Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
May 14, 2024
6:00 PM
City Hall

BOARD MEMBERS

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

MEETING INFORMATION

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

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

Meeting ID: 851 8074 1871

Passcode: 026819

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. April 23, 2024 Planning and Zoning Board Meeting Minutes
2024-0423_PZB_Minutes_BMB.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Building Activity Report - APRIL 2024
2024 PZ MONTHLY COMPARISONS.pdf

3. Planning and Zoning Monthly Summary Plat Report - APRIL 2024
April Summary Plat.pdf

PUBLIC HEARINGS

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

4. **Conditional Use Permit.** The applicant, Cindy Rasmussen, is requesting approval of a Conditional Use Permit to operate a hobby breeder for dachshunds on their property, located at 2011 Pine Bough Road SE. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.
Location Map.png
The Doxie House - Conditional Use Permit Application.pdf
The Doxie House - Additional Documents and Certifications
The Doxie House - Site Plan.pdf
Letter to property owners Hobby Breeder.pdf
2024-0514 PZB Legal Ad Proof.pdf
Transmittals Combined.pdf
Public Comment: John Fryar
FindingsofFact 24-120-00007.docx

5. **Conditional Use Permit.** The applicant, AMREP Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 1516 Unser Blvd NE, legally described as UBNN, Tract C. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
100' Notice Buffer w/ Right-of-Way Excluded
Reproduction of Notices, Legal.pdf
Application & Authorization
Sign Renderings
Distance Measurements & Site Plan
Findings_of_Fact.docx

6. **Bulk Plat.** The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating Tracts B-1, B-2, and B-3 from the subject property legally described as Arrowhead East, Tract B, consisting of approximately 80.7708 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.
Zoning, Location
Application & Authorization
Arrowhead East Bulk Plat
Zoning Ordinance 17-21 O-19
Reproduction of Notices, Legal
Public_Comment_Brenda

7. **Master Plan.** The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
Zoning, Location
Application & Authorization
Arrowhead East Master Plan
Property Zoning Ordinance: 17-21 O-19.pdf
Reproduction of Notices, Legal

Reviewer Comments
DRAFT_Resolution_Arrowhead_East_MP_BMB.doc
Public_Comment_Brenda

8. **Zone Map Amendment.** The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as Unit 7, Block 18, Lot 130. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Application Package.pdf
95-020_O-22.pdf
Location, Zoning Map.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc

9. **Resolution.** The City of Rio Rancho is requesting approval of the adoption of a resolution of the City of Rio Rancho, New Mexico for the Impact Fee's Land Use Assumptions.
Legal Ad Proof.pdf
Draft_Resolution_LUA AR.docx
Land Use Assumptions 5.9.24 (DRAFT).pdf

10. **Text Amendment.** The City of Rio Rancho is requesting approval of text amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 150 General Provisions, Section 150.23 (G) and (K), Section 150.30 (A)(5) and (B)(e) and (f), and repealing and replacing the Appendix.
Impact Fee Study.pdf
Legal Ad Proof.pdf
Draft_Ordinance AR.doc

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
April 23, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-0423_PZB_Minutes_BMB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

APRIL 23, 2024
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) April 9, 2024 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Patrick Crawford, requested 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 member, Sean LaBarbera presented the item, recommending denial with findings and conditions and stood for questions.

Applicant, Patrick Crawford spoke on the item, after being administered the oath virtually.

Commissioner Gabaldon and Commissioner Tortorici's queries regarding the non-compliance timeline and retaining wall heights were clarified by applicant, Patrick Crawford

Kevin Kofchur moved to approve Item #2. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

3) The applicant, Pulte Group, through their agent Bohannan Huston, Inc. requested 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.

Planning and Zoning Manager, Brian Babyak presented the item recommending approval with findings and conditions and stood for questions.

Agent, Kelly Klein spoke on the item and stood for questions, after being administered the oath virtually.

Robert Gabaldon moved to approve Item #3. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

4) The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, requested 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 35-39, and Unit 10, Block 26, Lot 16B-1.

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

Applicant, Jeannie Springer Knight, spoke on the item after being administered the oath virtually.

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

5) The applicants, LGI Homes New Mexico, LLC, and High Range 5 LLC, requested approval of an extension for the High Range 5 Preliminary Plat.

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

Applicant, Eric Berman spoke on the item after being administered the oath virtually.

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

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff on well-prepared packets, which ensure quicker meetings.

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 6:23 PM.

APPROVED THIS 14th DAY OF MAY 2024.

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2024 PZ MONTHLY COMPARISONS.pdf

2024 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN #s	JANUARY VALUATION	FEB #s	FEBRUARY VALUATION	MAR #s	MARCH VALUATION	APR #s	APRIL VALUATION	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2023)	
Single Family	86	$19,810,691	78	$14,585,918	56	$12,589,605	91	$18,670,952									311	$65,657,166	966	$204,503,567
Additions/Residential	12	$759,511	13	$158,619	16	$664,385	19	$531,464									60	$2,113,979	165	$5,734,314
New Commercial	1	$2,500,000	4	$20,069,500	2	$11,220,000	1	$2,500,000									8	$36,289,500	9	$28,267,088
New Office/Institution	0	$0	0	$0	2	$7,446,651	0	$0									2	$7,446,651	7	$12,512,251
New Industrial	0	$0	0	$0	0	$0	0	$0									0	$0	3	$6,131,719
Non-Residential Interior Tenant Improvement	3	$4,810,722	0	$0	1	$180,263	1	$53,460									5	$5,044,445	39	$5,655,181
Office/Institution Addition	0	$0	0	$0	0	$0	0	$0									0	$0	1	$160,881
Industrial Addition	0	$0	0	$0	0	$0	0	$0									0	$0	0	$0
New Multi-Family	0	$0	0	$0	0	$0	0	$0									0	$0	6	$12,900,414
Telecommunication Tower	0	$0	1	$27,500	0	$0	0	$0									1	$27,500	16	$243,925
Demolition - Non-Residential	0	$0	0	$0	0	$0	1	$2,000									1	$2,000	4	$613,073
Demolition - Residential	0	$0	0	$0	0	$0	0	$0									0	$0	0	$0
Fence	5	$10,550	8	$2,779,854	13	$71,023	15	$82,121									41	$2,943,548	115	$1,088,018
Garages	2	$96,846	4	$102,306	6	$193,811	6	$152,905									18	$545,868	58	$2,350,380
Pool	7	$550,644	6	$468,660	9	$544,148	8	$518,442									30	$2,081,894	88	$6,362,621
Reroofs/Windows/ Doors	28	$426,818	43	$614,130	54	$823,711	36	$461,687									161	$2,326,346	725	$10,358,706
Retaining Wall	34	$3,072,523	25	$3,731,671	25	$2,015,150	31	$9,776,800									115	$18,596,144	218	$43,413,314
Small Shed (120 sq.ft. or less)	11	$33,200	17	$39,699	17	$68,051	21	$82,862									66	$223,812	190	$877,165
Sheds	10	$107,843	8	$122,417	8	$100,994	125	$280,357									151	$611,611	89	$1,743,000
Solar (Rooftop & Ground Mount)	38	$966,461	48	$1,322,471	36	$800,435	56	$1,284,064									178	$4,373,431	1,114	$81,702,232
Business Registrations (Occupancy Inspection)	16	$0	10	$0	11	$0	20	$0									57	$0	155	$0
Building Inspections	3,322	$0	3,377	$0	3,364	$0	3,178	$0									13,241	$0	35,209	$0
Engineering Inspections	255	$0	242	$0	189	$0	179	$0									865	$0	2,116	$0
R.O.W. Permits (Fees)	35	$11,558	50	$26,717	59	$43,550	43	$11,844									187	$93,669	378	$162,595
TOTALS:	**3,865**	**$33,157,367**	**3,934**	**$44,049,462**	**3,796**	**$23,507,787**	**3,831**	**$34,408,958**									**15,498**	**$148,377,564**	**41,671**	**$424,780,444**

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: April Summary Plat.pdf

SUMMARY PLAT ACTIVITY
April 2024

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

SUMMARY PLAT ACTIVITY

April 2024

23-200-00039	11/28/23	UNIT 11, BLOCK 34, LOTS 20-21, LOT COMBI	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00003	01/12/24	THE VILLAGE, TRACTS B1-B4, LOT COMBO	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00005	01/17/24	SUMMARY PLAT - UNSER PAVILION, LOT 4-A (	Under Review	
24-200-00006	01/18/24	UNIT 11, BOCK V, LOTS 18-19, LOT COMBO	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00014	45356	SUMMARY PLAT LOT 152-A, BLOCK "VV" RIO R	Under Review	
24-200-00016	45372	SUMMARY PLAT - RRE UNIT 12, BLOCK A, LOT	Under Review	
24-200-00017	**4/8/2024**	**LOT CONSOLIDATION / U21, BLOCK 18, LOTS**	**Under Review**	
24-200-00019	**4/29/2024**	**SUMMARY PLAT - STONEGATE - CREATING 1 HO**	**Under Review**	
24-200-00021	**5/1/2024**	**SUMMARY PLAT LOT 26-A (RR UNIT 13, BLOCK**	**Under Review**	
24-200-00022	**5/1/2024**	**SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7**	**Under Review**	
TOTAL TO DATE:		**48**		

CITY OF RIO RANCHO
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Legislation Item: 24-120-00007

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Cindy Rasmussen, is requesting approval of a Conditional Use Permit to operate a hobby breeder for dachshunds on their property, located at 2011 Pine Bough Road SE. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Cindy Rasmussen, is requesting approval of a conditional use permit to operate a hobby breeder for dachshunds on the property located at 2011 Pine Bough Road NE, legally described as RH, Blk 21, Lot 14. The subject property is 0.33 acres and is currently zoned R-1: Single-Family Residential, per Ordinance No. 81-15.

Per the R-1 Zoning regulations under § 154.08 (C), "(3) Hobby breeders or animal foster care providers as regulated by Chapters 90 and 116, provided the lot has an area appropriate to the type and size of the animals being bred" is a listed Conditional Use. Section 116.20 of City Code regulates Hobby Breeders of Canines and Felines. The requested conditional use is to allow a conditional use to operate a hobby breeder for dachshunds on their property.

REVIEW CRITERIA:
The Criteria for conditional uses, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.04 (Conditional Use Permit) reads in part A:
(A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area".

The applicant has submitted a justification letter, which dictates the intentions of the applicant to breed dachshunds according to the terms of Section 116.20 "Hobby Breeders of Canines and Felines". Staff have evaluated this application based on the criteria outlined in Section 116.20 of the City Code for granting a hobby breeders permit.

116.20 (A) Facilities and maintenance standards
The applicant will be using their formal dining room (8' x 12') in their residence as a whelping area, with readily access to water and cleaning supplies to ensure daily cleanliness is met as needed. The applicant has indicated the female will be 2 years of age at time of breeding and will ensure facilities standards will be met. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (A).

116.20 (B) Indoor Area
The applicant describes the room is kept at even temperature, with heating blankets and incubator to monitor their body temperature. The applicant has indicated proper health and hygiene actions will be taken through cleaning, water, washing and space for the breeding. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (B).

116.20 (C) Outdoor Area
The applicants property is enclosed to ensure the canines do not escape on accident. A doggy door allows access outside, but is closed and locked in the evening. The applicant utilizes a harness when walking the dogs beyond the property to both ensure control and to put less strain on the canines and avoid causing harm to their backs. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (C).

116.20 (D) Food and Water
The applicant describes having nursing bottles and Esbilac formula to assist the puppies feeding. Puppies will be fed Chicken Soup for the Soul dog food, with 30% crude proteins, 18% crude fat, and 5% crude fiber. (Chicken, Turkey, Chicken meal, Turkey meal, cracked pearl barley, whole grain brown rice, peas, oatmeal, chicken fat, fish meal, flax seed, duck, salmon oil, chicory root, dried kelp, carrots, apples, tomatoes, blueberries, etc). which will be mixed in with the kibble. Water will be stored in readily accessible storage secure from infestation or contamination by vermin. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (D).

116.20 (E) Operational standards
The applicant has provided the pedigree for each of the Dachshunds, which have been examined by a veterinary professional for disease or infection. The applicant has detailed their knowledge of the health risks associated with Dachshunds, and the measures to ensure minimal abnormalities develop in the puppy's growth to maturity. The applicant details the procedure to which new puppy's will be introduced to interested families, including coordination of introduction to the dachshunds, providing AKC registration and vet records, along with lists of food and medical recommendations to ensure the animals health after adoption. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (D).

Additional information in regards to the conduct of the hobby breeder and conformance with all standards and regulations of City Code may be cited from the attached document "The Doxie House - Conditional Use Permit Application".

Staff recommends the Planning and Zoning Board find that the applicant adequately address the criteria for a Conditional Use permit by adhering to the standards of Chapter 116 and Chapter 90, and that the applicant is taking all of the necessary steps to ensure the hobby breeder is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

SURROUNDING LAND USE/ZONING: The subject property is surrounded by R-1: Residential Single Family District to the north, south, east, and west.

NOTIFICATIONS: Neighboring property owners within 100ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal ad was published in the Albuquerque Journal on April 29, 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 adverse comments provided,
Planning and Zoning staff reviewed the application with PRCS and confirmed acceptance of the

permit pending inspection of the premises
Animal Research Center - No adverse comments.
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 150.04, the Planning and Zoning Board has jurisdiction over approval of a conditional use request.
2. Following procedures for a Conditional use, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a conditional use for a hobby breeder permit.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a conditional use permit for case #24-120-00007, to allow for a hobby breeder permit for dachshunds on the subject property, 2011 Pine Bough Rd SE.
2. The subject conditional use will not adversely affect the public or surrounding properties. The subject property, as identified in conditional use permit #24-120-00007 shall conform to all applicable Parks, Recreation and Community services and Animal Research center codes.
3. The applicant must adhere to all other requirements for hobby breeder of canines and felines, found within R.O. 2003 116.20.
4. Approval and issuance of the hobby breeder permit is pending final inspection and determination by the Parks, Recreation, and Community Services Department.

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 approve the conditional use permit request case no. 24-120-00007, subject to the findings and conditions.

ATTACHMENT: Location Map.png
ATTACHMENT: The Doxie House - Conditional Use Permit Application.pdf
ATTACHMENT: The Doxie House - Additional Documents and Certifications
ATTACHMENT: The Doxie House - Site Plan.pdf
ATTACHMENT: Letter to property owners Hobby Breeder.pdf
ATTACHMENT: 2024-0514 PZB Legal Ad Proof.pdf
ATTACHMENT: Transmittals Combined.pdf
ATTACHMENT: Public Comment: John Fryar
ATTACHMENT: FindingsofFact 24-120-00007.docx

2011 Pine Bough Road SE
Conditional Use Hobby Breeder. (Rolling Hills, Block 21, Lot 14)

80 40 0 80 Meters

Legend

2011 Pine Bough Road SE

Property owners within 100 ft (PZB Letter)

RioRancho City of Vision

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.

RioRancho
City of Vision

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

Conditional Use Application

Applicant **Fee $67.00**

Name (Print): Cindy Rasmussen
Address: 2011 Pine Bough Rd NE
City: Rio Rancho State: NM Zip: 87124
Phone: (505) 720-8299 Alt phone: N/A
Email: Cindyjiacalone@gmail.com

Agent

Name:
Address:
City: State: Zip:
Phone (W): Phone (Other):
Email:

Property Owner

Name: Cindy Rasmussen
Address: 2011 Pine Bough Rd NE
City: Rio Rancho State: NM Zip: 87124
Phone (W): (505) 720-8299 Phone (Other): (505) 720-8299
Email: Cindyjiacalone@gmail.com

Legal Description

Subdivision/Unit: Rolling Hills Block: 21 Lot: 14
Tract/Parcel: 1-011-069-419-240 Zoning: R1

Location of Property

Address: 2011 Pine Bough Rd NE
City: Rio Rancho State: NM Zip: 87124

Reason for Request (use additional sheets if necessary)

Hobby Breeder Permit

Cindy Rasmussen
Applicant's Signature

3-25-24
Date

For Office Use Only

Received by: _____ **Date:** _____

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

Scheduled Planning and Zoning Meeting Date:

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

_____

_____

_____

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Cindy Rasmussen		Phone: (505) 720-8299
Address: 2011 Pine Bough Rd NE		E-Mail: cindyjjacclone@gmail.co
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: Cindy Rasmussen	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

Hobby Breeder Permit

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Rolling Hills	Block(s): 21	Lot(s): 14
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) .34

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: Cindy Rasmussen	Applicant: X	Agent:
Signature: Cindy Rasmussen		Date: 3-25-24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

To whom this may concern

My name is Cindy Rasmussen I am a 33 year resident of Rio Rancho located at 2011 Pine Bough Road NE.

I have a 12 week old long hair female miniature dachshund (Rosie, a shaded red longhair) that I would like to breed around 2 years of age or after her 3rd heat cycle (whichever comes last). This approximate date would be January 2026 or thereafter depending on her heat cycle, for her first mating. She was born December 22, 2023 from a breeder (Wicked Wieners) in Belen, NM. She is AKC papered (HP69290502) and her anticipated adult weight should be between 12-13 pounds. I have her genetic testing submitted through Gensol and it will to be compared with a sire I may choose in the future from another breeder. I will request that I have a copy of his genetic testing prior to breeding.

She was given her rabies shot from my veterinarian on March 22, 2024 at 12 weeks old. She weighed 6 pounds, 4 ounces and was found to be in good health.

Average litter size for a miniature dachshund can range from 2-6 puppies. I have converted my formal dinning room (approx. 8x12) into a whelping area for when that time comes. (Currently all five of my miniature dachshunds have access to this area.) This way mom and puppies have more than adequate room to be comfortable and move around as the puppies get older. Also I will have readily access to water and cleaning supplies to ensure daily cleanliness is met or more as needed. Having her in the house with me allows me to more closely monitor mom and babies, keeps the room even temperatured. Plus, I will be able to socialize with them as they are a bit older.

I have visited with many other breeders and will have breeder's edge Oral Cal Plus available. This is a calcium supplement that can be used by whelping dogs and is designed to support strong, normal contractions and will support the mother throughout labor. This product delivers three calcium sources to improve dilation, contractions and mood. It also contains vitamin D3 to support calcium absorption. The first dose is administered after observing a one degree or more temperature drop obtained rectally.

Typically active labor is estimated within the next 12-24 hours after that temperature drop. It is recommended to administer a dose every 4-6 hours until labor begins and after each newborn until labor is complete. Dosage is dogs up to 20 pounds 2 ml initial dose and 1 ml per dose thereafter.

I have a heating blanket that will be place under a blanket that will be on one side of the crate (so they don't over heat) ready after puppies are born to keep them warm.

I have also purchased an incubator should one or more need to monitored for their body temperature. Newborn puppies cannot control their body temperature and exposure to cold stresses the puppies and exposes them to disease. Also puppies if they aren't kept warm, it will impact their ability nurse and digest food.

Should some unforeseen health situation arise with my bitch, I will have nursing bottles and Esbilac formula on hand to assist the puppies feeding. Puppies when bottle fed need warm formula around 100 degrees and an angled bottle to prevent air bubbles. Puppies should be feed facedown as this is typically how they nurse mom and will help in preventing them from choking. After a puppy feeds, a mom will stimulate their puppies to urinate and defecate by licking them. Should mom not be available, then I can simulate this by using a cotton ball dipped in warm water to rub on the anal and genital area.

Newborn puppies depend on their mother for nutrition during the first weeks of their life. For the first few days the bitch (mom) produces colostrum which contains the essential antibodies that puppies depend on while their immune systems mature. I will also have during her life regular vitamins (Prosense Vitamin Solution) and add a pregnancy vitamin (Doc Roys Healthy bones) about half way into the mom's pregnancy. This vitamin will be given to her until the puppies are weaned at 8 weeks and then switch back to her regular vitamin only.

Puppies will stay with mom until at least 8 weeks old and potentially longer. During this time puppies develop physically and emotionally both from their mom and me. Puppies who are well socially groomed tend to less fearful. As adult dogs they're better able to adapt to change and recover from stressful situations. Many breeders are opting to adopt their puppies at 10-12 weeks mainly because they are more independent and have gotten used to humans. It is recommended that some breeds, especially smaller -sized breeds spend a little bit more time with their moms before separating them, as they may need more nutrients from their mother's milk.

I won't allow potential new families in my home until a puppy is ready to leave, being health checked by my vet and first vaccine administered. The reason behind this is the PARVO virus can be tracked in on a person's shoes and I have no way of know where someone else has been. New families and I will coordinate a date and time to pick up the puppy from my home and will be given AKC registration papers along with vet record and some food that the puppy is already eating allowing them to acclimate them to the food they choose to use. I will also notify the family well in advance of what I feed so if they choose to keep with the same food they can purchase long before the puppy comes home to them.

I will glady send home weekly photos and videos and am willing to facetime so they get to see their puppy real time

To advertise, I most likely will join gooddog.com where there is a level of protection not only for myself but potential new families. They connect people that have puppies with those that are looking.

I feed Chicken Soup for the Soul dog food as I have analyzed many foods and this food's main ingredients are crude protein at 30%, crude fat at 18% and crude fiber at 5%. (chicken, turkey, chicken meal, turkey meal, cracked pearl barley, whole grain brown rice, peas, oatmeal, chicken fat, fish meal, flax seed, duck, salmon oil, chicory root, dried kelp, carrots, apples, tomatoes, blueberries, etc.). At times I will cook for her and mix the food with her kibble. I previously had a diabetic husky that I learn a lot about nutrition for dogs and this is where I started cooking for my furbaby.

If compared to Purina Dog food they have crude protein 21%, crude fat 10%, crude fiber 4.5%. Their first ingredients are fillers- whole grain corn, poultry by product, animal fat corn gluten meal, bone meal, rice, soybean meal.

Nutrition is critical for dachshunds not only for their internal organs, brain and eyes but for their skeletal development. Dachshunds are more susceptible to Intervertebral disc disease also know as IVDD due to their short stature and extra-long spine. If a dachshund is overweight, it puts a lot of strain on their spine and can increase the risk of intervertebral disc calcification. It is very important that they eat a nutritionally balanced diet monitoring the caloric intact without compromising their nutritional values.

Other things that can affect dachshund's backs are jumping off higher platforms. Jumping might cause the discs in the spine to burst causing pressure and pain. If the injury is bad enough, paralysis can occur. Dog ramps are a great way to help eliminate this.

I like to use harnesses if I am taking one of my furbabies out for a walk rather than a standard collar. The harness will go on their upper body and help distribute the pull of the leash over a larger are, rather than having all the pressure applied to their neck, unlike a collar.

According to the research I have done, if a dachshund puppy is spayed (or neutered) too early, this can increase the risk of IVDD. Abnormalities in bone growth have been found in doxies that were fixed at an early age. Experts have noticed that Dachshunds have much taller legs if they are fixed before going through puberty naturally.

It is believed that removing a puppy's hormones before they are fully developed keeps their bone's growth plates opened longer than usual. This causes the leg bones to grow longer than they should. This extra bond growth not only leads to a disproportioned dachshund, but also leads to ligament tears (a painful condition called CCL) and joint disease.

25% of all dachshunds are unfortunately cursed with at least one copy of the IVDD gene. Bone growth abnormalities, like extra long legs, found in dachshunds who were fixed at a young age puts them at a much higher risk for IVDD.

Another concern for dachshunds that are spayed (or neutered) too early is they are more likely to develop hip dysplasia. This is due to the removal of a puppy's hormone producing organs, leading to underdeveloped hip joints. When a dachshund's hip joint isn't properly developed, their hips are more likely to keep dislocating, causing limping or walking with a wobble. Overtime, this can develop arthritis and lameness.

Per Dr. Mike Hutchinson of Animal General Hospital, "Dogs that were neutered – castrated or spayed under a year of age- developed joint disorders that were four times more prevalent than dogs that weren't neutered under a year of age."

I have 5 minature longhair dachshunds

1) Kali Marie, born December 17, 2017, is black and cream, CKC papered (DJ-05448640) female. She is currently spayed and up to date on all vaccinations. She is also microchipped. Her last rabies vaccine was administered 4/21/22 (#220102) and will be due again 4/20/2025. She also has been licensed with the City of Rio Rancho (24915)
2) Kaydee Lorraine, born12/21/2018, is a chocolate dapple, AKC papered (HP56917703) female. She is currently spayed and up to date on all vaccinations. She is also microchipped. Her last rabies vaccine was administered 3/02/2023 (#233623) and will be due again 3/02/2026. She has also been licensed with the City of Ri Rancho (24916).
3) Holly Marie, born 1/11/2019, is a piebald (previously my daughter's dog and she was unable to keep her due to new home requirements. She is CKC papered (DJ-051525820). She is currently spayed and up to date on all vaccinations. She is also microchipped. Her last rabies vaccine was administered 3/2/23 (#233622) and will be due again 3/1/2026. She also had been licensed with the City of Rio Rancho (24914).

4) Lady Brindle Grace, born 7/1/2022, is a brindle, AKC papered (HP65406403) female. Brindle has been genetically tested through Embark. She is scheduled to be spayed on May 3, 2024 at Sunrise Veterinarians (my longtime vet clinic, since 1992) and is up to date on all vaccinations. She will also be microchipped at the spay procedure. Her last rabies vaccine was administered 9/6/2023 (221367) and will be due again 9/6/26.
5) Rosie, born 12/28/2023, is a shaded red piebald, AKC papered (HP69290502) female. Rosie is currently being genetically tested through Embark and results not yet published. She is currently up to date on all her vaccinations. Her last rabies vaccine was administered 3/22/2024 (#241697) and will be due again 3/22/2025. She is the reason I am seeking a Hobby Breeder Permit.

My furbabies live in the house with me and my 15 year old grand daughter as they are my family members, not "dogs" as some may see them. They can go outside whenever they chooses via a small dog door. This winter there has been sitings of a mother coyote with pups in my neighborhood (I have personally seen her 3 times when taking my granddaughter to school) so of an evening I close off the dog door.

I have fresh water daily both inside and outside. At times they go to work with me (typically 2 at a time) and other times they are at home. I have a gate blocking the front part of my house from the back part of my house. I have washable pee pads in the house and wash them daily. I have five kennels that the doors remain open all the time. The kennels have a pad and then a blanket on top of the pad. The blankets are washed about every 3 days. My girls take turns sleeping with me of an evening.

I pick up feces in my backyard about every 2-3 days.

I am faithful to their vet care for not only vaccinations but if other situations should arise healthcare is not put off.

I have really tried to do my research on dachshunds prior to owning my very first little girl. They depend on me for everything from food, shelter, grooming, clean house and love. They typically live for 12-16 years if cared for properly. Grooming them is low maintenance. They are generally very clean and shed very little. One thing that I really keep on top of is trimming their nails.

Dachshunds are known to be independent and often stubborn and very curious. They respond well to positive affirmations vocally and physically. I find to correct them for an unwanted behavior, I use a water bottle and most of the time all I have to do is just show them the water bottle.

I pray you will see I am ethical and dearly care for my furbabies. Their best interest is my first concern and a top priority to any consideration in breeding Miss Rosie. Should you see fit to approve my request to obtain the Conditional Use Permit, I know I will need to contact Animal Control and apply for a Hobby Breeder Permit with the Animal Control Division located at 3441 Norther Blvd NE, Rio Rancho, NM 87124.

Thank you for your time and consideration in this matter.

Sincerely

Cindy Rasmussen
2011 Pine Bough Rd NE
Rio Rancho, NM 87124

PLEASE DO NOT PAY TAXES IF PAID BY MORTGAGE/ESCROW.

Parcel ID: 1011069419240
School District: 510CSH_R
Property Address: 2011 PINE BOUGH RD SE
Legal: Subd: ROLLING HILLS Block: 21 Lot: 14

Office Hours
8:00 am to 5:00 pm
Monday thru Friday

2023 TAX BILL

Jennifer A. Taylor
SANDOVAL COUNTY TREASURER
1500 IDALIA RD, BUILDING D
BERNALILLO, NEW MEXICO 87004
(505) 867-7581 • 1(800) 332-8022
FAX (505) 771-8684
sandovalcountynm.gov

ACCOUNT # R109168
Verification Code: PJ8H4F5Y

RASMUSSEN, CYNTHIA K
2011 PINE BOUGH RD NE
RIO RANCHO NM 87124-2422

T207 P1 11 31
RN 193 R109168

Want to Go Green? Scan Here

THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE!

TAX RATES ARE EXPRESSED IN DOLLARS PER THOUSAND. TAXABLE VALUE IS 1/3 OF FULL VALUE.

DISTRIBUTION	TAX RATES	TAX AMOUNTS
CNM-DEBT	1.000	115.34
CNM-OPERATIONAL	2.790	321.81
SSCAFCA DEBT	1.246	143.72
SSCAFCA OPERATIONAL	0.779	89.85
CONTRACTING HOSPITALS	1.816	209.46
RIO RANCHO MUNICPAL DEBT	2.772	319.73
RIO RANCHO MUNICPAL OPER	7.004	807.87
SANDOVAL COUNTY DEBT	0.606	69.90
SANDOVAL COUNTY OPER	6.089	702.33
RIO RANCHO PSD DEBT	8.543	985.38
RIO RANCHO PSD CAP IMP	1.908	220.08
RIO RANCHO PSD OPER	0.254	29.30
NM STATE DEBT	1.360	156.87
Prior Payment		2.92
TOTAL TAX RATES ▶	36.167	
TOTAL 2023 TAX DUE ▶		4,168.72

CLASSIFICATION TYPE	FULL VALUE	TAXABLE VALUE
RESIDENTIAL LAN	59,800	19,933
RESIDENTIAL IMP	286,232	95,411

$2100
PD
11-7-23
CK # 2075

TOTAL TAXABLE VALUE ▶ 115,344

PAYMENTS MUST FIRST BE APPLIED TO PAST DUE TAXES

YEAR	TAX	INTEREST	PENALTY	AMOUNT DUE

PLEASE KEEP THIS PORTION FOR YOUR RECORDS

PLEASE FOLD AT PERFORATION BEFORE REMOVING COUPON

PLEASE DO NOT PAY TAXES IF PAID BY MORTGAGE/ESCROW.

FULL YEAR PAYMENT COUPON

PLEASE MAKE CHECKS PAYABLE TO:
SANDOVAL COUNTY TREASURER
P.O. Box 27139 • Albuquerque, NM 87125-7139

Your canceled check is your receipt unless you provide us with a self-addressed envelope.

THIS BILL IS DUE BY NOVEMBER 10, 2023. TO AVOID PENALTY AND INTEREST CHARGES, DETACH THIS COUPON AND REMIT WITH PAYMENT BY: DECEMBER 11, 2023.

PARCEL ID: 1011069419240
RASMUSSEN, CYNTHIA K

PRINT THIS ACCOUNT NUMBER ON YOUR CHECK
R109168

2023 FULL PAYMENT 4,168.72

CREDIT CARD PAYMENTS:
You may pay ONLINE at
www.sandovalcountynm.gov
or by calling 1-877-727-3090
PLEASE INCLUDE ACCOUNT NUMBER WHEN PAYING BY ELECTRONIC FUND
eCheck: $1.00 • Debit: $3.50 • Credit Card: 2.35%

NOTICE: TAXES LESS THAN $10.00 MUST BE PAID IN A SINGLE PAYMENT.

DO NOT FOLD OR STAPLE THIS COUPON.
DO NOT WRITE BELOW THIS LINE

8201091680000000041687233

CONTINENTAL KENNEL CLUB®

NAME: KALI MARIE

BREED: DACHSHUND-MINIATURE

COLOR: BLACK W/ CREAM PTS

SIRE: ROCKY
NN-00000000

DAM: TOOTSIE
NN-00000000

CKCNUM: DJ-05448640

SEX: FEMALE

*BIRTHDATE: Dec 17, 2017

REGDATE: Apr 5, 2022

PUREBRED

OWNER: CINDY JIACALONE

ADDRESS: 2011 PINE BOUGH RD

C\S\ZIP: RIO RANCHO, NM 87124

COUNTRY: UNITED STATES

4765356

CERTIFICATE OF REGISTRATION

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

SPAY/NEUTER CERTIFICATE

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Rasmussen
2011 Pine Bough
Rio Rancho, NM 87124
County:

This is to certify...

THAT I SPAYED OR NEUTERED THE ANIMAL DESCRIBED BELOW ON 10-12-23.

Patient information...

PATIENT: Kali Marie
SPECIES: Canine
SEX: Spayed Female
Color and markings: Black and Tan

AGE: 5Y
WEIGHT: 14.20

Signed William J Hancock, dvm

Dr. William Hancock

License: 3528

Vaccinations done...

09-26-23	GA	7 In 1 vaccine dog 1 year 09-25-24
04-21-22	JM	Rabies vaccine 3 year, #220102 04-20-25
05-11-19	JM	Distemper Vacc. puppy (DA2PL)
04-03-18	JM	Parvo/corona vacc. Puppy
03-20-18	JM	Rabies vaccine, #180014

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

SPAY/NEUTER CERTIFICATE

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Rasmussen
2011 Pine Bough
Rio Rancho, NM 87124
County:

This is to certify...

THAT I SPAYED OR NEUTERED THE ANIMAL DESCRIBED BELOW ON 10-12-23.

Patient information...

PATIENT: Kali Marie
SPECIES: Canine
SEX: Spayed Female
Color and markings: Black and Tan

AGE: 5Y
WEIGHT: 14.20

Signed William J Hancock, dvm

Dr. William Hancock

License: 3528

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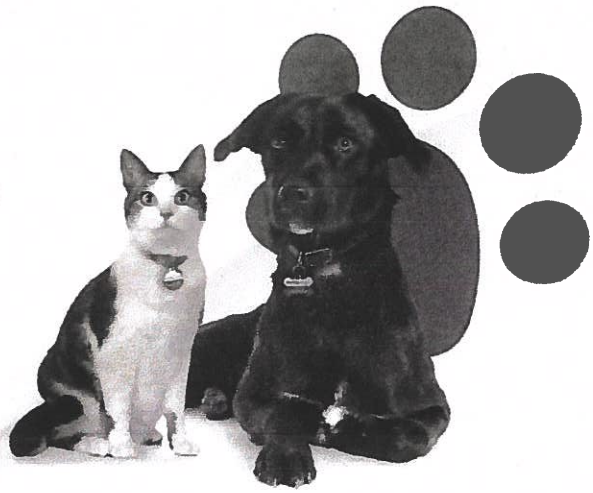
04-03-18	JM	Parvo/corona vacc. Puppy
03-20-18	JM	Rabies vaccine, #180014



Here's your pet's microchip information
Be sure to save this valuable information for future reference. Visit mypethealth.com to edit or update your contact information.

Microchip details		Your pet details		Organization details	
Microchip Number:	941000027848973	Pet Name:	Kali Marie	Shelter/Clinic Name:	Sunrise Veterinary Clinic
		Species:	Dog		
		Sex:	Female	Date of Adoption/Registration:	10/12/2023
		Description:	Black and Tan		
		Breed:	Dachshund, Miniature Long Haired	Tel:	505-892-6538
		Birth Date:	12/17/2017		

Contact Details

Ensure your account is set up and contact information is accurate, so that if your pet goes missing and is found, we can contact you.

Lost pet services

Yes ☑ No ☐

Important: If you selected 'no', we will not be able to contact you in the event that your pet goes missing. Should you wish to change your selection, please call us at 1-833-461-8757.

Get Kali Marie the protection they deserve!

Enhanced benefits for you and your new pet

Choose to upgrade your standard care plan to add even more support for your pet's ongoing health, well-being and safety needs.

Standard care plans include:

✔ Access to MyPethealth portal ✔ Access to DirectConnect services ✔ 24/7 access to lost pet recovery specialists

PLUS a Lifetime Protection Plan includes these bonuses*:

- 24/7 Vet Helpline for 1 year
- 24PetMedAlert® for 1 year
- $30 Rover Discount

Learn more at 24Petwatch.com/Careplans or call 1-833-461-8757.

*Some conditions apply. See 24Petwatch.com/CarePlans for details. ©2021 Rover.com. All rights reserved. ©24Petwatch, 24Petwatch & Designs, and related words and logos are registered trademarks and the property of Pethealth Services (USA) Inc.

AMERICAN KENNEL CLUB · FOUNDED 1884

Certified Pedigree

KAYDEE LORRAINE
HP56917703
DACHSHUND FEMALE CHLT & TN DPL
Date Whelped: 12/21/2018
Breeder: PAMELA AMARO

Sire **SELF'S SAMSON**
HP50767002 (02-18) CHLT & TN DPL

- **JESTER'S MINI COOPER** HP48091405 (03-16) CHLT & TN AKC DNA #V807697
  - **MY COLORADO MINI COOPER** HP44156102 (04-14) BLK & CR AKC DNA #V774174
    - **DOXIECHICKS LEXUR** HP27605802 (02-08) CR AKC DNA #V533361
    - **DV'S BLOND MISTY MLC** HP28560702 (10-09) CR
  - **TEXAS PEACHES N CREAM MLD** HP46180403 (01-15) CHLT & TN PBLD
    - **DA-BREN'S FAVORITE LEVIS MLD** HP33579606 (05-10) BLK & TN DPL AKC DNA #V611990
    - **DA-BREN'S BLUEBERRI PIE MSP** HP41149406 (08-13) BL & TN PBLD
- **DOTTY DO DAH JESTER** HP45011604 (03-16) BLK & TN DPL
  - **CASH VON KEESLING** HP42418602 (05-13) BLK & TN PBLD
    - **DAWSON THEE DACHSHUND** HP39692302 (05-12) RD BRDL PBLD AKC DNA #V666624
    - **BRUISER'S LITTLE LADY** HP42350501 (05-12) BLK & TN
  - **DELILAH MRS D JESTER** HP35731901 (08-11) CHLT & TN
    - **ZEIGZAG'S CASANOVA** HP18057002 (01-07) RD DPL
    - **ALEXIS ELIZABETH CHANEL** HP16274103 (01-07) BLK & TN

Dam **AMARO'S REESE'S**
HP54244301 (04-19) CHLT & TN

- **DUKE ALMIGHTY JESTER** HP50408401 (06-17) FWN(ISB) & TN AKC DNA #V830560
  - **SINGLETON WALLY** HP45831805 (03-16) CHLT & TN
    - **CIRCLE R DUDLEY** HP23666904 (03-08) FWN(ISB) & TN AKC DNA #V468571
    - **CIRCLE R SATIN AND LACE** HP40141802 (07-12) BLK & TN
  - **ZUMA'S BLACK SMOKE** HP46728501 (03-16) BLK & TN DPL
    - **ZEUS BLUE SMOKE MSP** HP44250401 (01-14) BL & TN DPL
    - **SHEZA BELLA OF SUNSHINE & RUGER MS** HP40743201 (08-13) CHLT & TN
- **ABIGAIL BELLA JESTER** HP42344805 (07-13) CHLT & TN PBLD
  - **DAWSON THEE DACHSHUND** HP39692302 (05-12) RD BRDL PBLD AKC DNA #V666624
    - **MAXWELL DAWSON II** HP33052203 (11-10) RD PBLD
    - **PENELOPE DAWSON** HP33305004 (11-10) RD PBLD
  - **DAPHNE'S DAPPLED PEARL** HP20760606 (04-08) FWN(ISB) & TN DPL
    - **DIESEL'S MAC TRUCK** HP12465901 (11-05) CHLT & TN PBLD
    - **DAPHNE DEMING MEEKS** HP11623703 (08-06) CHLT & TN DPL

AMERICAN KENNEL CLUB®

Executive Secretary

The Seal of The American Kennel Club affixed hereto certifies that this pedigree was compiled from official Stud Book records on March 15, 2019.

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 03-02-23
Next Rabies Vaccination On: 03-01-26

Certificate No: 233623
Previous Rabies Vaccination: 200656

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Rassmusen
2011 Pine Bough
Rio Rancho, NM 87124
County:
720-8299

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information

PATIENT: Kaydee
SPECIES: Canine
BREED: Dachshund, Miniature
SEX: F
Color: Chocolate

TAG NO: 233623
WEIGHT: 11.00
AGE: 4 years
Microchip: [redacted]

Signed William J Hancock, dvm

Dr. William Hancock

License: 3528

Rabies Vaccine Information

MFG BY: ZOETI
LOT EXP: 12/19/23

SER.NO: 588349A
ADM: SQ

Vaccinations done

03-02-23	WH	Rabies vaccine 3 year, #233623	03-01-26
07-09-22	WH	7 In 1 vaccine dog 1 year	07-09-23
04-13-19	JM	Distemper Vacc. puppy (DA2PL)	
03-30-19	DP	Rabies vaccine, #191608	
03-30-19	DP	Parvovirus vaccine, puppy	

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

SPAY/NEUTER CERTIFICATE

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Rasmussen
2011 Pine Bough
Rio Rancho, NM 87124
County:

This is to certify...

THAT I SPAYED OR NEUTERED THE ANIMAL DESCRIBED BELOW ON 09-02-23.

Patient information...

PATIENT: Kaydee
SPECIES: Canine
SEX: Spayed Female
Color and markings: Chocolate

AGE: 4Y
WEIGHT: 11.00

Signed _____

Emergency Abernathy **License:**

Vaccinations done...

03-02-23	WH	Rabies vaccine 3 year, #233623	03-01-26
07-09-22	WH	7 In 1 vaccine dog 1 year	07-09-23
04-13-19	JM	Distemper Vacc. puppy (DA2PL)	
03-30-19	DP	Rabies vaccine, #191608	
03-30-19	DP	Parvovirus vaccine, puppy	

Continental Kennel Club
Certified Pedigree

HOLLY MARIE BENCH
BREEDER: SHANNON TEUTON
CKC NUM: DJ-05152580
FEMALE DACHSHUND-MINIATURE
COLOR: BLACK/WHITE/TAN
BIRTHDATE: 1/11/2019

SIRE
CHOO-CHOO CHARLIE
DAPPLE/PIED
DJ-05007659

GOLDEN NUGGET'S CRACKER JAX
BLACK/CREAM/SILVER DAPPLE
DH-04755095

MCLILPAWS CRACKER JAXSON ML
ORIGINAL STOCK
ORIGINAL STOCK

MCLILPAWS EMI ISA ICYPUPCAKE
ORIGINAL STOCK
ORIGINAL STOCK

BOARGATORS MOLLY
BLACK/TAN TICKED
DJ-04667772

ESTEVES LIL CHEROKEE RED
CHOCOLATE/TAN
DJ-03094602

GOLDEN NUGGETS HEZA POOH TOO DJ-02991043
ISABELLA & TAN
OUTALWAYS MAY WEST MS DJ-02770086
CREAM

ESTEVES ISMELIDA ROSE
BLACK AND TAN
DJ-03914405

ESTEVES CHEROKEE SUNDANCER
ESTEVES LIL DIXIE BELL

HEART OF DIXIES DIESEL
BLACK/TAN DAPPLE
DJ-04942939

Orig Name: DMC LAST NIGHT AT THE APOLLO LH
DONNA'S APOLLO
CHOCOLATE/TAN DOUBLE DAPPLE
DJ-04835782

Orig Name: TIDEWATER'S ACTION JACKSON ML
DONNA'S ACTION JACKSON DJ-04390357
BLACK, TAN DAPPLE
Orig Name: MANDY ML
MANDY DH-03660509
CHOCOLATE DAPPLE

Orig Name: DMC GIGI'S GIRL
HEART OF DIXIE'S GIGI
BLACK AND TAN PIEBALD
DH-04865222

Orig Name: HMH CHARLEE BROWN SCM
CHARLEE BROWN MC DJ-04599062
CHOCOLATE/TAN
Orig Name: JACOBY ML
JACKIE DJ-04390361
BLACK & TAN

DAM
SAGE-A-LICIOUS
BLACK AND TAN PIEBALED
DJ-05007660

MAVERICK
ORIGINAL STOCK
ORIGINAL STOCK

HEART OF DIXIES AVA
RED
DJ-04896100

SOPHIA SUGAR LILLY
BLACK/TAN
DJ-04756972

MURPHY DJ-03534770
TRI WHITE/BLACK/RED
LILLIANS SUGAR PLUM GILES DH-02625841
BLACK & TAN

This Certified Pedigree, dated Mar 15, 2019, is based on information recorded in Continental Kennel Club's registry.

CONTINENTAL KENNEL CLUB ©2007-2016 4242525

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 03-02-23
Next Rabies Vaccination On: 03-01-26

Certificate No: 233622
Previous Rabies Vaccination: 200655

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Rassmusen
2011 Pine Bough
Rio Rancho, NM 87124
County:
720-8299

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information

PATIENT: Holly
SPECIES: Canine
BREED: Mini Dachshund
SEX: F
Color: Tri Color

TAG NO: 233622
WEIGHT: 10.50
AGE: 4 years
Microchip:

Signed William F Hancock, dvm

Dr. William Hancock

License: 3528

Rabies Vaccine Information

MFG BY: ZOETI
LOT EXP: 12/19/23

SER.NO: 588349A
ADM: SQ

Vaccinations done

03-02-23	WH	Rabies vaccine 3 year, #233622	03-01-26
08-13-22	WH	7 In 1 vaccine dog 1 year	08-13-23
04-27-19	RS	Parvovirus vaccine, puppy	
04-13-19	JM	Rabies vaccine, #190870	
04-13-19	JM	Distemper Vacc. puppy (DA2PL)	

Renew licensed when you get next rabies shot

SUNRISE VETERINARY CLINIC, LLC

132 Rio Rancho Blvd. NE, Rio Rancho, N.M. 87124 (505) 892-6538

HOME CARE INSTRUCTIONS FOR PATIENTS AND CLIENTS

Patient Name: Holly | Client Name: Rasmussen

Case Doctor: ☐ Dr. Abernathy ☒ Dr. Hancock ☐ Dr. McCall

DIAGNOSES/REASON FOR VISIT: Ovario Hysterectomy

DIAGNOSTIC FINDINGS | **Lab Work** (Normal) Abnormal N/A | **X-Rays** Normal Abnormal N/A

Comments:

MEDICATIONS (name, strength, dosage, frequency)

Give Carprofen - 25mg - one daily 7 days.

FOOD/WATER RESTRICTIONS:

She had stress induced loose stools. Add some rice to her food for 3-5 days.

ACTIVITY RESTRICTIONS:

Leash walks only 14 days

WHAT TO WATCH FOR:

Use an E Collar if needed.

BANDAGE/SUTURE CARE (if applicable):

Bandages: Check bandages daily for heat, pain, swelling, or odor. Change bandage immediately if any of these are present. Keep the bandage clean and dry. Cover with a plastic bag when outdoors.

Sutures: Check for signs of infection. Use a damp cloth to remove any dried blood that may appear. Do not allow your pet to lick or chew at sutures. Notify us immediately if any sutures break/go missing, or if the wound opens or begins bleeding/oozing excessively.

FOLLOW-UP APPOINTMENT: ☒ NO ☐ YES, SCHEDULED FOR:

ADDITIONAL COMMENTS:

Client's Signature: _____ Date: _____

Doctor's Signature: W. Hancock DVM Date: 11-8-23

Rev. 11/22 eca

RioRancho City of Vision

License Form

Rio Rancho Animal Control
3441 Northern Blvd
Rio Rancho, NM 87124
(505) 891-5075

Person ID: 25251
Receipt #: 38977
Receipt Date: 3/23/2024
Animal ID: 24914, License Tag Number: 24-0184
Animal ID: 24915, License Tag Number: 24-0185
Animal ID: 24916, License Tag Number: 24-0186

Owner's Details

Person Name: Cynthia Rasmussen
Person Address: 2011 Pine Bough Road
RIO RANCHO NM 87124
Home Phone: 505 720 8299
Mobile Phone:
Email:
ID Number: 046893271

Animal Details:

	Animal ID	Name	Breed	Mixed	Color(1)	Color(2)	Gender	Spayed / Neutered
1	24914	Holly*	Dachshund	Yes	Tri Color	Tri Color	Female	Yes

Age	License #	Primary Microchip Brand	Primary Microchip #	Secondary Microchip Brand	Rabies Tag	Issuing Authority	License fee
4 Years	24-0184				23362	Rio Rancho	8

License Number	Issue Date	Expiration Date	Issuing Authority	Issuing Authority Address	License Description	License Fee
24-0184	3/23/2024	3/23/2026	Rio Rancho		2-year License (Altered)	$8.00

	Animal ID	Name	Breed	Mixed	Color(1)	Color(2)	Gender	Spayed / Neutered
2	24915	Kali Marie	Dachshund	Yes	Black	Tan	Female	Yes

Age	License #	Primary Microchip Brand	Primary Microchip #	Secondary Microchip Brand	Rabies Tag	Issuing Authority	License fee
5 Years	24-0185				220102	Rio Rancho	8

License Number	Issue Date	Expiration Date	Issuing Authority	Issuing Authority Address	License Description	License Fee
24-0185	3/23/2024	3/23/2026	Rio Rancho		2-year License (Altered)	$8.00

	Animal ID	Name	Breed	Mixed	Color(1)	Color(2)	Gender	Spayed / Neutered
3	24916	Kaydee*	Dachshund	Yes	Chocolate	Chocolate	Female	Yes

Age	License #	Primary Microchip Brand	Primary Microchip #	Secondary Microchip Brand	Rabies Tag	Issuing Authority	License fee
4 Years	24-0186				233623		8

Payment Details:

Payment Method: Cash

AMERICAN KENNEL CLUB · FOUNDED 1884

Certified Pedigree

LADY BRINDLE GRACE
HP65406403
DACHSHUND FEMALE BLK & CR BRDL
Date Whelped: 07/01/2022
Breeder: DONNA ANTLEY

Sire **DKA FROSTY THE SNOW BABY**
HP58797506 (02-21) CR AKC DNA #V10018824

- **BENTLEY'S DIAMONDS ARE FOREVER** HP55704301 (02-20) CR
  - **FITZGERALDS TEXAS RANGER** HP52748004 (09-18) BLK & CR BRDL AKC DNA #V904999
    - **MCMILLLAN'S NIKLAUS** HP48660303 (01-16) BLK & CR AKC DNA #V798703
    - **STAR GAZER CAMPBELL** HP47623701 (03-16) BLK & CR BRDL
  - **FITZGERALDS HOMEMADE BISCUIT ML** HP51890407 (09-18) CR
    - **MAINSTREET'S TOUCH OF GOLD ML** HP49932408 (11-16) CR
    - **MAINSTREETDACHSHUNDS LIBERTY BELLE** HP47127705 (04-16) CR
- **WILLOW IN THE WIND** HP56387301 (02-20) CR BRDL
  - **MYSTIC SHADED CREAM SIMBA** HP47165403 (09-15) CR AKC DNA #V860319
    - **BAMA'S CLOUD OF DREAMS** HP42172005 (01-13) CR AKC DNA #V715130
    - **RAINY ML ENG.** HP37790202 (06-13) BLK & CR
  - **CRANBERRY'S CREAM PRINCESS PAVY** HP47784002 (09-15) CR
    - **CASPER OF ROWAN'S NORMAN CML** HP39490503 (04-12) CR AKC DNA #V734183
    - **Q T PYE HODGES** HP30047005 (07-09) BLK & TN PBLD

Dam **PRINCESS LATTE SWISS ANTLEY**
HP56387603 (02-21) CR

- **MYSTIC SHADED CREAM SIMBA** HP47165403 (09-15) CR AKC DNA #V860319
  - **BAMA'S CLOUD OF DREAMS** HP42172005 (01-13) CR AKC DNA #V715130
    - **DELAUNES THE LEGEND CONTINUES BY GRENDOX ML** HP38402101 (04-12) CHLT & CR AKC DNA #V655491
    - **DELAUNES GOLDEE-LOX OF GRENDOX ML** HP29776002 (05-10) CR
  - **RAINY ML ENG.** HP37790202 (06-13) BLK & CR
    - **KING LUDWIG** HP14201803 (06-06) CR AKC DNA #V493706
    - **PARAGONS MYSTICAL WINTER CREAM MERCEDES MLCR** HP30033601 (05-10) CR
- **AUSSIE AVA** HP54116406 (01-19) CR
  - **HEARTLAND SAVVY-DEE'S PLAY IT AGAIN SAM MCL** HP46957604 (04-15) CR AKC DNA #V789433
    - **SOULE'S THAT'S MY STOREY MCL** HP36295401 (04-11) CR AKC DNA #V678556
    - **DAKDOX HOT BUTTERED POPCORN ML** HP42818401 (12-13) CR
  - **TECKELWOOD SAVVY-DEE'S I LOVE LUCY** HP46134102 (04-15) CR AKC DNA #V823826
    - **GCH CH PAMADRON CREM DELIGHT** HP36375001 (01-14) CR (CAN) AKC DNA #V706643
    - **TECKELWOOD MAGIC LADY ML** HP41280704 (01-14) BLK & CR

AMERICAN KENNEL CLUB®

Executive Secretary

The Seal of The American Kennel Club affixed hereto certifies that this pedigree was compiled from official Stud Book records on August 29, 2022.

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 09-06-22
Next Rabies Vaccination On: 09-06-23

Certificate No: 221367
Previous Rabies Vaccination:

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Jiacalone
2011 Pine Bough
Rio Rancho, NM 87124
County:
720-8299

This is to certify…

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information

PATIENT: Brindle
SPECIES: Canine
BREED: Dachshund
SEX: F
Color: Brindle

TAG NO: 221367
WEIGHT: 0.00
AGE: 9 weeks
Microchip:

Signed William Hancock, dvm

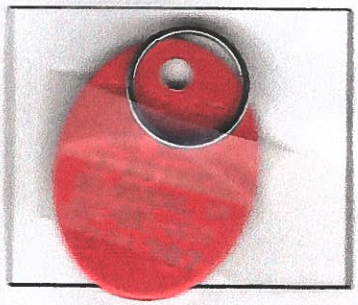
Dr. William Hancock

License: 3528

Rabies Vaccine Information

MFG BY: ZOETI
LOT EXP: 4/4/23

SER.NO: 535207
ADM: SQ



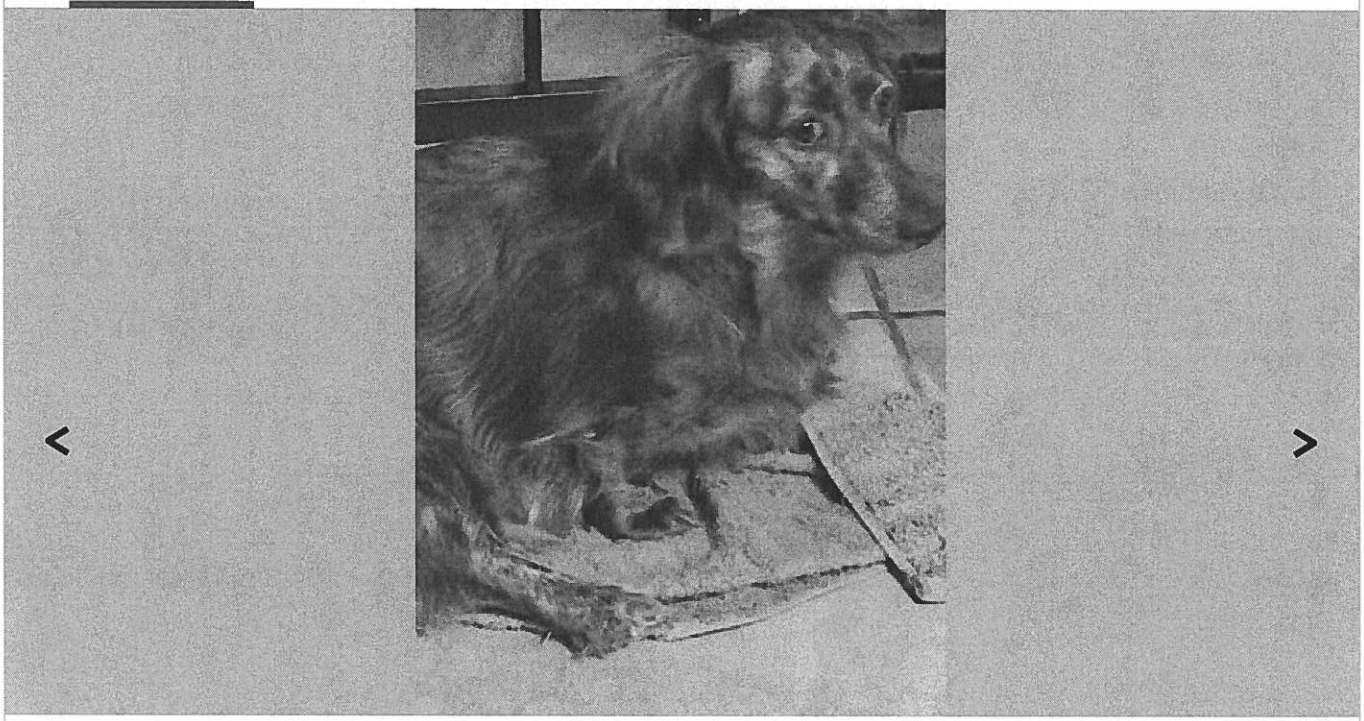
Vaccinations done

09-06-22	WH	Rabies vaccine 1 year, #221367 09-06-23
09-06-22	WH	5 in 1 Vacc. Puppy

(/dog/brindle65/gallery)

BRINDLE

Dachshund



(/dog/brindle65/gallery#ui%2Frr4tudiu2jmy09jhgdqg)

(/dog/brindle65/gallery#ui%2Ffw1ixmi1otpflonafioz)

No bio has been provided yet

This dog has been viewed 15 times and been given 0 wags (/dog/brindle65/gallery)

REGISTRATION

American Kennel Club (AKC):

Genetic Breed Result

LEARN HOW IT'S DONE

Brindle

Dachshund

100.0% Dachshund

Dachshund

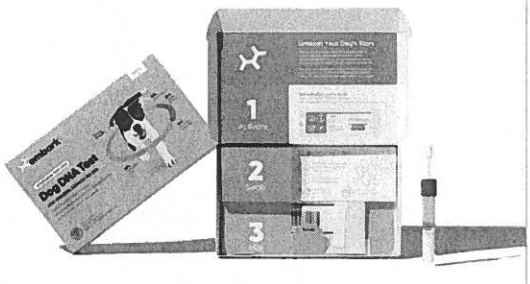
The Dachshund, meaning "badger dog" in German, is a lively breed with a friendly personality and a great sense of smell. Known for their long and low bodies, they are spirited hunters that excel in both above and below-ground work. They come in three different coat varieties (smooth, wirehaired or longhaired) and can be miniature or standard size.

LEARN MORE
(/breeds/dachshund_merged)

Dig into your dog's mix

From energy to appetite, from herding to health — it's amazing how much you can learn about your dog with just a cheek swab. What will you find out?

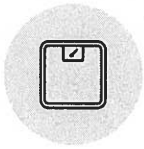
:ps://shop.embarkvet.com/products/embark-dog-dna-test-kit)



Start a conversation! Message this dog's owner.

Chat
(/members/messages?
to=brindle65)

Genetic stats



Predicted adult weight

14 lbs

What does predicted weight mean?

Explore

- Traits >
- Maternal Haplotype >
- Paternal Haplotype >

(/dog/brindle65/gallery)

BRINDLE

Dachshund

Traits

Explore the genetics behind your dog's appearance and size.

Coat Color

E Locus (MC1R)	No dark mask or grizzle (Ee)
K Locus (CBD103)	More likely to have a mostly solid black or brown coat ($K^{B}k^{y}$)
Intensity Loci	No impact on coat pattern (Intermediate Red Pigmentation)
A Locus (ASIP)	Not expressed ($a^{y}a^{t}$)
D Locus (MLPH)	Dark areas of hair and skin are not lightened (DD)
Cocoa (HPS3)	No co alleles, not expressed (NN)
B Locus (TYRP1)	Black or gray hair and skin (BB)
Saddle Tan (RALY)	Not expressed (NI)
S Locus (MITF)	Likely solid colored, but may have small amounts of white (Ssp)
M Locus (PMEL)	No merle alleles (mm)
R Locus (USH2A)	Likely no impact on coat pattern (rr)
H Locus (Harlequin)	No harlequin alleles (hh)

Other Coat Traits

Furnishings (RSPO2)	Likely unfurnished (no mustache, beard, and/or eyebrows) (II)
Coat Length (FGF5)	Likely long coat (LhLh)
Shedding (MC5R)	Likely light shedding (TT)
Coat Texture (KRT71)	Likely straight coat (CC)
Hairlessness (FOXI3)	Very unlikely to be hairless (NN)
Hairlessness (SGK3)	Very unlikely to be hairless (NN)
Oculocutaneous Albinism Type 2 (SLC45A2)	Likely not albino (NN)

Other Body Features

Muzzle Length (BMP3)	Likely medium or long muzzle (CC)
Tail Length (T)	Likely normal-length tail (CC)
Hind Dewclaws (LMBR1)	Unlikely to have hind dew claws (CC)
Blue Eye Color (ALX4)	Less likely to have blue eyes (NN)
Back Muscling & Bulk, Large Breed (ACSL4)	Likely normal muscling (CC)

Body Size

Body Size (IGF1)	Smaller (II)
Body Size (IGFR1)	Smaller (AA)
Body Size (STC2)	Intermediate (TA)
Body Size (GHR - E191K)	Smaller (AA)
Body Size (GHR - P177L)	Larger (CC)

Performance

Altitude Adaptation (EPAS1)	Normal altitude tolerance (GG)

(/dog/brindle65/gallery)

BRINDLE

Dachshund

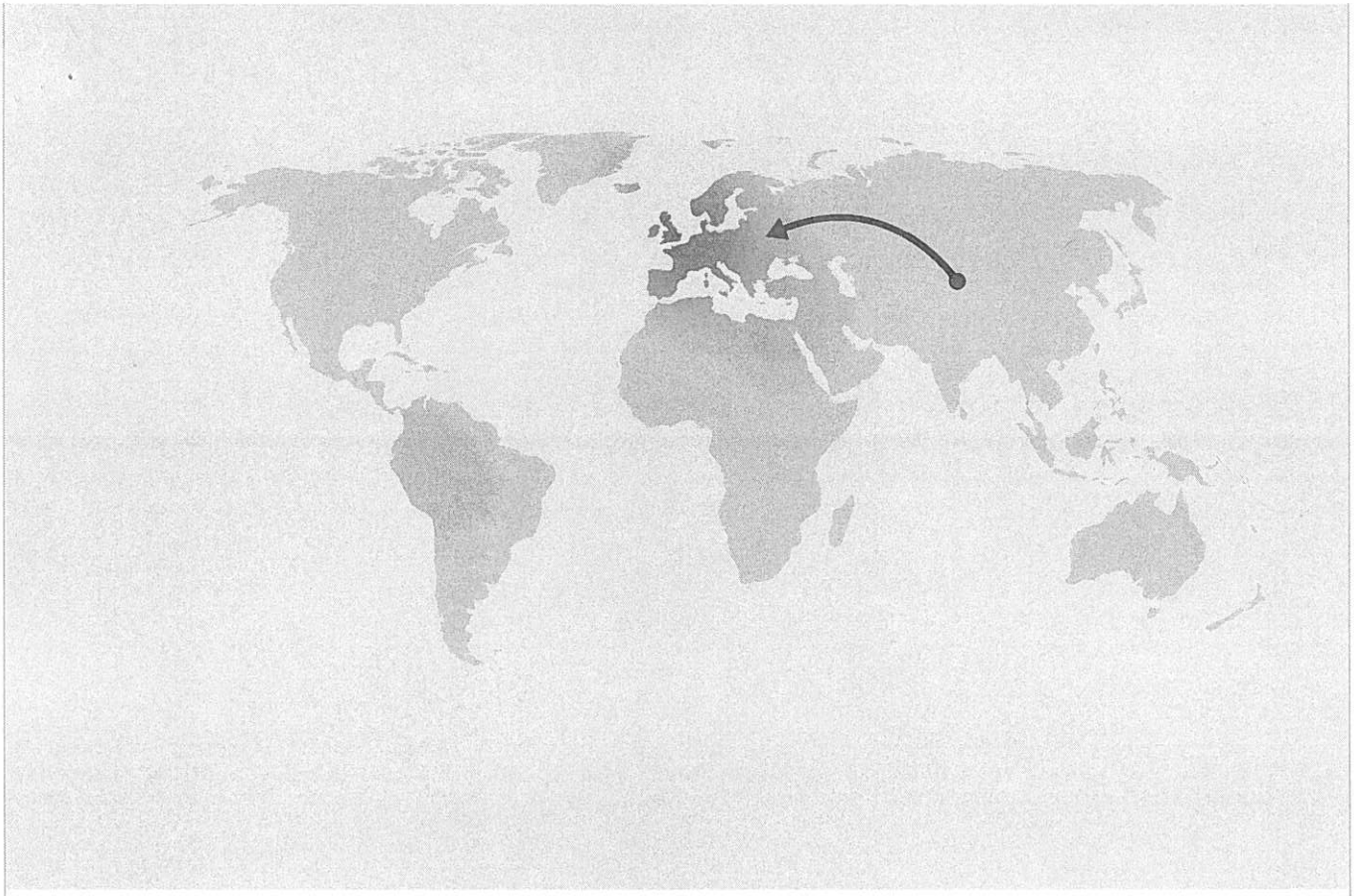
Chat (/members/messages?to=brindle65)
Compare (/login?redirect=%2Fdog%2Fbrir

SUMMARY TRAITS MATERNAL HAPLOTYPE PATERNAL HAPLOTYPE

Through Brindle's mitochondrial DNA we can trace her mother's ancestry back to where dogs and people first became friends. This map helps you visualize the routes that her ancestors took to your home. Their story is described below the map.

