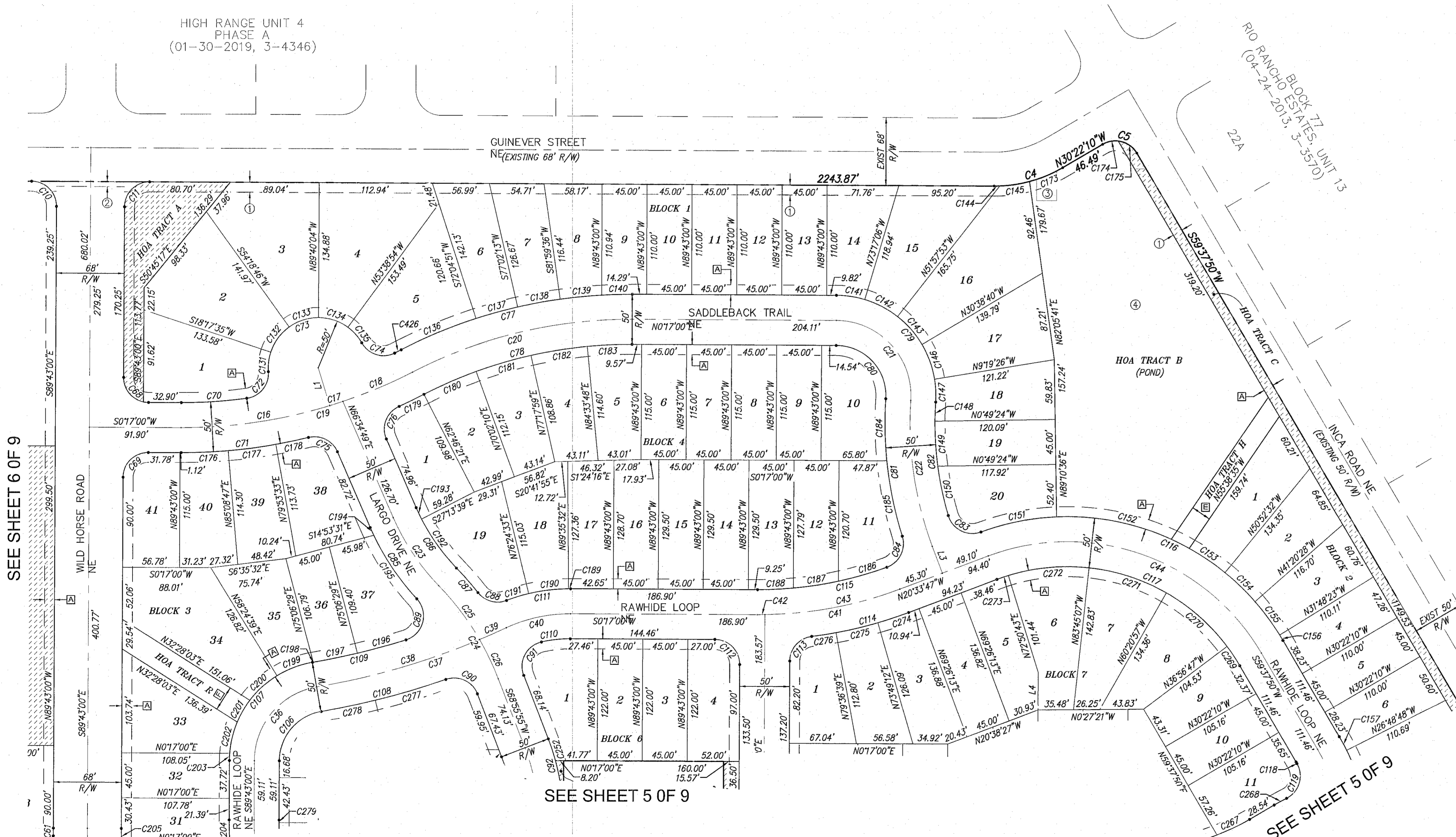
1. HOA TRACTS A, C, D, E, F, G, H, I, J, L AND S, ARE LANDSCAPE TRACTS TO OWNED AND BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
2. HOA TRACTS B, O AND P ARE TO BE HOA MAINTAINED PONDS FOR THE USE OF THE HIGH RANGE 5 HOMEOWNERS.
3. HOA TRACT Q IS AN HOA MAINTAINED PARK FOR THE USE OF THE HIGH RANGE 5 LOT OWNERS.
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EXISTING EASEMENTS

- ① EXISTING 10' PUE (01-30-2019, 3-4346)
- ② EXISTING 5' PUE (01-30-2019, 3-4346)
- ③ EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)
- ④ EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)
- ⑤ EXISTING 10' PUE (10-30-2019, 3-4458)
- ⑥ EXISTING 20' X 25' JOINT ACCESS EASEMENT (10-30-2019, 3-4458)
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- F NEW BLANKET 25' DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT R TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.