HAPLOGROUP
C1

HAPLOTYPE
C36



C1

BRINDLE'S HAPLOGROUP

Congratulations, C1 is a very exotic female lineage! It is more closely associated with maternal lineages found in wolves, foxes and jackals than with other dog lineages. So it seems dogs in this group have a common male dog ancestor who, many thousands of years ago, mated with a female wolf! This is not a common lineage in any breed, though a good number of German Shepherds and Doberman Pinchers are C1. It is also found in breeds as diverse as Peruvian Inca Orchids and Pekingese; it is rarely found amongst Labrador Retrievers, Border Collies, Siberian Huskies, or Cocker Spaniels. Despite its fascinating origins, it is widely distributed around the globe, and even shows up frequently among Peruvian village dogs. It almost certainly survived at low frequency in Europe for millennia and then was dispersed outside of Europe by colonialism, though not as successfully as some other lineages.

C36

BRINDLE'S HAPLOTYPE

Part of the C1 haplogroup, the C36 haplotype occurs most commonly in Karelian Bear Dogs, West Highland White Terriers and Portuguese Water Dogs.

(/dog/brindle65/gallery)

BRINDLE

Dachshund

The Paternal Haplotype reveals a dog's deep ancestral lineage, stretching back thousands of years to the original domestication of dogs.

Are you looking for information on the breeds that Brindle inherited from her mom and dad? Check out her breed breakdown.

Paternal Haplotype is determined by looking at a dog's Y-chromosome—but not all dogs have Y-chromosomes!

Why can't we show Paternal Haplotype results for female dogs?

All dogs have two sex chromosomes. Female dogs have two X-chromosomes (XX) and male dogs have one X-chromosome and one Y-chromosome (XY). When having offspring, female (XX) dogs always pass an X-chromosome to their puppy. Male (XY) dogs can pass either an X or a Y-chromosome—if the puppy receives an X-chromosome from its father then it will be a female (XX) puppy and if it receives a Y-chromosome then it will be a male (XY) puppy. As you can see, Y-chromosomes are passed down from a male dog only to its male offspring.

Since Brindle is a female (XX) dog, she has no Y-chromosome for us to analyze and determine a paternal haplotype.

Health Results

Of the 245 genetic health risks we analyzed, we found 1 result that you should learn about.

Summary 1 Breed-relevant 8 Other 237

Notable results 1

Brindle is unlikely to develop a clinical disease or condition but these results can be useful to inform decisions for veterinary care or breeding.

Learn more

Progressive Retinal Atrophy, crd4/cord1
Identified in Dachshunds

She inherited one copy of the variant we tested

NOTABLE

Clear results

Based on her genetic results, Brindle is not at risk for developing these clinical diseases or conditions.

Learn more

Breed-relevant results
7 CLEAR

Other results
237 CLEAR

Share results with your veterinarian

Download an OFA submission report
Download or print Brindle's report to submit as part of your OFA application.

Breeding Tools

Genetic Diversity
Learn how inbreeding and immunological diversity could affect your dog's health and longevity.

Coefficient of Inbreeding (COI)
Brindle's COI is 35%

Play Matchmaker
Easily compare the health, traits, and potential litter COI for Brindle and other Embarked dogs.

Health Results

Of the 245 genetic health risks we analyzed, we found 1 result that you should learn about.

Summary 1 | Breed-relevant 8 | Other 237

Research studies indicate that these results are more relevant to dogs like Brindle, and may influence her chances of developing certain health conditions.

Progressive Retinal Atrophy, crd4/cord1
Identified in Dachshunds

She inherited one copy of the variant we tested

NOTABLE

Intervertebral Disc Disease (Type I)
Identified in Dachshunds

CLEAR

Limb-Girdle Muscular Dystrophy 2D
Identified in Dachshunds

CLEAR

Mucopolysaccharidosis Type IIIA, Sanfilippo Syndrome Type A, MPS IIIA
Identified in Dachshunds

CLEAR

Narcolepsy
Identified in Dachshunds

CLEAR

Neuronal Ceroid Lipofuscinosis 1, NCL 1
Identified in Dachshunds

CLEAR

Neuronal Ceroid Lipofuscinosis 2, NCL 2
Identified in Dachshunds

CLEAR

Osteogenesis Imperfecta
Identified in Dachshunds

CLEAR

Share results with your veterinarian

Download an OFA submission report
Download or print Brindle's report to submit as part of your OFA application.

Breeding Tools

Genetic Diversity
Learn how inbreeding and immunological diversity could affect your dog's health and longevity. >

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Power future discoveries

Our mission is to make scientific discoveries that will improve the lives of all dogs. Your contribution to research helps us do that.

Take our surveys >

Was this page helpful? **Yes** **No**

← **Summary** **Other** →

Health Results

Of the 245 genetic health risks we analyzed, we found 1 result that you should learn about.

Summary 1 Breed-relevant 8 Other 237

Research has not yet linked these conditions to dogs with similar breeds to Brindle. Review any increased risk or notable results to understand her potential risk and recommendations.

2-DHA Kidney & Bladder Stones
Identified in American Indian Dogs
CLEAR >

Acral Mutilation Syndrome
Identified in Cocker Spaniels, English Cocker Spaniels, and more
CLEAR >

Alaskan Husky Encephalopathy
CLEAR >

Alaskan Malamute Polyneuropathy, AMPN

Identified in Alaskan Malamutes

CLEAR

Alexander Disease

Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

ALT Activity

CLEAR

Anhidrotic Ectodermal Dysplasia

Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more

CLEAR

Autosomal Dominant Progressive Retinal Atrophy

Identified in Bullmastiffs and Mastiffs

CLEAR

Bald Thigh Syndrome

Identified in Greyhounds

CLEAR

Bernard-Soulier Syndrome, BSS

Identified in Cocker Spaniels, English Cocker Spaniels, and more

CLEAR

Bully Whippet Syndrome

Identified in Whippets

CLEAR

Canine Elliptocytosis

Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Canine Fucosidosis

Identified in English Springer Spaniels

CLEAR

Canine Leukocyte Adhesion Deficiency Type I, CLAD I

Identified in Irish Red and White Setters and Irish Setters

CLEAR

Canine Leukocyte Adhesion Deficiency Type III, CLAD III

Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more

CLEAR

Canine Multifocal Retinopathy, cmr1

Identified in American Bullies, Australian Shepherds, and more

CLEAR

Canine Multifocal Retinopathy, cmr2

Identified in Coton de Tulears

CLEAR

Canine Multifocal Retinopathy, cmr3

Identified in Finnish Lapphunds, Lapponian Herders, and more

CLEAR

Canine Multiple System Degeneration

Identified in Chinese Cresteds

CLEAR

Canine Multiple System Degeneration

Identified in Kerry Blue Terriers

CLEAR

Cardiomyopathy and Juvenile Mortality

Identified in Belgian Laekenois, Belgian Malinois, and more

CLEAR

Centronuclear Myopathy, CNM
Identified in English Labrador Retrievers and Labrador Retrievers
CLEAR

Cerebellar Hypoplasia
Identified in Eurasiers
CLEAR

Chondrodystrophy
Identified in Norwegian Elkhounds, Karelian Bear Dogs, and more
CLEAR

Cleft Lip and/or Cleft Palate
Identified in Nova Scotia Duck Tolling Retrievers
CLEAR

Cleft Palate, CP1
Identified in Nova Scotia Duck Tolling Retrievers
CLEAR

Cobalamin Malabsorption
Identified in Beagles
CLEAR

Cobalamin Malabsorption
Identified in Border Collies and Australian Kelpies
CLEAR

Collie Eye Anomaly
Identified in Australian Cattle Dogs, Australian Shepherds, and more
CLEAR

Complement 3 Deficiency, C3 Deficiency
Identified in Brittanys

CLEAR

Congenital Hypothyroidism
Identified in American Hairless Terriers, Wire Fox Terriers, and more

CLEAR

Congenital Hypothyroidism
Identified in Tenterfield Terriers

CLEAR

Congenital Hypothyroidism with Goiter
Identified in Shih Tzus

CLEAR

Congenital Macrothrombocytopenia
Identified in Cairn Terriers, Norfolk Terriers, and more

CLEAR

Congenital Myasthenic Syndrome, CMS
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Congenital Myasthenic Syndrome, CMS
Identified in Golden Retrievers

CLEAR

Congenital Myasthenic Syndrome, CMS
Identified in Old Danish Pointing Dogs

CLEAR

Congenital Myasthenic Syndrome, CMS
Identified in Russell Terriers, Russell-type Terriers, and more

CLEAR

Congenital Stationary Night Blindness

Identified in Beagles

CLEAR

Congenital Stationary Night Blindness
Identified in Briards

CLEAR

Craniomandibular Osteopathy, CMO
Identified in Australian Shepherds, Australian Shepherds, and more

CLEAR

Cystinuria Type I-A
Identified in Landseers and Newfoundlands

CLEAR

Cystinuria Type II-A
Identified in Australian Cattle Dogs, Australian Kelpies, and more

CLEAR

Cystinuria Type II-B
Identified in Miniature Pinschers

CLEAR

Day Blindness
Identified in Alaskan Malamutes, Australian Shepherds, and more

CLEAR

Day Blindness
Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more

CLEAR

Day Blindness
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Day Blindness
Identified in German Shorthaired Pointers and Pointers
CLEAR

Deafness and Vestibular Syndrome of Dobermans, DVDob, DINGS
Identified in Doberman Pinschers
CLEAR

Degenerative Myelopathy, DM
Identified in Airedale Terriers, American Eskimo Dogs, and more
CLEAR

Demyelinating Polyneuropathy
Identified in Miniature Schnauzers
CLEAR

Diffuse Cystic Renal Dysplasia and Hepatic Fibrosis
Identified in Norwich Terriers
CLEAR

Dilated Cardiomyopathy, DCM
Identified in Giant Schnauzers and Standard Schnauzers
CLEAR

Dilated Cardiomyopathy, DCM1
Identified in Doberman Pinschers
CLEAR

Dilated Cardiomyopathy, DCM2
Identified in Doberman Pinschers
CLEAR

Dry Eye Curly Coat Syndrome
Identified in Cavalier King Charles Spaniels and English Toy Spaniels

CLEAR

Dystrophic Epidermolysis Bullosa
Identified in Central Asian Shepherd Dogs

CLEAR

Dystrophic Epidermolysis Bullosa
Identified in Golden Retrievers

CLEAR

Early Bilateral Deafness
Identified in Rottweilers

CLEAR

Early Onset Adult Deafness, EOAD
Identified in Rhodesian Ridgebacks

CLEAR

Early Onset Cerebellar Ataxia
Identified in Finnish Hounds and Norrbottenspitzes

CLEAR

Ehlers Danlos
Identified in Doberman Pinschers

CLEAR

Enamel Hypoplasia
Identified in Italian Greyhounds

CLEAR

Enamel Hypoplasia
Identified in Parson Russell Terriers and Russell-type Terriers

CLEAR

Episodic Falling Syndrome

Identified in Cavalier King Charles Spaniels and English Toy Spaniels

CLEAR

Exercise-Induced Collapse, EIC

Identified in Bouvier des Flandress, Boykin Spaniels, and more

CLEAR

Factor VII Deficiency

Identified in Airedale Terriers, Alaskan Malamutes, and more

CLEAR

Factor XI Deficiency

Identified in Kerry Blue Terriers

CLEAR

Familial Nephropathy

Identified in Cocker Spaniels, English Cocker Spaniels, and more

CLEAR

Familial Nephropathy

Identified in English Springer Spaniels

CLEAR

Fanconi Syndrome

Identified in Basenjis

CLEAR

Fetal-Onset Neonatal Neuroaxonal Dystrophy

Identified in Giant Schnauzers

CLEAR

Glanzmann's Thrombasthenia Type I

Identified in Great Pyrenees

CLEAR

Glanzmann's Thrombasthenia Type I
Identified in Otterhounds

CLEAR

Globoid Cell Leukodystrophy, Krabbe disease
Identified in Cairn Terriers and West Highland White Terriers

CLEAR

Glycogen Storage Disease Type IA, Von Gierke Disease, GSD IA
Identified in Malteses

CLEAR

Glycogen Storage Disease Type IIIA, GSD IIIA
Identified in Curly-Coated Retrievers

CLEAR

Glycogen storage disease Type VII, Phosphofructokinase Deficiency, PFK Deficiency
Identified in Boykin Spaniels, Cocker Spaniels, and more

CLEAR

Glycogen storage disease Type VII, Phosphofructokinase Deficiency, PFK Deficiency
Identified in Deutscher Wachtelhunds

CLEAR

GM1 Gangliosidosis
Identified in Portuguese Water Dogs

CLEAR

GM1 Gangliosidosis
Identified in Shiba Inus

CLEAR

GM1 Gangliosidosis

Identified in Siberian Huskies

CLEAR

GM2 Gangliosidosis
Identified in Japanese Chins

CLEAR

GM2 Gangliosidosis
Identified in Standard Poodles, Miniature Poodles, and more

CLEAR

Golden Retriever Progressive Retinal Atrophy 1, GR-PRA1
Identified in Golden Retrievers and Lhasa Apsos

CLEAR

Golden Retriever Progressive Retinal Atrophy 2, GR-PRA2
Identified in English Labrador Retrievers, Golden Retrievers, and more

CLEAR

Goniodysgenesis and Glaucoma, Pectinate Ligament Dysplasia, PLD
Identified in Border Collies

CLEAR

Hemophilia A
Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more

CLEAR

Hemophilia A
Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more

CLEAR

Hemophilia A
Identified in Boxers

CLEAR

Hemophilia B
Identified in Cairn Terriers

CLEAR

Hemophilia B
Identified in Rhodesian Ridgebacks

CLEAR

Hereditary Ataxia, Cerebellar Degeneration
Identified in Gordon Setters and Old English Sheepdogs

CLEAR

Hereditary Cataracts
Identified in Australian Shepherds, Australian Shepherds, and more

CLEAR

Hereditary Footpad Hyperkeratosis
Identified in Bedlington Terriers, Irish Terriers, and more

CLEAR

Hereditary Footpad Hyperkeratosis
Identified in Rottweilers

CLEAR

Hereditary Nasal Parakeratosis
Identified in Greyhounds

CLEAR

Hereditary Nasal Parakeratosis, HNPK
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Hereditary Vitamin D-Resistant Rickets
Identified in Pomeranians

CLEAR

Hypocatalasia, Acatalasemia
Identified in Beagles
CLEAR

Hypomyelination and Tremors
Identified in Weimaraners
CLEAR

Hypophosphatasia
Identified in Karelian Bear Dogs
CLEAR

Ichthyosis
Identified in American Bullies, Alapaha Blue Blood Bulldogs, and more
CLEAR

Ichthyosis
Identified in Great Danes
CLEAR

Ichthyosis, Epidermolytic Hyperkeratosis
Identified in Norfolk Terriers and Lucas Terriers
CLEAR

Ichthyosis, ICH1
Identified in Golden Retrievers
CLEAR

Inflammatory Myopathy
Identified in Dutch Shepherds
CLEAR

Inherited Myopathy of Great Danes

Identified in Great Danes

CLEAR

Inherited Selected Cobalamin Malabsorption with Proteinuria
Identified in Komondors

CLEAR

Junctional Epidermolysis Bullosa
Identified in Australian Cattle Dogs, Australian Kelpies, and more

CLEAR

Junctional Epidermolysis Bullosa
Identified in Australian Shepherds and Australian Shepherds

CLEAR

Juvenile Epilepsy
Identified in Lagotto Romagnolos

CLEAR

Juvenile Laryngeal Paralysis and Polyneuropathy
Identified in Black Russian Terriers and Rottweilers

CLEAR

Juvenile Myoclonic Epilepsy
Identified in Rhodesian Ridgebacks

CLEAR

L-2-Hydroxyglutaricaciduria, L2HGA
Identified in American Bullies, American Pit Bull Terriers, and more

CLEAR

Lagotto Storage Disease
Identified in Lagotto Romagnolos

CLEAR

Laryngeal Paralysis
Identified in Bull Terriers and Miniature Bull Terriers

CLEAR

Late Onset Spinocerebellar Ataxia
Identified in Jack Russell Terriers, Parson Russell Terriers, and more

CLEAR

Late-Onset Neuronal Ceroid Lipofuscinosis, NCL 12
Identified in Australian Cattle Dogs, Australian Kelpies, and more

CLEAR

Leonberger Polyneuropathy 1
Identified in Leonbergers and Saint Bernards

CLEAR

Leonberger Polyneuropathy 2
Identified in Leonbergers

CLEAR

Lethal Acrodermatitis, LAD
Identified in Bull Terriers and Miniature Bull Terriers

CLEAR

Leukodystrophy
Identified in Standard Schnauzers

CLEAR

Ligneous Membranitis, LM
Identified in Scottish Terriers

CLEAR

Limb Girdle Muscular Dystrophy
Identified in Boston Terriers

CLEAR

Long QT Syndrome
Identified in English Springer Spaniels

CLEAR

Lundehund Syndrome
Identified in Norwegian Lundehunds

CLEAR

Macular Corneal Dystrophy, MCD
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Malignant Hyperthermia
Identified in Greyhounds and Hungarian Greyhounds

CLEAR

May-Hegglin Anomaly
Identified in Pugs

CLEAR

Methemoglobinemia
Identified in Pomeranians

CLEAR

Microphthalmia
Identified in Soft Coated Wheaten Terriers

CLEAR

Mucopolysaccharidosis IIIB, Sanfilippo Syndrome Type B, MPS IIIB
Identified in Schipperkes

CLEAR

Mucopolysaccharidosis Type IIIA, Sanfilippo Syndrome Type A, MPS IIIA

Identified in New Zealand Huntaways

CLEAR

Mucopolysaccharidosis Type VI, Maroteaux-Lamy Syndrome, MPS VI
Identified in Miniature Pinschers

CLEAR

Mucopolysaccharidosis Type VII, Sly Syndrome, MPS VII
Identified in Belgian Laekenois, Belgian Malinois, and more

CLEAR

Mucopolysaccharidosis Type VII, Sly Syndrome, MPS VII
Identified in Terrier Brasileiros

CLEAR

Multiple Drug Sensitivity
Identified in Australian Cattle Dogs, Australian Shepherds, and more

CLEAR

Muscular Dystrophy
Identified in Cavalier King Charles Spaniels and English Toy Spaniels

CLEAR

Muscular Dystrophy
Identified in Golden Retrievers

CLEAR

Musladin-Lueke Syndrome, MLS
Identified in Beagles

CLEAR

Myasthenia Gravis-Like Syndrome
Identified in Heideterriers

CLEAR

Myotonia Congenita
Identified in Australian Cattle Dogs, Border Collies, and more

CLEAR

Myotonia Congenita
Identified in Miniature Schnauzers and Standard Schnauzers

CLEAR

Narcolepsy
Identified in Doberman Pinschers

CLEAR

Narcolepsy
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Nemaline Myopathy
Identified in American Bullies, Alapaha Blue Blood Bulldogs, and more

CLEAR

Neonatal Cerebellar Cortical Degeneration
Identified in Beagles

CLEAR

Neonatal Encephalopathy with Seizures, NEWS
Identified in Standard Poodles, Miniature Poodles, and more

CLEAR

Neonatal Interstitial Lung Disease
Identified in Airedale Terriers

CLEAR

Neuroaxonal Dystrophy, NAD
Identified in Rottweilers

CLEAR

Neuroaxonal Dystrophy, NAD
Identified in Spanish Water Dogs
CLEAR

Neuronal Ceroid Lipofuscinosis 10, NCL 10
Identified in American Bullies, Alapaha Blue Blood Bulldogs, and more
CLEAR

Neuronal Ceroid Lipofuscinosis 5, NCL 5
Identified in Australian Cattle Dogs, Border Collies, and more
CLEAR

Neuronal Ceroid Lipofuscinosis 5, NCL 5
Identified in Golden Retrievers
CLEAR

Neuronal Ceroid Lipofuscinosis 6, NCL 6
Identified in Australian Shepherds, Australian Shepherds, and more
CLEAR

Neuronal Ceroid Lipofuscinosis 7, NCL 7
Identified in Chihuahuas and Chinese Cresteds
CLEAR

Neuronal Ceroid Lipofuscinosis 8, NCL 8
Identified in Australian Cattle Dogs, Australian Shepherds, and more
CLEAR

Neuronal Ceroid Lipofuscinosis 8, NCL 8
Identified in English Setters, Gordon Setters, and more
CLEAR

Neuronal Ceroid Lipofuscinosis 8, NCL 8

Identified in Salukis

CLEAR

Neuronal Ceroid Lipofuscinosis, Cerebellar Ataxia, NCL4A
Identified in American Bullies, American Pit Bull Terriers, and more

CLEAR

Oculocutaneous Albinism, OCA
Identified in Lhasa Apsos, Pekingese, and more

CLEAR

Oculoskeletal Dysplasia 2
Identified in Samoyeds and Samoyeds

CLEAR

Osteochondrodysplasia
Identified in Standard Poodles, Miniature Poodles, and more

CLEAR

Osteogenesis Imperfecta
Identified in Beagles

CLEAR

Osteogenesis Imperfecta
Identified in Golden Retrievers

CLEAR

P2Y12 Receptor Platelet Disorder
Identified in Greater Swiss Mountain Dogs

CLEAR

Pachyonychia Congenita
Identified in Dogue de Bordeauxs

CLEAR

Paroxysmal Dyskinesia, PxD
Identified in Soft Coated Wheaten Terriers

CLEAR

Persistent Mullerian Duct Syndrome, PMDS
Identified in Miniature Schnauzers and Standard Schnauzers

CLEAR

Pituitary Dwarfism
Identified in Karelian Bear Dogs

CLEAR

Platelet Factor X Receptor Deficiency, Scott Syndrome
Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more

CLEAR

Polycystic Kidney Disease, PKD
Identified in Bull Terriers

CLEAR

Pompe's Disease
Identified in Finnish Lapphunds, Lapponian Herders, and more

CLEAR

Prekallikrein Deficiency
Identified in Shih Tzus

CLEAR

Primary Ciliary Dyskinesia, PCD
Identified in Alaskan Malamutes

CLEAR

Primary Ciliary Dyskinesia, PCD
Identified in Old English Sheepdogs

CLEAR

Primary Hyperoxaluria
Identified in Coton de Tulears
CLEAR

Primary Lens Luxation
Identified in American Eskimo Dogs, American Hairless Terriers, and more
CLEAR

Primary Open Angle Glaucoma
Identified in Basset Fauve de Bretagnes
CLEAR

Primary Open Angle Glaucoma
Identified in Beagles
CLEAR

Primary Open Angle Glaucoma
Identified in Norwegian Elkhounds
CLEAR

Primary Open Angle Glaucoma and Primary Lens Luxation
Identified in Chinese Shar-Peis
CLEAR

Progressive Retinal Atrophy
Identified in Basenjis
CLEAR

Progressive Retinal Atrophy
Identified in Lapponian Herders
CLEAR

Progressive Retinal Atrophy, Bardet-Biedl Syndrome

Identified in Shetland Sheepdogs

CLEAR

Progressive Retinal Atrophy, CNGA

Identified in Shetland Sheepdogs

CLEAR

Progressive Retinal Atrophy, crd1

Identified in American Bullies, American Pit Bull Terriers, and more

CLEAR

Progressive Retinal Atrophy, PRA1

Identified in Papillons

CLEAR

Progressive Retinal Atrophy, PRA3

Identified in Tibetan Spaniels and Tibetan Terriers

CLEAR

Progressive Retinal Atrophy, prcd

Identified in American Eskimo Dogs, American Hairless Terriers, and more

CLEAR

Progressive Retinal Atrophy, rcd1

Identified in Irish Red and White Setters and Irish Setters

CLEAR

Progressive Retinal Atrophy, rcd3

Identified in Cardigan Welsh Corgis, Chinese Cresteds, and more

CLEAR

Proportionate Dwarfism

CLEAR

Protein Losing Nephropathy, PLN

Identified in Airedale Terriers and Soft Coated Wheaten Terriers

CLEAR

Pyruvate Dehydrogenase Deficiency
Identified in Clumber Spaniels and Sussex Spaniels

CLEAR

Pyruvate Kinase Deficiency
Identified in Basenjis

CLEAR

Pyruvate Kinase Deficiency
Identified in Beagles

CLEAR

Pyruvate Kinase Deficiency
Identified in Cairn Terriers and West Highland White Terriers

CLEAR

Pyruvate Kinase Deficiency
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Pyruvate Kinase Deficiency
Identified in Pugs

CLEAR

Raine Syndrome
Identified in Border Collies

CLEAR

Recurrent Inflammatory Pulmonary Disease, RIPD
Identified in Collies

CLEAR

Renal Cystadenocarcinoma and Nodular Dermatofibrosis
Identified in Berger Blanc Suisse, Czechoslovakian Vlcaks, and more
CLEAR

Retina Dysplasia and/or Optic Nerve Hypoplasia
Identified in Golden Retrievers
CLEAR

Sensory Neuropathy
Identified in Border Collies
CLEAR

Severe Combined Immunodeficiency, SCID
Identified in Jack Russell Terriers, Parson Russell Terriers, and more
CLEAR

Severe Combined Immunodeficiency, SCID
Identified in Wetterhouns
CLEAR

Shaking Puppy Syndrome
Identified in English Springer Spaniels
CLEAR

Shar-Pei Autoinflammatory Disease, SPAID, Shar-Pei Fever
Identified in Chinese Shar-Peis
CLEAR

Skeletal Dysplasia 2, SD2
Identified in English Labrador Retrievers and Labrador Retrievers
CLEAR

Skin Fragility Syndrome
Identified in Chesapeake Bay Retrievers

CLEAR

Spinocerebellar Ataxia
Identified in Alpine Dachsbrackes
CLEAR

Spinocerebellar Ataxia with Myokymia and/or Seizures
Identified in Basenjis, Chihuahuas, and more
CLEAR

Spongy Degeneration with Cerebellar Ataxia 1
Identified in Belgian Laekenois, Belgian Malinois, and more
CLEAR

Spongy Degeneration with Cerebellar Ataxia 2
Identified in Belgian Laekenois, Belgian Malinois, and more
CLEAR

Stargardt Disease
Identified in Labrador Retrievers and English Labrador Retrievers
CLEAR

Succinic Semialdehyde Dehydrogenase Deficiency
Identified in Salukis
CLEAR

Thrombopathia
Identified in American Eskimo Dogs
CLEAR

Thrombopathia
Identified in Basset Hounds
CLEAR

Thrombopathia

Identified in Landseers and Newfoundlands

CLEAR

Trapped Neutrophil Syndrome, TNS

Identified in Border Collies, English Shepherds, and more

CLEAR

Ullrich-like Congenital Muscular Dystrophy

Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

Ullrich-like Congenital Muscular Dystrophy

Identified in Landseers and Newfoundlands

CLEAR

Unilateral Deafness and Vestibular Syndrome

Identified in Doberman Pinschers

CLEAR

Urate Kidney & Bladder Stones

Identified in American Bullies, American Pit Bull Terriers, and more

CLEAR

Von Willebrand Disease Type I, Type I vWD

Identified in Australian Terriers, Barbets, and more

CLEAR

Von Willebrand Disease Type II, Type II vWD

Identified in German Longhaired Pointers, German Shorthaired Pointers, and more

CLEAR

Von Willebrand Disease Type III, Type III vWD

Identified in Cesky Terriers and Scottish Terriers

CLEAR

Von Willebrand Disease Type III, Type III vWD
Identified in Nederlandse Kooikerhondjes

CLEAR

Von Willebrand Disease Type III, Type III vWD
Identified in Shetland Sheepdogs

CLEAR

X-Linked Hereditary Nephropathy, XLHN
Identified in Samoyeds and Samoyeds

CLEAR

X-Linked Myotubular Myopathy
Identified in English Labrador Retrievers and Labrador Retrievers

CLEAR

X-Linked Progressive Retinal Atrophy 1, XL-PRA1
Identified in Samoyeds, Siberian Huskies, and more

CLEAR

X-linked Severe Combined Immunodeficiency, X-SCID
Identified in Basset Hounds

CLEAR

X-linked Severe Combined Immunodeficiency, X-SCID
Identified in Cardigan Welsh Corgis and Pembroke Welsh Corgis

CLEAR

β-Mannosidosis
Identified in Mixed-breed dogs

CLEAR

AMERICAN KENNEL CLUB · FOUNDED 1884

Certified Pedigree

CINDY'S RING AROUND THE ROSIE
HP69290502
DACHSHUND FEMALE RD
Date Whelped: 12/28/2023
Breeder: MARCIA TARLETON

Sire **WICKED WIENER'S KING STEWART**
HP61802503 (04-24) CHLT & TN

- **NEW HOPE'S RUGER**
  HP59621702 (05-21) CHLT & TN AKC DNA #V970682
  - **STARR SPRINGS DOXIES COOPER**
    HP55199707 (07-20) CHLT DPL
    - **SAWNEY'S COCOA CRUNCH**
      HP52986101 (05-18) CHLT & TN AKC DNA #V872279
    - **SAWNEY'S BOOMIN' BAILEY**
      HP53064705 (06-18) BLK & TN DPL
  - **STARR SPRINGS DOXIES MISS. TILLEY**
    HP53927904 (02-19) BLK PBLD
    - **SAWNEY'S ROSCOE PECOE**
      HP50598902 (04-17) RD DPL AKC DNA #V823912
    - **STARR SPRING'S MISS ISABELLA**
      HP50562503 (11-17) FWN(ISB) & TN
- **NEW HOPE'S SNICKERS**
  HP59546104 (05-21) BLK & TN
  - **GARRETT'S DYNAMITE DOMINO**
    HP55185503 (04-19) BLK & TN PBLD AKC DNA #V885348
    - **GARRETT'S ROCKY TOP MS**
      HP52448507 (02-18) BLK & TN AKC DNA #V833303
    - **GARRETT'S LIL MISSY ME MS**
      HP40930903 (11-12) CHLT & TN DPL
  - **GARRETT'S LIL RIHANNA**
    HP53598905 (09-18) BLK & TN
    - **GARRETT'S LIL RUGER ML**
      HP45720202 (10-14) CHLT & TN AKC DNA #V730966
    - **CADEN'S SILLY SADIE MS**
      HP48969508 (07-16) RD

Dam **WICKED WIENER'S GEORGIA PEACH**
HP64684301 (04-24) RD

- **MIMI'S DOC HOLIDAY**
  HP59468105 (05-21) CR AKC DNA #V10083608
  - **ELEDOX DOC HOLIDAY**
    HP57044005 (01-20) CR AKC DNA #V929731
    - **ELEDOX PACE OF NATURE**
      HP54450405 (03-19) CR
    - **HTD SHADOW OF THE PINES AT ELEDOX**
      HP52741105 (04-19) CR
  - **HVNSHLFACR B&C DOXIELAND LILLY BELLE**
    HP55789103 (06-20) CR
    - **GRENDOX GUNZA BLAZN AT HVNS HALF ACR**
      HP51448801 (08-17) CR AKC DNA #V863310
    - **GOLDN QUINCIANA OF HEAV'NS HALF ACRE**
      HP49980803 (12-16) CR
- **MIMI'S CURLY REBA SUE**
  HP58257105 (05-21) RD
  - **GARRETT'S DYNAMITE DOMINO**
    HP55185503 (04-19) BLK & TN PBLD AKC DNA #V885348
    - **GARRETT'S ROCKY TOP MS**
      HP52448507 (02-18) BLK & TN AKC DNA #V833303
    - **GARRETT'S LIL MISSY ME MS**
      HP40930903 (11-12) CHLT & TN DPL
  - **GARRETT'S CURLY SUE**
    HP55761607 (11-19) RD
    - **GARRETT'S SIR BRINKLEY**
      HP52454601 (03-18) CR AKC DNA #V833304
    - **GARRETT'S LIL RIHANNA**
      HP53598905 (09-18) BLK & TN

AMERICAN KENNEL CLUB®

Gina DiNardo
Executive Secretary

The Seal of The American Kennel Club affixed hereto certifies that this pedigree was compiled from official Stud Book records on February 27, 2024.

Sunrise Veterinary Clinic L.L.C

132 Rio Rancho Blvd. NE, Rio Rancho, N.M 87124 (505)892-6538

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 03-22-24
Next Rabies Vaccination On: 03-22-25

Certificate No: 241697
Previous Rabies Vaccination:

VETERINARY CLINIC
Sunrise Veterinary Clinic L.L.C.
132 Rio Rancho Blvd. N.E.
Rio Rancho, NM 87124
505-892-6538

OWNER OF ANIMAL
Cindy Rasmussen
2011 Pine Bough
Rio Rancho, NM 87124
County:
720-8299

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information

PATIENT: Rosie
SPECIES: Canine
BREED: Dachshund, Miniature
SEX: F
Color: Red

TAG NO: 241697
WEIGHT: 6.25
AGE: 12 weeks
Microchip:

Signed William F Hancock, dvm

Dr. William Hancock

License: 3528

Rabies Vaccine Information

MFG BY: ZOETI
LOT EXP: 12/3/24

SER.NO: 682812
ADM: SQ

Vaccinations done

03-22-24	WH	Rabies vaccine 1 year, #241697 03-22-25
03-22-24	WH	5 in 1 Vacc. Puppy

← Back to my dogs

Summary

Rosie

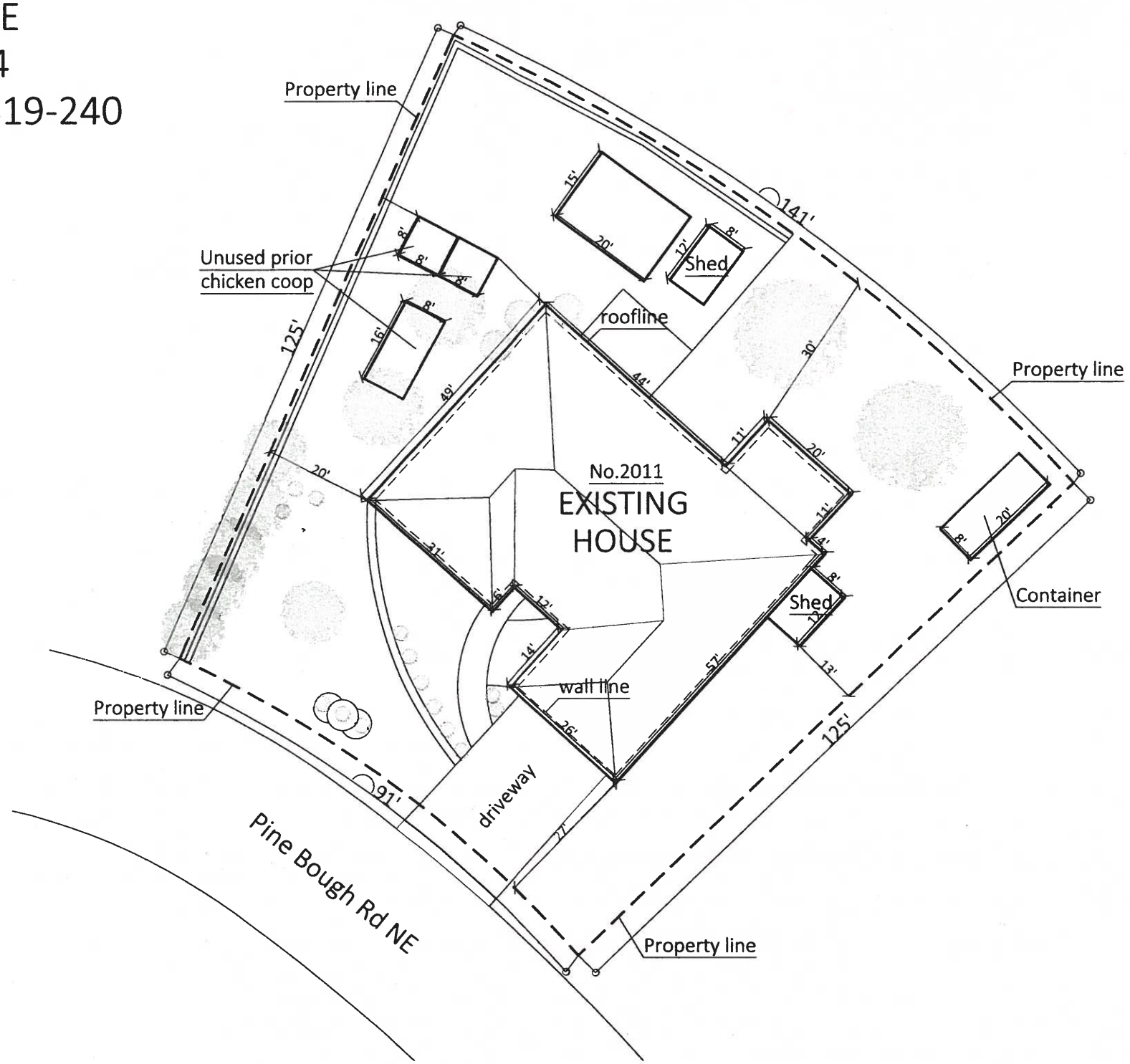
DNA Test activated Mar 24, 2024

Activation — Arrival at lab — Extraction — Genotyping — Analysis — Results

To complete your activation, please return your swab using the provided, prepaid return label.

SITE PLAN

2011 Pine Bough Rd NE
Rio Rancho, NM 87124
Parcel ID: 1-011-069-419-240
Lot area: 0.34 Acres
Paper Size: 11"x17"



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

May 9, 2024

RE: Conditional Use Case #24-120-00007
Hobby Breeder 2011 Pine Bough Road SE, (Rolling Hills, Block 21, Lot 14)

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, Cindy Rasmussen, requests approval of a Conditional Use for a Hobby Breeder on the property legally described as Rolling Hills, Block 21, Lot 14. This property is located on 2011 Pine Bough Road SE

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 14, 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

2011 Pine Bough Road SE
Conditional Use Hobby Breeder. (Rolling Hills, Block 21, Lot 14)

80 40 0 80 Meters

Legend

2011 Pine Bough Road SE

Property owners within 100 ft (PZB Letter)

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

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

7777 Jefferson St NE
Albuquerque, NM 87109-4343
Proof of Ad 04/26/2024

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO**
Address:	**ATTN: ACCOUNTS PAYABLE** **3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**24830**
Description:	
Run Dates:	**04/29/2024 - 04/29/2024**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**512**
Lines:	**145**
Agate Lines:	**202**
Depth:	**14.40**
Blind Box:	

Total Ad Cost **$163.65**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	04/29/2024	04/29/2024	1	152.06

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, May 14, 2024:

Master Plan
Case #23-40000001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B.

Bulk Plat
Case #24-210-00001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

Conditional Use Permit
Case #24-120-00004
The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Sign (Billboard) on the property legally described as UBNN, Tract C.

Zone Map Amendment
Case #24-100-00003
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND ADOPTION OF IMPACT FEES.

The Planning and Zoning Board will consider text amendments to Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Ordinances and the adoption of a resolution for the Impact Fee's Land Use Assumptions. The Planning and Zoning Board will consider the following actions:

Adoption of the City of Rio Rancho Impact Fee Update and Amendment Study titled: 2023-2030 Land Use Assumptions.

Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

The Impact Fee Area subject to the above Resolutions and Ordinances is within the boundary of the City of Rio Rancho as generally depicted in the map below.

Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Conditional Use
Case #24-120-00007
The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and is currently zoned R-1: Single-Family Residential.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.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 29, 2024

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 23rd, 2024

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

FROM: **Development Services Department, Planning & Zoning Division**

RE: Conditional Use 24-120-00007 (Unit RH BLK 21 Lot 14)

The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and are currently zoned R-1: Single-Family Residential.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday **April 10th , 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Sean LaBarbera at 505-891-5035 or e-mail Slabarbera@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No comments

Dyane N. Sonier *04/10/24*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 23rd, 2024

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

FROM: **Development Services Department, Planning & Zoning Division**

RE: Conditional Use 24-120-00007 (Unit RH BLK 21 Lot 14)

The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and are currently zoned R-1: Single-Family Residential.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday **April 10th , 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Sean LaBarbera at 505-891-5035 or e-mail Slabarbera@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No adverse comments

Peter Prukop
Reviewer

4/1/24
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 23rd, 2024

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

FROM: **Development Services Department, Planning & Zoning Division**

RE: Conditional Use 24-120-00007 (Unit RH BLK 21 Lot 14)

The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and are currently zoned R-1: Single-Family Residential.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday **April 10th , 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Sean LaBarbera at 505-891-5035 or e-mail Slabarbera@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Fire has no issues with the proposal.

Fire Marshal James Wenzel 03/27/24
Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 26th, 2024

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

FROM: **Development Services Department, Planning & Zoning Division**

RE: Street Name Change 24-285-00001 (14th Ave SE to Cabezon Blvd SE)

The applicant, The City of Rio Rancho, is requesting approval for the alteration to the street name (14th AVE SE) to (Cabezon Blvd SE). The change proposed would continue the existing Cabezon blvd SE road all the way to the intersection along Veranda RD SE.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, February 9th, 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Sean LaBarbera at 505-891-5035 or e-mail Slabarbera@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

[Type Comments Here or use separate sheet]

Reviewer _____ Date _____

John Fryar
2009 Pine Bough Rd SE.
Rio Rancho, New Mexico 87124

RE: Conditional Use Case# 24-120-00007 May 6, 2024

Dear Sean LaBarbera,

I am writing in response to a letter I received from your office concerning the application of Cindy Rasmussen requesting approval of a Conditional Use for a Hobby Breeder on her property located at 2011 Pine Bough Rd. SE., Rio Rancho New Mexico.

I have lived adjacent to this property since 1992 upon moving to Rio Rancho. I have never had any type of problem with any animals that have lived on the property at any time. There has never been any excessive or loud noise, obnoxious smells or any other type of distraction. I was told from the beginning to let Cindy know if there was any problem at any time concerning her animals. To date there has not been one instance that I can think of where there has been any type of concern.

I have always had, and continue to have a good relationship with my neighbor and consider myself to be lucky to live next to a person who cares for and loves animals as much as Cindy Rasmussen does.

With Warm Regards,

John Fryar

(2009 Pine Bough Rd. SE, Rio Rancho, NM 87124)

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 24-120-00007

APPROVAL OF A CONDITIONAL USE PERMIT FOR HOBBY BREEDING IN THE R-1 DISTRICT ON THE PROPERTY LEGALLY DESCRIBED AS Rolling Hills, BLOCK 21, LOT 14.

Applicant: Cindy Rasmussen

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of May, 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 150.04, the Planning and Zoning Board has jurisdiction over approval of a conditional use request.
2. Following procedures for a Conditional use, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a conditional use for a hobby breeder permit.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a conditional use for case #24-120-00007, to allow for a hobby breeder permit for dachshunds on the subject property, 2011 Pine Bough Rd SE.
2. The subject conditional use will not adversely affect the public or surrounding properties. The subject property, as identified in conditional use permit #24-12000007 shall conform to all applicable Parks, Recreation and Community services and Animal Research center codes.
3. The applicant must adhere to all other requirements for hobby breeder of canines and felines, found within R.O. 2003 116.20.
4. Approval and issuance of the hobby breeder permit is pending final inspection and determination by the Parks, Recreation, and Community Services Department.

THEREFORE, the application for the variance is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 14th, 2023, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-120-00004

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, AMREP Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 1516 Unser Blvd NE, legally described as UBNN, Tract C. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for a new off-premises advertising sign located at 1516 Unser Blvd NE, legally described as UBNN, Tract C. The subject tract is approximately 3.91 acres and is owned by the Applicant.

The subject tract is zoned C-1: Retail Commercial District via Ordinance No. 27, Enactment No. 10-026. Conditional Use Permits are required for digital off-premises signs, and are valid for 10 years after which a new application is required.

According to Rio Rancho Code of Ordinances (R.O. 2003) §154.45 (B)(5), off-premises digital advertising signs are permitted on non-residential, private property and public property, excluding right-of-way areas, within the Off-Premises Advertising Overlay Zone (OAOZ), which includes the area: "Within 75 feet of the east or west right-of-way lines of Unser Boulevard from the southern City limit to Progress Boulevard."

The criteria to deny approval of a conditional use permit, according to §154.45 (A)(2), includes, but is not limited to:

a. The conditional use permit for the sign is in conflict with the safety and general welfare of the city.
b. The conditional use is not in conformance with the comprehensive plan or other approved master plans.
c. A change in community conditions directly related to off-premises advertising

Staff recommends the Planning and Zoning Board find the request to establish a Conditional Use Permit is not in conflict with the safety and general welfare of the city. The subject tract is vacant and the proposed off-premises advertising sign is outside of any drainage or utility easements. There has not been a major change in community conditions related to off-premises advertising. Criteria is satisfied.

Additional requirements found within §154.45 (C) are as follows:

(1) Signs shall be in accordance with the following:

(a) A maximum of 11x22: 242 square feet.

Both faces of the proposed off-premises digital billboard measure 11' x 22' (242 square feet). Staff recommends the Planning and Zoning Board find that the proposed sign conforms to the maximum dimension standards for off-premises signage. Criteria is satisfied.

(b) Twenty-four-foot maximum height.

The proposed sign measures 24' in height. Staff recommends the Planning and Zoning Board find that the proposed sign conforms to the maximum allowable height for off-premises signage. Criteria is satisfied.

(2) Both sides of a sign shall have copy. Embellishments and animation are prohibited.

The Applicant has provided a plan detail for the proposed off-premises sign, which includes two sign faces. Staff recommends the Planning and Zoning Board find the proposed off-premises sign conforms to this provision. Criteria is satisfied.

(3) When within 100 feet of an elevated roadway, the height measured from the bottom of the sign may be a maximum of 10 feet above the elevated roadway.

This provision does not apply to the subject proposal. Staff recommends the Planning and Zoning Board find this provision not applicable. Criteria is satisfied.

(4) Electronic video display signs shall have an automated dimming feature (photocell) to adjust for lower light and night conditions.

The proposed off-premises sign will feature an automated dimming photocell. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

(5) Signs shall be located in a nonvehicular area or within a landscape planter.

The proposed off-premises sign will be located in a nonvehicular area, as the subject property is vacant. Staff recommends the Planning and Zoning Board find that criteria is satisfied.

(6) A minimum separation of 10,560 feet is required between off-premises signs located on the same side of a street and a separation of 5,280 feet is required from another off-premises sign located on the opposite side of a street. A minimum separation of 300 feet (including rights-of-way) from single-family residential development shall be maintained. No off-premises advertising sign shall be located within 100 feet of an on-premises sign located on another parcel. The off-premises advertising company shall provide a survey stamped by a registered surveyor or engineer verifying the aforementioned distance separations.

Per the Applicant's exhibit, the nearest off-premises advertising sign is 22,000 feet away from the proposed billboard. This nearest sign is located at Rust Medical Center at the address of 2400 Unser Blvd SE (CABE, Tract 13A1A), which is on the east side of Unser Blvd SE. Please see the attached exhibit, "Distance Measurements & Site Plan."

The nearest single-family residential zone is approximately 270 feet away from the proposed off-premises sign (1521 Unser Blvd NE), though the property is vacant and not developed. Per the stamped survey, the nearest developed single-family lot is approximately 620' away from the

proposed off-premises sign at 1516 Unser Blvd NE. Per the stamped survey exhibit provided by the Applicant, the nearest on-premises sign is approximately 550' away from the proposed off-premises sign, belonging to French Mortuary located at 1275 Unser Blvd NE.

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

(7) Off-premises advertising signs shall be maintained and shall be administratively reviewed on an annual basis to ensure sign maintenance.

The Applicant shall comply with all maintenance requirements per city code for the proposed off-premises sign. Criteria is satisfied.

(8) Failure to maintain signs shall result in a public hearing if applicable before the Planning and Zoning Board to determine the appropriateness of continuing the use.

The Applicant shall comply with all maintenance requirements per city code for the proposed off-premises sign. Criteria is satisfied.

(9) The support structure shall be skirted with a decorative base.

The proposed off-premises sign is planned to have a base comprised of decorative rock in natural earth tones. Criteria is satisfied.

NOTIFICATIONS:
Notice of pending development application was sent via certified mail to property owners within 100 feet of the subject property. A legal notice was published in the Albuquerque Journal on April 29, 2024. A notice sign was posted to the property as per Ordinance. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments listed in this document.
DSD Engineering	X	No adverse comments.
Rio Rancho Public Schools	X	No comments provided.
Fire and Rescue	X	No adverse comments.
Police Department	X	No comments provided.
SSCAFCA	X	No adverse comments.
MRCOG	X	No adverse comments.
Parks, Recreation and Community Services	X	No adverse comments.

IMPACT:

Staff recommends the Planning and Zoning Board approve Conditional Use Permit No. 24-120-00004, subject to the findings and conditions listed below:

General Findings of Fact:

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

Specific Findings of Fact:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 154.45 Off-Premises Advertising Signs.
2. Off-premises signage within the C-1: Retail Commercial District is permissive, subject to the approval of a Conditional Use Permit.
3. The Conditional Use Permit shall be effective for ten (10) years from the approval date of May 14, 2024.
4. Per R.O. 2003 Section 154.45(C)(7), Off-premises advertising signs shall be maintained and shall be administratively reviewed on an annual basis to ensure sign maintenance.

Specific Findings of Fact for Denial:

1. The applicant has not adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 154.45 Off-Premises Advertising Signs.

ALTERNATIVES:

The Planning and Zoning Board may:

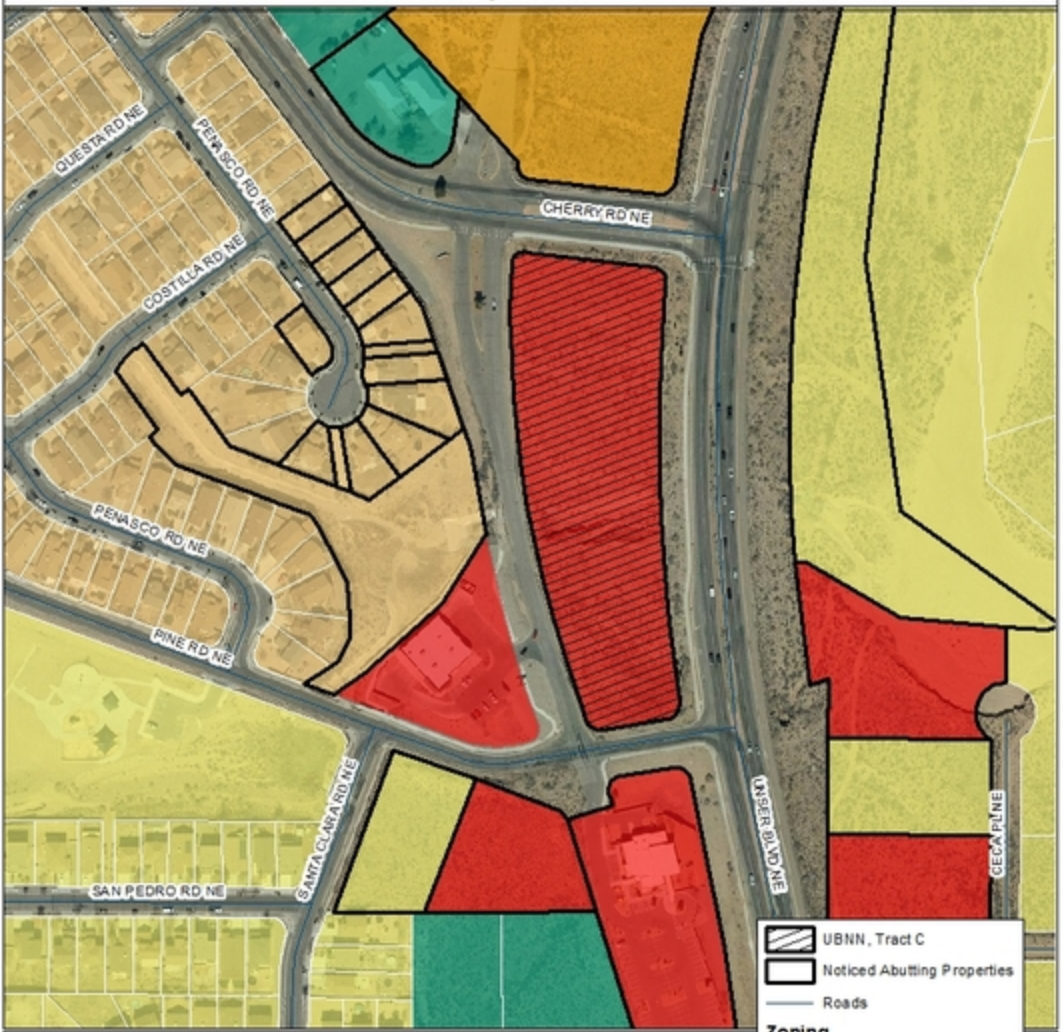
1. Approve the Conditional Use Permit.
2. Approve the Conditional Use Permit with added conditions of approval.
3. Deny the Conditional Use Permit.
4. Postpone the item and continue the public hearing to allow time for further review and consideration of testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location
ATTACHMENT: 100' Notice Buffer w/ Right-of-Way Excluded
ATTACHMENT: Reproduction of Notices, Legal.pdf
ATTACHMENT: Application & Authorization
ATTACHMENT: Sign Renderings
ATTACHMENT: Distance Measurements & Site Plan
ATTACHMENT: Findings_of_Fact.docx

CONDITIONAL USE PERMIT
OFF-PREMISES ADVERTISING SIGN (BILLBOARD)
UBNN, TRACT C

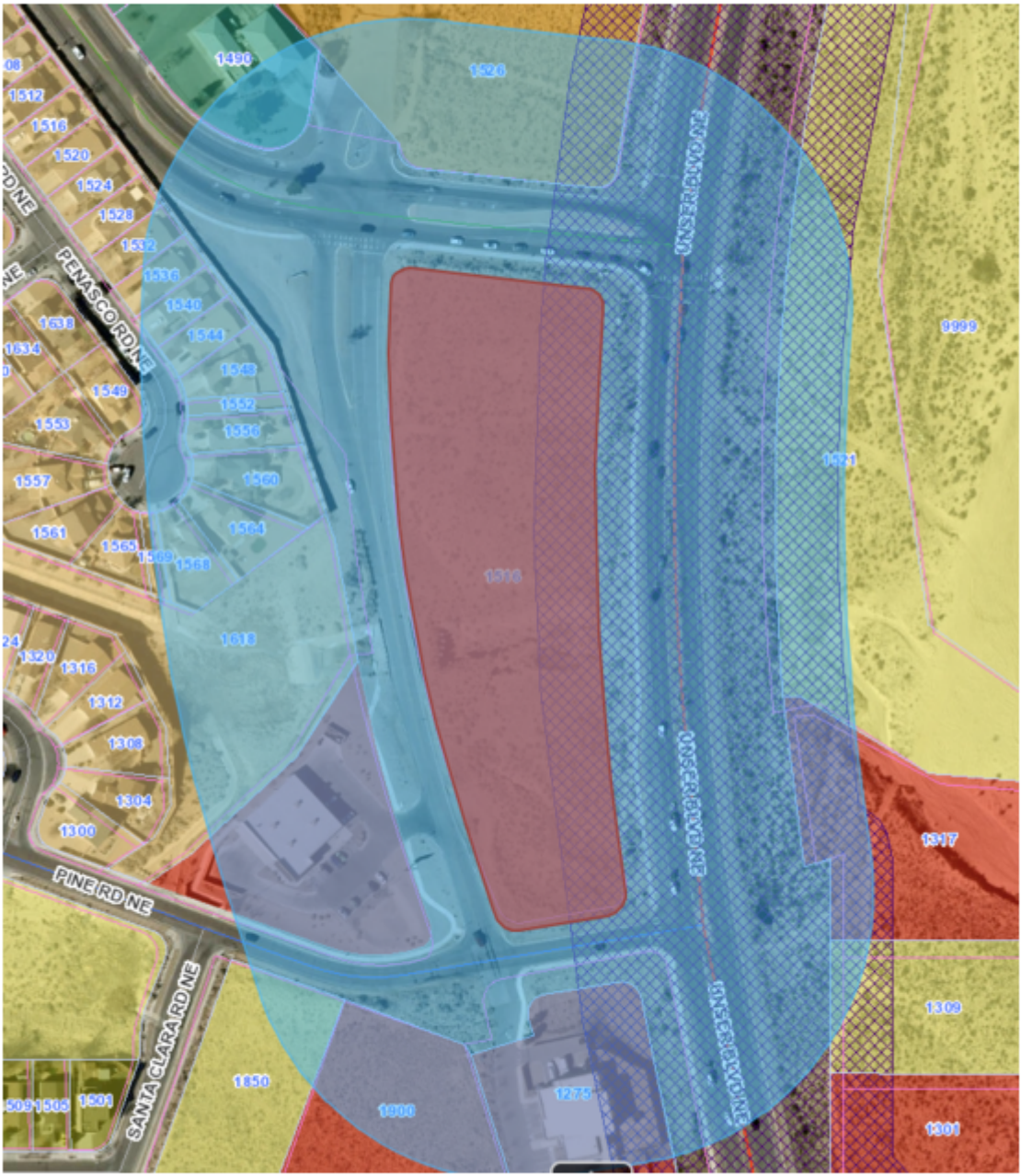


City of Vision

0 65 130 260 390 520 Feet

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

Map Created by Tim Dvorak on 4/24/2024


PENASCO RD NE
UNSER BLVD NE
PINE RD NE
SANTA CLARA RD NE
1490
1526
1512
1516
1520
1524
1528
1532
1536
1540
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City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

April 26, 2024

RE: Conditional Use Permit for Off-Premises Advertising Sign (Billboard) (Case No. 23-400-00001)

Dear Property Owner:

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

The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Advertising Sign (Billboard) on the property legally described as UBNN, Tract C.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, May 14, 2024** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

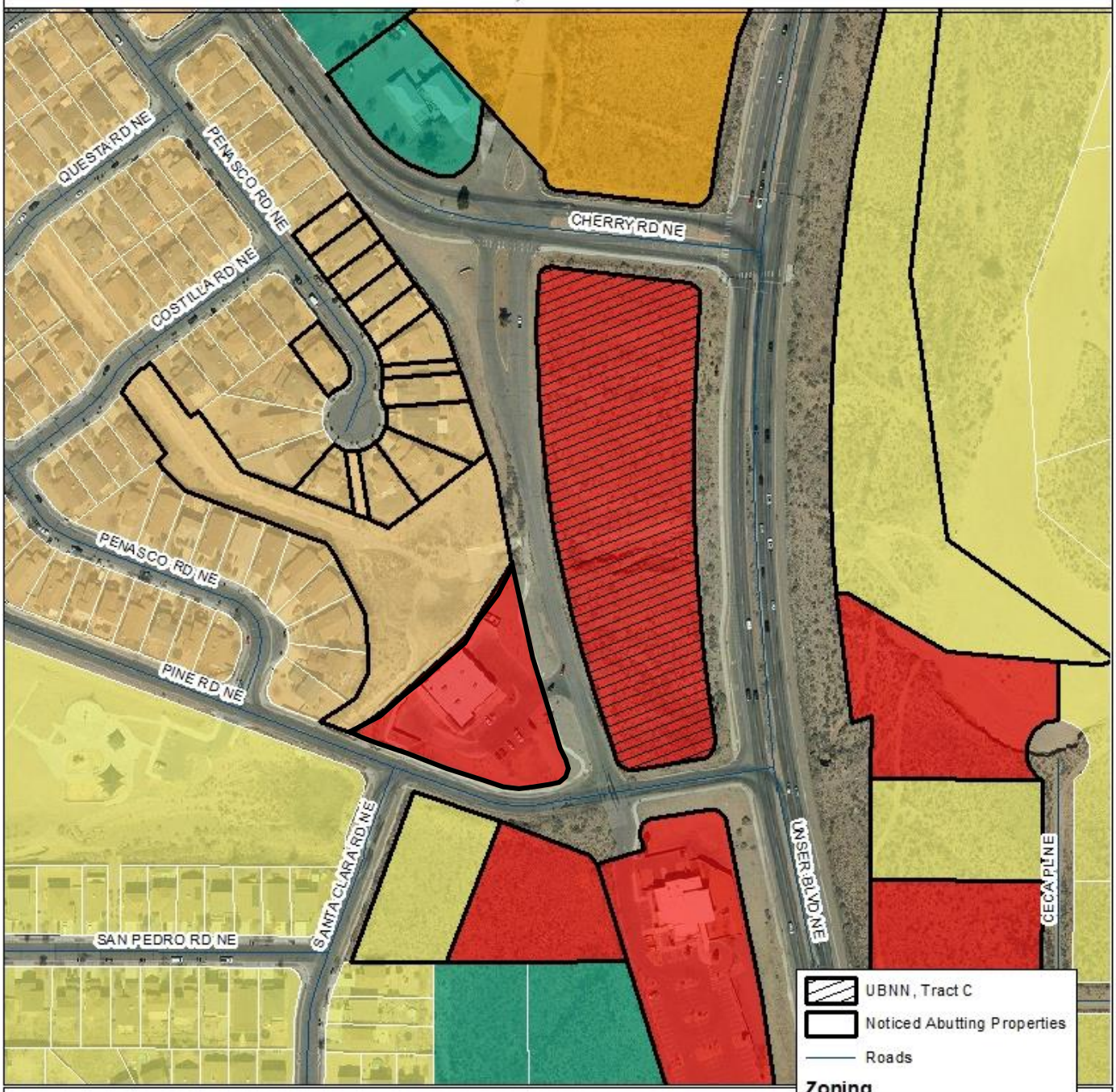
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

CONDITIONAL USE PERMIT
OFF-PREMISES ADVERTISING SIGN (BILLBOARD)
UBNN, TRACT C



Rio Rancho
City of Vision

0 65 130 260 390 520
Feet

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

Map Created by:Tim Dvorak on 4/24/2024

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Master Plan
Case #23-40000001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B.

Bulk Plat
Case #24-210-00001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

Conditional Use Permit
Case #24-120-00004
The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Sign (Billboard) on the property legally described as UBNN, Tract C.

Zone Map Amendment
Case #24-100-00003
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND ADOPTION OF IMPACT FEES.

The Planning and Zoning Board will consider text amendments to Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Ordinances and the adoption of a resolution for the Impact Fee's Land Use Assumptions. The Planning and Zoning Board will consider the following actions:

Adoption of the City of Rio Rancho Impact Fee Update and Amendment Study titled: 2023-2030 Land Use Assumptions.

Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

The Impact Fee Area subject to the above Resolutions and Ordinances is within the boundary of the City of Rio Rancho as generally depicted in the map below.

Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Conditional Use
Case #24-120-00007
The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and is currently zoned R-1: Single-Family Residential.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.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 29, 2024

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest Inc		Phone:
Address: 5116 Unser Blvd NE		E-Mail:
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) MD	
Agent Name: EPNM Inc. / Zeon Signs		Phone: 505-314-2122
Address: 2024 5th St. NW		Permittingdept@zeonsigns.com
City: ABQ	State: NM	ZIP Code: 87102

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

(2) dable Face digital Billboard

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name: Maria Gonzales	Applicant:	Agent:
Signature: Maria Gonzales		Date: 2/15/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Rio Rancho
City of Vision

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

SIGN PERMIT PROCESS & SUBMITTAL

ATTACH TO LAND USE APPLICATION (ALL INFORMATION MUST BE CLEAR AND LEGIBLE)

Site Plan & Sign Detail Drawing Scale & North Arrow

- **Submit two (2) copies of plans.** Use paper minimum 8 ½" x 11" per drawing (all text and drawings must be legible). All plans must be submitted in ink, Xerox copies or prints, drawn to scale, i.e. ¼" = 1' - 0", ¾' = 1' – 0", etc. All plans shall clearly indicate the nature and extent of work and conform to all current adopted codes including state, local and technical codes.
- **Provide a survey detailing lot boundaries and easements.** *For any freestanding monument or pylon signs proposed in any easements, please contact the utility company regarding signage in an easement on private property.*
- **Should approval be given by the utility company to place a sign in the easement, please provide an easement agreement from the utility company with your application submittal.** Please be aware that any sign placed within a private easement may be removed, **AT YOUR EXPENSE**, by the utility company if necessary.
- **Elevations: The site plan must clearly show the total square footage of building fascia which includes the height & width of the building frontage. Please include the business address.**
- **Provide detail of the building (location of requested sign and location of other signs on the building or site)**
- **Show on the site plan adjacent structures or suites in the building (take a picture if necessary)**
- **Size and height of freestanding sign (size and width of skirting)**
- **Address shall be located on all freestanding signage** (example: 1242 single building or 1242 – 1348 multiple buildings/plaza)

Any sign installed without City (Building & Zoning) approvals and permit issuance will result in a double fee. Incomplete applications will result in processing delays. A site inspection may be required prior to permit approval.

SIGN CONTRACTOR

License No: GB98 EE98 ESO-1 33507

Contractor Signature: [signature] Date: 2/15/24

Sign Information

Please mark all that apply:

1) Sign Type: ☐ Face Change ☐ Monument ☐ Pedestal ☐ Temporary ☐ Wall/Building

2) Sign Condition: ☐ Existing ☒ New

3) Building Type: ☐ Multi-Tenant ☐ Single Tenant ☒ Other Billboard

4) Total Number of Signs: (2)

5) A. Size of each sign (sq. ft.) per face

1. 242' ~~264~~ sq ft
2. 242' ~~264~~ sq ft
3.
4.

B. Type of Illumination

1. EMC display
2. EMC display
3.
4.

I hereby acknowledge that this application is correct, and complies with Chapter 156, Sign Regulations. I understand that the sign(s) shall not be erected without full knowledge and agreement of the property owner.

AMREP SOUTHWEST INC.
505-892-9200

409 NM Hwy 528 NE, Rio Rancho, NM 87124

January 26, 2024

City of Rio Rancho

3200 Civic Center Circle NE

Rio Rancho, NM 87144

RE: **All Sign and Special Use Submittals – 5616 Unser or otherwise described as Unser and Cherry**

Dear City of Rio Rancho:

The purpose of this letter is to authorize Zeon Signs NM to act as Agent on behalf of AMREP Southwest Inc., pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

Thank you.

Respectfully,

Carey A. Plant

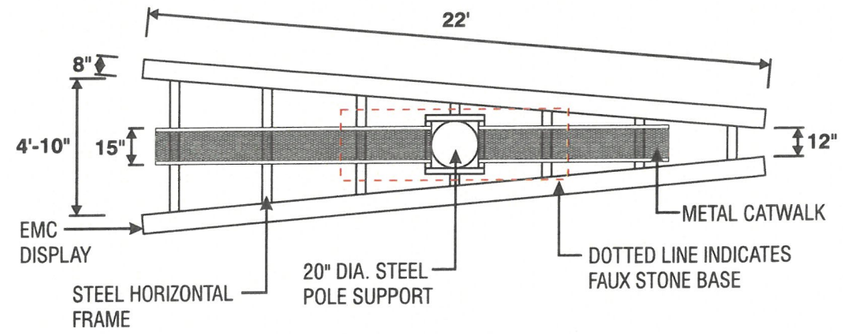
Vice President

AMREP Southwest Inc.

Copy: Zeon Signs NM

1516 UNSER BLVD. NE LOCATION

SINGLE FACED, TRUE 16MM, 180x378 MATRIX FULL COLOR RGB L.E.D. 240 VOLT, SINGLE PHASE (2 L.E.D DISPLAYS REQUIRED TO CREATE A DOUBLE FACE FREE-STANDING DISPLAY)



PLAN VIEW

SCALE: 3/16" = 1' - 0"

DOUBLE FACE FREE-STANDING EMC BILLBOARD DISPLAY

APPROX. BILLBOARD LOCATION

ZEON signs EPNM, INC.
AL-
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

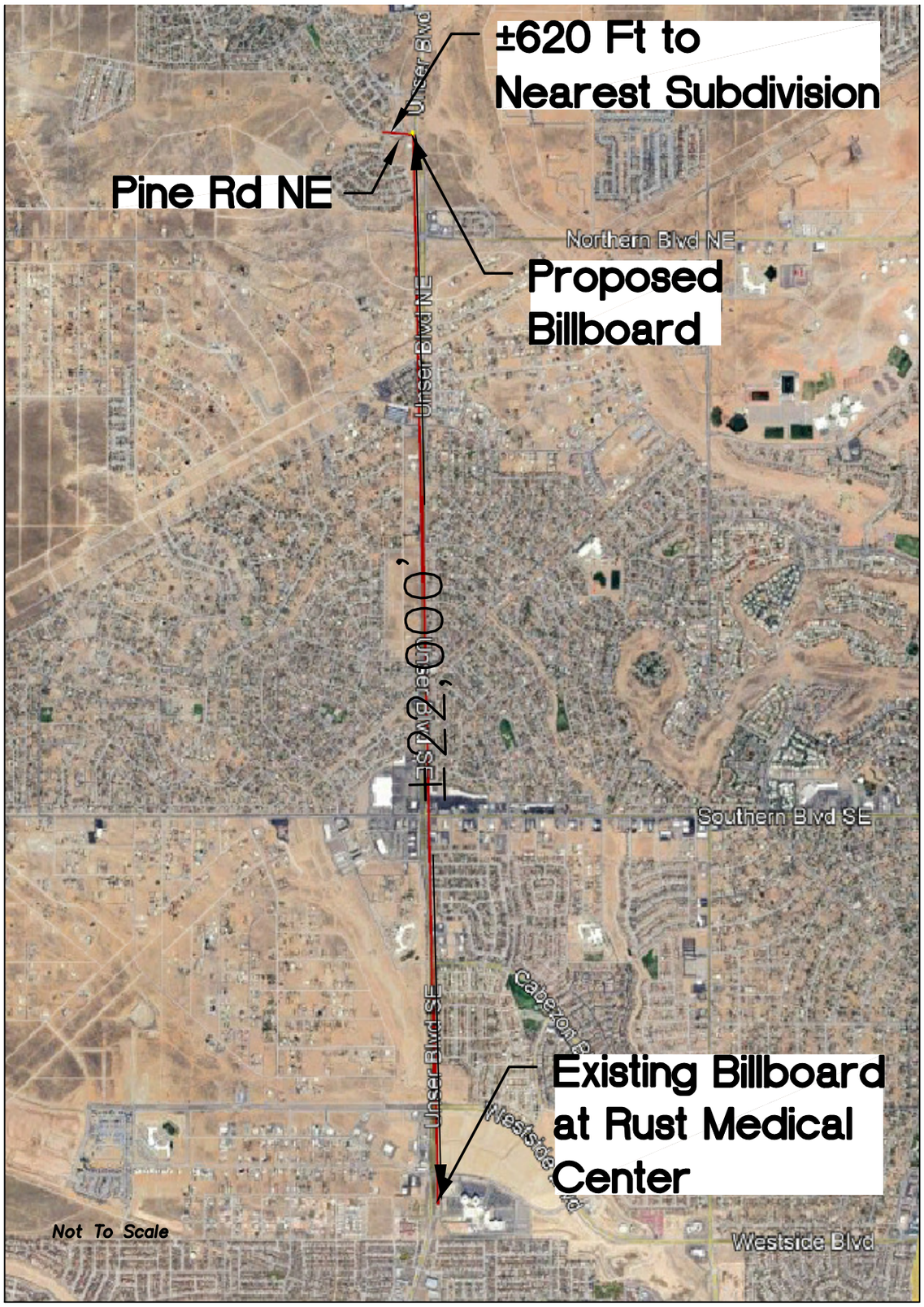
PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: TWILIGHT HOMES (GOLF COURSE & WESTSIDE)			REVISED 2-7-24
SCALE: 1/4" = 1'- 0"	DRWG NO: 523 - 177	APPROVED FOR PRODUCTION:	2-20-24
SALES: TERRY TOPPINO	CUSTOMER APPROVAL:		
DESIGN BY: R. GONZALES			

Exhibit for Proposed Billboard at 1516 Unser Blvd. NE



Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT NO BILLBOARDS WERE OBSERVERED WITHIN 10,000 FEET ALONG UNSER BLVD FROM THE ABOVE STATED ADDRESS, AND THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4/8/24

BRIAN J. MARTINEZ — DATE
N.M.R.P.S. NO. 18374

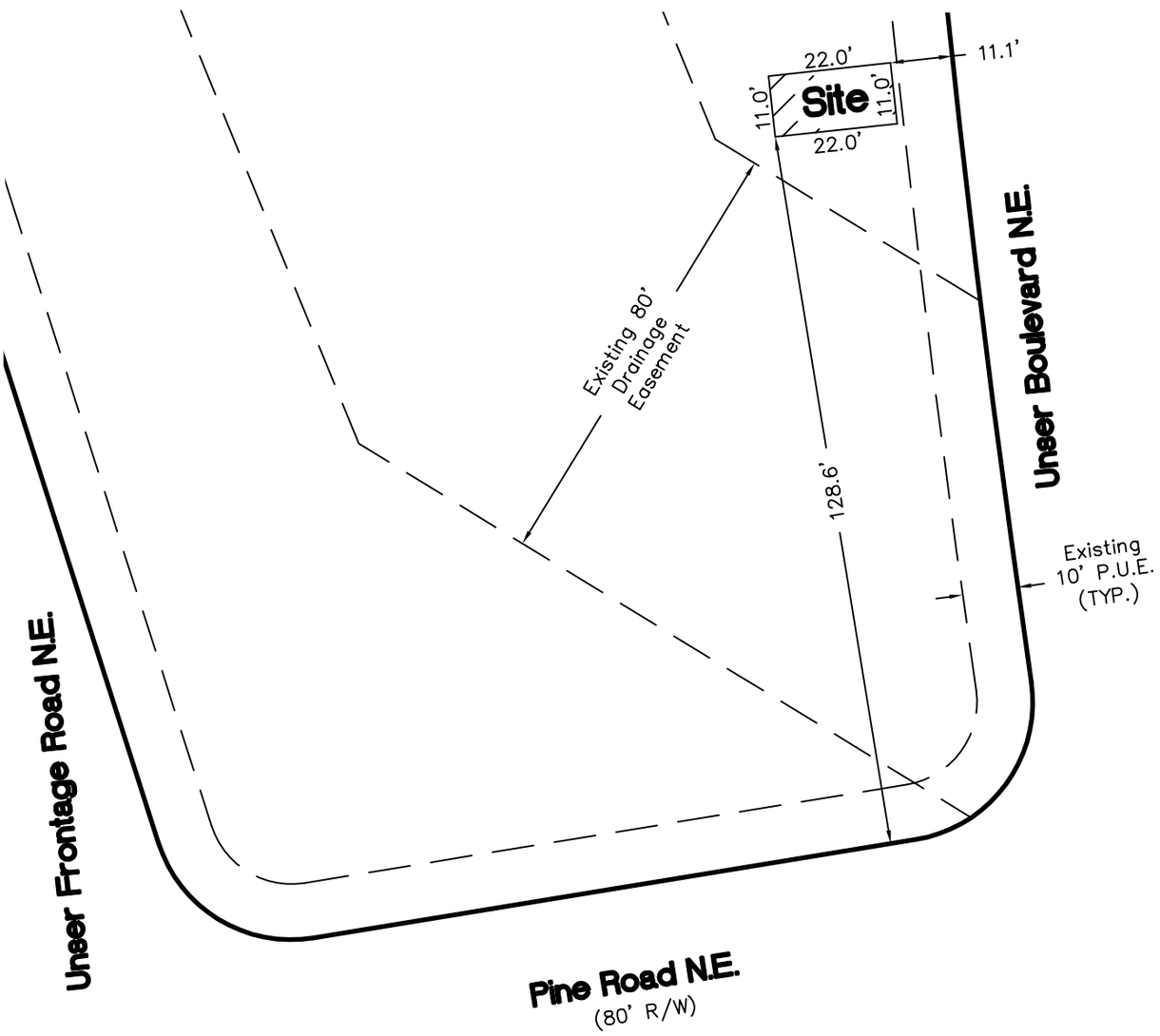
BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.

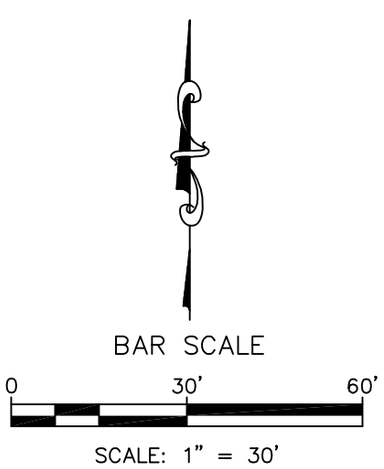
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Exhibit for Proposed Billboard located at 1516 Unser Blvd. NE being within Tract "C" Unser Boulevard Right-of-Way

City of Rio Rancho
Sandoval County, New Mexico



Detail Drawing



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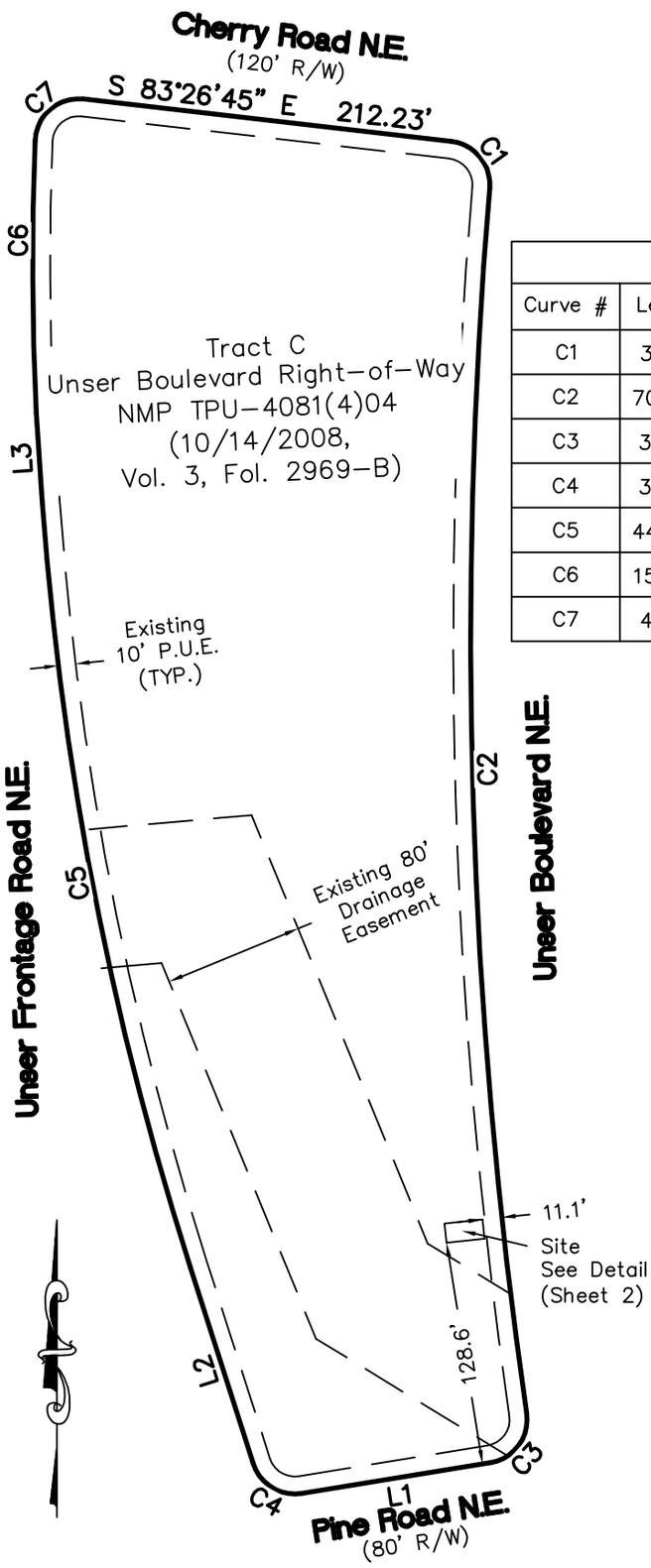
City of Rio Rancho

Sandoval County, New Mexico



Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'37" W	109.65'
L2	N 17°45'11" W	118.49'
L3	N 03°56'00" W	50.13'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	38.51'	25.00'	88°16'08"	34.82'	N 39°18'30" W
C2	704.76'	3090.00'	13°04'04"	703.23'	S 01°43'39" E
C3	38.83'	25.00'	88°58'57"	35.04'	N 36°13'58" E
C4	35.57'	25.00'	81°31'44"	32.65'	S 58°30'06" E
C5	448.98'	1884.86'	13°38'53"	447.92'	S 10°55'45" E
C6	156.43'	1884.86'	4°45'19"	156.39'	S 00°14'56" E
C7	41.20'	25.00'	94°25'27"	36.69'	S 49°20'39" W

Notes

1. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
2. THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD (10/14/2008, VOLUME 3, FOLIO 2969-B).
3. THE CLOSEST OBSERVED ON-PREMISES SIGN IS LOCATED AT FRENCH MORTUARY AND IS APPROXIMATELY 550 FEET SOUTH OF THE PROPOSED SIGN LOCATION.
4. THE CLOSEST RESIDENTIAL ZONED LOT IS ACROSS UNSER BOULEVARD APPROXIMATELY 300 FEET EAST OF THE PROPOSED SIGN LOCATION.

BAR SCALE

0 100' 200'

SCALE: 1" = 100'

CSI-CARTESIAN SURVEYS INC.

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

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-120-00004

REQUEST FOR CONDITIONAL USE PERMIT FOR AN OFF-PREMISES DIGITAL SIGN (BILLBOARD) FOR THE PROPERTY LOCATED AT 1516 UNSER BLVD NE (UBNN, TRACT C).

Applicant: Amrep Southwest, Inc., through their agent, EPNM, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of May, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 154.45 Off-Premises Advertising Signs.

THEREFORE, the application for a Conditional Use Permit for an off-premises digital sign (billboard) for the property located at 1516 Unser Blvd NE, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on May 14, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-120-00004

REQUEST FOR CONDITIONAL USE PERMIT FOR AN OFF-PREMISES DIGITAL SIGN (BILLBOARD) FOR THE PROPERTY LOCATED AT 1516 UNSER BLVD NE (UBNN, TRACT C).

Applicant: Amrep Southwest, Inc., through their agent, EPNM, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 14th day of May, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 154.45 Off-Premises Advertising Signs.
2. Off-premises signage within the C-1: Retail Commercial District is permissive, subject to the approval of a Conditional Use Permit.
3. The Conditional Use Permit shall be effective for ten (10) years from the approval date of May 14, 2024.
4. Per R.O. 2003 Section 154.45(C)(7), Off-premises advertising signs shall be maintained and shall be administratively reviewed on an annual basis to ensure sign maintenance.

THEREFORE, the application for a Conditional Use Permit for an off-premises digital sign (billboard) for the property located at 1516 Unser Blvd NE, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 14, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-210-00001

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Bulk Plat. The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating Tracts B-1, B-2, and B-3 from the subject property legally described as Arrowhead East, Tract B, consisting of approximately 80.7708 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating Tracts B-1, B-2, and B-3 from the subject property legally described as Arrowhead East, Tract B, consisting of approximately 80.7708 acres.

The subject tract comprises the entirety of the future Arrowhead East Master Plan, which is being heard concurrently under Case No. 23-400-00001. The proposed Tracts to be created by this Bulk Plat correspond with the allocated acreages allowed for each land use as specified in the subject Ordinance for Arrowhead East, Tract B (Ord. No. 19, Enact. No. 17-21), though currently exceed the allowable developable acreage due to required open space acreage not being platted at this stage. The required minimum 15 acres of open space acreage and buffers, which will be allocated at the Preliminary Plat stage, will bring each tract into conformance with allowable acreages for development.

Tract B-1: Commercial & Mixed-Use: Raw Acreage: 29.2650 acres (25 acres allowable for development)
Tract B-2: Mixed Residential: Raw Acreage: 30.2570 acres (25 acres allowable for development)
Tract B-3: Single-Family Residential: Raw Acreage: 21.2491 acres (15 acres allowable for development)

(Open Space: Minimum 15 acres, to be allocated at Preliminary Plat stage).

I. GENERAL INFORMATION

1. Layout: Arrowhead East, Tract B is proposed to be subdivided into three (3) separate Tracts: B-1, B-2, & B-3.
2. Acreage: Total Tract Acreage: Approximately 80.7708; Tract B-1: 29.2650 acres; Tract B-2: 30.2570 acres; Tract B-3: 21.2491 acres.
3. Access: The subject property will be accessed from NM Highway 528, a principal arterial. The plat denotes the access point approved by NMDOT, which aligns with Arrowhead Ridge Dr SE to be a future signalized intersection. There will additionally be two right-in, right-out access points from NM Highway 528.

4. Zoning: The subject property comprises approximately 80.7780 acres zoned SU: Special Use for Planned Residential Development (PRD) via Ordinance No. 19, Enactment No. 17-21, approved September 13, 2017 by the Governing Body
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: Availability will be provided at the Preliminary Plat stage and prior to commercial development for each phase.
7. Drainage: Drainage is per the Arrowhead East Drainage Management Plan, dated February 15, 2024.
8. Roads and Sidewalks: Roads and sidewalks will be established at the Preliminary Plat stage and will conform to City of Rio Rancho standards for roadways and sidewalks.
9. Recreation Facilities/Open Space: None.
10. Easements: There is an existing 10' wide Public Utility Easement along the southern border of AE, Tract B, and an additional 10' wide Public Utility Easement along the western property line abutting NM Highway 528. There is an additional 10' wide City of Rio Rancho Public Utility Easement along the western property line. A portion of a 50' wide City of Rio Rancho Public Utility Easement extends into the northeast portion along the western property line. A 40' wide City of Rio Rancho Public Utility Easement extends along the northern property line of AE, Tract B. There is a variable width access and drainage easement along the east property line of AE, Tract B bordering the Village of Corrales. There is additionally a 60' wide drainage easement in the southwest portion of AE, Tract B.
12. Vacations: None.
13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board find the proposed Bulk Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed Bulk Plat conforms with all City of Rio Rancho regulations. The subject Zoning Ordinance for AE, Tract B additionally allocates specific allowable acreages for each proposed land use within the tract. While the current acreages allocated for Tracts B-1, B-2, and B-3 exceed the allowable developable acreage for each tract, they do not take into account the required 15 acres of open space, which will be platted during the Preliminary Plat stage and align all tracts with conforming acreages.

Staff recommends the Planning and Zoning Board finds the proposed Bulk Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. 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).

This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Arrowhead East Master Plan). Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

CONFORMANCE WITH THE ARROWHEAD EAST MASTER PLAN:
The proposed Bulk Plat aligns with the configurations, acreages, and land use allocations as outlined in the Arrowhead East Master Plan. Staff recommends the Planning and Zoning Board find that the proposed tract layout is in conformance with the master plan; criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

The Departments of Development Services (Planning and Engineering), Parks Recreation and Community Services, Rio Rancho Fire and Rescue, MRMPO, and SSCAFCA have reviewed this application and related infrastructure plans. All departments have no adverse comments. The plat and related materials were also sent to Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: AE, Tract B is bordered by M-1: Industrial and Business Park District to the north, R-1: Single-Family Residential District to the south, SU: Special Use for Commercial Land Uses, Townhomes, and Apartments to the west, and the Village of Corrales to the east.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to property owners adjacent to the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on April 29, 2024. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Bulk Plat case no. 24-210-00001 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 the Bulk Plat.
2. The applicant has the authority to apply for a Bulk Plat.
3. Due Process was provided to both the Applicant and adjacent property owners.

Specific Findings of Fact and Conditions of Approval:
1. The Bulk Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Bulk Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Bulk Plat conforms to the requirements of Zoning Ordinance No. 19, Enactment No. 17-21.
4. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of a Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.

ALTERNATIVES:

The Planning and Zoning Board may:

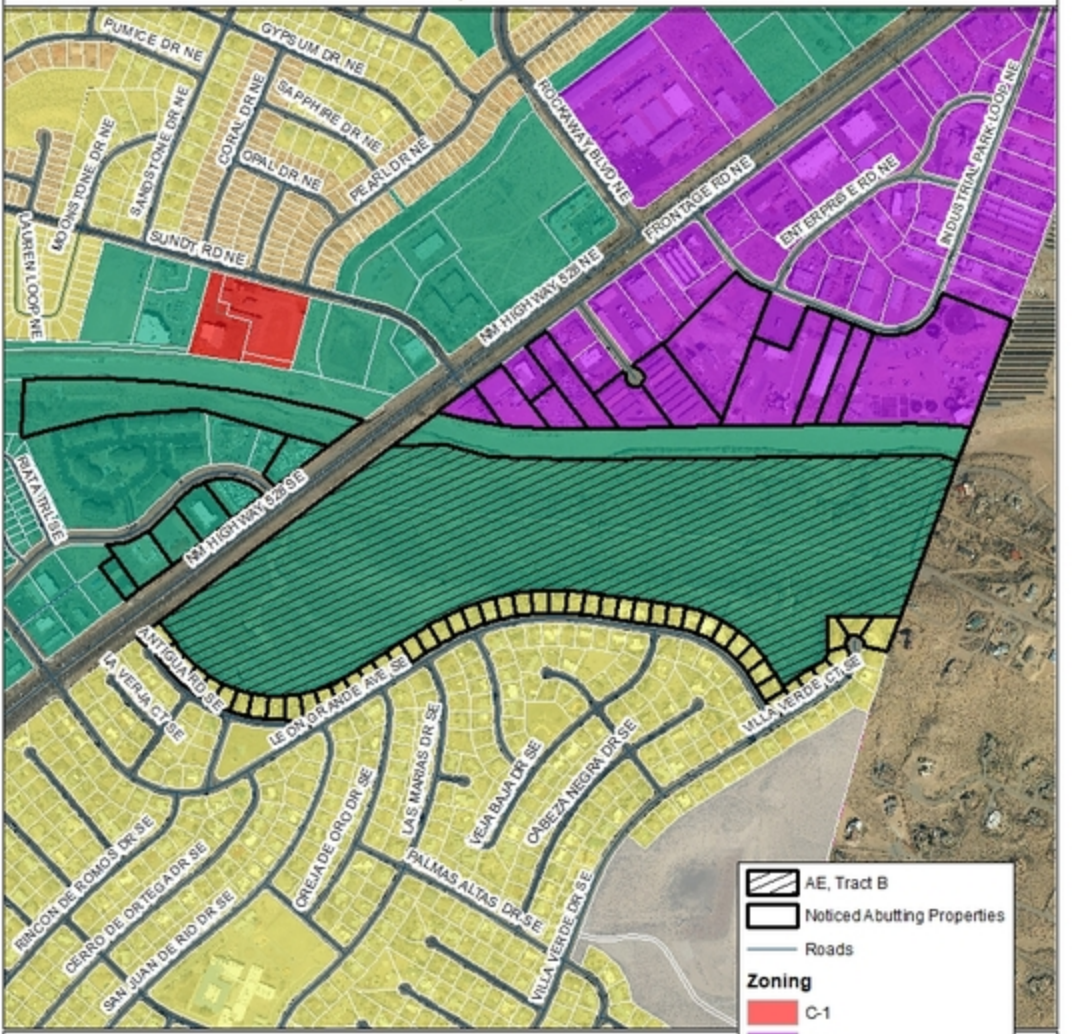
1. Approve the bulk plat with staff recommendations and conditions.
2. Approve the bulk plat with amendments to recommendations and/or conditions.
3. Deny the bulk plat.
4. Postpone the item and continue the public hearing for the bulk plat in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location
ATTACHMENT: Application & Authorization
ATTACHMENT: Arrowhead East Bulk Plat
ATTACHMENT: Zoning Ordinance 17-21 O-19
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Public_Comment_Brenda

ARROWHEAD EAST
MASTER PLAN & BULK PLAT
AE, TRACT B



Rio Rancho
City of Vision

0 220 440 880 1,320 1,760 Feet

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

Map Created by Tim Dvorak on 4/24/2024

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Rio Rancho Road Runners LLC		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Tierra West LLC		Phone: 505-858-3100
Address: 5571 ,Midway Park Place NE		E-Mail: slozoya@tierrawestllc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

Bulk Plat for Arrow Head Subdivision

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning: Special Use	Proposed Zoning: MU-A, R-3, and R-4	
No. of existing lots: 1	No. of proposed lots: 3	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: Sergio Lozoya	Applicant:	Agent: Tierra West LLC
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

TIERRA WEST

February 23, 2024

Planning & Zoning Division
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho NM 87124

RE: REQUEST FOR A BULK PLAT
ARROWHEAD MASTER PLAN / DEVELOPMENT

Dear Planning and Zoning Manager,

Tierra West, LLC, on behalf of Rio Rancho Roadrunners, LLC, is submitting a request for a Bulk Plat action. The site is currently zoned SU and is platted as one large lot. The overall lot size is approximately 80 acres. The site is located directly east of NM Highway 528 and directly south of the Arroyo de Los Montoyas. The Special Use Permit required us to prepare a Master Plan which will be submitted to the P&Z and then corresponding Governing Body. This Bulk Plat action will be creating three lots that will follow the boundaries described and proposed within the Arrowhead Master Plan.

We are proposing to plat the site into 3 separate lots, with an open space buffer surrounding the north, east and southern boundary of the lot. There will be no opens pace buffer on the western portion of the lot, that abuts NM Highway 528. The western lot, approximately 29.26 acres, will be zoned as MU-A for Commercial and Mixed Use. The middle lot, approximately 30.26 acres, will be zoned R-3 for Mixed Residential. The eastern lot, approximately 21.25 acres, will be zoned R-4 Single Family Residential. This zoning will encourage significant long-term use that will benefit the surrounding community while providing more housing opportunities for residents.

Enclosed, please find the proposed Bulk Plat and associated application forms. We intend to submit the revised Arrowhead East Master Plan for approval by the City and have received and addressed comments given by City Staff.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya
Sr. Planner

JN:
RRB/sl/vp

5/25/2023

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

RE: **LETTER OF AUTHORIZATION**
TRACT B, SUMMARY PLAT OF ARROWHEAD EAST TRACTS B & C
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

To Whom it may concern:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of RIO RANCHO ROAD RUNNERS LLC. pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

KIM "KIPP" WATSON
Print Name

Kipp Watson
Signature

Co-owner
Title

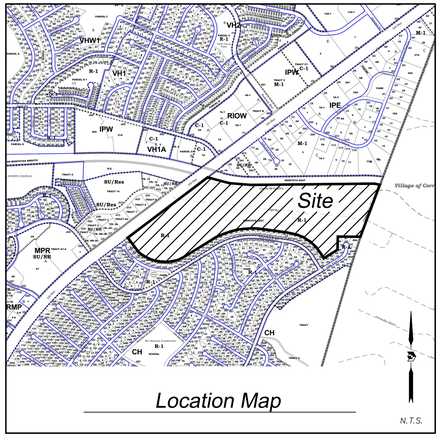
May 25, 2023
Date

Summary Plat of

Tracts B-1, B-2 and B-3

Arrowhead East

Town of Alameda Grant
Projected Sections 20 and 21 Township 12 North, Range 3 East, N.M.P.M.
City of Rio Rancho, Sandoval County, New Mexico
March 2024



Location Map

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 80.7708 ACRES±
ZONE ATLAS INDEX NO: 58, 59, 67 & 68
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: APRIL 29, 2021

Notes:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT INTO THREE NEW TRACTS AND TO GRANT AN EASEMENT.
2. PLAT SHOWS ALL EASEMENTS OF RECORD.
3. THE CITY OF RIO RANCHO WILL NOT ISSUE A BUILDING PERMIT FOR ANY LOT UNTIL THE PROPERTY OWNER/DEVELOPER HAS REQUESTED AND RECEIVED WATER AND WASTEWATER AVAILABILITY APPROVAL FROM THE CITY OF RIO RANCHO.
4. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Legal Description

TRACT LETTERED "B", SUMMARY PLAT OF ARROWHEAD EAST, TRACTS B AND C, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "SUMMARY PLAT, ARROWHEAD EAST, TRACTS B AND C, A REPLAT OF TRACT A, ARROWHEAD EAST, WITHIN PROJECTED SECTIONS 20 AND 21, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JULY 2, 2015, IN VOL. 3, FOLIO 3850 (RIO RANCHO ESTATES PLAT BOOK 26, PAGES 16-17).

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY NMSR 528 (RIO RANCHO BOULEVARD, SE), THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE NMDOT.

Free Consent

THE REAL ESTATE SHOWN ON THIS PLAT IS SURVEYED AND REPLATTED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER THEREOF. THIS PROPERTY IS SUBJECT TO THE EASEMENTS SHOWN OR NOTED HEREON. THE UNDERSIGNED OWNER DOES HEREBY GRANT ALL EASEMENTS SHOWN OR NOTED ON THIS PLAT.

KIM ELLIOTT WATSON — DATE
OWNER/MANAGING MEMBER
RIO RANCHO ROAD RUNNERS, LLC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY
KIM ELLIOTT WATSON
OWNER/MANAGING MEMBER
RIO RANCHO ROAD RUNNERS, LLC

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Approvals

Rio Rancho Planning and Zoning Board

APPROVED THIS _____ DAY OF _____, 2024.

FRED RADOSVICH, CHAIRMAN — DATE

Utility Companies

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES. THE UTILITY COMPANIES HEREBY AGREE AND CONSENT TO A WAIVER AND RELEASE OF ALL RIGHTS AND PRIVILEGES TO ANY AND ALL EASEMENTS PREVIOUSLY PLATTED OR GRANTED WITHIN THE BOUNDARIES OF THIS PLAT EXCEPT AS SPECIFICALLY SHOWN OR NOTED HEREON.

PNM — DATE

NEW MEXICO GAS COMPANY — DATE

QWEST CORPORATION D/B/A CENTURYLINK QC — DATE

SPARKLIGHT — DATE

CITY OF RIO RANCHO — DATE

City Clerk's 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 BY THE RIO RANCHO DEPARTMENT OF PLANNING AND ZONING BOARD ON THE _____ DAY, OF _____, 2024

REBECCA A. MARTINEZ

Treasurer's Certificate

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

SANDOVAL COUNTY TREASURER — DATE

Recording Seal

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

THIS INSTRUMENT WAS FILED FOR RECORD ON _____ DAY OF _____, 2024
AT _____, _____M, RECORDED IN VOLUME _____ OF RECORDS OF SAID COUNTY, FOLIO _____ (RIO RANCHO ESTATES PLAT BOOK NO._____, PAGE ____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY _____
DEPUTY

Jurisdictional Affidavit

I, LARRY W. MEDRANO, NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR NO. 11993, HEREBY AFFIRM THAT THE PROPERTY DESCRIBED HEREIN DOES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF RIO RANCHO.

LARRY W. MEDRANO, N.M.P.S. NO. 11993 — DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY; THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO · NEW MEXICO · 11993 · REGISTERED PROFESSIONAL SURVEYOR

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	TYPE: STANDARD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: OPUS		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003294810, GROUND TO GRID: 0.999670627522	DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00' / ELEVATIONS VALID: NO

PLSS INFORMATION					
LAND GRANT: TOWN OF ALAMEDA GRANT					
PROJECTED SECTION: 20	TOWNSHIP: 12 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM		
CITY: RIO RANCHO		COUNTY: SANDOVAL	STATE: NM	UPC: 1014069494322	

PROPERTY INFORMATION		
PROPERTY OWNER: RIO RANCHO ROAD RUNNERS, LLC		
SUBDIVISION NAME: ARROWHEAD EAST	ADDRESS: n/a	
SECOND ADDRESS: n/a		

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT/MC	DATE OF SURVEY: 04/29/2021
DRAWN BY: RN/KH	CHECKED BY: LM
PSI JOB NO. 21-6046P	SHEET NUMBER: 1 OF 3

Summary Plat of
Tracts B-1, B-2 and B-3
Arrowhead East
Town of Alameda Grant
Projected Sections 20 and 21 Township 12 North, Range 3 East, N.M.P.M.
City of Rio Rancho, Sandoval County, New Mexico
March 2024

Line Table

LINE	BEARING	DISTANCE
L1	S 73°22'55" E	96.02'
L2	N 31°56'41" W	120.73'
L3	N 37°03'17" W	175.03'
L4	S 73°22'55" E	30.13'
L5	N 31°56'41" W	19.88'
L6	S 36°24'43" W	218.65'

LINE	BEARING	DISTANCE
(L1)	(S 73°22'55" E)	(95.79')
(L2)	(N 31°56'41" W)	(120.73')

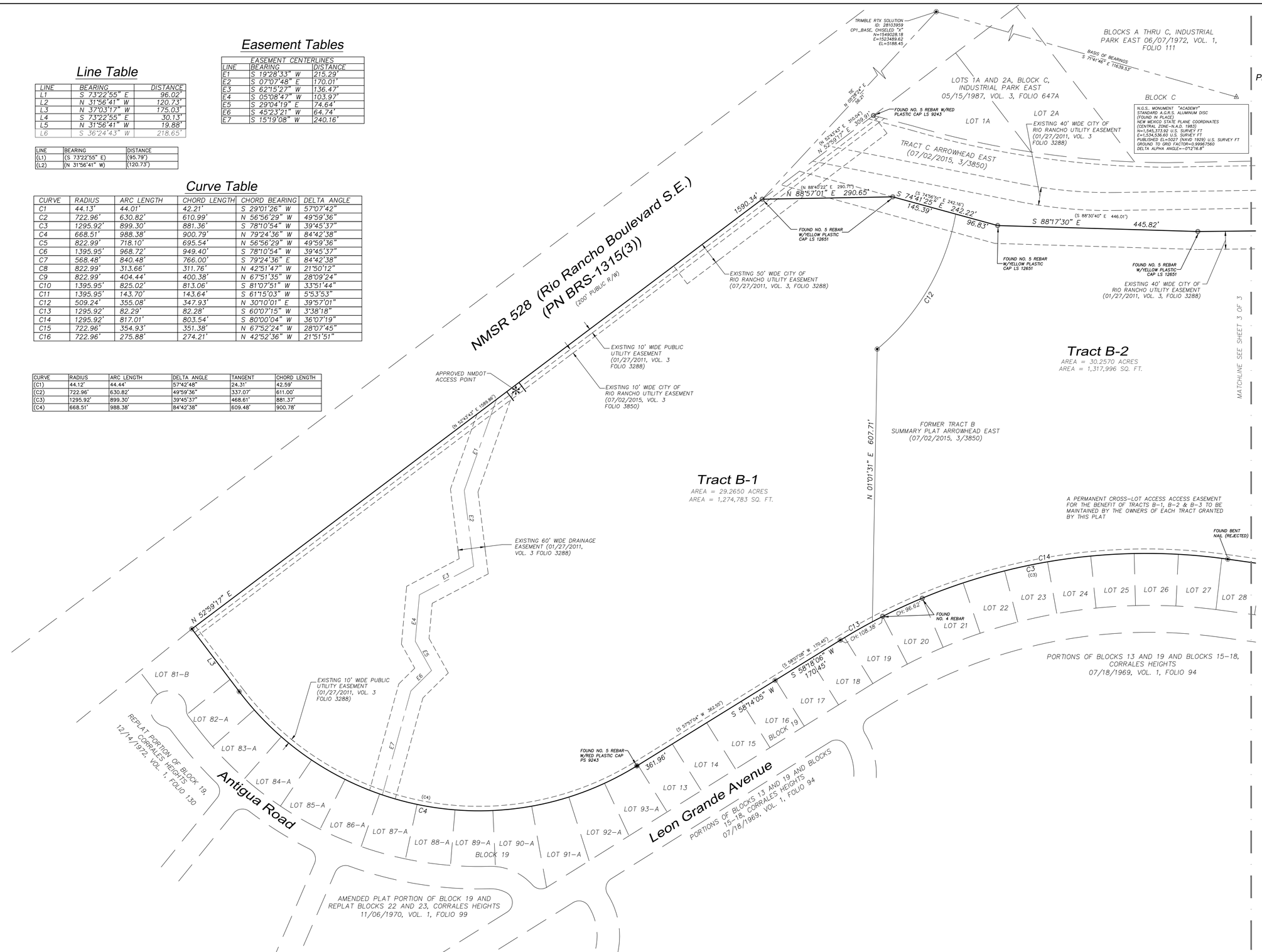
Easement Tables

EASEMENT CENTERLINES		
LINE	BEARING	DISTANCE
E1	S 19°28'33" W	215.29'
E2	S 07°07'48" E	170.01'
E3	S 62°15'27" W	136.47'
E4	S 05°08'47" W	103.97'
E5	S 29°04'19" E	74.64'
E6	S 45°23'21" W	64.74'
E7	S 15°19'08" W	240.16'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	44.13'	44.01'	42.21'	S 29°01'26" W	57°07'42"
C2	722.96'	630.82'	610.99'	N 56°56'29" W	49°59'36"
C3	1295.92'	899.30'	881.36'	S 78°10'54" W	39°45'37"
C4	668.51'	988.38'	900.79'	N 79°24'36" W	84°42'38"
C5	822.99'	718.10'	695.54'	N 56°56'29" W	49°59'36"
C6	1395.95'	968.72'	949.40'	S 78°10'54" W	39°45'37"
C7	568.48'	840.48'	766.00'	S 79°24'36" E	84°42'38"
C8	822.99'	313.66'	311.76'	N 42°51'47" W	21°50'12"
C9	822.99'	404.44'	400.38'	N 67°51'35" W	28°09'24"
C10	1395.95'	825.02'	813.06'	S 81°07'51" W	33°51'44"
C11	1395.95'	143.70'	143.64'	S 61°15'03" W	5°53'53"
C12	509.24'	355.08'	347.93'	N 30°10'01" E	39°57'01"
C13	1295.92'	82.29'	82.28'	S 60°07'15" W	3°38'18"
C14	1295.92'	817.01'	803.54'	S 80°00'04" W	36°07'19"
C15	722.96'	354.93'	351.38'	N 67°52'24" W	28°07'45"
C16	722.96'	275.88'	274.21'	N 42°52'36" W	21°51'51"

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH
(C1)	44.12'	44.44'	57°42'48"	24.31'	42.59'
(C2)	722.96'	630.82'	49°59'36"	337.07'	611.00'
(C3)	1295.92'	899.30'	39°45'37"	468.61'	881.37'
(C4)	668.51'	988.38'	84°42'38"	609.48'	900.78'



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION					
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD			
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	
CONTROL USED: OPUS			BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003294810 GROUND TO GRID: 0.999670627522		DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO

PLSS INFORMATION					
LAND GRANT: TOWN OF ALAMEDA GRANT					
PROJECTED SECTION: 20	TOWNSHIP: 12 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM		
CITY: RIO RANCHO		COUNTY: SANDOVAL	STATE: NM		

PROPERTY INFORMATION			
PROPERTY OWNER: RIO RANCHO ROAD RUNNERS, LLC			
SUBDIVISION NAME: ARROWHEAD EAST	ADDRESS: n/a		
UPC: 1014069494322	SECOND ADDRESS: n/a		

PRECISION SURVEYS, INC.
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

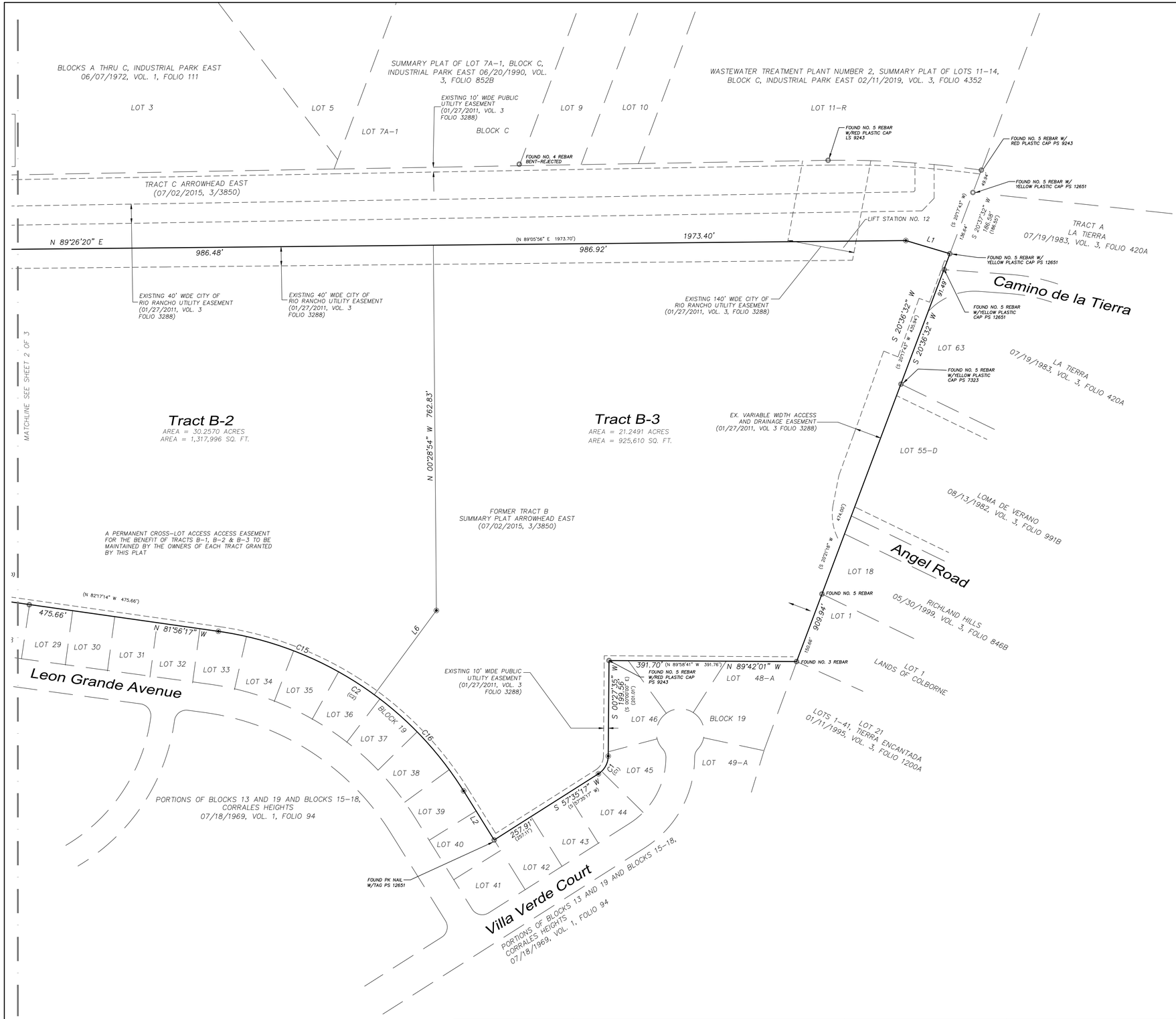
PROJECT INFORMATION	
CREW/TECH: MT/MC	DATE OF SURVEY: 04/29/2021
DRAWN BY: RN/KH	CHECKED BY: LM
PSI JOB NO.: 21-6046P	SHEET NUMBER: 2 OF 3

Summary Plat of

Tracts B-1, B-2 and B-3

Arrowhead East

Town of Alameda Grant
Projected Sections 20 and 21 Township 12 North, Range 3 East, N.M.P.M.
City of Rio Rancho, Sandoval County, New Mexico
March 2024



Legend

N 90°00'00" E	*MEASURED BEARING AND DISTANCES*
(N 90°00'00" E)	*RECORD BEARINGS AND DISTANCES*
○	*FOUND AND USED MONUMENT AS DESIGNATED*
◉	*DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY*

0 100 200 300
SCALE: 1"=100'

Line Table

LINE	BEARING	DISTANCE
L1	*S 73°22'55" E*	*96.02'*
L2	*N 31°56'41" W*	*120.73'*
L3	*N 37°03'17" W*	*175.03'*
L4	*S 73°22'55" E*	*30.13'*
L5	*N 31°56'41" W*	*19.88'*
L6	*S 36°24'43" W*	*218.65'*

LINE	BEARING	DISTANCE
(L1)	(S 73°22'55" E)	(95.79')
(L2)	(N 31°56'41" W)	(120.73')

Easement Tables

EASEMENT CENTERLINES		
LINE	*BEARING*	*DISTANCE*
E1	*S 19°28'33" W*	*215.29'*
E2	*S 07°07'48" E*	*170.01'*
E3	*S 62°15'27" W*	*136.47'*
E4	*S 05°08'47" W*	*103.97'*
E5	*S 29°04'19" E*	*74.64'*
E6	*S 45°23'21" W*	*64.74'*
E7	*S 15°19'08" W*	*240.16'*

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	*44.13'*	*44.01'*	*42.21'*	*S 29°01'26" W*	*57°07'42"*
C2	*722.96'*	*630.82'*	*610.99'*	*N 56°56'29" W*	*49°59'36"*
C3	*1295.92'*	*899.30'*	*881.36'*	*S 78°10'54" W*	*39°45'37"*
C4	*668.51'*	*988.38'*	*900.79'*	*N 79°24'36" W*	*84°42'38"*
C5	*822.99'*	*718.10'*	*695.54'*	*N 56°56'29" W*	*49°59'36"*
C6	*1395.95'*	*968.72'*	*949.40'*	*S 78°10'54" W*	*39°45'37"*
C7	*568.48'*	*840.48'*	*766.00'*	*S 79°24'36" E*	*84°42'38"*
C8	*822.99'*	*313.66'*	*311.76'*	*N 42°51'47" W*	*21°50'12"*
C9	*822.99'*	*404.44'*	*400.38'*	*N 67°51'35" W*	*28°09'24"*
C10	*1395.95'*	*825.02'*	*813.06'*	*S 81°07'51" W*	*33°51'44"*
C11	*1395.95'*	*143.70'*	*143.64'*	*S 61°15'03" W*	*5°53'53"*
C12	*509.24'*	*355.08'*	*347.93'*	*N 30°10'01" E*	*39°57'01"*
C13	*1295.92'*	*82.29'*	*82.28'*	*S 60°07'15" W*	*3°38'18"*
C14	*1295.92'*	*817.01'*	*803.54'*	*S 80°00'04" W*	*36°07'19"*
C15	*722.96'*	*354.93'*	*351.38'*	*N 67°52'24" W*	*28°07'45"*
C16	*722.96'*	*275.88'*	*274.21'*	*N 42°52'36" W*	*21°51'51"*

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH
(C1)	44.12'	44.44'	57°42'48"	24.31'	42.59'
(C2)	722.96'	630.82'	49°59'36"	337.07'	611.00'
(C3)	1295.92'	899.30'	39°45'37"	468.61'	881.37'
(C4)	668.51'	988.38'	84°42'38"	609.48'	900.78'

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: OPUS		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003294810, GROUND TO GRID: 0.999670627522	DISTANCE ANNOTATION: GROUND		
	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO

PLSS INFORMATION

LAND GRANT: TOWN OF ALAMEDA GRANT				
PROJECTED SECTION: 20	TOWNSHIP: 12 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	
CITY: RIO RANCHO		COUNTY: SANDOVAL	STATE: NM	

PROPERTY INFORMATION

PROPERTY OWNER: RIO RANCHO ROAD RUNNERS, LLC	
SUBDIVISION NAME: ARROWHEAD EAST	ADDRESS: n/a
UPC: 1014069494322	SECOND ADDRESS: n/a

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: MT/MC	DATE OF SURVEY: 04/29/2021
DRAWN BY: RN/KH	CHECKED BY: LM
PSI JOB NO.: 21-6046P	SHEET NUMBER: 3 OF 3

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 19 **ENACTMENT NO. 17-21**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS ARROWHEAD EAST, TRACT B, COMPRISED OF 80.8 ACRES, FROM R-3: MIXED RESIDENTIAL DISTRICT TO SU: SPECIAL USE DISTRICT FOR PLANNED RESIDENTIAL DEVELOPMENT (PRD); IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation from R-3: Mixed Residential District to PRD Planned Residential Development for the subject property known legally as Arrowhead East, Tract B, located at 200 New Mexico Highway 528, has been submitted by the City of Rio Rancho, and assigned City Case No. 17-100-00006; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 8, 2017, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed SU: Special Use for Planned Residential Development zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on September 13, 2017, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

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

Section 1. Rezoning of Property and Change in Land Use:
The Official Zone Map is hereby amended by changing the zoning designation on approximately 80.8 acres of property located on New Mexico Highway 528 SE, from R-3: Mixed Residential District to SU: Special Use District for Planned Residential Development (PRD) on land legally described as:

> Arrowhead East, Tract B, as same is shown designated on the plat entitled "SUMMARY PLAT, ARROWHEAD EAST, TRACT B AND C, A REPLAT OF TRACT A, ARROWHEAD EAST, WITHIN PROJECTED SECTIONS 20 AND 21, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINICPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County on July 2, 2015, in Book Number 26, Page Number 16-17.

Section 2. LAND USE, CONDITIONS, DEVELOPMENT STANDARDS/REGULATIONS and USE of PROPERTY:

A. Land Uses: The Property identified on the Preliminary Master Plan/Conceptual Site Plan, Exhibit A, as SU: Special Use for Planned Residential Development District (PRD), includes the following three (3) land uses, acreages and densities:

1) *Commercial:* Maximum 25 acres of permissive and conditional Commercial land uses with any commercial acreage greater than 20 acres being comprised of mixed use development as defined in the City's MU-A: Mixed Use Activity Center District, with a minimum of 50% of the use area of the mixed use development being comprised of residential, civic, drainage or open space as identified on, and approved with, the Final Master Plan. Commercial uses located in the PRD are intended to serve the needs of those within the PRD, as well as those in the surrounding area.
2) *Residential:* Multi-family, Townhomes (attached and detached), and Single Family Residential, subject to the following restrictions and requirement:
    a. A minimum of 15 acres of detached single family dwelling (DFSD) units shall be located along the eastern boundary of the project abutting the Village of Corrales at a maximum density of seven dwelling units per acre (7 du/ac), a minimum lot size of 4,500 square feet, and with the exception of the maximum density of 7 DU per acre and a minimum lot size of 4,500 square feet, all development of the DSFD shall conform to the City's R-4: Single Family District regulations.
    b. Multi-Family Residential and Townhome Residential (attached and detached dwelling units) shall have a maximum density of 26 du/acre, and with the exception of a maximum density of 26 DU per acre, shall conform to the City's R-3: Mixed Residential District regulations.
3) *Open Space:* Minimum 15 acres – including buffer with restrictions and requirements set forth in Section 2B below.

B. Development Standards and Design: Attached as Exhibit B and adopted with additional standards as noted below and to be finalized with approval of the Final Master Plan:

1) ***Access:*** A Traffic Impact Analysis and Access Justification Report shall be required, and if necessary shall be reviewed by the New Mexico Department of Transportation. Internal access shall be approved by the Development Services Department Engineering Division.

2) ***Buffers and Landscaping:*** Minimum buffers and landscaping per the City of Rio Rancho Zoning Code for each zone district shall be applied with such buffers and landscaping to be maintained by an appropriate Property Owners Association. A minimum 100 foot perimeter buffer provided along the south border shall be retained in its natural and undeveloped state; no active recreational uses shall be permitted within the buffer area. The open space buffer abutting single family residential development may be reduced to 75 feet.

    Between the multi-family and commercial developments, and the multi-family and single family detached residential development, a 30 foot buffer shall be provided. A 58 foot buffer is provided along the eastern border of the project, west of the Village of Corrales; and a 35 foot active buffer is provided along the Montoyas Arroyo.

3) ***Grading and Drainage:*** Grading & Drainage Plan, in addition to a floodplain permit issued by the City, shall be required and shall include a grading and drainage plan and erosion control plan including how development will be protected from lateral erosion from the Montoyas Arroyo.

4) ***Open Space/Common Areas/Private Parks:*** Shall be maintained by an appropriate Property Owners Association. Guidelines and locations shall be identified in the Final Master Plan and governed by the Development Services Department of the City of Rio Rancho.

5) ***Parking:*** Compliance with minimum Rio Rancho Code of Ordinances, Planning and Zoning Chapter, Off-Street Parking requirements is required.

6) ***Mechanical Equipment:*** Mechanical equipment – with the exception of solar panels not exceeding the maximum permitted principal building height – shall not be located on the roof of any building within the residential land use areas, or on any structure that may be located in the open space land use areas. Mechanical equipment located on the roof of structures located within the commercial land use areas shall be screened from view of neighboring properties with the specifications and design of such screening to be identified in the Final Master Plan required in Section 3 below.

Section 3. Implementation and Process

A. Prior to any development or within 5 years of zoning approval whichever comes first, a Final Master Plan shall be submitted for Planning and Zoning Board approval, and shall include but not be limited to:

1) Topographic map drawn to a scale of 100 feet to one inch by a registered surveyor and/or engineer;
2) Master land use plan drawn at a scale of 100 feet to one inch, or other appropriate scale as determined by the development service department;
3) Transportation plan, including layout of roads, bikeways, pedestrian ways with typical cross sections, and traffic circulation plan;
4) Utility service plan;
5) Fire protection plan;
6) Landscaping plan;
7) Recreation concept plan, parks, and open spaces;
8) Substance of covenants, grants, easements, dedications, or major restrictions; and,
9) Screening of roof top mechanical equipment on structures located within the commercial land use areas.

Any major or substantial change in the approved master plan, which affects the intent and character of the development, land use pattern, and location or dimensions of major streets shall be reviewed and approved by the Planning and Zoning Board. Minor changes which do not affect the intent or character of the development may be approved administratively.

B. Following approval of the Final Master Plan, the subdivision of land within the project boundary shall be subject to Rio Rancho Subdivision regulations.

C. Supplemental site plans for commercial and multi-family development may be approved administratively through the Building Permit process.