HIGH RANGE UNIT 4
PHASE A
(01-30-2019, 3-4346)

GUINEVER STREET
NE (EXISTING 68' R/W)

SADDLEBACK TRAIL
NE

RAWHIDE LOOP

BLOCK 72
RIO RANCHO ESTATES, UNIT 13
(04-24-2013, 3-3570)

HOA TRACT B
(POND)

HOA TRACT C

INCA ROAD NE
(EXISTING 50' R/W)

HOA TRACT D

HOA TRACT E

HOA TRACT F

HOA TRACT G

HOA TRACT H

HOA TRACT I

HOA TRACT J

HOA TRACT K

HOA TRACT L

HOA TRACT M

HOA TRACT N

HOA TRACT O

HOA TRACT P

HOA TRACT Q

HOA TRACT R

SEE SHEET 6 OF 9

SEE SHEET 5 OF 9

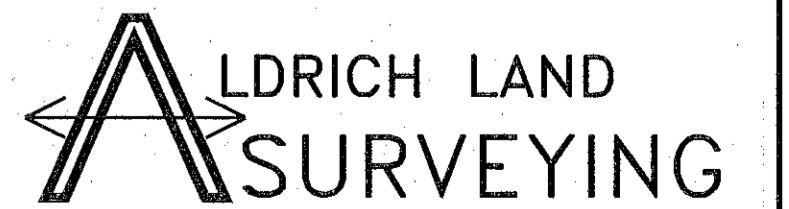
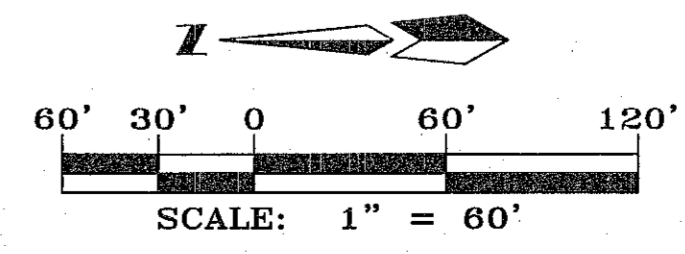
SEE SHEET 5 OF 9

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505-884-1990

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Scale: as shown	Date: 1/12/22	Job: A19023	

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- 6 EXISTING 20' X 25' JOINT ACCESS EASEMENT (10-30-2019, 3-4458)
- 7 EXISTING TEMPORARY DRAINAGE EASEMENT (10-30-2019, 3-4458)
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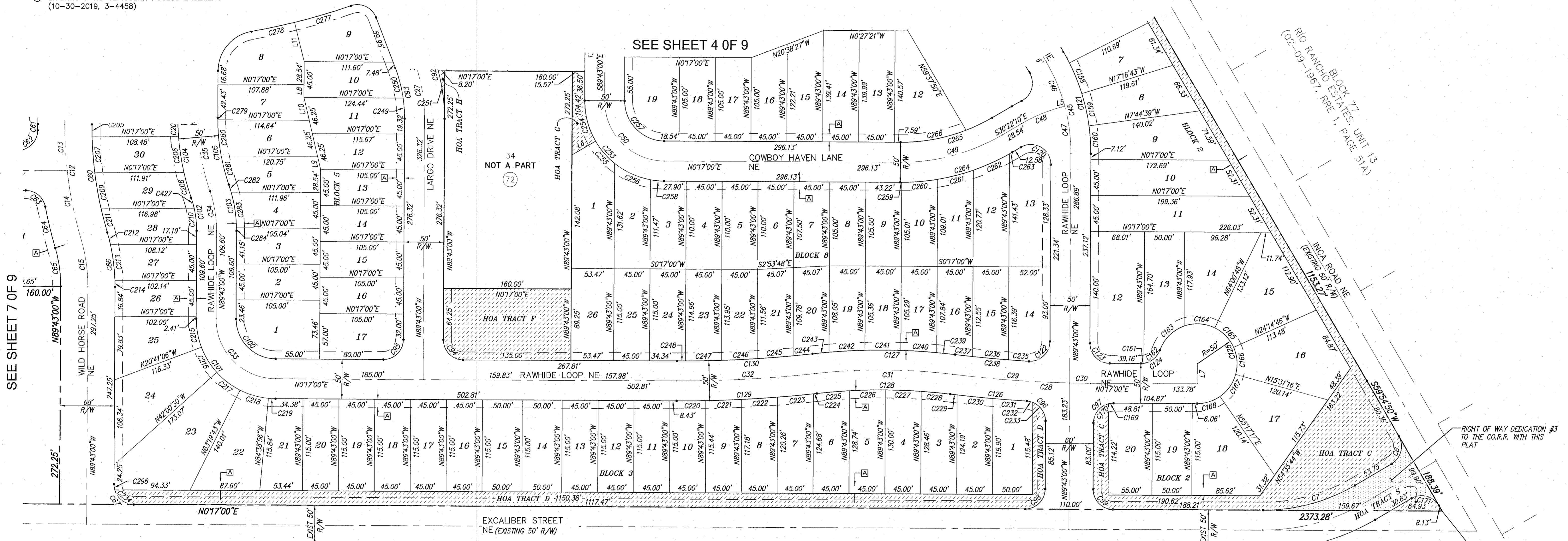
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WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 7 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO JANUARY, 2022