Section 4. Severability Clause:

If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 5. Effective Date:
This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 13th DAY OF SEPTEMBER, 2017.

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk
(S E A L)

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

April 26, 2024

RE: Arrowhead East Master Plan (Case No. 23-400-00001)
Bulk Plat creating Arrowhead East Tracts B-1, B-2, and B-3 (Case No. 24-210-00001)

Dear Property Owner:

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

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B. In a concurrent request, the applicant requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, May 14, 2024** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

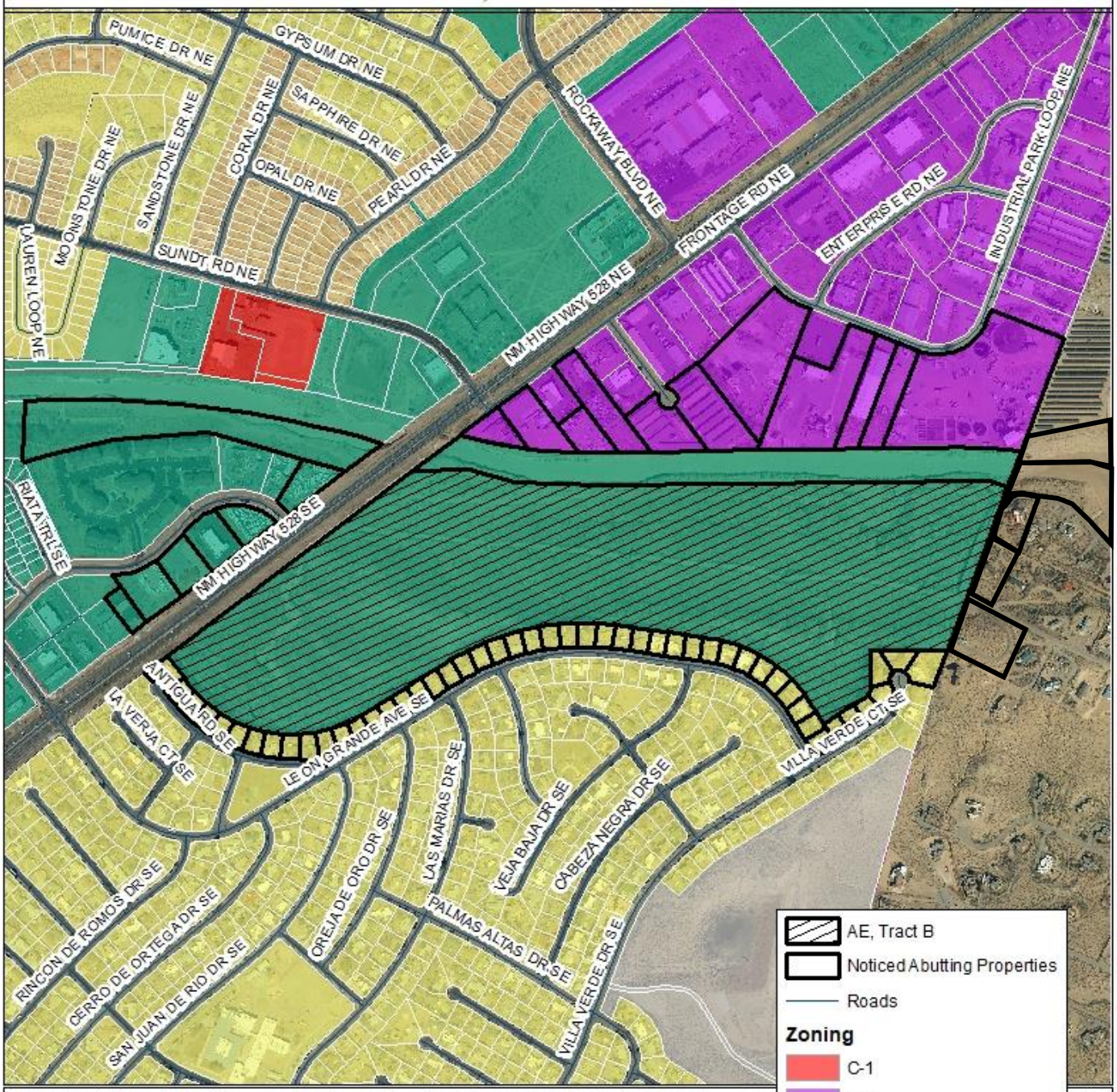
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

ARROWHEAD EAST
MASTER PLAN & BULK PLAT
AE, TRACT B



Rio Rancho
City of Vision

0 220 440 880 1,320 1,760
Feet

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

Map Created by:Tim Dvorak on 4/24/2024

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Master Plan
Case #23-40000001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B.

Bulk Plat
Case #24-210-00001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

Conditional Use Permit
Case #24-120-00004
The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Sign (Billboard) on the property legally described as UBNN, Tract C.

Zone Map Amendment
Case #24-100-00003
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND ADOPTION OF IMPACT FEES.

The Planning and Zoning Board will consider text amendments to Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Ordinances and the adoption of a resolution for the Impact Fee's Land Use Assumptions. The Planning and Zoning Board will consider the following actions:

Adoption of the City of Rio Rancho Impact Fee Update and Amendment Study titled: 2023-2030 Land Use Assumptions.

Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

The Impact Fee Area subject to the above Resolutions and Ordinances is within the boundary of the City of Rio Rancho as generally depicted in the map below.

Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Conditional Use
Case #24-120-00007
The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and is currently zoned R-1: Single-Family Residential.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.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 29, 2024

Comments for site development

"The HOME Matchmaker" <brendasnmhomes@gmail.com>

Thu 5/9/2024 3:34 PM

To:Timothy Dvorak <tdvorak@rrnm.gov>

Caution! This message was sent from outside your organization.

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

As we had already discussed this about 7 years ago, I suppose it has to be addressed again. It seems that our land behind our homes seems to be highly sought after by developers intent on continuing to ruin our land.
We already have enough development and crime in our city. Far more than is necessary for a town of this size and no we don't need any more greedy developers ramrodding through our land and resources. Using up what little water this state has. We do not need anymore DR Hortons or apartment complexes or car washes. We have a car wash on every corner now.
And as I had argued this 7 years ago when women were publicly declaring they needed more stores to shop at, we don't need those either. We have enough restaurants, shops, car washes, ect for everyone to enjoy and patron. We do not need more.
And we don't need anymore housing developments. There's enough homes to go around. Make legislation to make laws to make homes affordable and your problem is solved.
As it stands now, we have ATVs in our backyard terrorizing the wildlife. And then racing up and down our streets so that we can't enjoy being outside because of the fumes and noise (your city's own speed van has taken pictures of the brats doing stunts in front of them(Leon Grande)). So they get to terrorize us and wildlife. And development keeps stripping what last enjoyment we have here.
If I had known 10 years ago what a ghetto trashy city I'd move to, I'd have moved to my second choice city which was Edgewood. I made a mistake moving here. But I need more time to get out of here, planning and getting funds together to move out of a state that has allowed overpopulation and misuse of resources. Greedy investors coming here and taking all of our real estate.
So I'll get out of here in a few years. But as for now, no, I will down vote any development. It's all a misuse of land. It's all so useless. New Mexico was supposed to be a beautiful natural land. I enjoyed it years ago. But now, in recent years, it's become a dumping ground for investor greed. Your beautiful state has become almost unlivable.

Mailtrack Sender notified by Mailtrack

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-400-00001

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Arrowhead East Master Plan comprises the entirety of the property AE, Tract B and is located on the east side of NM Highway 528, a principal arterial, directly north of the Corrales Heights Subdivision. The northern boundary of the Master Plan is bordered by the Montoyas Arroyo, with M-1: Industrial and Business Park zoning further north.

Per Ordinance No. 19, Enactment No. 17-21, adopted by the Governing Body on September 13, 2017, AE, Tract B is zoned SU: Special Use District for Planned Residential Development (PRD). Additionally, per the subject Ordinance, a Final Master Plan must be established prior to the development of AE, Tract B.

Concurrently, the Applicant is requesting approval of a Bulk Plat splitting Arrowhead East, Tract B into Arrowhead East, Tracts B-1, B-2, and B-3 under Case No. 24-210-00001. These proposed tracts correspond with the allocated acreages allowed for each land use as specified in the subject property's Zoning Ordinance (Ordinance. No. 19, Enact. No. 17-21). The proposed tracts acreage as shown on the Bulk Plat currently exceed the allowable developable acreage due to required open space acreage not being platted at this stage. The required minimum 15 acres of open space acreage and buffers, which will be allocated at the Preliminary Plat stage, will bring each tract into conformance with allowable acreages for development.

REVIEW CRITERIA:

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

The Arrowhead East Master Plan details a conceptual lot/tract layout and roadway sections, identifies community amenities, and provides for design standards and phasing. Currently, the Arrowhead East Master Plan consists of a singular property (Arrowhead East, Tract B). Arrowhead East, Tract B comprises approximately 80.7780 acres zoned SU: Special Use for Planned Residential Development (PRD). The Master Plan additionally includes provisions for drainage and utility planning.

Staff recommends the Planning and Zoning Board find that the Arrowhead East Master Plan would comply with and further the goals and policies of the Comprehensive Plan. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The Arrowhead East Master Plan will also further Goal L-1 from the Comprehensive Plan which is to "encourage mixed uses -- retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads." The Master Plan includes two pedestrian multi-use trails, as well as open space buffer areas along the boundaries of Arrowhead East, as identified in Appendix A of the Master Plan.

Per Ordinance No. 19, Enactment No. 17-21, Section 3. Implementation and Phasing, the Final Master Plan for Arrowhead East, Tract B shall include:

1. Topographic map drawn to scale of 100 feet to one inch by a registered surveyor and/or engineer; Criteria is satisfied.
2. Master land use plan drawn at a scale of 100 feet to one inch, or other appropriate scale as determined by the Development Services Department; Criteria is satisfied.
3. Transportation plan, including layout of roads, bikeways, pedestrian ways with typical cross-sections, and traffic circulation plan; Circulation for the Multi-Family portion of the Master Plan is still to be defined; however, a required fire access lane has been provided to connect both the single-family and multi-family portions of the Master Plan back to the Mixed-Use/Commercial portion of the Master Plan for secondary emergency ingress and egress; Criteria is satisfied.
4. Utility service plan; The Master Plan provides for both wet and dry utilities, outlining existing utilities and providing for flexibility for connecting to the existing sanitary sewer line east of the NM 528/ Sundt Rd NE intersection, or conveyance under the Montoyas Arroyo to Lift Station 14 and Wastewater Treatment Plant 2; Criteria is satisfied.
5. Fire protection plan; A fire protection plan including a secondary fire access lane for emergency ingress and egress has been included; Criteria is satisfied.
6. Landscaping plan; Provided as Appendix F; Criteria is satisfied.
7. Recreation concept plan, parks, and open spaces; The southern open space buffer of the Master Plan bordering the Corrales Heights neighborhood shall remain in an undeveloped and unimproved state; Criteria is satisfied.
8. Substance of covenants, grants, easements, dedications, or major restrictions; The Master Plan outlines design standards for development and will establish an Architectural Review Committee (ARC) for approval of all residential development; Criteria is satisfied.
9. Screening of roof top mechanical equipment on structures located within the commercial land use areas; Provided for in nonresidential design standards; Criteria is satisfied.

SITE ANALYSIS:

The subject property comprises approximately 80.7780 acres zoned SU: Special Use for Planned Residential Development (PRD) via Ordinance No. 19, Enactment No. 17-21, approved September 13, 2017 by the Governing Body. The proposed development will consist of four (4) separate land

uses, as outlined above. Arrowhead East, Tract B is located along the eastern side of NM Highway 528, a major arterial. The subject tract is bordered by M-1: Industrial and Business Park District to the north, R-1: Single-Family Residential District to the south, SU: Special Use District for Commercial Land Uses, Townhomes, and Apartments to the west across NM Highway 528, and the Village of Corrales to the east.

LAND USE:
Per the Generalized Land Use Map (GLUM) The Arrowhead East Master Plan's current land use is designated as future planning. The proposed land use is comprised of four (4) underlying land uses, as outlined in the subject property's Zoning Ordinance, and as allocated in the Master Plan.

The front 25 acres of the Master Plan adjacent to NM Highway 528 (Future Tract B-1) is allocated as Mixed-Use/Commercial. All future uses in this section will be compliant with the permissive and conditional uses under the City's regulations for MU-A: Mixed-Use Activity Center District. Continuing east in the Master Plan, the central 25 acres (Future Tract B-2) is allocated for Mixed Residential, which will be a combination of multi-family, townhomes (attached and detached), and/or single-family residential. East of the Mixed Residential section, 15 acres (Future Tract B-3) is allocated for Single-Family Residential.

The approximately 15 remaining acres along the boundaries and throughout the Master Plan will be comprised of open space, which will serve as both buffers between the internal and surrounding residential and commercial developments and provide for opportunities for pedestrian multi-use trails. The Master Plan will contain open space buffers along all boundaries of the development.

Along the southern boundary of the Master Plan adjacent to the Corrales Heights neighborhood, the open space buffer is 100' wide and must remain in a natural and undeveloped state. The open space buffer is 58' wide along the eastern property line bordering the Village of Corrales and 35' wide along the northern property line adjacent to the Arroyo de Los Montoyas.

All open space areas will be maintained by the future Property Owners Association. The Master Plan additionally accounts for future commercial and mixed-use development in the future Tract B-1, which will serve both the needs of those within the Master Plan area as well as those in the surrounding area. Additionally, landscaped buffers between each land use will provide for opportunities for pedestrian multi-use trails, which will provide access to the newly-constructed Arroyo de Los Montoyas and trail.

The Mixed-Use/Commercial area will feature both shopping and dining opportunities for residents within and outside of the Master Plan. The primary amenity of this area is envisioned to be a sports recreation facility, which will be geared towards community activities for individuals in wheelchairs.

GRADING & DRAINAGE:
A master drainage management plan has been submitted to the City of Rio Rancho and SSCAFCA for full development and existing hydrology analysis. The natural topography of the Master Plan slopes from south to north towards the Montoyas Arroyo. Prior to development, the Developer will need to enter an agreement with SSCAFCA to construct the storm drain outfalls into the Montoyas Arroyo.

CIRCULATION:
Ingress and egress for the Master Plan will come from NM Highway 528. An approved Traffic Impact Study has been granted by the City of Rio Rancho and the New Mexico Department of Transportation. The Master Plan will have three access points from NM Highway 528; two of these access points will be right-in, right-out, with a fully-signalized intersection at NM Highway 528 and Arrowhead Ridge Dr SE, as recommend by the TIA.

The primary access to the residential areas of the Master Plan will be a proposed road running along the northern edge of the Master Plan. Additionally, a secondary fire access lane along the southern portion of the Master Plan will loop from the southeast portion of the Master Plan, connecting back to the Mixed-Use/Commercial area for access back to NM Highway 528. All internal roads will comply with all City codes

UTILITIES:
The Arrowhead East Master Plan provides for both wet and dry utilities to serve future development. As SSCAFCA has recently installed improvements to the adjacent Montoyas Arroyo to reduce erosion of channel flow, the two existing 15-inch PVC sanitary sewer lines running along the southern portion of the arroyo have been duly abandoned and removed. As such, the nearest point for connection would be the new 36-inch sanitary sewer line that has been installed east of the NM 528/Sundt Rd intersection.

Arrowhead East additionally has the potential option for conveyance under the arroyo to Lift Station 14 and Wastewater Treatment Plant 2. For water connection, a 20-inch PVC water main runs along the east side of NM 528. Overhead electric and fiber optic communications, as well as a gas distribution line on the east side of NM 528, will be available for the site.

DESIGN STANDARDS:
The Arrowhead East Master Plan provides Design Standards for both residential and non-residential development within the subject boundaries. These design standards address landscaping, setbacks, pedestrian amenities, screening, lighting, and other land use standards. For residential standards, an Architectural Review Committee (ARC) shall be established to ensure future development follows the guidelines outlined in the Design Standards. The ARC will be responsible for reviewing all plans and for ensuring that properties are perpetually maintained.

PHASING AND FINANCING:
The Arrowhead East Master Plan is proposed to develop in four (4) separate phases.

Phase 1 will serve as the foundational phase of the Master Plan, installing essential infrastructure (wet and dry utilities), rough grading of the entire Master Plan site, establishing zoning boundaries, construction of drainage and retention ponds, and conduits for dry utility extensions.

Phase 2 will establish the infrastructure and subdivision of the Single-Family portion of the Master Plan (Future Tract B-3), providing for platting actions and dedications of parks and rights-of-way.

Phase 3 will provide for the multi-family/mixed residential portion of the Master Plan (Future Tract B-2). Development and platting actions will depend of the nature of the residential being built, whether multi-family apartments or townhomes. Private onsite utilities and access roads will be extended into site development accordingly.

Phase 4 will establish the Mixed-Use/Commercial portion of the Master Plan (Future Tract B-1), providing for all necessary infrastructure improvements and installation, and providing for subdivision of tracts as needed for commercial and mixed-use development.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was placed in the April 29, 2024 edition of the Albuquerque Journal. A public notice sign was placed on the property as required by ordinance. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	No adverse comments.
DSD Engineering	X	No adverse comments.
Rio Rancho Public Schools	X	No comments provided.
Fire and Rescue	X	Provided as an attachment
Police Department	X	No comments provided.
SSCAFCA	X	Provided as an attachment.
MRCOG	X	Provided as an attachment.
Parks, Recreation and Community Services	X	Provided as an attachment.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Arrowhead East Master Plan to the Governing Body, subject to the following findings of fact and conditions of approval:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject property.
3. The applicant and adjacent property owners received due process.

Specific Findings of Fact and Conditions of Approval:

1. The Arrowhead East Master Plan complies with the requirements of the Comprehensive Plan.
2. The Arrowhead East Master Plan complies with the requirements listed in the subject property's Zoning Ordinance, Ordinance No. 19, Enactment 17-21.
3.The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
4. As a condition of approval, the Applicant shall ensure all Master Plan reviewer comments are followed for development, as detailed in the attached document "Reviewer Comments."

ALTERNATIVES:

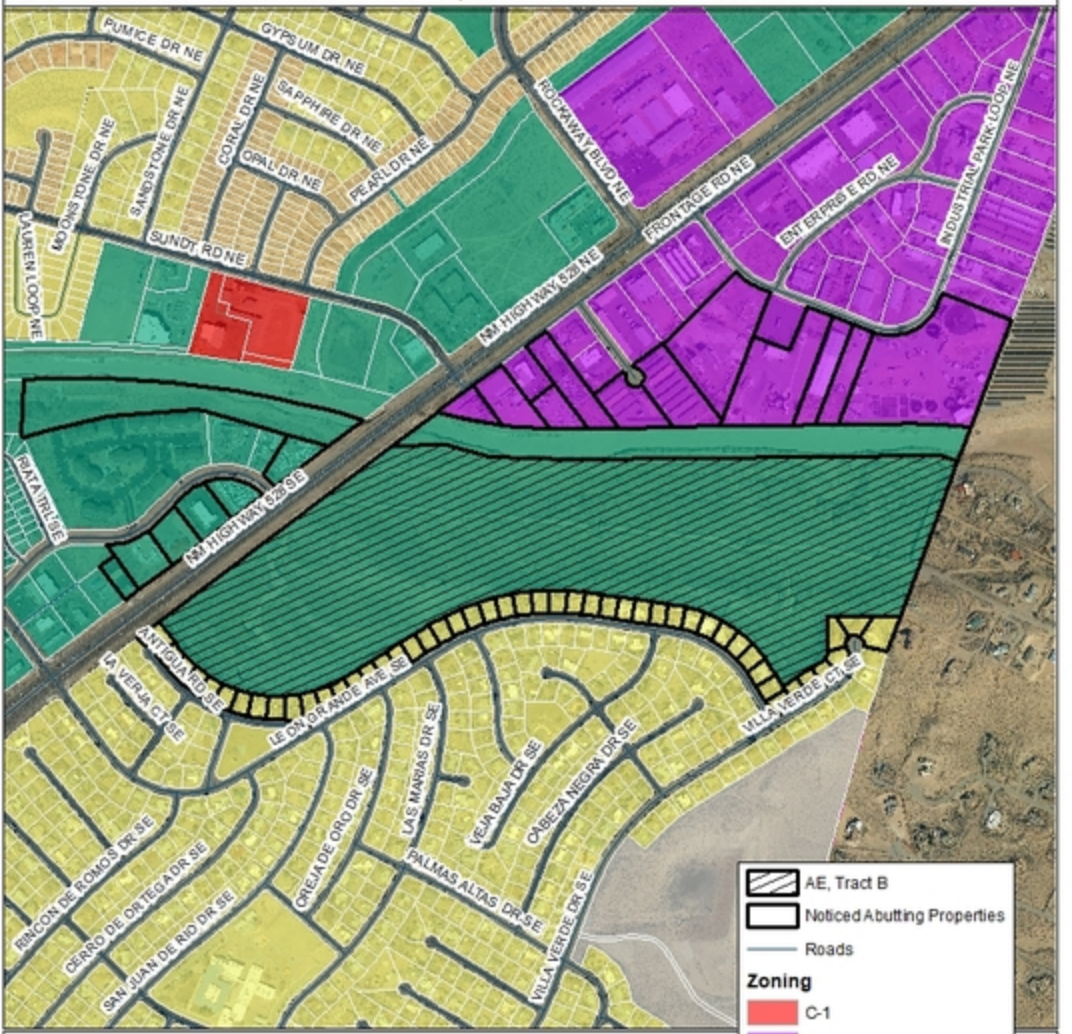
1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application & Authorization
ATTACHMENT: Arrowhead East Master Plan
ATTACHMENT: Property Zoning Ordinance: 17-21 O-19.pdf
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Reviewer Comments
ATTACHMENT: DRAFT_Resolution_Arrowhead_East_MP_BMB.doc
ATTACHMENT: Public_Comment_Brenda

ARROWHEAD EAST
MASTER PLAN & BULK PLAT
AE, TRACT B



Rio Rancho
City of Vision

0 220 440 880 1,320 1,760 Feet

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

Map Created by Tim Dvorak on 4/24/2024

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: RIO RANCHO ROAD RUNNERS LLC		Phone:
Address: 3944 AUGUST DR SE		E-Mail:
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: TIERRA WEST LLC		Phone: (505) 858-3100
Address: 5571 MIDWAY PARK PLACE NE		E-Mail: vperea@tierrawestllc.com
City: ALBUQUERQUE	State: NM	ZIP Code: 87109

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

MASTER PLAN SUBMITTAL

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : ARROWHEAD EAST	Block(s):	Lot(s):
Existing Zoning: SU (PR-D)	Proposed Zoning: SU (PR-D)	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 79.85

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: Ronald R. Bohannan	Applicant:	Agent: X
Signature:		Date: 05.31.2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

5/25/2023

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

RE: **LETTER OF AUTHORIZATION**
TRACT B, SUMMARY PLAT OF ARROWHEAD EAST TRACTS B & C
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

To Whom it may concern:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of RIO RANCHO ROAD RUNNERS LLC. pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

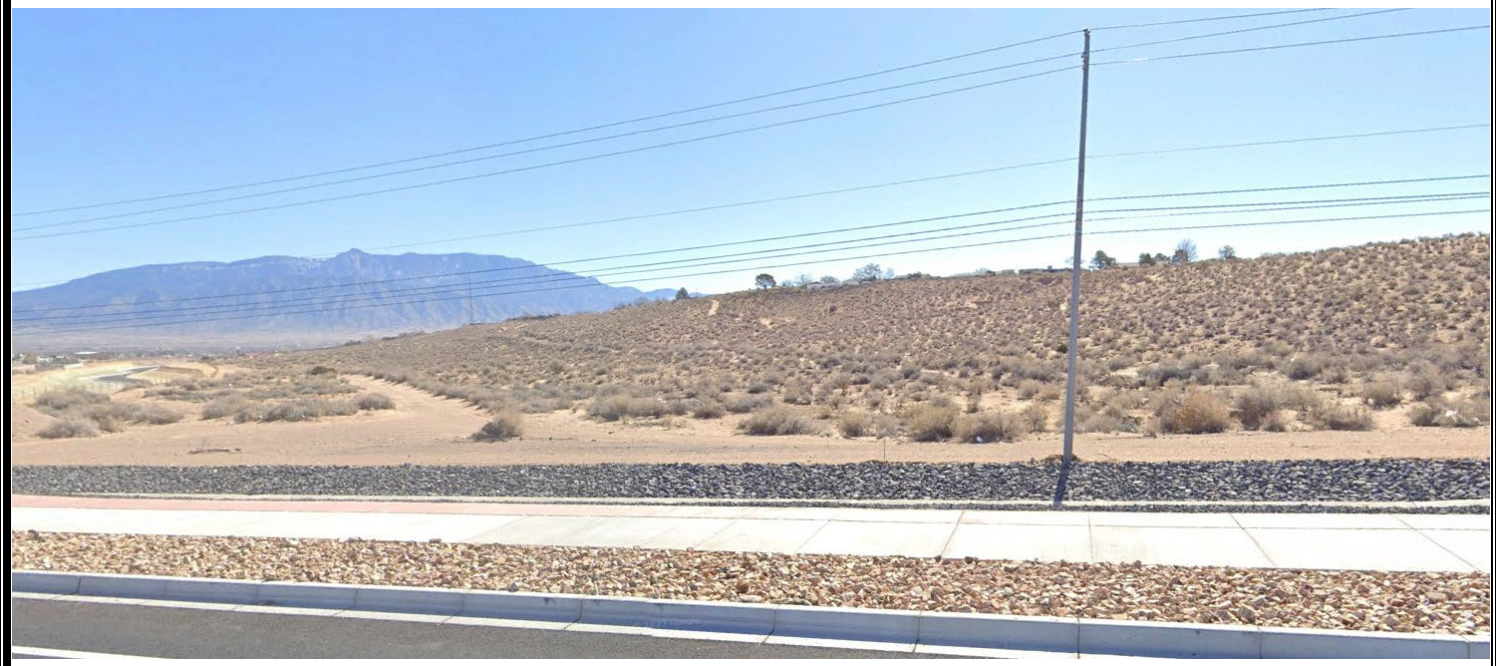
KIM "KIPP" WATSON
Print Name

Kipp Watson
Signature

Co-owner
Title

May 25, 2023
Date

ARROWHEAD EAST MASTER PLAN



February 2024

PREPARED FOR:

Rio Rancho Road Runners, LLC
3944 Augusta Dr SE
Rio Rancho, NM 87124

PREPARED BY:

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

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1. Introduction

Arrowhead East is a +/- 80.7 acre master plan development consisting of commercial/mixed-use, mixed residential, and single family residential uses. The development sits directly south of the Arroyo de los Montoyas and east of NM Highway-528. The property limits can be seen on *Figure 1: Site Vicinity Map* and in the Appendix A Master Land Use Plan. The existing legal description of the development is a singular tract identified as Tract B Arrowhead East.

This development will provide a high quality of life offering a variety of residential options with great vista views of the Rio Grande Bosque and Sandia Mountains as well as provide the opportunity for a mixed-use activity center which allows many options for a variety of commercial land uses.

Intent of the Master Plan is to:

- Identify the existing and proposed conditions of the development.
- Designate the preferred zoning and land uses of the development.
- Implement goals and policies of the City of Rio Rancho Comprehensive Plan, Municipal Code, and Special Use Ordinance specific to this property.

Figure 1: Site Vicinity Map

2. Existing Conditions

2.1. Zoning & Land Use

The master plan area consists entirely of Special Use (SU) for Planned Residential District (PRD) as approved in the City of Rio Rancho Ordinance 19, Enactment Number 17-21. This Special Use zoning designation outlines specific Land Uses, Development Standards, and the Implementation Process for the development of the property. This Master Plan is the initial step towards development mentioned in the City Ordinance, which outlines the requirements of the City Ordinance.

The property's current land use classification per the Generalized Land Use Map is future planning. It is surrounded by Warehousing/Industrial to the north, low/medium density residential to the south, and Office/Commercial to the west across NM-528. The Village of Corrales lies directly east with low density residential. The existing zone classification map can be found below on *Figure 2.*

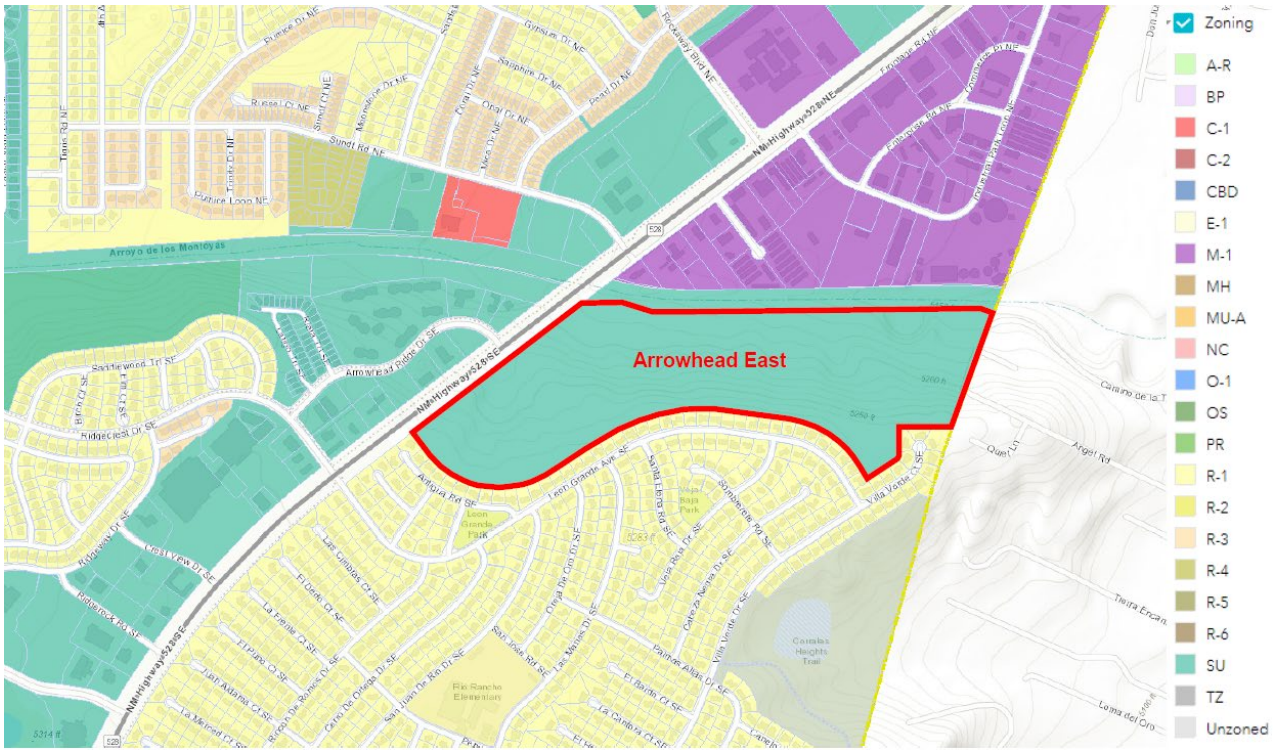


Figure 2: Existing Zone Classification Map

2.2. Soils & Vegetation

According to information referenced from the NRCS Web Soil Survey, an online data source, soils across the site consists predominantly of Sheppard loamy fine sand and also contains Grieta-Sheppard loamy fine sands. The soils have a below-average erosivity k-value and have a hydrologic soil classification of Group A for the Sheppard loamy fine sand and Group B for the Grieta-Sheppard loamy fine sands.

Vegetation across the site remains in a natural undisturbed state and vegetation could be described as Desert Shrub (i.e., scrub pine, creosote, greasewood, native grasses) with less than 30% ground cover. Although there is no environmental study completed for this area, due to previous development of the surrounding area, we don't anticipate any significant environmental or archaeological impacts to the development area.

2.3. Infrastructure & Roadways

The site lies directly east of NM Highway 528 and directly south of the Arroyo de los Montoyas. The New Mexico Department of Transportation recently completed a widening project of NM-528 to a six-lane highway with sidewalk and landscape buffering. This roadway widening project spans from Ridgecrest Drive to just north of Northern Boulevard. Access to and from Arrowhead East will be from NM-528. Initially, the plan was to establish full access to the property by crossing the arroyo and connecting to the NM-528/Sundt Road intersection, however the NMDOT widening project no longer made this a feasible connection point. The full access location is now intended to be at the NM-528/Arrowhead Ridge intersection, an approved Traffic Impact Study for the development should make recommendations on the design and implementation of this full access intersection.

The Arroyo de los Montoyas has also recently undergone improvements by SSCAFCA. The arroyo improvements include installing a low flow concrete channel, riprap, and armor-plated channel embankments for reducing erosion of channel flow. All existing drainage from Arrowhead east makes its way into the arroyo and will continue to do so in the developed condition.

Existing utilities are available to the site. A 20-inch PVC water main runs along the east side of NM-528, new water distribution and service will need to connect to this line. Two existing 15-inch PVC sanitary sewer lines run along the south side of the Arroyo de los Montoyas, however these have been abandoned and removed as necessary from SSCAFCA's arroyo improvements project. The NMDOT NM-528 widening project installed a new 36" sanitary sewer line in the frontage road just east of the NM-528/Sundt Rd intersection. This is the nearest available sanitary sewer line that Arrowhead East will be able to connect to for wastewater collection. Figure 3 shows the existing wet utilities for the site. There is also an existing wastewater treatment plant on the north side of the arroyo that the abandoned 15-inch sanitary sewer lines were conveyed to. Another option for sanitary sewer collection from the property is to convey through a lift station, beneath the arroyo, and to the wastewater treatment plant.

Dry utilities are also available for the site. An Overhead distribution power line runs along the east side of NM-528 as well as a gas distribution line in the same location. Overhead fiber optic and communications line are attached beneath the overhead power distribution lines so dry utilities for power, gas, and communications are available to the site for service connection and distribution.

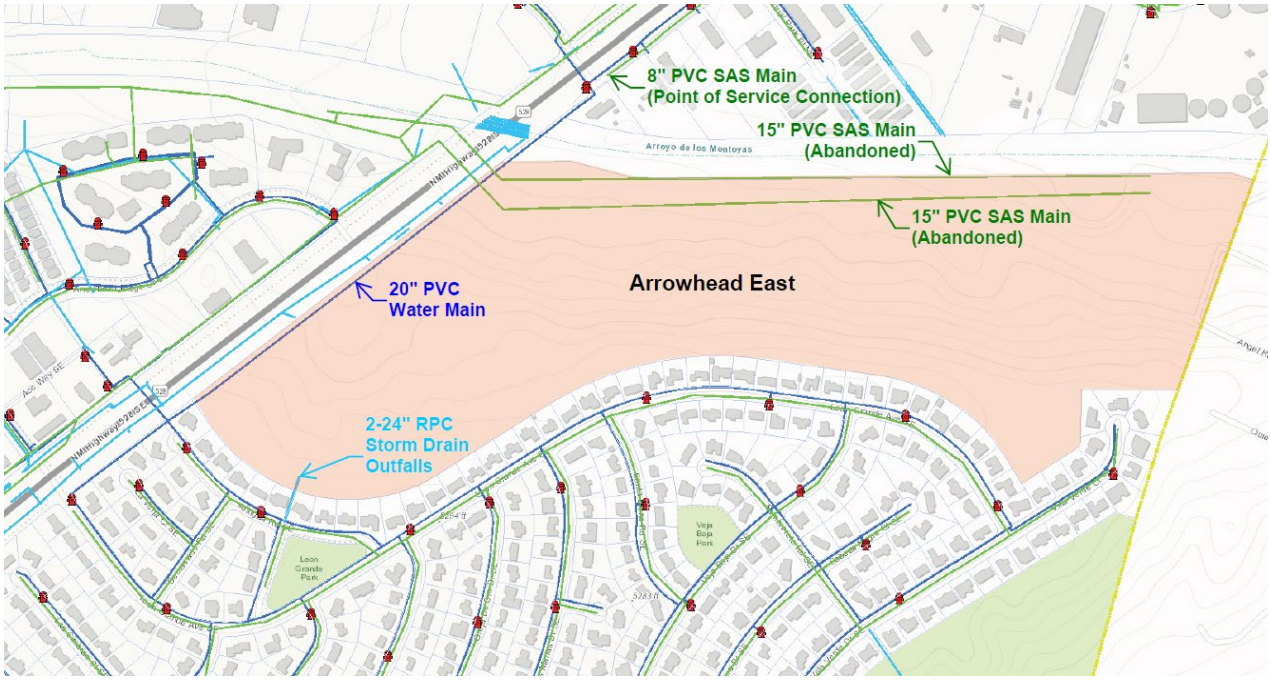


Figure 3: Existing Utilities Map

3. Proposed Land Use

The proposed developed land use will consist of 4 different land uses. The perimeter of the property will consist of approximately 15 acres of open space to act as a buffer between the surrounding properties. The open space buffer shall be 100 feet wide along the southern property line adjacent to Corrales Heights, 58 feet wide along the eastern property line adjacent to the Village of Corrales, and a 35 feet wide buffer along the northern property line adjacent to the Arroyo de los Montoyas. The open space areas shall be landscaped and be maintained by an appropriate Property Owners Association.

The front 25 acres of the property adjacent to NM-258 shall be Mixed-Use/Commercial. Any development within this section shall conform with the Permissive or Conditional Uses under the City's Mixed Use Activity Center District (MU-A) zoning regulations. Commercial uses located in the Master Plan are intended to serve the needs of those within the Master Plan area as well as those in the surrounding area. Intended uses within this front 25 acres are centered around a proposed sports activity center with an emphasis on

providing wheelchair accessible sports. The remaining portion of the 25 acres would be available for development of a combination of restaurants, retail commercial, and/or office-oriented uses. Two and half acres of these of the commercial use must be comprised of residential, civic, or open space per the Zoning Ordinance.

Directly east of the Mixed-Use/Commercial area shall be Mixed Residential Land Use. Any development within this section shall be a combination of multi-family, townhomes (attached and detached), and/or single family residential. The maximum area of Mixed Residential Land Use is 25 acres.

Directly east of the Mixed Residential area shall be a minimum of 15 acres for Single-Family Residential Land Use. Any development within this section shall be single family detached units. Figure 4 shows a proposed land use map for how the 4 various land uses will be configured.

The open space along the south side of Arrowhead East will be graded to have a 3 to 1 slope down from the edge of the Corrales Heights neighborhood to the south. Due to this, any development within Arrowhead East will sit at least 30 feet lower than the existing grade of Corrales Heights, which will preserve views from the adjoining neighbors to the Sandia Mountains and bosque.

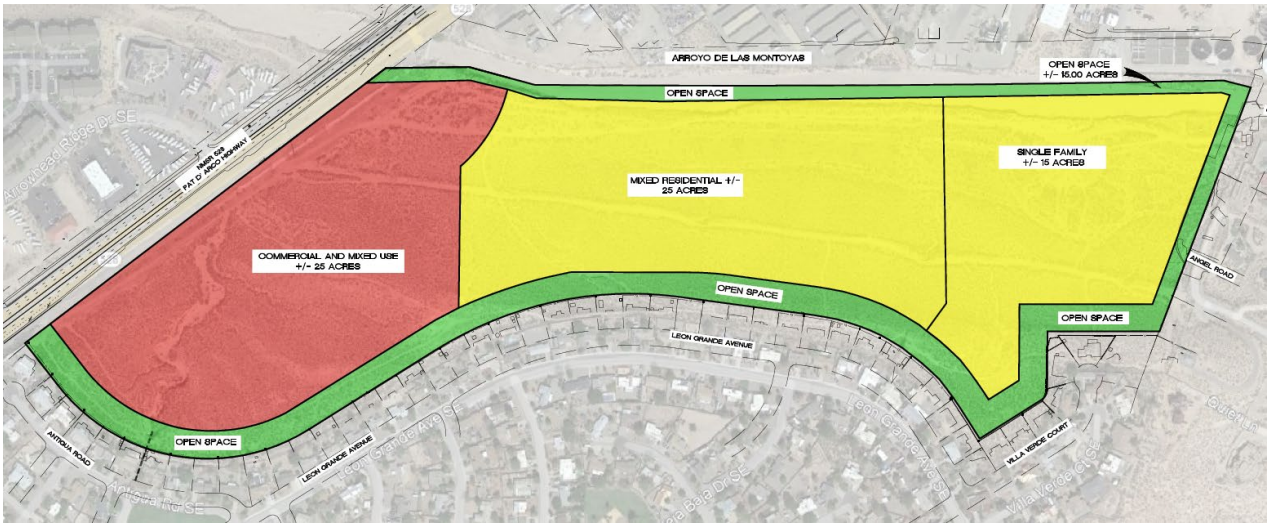


Figure 4: Proposed Land Use Map

4. Design Standards

These Design Standards aim to offer guidelines to help architects, landscape architects, civil engineers, and other designers grasp the intended vision and developmental objectives for the Arrowhead East Master Plan Area. Minor amendments to these standards can be sanctioned by the Director of the Development Services Department Director through administrative approval, while major amendments shall be

approved by the City of Rio Rancho Governing Body. Where these design standards are silent design standards as shown in Table 1 (also shown in Appendix A – Master Land Use Plan) will apply. Each respective land use has a Comparable Zoning listed in the table. Any design standards and guidelines not listed in Table 1 shall follow the City of Rio Rancho Municipal Code for the Comparable Zoning listed.

Additional Design Standards are as follows.

Residential Design Standards

The residential design standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Arrowhead East. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Arrowhead East that has its own identity but reinforces the character of the future proposed development. Design standards generally apply to both Single-Family and Multi-Family Residential, unless stated otherwise.

I. ARCHITECTURAL REVIEW COMMITTEE

The Arrowhead East residential subdivision will establish a residential Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Arrowhead East neighborhood. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained.

II. PEDESTRIAN AMENITIES
   a. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
   b. All sidewalks shall be a minimum of five feet in width, with a four-foot landscaped buffer.
   c. Bike paths and multi-use trails shall be provided as shown in figure 5 of the Arrowhead Master Plan. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system that is connected through trails and sidewalks, which also serve as recreational amenities for the residents.
   d. All trails within Arrowhead East will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. SETBACKS
   a. Minimum Front Yard Setbacks: 15 Feet, except 20 feet for garage doors and single family attached and zero lot line dwelling units.
   b. Minimum Rear Yard Setbacks: 15 feet
   c. Minimum Side Yard Setbacks: 5 feet on both sides for any principal building, for a total separation of 10 feet between buildings.
   d. For corner lots, the side yard setback on the street side shall be 10 feet.
   e. Zero lot line allowed for multifamily, duplex, townhomes and other clustered housing types that are not detached housing.

IV. LOT WIDTHS

a. Allowable lot widths to include: 40', 45', 50', and 55'.

V. BUILDING HEIGHT AND MATERIALS

a. Single-family detached building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code.
b. Multi-family housing shall not exceed 40 feet in height and shall be consistent with the City Comprehensive Zoning Code.
c. Stucco shall be the primary building material. Stucco colors shall be limited to shades of white, off-white, gray, light gray, brown, tan, sage green, and sand. High intensity colors, such as metallic, black, or florescent colors are prohibited.
d. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of gray, white, blue, brown, and green.
e. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
f. Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
g. Accent materials may consist of faux stone, rock, wood, tile, or brick. All vinyl or metal window frames must be either recessed or projected a minimum of 2" if they are adjacent to stucco or stone, unless they are wood encased.
h. Roofing type and materials for single-family detached housing to include flat/parapet roof and sloped roof with tile.
i. Roofing type and materials for multi-family, duplex, townhomes and other clustered housing to include sloped with shingles, tile, metal or flat roof/parapet.

VI. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the neighborhood. The goal is to provide a low water use landscaped community. These standards are supplemental to the City of Rio Rancho requirements. The following are minimum standards for the development of specific landscape plans:

a. A five-foot landscape parkway strip shall be located between the sidewalk and the curb. The groundcover for the landscape strip shall be required to be Santa Fe Brown rock, or other equivalent decorative rock groundcover. The maintenance of this strip shall be the responsibility of the Homeowner's Association should the strip be within the right of way.
b. Every lot shall have a minimum of two trees, each of a minimum one and one-half inches in caliper.
c. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
d. Landscaping within the open space buffer area, as shown on the lot layout exhibit, shall be maintained by the Homeowners' Association. These areas are for the benefit of the Homeowners and will be defined with future platting.
e. The Homeowners' Association shall maintain landscaping in the right-of-way. All landscaping must be maintained in attractive living condition.
f. Irrigation and landscaping maintenance outside of individual lots shall be the responsibility of the HOA.
g. Front Yard Minimums:

40’ and 45’ lots

1. 2 trees at least 1.5” caliper and 10-12 feet high at the time of planting
2. 3 large shrubs (minimum 5 gallon)
3. 2 small shrubs (minimum 1 gallon)

50’ and 55’ lots

1. 2 trees at least 1.5” caliper and 10-12 feet high at the time of planting
2. 3 large shrubs (minimum 5 gallon)
3. 4 small shrubs (minimum 1 gallon)

h. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe Brown, River rock, or similar type rock over filter fabric for all yard areas that are not covered with living vegetative groundcover.
i. Accentuating bark mulch or pecan shells are permitted in front yard landscape.
j. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
k. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.
l. Suggested Trees:
    1. Acer negundo ‘Sensation’ – Sensation Box Elder
    2. Fraxinus velutina ‘Medesto’ – Modesto Ash
    3. Gleditsia triacanthos – Honey Locust
    4. Pistacia chinensis – Chinese Pistache
    5. Platanus acerifolia ‘Bloodgood’ – Bloodgood London Plane Tree
    6. Ulmus hybrid ‘Frontier’ – Frontier Elm

VII. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to provide for public safety without adversely affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

a. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
b. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing “dark sky”. Cobra and sodium streetlights are prohibited.
c. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/Chapter 159. Height shall not exceed 16 feet.

VIII. SIGNAGE

The Arrowhead East Master Plan and development within shall provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

IX. WALLS

a. All perimeter block walls facing rights-of-way shall be designed to complement entry monument signs. Type of and color of block shall be tan or colored split face – CMU or CMU treated with stucco.
b. Side yard and return walls to include brown and tan CMU with a smooth or split face finish.
c. Plain grey CMU block shall not be used for wall material unless treated with stucco.
d. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
e. Barbed wire, concertina wire, and similar materials are prohibited.

X. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

a. All new electric distribution lines shall be placed underground.
b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation, per the access regulations of the applicable utility company, when viewed from the public right-of-way.
c. When an above ground backflow prevention device is required by the City, the heated enclosure shall be constructed of materials compatible with the architectural materials used as a main element of the building or with the landscaping there. d. If prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by low walls and/or landscaping.

XI. OFF-STREET PARKING

A minimum number of off-street parking spaces shall be provided according to the design standard contained in the DPM and Requirements per Zoning Code. Parking shall be calculated and provided as follows:

a. For each house or townhouse:
    1. Three spaces if the dwelling has up to two bedrooms, two in garage
    2. Four spaces if the dwelling has three or more bedrooms, two in garage.
b. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

XII. RECYCLING

Curbside recycling pickup and garbage carts are provided by the City (currently via a private provider) within the City of Rio Rancho. Homes within Arrowhead East are required to provide storage for the automated carts, including the recycling cart, and homeowners are encouraged to participate in this recycling program.

Non-residential:

The non-residential design standards will follow the Rio Rancho Municipal Code and will address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Arrowhead East. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Arrowhead East that has its own identity but reinforces the character of the future proposed development.

Access:

A Traffic Impact Analysis and Access Justification Report has been prepared and has been accepted by NMDOT. The analysis as approved allows three access points along NM-528. Two of the access points will be right-in and right-out and the middle access, aligning with Arrowhead Ridge Drive will be a signalized full-access intersection. This signalized access will include dual westbound left turn lanes, a 370-ft northbound left turn lane and a 400-ft southbound left turn lane.

Final comments from the City Development Services will be incorporated within the plans. Each right-in right-out access point into the property will also require a 370-ft long deceleration right turn lane, or as long as physically possible if the 370-ft length cannot be met.

Overall Buffers & Landscaping:

Minimum buffers and landscaping per the City of Rio Rancho Zoning Code for each zone district shall be applied with such buffers and landscaping to be maintained by an appropriate Property Owners Association. A minimum of 100 foot perimeter buffer provided along the south border shall be retaining in a natural and undeveloped state except for means of grading (slope tying, retaining walls, etc.), no active recreational uses shall be permitted within the buffer area. The open space buffer abutting single family residential development may be reduced to 75 feet.

Between the multi-family and commercial developments, and the multi-family and single-family detached residential development, a 30 foot buffer shall be provided. A 58 foot buffer is provided along the eastern border of the project, west of the Village of Corrales (which includes an existing road on the property for providing access to the adjacent single family lots); and a 35 foot active buffer is provided along he Montoyas Arroyo, which includes drainage ponding facilities for the development.

Signage:

In addition to the above standards, any signage for the property shall conform to Chapter 156 of the Rio Rancho Municipal Code.

Parking:

Parking shall conform to Article IX of the Rio Rancho Municipal Code as well as Chapter 154.76 of the Municipal code for Off-Street Parking Requirements.

Mechanical Equipment:

Mechanical equipment, with the exception of solar panels not exceeding the maximum permitted principal building height, shall not be located on the roof of any building within the residential land use areas, or on any structure that may be located in the open space land use areas. Mechanical equipment located on the roof of structures located within the commercial land use areas shall be screened from view of neighboring properties by a parapet wall or similar feature that is an integral part of the building's architectural design.

The screening shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level from any of the neighboring properties.

Table 1: Design Standards

	Mixed-Use/Commercial	Mixed Residential	Single-Family Residential	Open Space
Maximum Lot Density		26 DU/Acre	7 DU/Acre	
Comparable Zoning	MU-A	R-3	R-4	OS
Permissive/Conditional Uses	Per Municipal Code for MU-A	Multi-Family Townhomes (attached and detached) Single-Family	Single-Family Detached	
Minimum Lot Area		Detached = 3,000 Sq Ft Attached = 1,200 Sq Ft Multi-Family = 10,000 Sq Ft	4,500 Sq Ft	
Minimum Lot Width		Detached = 35 Ft Attached = 28 Ft Multi-Family = 70 ft	40 Ft	
Right-of-Way Width		50 Ft	50 Ft	
Buffer	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential, and between Mixed Residential & Single-Family Residential	30' Buffer shall be provided between Mixed Residential & Single-Family Residential	100' along S. Property Line 58' along E. Property Line 35' along N. Property Line

* Any development guidelines not shown in this table shall follow the City of Rio Rancho Municipal Code for the Comparable Zoning listed above

Per the Special Use Ordinance, any major or substantial change in the approved master plan, which affects the intent and character of the development, land use pattern, and location or dimensions of major streets shall be reviewed and approved by the Planning and Zoning Board. Minor changes which do not affect the intent or character of the development may be approved administratively.

The subdivision of land within the master plan area shall be subject to Rio Rancho Subdivision Regulations. An approved Traffic Impact Study and Master Drainage Plan shall be in place prior to the subdivision of any land (other than bulk land subdivision for separating out the zoning/land uses).

5. Community Amenities

The development of Arrowhead East will include open space areas identified as such in the Master Exhibit in Appendix A and in the Proposed Land Use Map. These open space areas will serve as green space areas and landscaped buffers, which help to give a sense of seclusion from the surrounding urban development. Within the landscaped buffer area between the commercial and mixed-residential land uses, and between the mixed-residential and single-family residential land uses, pedestrian multi-use trails can be incorporated to provide connectivity to the newly constructed Arroyo de Los Montoyas and trail. The local proposed roadways will also provide a means of bicycle routes throughout the community. The 100’ open space buffer along the south boundary must remain in a natural and undeveloped state, except for any slope tying or retaining walls to assist with the grading of the site due to the significant change in elevation across the site.

The mixed-use designation for the front 25 acres of master plan will also provide potential for further amenities. The allowable uses for MU-A would include a large variety of permissible and conditional uses.

Shopping and dining options would provide the community residents easy access to daily necessities and a range of dining experiences. Community center development would also be allowed to provide a variety of activities and services, including meeting rooms, event spaces, and a range of recreational facilities, such as basketball courts, indoor soccer fields, and more.

The driving development within the mixed-use commercial development includes a sports recreation facility which would be geared toward providing a community for individuals in wheelchairs to play active sports such as basketball and soccer. The sports facility would be available for anyone willing to join and may include services for health and wellness (such as exercise equipment and training classes).

Overall, this proposed master-planned area incorporates mixed-use and residential community uses that would offer a diverse range of activities, amenities, and services that would cater to the needs and preferences of its residents. This would create a vibrant and thriving community that fosters a sense of belonging and enhances the overall quality of life for its residents.

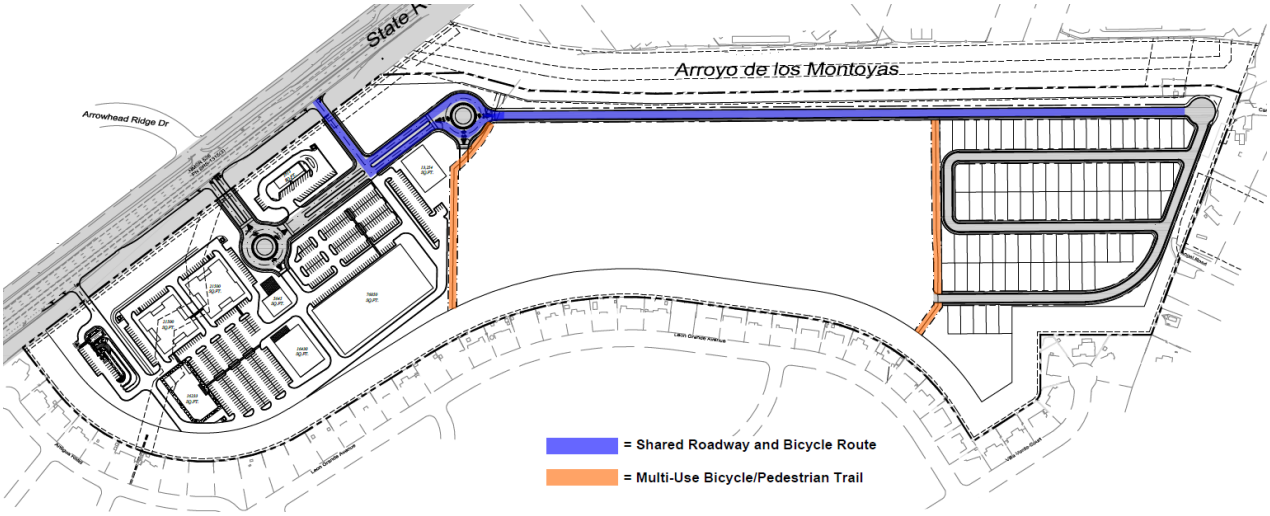


Figure 5: Proposed Bicycle and Pedestrian Paths

6. Property Owners Association

A property owners association (POA) shall be organized to manage and govern common areas, amenities, open space, and aspects of shared property ownership. The POA will play a crucial role in managing and maintaining shared resources and promoting a desirable living environment for its members. By establishing clear governance structures, enforcing rules fairly, and fostering community engagement, a POA can effectively serve the interests of its residents and preserve the value of the properties within the community. Here's an overview of how the the POA can be organized and how it would function:

1. **Formation** – This will typically begin with the developer of the master plan during the initial stages of development. The POA wil be incorporated as a non-profit organization, governed by specific legal documents such as articles of incorporation and bylaws. Thes documents outline the purpose, structure, powers, and procedures of the association.
2. **Membership** – After lots are subdivided and sold off for single-family homes, apartments, and commercial developments, the property owners within the community will automatically become members of the POA upon purchasing property within the jurisdiction of the association. Membership may also be mandatory and binding for property owners, requiring adherence to the POA's rules and regulations.
3. **Board of Directors** – The POA will be overseen by a board of directors, elected by the members of the POA. The board is responsible for making decisions on behalf of the association, enforcing rules, managing finances, and overseeing the maintenance of open space and common areas.
4. **Rules and Regulations** – The POA establishes rules and regulations governing various aspects of community life, such as architectural guidelines, landscaping standards, parking regulations, noise restrictions, and pet plicies. These rules aim to maintain community aesthetics, preserve property values, and ensure harmonious living among residents.
5. **Assessments and Fees** – To fund maintenance, repairs, and other expenses, the POA levies assessments or fees on its members. These fees are typicall collected on a regular basis and used to cover costs associated with common area upkeep, insurance, utilities, and administrative expenses.
6. **Meetings and Governance** – The POA holds regular meetings where members can voice concerns, discuss issues, and vote on important matters such as budget approvals, rule changes, and elections. The POA will enforce compliance with its R&R's through various means such as warnings, fines, and legal action if necessary. The POA may also be a means of providing mechanisms for resolving disputes among members.

7. Transportation Plan

As the project progresses forward, various public rights-of-way will need to be established for the transportation corridors. The minimum width of public right-of-way will be 50 feet to conform with the City of Rio Rancho typical street section for a residential street. This will accommodate a 30-ft wide road, plus a 3-ft landscape buffer and 5-ft sidewalk on both sides of the roadway.

Ingress/Egress for the master plan will come from NM Highway-528. A Traffic Impact Study has been approved by the City of Rio Rancho and the New Mexico Department of Transportation. This TIA includes recommendations fo a signalized full-access point at the NM-528/Arrowhead Ridge intersection, plus two right-in, right-out access points north and south of Arrowhead Ridge.

A proposed roadway along the northern edge of the master plan will act as a main thoroughfare between the residential properties and the access points off NM-528. Due to the natural steep terrain of the property, there will be spans of roadways that will have to be up to 10% in longitudinal slope.

All internal roadways and access points will be designed to accommodate Fire and Emergency Vehicles circulation. Fire and Emergency access may be provided to and from the Village of Corrales to the east, however there will be no general vehicular access to and from Corrales allowed. Three access points from NM-528 into the commercial property will help to accommodate that 2 fire emergency access points are available to the site at any given time. A Fire Protection Plan is provided in Appendix E to show the general fire emergency access circulation for the property. The City Fire Marshal's office will need to approve any Fire 1 Plans prior to any development and preliminary plat subdivision of the property.

8. Conceptual Drainage Plan & Topography

The master plan area's natural topography slopes from south to north towards the Montoyas Arroyo. The property has some fairly steep slopes, with a vertical fall from the south property line to the north property line at a range between 100-115 feet. 3:1 slope ties and retaining walls will be required to be incorporated into the proposed development. There are also two 48-inch RCP storm drain lines from the Corrales Heights neighborhood that daylight in the commercial land use area of the master plan, which then surface drains across the property and towards the Montoyas Arroyo.

Due to the location of the property near the downstream end of the Montoyas Arroyo, the property will be allowed to free discharge into the arroyo. There will be a requirement of stormwater quality "first flush" retention of the developed flows prior to release into the arroyo. A water quality retention pond to accommodate the developed flows of the commercial land use will be located in the NW corner of the property. A second water quality retention stepped pond to accommodate the residential land use shall be located along the north property line in the open space land use area along the arroyo, this pond shall be configure to not conflict with an existing reuse water line that runs along the south side of the arroyo in this area. Both of these ponds will be required to retain the required volume of water quality as set in the

City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) development standards.

In order to maintain the historic flows for the Corrales Heights neighborhood, a new storm drain conveyance shall be designed and constructed that connects to the two existing 48-inch RCP's onsite and convey the runoff to the existing concrete and riprap channel that runs along the east side of NM-528 and eventually in the Montoyas Arroyo. The daylight point of the new storm drain shall be in the same location in the concrete/riprap channel as the existing drainage from Corrales Heights enters it today.

A master drainage management plan has been submitted to the City of Rio Rancho and SSCAFCA for full development and existy hydrology analysis, as well as provides hydraulic analysis for the justification of allowing free discharge into the arroyo from this site. Any interim grading or earthwork disturbance will also require slope stabilization and fugitive dust control until the disturbed areas can be established with permanent stabilization. A Drainage Concept Map can be seen in Figure 6. The Developer will need to enter an agreement wth SSCAFCA to construct the storm drain outfalls into the Montoyas Arroyo.

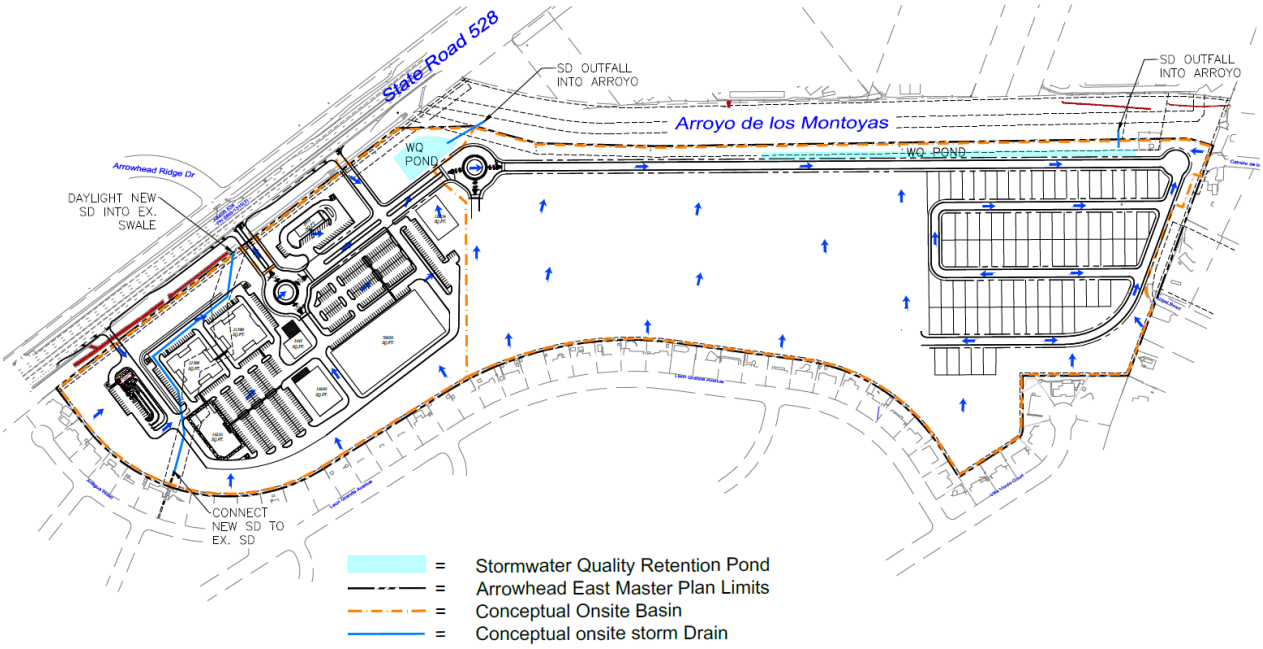


Figure 6: Drainage Concept Map

9. Conceptual Utility Plan

The following discussion describes the proposed improvements associated with water and sanitary sewer utilities that will be provided to serve the proposed development from the existing utility infrastructure as previously mentioned in the existing conditions section.

Water main line extensions will be located within the proposed right-of-way and tie-ins will be made into the existing 20-inch PVC located along the east side of NM-528. The proposed main line installation will facilitate installations of individual water service laterals and meters as well as provide adequate pressures and flow capacities to support fire hydrants during emergency fire flow demand conditions. Water line stubs will also be provided for extending any main lines throughout the commercial land use area and through the mixed residential land use area.

Sanitary sewer collection systems will be gravity driven from south to north. Main lines will be located within the proposed rights-of-way and individual service laterals will be provided to each of the proposed single-family lots and stubbed into the commercial and mixed-residential land use areas. The abandoned 15-inch PVC lines along the south side of the arroyo should be verified to confirm they are in viable shape for collection and conveyance for the proposed development. If they are in viable shape, they can be used for collection and should be conveyed from east to west where a new lift station shall be constructed to force main the sanitary sewer waste underneath the arroyo and towards the wastewater treatment plant just north of the arroyo. If the existing lines are not in viable shape, then they will need to be replaced along with a new lift station to force main across the arroyo either towards the wastewater treatment plant or the existing manhole located near the NM-528/Sundt Rd intersection.

Water & Sewer availability will need to be verified with the City's Utilities Department for capacity for water demand (both fire and domestic) and sanitary sewer collection.

10. Phasing Strategy of Development and Financing

The following outlines the phased approach for the development of the master plan, encompassing previously undeveloped land. This strategic plan aims to guide the transformation of the area into a dynamic and sustainable community for comprising commercial, multi-family, and single-family zones. Each phase is a guidance for the development of the property in order to be a functional community.

1. **Phase 1: Backbone Infrastructure and Zoning Preparation**

   The foundational phase of the development focuses on installing essential infrastructure that will be necessary for all three different land use areas within the master plan and establishing the zoning boundaries. This includes rough grading of the entire master plan site, installation of access roads to NM-528, water and sewer utility connections to the existing main lines and extension of lines within the site, drainage water quality retention ponds, and conduits for dry utility extensions.

A bulk land plat should also be submitted for approval with establishing the limits of commercial, mixed-residential, and single-family residential land uses. Open Space areas within each land use/parcel shall be dedicated as a public easement to be maintained by Property Owner's Association.

2. **Phase 2: Single-Family Infrastructure and Subdivision**

   Subsequent phasing will move forward with establishing the single-family portion infrastructure for housing developments. This includes extension of access roadways and utilities from Phase 1 into the single-family property. Single-family lot subdivision and right-of-way dedication for the neighborhood roadway and parks shall be processed through a preliminary plat and final plat process with the city.

3. **Phase 3: Multi-Family Infrastructure and Site Planning**

   Subsequent phasing will move forward with establishing the multi-family/mixed residential portion infrastructure for housing developments. Assuming this portion of the master plan is a single development for multi-family, private onsite utilities and access roads shall be extended into the property with a site development plan that will need to be approved for building permit. Should multiple multi-family developments occur within this planned area, each development shall be subdivided and follow the preliminary plat and final plat process as well.

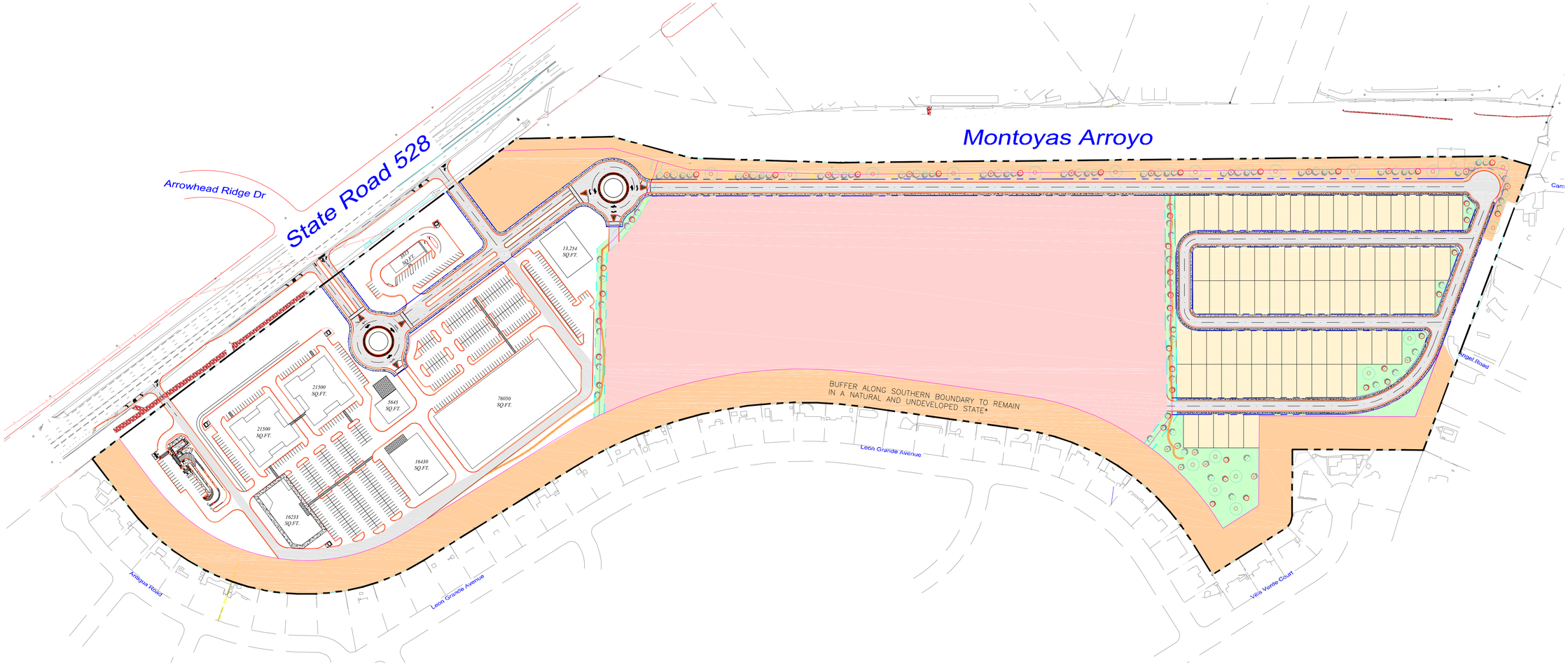
4. **Phase 4: Commercial Infrastructure, Subdivision, and Site Planning**

   Subsequent phasing will move forward with establishing the commercial portion infrastructure for non-residential developments. Depending on the developer's market and approach to this area, the commercial property shall be subdivided into multiple tracts of various shapes and sizes that will accommodate internal vehicular, pedestrian, and emergency access circulation as well any public utility extensions to service each tract. Site Development Plans for each tract shall be submitted for approval of building permit and installations of private and public onsite infrastructure will be required in order to obtain any certification of occupancies on a case-by-case basis.

Financing of all developments for the Master Plan shall be at the developer and/or property owner's expense. Any subdivision for right-of-way dedication, single-family lots, multi-family lots, or commercial lots shall require the developer and/or property owner enter into a Subdivision Improvements Agreement with the City of Rio Rancho prior to any final plat approvals.

APPENDIX A

MASTER PLAN SITE EXHIBIT



COMMERCIAL SITE NOTE:

COMMERCIAL LAYOUT OF BUILDINGS, PARKING LOTS AND DRIVE AISLES ARE STRICTLY CONCEPTUAL. ANY PROPOSED FINAL SITE PLANS SHALL BE APPROVED AND SUBDIVIDED BY THE DEVELOPER ON A CASE-BY-CASE BASIS.

RESIDENTIAL SITE NOTE:

MIXED RESIDENTIAL AND SINGLE FAMILY LAYOUT OF LOTS AND ROADWAYS ARE STRICTLY CONCEPTUAL. ANY PROPOSED SUBDIVISION OF INDIVIDUAL LOTS SHALL BE APPROVED THROUGH A PRELIMINARY PLAT AND FINAL PLAT PROCESS.

* LANDSCAPE BUFFER NOTE:

THE LANDSCAPE BUFFER ALONG THE SOUTHERN BOUNDARY SHALL REMAIN IN A NATURAL AND UNDEVELOPED STATE, WITH THE EXCEPTION FOR ANY SLOPE TYING OR RETAINING WALLS FOR GRADING OF THE SITE.

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED ROW
- PROPOSED LAND USE/ZONING BOUNDARY
- MULTI-USE TRAIL
- PARKS & TRAIL AREAS
- OPEN SPACE AREAS (INCLUDING PONDING AREAS)
- PROPOSED SINGLE FAMILY LOTS
- PROPOSED MULTI-FAMILY/MIXED RESIDENTIAL

N

GRAPHIC SCALE

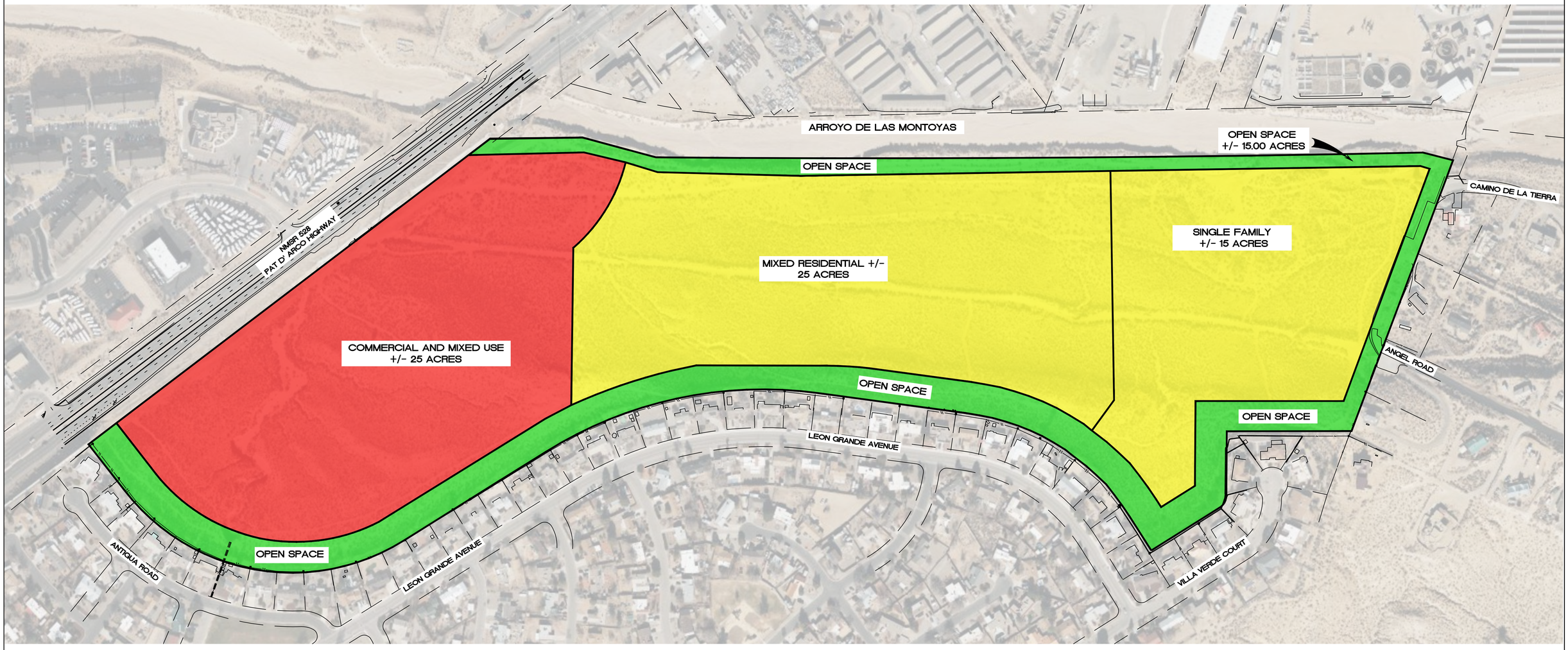
150 0 75 150

(IN FEET)
1 inch = 150 ft.

ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY: SB
	MASTER PLAN SITE EXHIBIT	DATE: 02-07-24
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET #: MP-1
RONALD R. BOHANNAN P.E. #7868		JOB #: 2021012

APPENDIX B

MASTER LAND USE PLAN



Development Guidelines

	Mixed-Use/Commercial	Mixed Residential	Single-Family Residential	Open Space
Maximum Lot Density		26 DU/Acre	7 DU/Acre	
Comparable Zoning	MU-A	R-3	R-4	OS
Permissive/Conditional Uses	Per Municipal Code for MU-A	Multi-Family Towhnhomes (attached and detached) Single-Family	Single-Family Detached	
Minimum Lot Area		Detached = 3,000 Sq Ft Attached = 1,200 Sq Ft Multi-Family = 10,000 Sq Ft	4,500 Sq Ft	
Minimum Lot Width		Detached = 35 Ft Attached = 28 Ft Multi-Family = 70 ft	40 Ft	
Right-of-Way Width		50 Ft	50 Ft	
Buffer	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential	30' Buffer shall be provided between Mixed/Use Commercial & Mixed Residential, and between Mixed Residential & Single-Family Residential	30' Buffer shall be provided between Mixed Residential & Single-Family Residential	100' along S. Property Line 58' along E. Property Line 35' along N. Property Line

* Any development guidelines not shown in this table shall follow the City of Rio Rancho Municipal Code for the Comparable Zoning listed above

PROPOSED ZONING= PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD)

LEGEND

- OPEN SPACE
- MODERATE DENSITY RESIDENTIAL
- COMMERCIAL AND MIXED USE

N

GRAPHIC SCALE

150 0 75 150

(IN FEET)
1 inch = 150 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

ARROWHEAD EAST

MASTER LAND USE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG

DATE: 04-16-23

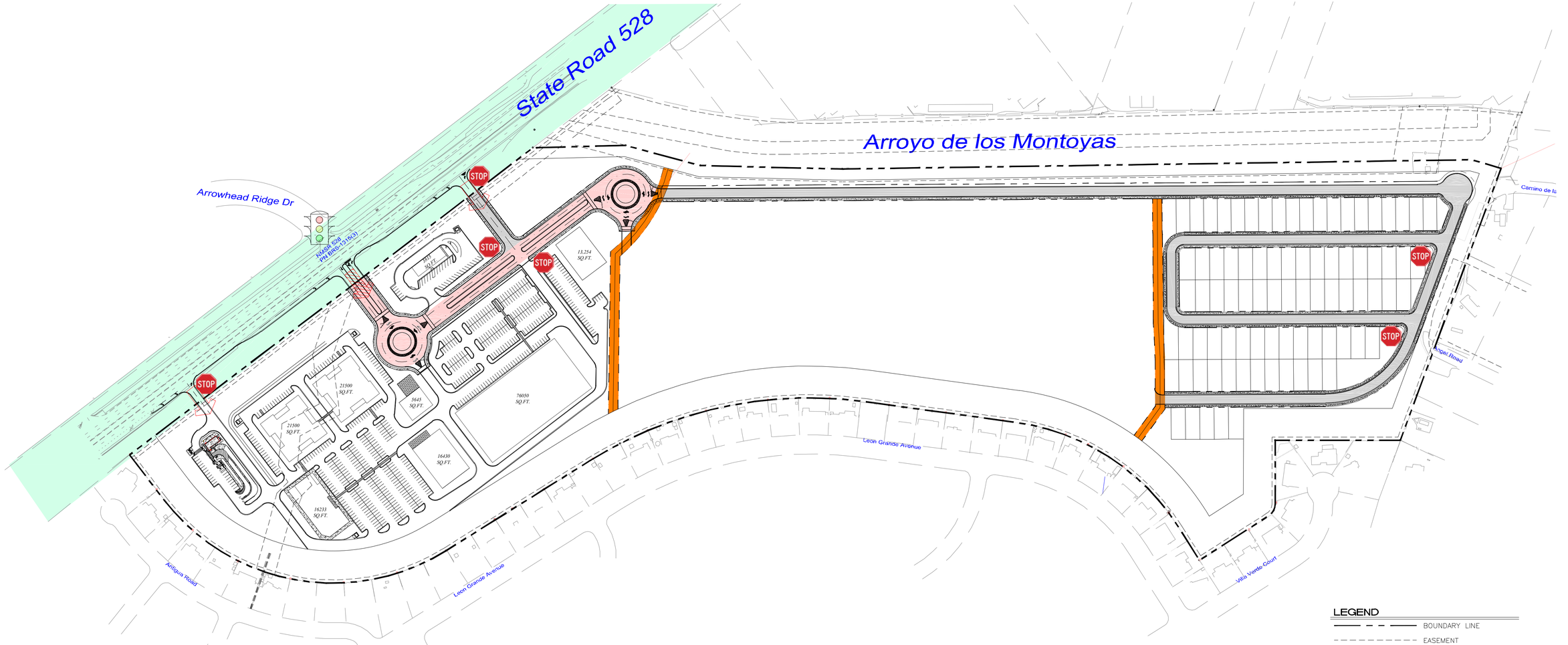
DRAWING

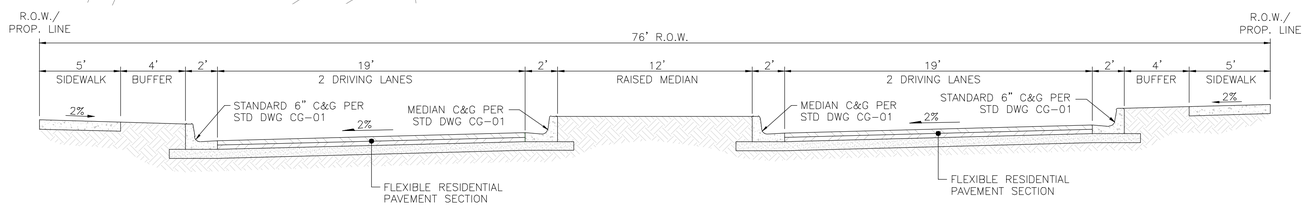
SHEET #: MP-2

JOB #: 2021012

APPENDIX C

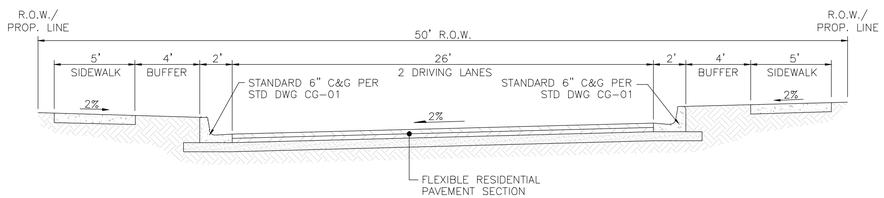
TRANSPORTATION PLAN





TYPICAL 76' ROW STREET SECTION

NTS



TYPICAL 50' ROW STREET SECTION

NTS

LEGEND

- BOUNDARY LINE
- EASEMENT
- MULTI-USE TRAIL
- PROPOSED PUBLIC ROADWAY (50' ROW)
- PROPOSED PUBLIC ROADWAY (76' ROW)
- EXISTING PUBLIC ROW
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS (RIGHT-IN, RIGHT-OUT)
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS (FULL ACCESS)
- FUTURE SIGNAL
- STOP CONDITION

N

GRAPHIC SCALE

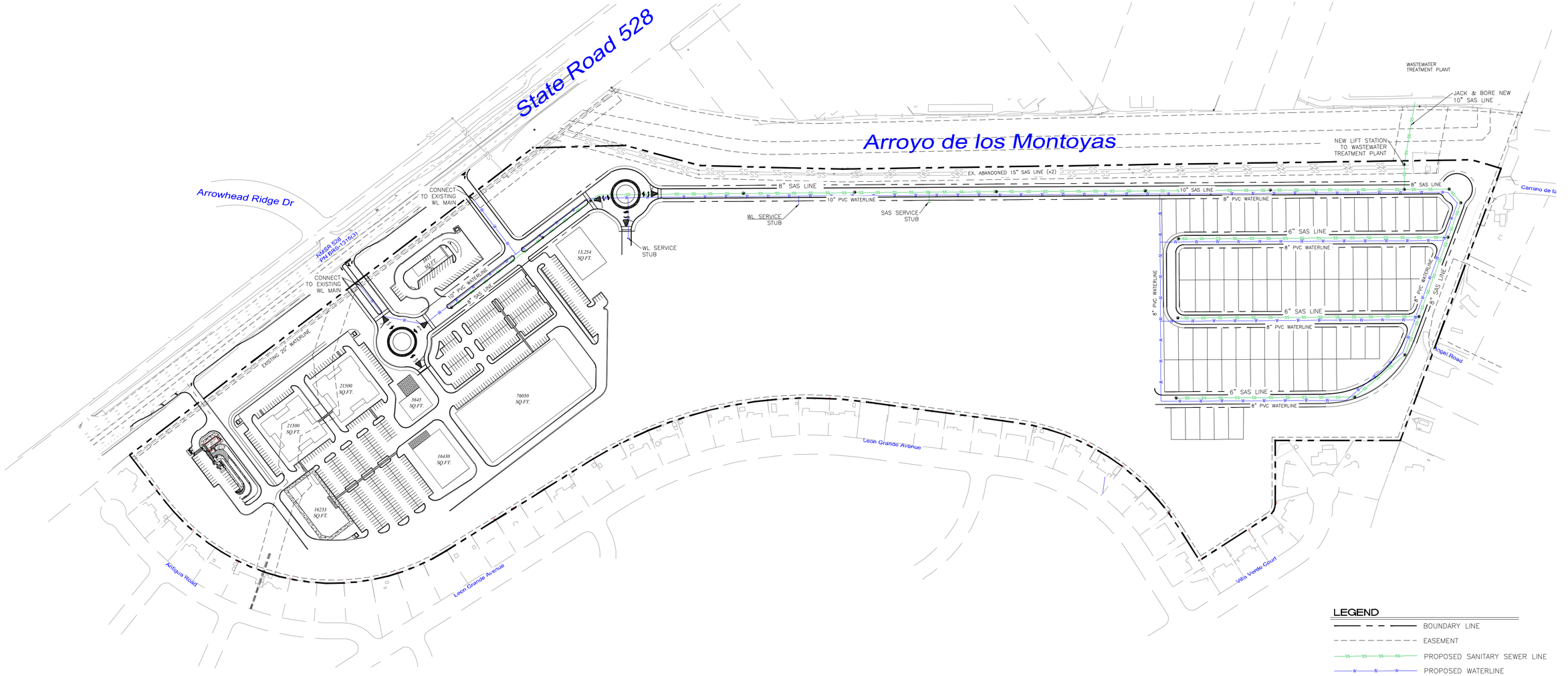
150 0 75 150

(IN FEET)
1 inch = 150 ft.

ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY vp
	TRANSPORTATION PLAN	DATE 02-07-24
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MP-3
RONALD R. BOHANNAN P.E. #7868		JOB # 2021012

APPENDIX D

UTILITY SERVICE PLAN



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GRAPHIC SCALE

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(IN FEET)

1 inch = 150 ft.

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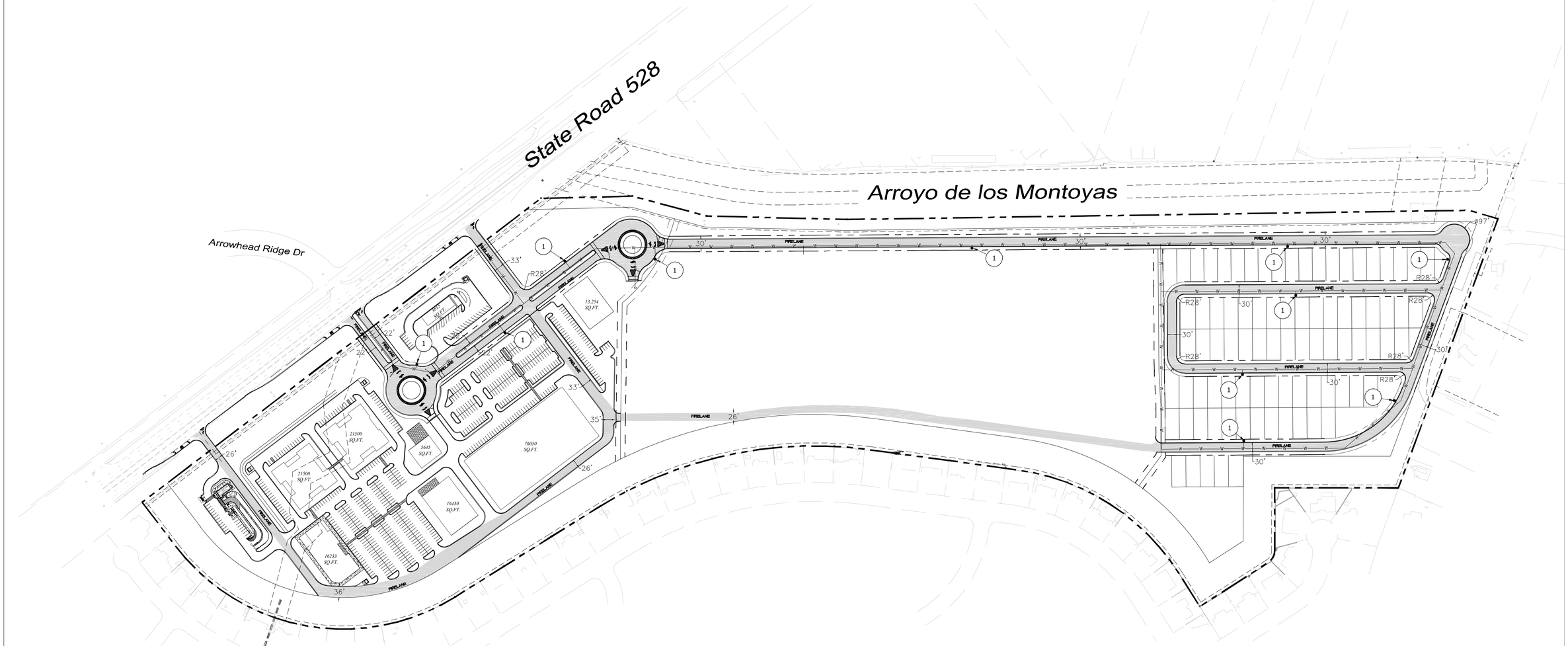
	UTILITY SERVICE PLAN	DATE 02-06-24
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MP-4
RONALD R. BOHANNAN P.E. #7868		JOB # 2021012

APPENDIX E

FIRE PROTECTION PLAN



KEYED NOTES

(1) NEW PUBLIC FIRE HYDRANT

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
3. COMMERCIAL DEVELOPMENTS MAY REQUIRE ADDITIONAL PRIVATE FIRE HYDRANTS TO MEET THE MINIMUM FIRE CODE SPACING REQUIREMENTS.
4. HYDRANT DISTANCES SHALL BE 300' FOR COMMERCIAL DEVELOPMENT AND 500' FOR RESIDENTIAL DEVELOPMENT.
5. HYDRANTS SHALL BE FULLY OPERATIONAL BEFORE CONSTRUCTION BEGINS.
6. TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE REQUIRED IN DEVELOPMENTS WITH AT LEAST 30 DWELLING UNITS. ACCESS FROM ONLY ONE DIRECTION MAY BE APPROVED IF DWELLING UNITS ARE APPROVED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 93.3.1.2, OR 903.3.1.3.
7. FURTHER REQUIREMENTS MAY BE NECESSARY UPON DEVELOPMENT.

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED WATERLINE
- EXISTING WATERLINE
- FIRE ACCESS LANE
- PROPOSED HYDRANT
- EXISTING FIRE HYDRANT

N

GRAPHIC SCALE

150 0 75 150

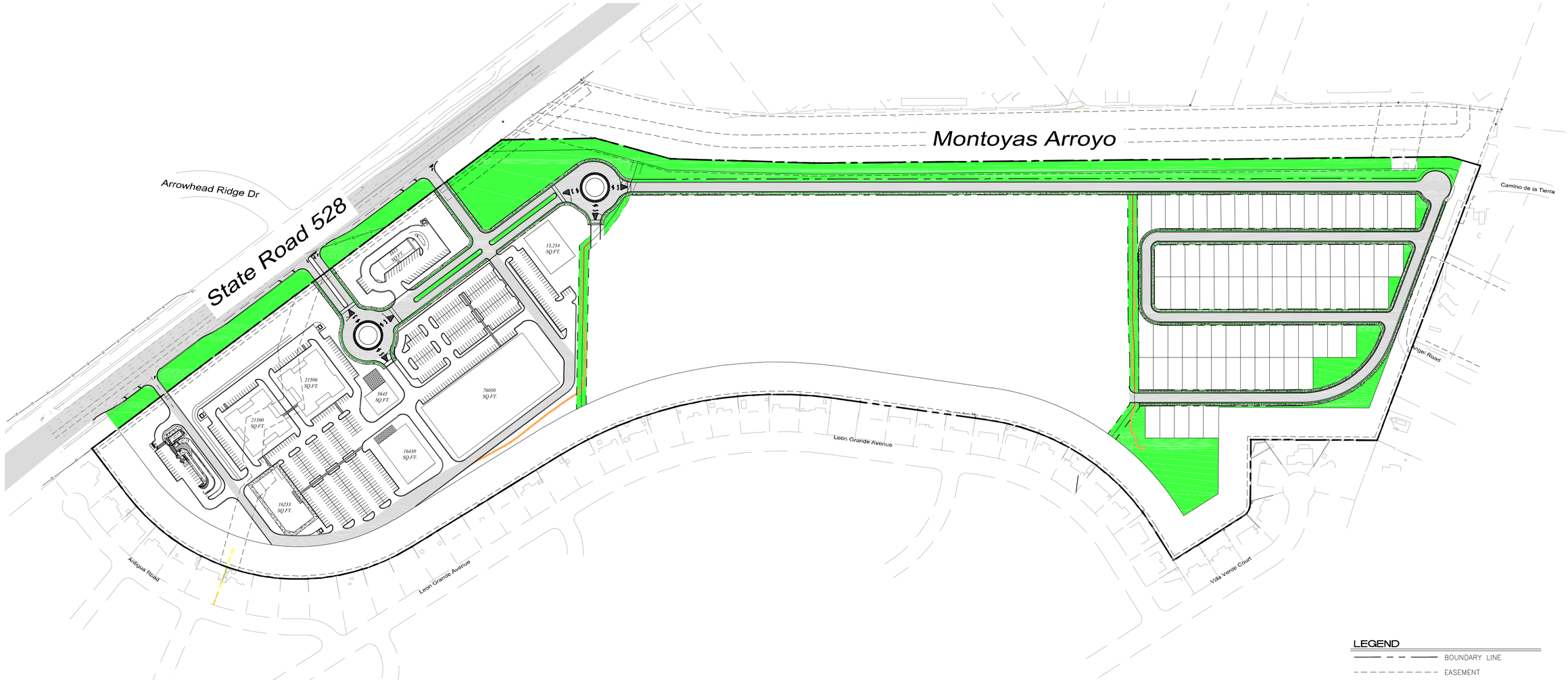
(IN FEET)

1 inch = 150 ft.

ENGINEER'S SEAL	ARROWHEAD EAST FIRE PROTECTION PLAN	DRAWN BY VP DATE 02-07-24 DRAWING
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MP-5 JOB # 2021012

APPENDIX F

LANDSCAPING PLAN



LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED PUBLIC LANDSCAPING
- PROPOSED PUBLIC TRAILS

GENERAL NOTES:

1. ALL PROPOSED PUBLIC LANDSCAPING SHALL COMPLY WITH SECTION 3, SUBSECTIONS 7, 8, AND 9 OF THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL VOL. II.
2. FINAL DESIGN OF LANDSCAPING AND PLANTING IN PUBLIC ROW WILL BE CONTINGENT UPON FINAL SUBDIVISION CONSTRUCTION APPROVAL.

PLANTINGS NOTES:

1. ADJUST EXACT PLANT LOCATION IN THE FIELD.
2. UNLESS STATED OTHERWISE ON THE PLAN, ALL EXISTING TREES AND SHRUBS ARE TO VERIFY IN THE FIELD WHICH PLANTS TO REMOVE WITH THE OWNER IN THE FIELD.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM – TIE TO THE EXISTING DRIP LINE.THE EXISTING SYSTEM IS ASSUMED IN GOOD WORKING CONDITION AND WITH AN ADEQUATE WATER PRESSURE AT THE SOURCE. IN THE CASE OF ANY EXISTING COMPONENTS OF THE IRRIGATION SYSTEM NOT TO BE IN WORKING ORDER, THOSE COMPONENTS HAVE TO BE REPLACED AT ADDITIONAL COST – IRRIGATION CONTROLLER UPGRADE AND AN EXTRA DRIP VALVE MIGHT BE NEEDED – VERIFY IN THE FIELD.
2. WATER MANAGEMENT FOR LANDSCAPING IN ROW WILL BE SOLE RESPONSIBILITY OF A PROPERTY OWNER'S ASSOCIATION.

N

GRAPHIC SCALE

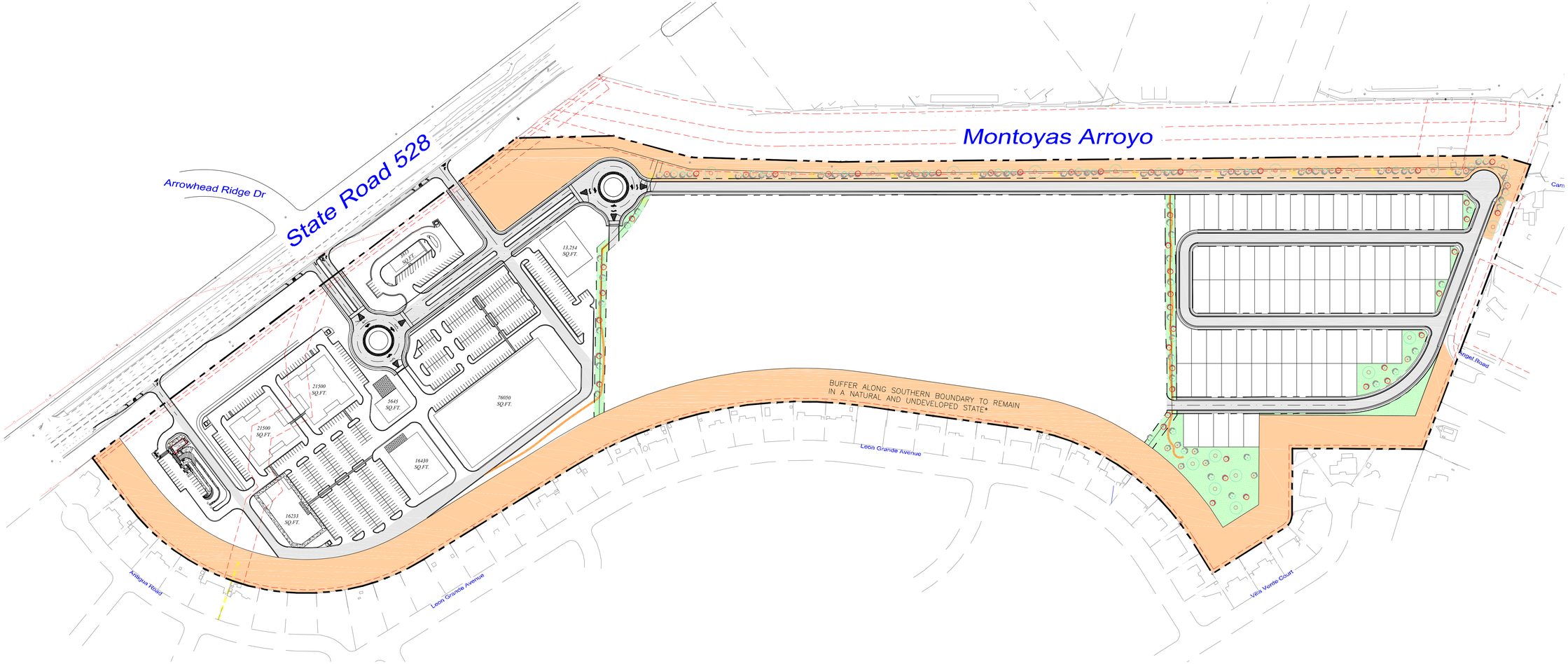
150 0 75 150

(IN FEET)
1 inch = 150 ft.

ENGINEER'S SEAL	ARROWHEAD EAST LANDSCAPE PLAN	DRAWN BY vp DATE 02-07-24 DRAWING
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MP-6 JOB # 2021012

APPENDIX G

RECREATION CONCEPT PLAN



LEGEND

- BOUNDARY LINE
- EASEMENT
- MULTI-USE TRAIL
- PARKS & TRAIL AREAS
- OPEN SPACE AREAS (INCLUDING PONDING AREAS)

N

GRAPHIC SCALE

150 0 75 150

(IN FEET)
1 inch = 150 ft.

ENGINEER'S SEAL	ARROWHEAD EAST	DRAWN BY SB
	RECREATION CONCEPT PLAN	DATE 02-07-24
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MP-7
RONALD R. BOHANNAN P.E. #7868		JOB # 2021012

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 19 **ENACTMENT NO. 17-21**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS ARROWHEAD EAST, TRACT B, COMPRISED OF 80.8 ACRES, FROM R-3: MIXED RESIDENTIAL DISTRICT TO SU: SPECIAL USE DISTRICT FOR PLANNED RESIDENTIAL DEVELOPMENT (PRD); IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation from R-3: Mixed Residential District to PRD Planned Residential Development for the subject property known legally as Arrowhead East, Tract B, located at 200 New Mexico Highway 528, has been submitted by the City of Rio Rancho, and assigned City Case No. 17-100-00006; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 8, 2017, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed SU: Special Use for Planned Residential Development zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on September 13, 2017, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

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

Section 1. Rezoning of Property and Change in Land Use:
The Official Zone Map is hereby amended by changing the zoning designation on approximately 80.8 acres of property located on New Mexico Highway 528 SE, from R-3: Mixed Residential District to SU: Special Use District for Planned Residential Development (PRD) on land legally described as:

> Arrowhead East, Tract B, as same is shown designated on the plat entitled "SUMMARY PLAT, ARROWHEAD EAST, TRACT B AND C, A REPLAT OF TRACT A, ARROWHEAD EAST, WITHIN PROJECTED SECTIONS 20 AND 21, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINICPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County on July 2, 2015, in Book Number 26, Page Number 16-17.

Section 2. LAND USE, CONDITIONS, DEVELOPMENT STANDARDS/REGULATIONS and USE of PROPERTY:

A. Land Uses: The Property identified on the Preliminary Master Plan/Conceptual Site Plan, Exhibit A, as SU: Special Use for Planned Residential Development District (PRD), includes the following three (3) land uses, acreages and densities:

1) *Commercial:* Maximum 25 acres of permissive and conditional Commercial land uses with any commercial acreage greater than 20 acres being comprised of mixed use development as defined in the City's MU-A: Mixed Use Activity Center District, with a minimum of 50% of the use area of the mixed use development being comprised of residential, civic, drainage or open space as identified on, and approved with, the Final Master Plan. Commercial uses located in the PRD are intended to serve the needs of those within the PRD, as well as those in the surrounding area.
2) *Residential:* Multi-family, Townhomes (attached and detached), and Single Family Residential, subject to the following restrictions and requirement:
    a. A minimum of 15 acres of detached single family dwelling (DFSD) units shall be located along the eastern boundary of the project abutting the Village of Corrales at a maximum density of seven dwelling units per acre (7 du/ac), a minimum lot size of 4,500 square feet, and with the exception of the maximum density of 7 DU per acre and a minimum lot size of 4,500 square feet, all development of the DSFD shall conform to the City's R-4: Single Family District regulations.
    b. Multi-Family Residential and Townhome Residential (attached and detached dwelling units) shall have a maximum density of 26 du/acre, and with the exception of a maximum density of 26 DU per acre, shall conform to the City's R-3: Mixed Residential District regulations.
3) *Open Space:* Minimum 15 acres – including buffer with restrictions and requirements set forth in Section 2B below.

B. Development Standards and Design: Attached as Exhibit B and adopted with additional standards as noted below and to be finalized with approval of the Final Master Plan:

1) ***Access:*** A Traffic Impact Analysis and Access Justification Report shall be required, and if necessary shall be reviewed by the New Mexico Department of Transportation. Internal access shall be approved by the Development Services Department Engineering Division.

2) ***Buffers and Landscaping:*** Minimum buffers and landscaping per the City of Rio Rancho Zoning Code for each zone district shall be applied with such buffers and landscaping to be maintained by an appropriate Property Owners Association. A minimum 100 foot perimeter buffer provided along the south border shall be retained in its natural and undeveloped state; no active recreational uses shall be permitted within the buffer area. The open space buffer abutting single family residential development may be reduced to 75 feet.

    Between the multi-family and commercial developments, and the multi-family and single family detached residential development, a 30 foot buffer shall be provided. A 58 foot buffer is provided along the eastern border of the project, west of the Village of Corrales; and a 35 foot active buffer is provided along the Montoyas Arroyo.

3) ***Grading and Drainage:*** Grading & Drainage Plan, in addition to a floodplain permit issued by the City, shall be required and shall include a grading and drainage plan and erosion control plan including how development will be protected from lateral erosion from the Montoyas Arroyo.

4) ***Open Space/Common Areas/Private Parks:*** Shall be maintained by an appropriate Property Owners Association. Guidelines and locations shall be identified in the Final Master Plan and governed by the Development Services Department of the City of Rio Rancho.

5) ***Parking:*** Compliance with minimum Rio Rancho Code of Ordinances, Planning and Zoning Chapter, Off-Street Parking requirements is required.

6) ***Mechanical Equipment:*** Mechanical equipment – with the exception of solar panels not exceeding the maximum permitted principal building height – shall not be located on the roof of any building within the residential land use areas, or on any structure that may be located in the open space land use areas. Mechanical equipment located on the roof of structures located within the commercial land use areas shall be screened from view of neighboring properties with the specifications and design of such screening to be identified in the Final Master Plan required in Section 3 below.

Section 3. Implementation and Process

A. Prior to any development or within 5 years of zoning approval whichever comes first, a Final Master Plan shall be submitted for Planning and Zoning Board approval, and shall include but not be limited to:

1) Topographic map drawn to a scale of 100 feet to one inch by a registered surveyor and/or engineer;
2) Master land use plan drawn at a scale of 100 feet to one inch, or other appropriate scale as determined by the development service department;
3) Transportation plan, including layout of roads, bikeways, pedestrian ways with typical cross sections, and traffic circulation plan;
4) Utility service plan;
5) Fire protection plan;
6) Landscaping plan;
7) Recreation concept plan, parks, and open spaces;
8) Substance of covenants, grants, easements, dedications, or major restrictions; and,
9) Screening of roof top mechanical equipment on structures located within the commercial land use areas.

Any major or substantial change in the approved master plan, which affects the intent and character of the development, land use pattern, and location or dimensions of major streets shall be reviewed and approved by the Planning and Zoning Board. Minor changes which do not affect the intent or character of the development may be approved administratively.

B. Following approval of the Final Master Plan, the subdivision of land within the project boundary shall be subject to Rio Rancho Subdivision regulations.

C. Supplemental site plans for commercial and multi-family development may be approved administratively through the Building Permit process.

Section 4. Severability Clause:

If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 5. Effective Date:
This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 13th DAY OF SEPTEMBER, 2017.

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk
(S E A L)

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

April 26, 2024

RE: Arrowhead East Master Plan (Case No. 23-400-00001)
Bulk Plat creating Arrowhead East Tracts B-1, B-2, and B-3 (Case No. 24-210-00001)

Dear Property Owner:

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

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B. In a concurrent request, the applicant requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, May 14, 2024** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

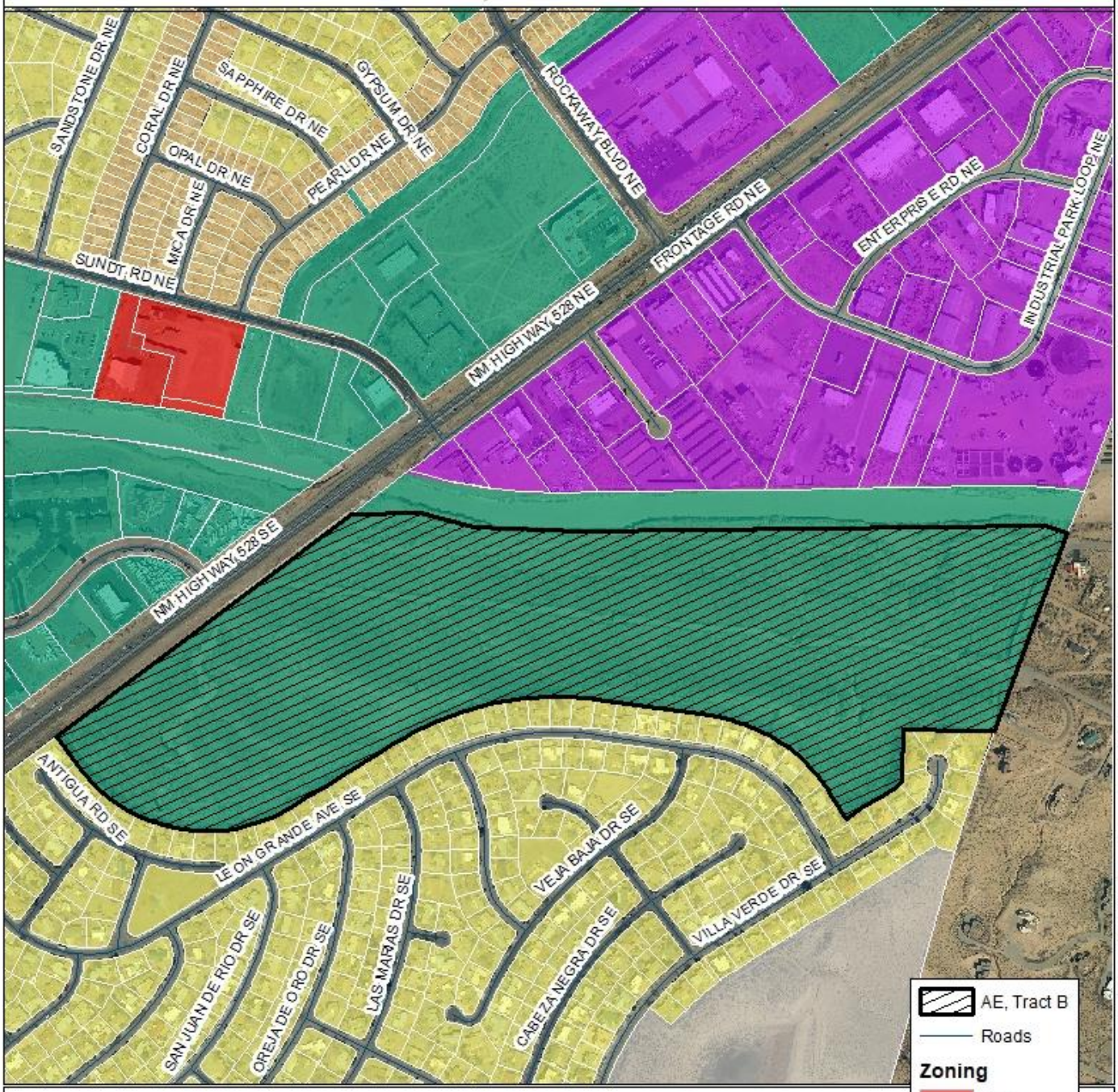
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

ARROWHEAD EAST
MASTER PLAN & BULK PLAT
AE, TRACT B



Rio Rancho
City of Vision

0 185 370 740 1,110 1,480
Feet

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

Map Created by Tim Dvorak on 4/24/2024

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Master Plan
Case #23-40000001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B.

Bulk Plat
Case #24-210-00001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

Conditional Use Permit
Case #24-120-00004
The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Sign (Billboard) on the property legally described as UBNN, Tract C.

Zone Map Amendment
Case #24-100-00003
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND ADOPTION OF IMPACT FEES.

The Planning and Zoning Board will consider text amendments to Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Ordinances and the adoption of a resolution for the Impact Fee's Land Use Assumptions. The Planning and Zoning Board will consider the following actions:

Adoption of the City of Rio Rancho Impact Fee Update and Amendment Study titled: 2023-2030 Land Use Assumptions.

Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

The Impact Fee Area subject to the above Resolutions and Ordinances is within the boundary of the City of Rio Rancho as generally depicted in the map below.

Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Conditional Use
Case #24-120-00007
The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and is currently zoned R-1: Single-Family Residential.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.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 29, 2024

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 17, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – 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: Arrowhead East Master Plan: DSD #23-400-00001

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the proposed Arrowhead East Master Plan. The property is currently zoned SU: Special Use for Planned Residential Development and is currently addressed as 200 NM Highway 528 SE. The property comprises approximately 79.85 acres and is legally described as AE, Tract B.

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

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

The roundabout presents a single access into the back portion of the property. Fire is requesting a separate entrance outside of the roundabout to the rear of the property. Additionally, the fire access lane will require fire hydrants every 1000', however, if the middle space is to house future multi-family residents, hydrants will need to be spaced every 500'.

Tieing into the proposed fire lane on the rear of the commercial property would fulfill the request. Fire lanes will also be required to have posting throughout indicating the official use.

Fire Marshal James Wenzel — Reviewer
4/19/24 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 17, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – 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: Arrowhead East Master Plan: DSD #23-400-00001

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the proposed Arrowhead East Master Plan. The property is currently zoned SU: Special Use for Planned Residential Development and is currently addressed as 200 NM Highway 528 SE. The property comprises approximately 79.85 acres and is legally described as AE, Tract B.

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

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

Please note that free discharge into the arroyo and SSCAFCA facility requires discussion and agreement with SSCAFCA.

4/29/24

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 17, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – 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: Arrowhead East Master Plan: DSD #23-400-00001

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the proposed Arrowhead East Master Plan. The property is currently zoned SU: Special Use for Planned Residential Development and is currently addressed as 200 NM Highway 528 SE. The property comprises approximately 79.85 acres and is legally described as AE, Tract B.

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

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

MRMPO has no adverse comments. For informational purposes:

Appendix G of the MTP supports the following as it relates to the subject property:

- Adopt mixed-use and higher-density zoning along transit corridors to support ridership.
- Adopt parking management strategies to decrease parking requirements in activity centers and redevelopment areas and increase parking costs in high demand locations.
- Adopt/update land use policies and building and site development design standards that promote walkability.

Peach Anderson-Tauzer — Reviewer

4-26-2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 15, 2024

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

FROM: Development Services Department, Planning & Zoning Division

RE: Revisions for Arrowhead East Master Plan: DSD #23-400-00001

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the proposed Arrowhead East Master Plan. The property is currently zoned SU: Special Use for Planned Residential Development and is currently addressed as 200 NM Highway 528 SE. The property comprises approximately 79.85 acres and is legally described as AE, Tract B.

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

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

No specific comments about the Master Plan. Please be aware the before mentioned “park improvements” and references in the current master plan draft - were assumed to address the 0.72 acre min. park requirements (per subdivision ordinance 2.83 residents per residence x 85 single family residences, at 3 acres/1000 residents) for the single family development portion of the master plan –and that the non-trail/non-roadside landscaping portion will include activity/recreation elements for residents to use. Please contact me if there are any questions about park improvement requirements for private parks.

The comments made for case 23-400-00001 still apply regarding to development of commercial and mixed residential areas of the master planned development (attached again here) please note that the comment about adequate outdoor recreation space does not include landscape buffer or landscaped area. It referenced improvements that will provide recreation and activity space to residents of the Mixed residential phase.

Dyane N. Sonier *02/29/2024*

Reviewer Date

Previous comments:

No recommendation for or against approval of, nor comments on the proposed Master Plan. Park impact fees will be paid per residence as called for in the Impact Fee Code.

If approved, and as the Commercial and Mixed Residential tracts are developed, PRCS will expect to see the following in submitted site plans:

Commercial:

When preparing final site plan and construction plan sets, follow the appropriate zoning ordinance requirements for C-1 landscaping, and any additional requirements (% cover, species selection, placement) required by SU zoning and any related Ordinance 17-21 O-19 and adopted Arrowhead East Master Plan requirements. C-1 Zoning requires: No less than 10% of the lot landscaped; No less than ¼ of the 10% shall be located in the front. Ensure the construction plan sets have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts). Indicate where the irrigation meter, its size; the backflow preventer, its type; and the controller/master valve locations are. Irrigation backflow preventer will need to be registered and tested per ordinance 54.0.

Mixed Residential:

It is assumed the developer will provide adequate outdoor recreation space for their tenants on site. If approved, a site plan (and future construction plans) will need to provide information conforming with the Municipal Code Chapter 154.60 Section E Landscaping (2) For residential development: When preparing final site plan and construction plan sets, follow the appropriate zoning ordinance requirements for zone landscaping, and include all required information (% cover – table of required and provided landscape areas, species selection/name, quantities, size at installation, placement). Also comply with any additional requirements (% cover, species selection, placement) required by SU zoning and any related Ordinance 17-21 O-19 and adopted Arrowhead East Master Plan requirements. Ensure the construction plan sets have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts). Indicate where the irrigation meter, its size; the backflow preventer, its type; and the controller/master valve locations are. Irrigation backflow preventer will need to be registered and tested per ordinance 54.0.

For Commercial and Mixed Residential tracts, ensure adequate handicap parking spaces are provided (where applicable for Mixed Residential) and identified (with necessary construction details where appropriate) on your Site Plan and Construction Plans. Verify that handicap parking spaces are designed and constructed as ADA compliant – with no slope (run, cross slope, etc.) within the handicap parking space and aisle – greater than 2.083% in any given direction. For the accessible aisle between the handicap parking spaces, follow the NM Statute which requires that the striped area meet the requirements set out in NMSA 66-1- 4.1.B] and that 1’ high letters that are at least 2” thick stating NO PARKING are stenciled in the aisle. Please reference the Parking Lot Checklist provided by the NM Governor’s Commission on Disability for parking space and sign requirements found at: http://gcd.state.nm.us/wp-content/uploads/2018/11/2015-NM-Accessible-Parking-FINAL2.pdf. Page 7 of this checklist clearly shows the type and color/s of handicap parking signs to be installed, as well as the language required per State Statute.

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE ARROWHEAD EAST MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, the Rio Rancho Comprehensive Plan; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Arrowhead East Master Plan at their meeting held on May 14, 2024, reviewed the proposed Arrowhead East Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on June 13, 2024, reviewed the proposed Arrowhead East Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Arrowhead East Master Plan, attached hereto.

Section 2. Designs, layouts, and engineering requirements or details are subject to compliance with City engineering and/or subdivision requirements prior to development.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 13th DAY OF JUNE, 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Comments for site development

"The HOME Matchmaker" <brendasnmhomes@gmail.com>

Thu 5/9/2024 3:34 PM

To:Timothy Dvorak <tdvorak@rrnm.gov>

Caution! This message was sent from outside your organization.

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

As we had already discussed this about 7 years ago, I suppose it has to be addressed again. It seems that our land behind our homes seems to be highly sought after by developers intent on continuing to ruin our land.
We already have enough development and crime in our city. Far more than is necessary for a town of this size and no we don't need any more greedy developers ramrodding through our land and resources. Using up what little water this state has. We do not need anymore DR Hortons or apartment complexes or car washes. We have a car wash on every corner now.
And as I had argued this 7 years ago when women were publicly declaring they needed more stores to shop at, we don't need those either. We have enough restaurants, shops, car washes, ect for everyone to enjoy and patron. We do not need more.
And we don't need anymore housing developments. There's enough homes to go around. Make legislation to make laws to make homes affordable and your problem is solved.
As it stands now, we have ATVs in our backyard terrorizing the wildlife. And then racing up and down our streets so that we can't enjoy being outside because of the fumes and noise (your city's own speed van has taken pictures of the brats doing stunts in front of them(Leon Grande)). So they get to terrorize us and wildlife. And development keeps stripping what last enjoyment we have here.
If I had known 10 years ago what a ghetto trashy city I'd move to, I'd have moved to my second choice city which was Edgewood. I made a mistake moving here. But I need more time to get out of here, planning and getting funds together to move out of a state that has allowed overpopulation and misuse of resources. Greedy investors coming here and taking all of our real estate.
So I'll get out of here in a few years. But as for now, no, I will down vote any development. It's all a misuse of land. It's all so useless. New Mexico was supposed to be a beautiful natural land. I enjoyed it years ago. But now, in recent years, it's become a dumping ground for investor greed. Your beautiful state has become almost unlivable.

Mailtrack Sender notified by Mailtrack

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-100-00003

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as Unit 7, Block 18, Lot 130. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as Unit 7, Block 18, Lot 130; address as 1107 10th St NW. The property consists of .5 acres and is currently Unzoned; the applicant is seeking a zoning change to R-1: Single-Family Residential. The subject property is on the west side of 10th St NW, north of Northern Blvd NW.

The subject property was annexed into the City by Ordinance No. 22 Enactment No. 95-020. The same ordinance assigned the zoning designations for the annexed property on the east side of Rainbow Blvd as R-1: Single-Family Residential and E-1: Estate-Residential. The annexed properties to the west of Rainbow Blvd were not assigned a zoning designation at that time, and the subject property has remained Unzoned since the annexation.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
Rio Rancho Municipal Code (R.O. 2003) § 150.07(D)(1) states “A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.”

Staff recommends the Planning and Zoning Board find the proposed R-1: Single-Family Residential zoning would be consistent with the health, safety, morals, and general welfare of the city by providing a zoning district designation where zoning regulations can be established and enforced. The requested R-1 zoning is consistent with the health, safety, morals, and welfare of the City by matching existing zoning in the surrounding area and assigning a land use and zoning that allows for similar development as the surrounding neighborhood.

R.O. 2003 § 150.07(D)(2) states “Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.”

The applicant states in their justification letter: "The stability of land use and zoning is desirable because we as Rio Rancho residents feel that the lot can give a desirable look to the road and better improve Northern Blvd Residential area."

Staff recommends the Planning and Zoning Board find that the request provides for stability of zoning by assigning a zoning designation to an unzoned parcel. The request for R-1 zoning is aligned with surrounding zoning and provides stability of land use in the surrounding area.

R.O. 2003 § 150.07(D)(3) states “A proposed change shall generally be consistent with adopted elements of the comprehensive plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the city.”

The Generalized Land Use Map of the 2015 Comprehensive Plan designates the future land use of the subject property as “future planning.” The Comprehensive Plan defines future planning in 5.3.2.2 “Areas that do not currently have Specific Area Plans in place and are generally undeveloped. Development will usually be limited to low-density residential development until a Specific Area Plan can be adopted.”

The requested R-1: Single-Family Residential would allow the low-density development specified in the Comprehensive Plan. Staff recommends the Planning and Zoning Board find the proposed zone map amendment would meet the intent of the comprehensive plan.

R.O. 2003 § 150.07(D)(4) states “The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the city’s incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.”

Since there is no existing zoning, a justification letter demonstrating that the existing zoning is inappropriate is not required. The requested zoning will bring the subject property in line with zoning in the area and the applicant has demonstrated it is advantageous to the community. Staff recommends the Planning and Zoning Board find this criterion has been met.

R.O. 2003 § 154.07(E) states “The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.”

Staff recommends the Planning and Zoning Board find that the cost of the land or other economic considerations do not appear to be a justification for the proposed zone map amendment.

R.O. 2003 § 150.07(F) states “Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.”

Staff recommends the Planning and Zoning Board find that the request does not involve office, multi-family, or commercial zoning.

R.O. 2003 § 150.07(G) states “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could

function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone."

The properties immediately to the east and north of the subject property are zoned R-1: Single-Family Residential. This application should not be considered a "spot zone" because the surrounding land uses are also low-density residential. Staff recommends that the Planning and Zoning Board find that the requested zone map amendment does not constitute a spot zone.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north and east are zoned R-1: Single-Family Residential, with the properties to the east featuring single-family residences. The adjacent property to the south is Unzoned but is occupied by a single-family residence. The abutting property to the west is also Unzoned and is vacant.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with return service requested. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on April 29, 2024.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document
DSD Engineering - No comments provided
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No comments provided
SSCAFCA - SSCAFCA has reviewed and has the following comment: The lot lay within the lateral erosion zone. Any future development needs to meet CORR requirements.
MRCOG - No comments provided
Parks, Recreation, and Community Services - No comments provided

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this zone map amendment. Staff recommends the Planning and Zoning Board recommend approval of the zone map amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City.
2. The proposed zoning would promote a stability of land use and zoning by assigning a zoning designation matching the surrounding area.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.

5. The zone map amendment request does not involve office, multi-family, or commercial zoning.
6. The requested zone map amendment would not create a “spot zone,” as the proposed zone change is in line with surrounding zoning.

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Application Package.pdf
ATTACHMENT: 95-020_O-22.pdf
ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Tiffany Sisneros		Phone: 505 559-0196
Address: P.O. Box 15632		E-Mail: Paperbook123@hotmail.com
City: Santa Fe	State: NM	Zip: 87592
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Unit 7 Rio Rancho Estates	Block(s): 18	Lot(s): 130
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: Tiffany Sisneros	Applicant:	Agent:
Signature: Tiffany Sisneros		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

To whom it may concern:

Regarding Zone Map Amendment Process

My rezoning For zone map change is consistent with the health, safety, morals, and general welfare of the city because it is currently a developed neighborhood and is growing the community. The Stability of land use and zoning is desirable because we as Rio Rancho residents feel that the lot can give a desirable look to the road and better improve Northern Blvd. residential area. Our intent is to follow the rules and requirements that are consistent with the adopted elements of the comprehensive plan or other city master plans by the city. The lot currently is undeveloped and is not zoned. The use category R-1 is more advantageous to the community because the road and lot surrounding areas are zoned R-1.