SEE SHEET 4 OF 9



SEE SHEET 7 OF 9

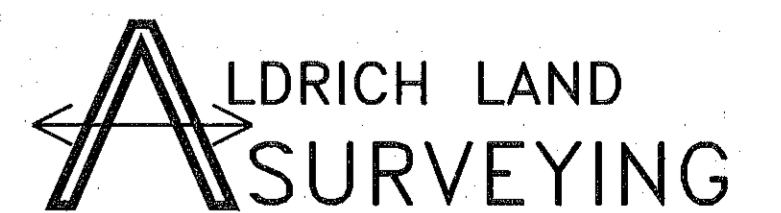
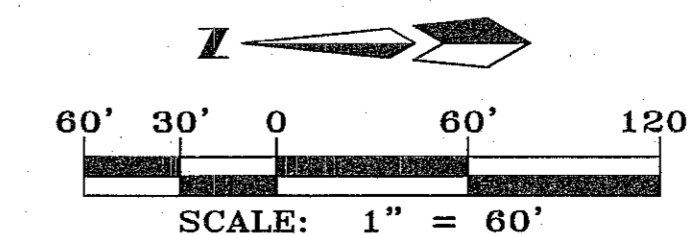
BLOCK 71
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)

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Book _____ Page _____

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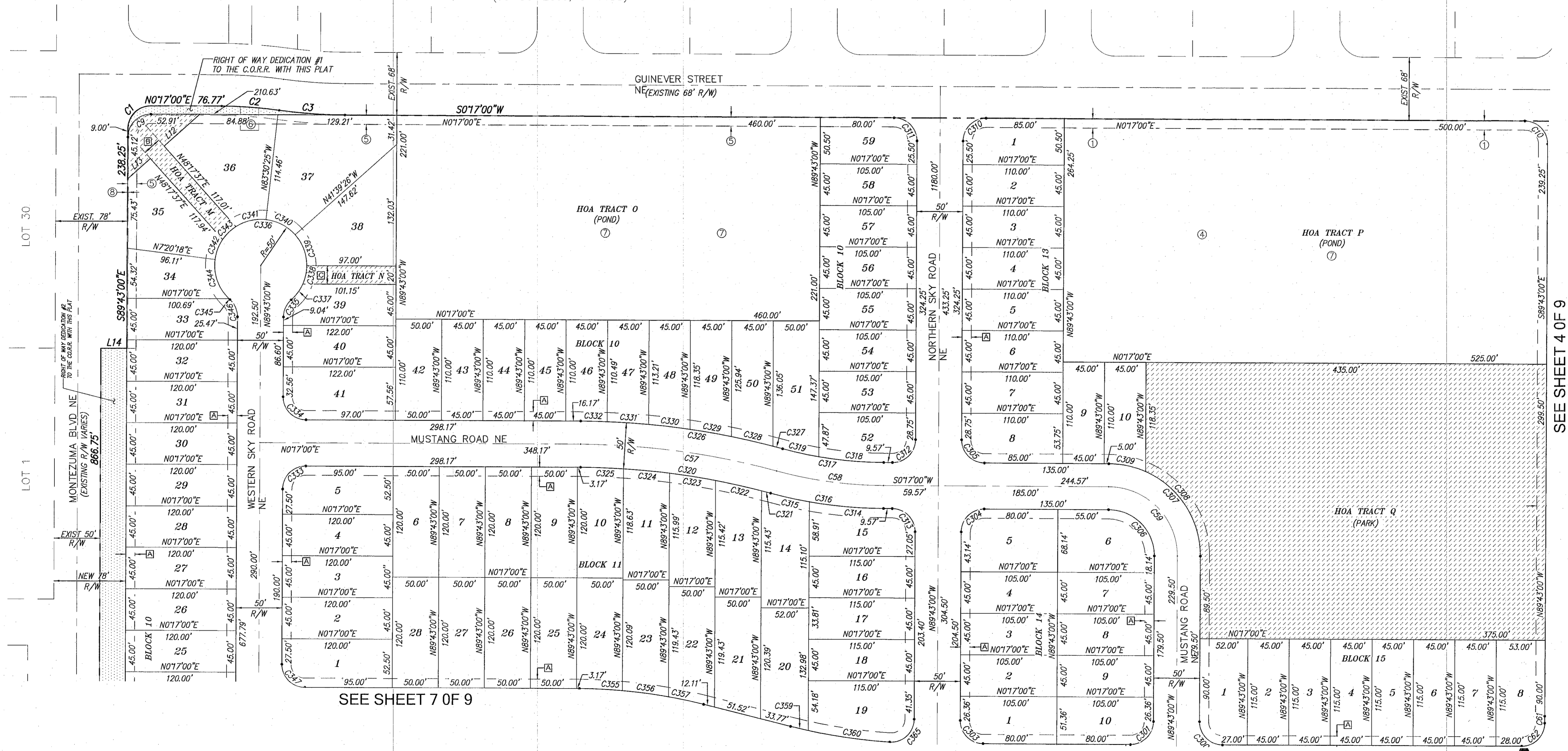
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HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)