Tiffany Sisneros

CITY OF RIO RANCHO

ORDINANCE NO. 22 **ENACTMENT NO. 95-020**

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF REAL PROPERTY INTO THE CORPORATE BOUNDARIES OF THE CITY OF RIO RANCHO, NEW MEXICO, AND FURTHER PROVIDING FOR AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, PARTICULARLY AS FOLLOWS:

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO:

ARTICLE 1. INTENT

It is the intent of this Ordinance to show the approval and acceptance by the Governing Body, of the annexation of real property to the corporate boundaries of the City of Rio Rancho, as requested in Annexation Petition AP95-01, AM95-01.

ARTICLE 2. LEGAL REQUIREMENTS MET

The Annexation Petition for annexation area (AP95-01, AM95-01) having been presented to the Governing Body of the City of Rio Rancho, in full compliance with state law as set forth in 3-7-17 NMSA 1978, and the Governing Body having considered the Petition and presentations of petitioner, the Governing Body finds as follows:

A. The Annexation petition seeks to have annexed to the corporate boundaries of the City of Rio Rancho territory which is contiguous to the municipality.
B. The Annexation petition is signed by the owners of a majority of the property in acres in the contiguous territory sought to be annexed.
C. The Annexation Petition has been presented to the Governing Body by petitioners pursuant to the requirements of state and local law.

ARTICLE 3. CONSENT AND APPROVAL

By passage of the Ordinance, the Governing Body hereby expresses its desire to annex the property described in Annexation Petition AP95-01, AM95-01 and hereby does express its consent to an approval of the annexation of such contiguous territory being more particularly described in metes and bounds attached hereto and incorporated herein by reference in its entirety.

ARTICLE 4. ZONE MAP AMENDMENT

Purpose: That the property described as Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Parcel A, Town of Alameda Grant, Sandoval County, comprising portions of Units 7, 12, 13, 21, and 22 Rio Rancho Estates, consisting of 3,410 acres shall be annexed into the City of Rio Rancho and have the zoning designation of SU/Special Use (Exhibit A) for the following land uses and with the following conditions:

1. A development agreement must be reached prior to any development occurring on site.

LAND USE ("Northern Meadows"):

SU/Special Use for Single Family Residential: (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 860 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

A. Permissive Uses:
   1. Single family detached dwellings;
   2. Parks, open space, and public utilities;
   3. Swimming pools, tennis courts;
   4. Schools;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-1/Single Family Residential District.

C. Area:
   1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

D. Setbacks:
   1. Front - (25) feet
   2. Side - (5) feet each side, (10) feet between building walls
   3. Rear - (20) feet

E. Density: may not exceed (7) dwelling units per acre.

F. Height: one or two stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

SU/Special Use for Townhomes and Apartments: (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:

a. There shall be a (10) feet on the street side of corner lots.
b. There shall be no required side-yard setback from internal lot lines for townhomes.

3. Rear - (15) feet

Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

1. A front yard setback of (25) feet is required adjacent to public right-of-way.
2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.

F. Height: three stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

C-1/Retail Commercial: (17) acres of commercial development are proposed. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery.

A. All Uses, Area, Setback, Density, Height and Parking requirements:

1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de los Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

School: (10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE ("Contiguous Lands"):

All land uses and requirements as those provided in the R-1/Single Family Residential District and E-1/Estate District, more specifically:

A. R-1/Single Family Residential (Unit 12):

Block 1A	Block AA	Block H	Blocks 4-28
Block 2A	Block EE	Block J	Blocks 31-39
Block 3A	Block FF	Block K	Block 52
Block 6A	Block GG	Block L	Block 59
Block 21A	Block HH	Block M	Blocks 54-57
			Blocks 60-67
			Blocks 69-71
			Blocks 85-89

B. E-1/Estate Residential Residential (Unit 12):

Block 68	Blocks 72-76	Block 90

Signage: All signage shall comply with Article 5 of the Zoning Ordinance.

The applicant is subject to any and all additional Federal, State and Local laws, rules and regulations.

The applicant shall comply with all existing and future plans, policies, etc. directly related to this property.

ARTICLE 5. SAVING CLAUSE

If any of the sections, sentences, clauses, or phrases of this Ordinance or any exhibit or attachment thereto are for any reason held unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not thereby be affected inasmuch as it is the intent of the Governing Body of the City to pass each phrase, paragraph, and word separately.

ADOPTED THIS 12TH DAY OF JULY, 1995.

Thomas E. Swisstack, Mayor

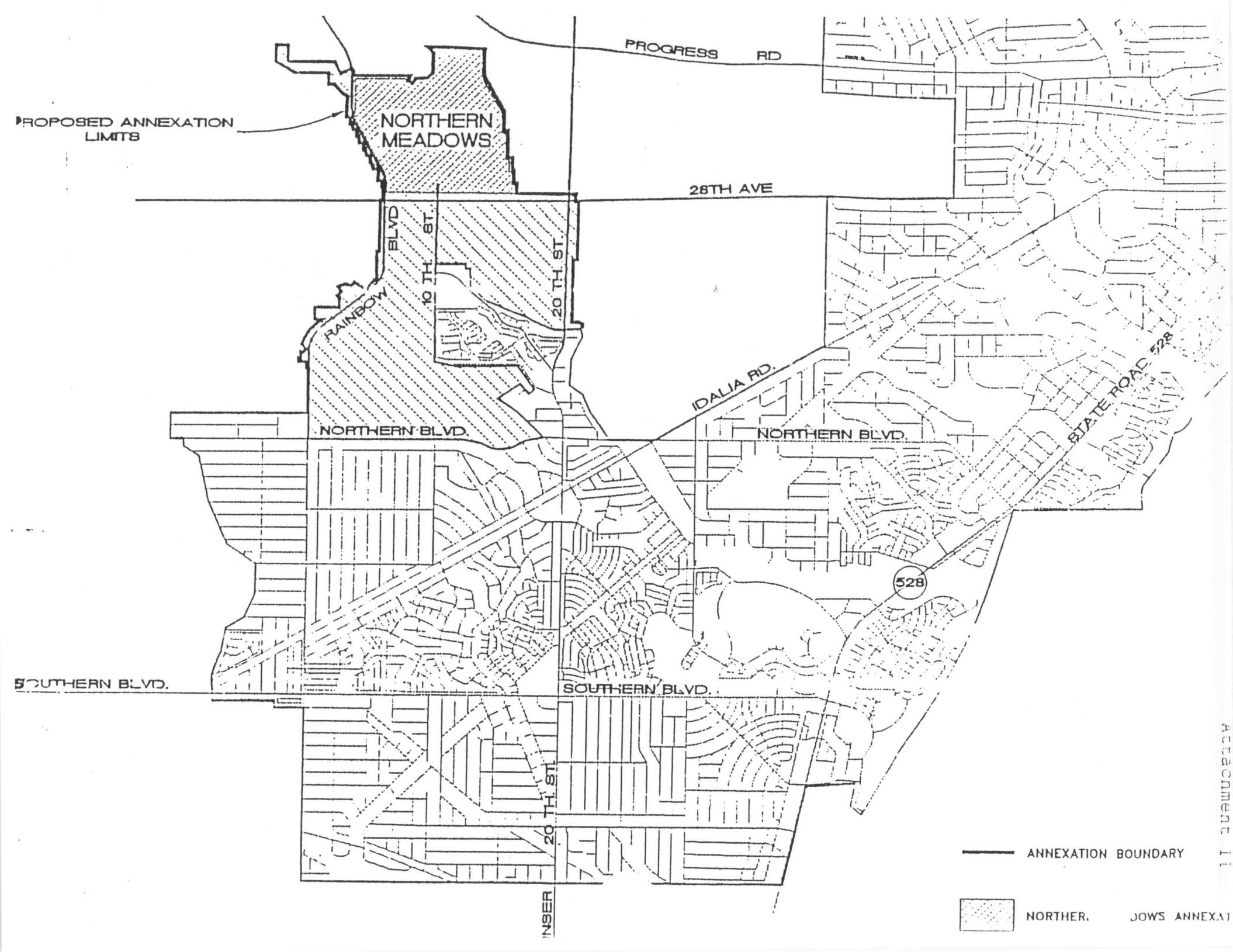
7-14-95.

Date

ATTEST:

Tina Gonzales, City Clerk

(SEAL)



Attachment 11

CITY OF RIO RANCHO2
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

REFERENCE #: O-22

DEPARTMENT: City Development AGENDA DATE: 7/12/95

O-22

SUBJECT: Second Reading of Proposed Zone Map Ordinance

Purpose: Annexation and establishment of special use zoning, Special Use for Single Family Residential, Townhomes/Apartments, and C-1/Retail Commercial for those land uses in the planned development area. All other land uses shall include either R-1/Single Family or E-1/Estate Residential **(Attachment I).**

Property: Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) **(Attachment II).**

Location: North of Northern Boulevard, East of Rainbow boulevard.

Applicant: Amrep Southwest Inc.

BACKGROUND AND ANALYSIS:

This is a second reading of the proposed annexation ordinance. At their regularly scheduled meeting of 6/28/95, the Governing Body approved the first reading of the proposed ordinance.

The Sandoval County property is currently zoned agricultural. This request involves annexing the property with the zoning designations for the northern portion of the area as follows: SU/Special Use for Single Family Residential, Townhomes/Multi-Family and C-1/Retail Commercial. The southern portion of the area will include R-1/Single Family and E-1/Estate Residential zoning.

Pursuant to NMSA 3-7-17, the petition method consists of a petition signed by the owners of a majority of the property in the contiguous territory and is accompanied by a map showing the external boundary of the territory proposed to be annexed. The Governing Body shall by ordinance express its consent or rejection pursuant to a recommendation prepared by the Planning and Zoning Commission. If approved, a copy of the ordinance and plat shall be filed with the County Clerk. The Clerk shall send copies of the ordinance to the Secretary of Finance and Administration and to the Secretary of Taxation and Revenue. After filing, the contiguous territory is part of the City. If no appeal is filed in district court within thirty (30) days after the filing of the petition package in the clerk's office, the annexation shall be deemed complete.

RECEIVED
JUL 6 1995
CITY CLERKS OFFICE

ALTERNATIVES:

The Governing Body may select not to approve this request thereby allowing the property to remain under Sandoval County jurisdiction. Assuming this development continues, the City will lose out on desired property and gross receipts tax revenue. Approval of this request will result in the development of various residential and commercial land uses. Not only will the Governing Body have control over specific development issues such as height and setback requirements, but also over zoning and land use in the southern portion of the annexation area.

RECOMMENDATIONS:

At their regularly scheduled meeting of April 25, 1995, the Planning and Zoning Commission recommended **APPROVAL** of the proposed annexation **(Attachment VI).**

REVIEWED BY:

CITY ATTORNEY	____	DPS	____	PARKS & REC	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE	____	PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV.	____	LIBRARY	____	PUBLIC WORKS	____		

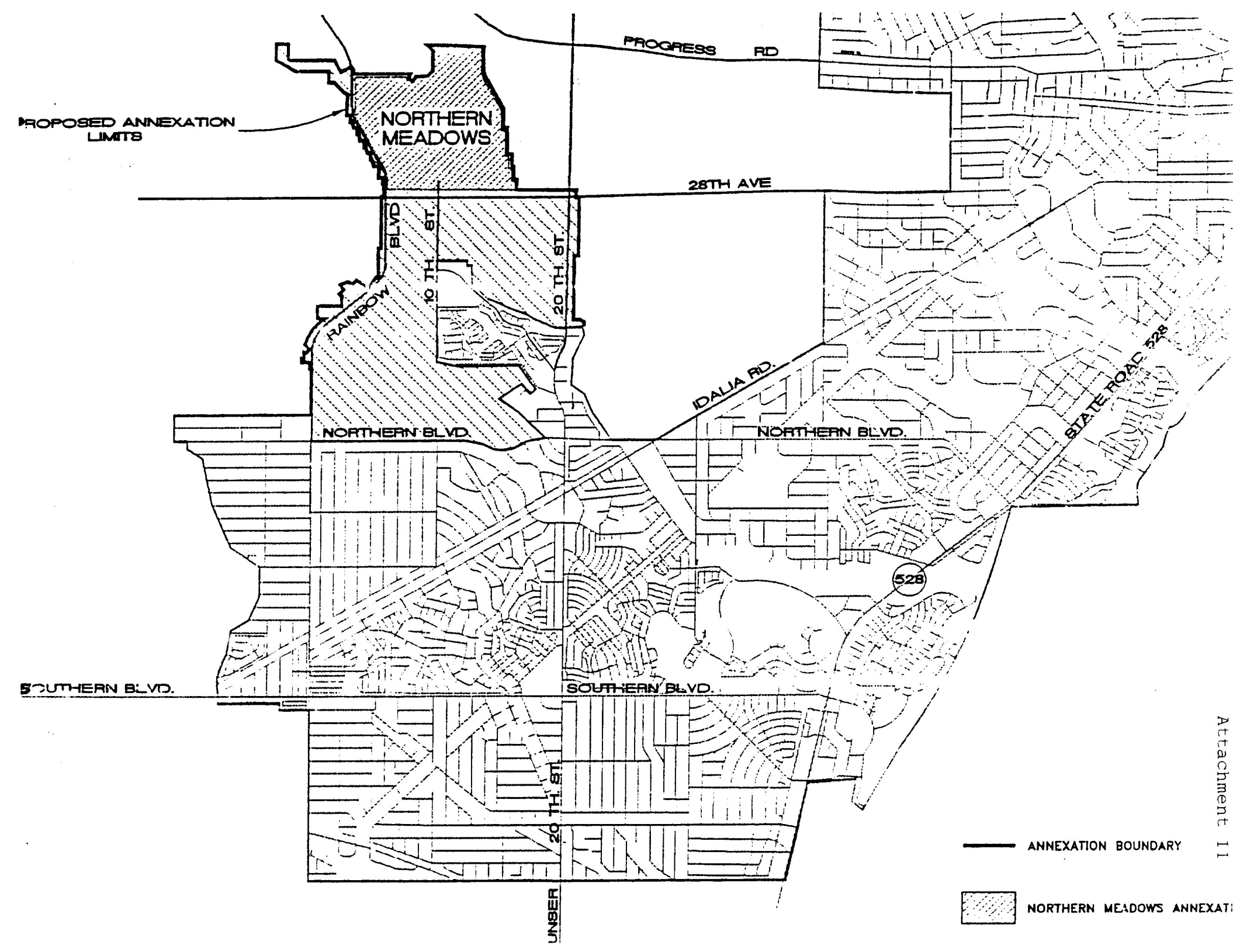
PREPARED BY: _____ **DATE:** 7/5/95

DEPARTMENT DIRECTOR: _____ **DATE:** 7/5/95

CITY ADMINISTRATOR: _____ **DATE:** 7/7/95

Attachment I: Draft Annexation Zone Map Ordinance
Attachment II: Location Map
Attachment III: Staff Report
Attachment IV: Utility Company Letter of Service Capability
Attachment V: Development Order
Attachment VI: Minutes; P & ZC meeting of April 25, 1995
Attachment VII: Minutes; Governing Body meeting of June 28, 1995

annex.abm



Attachment 11

Attachment III

RIO RANCHO CITY DEVELOPMENT DEPARTMENT
PETITION FOR ANNEXATION
ZONE MAP AMENDMENT
STAFF REPORT

Date:	April 25, 1995
Property Owner:	Amrep Southwest Inc.
Applicant/Agent:	Amrep Southwest Inc./Easterling and Associates
Present Zone:	Sandoval County Agricultural
Proposed Zone:	Special Use for Single-Family Residential, Townhouse/Apartments, C-1/Retail Commercial for planned development, R-1/Single Family outside planned area.
Property:	Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, exterior boundaries of the Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres)

I. FINDINGS OF FACT:

A. Application Information:
- Site is located north of Northern Boulevard, east of Rainbow Boulevard.

B. Access: Access to site is via 10th Street, Unser and Rainbow Boulevard.

C. Utilities/Infrastructure: All utilities will be made available.

D. Land Use:
- North: Undeveloped County property
- South: Undeveloped County/City Single-Family Residential
- East: Undeveloped County property
- West: Undeveloped County property

E. Zoning:
- North: Sandoval County Agricultural/Residential
- South: City of Rio Rancho Special Use P.U.D. (North Hills)
- East: Sandoval County Agricultural/Residential
- West: Sandoval County Agricultural/Residential

F. Slope: Relatively level, mildly sloping in the southern and far eastern portions.

G. Acreage: 3,410 acres.

H. Drainage: Addressed during platting/subdivision and plan review processes.

II. CONFORMANCE WITH CITY PLANS, POLICIES AND REGULATIONS

A. Conformance to Comprehensive Plan

1. Objective (4.1A3) states, "Consider the annexation of lands to the municipal corporate limits when: a) there is a major potential for increasing municipal revenue generation."
FINDING: This request allows the City to benefit from the anticipated revenue generated from the proposed development. **CONFORMS.**

2. Objective (4.1A4) "Coordinate and cooperate with all other municipalities who share common boundaries with Rio Rancho for major development plans along such common boundaries."
FINDING: This project allows the potential for major area development projects in the future. **CONFORMS.**

3. Objective (4.1A6) "Continue to develop an economic strategy, implemented to accomplish the goal of a self-sustaining community."
FINDING: This project would benefit the city economically by increasing the tax base and providing additional jobs and commercial services. **CONFORMS.**

4. Objective (4.1B1) states, "Encourage the development of a select number of dispersed "Activity Centers" throughout the Rio Rancho Planning Area, allowing concentrations of nonresidential land uses to develop at medium to high density."
FINDING: Project contains nonresidential land uses developed at medium density. **CONFORMS.**

5. Objective (4.1B8) states, "Provide for widespread distribution of open space for public parks, recreation, or visual relaxation available to all residents of Rio Rancho."
FINDING: Project contains large public park sites available to all residents of the City. **CONFORMS.**

6. Goal B: Encourage the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space areas.
FINDING: This project provides single family, multifamily residential and commercial land uses, while also offering schools, parks and trails. **CONFORMS.**

7. Objective (4.1C1) states, "Protect unique or sensitive natural features within the Rio Rancho Planning Area by promoting development patterns which respect the arroyos, steep terrain, geologic formations, and scenic attributes."
   FINDING: This project contains a development pattern which is situated adjacent to the existing Arroyo De Los Montoyas without harboring this natural feature. **CONFORMS.**

B. Conformance to Zoning Ordinance: N/A.
C. Conformance to Other Adopted Plans for the Area: N/A.
D. Conformance to Policies and Regulations: Section 3-7-17 New Mexico Statutes Ann. (1978) requires that a petition be signed by the owners of a majority of the property. The Governing Body shall express its consent and if approved, the petition shall be filed with the County Clerk.

III. STAFF RECOMMENDATION

This is a request for annexation and the establishment of special use zoning. The general annexation area is located north of Northern Boulevard, east of Rainbow Boulevard. The total acreage of the area to be annexed is 3,410. The northern portion of the annexation area will contain a planned unit development and will include the zoning designations of: SU/Special Use for Single Family Residential, Townhouse, Apartments, and Commercial. The southern portion of the annexation area will remain as existing in terms of land use and will include the zoning designation of R-1/Single Family Residential.

The northern portion of the annexation area contains 851 acres and is identified as "Northern Meadows". This area contains the planned development. The southern portion of the annexation area contains 2,559 acres and is identified as "Contiguous Lands". The southern portion, or "Contiguous Lands", is included in order to: (1) form an abutting area between "Northern Meadows" and the existing City of Rio Rancho North Hills Subdivision, and (2) to exercise City land use control over future development in this area, and (3) to provide a reasonably logical geographic boundary.

The annexation area can be characterized as being predominately undeveloped. There are however, incidences of scattered residential development in the form of mobile homes in the area (7). In terms of terrain, the northern portion of the annexation area ("Northern Meadows") is relatively level and contains the Arroyo De Los Montoyas. The eastern and southern portions of the annexation area ("Contiguous Lands") contain mild slopes and more varied topography than the remainder of the site.

Attachment III

LAND USE
("Northern Meadows")

1. SU/Special Use for Single Family Residential:

   (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 60 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

   A. Permissive Uses:
      1. Single family detached dwellings;
      2. Parks, open space, and public utilities;
      3. Swimming pools, tennis courts;
      4. Schools;
      5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

   B. Conditional Uses:
      1. As those provided in the R-1/Single Family Residential District.

   C. Area:
      1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

   D. Setbacks:
      1. Front - (25) feet
      2. Side - (5) feet each side, (10) feet between building walls
      3. Rear - (20) feet

   E. Density: may not exceed (7) dwelling units per acre.
   F. Height: one or two stories, not to exceed (32) feet in total height.
   G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

2. SU/Special Use for Townhomes and Apartments:

   (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:
      a. There shall be a (10) feet on the street side of corner lots.
      b. There shall be no required side-yard setback from internal lot lines for townhomes.
   3. Rear - (15) feet

   Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

   1. A front yard setback of (25) feet is required adjacent to public right-of-way.

   2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.
F. Height: three stories, not to exceed (45) feet in total height.
G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

* The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

3. C-1/Retail Commercial:

Staff is concerned with the ability to provide retail and other commercial related services to the area. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery. While the 17 acres the applicant has proposed appears adequate, the location of the site is of main concern. Staff is satisfied with the proposed location as it is within the proposed community center at the intersection of King Boulevard and 10th Street. This location does help disburse these services, and will provide convenient access to internal residents.

A. All Uses, Area, Setback, Density, Height and Parking requirements:
   1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area. The specific locations of these services will be determined when the development agreement is approved.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de las Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

4. School:

(10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE
("Contiguous Lands")

The land use designation in this area contains both R-1/Single Family Residential and E-1/Estate Residential land uses. These zoning designations permit low density population in which the principal land use is single family dwelling units. However, E-1/Estate Residential zoning allows the placement of horses on parcels of a size greater than one acre. Horses are allowed on parcels of one (1) acre for the first horse, thereafter, each additional horse shall require one-half acre per horse in addition to the minimum. Therefore, staff is recommending that a portion of the larger parcels within the "Contiguous Lands" area be zoned E-1/Estate Residential. The specific properties targeted for the E-1/Estate Residential zoning designation were determined in part by individual property owners who desired this zoning designation for their property. In order to maintain consistency and avoid "spot zoning", staff then included the entire block surrounding the individual parcels. The specific parcels are legally identified as:

A. R-1/Single Family Residential (Unit 12) in which the following is inclusive of all blocks and lots listed below and further identified legally as:

Block 1A	Block AA	Block H	Blocks 4-28
Block 2A	Block EE	Block J	Blocks 31-39
Block 3A	Block FF	Block K	Block 52
Block 6A	Block GG	Block L	Block 59
Block 21A	Block HH	Block M	Blocks 54-57
			Blocks 60-63
			Blocks 69-71
			Blocks 85-87

B. E-1/Estate Residential (Unit 12) in which the following is inclusive of all blocks and lots listed below and further identified legally as:

Block 68	Blocks 64-67	Blocks 72-76*	Blocks 88-90

* Block 76, exclusive of "Tract F" which will remain R-1/Single Family Residential.

DENSITY:

The existing density classes within the comprehensive planning area have been established with strict concern for city-wide environmental and transportation potential. There are specific transportation issues raised by this proposal. Again this request proposes to add an additional 3,410 acres into the corporate city limit boundary, thereby necessitating the need to update the comprehensive plan's density area figures. The new density evaluation area (# 11), would include the following population and available dwelling unit data:

	POPULATION		DWELLING UNITS	
CENSUS TRACT	MAXIMUM	AVAILABLE	MAXIMUM	AVAILABLE
11	17,543	6,076	6,426	2,226

These figures were composed by compiling the number of parcels in the proposed annexation area, subtracting the number of proposed dwelling units which again is 4,200. The entire 4,200 dwelling units proposed to be constructed are not single family dwelling units. A portion of the dwelling units will be multi family, thus was taken into account when these density figures were established. As a point of information, the number of people per dwelling unit is assumed to be 2.73 persons per dwelling unit for the purposes of this table.

Attachment III

ARCHITECTURAL INTEGRITY

The architectural integrity of this subdivision must be protected at all cost. With densities ranging from 7 to 18 dwelling units per acre, physical amenities must be assured. For all parcels within the P.U.D., staff is recommending the enforcement of minimum landscaping requirements, of which 50% shall be drought tolerant. Exterior walls shall be maintained in compliance with other architectural styles. Maximum height requirement (32 feet) minimize tall or massive structures which might dominate their environment and reduces visual disruption of common view areas.

WATER and SEWER:

The entire annexation area is located within the United Water New Mexico franchise. The applicant indicates the utility company is prepared to provide water and sanitary sewer service to "Northern Meadows" **(Attachment IV)**. In the past however, the Governing Body has indicated that it desires assurance from an independent source as to whether there is enough water available to service large development projects. The Development Department has identified several independent sources in order to provide such a service. Regarding the sewer service, Plant #2 is proposed to treat the wastewater flow from "Northern Meadows". All infrastructure is proposed to be built to City standards. A development agreement must be approved in order to address the specifics of this portion of the project.

ACCESS:

The proposed access point for the initial portion of development in "Northern Meadows" is 10th Street. The planned road will be paved from Cherry Road on the southern edge, north into "Northern Meadows". As "Northern Meadows" develops, access points will be Unser Boulevard on the east and Rainbow Boulevard on the west. Sandoval County has indicated that it will improve Unser Boulevard from the North Hills Subdivision to NMSR 44. The time frame anticipated is two years. King Boulevard will be utilized as the major east-west connection through "Northern Meadows". Additional internal roads will also serve the development and will be identified at the subdivision stage. As a point of information, the existing road pattern platted underlying "Northern Meadows" is proposed to be vacated. The development agreement will outline the details of the project.

PARKS and OPEN SPACE:

In staff's opinion, the applicant provides an adequate amount of passive as well as active open space within this development. (36) acres of developed park space is combined into (2) regional-size community parks. These community parks are (11) and (15) acres respectively. The three remaining smaller parks range

from (1) to (7) acres in size and will be built by the applicant and maintained by a homeowners association. The exact locations of the park spaces will be addressed at the development agreement and subdivision portions of the development process.

Stan Ford, Director of Parks and Recreation, has indicated the two smaller parks are not feasible due to issues such as poor access. He prefers to the two smaller sites be merged into the (7) acre park parcel located south of King Boulevard, west of 10th Street. The revised park alignment is reflected in the information brochure.

A trail will run parallel to King Boulevard within the a dedicated drainage easement and should provide adequate pedestrian and bicycle access through the P.U.D.

The Arroyo De Los Montoyas will provide the majority of open space for future residents. The proposed parks have also been strategically placed to preserve views.

TRANSPORTATION:

This development project has the potential to generate large amounts of vehicular traffic. The City Development Department is concerned with the short term impacts of introducing a relatively higher speed of traffic onto Cherry Road, a residential area. Another concern, and perhaps even more immediate, is the long term impact of introducing the vehicular traffic onto the existing transportation network (Unser and Northern Boulevards and NMSR 528). With the number of dwelling units proposed to be developed (4,200), as well as other nonresidential land uses, it is reasonable to anticipate over 8,000 vehicles will be added to the existing transportation network.

Suggestions regarding the impact of adding to the already overburdened transportation network involve upgrading the capacity these systems can handle and directing the vehicular traffic to alternative routes. The specific improvements may be needed for the segment of Unser Boulevard from Northern to where the pavement ends adjacent to North Hills, 10th Street (North Hills), Rainbow Boulevard south to Northern Boulevard, and Northern Boulevard from Rainbow to Unser.

Transportation travel forecast data, compiled by the Middle Rio Grande Council of Governments of New Mexico, presents traffic model counts for anticipated growth in certain areas of the City. This data, however, does not account for this proposed annexation area development, nor does it recognize the proposed Unser Boulevard extension from North Hills to NMSR 44. Therefore, at this time it is difficult to place definite projected data figures regarding this proposal due to the number of variables that exist. Short term issues such as reducing the speed of vehicular traffic may be rectified in part by the utilization of various traffic control measures. The specific measures utilized should be determined by the Traffic Advisory Council. The long

term issues are partly addressed by the proposed improvement of Unser Boulevard by Sandoval County. The project as proposed, will include the construction and paving of a two lane roadway, to be located from North Hills to NMSR 44. The anticipated completion date is fall of 1996. The exact timetable for the construction of the remaining portion of the roadways will be determined via the development agreement.

PUBLIC FACILITIES

Based on a density figure of 2.73 persons per dwelling unit, the "Northern Meadows" development project is proposing a population of approximately 11,500 persons. Staff is concerned whether assurances and provisions have been made to adequately provide for the education, health, safety, and welfare of the citizens not only of "Northern Meadows", but the entire Rio Rancho community.

1. Educational Facilities:

   Issues such as the exact number and locations of school sites will be determined by the development agreement. Based on discussions with Rio Rancho Public School System representatives, a density figure for schoolaged children is .7 children per household. Therefore, assumptions based on discussions with school officials and the applicant are:

   A. 2,940 school aged children will live in the "Northern Meadows" area.
   B. The project allows for a 10 acre site for a school facility.
   C. At present, five elementary and two middle schools exist.
   D. Proposed is a high school tentatively located at the Loma Colorado site, Unit 13, Tract P.
   E. Approximate distances from project area to nearest educational facility:
      1. Nearest elementary school (Enchanted Hills) - 6 miles
      2. Nearest middle school (Mountain View) - 7 miles
      3. Nearest high school (Cibola) - 15 + miles

2. Public Safety Facilities:

   This request does not include sites for police, fire and emergency personnel services. The project is proposing to utilize existing police, fire, and emergency personnel services at current locations within the City of Rio Rancho. The areas deemed appropriate for these uses are along 28th Boulevard between 10th and 20th Streets, as well as along 10th Street Between Northern and 28th Boulevard. The exact location of the D.P.S. substation will be addressed at the development agreement stage.

annex.rec

United Water

United Water New Mexico
4100 Southern Boulevard, Suite 100
PO Box 44010
Rio Rancho, NM 87174-2072
telephone 505 891 1200
facsimile 505 891 1222

April 7, 1995

Mr. Richard Costales, Engineer
AMREP Southwest Inc.
333 Rio Rancho Dr. NE
Rio Rancho, NM 87124

RE: Water & Sewer Availability: Northern Meadows

Dear Mr. Costales:

This is to advise that water and wastewater service can be made available to Northern Meadows located in Unit 22; subject to the following conditions:

1) Prior to the design and installation of any services or the extension of any mains, we request hydraulic data pertinent to the project be provided to us for our Engineering Department review and approval.

2) If, as a result of such review, it is decided that any extension of any mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by the developer in accordance with the terms and conditions of this Company's agreements for extension.

3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.

If you have any questions, please call us at 891-1200.

Sincerely,

Alan W. O'Brien, P.E.

AOB/ms

cc: Chris Phillips, Easterling & Assoc.
File: Unit 22

Attachment V

CITY OF RIO RANCHO
CITY DEVELOPMENT DEPARTMENT
Development Order #

DATE: April 11, 1995 **APPLICATION NO.:** ZMA0411955_

APPLICANT: Amrep Southwest Inc.
OWNER: same as above/333 Rio Rancho Drive, Rio Rancho, New Mexico 87174

APPLICATION DESCRIPTION:

Petition For Annexation and Zone Map Amendment Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) and establishment of special use zoning, SU/Special Use for Single Family Residential, Townhouse/Apartments, and C-1/Retail Commercial land uses. All additional land uses shall have the zoning designation of R-1/Single Family or E-1/Estate Residential.

KEY ISSUE:

1. Annexation and establishment of special use zoning, SU/Special Use for Single Family Residential, Townhouse/Apartments, and C-1/Retail Commercial land uses for the planned unit development identified as "Northern Meadows". All additional land uses shall have the zoning designation of R-1/Single Family or E-1/Estate Residential.

DATE OF P&Z MEETING(S): April 11, 1995, April 25, 1995

PLANNING & ZONING COMMISSION DECISION: RECOMMENDATION OF APPROVAL

DATE OF GOVERNING BODY MEETING(S): June 28, and July 12,1995

GOVERNING BODY DECISION:

APPROVED THIS _____ DAY OF _____,1995.

_____
Harold Donovan, City Administrator

_____
Art Corsie, Department Director

_____
Applicant

annex.dev

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
MINUTES

APRIL 25, 1995

ITEM 4: PUBLIC HEARINGS:

TABLED APRIL 11, 1995

A. PETITION FOR ANNEXATION AND REQUEST FOR SPECIAL USE ZONE: Applicant requests approval of annexation and zoning ordinance for the purpose of zoning certain properties R-1/Single and certain properties as SU/Special Use for Single Family Residential, Townhouse\Apartments and C-1\Retail Commercial landuses on the property legally described as Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising of portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) located north of Northern Boulevard, East of Rainbow Boulevard. Applicant: Amrep Southwest Inc.

Chuck Easterling, Easterling & Associates, stated he is representing Amrep Southwest and is requesting approval of an annexation and special use zoning and that he has provided the Commission with the information requested and that the plans for Unser Boulevard are being worked on.

Commissioner Cunningham asked Mr. Corsie if any updates have been made on the impact of the annexation regarding roads and school construction. Mr. Corsie stated there was no word from the State Engineer as far as the construction of the roads but alternative financing looks promising for the construction of new schools. Mr. Corsie added development will not occur until a development agreement is approved.

Commissioner Ramaeker addressed concerns for police and fire protection in the area. Mr. Corsie stated these concerns will also be addressed in the development agreement.

Commissioner Donnel stated he will abstain from voting due to a potential conflict in interest.

PZC0425954A: COMMISSIONER HAWLEY MOVED THAT THE REQUEST OF ANNEXATION AND ZONING ORDINANCE FOR THE PURPOSE OF ZONING CERTAIN PROPERTIES R-1/SINGLE AND CERTAIN PROPERTIES AS SU/SPECIAL USE FOR SINGLE FAMILY RESIDENTIAL, TOWNHOUSE/APARTMENTS AND C-1/RETAIL

COMMERCIAL LANDUSES ON THE PROPERTY LEGALLY DESCRIBED AS SECTIONS 27, 28, 29, 33, 34 AND 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, AND WITH EXTERIOR BOUNDARIES OF THE TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY COMPRISING OF PORTIONS OF UNITS 7, 12, 13, 21, AND 22, RIO RANCHO ESTATES (3,410 ACRES) LOCATED NORTH OF NORTHERN BOULEVARD, EAST OF RAINBOW BOULEVARD, BE APPROVED. SECONDED BY COMMISSIONER BLOMBERG. MOTION CARRIED BY A VOTE OF 4 FOR, 1 ABSTENTION, 0 AGAINST, AND 2 ABSENT.

YES: BLOMBERG, CUNNINGHAM, HAWLEY, RAMAEKER
ABSTAIN: DONNELL
ABSENT: GAHL, SOTO

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
MINUTES

APRIL 25, 1995

ITEM 4: PUBLIC HEARINGS:

TABLED APRIL 11, 1995

A. PETITION FOR ANNEXATION AND REQUEST FOR SPECIAL USE ZONE: Applicant requests approval of annexation and zoning ordinance for the purpose of zoning certain properties R-1/Single and certain properties as SU/Special Use for Single Family Residential, Townhouse\Apartments and C-1\Retail Commercial landuses on the property legally described as Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising of portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) located north of Northern Boulevard, East of Rainbow Boulevard. Applicant: Amrep Southwest Inc.

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YES: BLOMBERG, CUNNINGHAM, HAWLEY, RAMAEKER
ABSTAIN: DONNELL
ABSENT: GAHL, SOTO

1107 10TH ST NW
RRE UNIT 7, BLOCK 18, LOT 130
ZONE MAP AMENDMENT

Rio Rancho
City of Vision

0 25 50 100 150 200
Feet

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

Map Created by Liz Ruiz Carlos on 4/26/2024

N
W E
S

Subject Property
Roads
Zoning
R-1
Unzoned

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 26, 2024

RE: Zone Map Amendment
Case No. 24-100-00003
1107 10th St NW

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, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 14, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

Please do not hesitate to contact me via e-mail me at 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
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

1107 10TH ST NW
RRE UNIT 7, BLOCK 18, LOT 130
ZONE MAP AMENDMENT

0 25 50 100 150 200 Feet

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

Map Created by Liz Ruiz Carlos on 4/26/2024

N W E S

Subject Property
Roads
Zoning
R-1
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, May 9, 2024:

Master Plan
Case #23-40000001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B.

Bulk Plat
Case #24-210-00001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

Conditional Use Permit
Case #24-120-00004
The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Sign (Billboard) on the property legally described as UBNN, Tract C.

Zone Map Amendment
Case #24-100-00003
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND ADOPTION OF IMPACT FEES.

The Planning and Zoning Board will consider text amendments to Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Ordinances and the adoption of a resolution for the Impact Fee's Land Use Assumptions. The Planning and Zoning Board will consider the following actions:

Adoption of the City of Rio Rancho Impact Fee Update and Amendment Study titled: 2023-2030 Land Use Assumptions.

Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

The Impact Fee Area subject to the above Resolutions and Ordinances is within the boundary of the City of Rio Rancho as generally depicted in the map below.

Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Conditional Use
Case #24-120-00007
The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and is currently zoned R-1: Single-Family Residential.

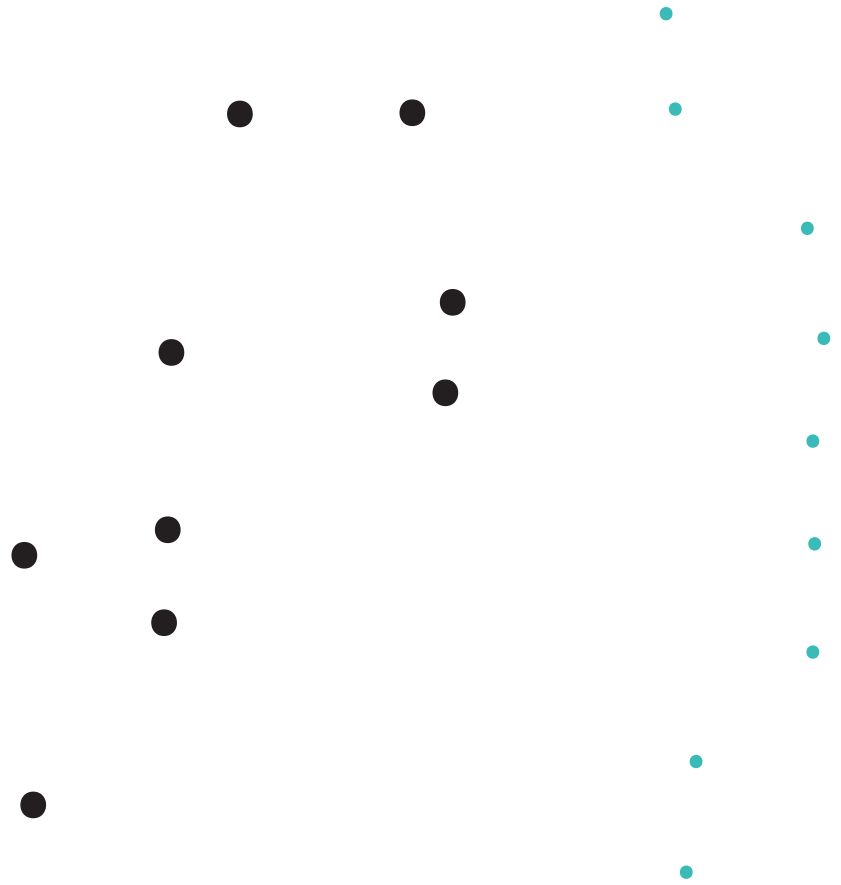
The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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 29, 2024

NOTICE MAP:

• - CERTIFIED MAIL TO PROPERTIES WITHIN 100FT



Notice Map: - 300ft f/subject property, informational postcard

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS LOT 130, BLOCK 18, RIO RANCHO ESTATES UNIT 7 FROM UNZONED TO R-1: SINGLE-FAMILY RESIDENTIAL RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 24-100-00003; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 14, 2024, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and,

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on June 13, 2024 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

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

Section 1. Rezoning of Property The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 0.5 acres from Unzoned to R-1: Single-Family Residential on the land legally described as: Rio Rancho Estates Unit 7 Block 18 Lot 130, as shown on "S.W. PORTION OF UNIT SEVEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO," filed in the office of the County Clerk of Sandoval County, New Mexico on December 11, 1962, Book 1 Page 38.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY: The properties identified in Section 1A, above, is subject to all requirements of the R-1: Single-Family Residential District as set forth in R.O. 2003 Section 154.08 (as of the effective date of this ordinance or as subsequently amended).

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 13th DAY JUNE, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Resolution. The City of Rio Rancho is requesting approval of the adoption of a resolution of the City of Rio Rancho, New Mexico for the Impact Fee's Land Use Assumptions.

BACKGROUND AND ANALYSIS:

The City of Rio Rancho is requesting the adoption of a resolution of the City of Rio Rancho, New Mexico for the Impact Fee's Land Use Assumptions. This update is required by New Mexico Statutes (NMSA) 5-8-30(A), which states “A municipality or county imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.”

The Land Use Assumptions describe the service area and projected land use changes for a seven-year period from the beginning of FY 2024 (July 1, 2023) to the end of FY 2030 (June 31, 2030). These projections are created by analyzing existing land use, densities and intensities over the specific time frame described, and analyzing the growth trends which can then be used to project future trends. This will serve as the basis for projecting the demand for capital improvements or facility expansions that will be needed to serve the anticipated growth of the City during this period.

Land use assumptions are based on several data sources as follows:

- The 2017 and 2021 Census of population, housing and occupancy rates
- 2021 population estimates from the American Community Survey (ACS)
- Demographic projections prepared by the Mid-Region Council of Governments (MRCOG)
- Construction data provided by the City of Rio Rancho
- Residential and non-residential growth averages and projections from the Finance Department
- Approved master plans for major new developments provided by the Finance Department and Development Services

City staff has prepared a Land Use Assumption study with assistance from Wildan Financial Services and the Mid-Region Council of Governments. This document has been provided as an attachment.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, subject to the following findings of fact:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request adoption of a resolution of the City of Rio Rancho, New Mexico for the Impact Fee's Land Use Assumptions.
2. The applicant has the authority to make an application to request adoption of a resolution of the City of Rio Rancho, New Mexico for the Impact Fee's Land Use Assumptions.
3. The applicant and the public received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed resolution would be consistent with the health, safety, morals, and general welfare of the City.
2. Sound justification has been presented for the resolution, which will serve as the basis for projecting the demand for capital improvements or facility expansions that will be needed to serve the anticipated growth of the City during the years 2023-2030.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Board recommend approval of the Impact Fee's Land Use Assumptions to the Governing Body.

ATTACHMENT: Legal Ad Proof.pdf
ATTACHMENT: Draft_Resolution_LUA AR.docx
ATTACHMENT: Land Use Assumptions 5.9.24 (DRAFT).pdf

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

7777 Jefferson St NE
Albuquerque, NM 87109-4343
Proof of Ad 04/26/2024

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO**
Address:	**ATTN: ACCOUNTS PAYABLE** **3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**24830**
Description:	
Run Dates:	**04/29/2024 - 04/29/2024**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**512**
Lines:	**145**
Agate Lines:	**202**
Depth:	**14.40**
Blind Box:	

Total Ad Cost **$163.65**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	04/29/2024	04/29/2024	1	152.06

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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Journal: April 29, 2024

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Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

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Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION APPROVING AMENDED LAND USE ASSUMPTIONS AS REQUIRED BY THE STATE OF NEW MEXICO DEVELOPMENT FEES ACT

WHEREAS: The State of New Mexico Statutes Annotated (NMSA) Chapter 5 "Municipalities and Counties", Article 8 "Land Development Fees and Rights", cited as the Development Fees Act, authorizes, governs and regulates impact fee legislation adopted by a municipality; and

WHEREAS: City of Rio Rancho Impact Fee Land Use Assumptions for the years 2023 through 2030 were developed in compliance with the requirements set forth by the New Mexico Development Fees Act; and

WHEREAS: the Land Use Assumptions will serve as the basis for projecting the demand for capital improvements or facility expansions that will be needed to serve the anticipated growth of the City during this period; and

WHEREAS: the Capital Improvement Plan Citizen's Advisory Committee (CIPCAC) has reviewed the Land Use Assumptions at the CIPCAC meeting on April 22, 2024, and recommended approval of the Land Use Assumptions to the Governing Body; and;

WHEREAS: the Governing Body of the City of Rio Rancho held a public hearing on the Impact Fee Land Use Assumptions on June 13, 2024, in compliance with the requirements, including notice of public hearing, of the New Mexico Development Fee Act.

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

Section 1. that the Governing Body hereby approves the Impact Fee Land Use Assumptions titled "2023-2030 Land Use Assumptions, City of Rio Rancho Impact Fee Update and Amendment Study" as attached hereto as Exhibit A, and made a part hereof.

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS _____DAY OF _____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

DRAFT

EXHIBIT A

2023-2030 Land Use Assumptions

City of Rio Rancho Impact Fee Study and Amendment Study

Prepared by

City of Rio Rancho Development Services Department

With assistance by

City of Rio Rancho Finance Services Department,
Wildan Financial Services,
and
Mid-Region Council of Governments

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City of Rio Rancho Impact Fee Study
2023-2030 Land Use Assumptions

Adopted June xx, 2024 by Resolution No. xx, Enactment xx

Governing Body:

Mayor - Greggory D. Hull
City Council District 1 – Deborah Dapson
City Council District 2 - Jeremy Lenentine
City Council District 3 - Bob Tyler
City Council District 4 - Paul Wymer
City Council District 5 - Karissa Culbreath
City Council District 6 – Nicole List

Capital Improvement Plan Citizen's Advisory Committee (C.I.P.C.A.C):

District 1 – Rada Moss
District 2 – Tommy Knight
District 3 – Dan Darnell
District 4 – Vacant
District 5 – Cynthia Spring (Chair)
District 5 – Kyle Olsen
District 6 – Vacant
At Large – Vacant

Planning and Zoning Board:

District 1 – Scottie Richardson (Vice Chair)
District 2 – Kevin Kofchur
District 3 – Fred Radosevich (Chair)
District 4 – Robert Gabaldon
District 5 – Vacant
District 6 – Lisa Hardisty
At Large – Salvatore Tortorici

Administration:

City Manager – Matt Geisel
City Attorney – Josh Rubin

Development Services Director – Amy Rincon, AICP
Planning and Zoning Manager – Brian Babyak, AICP
Planner II – Michelle Costilla
Budget Analyst – Kay Bennett

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City of Rio Rancho Impact Fee Study
2023-2030 Land Use Assumptions

Introduction

Land use assumptions are the projections for future changes to land use, densities, intensities and the population. These projections are created by analyzing existing land use, densities and intensities over a specific time frame and analyzing the growth trends which can then be used to project future trends. The purpose of the land use assumptions in the process of evaluating development fees is to project the demand for capital improvements or facility expansions that will be needed to serve anticipated growth. An understanding of probable population and job growth and projected land uses will help the City of Rio Rancho develop the capital improvements plan under which an impact fee may be imposed. Impact fees, and land use assumptions necessary to develop those fees, are governed by the New Mexico Development Fees Act (Section 5-8-1 through 5-8-42 NMSA 1978).

The land use assumptions describe the service area and projected land use changes for a seven- year period from the beginning of FY 2024 (July 1, 2023) to the end of FY 2030 (June 31, 2030). For convenience, the planning horizon will be referred to as 2023 to 2030 or simply the planning horizon.

Land use assumptions are based on a several data sources as follows:

- The 2017 and 2021 Census of population, housing and occupancy rates
- 2021 population estimates from the American Community Survey (ACS)
- Demographic projections prepared by the Mid-Region Council of Governments (MRCOG)
- Construction data provided by the City of Rio Rancho
- Residential and non-residential growth averages and projections from the Finance Department
- Approved master plans for major new developments provided by the Finance Department and Development Services

References and associated documents are listed in Appendix A.

The current Rio Rancho municipal limits which are Impact Fee Service area are displayed in Figure 1.

The land use assumptions will enable the City to structure its development program to accommodate future growth in the incorporated urban area in southeast Sandoval County, and the Quail Ranch/Paradise West annexation area in Bernalillo County. The unincorporated Rio Rancho Estates area in southwest Sandoval County is assumed to remain undeveloped for the time period of this study. The City is a single service area for the purpose of assessing impact fees on new development.

The following report describes development trends in Rio Rancho, the methodology used to prepare the land use assumptions, and to project future land uses. Population, housing, jobs and land use by type are based on the MRCOG report “Rio Rancho 2030 Population and Employment Projections”, 2021 Census data, 2021 ACS population estimates, and permit data provided by the City Development Services Department. Historical data for 2018 to 2023, combined with the proposed land uses in master planned areas inside the City, was used to project the City's future land use requirements for the 2023-2030 planning horizon.

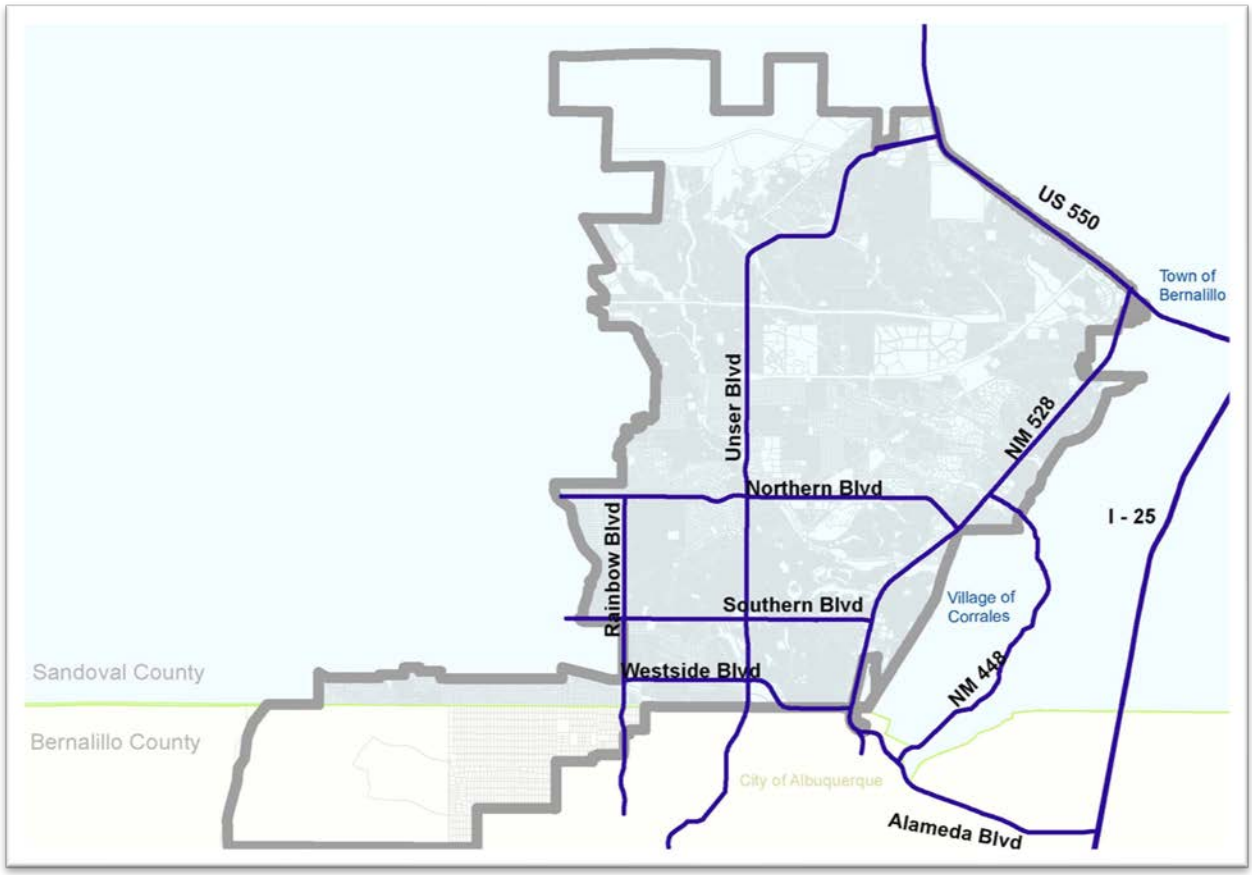

Figure 1. Rio Rancho Municipal Limits and Impact Fee Service Area - July 2024

Background

The City of Rio Rancho was one of the fastest growing communities in the United States from the early 1980's through 2007. From a population of just over 10,000 in 1980, the population is estimated to have increased to over 70,000 in 2005, and the U.S. Census recorded 87,500 persons in 2010. Following the "Great Recession", from December 2007 to June 2009, growth slowed from an approximate average annual population of seven percent (7%) in the first decade of this century to a rate of approximately two percent (2%) during the first half of 2010-2015. The ACS estimates that in July of 2015 the population was approximately 94,171 and rose to 104,046 in 2020, continuing at a two percent (2%) growth rate.

Development History

Rio Rancho Estates encompassed approximately 155.7 square miles when it was originally platted in the early 1960s. Approximately one-half of the original Estates area is now within the incorporated City boundaries. During these early years, Rio Rancho developed as an unincorporated community in Sandoval County. The nucleus of a suburban community was constructed at the intersection of New Mexico (NM) 528 and Southern Boulevard during the 1970s. Rio Rancho grew rapidly from a population of 1,164 in 1970 to 10,131 people in 1980. Most growth occurred north of Southern Boulevard on both sides of NM 528. A small number of custom homes were built in Unit 16 East (South of Southern Boulevard and West of NM 528), which was served with power and municipal water.

As the community's population increased to over 10,000 people, its needs for urban services such as roads, parks and public safety facilities grew beyond the level typically provided by Sandoval County. The City of Rio Rancho was incorporated in 1981 out of a portion of the Rio Rancho Estates subdivision. Through a series of annexations over the past twenty years, the total municipal area, including the Quail Ranch/Paradise West annexation area, has increased to over 105 square miles in two counties. The main portion of the City covers 87.2 square miles in southern Sandoval County, while the Quail Ranch/Paradise West annexation area covers 15.5 square miles in northern Bernalillo County. Less than one-fourth of the total land area of the City is currently developed.

Much of the land in Rio Rancho Estates was sold to individual owners throughout the United States during the early years of the subdivision. The resulting pattern of pre-mature platting and fractionalized ownership has dictated the locations of most new development, and the most rapid growth in the City has occurred on large parcels under single ownership. The Cabezon project in Unit 16 represents the first major redevelopment project in the City, in which the City was able to exercise its condemnation powers to help assemble and replat large tracts of land. This condemnation power no longer exists as a result of 2007 New Mexico State law changes.

The redevelopment expertise gained by the City in Unit 16 will help future redevelopment of infill areas in the city limits.

The continued pace of growth will be influenced by the supply of land that can be platted, developed and sold to builders. Areas with pre-mature platting may have to be replatted or redeveloped before significant growth can take place. A review of building permits issued in Rio Rancho from 1999 through 2002 shows that 43 percent of new residential construction in Rio Rancho occurred in major subdivisions which are typically platted on large tracts developed by a single entity. Approximately one third of new housing was built in smaller subdivisions, and 23 percent of new homes were built on individual lots in the original platting of the obsolete subdivisions that are located throughout the City.

This development pattern is important because of the differences in lot sizes and the level of infrastructure and amenities associated with the type of subdivision being developed. Most of the City's residential development is zoned R-1, which has a minimum lot size of 7,000 square feet.

However, there are approximately 6,760 lots that are under 7,000 square feet in size, which cover over 951 acres inside the City. In 2003, almost one third of the new homes were built on lots that were less than 7,000 square feet in size. These lots were in subdivisions where project level improvements, such as local streets with sidewalk, curb and gutter, and lights, are required under the subdivision ordinance. System-level infrastructure for major roads, bikeways, parks, and public safety facilities is provided under the impact fee ordinance or through developer dedications in large-scale projects.

In Unit 17, lots are typically 1/2 acre or larger, and lots are usually developed individually for custom-built homes without the project level-improvements required by the subdivision ordinance. This is because the pre-mature platting in Unit 17 predates the subdivision ordinance.

However, the area is still eligible for system level improvements under the impact fee ordinance. As infrastructure is extended to serve major subdivisions, proximity to roads and utilities makes development of nearby individual lots feasible. Therefore, average lot sizes, land absorption and the distribution of new homes will reflect a mix of new subdivisions and individual lots.

Trends

Population estimates, and projected permit applications point to a growing population and an increase in residential and non-residential development in the City of Rio Rancho. The following sections will breakdown the population estimates and projections, land uses, and the associated densities and intensities.

Methodology

The rationale behind the methodology used in developing the land use assumptions is that land use change is a function of population and employment growth. Therefore, the land use assumptions reflect changes to current developed conditions that would result from projected population and employment growth. Demand for new housing is also a function of population and employment growth, so that assumptions about future housing are integrated into the overall approach to the land use assumptions.

Data Sources

Information used in developing land use assumptions was taken from the existing sources described in each section. References are listed in Appendix A.

Population

Population and population projections have been formulated from analyzing various sources, these sources start with the US Census and include estimates from the American Community Survey and projections from MRCOG and CoRR Development Services. The US Decennial Census every 10 years and was completed in 2020, this survey aims to count every individual. American Community Survey (ACS) is a smaller spot survey that estimates the population in 5 time frames. MRCOG uses Census information and modeling scenarios to produce population projections. MRCOG projections are from “Rio Rancho 2030 Population and Employment Projections”. This report took two methods for projecting population, one method includes the projected number of new residential starts and housing occupancy rates and uses three scenarios to project three possible populations, one scenario would be a decline, a middle of the road, and an increase in residential starts. The second method used by MRCOG is a method that projects population on projected births, deaths and migration, this method

again has three scenarios. MRCOG took the middle of both scenarios and averaged the results to project a population of 120,935 in 2030. This represents a compound annual growth rate of 1.6 % and a total increase of 16.2% from the 2020 Census population count of 104,046.

The population of Rio Rancho was 104,046 in 2020 adding about 16,500 people since 2010. Per the most recent U.S. Census American Community Survey 1-year Estimates (2021), the city has added an additional 1,793 new residents for a total population of 105,839.

Table 1: City Population and Projections of Population: 2000 - 2030

Year	2000[1]	2010[1]	2020[1]	2025[2]	2030[3]
Population	51,765	87,521	104,046	112,144	120,935

(1) US Census 2000, 2010, 2020
(2) ACS July 1, 2021 Estimates
(3) 2030 Projected by MRCOG scenario 1.C.

Table 2: 2021 American Community Survey Housing Occupancy figures

Housing Units (2021)	Households	Average household size	Average family size	Occupancy
40,978	40,013	2.64	3.06	96%

In 2021 the American Community Survey 1-year Estimate, it projected the average number of housing units in the City of Rio Rancho to be 40,978. These housing units housed 40,013 different households with an average household size of 2.64 people per house. Rio Rancho also has a high occupancy rate at 96% which means that there is not a large market of homes available. A high occupancy rate is generally a good sign for developers that there is a need to build more housing units.

Table 3: Percent of Dwelling Units by Type

	2010	2021
Single Family Detached	87.70%	85%
Attached	2.50%	2%
Multi-Family	7.5%	12%
Average Household Size	2.76	2.64

As described in the 2023 Affordable Housing Plan, the vast majority of housing units in the city are 1-unit detached homes. The majority of the population are living in detached single family dwelling units but there has been an increase in the share of people living in multi-family homes. The housing occupancy rates can help describe the distribution or share of single-family dwelling units versus the share of multi-family dwelling units. The average household size has slightly decreased from 2.76 to 2.64 over the years decreasing the number of persons per dwelling unit.

Table 4: Total Housing Units and Projections

	2015	2020	2022	2028[(1)]	2030[(2)]
Total Dwelling Units	35,462	38,100	40,649	44,643	46,941

(1) Projections from Finance
(2) Projections Willdan Financial Services

Total dwelling units are calculated from the number of building starts which is a way to count the number of dwelling units based on when the construction was started. The 2028 projections are from the Finance department and average the number of construction starts continues to increase by 3%. Projections for 2030 are from Wildan Financial Services and are assumed to increase at the same annual growth rate as population, 1.52%.

Land Uses, Densities and Intensities

The City of Rio Rancho has an adequate supply of vacant land to accommodate the projected growth of both residential and non-residential uses. Land Uses are generally tied to the existing uses and zoning on a parcel. In the planning horizon the following residential planned developments may build-out close to capacity and that single-family homes on individual lots will continue to increase. Below is a list of planned developments that have been approved and are likely to continue building single family detached homes.

Baltic Park	Idalia Crossing	Montreal	Tierra Del Norte
Broadmoor Heights	Lomas Encantadas	Mountain Hawk	Tierra Del Oro
Carriage Estates	Los Diamantes	Rainbow	Vista Grande
Cielo Azul	Mariposa	Stone Mountain	Vista Montebella
High Range	Melon Ridge	Stonegate	Zuma Ranch

These developments include the majority of the 5,540 residential lots inventory that are listed in the DSD system. Approvals range from utilities in place to areas that will need more work to get ready to build.

Table 5: Residential Permit starts and projections for single family detached homes per year

Year	**2011**	**2013**	**2015**	**2019**	**2021**	**2022**	2030
Permits**	301	479	500	448	1,504	636	700

**Permits are counted in the year construction began, Projections by MRCOG

The 2030 projections by MRCOG assumes that Rio Rancho will enter a recession but will be softened by the recent uptick in new starts in Rio Rancho. Construction will slowly return to the trend of the past 5 years, returning to about 700 starts per year by 2030.

Along with building permits the City tracts large subdivisions and associated master plans. These give a baseline for vacant residential property that is ready for development. Currently there is an estimated 5,540 vacant lots ready for development. Taking into account the projected building permits, the existing vacant lots ready for development can be absorb over 4 years of development. This does not include vacant lots that individual property owners develop independently of a subdivision, which is the development pattern for portions of Unit 10 and the majority of Unit 17. As the economy rebounds, new applications for master planned communities and large subdivisions are expected to continue, and it is likely more vacant lots ready for development will be in reserve before the existing 5,540 lots are exhausted.

Land Use Estimates

The land use assumptions begin with existing, or base year, conditions. For this project, the base year is 2023. US Census data, MRCOG population data, housing counts and building permit records were used by the City of Rio Rancho to update housing and population estimates. Population forecasts are based upon the average growth of the City. Acres of land use were tabulated from the City's geographic information system (GIS), records of subdivision plat, and certificates of occupancy. The potential use of vacant land was determined from the City's GIS data and approved master plans for major subdivisions. Developed land use categories include two residential land use types and three nonresidential land use types. These are:

- Single-family Residential. This category includes custom built single-family residential development, primarily on large lots of one-half acre or more in areas such as Unit 10 and 17.