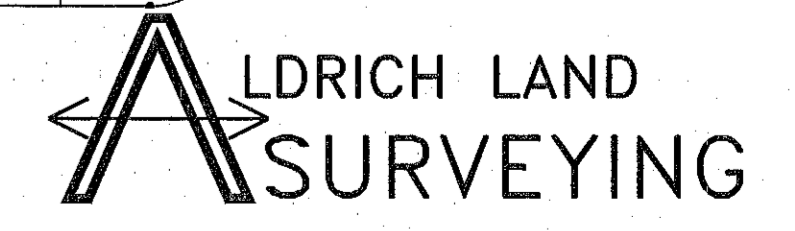
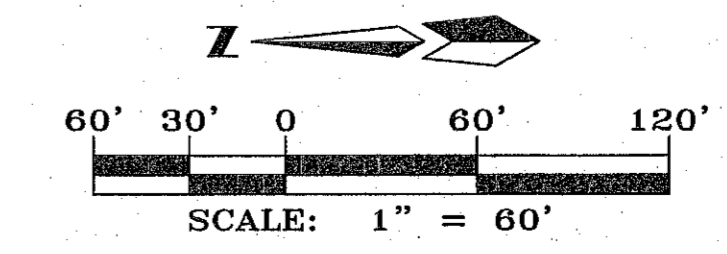
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SEE SHEET 7 OF 9



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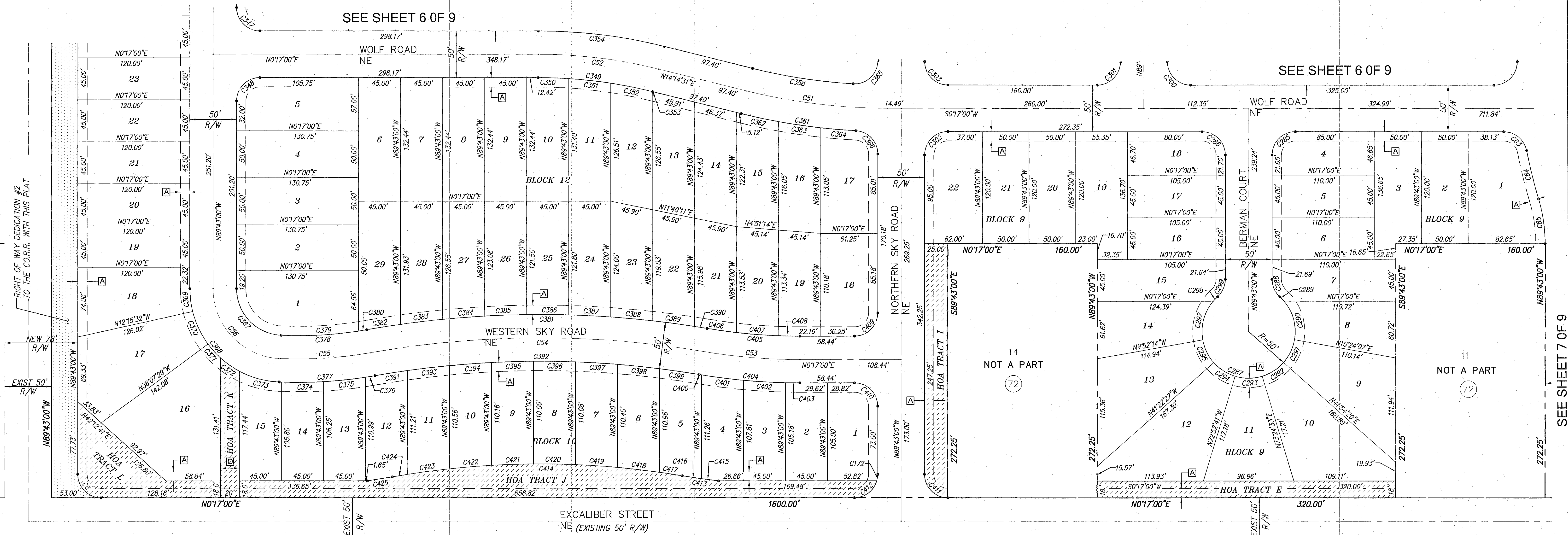
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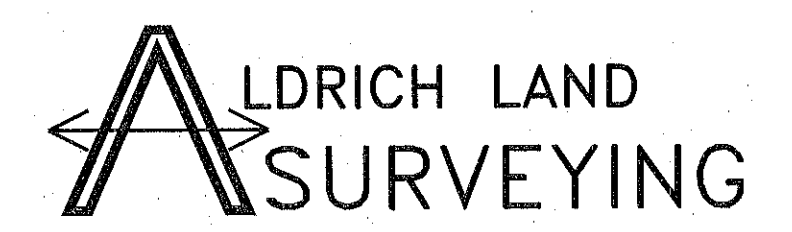
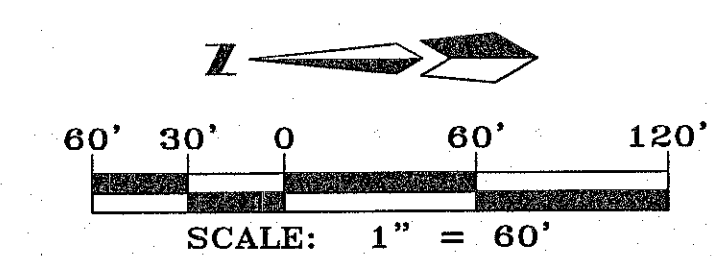