- Multi-family Residential. This category includes apartments, condominiums and other higher density residential development. The lot sizes for this category vary according to the type of unit and density of development.

- Retail/Commercial. This category includes all retail and service land use categories.

- Warehousing/Industrial. Manufacturing, warehousing and other industrial uses are included in this category. Land that is located in industrial parks and land zoned for mixed commercial/industrial use are assumed to become industrial in the future.

- Office/institutional. Offices, some services, medical facilities and private institutions such as churches and private schools are included in this category.

- Vacant. Developable land includes land that is vacant and zoned for residential or commercial use.

- Public. Public land includes rights-of-way, utility sites, schools and government facilities. City land use data include public rights-of-way and easements. The percentage of total developed area devoted to these uses is assumed to remain constant into the future as new roads, drainage easements, and utility easements are incorporated into new development.

The City of Rio Rancho has a more than adequate supply of vacant land to accommodate projected growth through 2030. Vacant land within the developed area of Rio Rancho has been quantified by the City from the City's geographic information system (GIS). New, large-scale master planned communities and smaller, replatted subdivisions in infill areas will provide for an increasing share of future residential and nonresidential development. Below is a map of approved subdivisions followed by a table that breaks down the number of approved lots and the number of houses that have been built in the subdivision. There is also a projected population increase based on the number of houses and a housing an average family household size of 2.64.

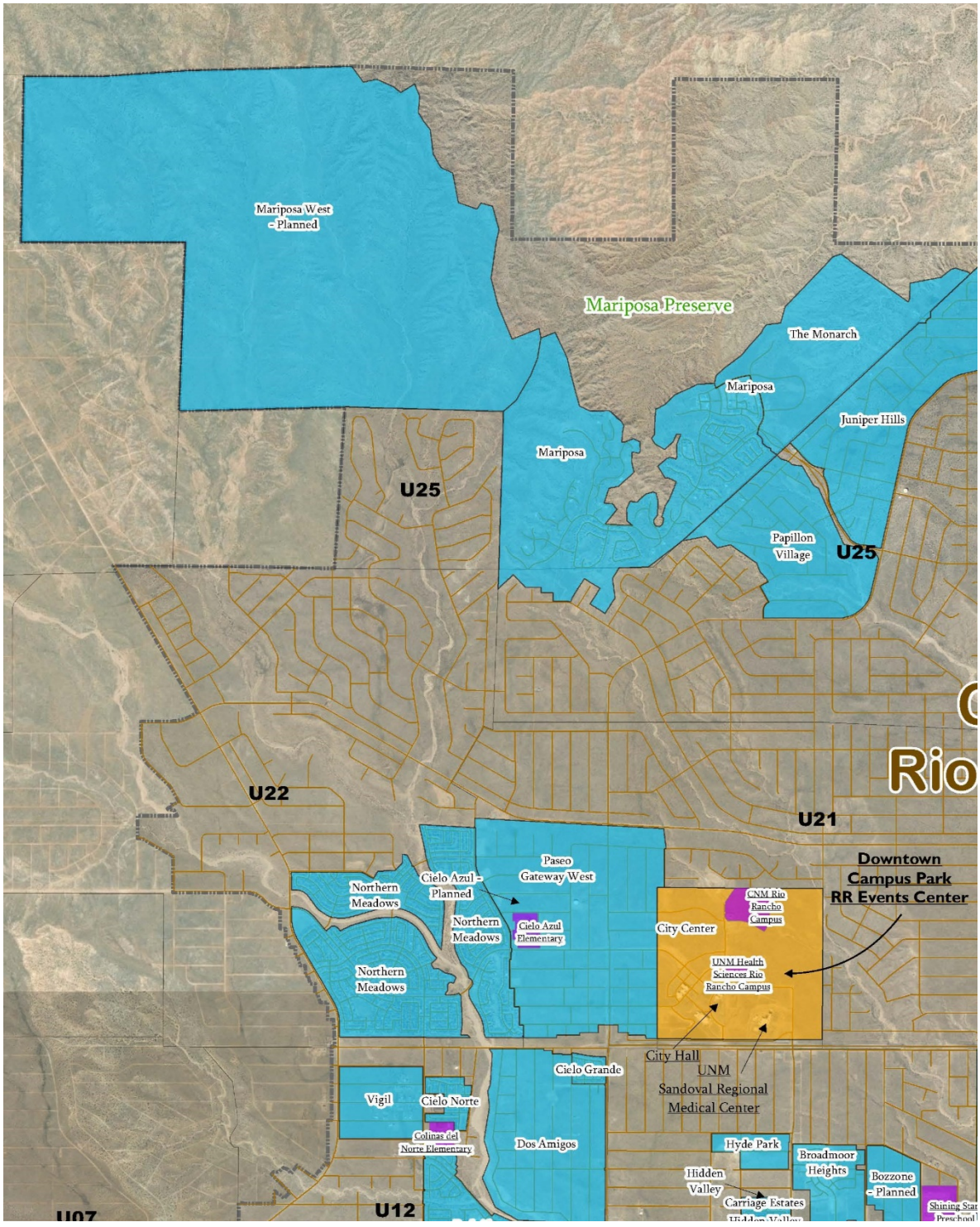

Figure 2. Approved and "actively developing" subdivisions with vacant lots available for development – July 2023

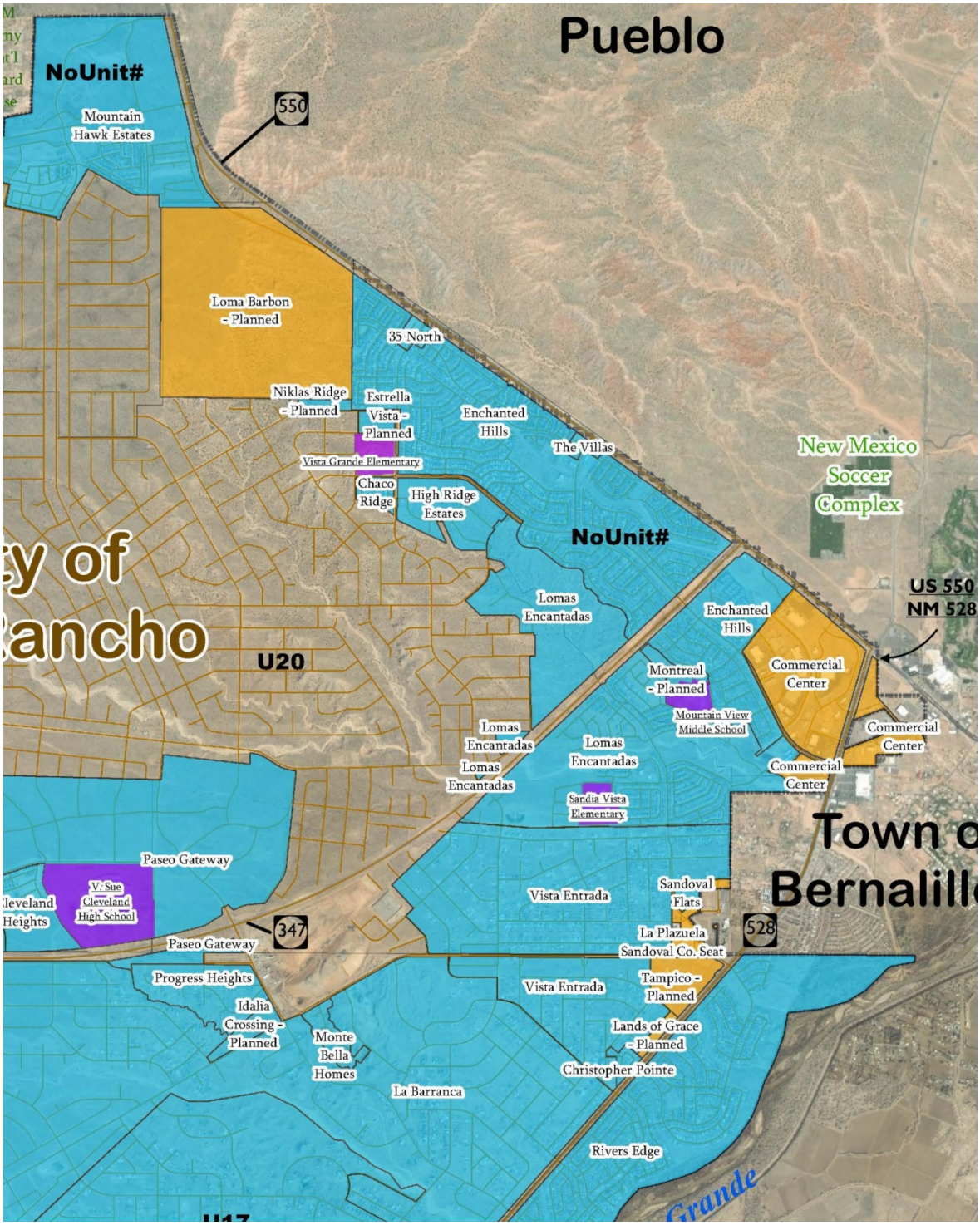

Figure 2. Approved and "actively developing" subdivisions with vacant lots available for development – July 2023 Cont.

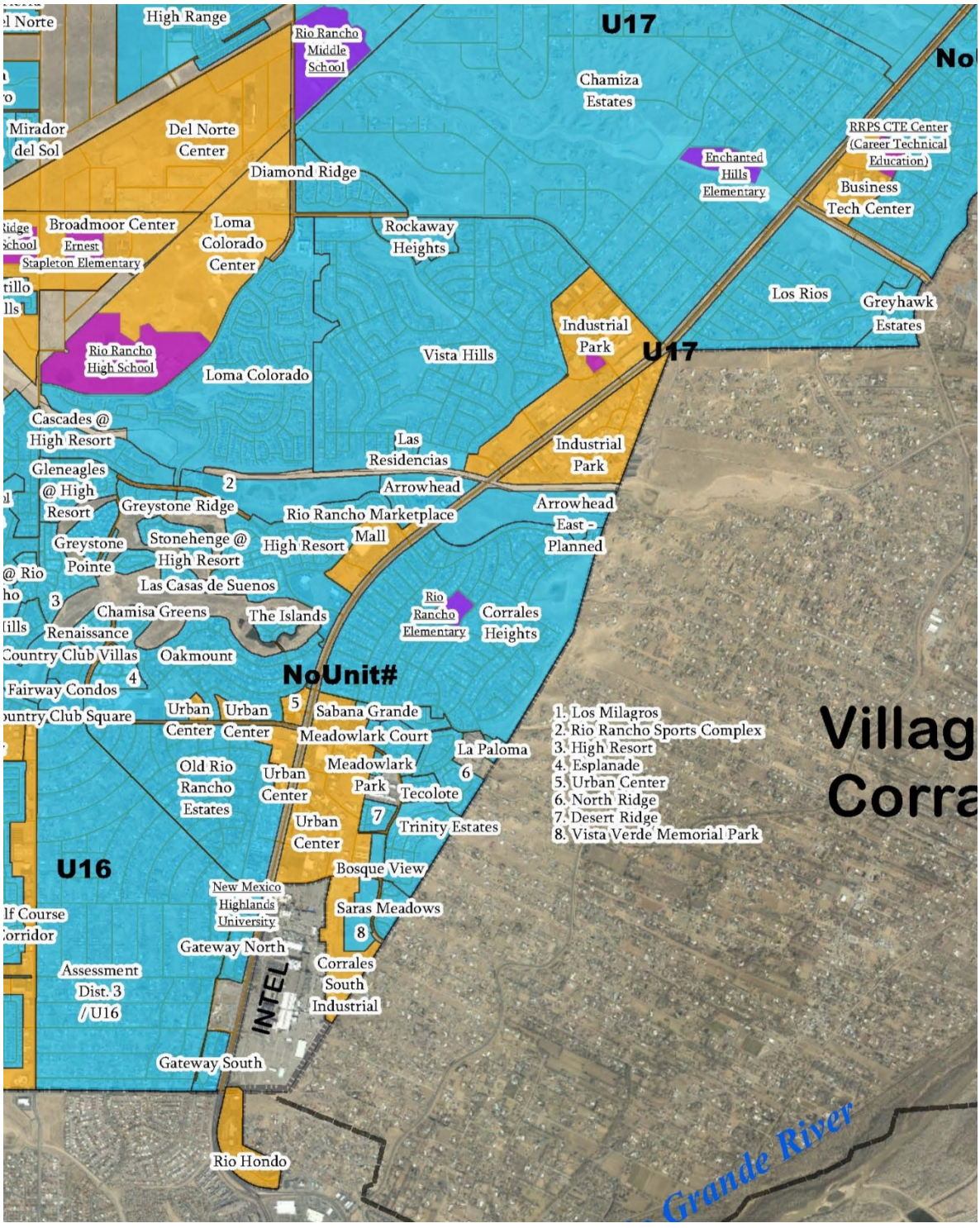

Figure 2. Approved and "actively developing" subdivisions with vacant lots available for development – July 2023 Cont.

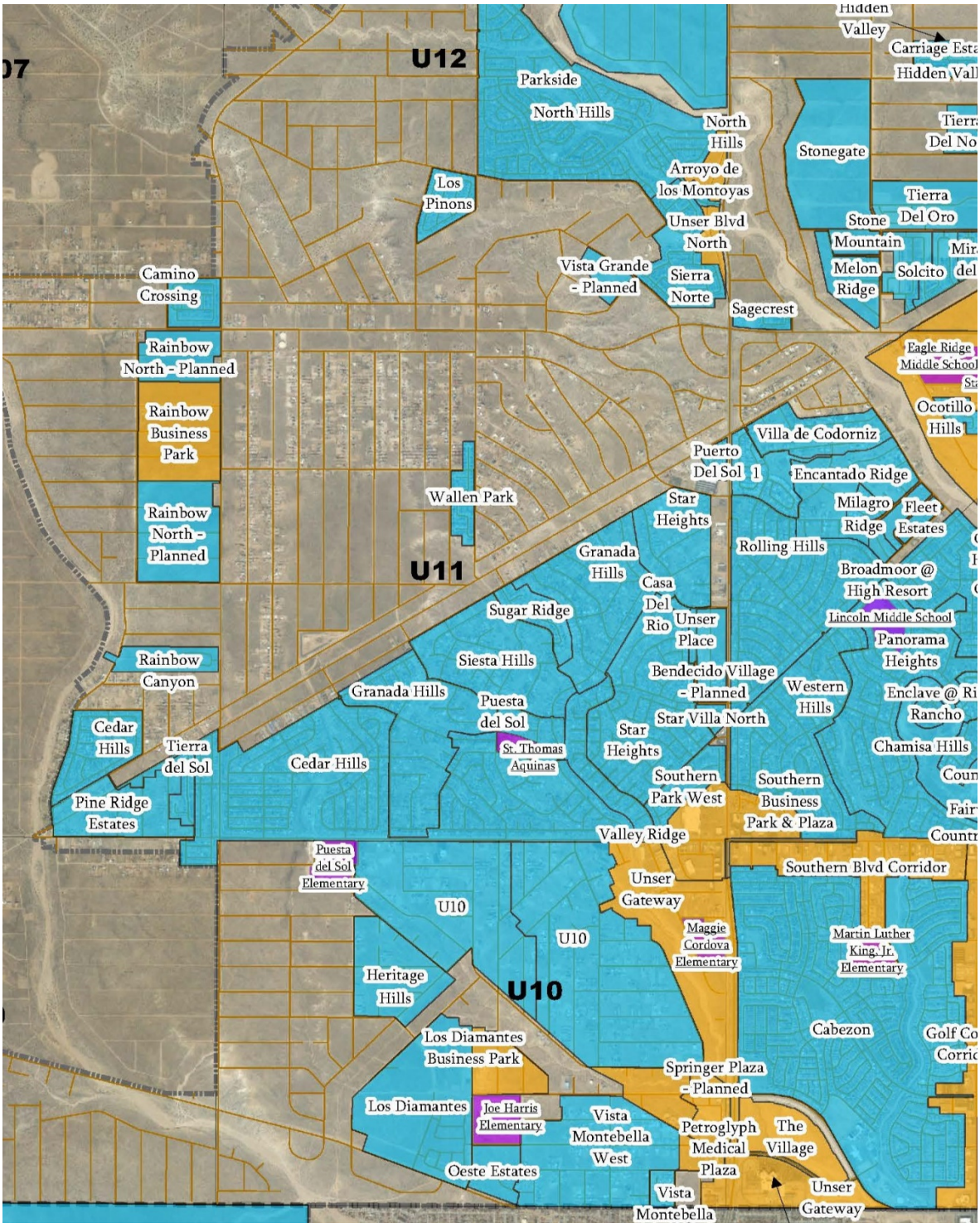

Figure 2. Approved and "actively developing" subdivisions with vacant lots available for development – July 2023 Cont.

Table 6: Master Planned Communities

Subdivision/ Master plan	Single Family Acreage	Dwelling Units	Single Family Built	Projected Population
Mariposa	3,734 acres	6,825	305	1,367
Lomas Encantadas	71 acres	1,746	778	4,609
Mountain Hawk Estates	315 acres	1,600	563	4,224
Mountain Hawk West	86 acres	270	0	712
Los Diamantes	125 acres	487	283	1,285
High Range 5	72 acres	329	0	868
Solcito	38 acres	190	139	501
Papillon Village	319 acres	1,125	0	2,970
Paseo Gateway	566 acres	400	139	1,056
Tierra Del Norte	24 acres	115	0	303
Montreal	20 acres	78	0	205
Hyde Park	49 acres	250	0	660
Scottish Isle	22 acres	118	0	311
Zuma Ranch	59 acres	476	0	1,256

Multi-Family residential Growth

Master Plans that include multi-family zoning are Mountain Hawk Estates, Los Diamantes, Mariposa and Paseo Gateway. There is currently approximately 145.8 acres of R-6 zoned area and 982.4 acres of R-3 zoned area in the City. The R-3 designation allows attached single-family units along with townhome, patio home, or similar development. In this zone, multifamily development is only allowed as a conditional use and limits the dwelling units per acre to 26. R-6 is the only zoning designation that allows multi-family development as a straight permissive use.

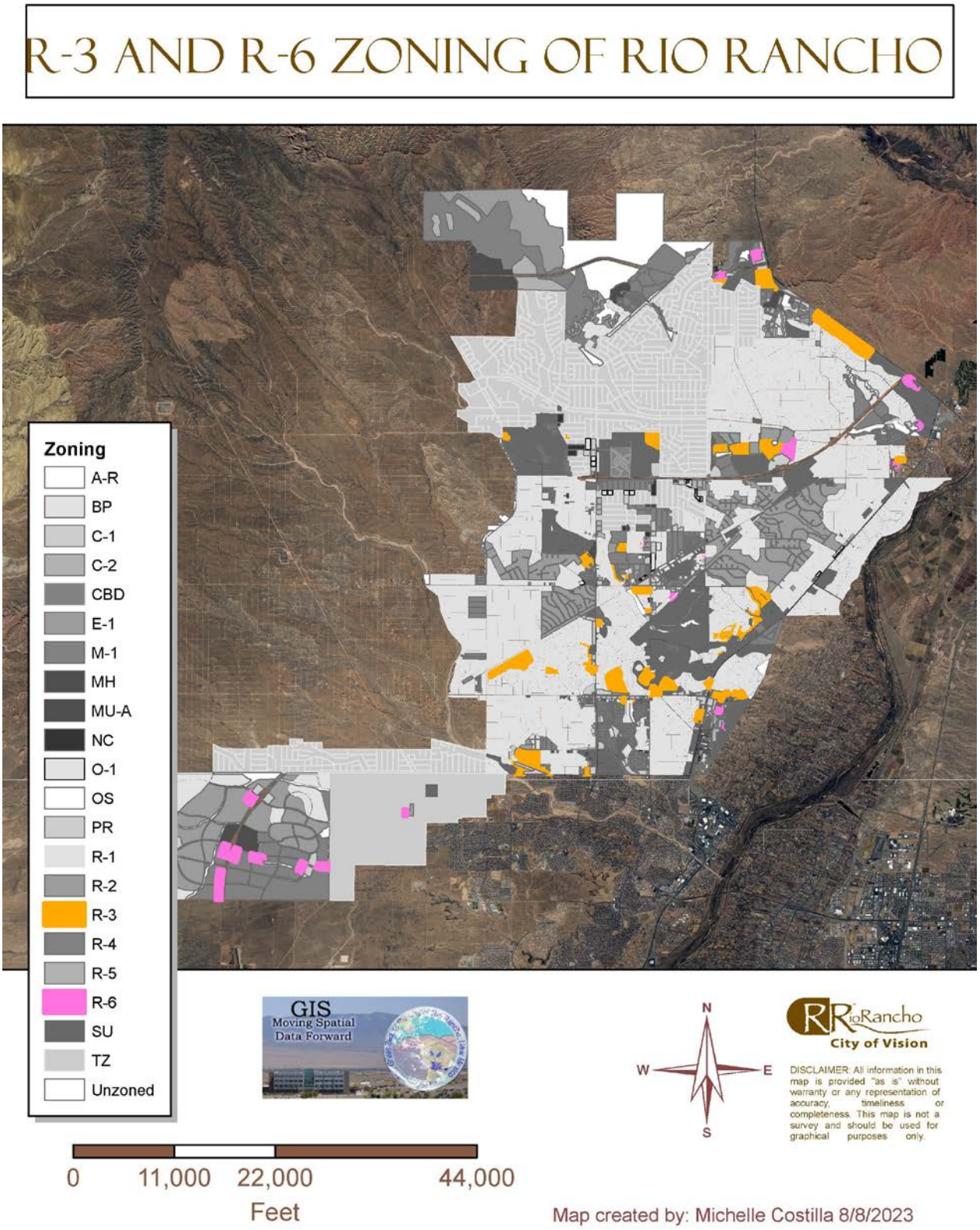

Figure 3. R-3 and R-6 Zoning in Rio Rancho

Non-residential Growth Projections

Baseline data for existing nonresidential space is estimated from the approved building permits for nonresidential structures. Nonresidential growth has maintained a steady growth that can be described as a 0.81% yearly increase in commercial space, 1.03% yearly increase in office and intuitional space, and a 3.70% yearly growth in Industrial space.

Non-residential land uses can be estimated by the amount of approved square footage per year. Below is a table displaying the approved non-residential building square footage.

Table 7: Non-residential approved square footage and projected square footage

	FY2015	FY2020	FY2023	FY2024	FY2026	FY2028
Commercial	128,716	65,16	59,867	34,705	35,269	35,842
Office/Institutional	103,528	118,989	21,915	46,318	47,274	48,249
Industrial	0	22,800	133,716	57,870	62,228	66,914
TOTAL	232,244	207,405	215,498	138,893	144,771	151,006

Projections by Finance and DSD

There have been fluctuations in the amount of non-residential growth, but in general is a 2% increase in commercial square footage after large projects have been removed from the numbers. Office and Institutional, which includes schools and government, has a 0.67% rate of growth and Industrial has a 9.34% rate of growth. Table 7 has the existing approved square footage and projected square footage for each individual and is not a cumulative of the non-residential square footage in the City.

Employment Growth Projections

Employment is projected to grow at a steady 2-3% rate during the planning horizon. Mid Region Metropolitan Planning forecasts that Sandoval County, led by the City of Rio Rancho, will hold onto its position as the fastest growing county in the region and state. Again, MRCOG's report on population on employment is referenced for the projected numbers. For employment MRCOG used three scenarios. The third scenario takes the Intel expansion and other recent developments in the Albuquerque metro area into consideration. Staff feels confident that the third scenario should be the projected numbers for future employment.

Table 8: Employment Growth Projections

	2020	**2030**
MRCOG projections	30,142	36,962
Percent of Growth	1.40%	2.26%

Data from the "Rio Rancho 2030 Population and Employment Projections" a copy can be found in the appendix.

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Appendix A

References

2023 Affordable Housing Plan

American Community Survey of Population and Housing, 2021

Finance Department, Fiscal year 2023 through 2028 Impact Fee Projections

Mid-Region Council of Governments, “Rio Rancho 2030 Population and Employment Projections”

U.S. Census of Population and Housing, 2020

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Rio Rancho 2030 Population and Employment Projections

James Kolberg, Socioeconomic and Land Use Coordinator
Mid-Region Council of Governments
October 2022

Introduction

*The Mid-Region Council of Governments (MRCOG) was requested by the City of Rio Rancho to provide 2030 population and employment projections for the municipality. Data sources that were drawn upon to inform the population projection include the US Census Bureau (historical population estimates), City of Rio Rancho (single-family and multi-family building permits for new residences) and the New Mexico Department of Health (birth and death statistics). The population projections for the City of Rio Rancho for 2030 are **120,935**. The projections were determined using two demographic techniques: a housing unit method, and a components of change method. The employment projection for the City of Rio Rancho for 2030 is **36,962**. The employment projection was determined using MRCOG's regional macroeconomic model created by Regional Economic Models, Inc. (REMI) and an employment forecast from University of New Mexico Bureau of Business and Economic Research (BBER).*

Population History

The population of Rio Rancho was 104,046 in 2020 adding about 17,000 people since 2010. The last decade was the slowest growing decade in Rio Rancho's history with a 2% average annual growth rate.

Figure 1: Rio Rancho Population History

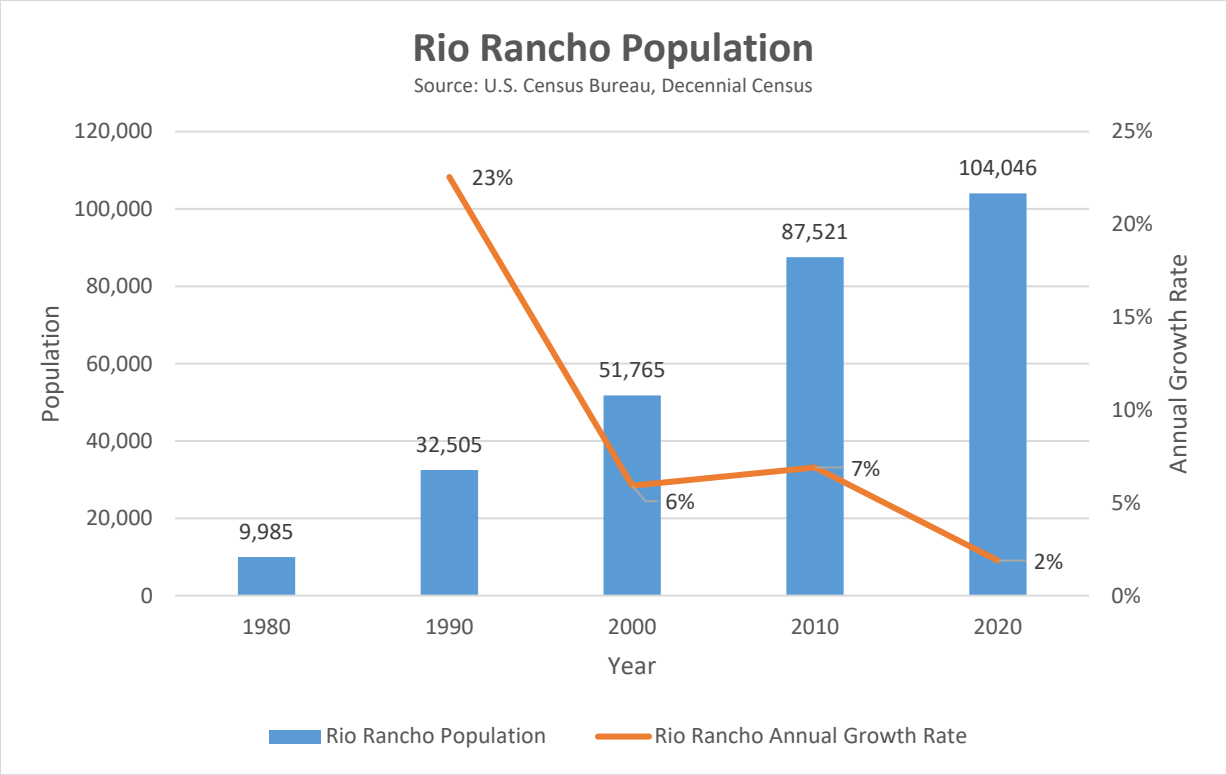
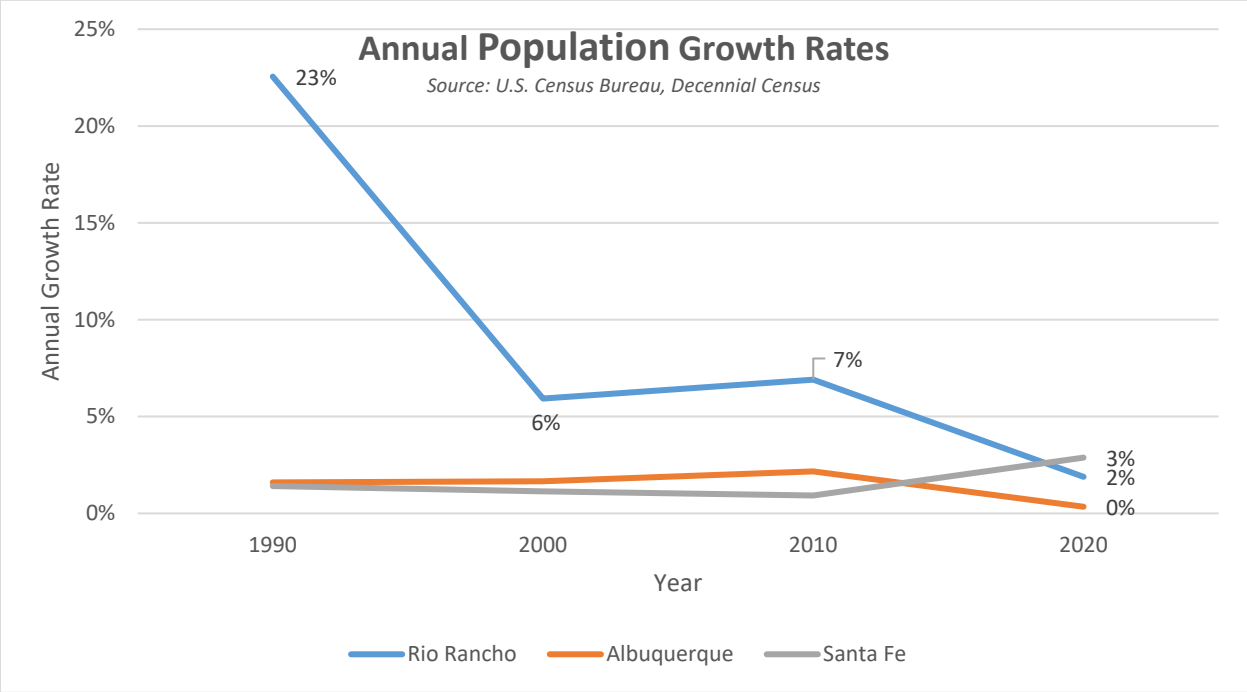


Figure 2: Annual Population Growth Rates



Historically Rio Rancho has grown at a much faster pace than Albuquerque or Santa Fe but was surpassed by Santa Fe in the last decade.

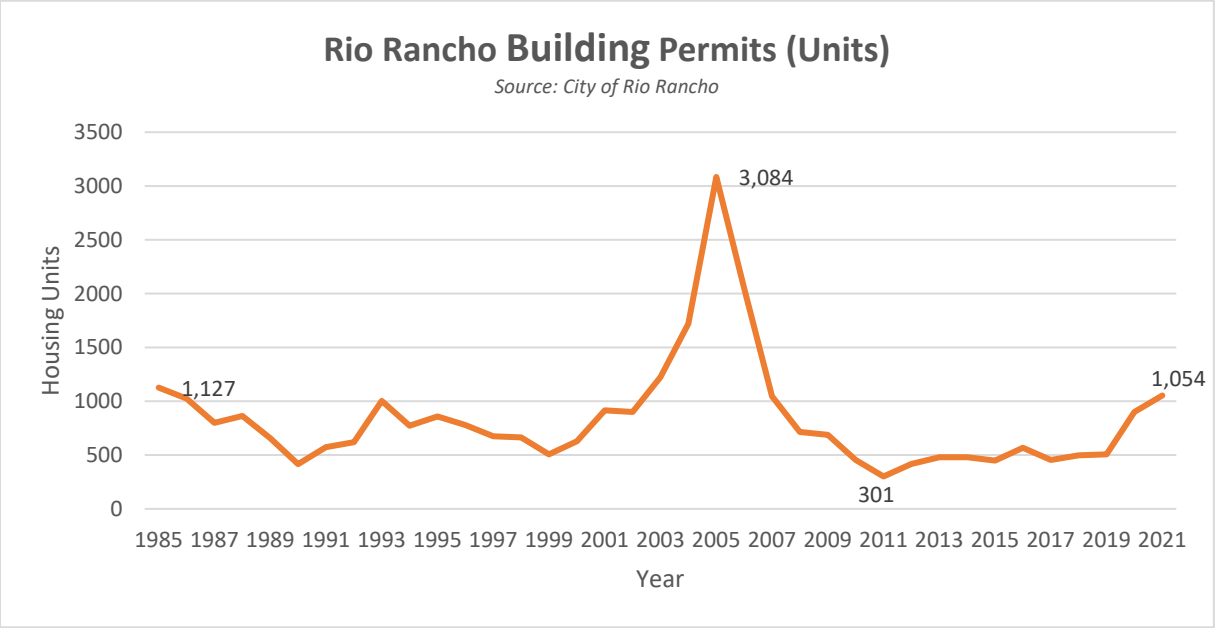
Housing Unit Method

The housing unit method is a common method used for estimating population. For the purpose of this analysis, residential new starts will also be referred to as permits. The method applies the following formula:

2030 Population = 2021 Population + ((projected residential new starts * 2021 occupancy rate) * 2021 persons per household)

Rio Rancho experienced a major housing boom in the early-to-mid 2000s that resulted in a peak number of new permits of 3,084 in 2005, a major increase from 628 in 2000. The rapidly growing city followed the path of many other cities in the US as it entered the Great Recession, the housing bubble burst and new permits collapsed, which resulted in a multi-decade low of 301 in 2011. The housing market has slowly recovered from that low point and permits have risen to 1,054 in 2021.

Figure 3: Building Permits



While housing growth is often indicative of population growth, the two may diverge. For example, the existing housing stock in Rio Rancho has been filled with new residents at a faster rate than new units were built, which has resulted in a slightly higher occupancy rate. The occupancy rate was 94 percent in 2010, according to the American Community Survey (ACS) 5-year data, and increased to 95 percent in 2020 as excess housing stock was filled. In addition, an increase in household size occurred. According to U.S. Census, the average household size was 2.74 in 2010 and increased to 2.76 persons in 2020. Therefore, population has grown at a slightly faster rate than housing. Examples of this trend include aging seniors that are moving back in with children, or young adults that are unemployed or employed part-time and have delayed moving away from home or have moved back in with their parents. While housing permits are a key indicator of growth, they should be viewed in light of these conditions. Three scenarios were created based on separate assumptions about the housing market to create population projections. All three scenarios assume that the most recent occupancy rate and household size for the City of Rio Rancho will continue into the projection years. In 2020, the occupancy rate was 95 percent and the average household size was 2.76 persons.

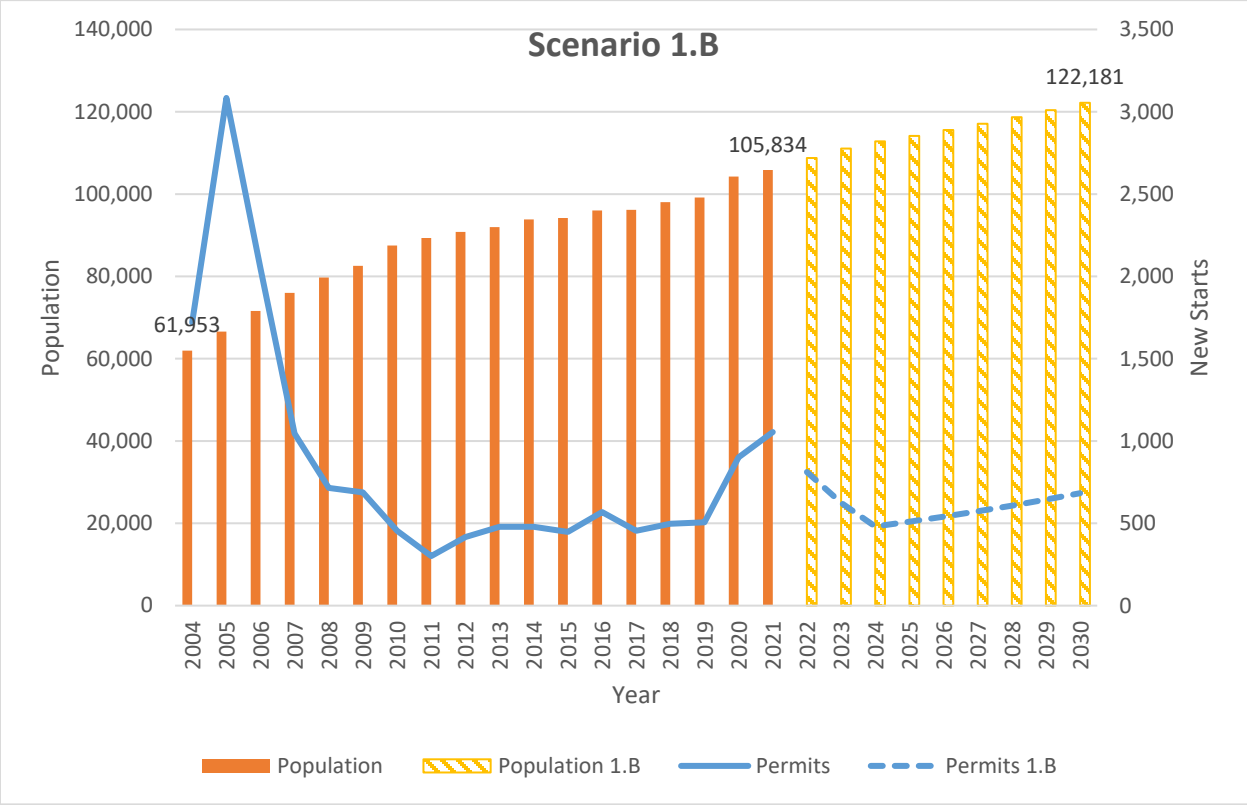
Scenario 1.A assumes that Rio Rancho will enter a recession and residential new housing starts will decline to the levels observed after the 2007 crash then slowly rise to average levels of starts seen in the 2010s. The chance of a recession in the United States in the next 12 months is as high as 50 percent, according to Bank of America Merrill Lynch.
Scenario 1.B assumes thar Rio Rancho will enter a recession but it be softened by the recent uptick in new starts in Rio Rancho. Construction will slowly return to the trend of the past 5 years, returning to about 700 starts per year by 2030.
Scenario 1.C Assumes that no recession occurs and that the upward trend in new starts will continue into the future and level out at about 1,600 starts per year by 2030.

Table 1

Permit Method	Population 2030
Scenario 1.A: Recession and housing market crash	118,075
Scenario 1.B: Recession and return to 2010s levels of growth	122,181
Scenario 1.C: Post-pandemic growth continues	143,086

Scenario 1.B is the preferred scenario. The high chance of a recession makes scenario 1.C unlikely. Scenario 1.A is also unlikely because another housing market crash similar to the 2007 crash is unlikely. The relaxed lending rules that led to the 2007 crash have been tightened and the growth in housing demand has come from much less risky borrowers than in the 2007 bubble.

Figure 4: Scenario 1.B Projection



Components of Change Method

A second method to project population growth considers demographic factors, including births, deaths, and migration. The method applies the following formula:

2030 Population = 2021 Population + ((projected births – projected deaths) + (projected in-migration – projected out-migration))

Rio Rancho has relied on migration, both from inside and outside of the state, as a key component of growth. For the period from 2010 to 2020, migration accounted for approximately 79 percent of the population change in Rio Rancho. By comparison, the natural increase (births minus deaths) accounted for approximately 21 percent of the population change. Migration will likely be the variable that has the most significant impact on future population growth in Rio Rancho. Birth and death statistics from the New Mexico Department of Health Selected Health Statistics Annual Report were used to inform the projections.

The components of change method was used to produce three different population projection scenarios for the City of Rio Rancho. All scenarios incorporate the same natural increase (births minus deaths) assumptions. Births are expected to rise gradually as family formation increases among those in the millennial generation. It is assumed that births will rise from 981 in 2019 to 1,069 in 2029. Deaths are expected to rise from 854 in 2019 to 1,053 in 2029, as death rates rise among those in the baby boomer generation. Data for 2020 and 2021 was not yet released so the increased deaths in those years due to Covid-19 were estimated by applying the rate of increase in deaths for Sandoval County in 2020 to the

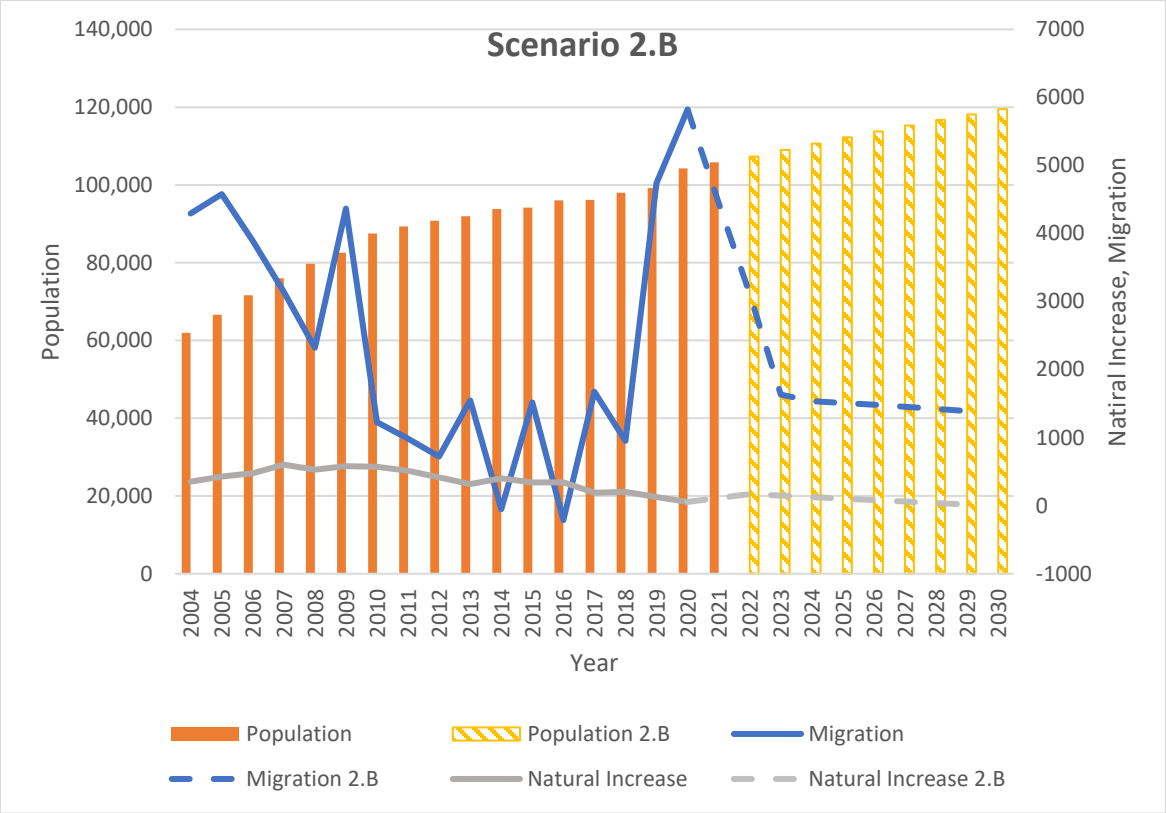
Rio Rancho population.
Scenario 2.A assumes zero net migration and that natural increase will be the only source of growth (or decline).
Scenario 2.B assumes that the recent uptick in migration is temporary and that following a recession, Rio Rancho will return to a similar migration rate of the 2010s.
Scenario 2.C assumes no recession occurs and that the post-pandemic upward growth trend continues.

Table 2

Cohort Component Scenarios	Population 2030	Avg. Annual Growth Rate
Scenario 2.A: Net 0 migration	106,694	0.1%
Scenario 2.B: Return to the migration rate of the 2010s	119,689	1.5%
Scenario 2.C: Post-pandemic growth trend continues	124,679	2.0%

Scenario 2.B is the preferred scenario. Scenario 2.A is unlikely because net zero migration is unprecedented in Sandoval County or Rio Rancho over the past two decades. Rio Rancho is a growing city and has attracted in-state migration from neighboring Bernalillo and Santa Fe Counties. While this may be slowing, it is unlikely to stop completely. However, given the likelihood of a recession, it is not likely that migration will rebound to levels observed in the mid-2000s.

Figure 5: Scenario 2.B Projection



Combined Population Projections

The population projections for the two preferred scenarios and the average annual growth rates are shown below in Table 3. The combined population projection incorporates the projected residential new starts, the expected natural increase, and the projected migration activity for the City of Rio Rancho. The preferred scenarios using the housing unit method (1.B) and the components of change method (2.B) produce 2030 population projections that differ by about two percent. When averaged, they produce a combined 2030 population projection of 120,935 for the City of Rio Rancho. This represents a compound annual growth rate of 1.6 percent and a total increase of 16.2 percent from the 2020 Census population count of 104,046.

Table 3: Preferred Population Projection Scenarios

Preferred Scenarios	Population 2030	Avg. Annual Growth Rate
Scenario 1.B	122,181	1.7%
Scenario 2.B	119,689	1.5%
Population Projection (Average)	120,935	1.6%

Employment History

Rio Rancho has grown from about 20,000 jobs in 2001 to about 31,600[1] jobs in 2019, growing just over 3% per year. Historically the government and retail industries made up the largest share of employment but healthcare and administrative, support, waste management and remediation services have grown the fastest since 2010. Manufacturing continues to make up a large share of employment, providing input goods for nearby Intel in Sandoval County.

REMI Model

Three employment scenarios were explored using MRCOG's REMI Model. MRCOG has operated REMI since 1999 for the purpose of long-range employment forecasting and for analyzing economic activity in central New Mexico. REMI models are well respected and used by organizations throughout the world for economic impact analyses. REMI accepts inputs regarding projects of economic interest. These inputs are used to calculate, or to simulate, resulting economic impacts. At its core, REMI is an input-output computational general equilibrium model. The model uses information specific to the region collected from various agencies including the Bureau of Labor Statistics and the U.S. Department of Commerce. Hundreds of variables interact to produce a regional control for the model.

Employment Scenarios

Scenario 1

The first scenario is the REMI Baseline scenario for Rio Rancho which was last updated in March of 2021. It accounts for the employment losses and subsequent recovery from the COVID-19 pandemic but does not include more recent developments such as the recently announced Intel expansion. Scenario 1 estimates Rio Rancho will have **34,184** jobs by 2030.

Scenario 2

Scenario 2 adds the recently announced Intel expansion to the baseline REMI scenario. Although the jobs at Intel are just outside of Rio Rancho, there are many companies and contractors in Rio Rancho who would benefit from the expansion and many of the new employees hired by Intel would live in Rio Rancho, spending their income at Rio Rancho establishments. The REMI model estimates the spinoff effects of Intel adding 700[2] new permanent employees and $3.5 billion in new construction to be an overall increase in 1,155 jobs in Rio Rancho by 2030, or a total of **35,340**.

Scenario 3

Scenario 3 uses the most recent employment projection from the University of New Mexico Bureau of Business and Economic Research (BBER). The projection for the Albuquerque MSA is input into the REMI model in order to generate a subset projection for Rio Rancho. The BBER projection takes the Intel expansion and other recent developments in the Albuquerque metro area into consideration. This scenario has the benefit of being a locally produced projection based on recent local data. Scenario 3 estimates Rio Rancho will have **36,962** jobs by 2030. Scenario 3 is the preferred scenario because it includes the most recent and local data.

[1] The REMI model uses employment estimates from the Bureau of Economic Analysis which includes jobs not included in employment estimates from New Mexico Dept. of Workforce Solutions such as the self-employed, military, railroad and farm workers.

[2] Source: Bizjournals.com, "Intel exec offers update of its Rio Rancho expansion", July 2022.

Figure 6: Employment Projections

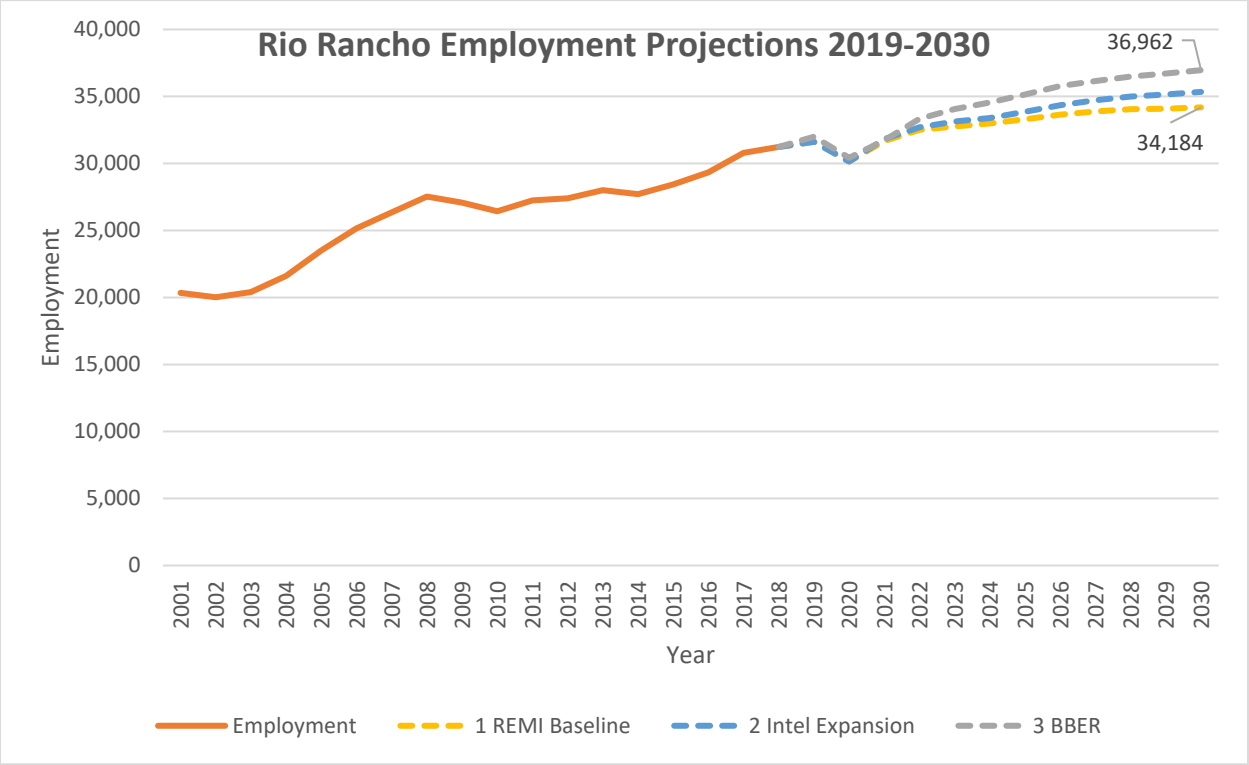


Table 4: Employment Scenario Projections

Scenarios	Employment 2030	Avg. Annual Growth Rate
Scenario 1: Baseline	34,184	0.8%
Scenario 2: Intel Expansion	35,340	1.1%
Scenario 3: BBER Projection (Preferred)	36,962	1.5%

Final Population and Employment Projections

Table 5 below shows population and employment history and final projections for Rio Rancho. The 2030 population projection is an average of the preferred components of change projection and the preferred housing unit method projection. The 2030 employment projection was created with REMI and the UNM-BBER projection.

Table 5: Rio Rancho Population and Employment Projections

Year	Population	Employment
2010	87,521	26,432
2020	104,046	30,142
2030	120,935	36,962

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-105-00001

AGENDA DATE:
May 14, 2024

DEPARTMENT:
Development Services

SUBJECT:
Text Amendment. The City of Rio Rancho is requesting approval of text amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 150 General Provisions, Section 150.23 (G) and (K), Section 150.30 (A)(5) and (B)(e) and (f), and repealing and replacing the Appendix.

BACKGROUND AND ANALYSIS:

The City of Rio Rancho is requesting approval of text amendments to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 150 General Provisions, Section 150.23 (G), Section 150.30 (A)(5) and (B)(1)(e) and (f), and repealing and replacing the Appendix. The City is authorized to impose impact fees under New Mexico Statutes (NMSA 1978) § 5-8-1 through 5-8-42, the Development Fees Act.

A change or amendment to any portion of the Title XV Land Usage requires review and recommendation by the Planning and Zoning Board pursuant to Chapter 150.07 (A), which states "Proposed amendments shall be submitted to the Governing Body through the Planning and Zoning Board", and (B) "The Board shall study the proposals at a regular meeting or at a special meeting, if necessary, and shall submit its recommendations to the Governing Body."

In preparation of updating the Impact Fee Schedule, the City put out a request for proposal and selected Wildan Financial Services as a consultant for the update. In collaboration with the City, Wildan provided a detailed impact fee study, which has been provided as an attachment. Staff reviewed data and assumptions provided by the consultants in developing the fee schedule and sought input and guidance from the City's Capital Improvement Plan Citizen's Advisory Committee (CIPCAC), City Council, and stakeholders. The City held multiple rounds of stakeholder sessions and presented updates and findings at five Governing Body Work Sessions.

The consultants used three methodologies to calculate the City's various impact fees. The methodologies are: existing standard, system standard, and planned facility. Detailed schedules were created using these three methodologies to determine the best measure of demand created by new development for each of the impact fees, as demonstrated in the attached impact fee study.

Based on feedback from City Council and stakeholders, staff determined that the proposed increases using the consultant's methodologies would be overly burdensome to the development community. Staff proposed five alternative options at the Governing Body Work Session held on April 16, 2024. The April Work Session was the fifth time that staff and/or the consultant presented information on impact fees.

Option A is what staff originally proposed to the Governing Body and stakeholders. This would be a 20.31% initial increase rate (true-up), which reflects the combined increase in the consumer price index and producer price index since July 1, 2017. This percentage is weighted towards construction costs (PPI). After the initial increase rate, which will be put into place on July 1, 2024, the rate will increase 5% each following year until July 1, 2029.

Option B would be a 18.8% initial increase rate, which reflects an updated true-up calculated by staff, incorporating the CPI and PPI, with the percentage weighted towards PPI, followed by a 5% increase per year.

Option C would be a 18.8% initial increase rate, followed by a 3.5% increase per year.

Option D would be a 18.8% initial increase rate, followed by a step-down increase per year (4% for FY26-27, 3% for FY28-30).

Finally, Option E would be a 18.8% true-up followed by annual adjustment based on Producer's Price Index-Government Construction.

After reviewing the various options and considering the feedback staff received from the stakeholder sessions, the Governing Body recommended Option C. This option incorporates the recommended 18.8% initial increase rate, which reflects the most updated increase in the consumer price index and producer price index since July 1, 2017, while also having a lower annual increase than the proposed 5% to a 3.5% annual increase in order to maintain the growth in development that the City has been experiencing.

Staff also recommends the implementation of subcategory fees that are charged in lieu of a specific impact fee. These fees will be applied businesses that place a disproportionate burden on City infrastructure. The annual increase of these fees will also be 3.5%. The starting recommended subcategory fees are as follows:

Roadways:
1. $3,600 per 1,000 sf for Quick Service Restaurants.
2. $3,600 per 1,000 sf for Carwashes.

Public Safety:
1. $843 per bed for Assisted Living Facilities.

NOTIFICATIONS:
A legal notification was published in the Albuquerque Journal on May 9, 2024. All legal notification requirements for this project have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, subject to the following findings of fact:

GENERAL FINDINGS OF FACT:
1.The City is authorized to impose impact fees under New Mexico Statutes (NMSA 1978) § 5-8-1 through 5-8-42, the Development Fees Act.
2. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a text amendment.
3. The applicant has the authority to apply for a text amendment.
4. The applicant and the public received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The proposed text amendment would be consistent with the health, safety, morals, and general welfare of the City.
2. Sound justification has been presented for the proposed text amendments which update outdated information.

If the Board determines the proposed text amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed text amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Board recommend approval of the text amendments the Governing Body.

ATTACHMENT: Impact Fee Study.pdf
ATTACHMENT: Legal Ad Proof.pdf
ATTACHMENT: Draft_Ordinance AR.doc

City of Rio Rancho, NM

Impact Fee Study

February 2024

WILLDAN

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Section 1 - Introduction

1.1. Introduction

Willdan Financial Services "Willdan" was retained by the City of Rio Rancho, New Mexico ("City") to conduct an Impact Fee Study "Study" for the City's public safety, parks, bikeways and trails, drainage, roadways, water and sewer impact fees. This report details the results of the Study analysis for the forecast fiscal period, Fiscal Year (FY) 2023-2028.

1.2. Overview of the Impact Fee Study Process

The impact fee study was a collaboration between Willdan and the City. We reviewed data and assumptions with City staff in developing the fees and sought input and guidance from the City's Capital Improvement Plan Citizen's Advisory Committee (CIPCAC) and City Council. The approach taken in this study adheres to industry standard practices for impact fee development and conforms to the requirements of the State Development Fee Act (New Mexico Statutes sections 5-8-1 through 5-8-43).

1.3. Organization of this Report

This Study presents an overview of the concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the analysis. Finally, appendices with detailed schedules are presented for further investigation into the data, assumptions and calculations which drive the results presented in this Study. The report is organized as follows:

- Section 1 - Introduction
- Section 2 – Development Projections
- Section 3 – Capital Improvement Plan and Impact Fees
- Appendix A – Demographic Data
- Appendix B – Public Safety Impact Fee
- Appendix C – Parks Impact Fee
- Appendix D – Bikeways and Trails Impact Fee
- Appendix E – Drainage Impact Fee
- Appendix F – Roadways Impact Fee
- Appendix G – Water Impact Fee
- Appendix H – Sewer Impact Fee

1.4. Reliance on Data

During the course of this project the City provided Willdan with a variety of technical information, including cost and demographic data. Willdan did not independently assess or test for the accuracy of such data – historic or projected. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report. As is often the case, there will be differences between actual and projected data, and these differences may be significant. Therefore, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

Section 2 - Development Projections

2.1. Introduction

Per the Development Fees Act, it is necessary to identify the development that were used as the basis of the impact fees contained within this report. This section of the report provides the projection of land use changes for the period 2023 through 2028, based on the City's anticipated growth.

2.2. Service Areas

The City intends to assess development fees using one system that serves the entire City rather than multiple individual service areas. The fixed assets and projects identified in the capital improvements plan (CIP) will benefit new growth to all sections of the City regardless of location. A City-wide service area approach is permissible under the Development Fees Act. Figure 1 illustrates the City of Rio Rancho service area.

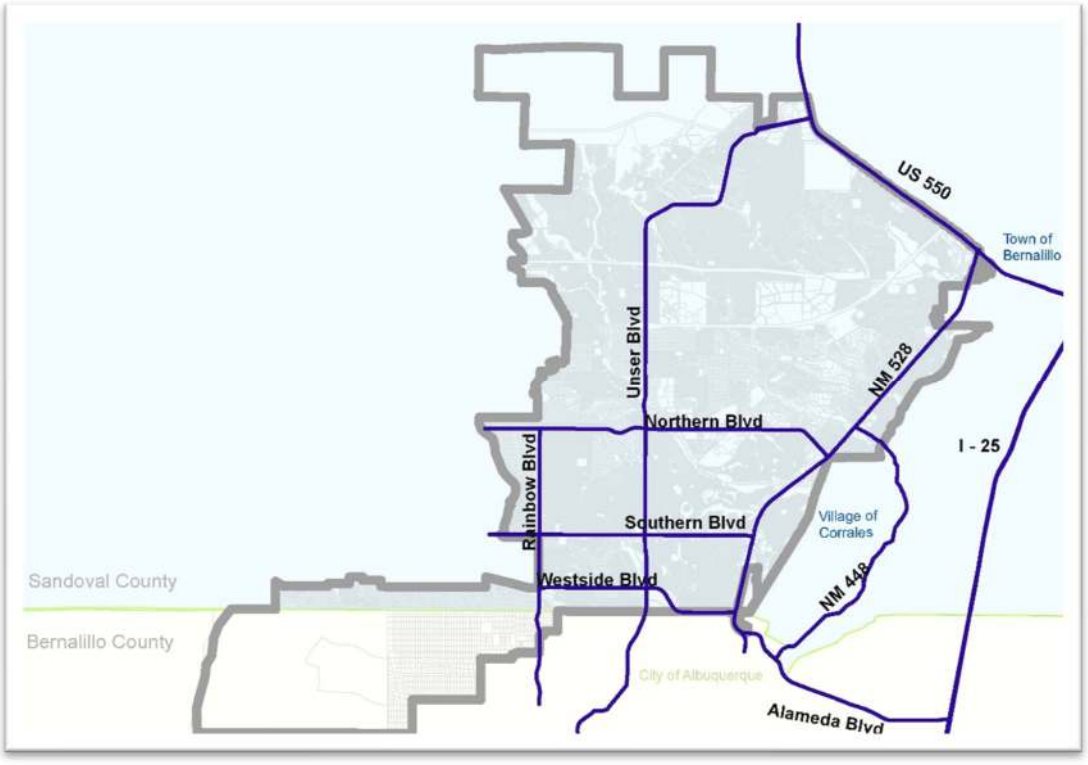

Figure 1
City of Rio Rancho Service Area

2.3. Key Requirements for Future Growth Trends

This section identifies the current population and development projections (as of 2023) and the projection of new population and development through 2028. It is anticipated that there will be 4,550 new housing units and 724,301 square feet of non-residential development added between 2023 and 2028. Table 1 summarizes the population and development projections.

Table 1
Population and Development Projections

Year	Population	Single Family Housing Units	Multifamily Housing Units	Commercial Square Footage	Office Square Footage	Industrial Square Footage
2023	108,082	37,429	4,164	4,289,284	4,511,501	1,565,344
2024	110,447	38,039	4,464	4,324,556	4,558,780	1,627,654
2025	112,811	38,649	4,764	4,359,827	4,606,058	1,689,964
2026	115,176	39,259	5,064	4,395,099	4,653,337	1,752,274
2027	117,541	39,869	5,364	4,430,370	4,700,615	1,814,584
2028	119,905	40,479	5,664	4,465,642	4,747,894	1,876,894

While the terms commercial, office and industrial are generic and encompass many types of developments, the following provides examples of developments within each category.