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Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N4°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S4°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.11'	89°37'58"	N75°16'11"W	35.24'
C7	225.00'	120.70'	30°44'12"	N15°05'06"W	119.26'
C8	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C12	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C13	500.00'	57.86'	6°37'49"	S86°58'05"W	57.83'
C14	500.00'	89.05'	10°12'17"	S78°33'02"W	88.94'
C15	200.00'	58.76'	16°50'06"	N81°51'57"E	58.55'
C16	500.00'	150.72'	17°16'16"	S82°10'08"E	150.15'
C17	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C18	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C19	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C20	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C21	75.00'	122.38'	9°29'27"	N47°01'43"E	109.25'
C22	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C23	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C24	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C25	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C26	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C27	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C28	1500.00'	173.30'	6°37'11"	S3°35'35"W	173.21'
C29	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C30	1500.00'	26.06'	0°59'44"	S0°46'35"W	26.06'
C31	750.00'	173.30'	13°14'21"	N0°17'00"E	172.92'
C32	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C33	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C34	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C35	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C36	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C37	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C38	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C39	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C40	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C41	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C42	400.00'	7.55'	1°04'56"	S0°15'28"E	7.55'
C43	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C44	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C45	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C46	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C47	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C48	200.00'	53.50'	15°19'35"	S122°42'23"W	53.34'
C49	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C50	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C51	625.00'	152.27'	13°57'31"	S7°15'45"W	151.89'
C52	535.00'	130.34'	13°57'31"	N7°15'45"E	130.02'
C53	625.00'	104.08'	9°32'28"	S5°03'14"W	103.96'
C54	1050.00'	357.77'	19°31'21"	N0°03'47"E	356.04'
C55	450.00'	97.51'	12°54'55"	S3°29'26"E	97.32'
C56	75.00'	114.62'	87°33'59"	S46°30'00"W	103.79'
C57	825.00'	215.50'	14°57'58"	N7°45'59"E	214.89'
C58	450.00'	117.54'	14°57'58"	S7°45'59"W	117.21'
C59	75.00'	117.81'	90°00'00"	N45°17'00"E	106.07'
C60	468.00'	136.92'	16°50'06"	S81°51'57"W	136.43'
C61	534.00'	7.38'	0°47'33"	S89°53'13"W	7.38'
C62	25.00'	39.27'	90°00'00"	S44°43'00"W	35.36'
C63	25.00'	34.42'	78°53'18"	N39°43'39"E	31.77'
C64	534.00'	53.34'	5°43'24"	S76°18'36"W	53.32'
C65	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	234.00'	69.01'	16°53'49"	N81°50'05"E	68.76'
C67	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C68	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C69	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C70	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C71	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C72	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C73	50.00'	135.06'	15°45'54"	N16°59'16"W	97.59'
C74	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C75	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C76	25.00'	38.92'	89°12'21"	N68°49'00"W	35.11'
C77	500.00'	240.08'	27°30'39"	N13°28'20"W	237.78'
C78	450.00'	216.07'	27°30'39"	N13°28'20"W	214.00'
C79	100.00'	163.17'	9°29'27"	N47°01'43"E	145.66'
C80	50.00'	81.59'	9°29'27"	N47°01'43"E	72.83'
C81	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C82	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C83	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C84	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C85	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C86	200.00'	72.86'	20°52'20"	S56°08'39"W	72.46'
C87	300.00'	32.62'	6°13'51"	N48°49'24"E	32.61'
C88	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C89	25.00'	50.47'	115°40'42"	S75°10'22"E	42.33'
C90	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C91	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C92	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C93	175.00'	65.21'	21°21'05"	N79°36'28"E	64.84'
C94	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C95	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C96	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C97	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C98	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C99	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C100	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C101	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C102	125.00'	42.40'	19°26'11"	N80°33'54"E	42.20'
C103	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C104	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C105	250.00'	84.81'	19°26'11"	S80°33'54"W	84.40'
C106	50.00'	69.63'	79°47'43"	N49°49'09"W	64.14'
C107	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C108	775.00'	128.74'	9°31'04"	S14°31'06"E	128.59'
C109	725.00'	96.20'	7°36'08"	S13°31'57"E	96.13'
C110	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C111	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C112	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C113	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C114	425.00'	100.12'	13°29'53"	S13°48'50"E	99.89'
C115	375.00'	132.01'	20°10'11"	S9°48'06"E	131.33'
C116	250.00'	348.40'	79°50'53"	N19°42'23"E	320.89'
C117	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C118	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C119	25.00'	40.82'	93°33'35"	S73°35'23"E	36.44'
C120	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C121	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C122	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C123	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C124	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C125	50.00'	218.63'	250°31'44"	N55°01'08"E	81.65'
C126	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C127	775.00'	179.08'	13°14'21"	N0°17'00"E	178.68'
C128	725.00'	167.53'	13°14'21"	N0°17'00"E	167.15'
C129	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C130	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C132	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C133	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C134	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C135	50.00'	20.98'	24°02'34"	S48°22'24"W	20.83'
C136	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C137	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C138	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'
C139	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C140	500.00'	30.73'	3°31'19"	S1°28'40"E	30.73'
C141	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C142	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C143	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C144	134.00'	5.57'	2°23'01"	N0°54'31"W	5.57'
C145	134.00'	30.25'	12°56'06"	N8°34'04"W	30.19'
C146	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C147	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C148	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C149	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C150	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C151	250.00'	77.33'	17°43'23"	S11°21'22"E	77.02'
C152	250.00'	138.26'	31°41'17"	S13°20'58"W	136.51'
C153	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C154	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C155	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C156	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C157	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C158	250.00'	41.60'	9°32'05"	S67°51'15"W	41.55'
C159	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C160	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C161	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C162	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C163	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C164	50.00'	39.62'	45°24'14"	S31°7'05"W	38.59'
C165	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C166	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C167	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C168	50.00'	30.54'	34°59'42"	N17°12'51"W	30.07'
C169	25.00'	6.26'	14°20'43"	S6°53'22"E	6.24'
C170	25.00'	33.01'	75°39'17"	S51°53'22"E	30.66'
C171	25.00'	39.32'	90°07'25"	S14°36'30"W	35.39'
C172	25.00				

PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND
35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A,
BLOCK 73, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table																			
Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)					
1	1	8650.5329 sf	1	2	7217.7751 sf	1	3	5905.3589 sf	22	3	7556.9673 sf	1	4	6069.9179 sf	1	5	7176.4555 sf	1	6	7437.3689 sf	1	8	7890.7752 sf	1	9	8552.3630 sf														
2	1	10261.0068 sf	2	2	6472.8751 sf	2	3	5487.0720 sf	23	3	11541.0460 sf	2	4	5573.7868 sf	2	5	4725.0000 sf	2	6	5490.0000 sf	2	8	5367.7298 sf	2	9	6000.0000 sf														
3	1	10964.0463 sf	3	2	5736.6419 sf	3	3	5693.8303 sf	24	3	8879.4633 sf	3	4	5550.0094 sf	3	5	4725.0545 sf	3	6	5490.0000 sf	3	8	4958.3649 sf	3	9	6377.1437 sf														
4	1	11427.9930 sf	4	2	5046.9098 sf	4	3	5825.8291 sf	25	3	6235.1698 sf	4	4	5601.7173 sf	4	5	4837.3310 sf	4	6	6209.8739 sf	4	8	4950.0000 sf	4	9	4997.7362 sf														
5	1	9584.4955 sf	5	2	4950.0000 sf	5	3	5831.9569 sf	26	3	4590.3899 sf	5	4	5614.9279 sf	5	5	5316.2786 sf																							
6	1	6570.1243 sf	6	2	5192.8288 sf	6	3	5712.0900 sf	27	3	4697.4993 sf	6	4	5175.0000 sf	6	5	5327.1190 sf																							
7	1	5874.6251 sf	7	2	5841.0115 sf	7	3	5506.1613 sf	28	3	5111.0998 sf	7	4	5175.0000 sf	7	5	4951.2373 sf																							
8	1	5634.3884 sf	8	2	6738.5769 sf	8	3	5337.4784 sf	29	3	5160.3073 sf	8	4	5175.0000 sf	8	5	6745.6914 sf																							
9	1	4959.6641 sf	9	2	8232.3886 sf	9	3	5228.9897 sf	30	3	4948.9781 sf	9	4	5175.0000 sf	9	5	6630.0635 sf																							
10	1	4950.0000 sf	10	2	8371.2169 sf	10	3	5180.3440 sf	31	3	4856.3134 sf	10	4	6868.7781 sf	10	5	5356.7531 sf																							
11	1	4950.0000 sf	11	2	9571.3187 sf	11	3	5175.0000 sf	32	3	4850.7441 sf	11	4	6391.3175 sf	11	5	5428.9890 sf																							
12	1	4950.0000 sf	12	2	11087.2133 sf	12	3	5175.0000 sf	33	3	7639.6599 sf	12	4	5612.1900 sf	12	5	4965.0585 sf																							
13	1	4950.0000 sf	13	2	7038.9941 sf	13	3	5175.0000 sf	34	3	11409.6896 sf	13	4	5807.1716 sf	13	5	4725.0000 sf																							
14	1	6149.5106 sf	14	2	7946.0812 sf	14	3	5750.0000 sf	35	3	6360.5538 sf	14	4	5827.5000 sf	14	5	4725.0000 sf																							
15	1	8710.9238 sf	15	2	9277.5340 sf	15	3	5750.0000 sf	36	3	4874.9343 sf	15	4	5827.5000 sf	15	5	4725.0000 sf																							
16	1	11102.1702 sf	16	2	9901.1661 sf	16	3	5175.0000 sf	37	3	6694.7149 sf	16	4	5816.7022 sf	16	5	4725.0000 sf																							
17	1	7783.0439 sf	17	2	8391.1917 sf	17	3	5175.0000 sf	38	3	7468.1616 sf	17	4	5828.9124 sf	17	5	5850.8739 sf																							
18	1	6076.9084 sf	18	2	9002.6967 sf	18	3	5175.0000 sf	39	3	6094.2483 sf	18	4	6596.3609 sf																										
19	1	5378.6917 sf	19	2	5750.0000 sf	19	3	5175.0000 sf	40	3	6138.7735 sf	19	4	7368.3765 sf																										
20	1	6704.3330 sf	20	2	6323.4008 sf	20	3	5175.0000 sf	41	3	6395.5739 sf																													
			21	3	5560.8475 sf																																			

Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table		
Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)
1	10	5514.6238 sf	44	10	4950.0000 sf	26	11	6000.0000 sf	1	13	5420.8739 sf			
2	10	4725.9323 sf	45	10	4950.0000 sf	27	11	6000.0000 sf	2	13	4950.0000 sf			
3	10	4780.5746 sf	46	10	4954.7007 sf	28	11	6000.0000 sf	3	13	4950.0000 sf			
4	10	4948.9435 sf	47	10	5024.3068 sf				4	13	4950.0000 sf			
5	10	5007.1222 sf	48	10	5200.9955 sf				5	13	4950.0000 sf			
6	10	4979.6900 sf	49	10	5487.1134 sf				6	13	4950.0000 sf			
7	10	4959.9053 sf	50	10	5885.1803 sf				7	13	4950.0000 sf			
8	10	4951.0211 sf	51	10	7107.3635 sf				8	13	5778.3739 sf			
9	10	4952.8621 sf	52	10	5372.0230 sf				9	13	4950.0000 sf			
10	10	4965.4644 sf	53	10	4725.0000 sf				10	13	5059.3855 sf			
11	10	4989.0780 sf	54	10	4725.0000 sf				11	13	7318.3767 sf			
12	10	5014.1479 sf	55	10	4725.0000 sf				12	13	5959.8088 sf			
13	10	4871.6904 sf	56	10	4725.0000 sf				13	13	5959.8088 sf			
14	10	4755.0359 sf	57	10	4725.0000 sf				14	13	5258.1653 sf			
15	10	4938.3317 sf	58	10	4725.0000 sf				15	13	4725.0000 sf			
16	10	11667.5587 sf	59	10	5168.3739 sf				16	13	4725.0000 sf			
17	10	9519.0639 sf							17	13	4725.0000 sf			
18	10	7311.1332 sf							18	13	7021.0824 sf			
19	10	5400.0000 sf							19	13	6618.7040 sf			
20	10	5400.0000 sf							20	13	4725.0000 sf			
21	10	5400.0000 sf							21	13	4725.0000 sf			
22	10	5400.0000 sf							22	13	5350.8888 sf			
23	10	5400.0000 sf							23	13	5142.5543 sf			
24	10	5400.0000 sf							24	13	6653.8582 sf			
25	10	5400.0000 sf							25	13	6614.7358 sf			
26	10	5400.0000 sf							26	13	6000.0000 sf			
27	10	5400.0000 sf							27	13	5117.3351 sf			
28	10	5400.0000 sf							28	13	5172.5868 sf			
29	10	5400.0000 sf							29	13	5280.3070 sf			
30	10	5400.0000 sf							30	13	5175.0000 sf			
31	10	5400.0000 sf							31	13	5460.8780 sf			
32	10	5400.0000 sf							32	13	5523.4238 sf			
33	10	5344.3919 sf							33	13	5467.1911 sf			
34	10	4779.2394 sf							34	13	5495.7875 sf			
35	10	6911.7121 sf							35	13	5495.7875 sf			
36	10	9936.5641 sf							36	13	5609.3640 sf			
37	10	11958.9057 sf							37	13	5808.5240 sf			
38	10	8787.4824 sf							38	13	6093.9435 sf			
39	10	5172.9403 sf							39	13	5175.0000 sf			
40	10	5490.0000 sf							40	13	5175.0000 sf			
41	10	6888.0702 sf							41	13	5960.8739 sf			
42	10	5500.0000 sf							42	13	5175.0000 sf			
43	10	4950.0000 sf							43	13	5175.0000 sf			

CONTINUATION OF CURVE DATA
TABLE FROM SHEET 8

Parcel Curve Table						
Curve #	Radius	Length	Delta	Chord Direction	Chord Length	
C346	25.00'	21.03'	48°11'23"	N66°11'18"E	20.41'	
C347	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'	
C348	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'	
C349	510.00'	124.25'	13°57'31"	N7°15'45"E	123.94'	
C350	510.00'	32.60'	3°39'45"	N2°06'52"E	32.59'	
C351	510.00'	45.28'	5°05'13"	N6°29'21"E	45.27'	
C352	510.00'	45.91'	5°09'28"	N11°36'42"E	45.89'	
C353	510.00'	124.25'	13°57'31"	N7°15'45"E	123.94'	
C354	560.00'	136.43'	13°57'31"	N7°15'45"E	136.09'	
C355	560.00'	46.89'	4°47'50"	S2°40'55"W	46.87'	
C356	560.00'	50.43'	5°09'37"	S7°39'38"W	50.42'	
C357	560.00'	39.11'	4°00'05"	S12°42'29"W	39.10'	
C358	600.00'	109.10'	10°25'06"	S9°01'58"W	108.95'	
C359	600.00'	19.73'	1°53'04"	S13°17'59"W	19.73'	
C360	600.00'	89.37'	8°32'02"	S8°05'27"W	89.28'	
C361	650.00'	124.15'	10°56'36			



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

April 5, 2024

RE: Preliminary Plat Extension, Case No. 22-210-00002
High Range 5, Tract 1 & 2

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 applicants, High Range 72, LLC, and LGI Homes, through their agent, are requesting approval of an extension for a previously approved preliminary plat for the High Range 5 subdivision.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 23, 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 a black outline.

If you would like to comment on this application, you are encouraged to send in comments in writing to my email: lruizcarlos@rrnm.gov and cc: planning@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.

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(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: **026819**

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

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

Respectfully,

Liz Ruiz Carlos

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

HIGH RANGE 5 - PRELIMINARY PLAT



	Subject Property
	Overlay
Zoning	
	C-1
	NC
	O-1
	R-1
	R-4
	SU
	TZ
	Unzoned



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 23, 2024:

Preliminary Plat
Case #22-210-00005
The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, requests approval of a Preliminary Plat Extension to vacate a portion of 21st Ave SE, grant right of way for Pavilion Way SE, and combine Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1 to create Unser Pavilion West, Tract A.

Preliminary Plat
Case #22-210-00002
The applicants, High Range 72, LLC and LGI Homes, are requesting approval of an extension for a previously approved preliminary plat for the High Range 5 Subdivision. The subject property is legally described as Unit 13, Block 72, Lots 1-10, 12-13, 15-33, 35-39, and Unit 13, Block 73, Lots 1-18, 19A-35A.

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

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

Journal: April 8, 2024

NOTICE MAP
(Abutting):