Commercial

- Retail
- Hotels and food services

Office

- Finance and insurance
- Real estate
- Health care

Industrial

- Utilities
- Construction
- Warehouses
- Manufacturing

2.4. Future Development Trends

The City's development projections for 2023 through 2028, anticipate a shift in development trends with within the development classifications in 5 years as compared to today. The percentages of development by type current and projected are summarized in Table 2.

Table 2
Development Distribution

Development Type	2023 Units/SqFt	Percent of Distribution	2028 Units/SqFt	Percent of Distribution
Single Family	37,429	90%	40,479	88%
Multifamily	4,164	10%	5,664	12%
Total	41,593	100%	46,143	100%
Commercial	4,289,284	41%	4,465,642	40%
Office	4,511,501	44%	4,747,894	43%
Industrial	1,565,344	15%	1,876,894	17%
Total	10,366,129	100%	11,090,430	100%

As indicated in Table 2, there is a small shift in total housing unit distribution away from single family housing units to multifamily units. The industrial category is anticipated to represent a larger percentage of total non-residential square footage in 2028 as compared to 2023, while commercial and office developments will represent a smaller overall percentage of square footage of development.

Full demographic data can be found in Appendix A.

Section 3 - Capital Improvement Plan and Impact Fees

3.1. Service Areas

As was discussed in Section 1.2, the City provides services on a City wide basis. Impact fees are proposed to be assessed on a single service area basis rather than multiple service areas.

3.2. Fee Areas

This study involved a comprehensive review and update of the City's currently assessed impact fees. The following impact fees were reviewed and updated in the analysis:

- Public Safety (police and fire)
- Parks
- Bikeways and Trails
- Drainage
- Roadways
- Water
- Sewer

3.3. Existing and Future Levels of Service

In order to assess impact fees in an equitable manner to future development it was necessary to identify the existing level of service for each of the City's fee areas and ensure that new development is being asked to pay fees that will maintain the same level of service and not increase the level of service. The level of service will be discussed further in each fee area discussion.

3.3. Service Population

The impact fee analysis in this report uses a service population basis in calculating fees. Under the service population basis a resident equates to a service population of 1.00 and a worker equates to a service population of 0.31 based on a 40 hour work week out of a possible 128 non-work hours in a week. The exception to the use of service population applies to roadways, water and sewer. The approach for these three fee areas are discussed in their respective sections.

3.4. Fee Calculation Methodology

Three basic methodologies were used to calculate the City's various impact fees. There is no single right approach to be used in developing all impact fees, and there may be one methodology that works better for a specific fee area. The methodologies are used to determine the best measure of demand created by new development for each of the impact fees. The three basic methodologies are described below:

Under the **existing standard** new development will fund the expansion of facilities at the same standard currently serving existing development. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Future facilities to serve growth are identified through an annual CIP and budget process, possibly after completion of a new facility master plan.

The **system standard** methodology uses the City's past investment as well as all future facility needs along with total development at the end of the study period to identify the unit cost of facilities. Dividing total facilities by total development for the same period ensures level of service equity, as all developments have the same unit cost of facilities. However, only new development will be assessed impact fees.

The third approach used was the **planned facility** methodology. The planned facility methodology used the City's capital improvement plan (CIP) and related plans to determine new developments share of planned projects. Projects that do not add capacity, such as routine maintenance or replacement of existing facilities, are not included in the fees. Projects that add capacity are further evaluated as to the percentage of the project attributable to existing development versus new development. Only the incremental projects attributable to new development is included in the impact fees.

3.5. Public Safety

The public safety fee includes both the City's police and fire facilities and systems. Public safety impact fees were calculated using the system standard methodology.

Under the existing standard methodology approach new development is being asked to fund future expansion at the same level as the existing public safety facilities and associated system based on the current value of the system (fixed assets).

The system standard approach examined the value of existing and new facilities as of the end of 2028, a value of $86,695,855. The system value was then divided by the total service population at the end of 2028 to determine a cost per capita which was then converted to a cost per person and per worker as summarized in Table 3.

Table 3
Public Safety System Standard

Category	Metric
Value of Existing Facilities	$40,456,292
Value of Planned Facilities	46,239,563
Total System Value (2028)	$86,695,855
Total Service Population	121,233
Cost per Capita	$715
Existing Standard per Resident	715
Existing Standard per Worker	222

3.5.1 Public Safety Impact Fee

The cost per resident and per worker is used to identify the fee by development category based on persons per household for residential developments and workers per 1,000 square feet for non-residential developments. In addition to the existing fee categories a new development classification is proposed. An assisted living classification is being proposed in recognition of the incremental calls for service associated with assisted living developments as compared to the single family developments. The current and calculated fees are identified in Table 4.

Table 4
Current and Calculated Public Safety Impact Fees

Development Type	Current Fee	Calculated Fee	$ Difference	% Difference
Single Family Residential (1)	$529	$1,933	$1,404	265%
Multifamily Residential (1)	529	1,546	1,017	192%
Assisted Living (2)	n/a	3,256	3,256	n/a
Commercial (3)	0.220	0.580	0.360	164%
Office (3)	0.670	0.894	0.224	33%
Industrial (3)	0.020	0.318	0.298	1,490%

(1) Per dwelling unit
(2) Per bed
(3) Per square foot

The full public safety impact fee calculation can be found in Appendix B to this report.

3.6. Parks

Parks impact fees were calculated using the system standard methodology. The system standard approach examined the value of existing and new facilities as of the end of 2028 ($157,703,055). The system value was then divided by the total service population at the end of 2028 to determine a cost per capita which was then converted to a cost per person as summarized in Table 5.

Table 5
Parks System Standard

Category	Metric
Value of Existing Facilities	$136,882,902
Value of Planned Facilities	20,820,153
Total System Value (2028)	$157,703,055
Total Service Population	119,905
Cost per Capita	$1,315
Existing Standard per Resident	1,315

3.6.2 Parks Impact Fee

The cost per resident is used to identify the fee by development category based on persons per household. The current and calculated fees are identified in Table 6.

Table 6
Current and Calculated Parks Impact Fees

Development Type	Current Fee	Calculated Fee	$ Difference	% Difference
Single Family Residential [(1)]	$815	$3,555	$2,740	336%
Multifamily Residential [(1)]	702	2,844	2,142	305%

(1) Per dwelling unit

The full parks impact fee calculation can be found in Appendix C to this report.

3.7 Bikeways and Trails

Bikeways and trails impact fees were calculated using the system standard methodology.

The system standard approach examined the value of existing and new facilities as of the end of 2028, a value of $5,846,559. The system value was then divided by the total service population at the end of 2028 to determine a cost per capita which was then converted to a cost per person and per worker as summarized in Table 7.

Table 7
Bikeways and Trails System Standard

Category	Metric
Value of Existing Facilities	$3,103,669
Value of Planned Facilities	2,742,890
Total System Value (2028)	$5,846,559
Total Service Population	120,334
Cost per Capita	$49
Existing Standard per Resident	49
Existing Standard per Worker	5

3.7.1 Bikeways and Trails Fee per Unit

The cost per resident and per worker is used to identify the fee by development category based on persons per household for residential developments and workers per 1,000 square feet for non-residential developments. The current and calculated fees are identified in Table 8.

Table 8
Current and Calculated Bikeways and Trails Impact Fees

Development Type	Current Fee	Calculated Fee	$ Difference	% Difference
Single Family Residential [1]	$40	$133	$93	233%
Multifamily Residential [1]	33	106	73	221%
Commercial [2]	0.006	0.013	0.007	117%
Office [2]	0.016	0.020	0.004	25%
Industrial [2]	0.002	0.007	0.005	250%

(1) Per dwelling unit
(2) Per square foot

The full bikeways and trails impact fee calculation can be found in Appendix D to this report.

3.8. Drainage

Drainage impact fees were calculated using all the system standard approach.

The system standard approach examined the value of existing and new facilities as of the end of 2028, a value of $47,137,679. The system value was then divided by the total impervious area at the end of 2028 to determine a cost per 1,000 square feet as summarized in Table 9.

Table 9
Drainage System Standard

Category	Metric
Value of Existing Facilities	$9,900,704
Value of Planned Facilities	37,236,975
Total System Value (2028)	$47,137,679
Total Impervious Area (1,000 Sq.Ft.)	113,805
Cost per 1,000 Square Feet	$414

3.8.1 Drainage Fee per Unit

The cost per 1,000 square feet is used to identify the fee by development category based on an assumed square footage of 2,265 square feet for single family dwelling units and 1,951 square feet per multifamily dwelling unit. The fee is based on per 1,000 developed square feet for non-residential developments. The current and calculated fees are identified in Table 10.

Table 10
Current and Calculated Drainage Impact Fees

Development Type	Current Fee	Calculated Fee	$ Difference	% Difference
Single Family Residential [1]	$4,465	$957	($3,508)	(79%)
Multifamily Residential [1]	1,855	824	(1,031)	(56%)
Commercial [2]	0.394	0.422	0.028	7%
Office [2]	0.394	0.422	0.028	7%
Industrial [2]	0.394	0.422	0.028	7%

(1) Per dwelling unit
(2) Per square foot

The full drainage impact fee calculation can be found in Appendix E to this report.

3.9. Roadways

The roadways impact fees were calculated using the existing standard methodology.

Under the existing standard methodology approach new development is being asked to fund future expansion at the same level as the existing drainage facilities and associated system based on the current value of the system (fixed assets).

The current value of roadways assets was brought to today's dollars using the ENR CCI. Using this index attempts to value the City's assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but

rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine the RCNLD fixed asset value. The RCNLD fixed asset value was calculated at $334,750,935.

3.9.1 Vehicle Miles Traveled

Like other fee areas, roadways fees are developed based on the impact or burden each classification of new development places on the system. The metric used to identify the impact new development places on the roadways system is vehicle miles traveled (VMT). VMT represents the number of trips as well as the typical length of trip generated by development. Table 11 provides a summary of the inputs used to identify the VMT by development type.

Table 11
Development of Vehicle Miles Traveled

Development Type	Weekday VTE [1]	Trip Adjustment Factor	Average Trip Length	Trip Length Weight Factor	Average VMT [2]
Single Family Residential	9.43	65%	18.73	1.21	138.94
Multifamily Residential	6.74	65%	18.73	1.21	99.30
Commercial	42.70	33%	18.73	0.66	174.22
Office	11.03	50%	18.73	0.73	75.42
Industrial	6.97	50%	18.73	0.73	47.66
High Impact [3]	355.94	50%	18.73	0.73	2,433.75
RV Storage	2.05	50%	18.73	0.73	14.02

(1) VTE per dwelling unit for residential and per 1,000 square feet for non-residential
(2) VMT per dwelling unit for residential and per 1,000 square feet for non-residential
(3) Includes quick service restaurants and car washes

Weekday VTE represents the number of trip ends generated by each development type. For example, someone leaving their house to go to the grocery store and returning home represents four trip ends. The house represents two trip ends, one leaving the house and one returning to the house. The grocery store also represents two trip ends, one arriving at the grocery store and one leaving the grocery store.

The trip adjustment factor reflects the fact that trips can have multiple purposes and not all trip ends represent the primary destination. In the above example, if the stop at the grocery store was on the way home from work at the end of the day, the grocery store would not be the primary trip destination, it

would be a pass by stop on the way home. As such adjustments are made to reflect that not all trip ends are primary purposes of the trip.

Average trip length is a representation of the relative capacity placed on the City's roadways system based on each trip.

Trip length weight factor reflects the fact that not all trips are of the same length and therefore place less demand on the City's system. The 2009 National Household Travel Survey (NHTS) reports that trips from residential developments tend to be 121% of the overall average trip length. By contrast commercial trips lengths represent 66% of the overall average trip lengths and all other non-residential trips are approximately 73% of average overall trip lengths.

By multiplying the aforementioned components together, the VMT per development type is identified.

Once the VMT per development type has been determined it is possible to identify the total VMT that is projected for existing, incremental and total development based on the projected development in the study period. Table 12 summarizes the calculation of total VMT through 2023.

Table 12
Total Vehicle Miles Traveled – Existing

Development Type	Total Development (1)	Unit VMT (2)	Total VMT (3)
Single Family Residential	37,429	138.94	5,200,255
Multifamily Residential	4,164	99.30	413,500
Commercial	4,289	174.22	747,268
Office	4,512	75.42	340,248
Industrial	1,565	47.66	74,600
Total			6,775,871

(1) Residential development per dwelling unit, non-residential per 1,000 square feet
(2) VTE per dwelling unit for residential and per 1,000 square feet for non-residential
(3) VMT per dwelling unit for residential and per 1,000 square feet for non-residential

As indicated in Table 12, existing development represents 6,775,871 vehicle miles traveled. Table 13 provides a summary of the unit cost per VMT under the existing standard approach.

Table 13
Roadways Existing Standard

Category	Metric
Value of Existing Facilities	$334,750,935
Vehicle Miles Traveled (VMT)	6,775,871
Cost per VMT	$49.00

3.9.2 Roadways Fee per Unit

The cost per VMT is used to identify the fee by development category based on unit VMT per dwelling unit for residential developments and 1,000 of developed square feet for non-residential developments. The current and calculated fees are identified in Table 14.

Table 14
Current and Calculated Roadways Impact Fees

Development Type	Current Fee	Calculated Fee	$ Difference	% Difference
Single Family Residential [1]	$3,758	$6,944	$3,186	85%
Multifamily Residential [1]	2,631	4,963	2,332	89%
Commercial [2]	1.729	8.708	6.979	404%
Office [2]	0.749	3.769	3.021	404%
Industrial [2]	0.473	2.382	1.909	404%
High Impact [2] [3]	n/a	121.639	121.639	n/a
RV Storage [2]	n/a	0.701	0.701	n/a

(1) Per dwelling unit
(2) Per square foot
(3) Includes quick service restaurants and car washes

The full roadways impact fee calculation can be found in Appendix F to this report.

3.10 Water

The water impact fee was calculated using the existing standard methodology. Under this approach new development is being asked to fund future expansion at the same level as the existing system based on the current value of the system (fixed assets). Under this approach it was necessary to identify a single family equivalent (SFE) residential unit's proportionate investment share in the current water system, and therefore the unit cost per development.

The current value of water assets was brought to today's dollars using the ENR CCI. Using this index attempts to value the City's assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to the RCNLD fixed asset value. The current value of the water system was calculated at $236,119,353.

3.10.1 Single Family Equivalent (SFE) Units

Through discussions with the City it was identified that the water system capacity is 10,000,000 gallons per day. It was also determined that the consumption per person is 60.96 gallons per day, and with 2.60 persons per household equating to an average single-family home consumption of 158 gallons per day. Based on the system capacity and the use per household, 63,128 SFEs can be served by the existing system as illustrated in Table 15.

Table 15
Single Family Equivalent Water Customers

	Consumption	Demand
System Capacity (gpd)		10,000,00
Average Water Flows per Person (gpd)	60.96	
Persons per household	2.60	
Flows per SFE (gpd)		158
SFEs to be Served		63,128

3.10.2 Calculated Water Impact Fees

By dividing the calculated value of the water system by the number of single family equivalents to be served, the proportionate share of ownership each single family equivalent has in (or will buy into) the system is $3,740 ($236,119,353/63,128).

The single family water impact fee represents the fee for a 5/8-inch meter (the typical meter size for a single family development). The water impact fee for all other meters are based on water meter size and the associated capacity compared to a 5/8-inch meter. The capacity ratio (as published by AWWA) is used to convert the single family residential equivalent fee for a 5/8-inch meter into a proportionate fee for larger meter sizes.

Impact fees for meter sizes 3/4-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. For example, the capacity of a 1-inch meter is roughly 2.50 times greater than that of a 5/8-inch meter. Thus, the fee for a 1-inch meter is approximately 2.50 times greater than that of the 5/8-inch meter. Table 16 summarizes the water impact fee by meter size.

Table 16
Existing and Calculated Water Impact Fees

Meter Size	Capacity Ratio	Calculated	Current	$ Difference	% Difference
5/8-inch	1.00	$3,740	$3,577	$164	5%
3/4-inch	1.50	5,610	5,365	246	5%
1-inch	2.50	9,351	8,941	410	5%
1 ½-inch	5.00	18,702	17,883	819	5%
2-inch	8.00	29,923	28,612	1,311	5%
3-inch or greater			Impact Fee is Based on Estimated Use		

The full water impact fee calculation can be found in Appendix G to this report.

3.11 Sewer

The sewer impact fee was calculated using the existing standard methodology. Under this approach new development is being asked to fund future expansion at the same level as the existing system based on the current value of the system (fixed assets). Under this approach it was necessary to identify a single family equivalent (SFE) residential unit's proportionate investment share in the current sewer system, and therefore the unit cost per development.

The current value of sewer assets was brought to today's dollars using the ENR CCI. Using this index attempts to value the City's assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine the RCNLD fixed asset value. The current value of the sewer system was calculated at $130,635,081.

3.11.1 Single Family Equivalent Units

Through discussions with the City it was identified total sewer system capacity is 4,600,00 gallons per day. It was also determined that the discharge per person is 60.96 gallons per day, with persons per household of 2.60 the average single family home contributes 158 gallons of discharge per day. Based on the system capacity and the use per household, the existing system can serve 29,039 SFEs as illustrated in Table 17.

Table 17
Existing Single Family Equivalent Sewer Customers

	Discharge	Demand
System Capacity (gpd)		4,600,00
Average Discharge per Person (gpd)	60.96	
Persons per household	2.60	
Discharge per SFE (gpd)		158
SFEs to be Served		29,039

3.11.2 Calculated Sewer Impact Fees

By dividing the calculated value of the sewer system by the number of single family equivalents to be served, by the proportionate share of ownership each single family equivalent has in (or will buy into) the system is $4,499 ($130,635,081/29,039).

The single family sewer impact fee represents the fee for a 5/8-inch meter (the typical meter size for a single family development). The sewer impact fees for all other meters are based on the capacity by water meter size. A capacity ratio (as published by AWWA) is used to convert the single family residential equivalent fee for a 5/8-inch meter into a proportionate fee for larger meter sizes.

Impact fees for meter sizes 3/4-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. For example, the capacity of a 1-inch meter is roughly 2.50 times greater than that of a 5/8-inch meter. Thus, the fee for a 1-inch meter is approximately 2.50 times greater than that of the 5/8-inch meter. Table 18 summarizes the sewer impact fee by meter size.

Table 18
Existing and Calculated Sewer Impact Fees

Meter Size	Capacity Ratio	Calculated	Current	$ Difference	% Difference
5/8-inch	1.00	$4,499	$1,199	$2,500	125%
3/4-inch	1.50	6,748	2,999	3,749	125%
1-inch	2.50	11,247	4,998	6,249	125%
1 ½-inch	5.00	22,943	9,995	12,498	125%
2-inch	8.00	35,989	15,992	19,997	125%
3-inch or greater	Impact Fee is Based on Estimated Use				

The full sewer impact fee calculation can be found in Appendix H to this report.

APPENDIX A

Demographic Data

Demographic Assumptions

	2023	2028	Increase
Residents[1]	108,082	119,905	11,823
Dwelling Units[2]			
Single Family	37,429	40,479	3,050
Multifamily	4,164	5,664	1,500
Total	41,593	46,143	4,550
Employment[3]			
Commercial	1,672	1,741	69
Office	1,144	1,204	60
Industrial	1,115	1,337	222
Total	3,931	4,282	351
Building Square Feet (1,000s)[4]			
Commercial	4,289	4,466	176
Office	4,512	4,748	236
Industrial	1,565	1,877	312
Total	10,366	11,090	724

[1] Population in 2023 identified in the 2023 American Community Survey Estimates. Total population in 2028 identified based on current persons per household mulitplied by number of housing units projected in 2028.
[2] Total units in 2023 iprepared by City of Rio Rancho Department of Financial Services. Assumed to increase at same annual growth rate as population.
[3] Nonresidential square footage iprepared by City of Rio Rancho Department of Financial Services. Assumed to increase at same annual growth rate.
[4] Jobs in Rio Rancho in 2015 and 2019 identified using U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics. Jobs in 2023 through 2028 assumed to increase at rate consistent with increases from 2015 to 2019.

APPENDIX B

Public Safety Impact Fee

Table 1.1: Public Safety Service Population

	Residents	Workers[1]	Service Population
Existing (2023)	108,082	3,931	109,301
New Development (2023-2028)	11,823	351	11,932
Total (2028)	119,905	4,282	121,233
Weighting Factor	1.00	0.31	

[1] Workers are weighted at 0.31 of residents based on a 40 hour work week out of a possible 128 non-work hours in a week (40/128 = 0.31)

Table 1.2: Public Safety Assets

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
		Buildings					
	PBSAFETY	DPS Fire Station	2022	$4,000,000	$0	1.00	$4,000,000
	PBSAFETY	DPS North Hills Fire Su	2022	2,500,000	0	1.00	2,500,000
	PBSAFETY	DPS Rivers Edge Fire S	2022	1,500,000	0	1.00	1,500,000
	PBSAFETY	DPS 19th Street Fire Su	2022	200,000	0	1.00	200,000
	PBSAFETY	DPS/Court Bldg	2022	6,835,530	0	1.00	6,835,530
	PBSAFETY	Enchanted Hills Fire Sta	2022	3,000,000	0	1.00	3,000,000
	PBSAFETY	Mariposa Fire Station	2022	2,500,000	0	1.00	2,500,000
	PBSAFETY	Fire Station #7	2022	2,500,000	0	1.00	2,500,000
	PBSAFETY	Fire Administration Bldg	2022	1,500,000	0	1.00	1,500,000
	PBSAFETY	DPS Evidence Bldg	2022	106,000	0	1.00	106,000
		Equipment					
	PBSAFETY	Dayton Generator	1998	6,175	0	1.65	6,175
	PBSAFETY	Onan Emergency Generator	1998	10,957	0	1.65	10,957
	PBSAFETY	Generator	2006	13,000	0	1.37	13,000
	PBSAFETY	2010 Kubota Utility Vehicle	2010	15,045	0	1.21	15,045
	PBSAFETY	Stryker Power Pro Ambulance Cot	2013	12,614	0	1.15	12,614
	PBSAFETY	Heartstart MRX ALS Monitor	2014	22,348	0	1.12	22,348
	PBSAFETY	Phillips Heart Monitor	2014	22,844	0	1.12	22,844
	PBSAFETY	Heartstart MRX ALS Monitor	2014	13,354	0	1.12	13,354
	PBSAFETY	Ambulance Cot	2014	10,669	0	1.12	10,669
	PBSAFETY	Heartstart MRX Monitor	2014	26,309	0	1.12	26,309
	PBSAFETY	Heartstart Defibrillator	2014	26,981	0	1.12	26,981
	PBSAFETY	Ambulance Cot	2014	15,000	0	1.12	15,000
	PBSAFETY	Stryker Ambulance Cot	2014	14,144	0	1.12	14,144
	PBSAFETY	POWER PRO XT GURNEY, POWER	2019	13,848	0	1.05	13,848
	PBSAFETY	MONITOR, PHILLIPS HEART	2019	22,844	0	1.05	22,844
	PBSAFETY	MONITOR (ECG) PHILIPS, 12-LEAD	2019	21,649	0	1.05	21,649
	PBSAFETY	MONITOR (ECG) PHILIPS, 12-LEAD	2019	21,649	0	1.05	21,649
	PBSAFETY	MONITOR (ECG) PHILIPS, 12-LEAD	2019	21,649	0	1.05	21,649
	PBSAFETY	STYKER POWER PRO COT 6506	2019	13,918	0	1.05	13,918
	PBSAFETY	STYKER POWER PRO COT 6506	2019	13,918	0	1.05	13,918
	PBSAFETY	NXTGEN SPREADER-GENESIS	2019	9,953	0	1.05	9,953
	PBSAFETY	NXTGEN EFORCE CUTTER-GENESIS	2019	10,174	0	1.05	10,174
	PBSAFETY	SPREADER eFORCE 2.0 MODEL S42	2018	8,986	0	1.06	8,986
	PBSAFETY	SPREADER eFORCE 2.0 MODEL S42	2018	8,986	0	1.06	8,986
	PBSAFETY	NXTGEN CUTTER eFORCE C-236-SL	2018	9,174	0	1.06	9,174
	PBSAFETY	NXTGEN CUTTER eFORCE C-236-SL	2018	9,174	0	1.06	9,174
	PBSAFETY	NXTGEN CUTTER eFORCE C-236-SL	2018	9,174	0	1.06	9,174
	PBSAFETY	X SERIES MANUAL MONITOR/DEFIBR	2019	26,085	0	1.05	26,085
	PBSAFETY	X SERIES MANUAL MONITOR/DEFIBR	2019	26,085	0	1.05	26,085
	PBSAFETY	LUCAS 2.2 CHEST COMPRESSION SY	2019	13,211	0	1.05	13,211
	PBSAFETY	SPREADER eFORCE 2.0 MODEL S42	2018	8,986	0	1.06	8,986
	PBSAFETY	Stryker Power Pro Ambulance Cot	2020	20,612	0	1.04	20,612
	PBSAFETY	Zoll X-Series Defibrillator/Manual Monitor	2020	29,900	0	1.04	29,900
	PBSAFETY	Zoll X-Series Defibrillator/Manual Monitor	2020	29,900	0	1.04	29,900
	PBSAFETY	Continental Washer Extractor - 40 lb Capacity	2020	9,476	0	1.04	9,476
	PBSAFETY	TRAINING MANNEQUIN-AMBUMAN	2020	10,339	0	1.04	10,339
	PBSAFETY	S53 SPREADER EFORCE 2.0	2021	10,685	0	1.02	10,685
	PBSAFETY	C236-SL2 BLADES/CUTTER	2021	10,505	0	1.02	10,505
	PBSAFETY	X SERIES MANUAL MONITOR	2021	29,799	0	1.02	29,799
	PBSAFETY	X SERIES MANUAL MONITOR	2021	29,799	0	1.02	29,799
	PBSAFETY	X SERIES MANUAL MONITOR	2021	29,799	0	1.02	29,799
	PBSAFETY	CAP 5 STANDARD EMS MACHINE W/C	2021	9,691	0	1.02	9,691
	PBSAFETY	X-SERIES MANUAL MONITOR	2021	32,688	0	1.02	32,688
	PBSAFETY	DJI Inspire - Drone with Zenmus Camera	2020	9,700	0	1.04	9,700
	PBSAFETY	Polaris UTV- Ranger	2022	36,740	0	1.00	36,740
	PBSAFETY	Honda ATV	2022	5,850	0	1.00	5,850
	PBSAFETY	Honda ATV	2022	5,850	0	1.00	5,850
	PBSAFETY	Honda ATV	2022	4,848	0	1.00	4,848
		Vehicles					
	PBSAFETY	Ford Explorer	2022	30,639	0	1.00	30,639
	PBSAFETY	Chevy Winnebago	1995	110,000	0	1.79	110,000
	PBSAFETY	Ford Ambulance	1995	60,668	0	1.79	60,668
	PBSAFETY	Ford F350 Ambulance	2003	85,000	0	1.46	85,000
	PBSAFETY	Ford F350	1999	59,000	0	1.60	59,000
	PBSAFETY	Ford Type I Ambulance	2008	125,000	0	1.29	125,000
	PBSAFETY	Ford F-350	2008	36,694	0	1.29	36,694
	PBSAFETY	International Truck MRAP	2013	733,000	0	1.15	733,000
	PBSAFETY	Freightline Truck Tractor	2009	170,000	0	1.25	170,000
	PBSAFETY	Dodge Charger	2014	33,968	0	1.12	33,968
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	Dodge Charger	2014	34,042	0	1.12	34,042
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	BMW Motor Cycle	2016	20,786	0	1.08	20,786
	PBSAFETY	Dodge Charger	2016	30,329	0	1.08	30,329
	PBSAFETY	Dodge RAM 1500	2016	42,394	0	1.08	42,394
	PBSAFETY	Dodge RAM 1500	2016	44,135	0	1.08	44,135
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Charger	2016	37,515	0	1.08	37,515
	PBSAFETY	Dodge Ram	2017	44,135	0	1.06	44,135
	PBSAFETY	Dodge Charger	2015	37,340	0	1.10	37,340
	PBSAFETY	Dodge Ram 1500	2017	35,717	0	1.06	35,717
	PBSAFETY	Dodge Charger	2017	29,394	0	1.06	29,394
	PBSAFETY	Dodge Charger	2017	29,394	0	1.06	29,394
	PBSAFETY	Dodge Charger	2017	29,394	0	1.06	29,394
	PBSAFETY	Dodge Durango	2017	34,849	0	1.06	34,849
	PBSAFETY	Dodge Ram 1500 SSV	2017	44,517	0	1.06	44,517
	PBSAFETY	Dodge Ram 1500 SSV	2017	44,517	0	1.06	44,517
	PBSAFETY	Dodge Ram 1500 SSV	2018	44,517	0	1.06	44,517
	PBSAFETY	Dodge Ram 1500 SSV	2017	44,517	0	1.06	44,517
	PBSAFETY	Dodge Ram 1500 SSV	2018	44,517	0	1.06	44,517
	PBSAFETY	Dodge Ram 1500 SSV	2018	44,517	0	1.06	44,517
	PBSAFETY	Dodge Ram 1500 SSV	2017	44,517	0	1.06	44,517
	PBSAFETY	Dodge Charger	2018	30,274	0	1.06	30,274
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502

Table 1.2: Public Safety Assets

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Ram 1500	2018	44,502	0	1.06	44,502
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	BMW R1250RT Motorcycle	2019	28,990	0	1.05	28,990
	PBSAFETY	BMW R1250RT Motorcycle	2019	28,990	0	1.05	28,990
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Ford Explorer	2019	35,124	0	1.05	35,124
	PBSAFETY	Ford Explorer	2019	35,124	0	1.05	35,124
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	38,092	0	1.05	38,092
	PBSAFETY	Dodge Charger	2019	37,715	0	1.05	37,715
	PBSAFETY	Ford Explorer	2019	48,518	0	1.05	48,518
	PBSAFETY	Ford Explorer	2019	48,518	0	1.05	48,518
	PBSAFETY	Ford Explorer	2019	48,518	0	1.05	48,518
	PBSAFETY	Dodge Ram Crew Cab 4x4	2019	44,502	0	1.05	44,502
	PBSAFETY	Dodge Ram Crew Cab 4x4	2019	36,263	0	1.05	36,263
	PBSAFETY	Dodge Ram Crew Cab 4x4	2019	36,263	0	1.05	36,263
	PBSAFETY	Dodge Ram Crew Cab 4x4	2019	36,263	0	1.05	36,263
	PBSAFETY	Dodge Charger	2019	30,450	0	1.05	30,450
	PBSAFETY	Ford F150	2019	36,807	0	1.05	36,807
	PBSAFETY	Ford F150	2019	36,807	0	1.05	36,807
	PBSAFETY	Ford F150	2019	36,807	0	1.05	36,807
	PBSAFETY	Dodge Challenger	2019	45,012	0	1.05	45,012
	PBSAFETY	Dodge Ram 1500	2019	36,263	0	1.05	36,263
	PBSAFETY	Dodge Ram 1500	2019	35,903	0	1.05	35,903
	PBSAFETY	Dodge Ram 1500	2019	35,913	0	1.05	35,913
	PBSAFETY	Dodge Ram 1500	2019	34,046	0	1.05	34,046
	PBSAFETY	Ford Explorer	2020	37,971	0	1.04	37,971
	PBSAFETY	Dodge Ram 1500	2019	29,210	0	1.05	29,210
	PBSAFETY	BMW Motorcycle	2020	29,004	0	1.04	29,004
	PBSAFETY	Dodge Charger	2019	25,868	0	1.05	25,868
	PBSAFETY	Dodge Charger	2019	42,695	0	1.05	42,695
	PBSAFETY	Ford F150	2020	33,243	0	1.04	33,243
	PBSAFETY	Dodge Charger	2019	41,729	0	1.05	41,729
	PBSAFETY	Dodge Charger	2019	41,729	0	1.05	41,729
	PBSAFETY	Dodge Charger	2019	43,229	0	1.05	43,229
	PBSAFETY	AM General Military Humvee (Donated Unit)	2015	49,897	0	1.10	49,897
	PBSAFETY	Chevrolet Tahoe	2020	49,319	0	1.04	49,319
	PBSAFETY	Dodge Charger	2014	34,043	0	1.12	34,043
	PBSAFETY	BMW R1200RT	2017	17,225	0	1.06	17,225
	PBSAFETY	INTL MT 4700 Armored Truck (DONATED UNIT)	1998	5,000	0	1.65	5,000
	PBSAFETY	Chevrolet Tahoe	2020	49,486	0	1.04	49,486
	PBSAFETY	Dodge Charger	2020	34,606	0	1.04	34,606
	PBSAFETY	GM M1224 MaxxPro MRAP-Donated	2007	658,000	0	1.33	658,000
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	34,366	0	1.02	34,366
	PBSAFETY	Ford Explorer	2021	35,124	0	1.02	35,124
	PBSAFETY	Ford Explorer	2021	35,124	0	1.02	35,124
	PBSAFETY	Ford Explorer	2021	35,124	0	1.02	35,124
	PBSAFETY	Ford Explorer	2021	35,124	0	1.02	35,124
	PBSAFETY	Ford Explorer	2021	35,124	0	1.02	35,124
	PBSAFETY	Ford Expedition	2020	49,901	0	1.04	49,901
	PBSAFETY	BMW R1250	2020	28,773	0	1.04	28,773
	PBSAFETY	Dodge Charger	2021	40,560	0	1.02	40,560
	PBSAFETY	Dodge Charger	2021	40,560	0	1.02	40,560
	PBSAFETY	Dodge Charger	2021	40,560	0	1.02	40,560
	PBSAFETY	Ford Maverick	2022	21,054	0	1.00	21,054
	PBSAFETY	Dodge Charger	2021	34,148	0	1.02	34,148
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Explorer Interceptor	2021	34,767	0	1.02	34,767
	PBSAFETY	Ford F350 Ambulance	1999	75,000	0	1.60	75,000
	PBSAFETY	BMW MC RT250	2022	29,331	0	1.00	29,331
	PBSAFETY	Polaris UTV- Ranger	2022	35,120	0	1.00	35,120
	PBSAFETY	Cargo Mate Utility Trailer	2022	3,890	0	1.00	3,890
	PBSAFETY	Ford Ambulance	1997	75,786	0	1.70	75,786
	PBSAFETY	Pierce Ambulance	2005	234,711	0	1.40	234,711
	PBSAFETY	Ford F350 Ambulance	2006	86,850	0	1.37	86,850

Table 1.2: Public Safety Assets

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
	PBSAFETY	Ford F450 Supercab	2012	38,620	0	1.17	38,620
	PBSAFETY	Ford E450 Ambulance	2016	147,318	0	1.08	147,318
	PBSAFETY	Ford E450 Type III Ambu	2016	147,318	0	1.08	147,318
	PBSAFETY	Ford E450 Ambulance Typ	2016	147,318	0	1.08	147,318
	PBSAFETY	Ford Utility Police Interceptor	2016	26,404	0	1.08	26,404
	PBSAFETY	Pierce Ambulance	2012	165,547	0	1.17	165,547
	PBSAFETY	Ford E450 Ambulance	2013	168,900	0	1.15	168,900
	PBSAFETY	Medix Type III E450 Ambulance	2016	168,694	0	1.08	168,694
	PBSAFETY	Dodge Durango	2017	25,860	0	1.06	25,860
	PBSAFETY	Dodge Durango	2017	26,355	0	1.06	26,355
	PBSAFETY	Pierce Enforcer-Pumper Truck	2017	470,579	0	1.06	470,579
	PBSAFETY	Pierce Enforcer-Ladder Truck	2017	846,741	0	1.06	846,741
	PBSAFETY	Ford E450 Ambulance	2018	155,751	0	1.06	155,751
	PBSAFETY	Ford F150	2019	37,007	0	1.05	37,007
	PBSAFETY	Freightliner - Pierce FXP Tanker/Tender	2018	265,000	0	1.06	265,000
	PBSAFETY	Ford F150	2019	30,998	0	1.05	30,998
	PBSAFETY	Ford Ambulance Type I	2019	158,856	0	1.05	158,856
	PBSAFETY	Ford F550 - Brush Truck	2020	134,267	0	1.04	134,267
	PBSAFETY	Pierce Enforcer Pumper	2020	574,826	0	1.04	574,826
	PBSAFETY	Pierce Enforcer Ladder	2021	998,163	0	1.02	998,163
	PBSAFETY	Dodge Durango	2021	49,899	0	1.02	49,899
	PBSAFETY	Dodge Durango	2021	39,805	0	1.02	39,805
	PBSAFETY	Ford F550 SD Flatbed	2000	33,485	0	1.57	33,485
	PBSAFETY	Pierce Arrow XT Pumper	2006	323,514	0	1.37	323,514
	PBSAFETY	GMC Mini Pumper	2007	133,892	0	1.33	133,892
	PBSAFETY	International Pumper	1993	90,000	0	1.93	90,000
	PBSAFETY	Arrow 75' Ladder Truck	2007	569,866	0	1.33	569,866
	PBSAFETY	Pierce (Pumper) Fire Truck	2009	319,485	0	1.25	319,485
	PBSAFETY	Pierce Arrow XT Pumper	2010	429,780	0	1.21	429,780
	PBSAFETY	Pierce XT Pumper	2014	481,579	0	1.12	481,579
				$40,456,292	$0		$40,456,292

Table 1.3: Public Safety CIP

Line No.	Description	FY 2023-24 2024	FY 2024-25 2025	FY 2025-26 2026	FY 2026-27 2027	FY 2027-28 2028	FY 2028-29 2029	Total 2024-2029	Growth-Related %	Growth-Related Total 2024-2029
1	State Homeland Security Grant Program (SHSGP)	$244,000	$0	$0	$0	$0	$0	$244,000	0%	$0
2	Fire Command Vehicles	78,750	82,688	75,000	78,750	82,688	86,822	484,698	0%	0
3	Fire Station Improvement and Major Repair	525,000	250,000	100,000	350,000	-	175,000	1,400,000	13%	175,000
4	Fire and EMS Equipment	609,125	1,285,119	562,419	369,996	485,811	394,595	3,707,065	71%	2,634,208
5	Fire Apparatus Replacement	500,000	6,987,500	486,500	3,705,000	3,158,000	2,490,000	17,327,000	54%	9,364,500
6	Fire Command Vehicles	165,000	-	-	-	-	-	165,000	100%	165,000
7	Fire Training Facility	-	65,000	6,125,000	-	-	-	6,190,000	100%	6,190,000
8	Fire Station 8	-	252,500	5,125,000	-	-	-	5,377,500	100%	5,377,500
9	Police Vehicles	587,819	1,464,750	769,956	1,611,658	847,083	1,773,624	7,054,890	0%	0
10	Police Equipment	193,300	-	-	-	-	-	193,300	0%	0
11	SRECC Expansion	45,112	-	-	-	-	-	45,112	0%	0
12	Police All Terrain Vehicles	23,200	23,896	-	-	-	-	47,096	0%	0
13	Police Headquarters	60,000	-	-	672,000	1,758,937	-	2,490,937	0%	0
14	Crisis Negotiation Team Vehicle	-	350,000	-	-	-	-	350,000	0%	0
15	Police Motorcycles	101,000	42,230	43,497	44,802	46,146	47,530	325,205	0%	0
16	Law Enforcement SWAT Robot	-	-	85,000	-	-	-	85,000	0%	0
17	Police Building Design Fund	-	250,000	-	-	-	-	250,000	0%	0
18	SWAT Vehicles and Heavy Equipment	-	-	502,760	-	-	-	502,760	0%	0
19		-	-	-	-	-	-	0	0%	0
20	**Total**	**$3,132,306**	**$11,053,683**	**$13,875,132**	**$6,832,206**	**$6,378,665**	**$4,967,571**	**$46,239,563**		**$23,906,208**
21	**Total ICIP Costs**									**$46,239,563**

Table 1.4: Public Safety System Standard

Value of Existing Facilities	$40,456,292
Value of Planned Facilities	46,239,563
Total System Value (2028)	$86,695,855
Future Service Population (2028)	121,233
Cost per Capita	$715
Facility Standard per Resident	$715
Facility Standard per Worker[1]	222

[1] Based on a weighing factor of 0.31.

Table 1.5: Revenue Projection - System Standard

Cost per Capita	$715
Growth in Service Population (2023 - 2028)	11,932
Fee Revenue	$8,531,000
Cost of Planned Facilities	$23,906,208
Non-Fee Revenue to Be Identified	($15,375,208)

Table 1.6: Public Safety Fee - System Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / 1,000 Fee per Sq. Ft.
Residential - per Dwelling Unit						
Single Family	$715	2.65	$1,895	$38	$1,933	
Multifamily	715	2.12	1,516	30	1,546	
Assisted Living - per Bed						
Assisted Living		-	3,192	64	3,256	
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$222	2.57	$569	$11	$580	$0.580
Office	222	3.94	876	18	894	0.894
Industrial	222	1.40	312	6	318	0.318

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[3] Assisted living fee based on calls for service of 0.64 per 1,000 residents compared to calls per population for single family of 0.38, a ratio of 1.68 times

APPENDIX C

Parks Impact Fee

Table 2.1: Parks Service Population

	Residents	Workers[1]	Service Population
Existing (2023)	108,082	-	108,082
New Development (2023-2028)	11,823	-	11,823
Total (2028)	119,905	-	119,905
Weighting Factor	1.00	0.31	

Table 2.2: Parks Assets

Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
Land						
Land (Developed and Undeveloped)	2022	$108,738,828	$0	1.00	$108,738,828	$108,738,828
Buildings						
Haynes Pool,bath hous	2022	292,680	0	1.00	292,680	292,680
Star Heights Recreation	2022	1,316,592	0	1.00	1,316,592	1,316,592
Haynes Recreation Cen	2022	408,876	0	1.00	408,876	408,876
Medowlark Sr. Center	2022	2,772,000	0	1.00	2,772,000	2,772,000
Sabana Grande Portabl	2022	85,200	0	1.00	85,200	85,200
Rainbow Park Pool hou	2022	430,200	0	1.00	430,200	430,200
Sabana Grande Rec Ce	2022	560,880	0	1.00	560,880	560,880
Animal Control Kennel	2022	1,500,000	0	1.00	1,500,000	1,500,000
Rainbow Park Pool	2022	1,275,000	0	1.00	1,275,000	1,275,000
Rio Rancho Sports Co	2022	84,404	0	1.00	84,404	84,404
Rio Rancho Sports Co	2022	152,700	0	1.00	152,700	152,700
Cabezon Recreation Ce	2022	1,610,029	0	1.00	1,610,029	1,610,029
Animal Control Office	2022	607,504	0	1.00	607,504	607,504
Rio Rancho Aquatics C	2022	12,033,600	0	1.00	12,033,600	12,033,600
Office - 24' All Steel Sq	2022	17,350	0	1.00	17,350	17,350
Chemical Storage Lock	2022	23,850	0	1.00	23,850	23,850
Chemical Storage Lock	2022	23,850	0	1.00	23,850	23,850
Camino Crossing Park	2022	89,700	0	1.00	89,700	89,700
Havasu Park	2022	82,800	0	1.00	82,800	82,800
Haynes Park BBQ Shad	2022	431,328	0	1.00	431,328	431,328
Haynes Park Playgroun	2022	118,105	0	1.00	118,105	118,105
Rio Rancho Sports Co	2022	155,250	0	1.00	155,250	155,250
Rainbow Park playgrou	2022	75,388	0	1.00	75,388	75,388
Broadmoor Senior center	2022	3,121,215	0	1.00	3,121,215	3,121,215
Campus Park Bathroom	2022	345,254	0	1.00	345,254	345,254
Campus Park- Sky Room	2022	530,319	0	1.00	530,319	530,319
		$136,882,902	$0		$136,882,902	$136,882,902

Table 2.3: Parks CIP

Line No.	Description	FY 2023-24 2024	FY 2024-25 2025	FY 2025-26 2026	FY 2026-27 2027	FY 2027-28 2028	FY 2028-29 2029	Total 2024-2029	Growth-Related %	Growth-Related Total 2024-2029
1	Aquatic Center	$410,000	$162,000	$100,000	$120,000	$154,206	$100,000	$1,046,206	13%	$136,206
2	Park Maintenance Equipment	448,288	116,000	96,500	300,000	154,000	339,582	1,454,370	0%	0
3	Haynes Pool	20,504	-	37,000	-	8,000	-	65,504	69%	45,000
4	Rainbow Pool	151,969	-	-	-	-	-	151,969	88%	134,000
5	Sports Complex Improvements	116,088	54,000	54,000	68,000	98,000	-	390,088	70%	274,000
6	Bosque Improvements	6,485	-	-	-	-	-	6,485	100%	6,485
7	Campus Park Phase 2	3,297,729	-	-	-	-	-	3,297,729	100%	3,297,729
8	Sports Complex North	-	3,117,291	2,764,134	2,791,321	4,684,462	-	13,357,208	100%	13,357,208
9	Park Parking Lot Renovations	250,000	-	-	-	-	-	250,000	100%	250,000
10	Park Playground Replacement, Surfacing and Shade Improvements	362,594	-	-	-	-	-	362,594	100%	362,594
11	Cabezon Pool and Recreation Center Improvements	-	-	-	-	8,000	-	8,000	100%	8,000
12	Star Heights Park Improvements	-	-	-	350,000	-	-	350,000	100%	350,000
13	Star Heights Recreation Center Improvements and Repairs	-	-	80,000	-	-	-	80,000	100%	80,000
14								0	0%	0
15	**Total**	**$5,063,657**	**$3,449,291**	**$3,131,634**	**$3,629,321**	**$5,106,668**	**$439,582**	**$20,820,153**		**$18,301,222**
16	**Total ICIP Costs**									**$20,820,153**

Table 2.4: Parks System Standard

Value of Existing Facilities	$136,882,902
Value of Planned Facilities	20,820,153
Total System Value (2028)	$157,703,055
Future Service Population (2028)	119,905
Cost per Capita	$1,315
Facility Standard per Resident	$1,315

Table 2.5: Revenue Projection - System Standard

Cost per Capita	$1,315
Growth in Service Population (2023 - 2028)	11,823
Fee Revenue	$15,548,000
Cost of Planned Facilities	$18,301,222
Non-Fee Revenue to Be Identified	($2,753,222)

Table 2.6: Parks Fee - System Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / 1,000 Fee per Sq. Ft.
Residential - per Dwelling Unit						
Single Family	$1,315	2.65	$3,485	$70	$3,555	
Multifamily	1,315	2.12	2,788	56	2,844	

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

APPENDIX D

Bikeways & Trails Impact Fee

Table 3.1: Bikeways & Trails Service Population

	Residents	Workers	Service Population
Existing (2023)	108,082	3,931	108,475
New Development (2023-2028)	11,823	351	11,859
Total (2028)	119,905	4,282	120,334
Weighting Factor	1.00	0.10	

Table 3.2: Bikeways & Trails Assets

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
		Infrastructure					
143	BIKETRAL	INFRA - BIKEWAYS & TRAILS DC	2007	$10,265	$4,521	1.63	$12,234
162	BIKETRAL	BIKEWAYS & TRAILS DEV CB	2007	31,820	8,075	1.63	43,864
206	BIKETRAL	BIKELANES/TRAILS, MEADOWLARK	2007	407,397	3,799	1.63	661,188
0	BIKETRAL	INFRASTRUCTURE - BIKE PATHS	2007	254,100	-	1.63	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	264,000	-	1.63	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	273,900	-	1.63	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	277,200	-	1.63	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	290,400	3,196	1.63	470,819
9	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	297,000	67,340	1.63	417,448
20	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	310,200	41,592	1.63	464,743
33	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	313,500	20,567	1.63	491,154
45	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	323,400	-	1.63	0
57	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	330,000	20,317	1.63	518,337
116	BIKEWAYS	PATHS/TRAILS DEVELOPER CONTRIB	2007	27,077	20,317	1.63	23,881
145	BIKEWAYS	10TH STREET TRAILS	2007	114,121	-	1.63	0
119	BKYTRLS	PATHS/TRAILS DEVELOPER CONTRIB	2007	15,959	-	1.63	0
150	BKYTRLS	INFRA - BIKEWAYS & TRAILS DC	2007	57,950	-	1.63	0
				$3,598,289	$189,724		$3,103,669

Table 3.3: Bikeways & Trails CIP

Line No.	Description	FY 2023-24 2024	FY 2024-25 2025	FY 2025-26 2026	FY 2026-27 2027	FY 2027-28 2028	FY 2028-29 2029	Total 2024-2029	Growth-Related %	Growth-Related Total 2024-2029
1	Bosque Improvements	$22,174	$0	$0	$0	$0	$0	$22,174	100%	$22,174
2	Campus Park Phase 2	101,890	-	-	-	-	-	101,890	100%	101,890
3	Park Parking Lot Renovations	224,826	109,000	109,000	109,000	109,000	109,000	769,826	98%	757,717
4	Park Playground Replacement, Surfacing and Shade Improvements	109,000	580,000	-	580,000	-	580,000	1,849,000	6%	109,000
5										
6	**Total**	**$457,890**	**$689,000**	**$109,000**	**$689,000**	**$109,000**	**$689,000**	**$2,742,890**		**$990,781**
7	**Total ICIP Costs**									**$2,742,890**

Table 3.4: Bikeways & Trails System Standard

Value of Existing Facilities	$3,103,669
Value of Planned Facilities	2,742,890
Total System Value (2028)	$5,846,559
Future Service Population (2028)	120,334
Cost per Capita	$49
Facility Standard per Resident	$49
Facility Standard per Worker[1]	5

[1] Based on a weighing factor of 0.10.

Table 3.5: Revenue Projection - System Standard

Cost per Capita	$49
Growth in Service Population (2023 - 2028)	11,859
Fee Revenue	$581,000
Cost of Planned Facilities	$990,781
Non-Fee Revenue to Be Identified	($409,781)

Table 3.6: Bikeways & Trails Fee - System Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / 1,000 Fee per Sq. Ft.
Residential - per Dwelling Unit						
Single Family	$49	2.65	$130	$3	$133	
Multifamily	49	2.12	104	2	106	
Nonresidential - per 1,000 Sq. Ft.						
Commercial	5	2.57	$13	$0	$13	$0.013
Office	5	3.94	20	-	20	0.020
Industrial	5	1.40	7	-	7	0.007

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

APPENDIX E

Drainage Impact Fee

Table 4.1: Drainage Impervious Square Feet

	Impervious Square Feet (1,000s)		
	2023	**2028**	**Incremental**
Residential			
Single Family [1]	84,760	91,667	6,907
Multifamily [2]	8,122	11,048	2,926
Nonresidential			
Commercial	4,289	4,466	176
Office	4,512	4,748	236
Industrial	1,565	1,877	312
Total	103,248	113,805	10,557

(1) Assumes 2,265 square feet per dwelling unit

(2) Assumes 1,951 square feet per dwelling unit

Table 4.2: Drainage Assets

Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
	Infrastructure						
DRAIN	STORM DRAIN/ALBERTA WATERSHED	2007	883,240	46,100	1.63	1,441,698	1,395,599
DRAIN	EMERGENCY FLOOD CONTROL PROJ	2007	2,241,914	83,422	1.63	3,659,441	3,576,018
DRAIN	STORM DRAINAGE, PdV EXTENSION	2006	2,064,103	103,766	1.69	3,494,958	3,391,192
DRAINAGE	DRAINAGE, BARRANCAS ARROYO	2007	192,324	0	1.63	313,928	313,928
DRAINAGE	LOMA COLORADO 9B DRAINAGE DC	2007	61,552	0	1.63	100,471	100,471
DRAINIDA	REPLACE DRAINAGE IRIS/IDALIA	2007	17,469	0	1.63	28,515	28,515
STORMLIN	Infrastructure - StormDrn Line	2008	710,863	17,455	1.56	1,112,438	1,094,983
			$6,171,465	$250,743		$10,151,448	$9,900,704

Table 4.3: Drainage CIP

Line No.	Description	FY 2023-24 2024	FY 2024-25 2025	FY 2025-26 2026	FY 2026-27 2027	FY 2027-28 2028	FY 2028-29 2029	Total 2024-2029	Growth-Related %	Growth-Related Total 2024-2029
1	City Center Facility Plan-Storm Drainage & Land Acquisition		$919,806	$663,210	$1,961,320	$10,471,064	$10,120,921	$24,136,321	12%	$2,883,016
2	Southern Boulevard Reconstruction Phase IIA - NicklausChannel			5,000,000				5,000,000	100%	5,000,000
3	Idalia Road Culvert Crossing at Arroyo de la Barranca	1,993,889						1,993,889	100%	1,993,889
4	Pine Road Drainage Improvements	500,000					3,800,000	4,300,000	12%	500,000
5	Loma Barbon Sediment Control at Kennard Road Pond	250,000						250,000	100%	250,000
6	MS4 Outfalls to the Rio Grande	538,665	258,100					796,765	68%	538,655
7	Unser Boulevard Drainage Design at Acano Circle NE		60,000					60,000	0%	0
8	2nd Street at Unser Boulevard Drainage Design		200,000					200,000	0%	0
9	Iris Road Drainage Improvements		500,000					500,000	0%	0
10								0	0%	0
11	**Total**	**$3,282,554**	**$1,937,906**	**$5,663,210**	**$1,961,320**	**$10,471,064**	**$13,920,921**	**$37,236,975**		**$11,165,560**
12	**Total ICIP Costs**									**$37,236,975**

Table 4.4: Drainage System Standard

Value of Existing Facilities	$9,900,704
Value of Planned Facilities	37,236,975
Total System Value (2028)	$47,137,679
Total Impervious Area - 2028 (1,000 Sq. Ft.)	113,805
Cost per 1,000 Square Feet	$414

Table 3.5: Revenue Projection - System Standard

Cost per 1,000 square feet	$414
Growth in Impervious Area - 2023 - 2028 (1,000 Sq. Ft.)	10,557
Fee Revenue	$4,371,000
Cost of Planned Facilities	$11,165,560
Non-Fee Revenue to Be Identified	($6,794,560)

Table 4.6: Drainage Fee - System Standard

Land Use	A Cost Per 1,000 Sq. Ft.	B Base Sq. Ft per Unit	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / 1,000 Fee per Sq. Ft.
Residential - per Dwelling Unit						
Single Family	$414	2,265	$938	$19	$957	
Multifamily	414	1,951	808	16	824	
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$414	1,000	$414	$8	$422	$0.422
Office	414	1,000	414	8	422	0.422
Industrial	414	1,000	414	8	422	0.422

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

APPENDIX F

Roadways Impact Fee

Table 5.1a: Roadways Units - Existing

Line No.	Land Use Pattern	Existing Development	Trip Generation Relative Weighting [1]	Units	Weighted Trip Generation Factors	Percent Distribution
1	Single Family Residential	37,429	9.43	D.U.	352,955	56.49%
2	Multi-Family Residential	4,164	6.74	D.U.	28,065	4.49%
3	Commercial	4,289	42.70	sq ft	183,152	29.31%
4	Office	4,512	11.03	sq ft	49,762	7.96%
5	Industrial	1,565	6.97	sq ft	10,910	1.75%
6	**Total**				**624,846**	**100%**

[1] Source: International Transportation Trip Generation Manual
These figures represent peak weekday conditions.

Table 5.1b: Roadways Units New Development (2023 - 2028)

Line No.	Land Use Pattern	New Development (2023 - 2028)	Trip Generation Relative Weighting [1]	Units	Weighted Trip Generation Factors	Percent Distribution
1	Single Family Residential	3,050	9.43	D.U.	28,762	56.20%
2	Multi-Family Residential	1,500	6.74	D.U.	10,110	19.75%
3	Commercial	176	42.70	sq ft	7,530	14.71%
4	Office	236	11.03	sq ft	2,607	5.09%
5	Industrial	312	6.97	sq ft	2,172	4.24%
6	**Total**				**51,181**	**100%**

[1] Source: International Transportation Trip Generation Manual
These figures represent peak weekday conditions.

Table 5.1c: Roadways Trip Generation

Line No.	Land Use Pattern	(a) Ave Day VTE	(b) Trip Adjustment Factor	(c) Rio Rancho Average Trip Length	(d) Trip Length Wt Factor	(e) Average VMT	Service Unit Index
						*(a) * (b) * (c) * (d)*	
	Weekday Average VTE (per Dwelling Unit)						
1	Single Family	9.43	65%	18.73	1.21	138.94	1.00
2	Multi-Family	6.74	65%	18.73	1.21	99.30	0.71
	Weekday Average VTE (per Ksq ft)						
2	Commercial	42.70	33%	18.73	0.66	174.22	1.25
3	Office	11.03	50%	18.73	0.73	75.42	0.54
4	Industrial	6.97	50%	18.73	0.73	47.66	0.34
5	High Impact (Quick Service and Car Wash)	355.94	50%	18.73	0.73	2,433.75	17.52
6	RV Storage	2.05	50%	18.73	0.73	14.02	0.10

Table 5.1d: Roadways Vehicle Miles Traveled - Existing

Line No.	Land Use Pattern	(a) Existing Development	(b) Unit VMT	(c) Total VMT	(d) Percent Distribution
	Weekday Average VTE (per Dwelling Unit)				
1	Single Family	37,429	138.94	5,200,255	76.75%
2	Multi-Family	4,164	99.30	413,500	6.10%
	Weekday Average VTE (per Ksq ft)				
3	Commercial	4,289	174.22	747,268	11.03%
4	Office	4,512	75.42	340,248	5.02%
5	Industrial	1,565	47.66	74,600	1.10%
6	**Total**			6,775,871	100%

Table 5.1e: Roadways Vehicle Miles Traveled - New Development (2023 - 2028)

Line No.	Land Use Pattern	(a) New Development (2023 - 2028)	(b) Unit VMT	(c) Total VMT	(d) Percent Distribution
	Weekday Average VTE (per Dwelling Unit)				
1	Single Family	3,050	138.94	423,756	66.62%
2	Multi-Family	1,500	99.30	148,955	23.42%
	Weekday Average VTE (per Ksq ft)				
3	Commercial	176	174.22	30,725	4.83%
4	Office	236	75.42	17,828	2.80%
5	Industrial	312	47.66	14,848	2.33%
6	**Total**			636,112	100%

Table 5.1f: Roadways Vehicle Miles Traveled - Total Development (2028)

Line No.	Land Use Pattern	(a) Total Development	(b) Unit VMT	(c) Total VMT	(d) Percent Distribution
	Weekday Average VTE (per Dwelling Unit)				
1	Single Family	40,479	138.94	5,624,011	75.88%
2	Multi-Family	5,664	99.30	562,455	7.59%
	Weekday Average VTE (per Ksq ft)				
3	Commercial	4,466	174.22	777,993	10.50%
4	Office	4,748	75.42	358,076	4.83%
5	Industrial	1,877	47.66	89,448	1.21%
6	**Total**			7,411,983	100%

Table 5.2: Roadways Assets

Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
	Existing Road System						
	320 Centerlines @ $1,046,097 per mile	2022	$334,750,935	$0	1.00	$334,750,935	$334,750,935
	Infrastructure						
21STAVE	INFRASTRUCTURE 21ST AVE SE	1996	$503,059	$3,535	2.31	$1,164,055	$1,160,520
40STREET	40TH STREET PAVING PROJECT	2004	426,617	2,560	1.83	779,748	777,188
40STREET	40TH ST & LOMA CO REALIGN	2004	573,434	1,805	1.83	1,048,091	1,046,285
40TSIGNL	TRAFFIC SIGNAL/40TH & NORTHERN	2004	71,890	1,348	1.83	131,397	130,049
8TH STRT	8TH STREET ROAD IMPROVEMENTS	1993	327,372	2,182	2.50	817,137	814,955
HRNGSTRE	HIGH RANGE III-DC ST LIGHTS	2007	45,826	9,420	1.63	74,801	65,381
MATTROAD	RACHEL MATTHEWS OFFICE ROADWAY	2007	20,467	9,381	1.63	33,408	24,027
PDVBROAD	PDV AND BROADMOOR TURNLANE	2007	136,541	0	1.63	222,874	222,874
PDVROAD	PASEO DEL VOLCAN PROJECT	2007	5,380,389	0	1.63	8,782,325	8,782,325
TSIGNALS	AUTOSCOPE 2020	2007	16,000	49,550	1.63	26,117	0
TSIGNALS	TRAFFICE SIGNAL/UNSER & ABRAZO	2008	207,062	102,464	1.56	324,033	221,569
TSIGNALS	TRAFFIC SIGNAL SERVER	2008	6,055	4,433	1.56	9,476	5,042
TSIGNALS	EAGLE RIDGE MS ZONE FLASHERS	2008	5,220	0	1.56	8,169	8,169
TSIGNALS	ASC/3-2100 STD CONTROLLER, 110	2008	23,625	0	1.56	36,971	36,971
VILLROAD	VILLAGE ROADWAY ST LIGHTS/PAVE	2008	59,328	0	1.56	92,843	92,843
			$7,802,885	$186,678		$13,551,443	$13,388,199

Table 5.3: Roadways CIP

Line No.	Description	FY 2023-24 2024	FY 2024-25 2025	FY 2025-26 2026	FY 2026-27 2027	FY 2027-28 2028	FY 2028-29 2029	Total 2024-2029	Growth-Related %	Growth-Related Total 2024-2029
1	Idalia Road Design (Iris Road to Northern Boulevard)	$2,812,735						$2,812,735	6%	$170,078
2	Sara Road Reconstruction NM 528 to Meadowlark Lane	4,050,000						4,050,000	0%	0
3	Rainbow Boulevard Preliminary Engineering - City of Albuquerque						2,500,000	2,500,000	0%	0
4	Idalia Road and Loma Colorado Boulevard Roundabout Phase 2 - Right of Way			1,500,000				1,500,000	0%	0
5	Idalia Road and Broadmoor Boulevard Roundabout Phase 1 - Right of Way			1,500,000				1,500,000	0%	0
6	Unser Boulevard Widening Phase IIB	500,000			15,000,000			15,500,000	0%	0
7	Northern Boulevard Widening Phase B1					16,600,000		16,600,000	0%	0
8	City Wide Right of Way Acquisition	915,618	400,000	400,000	400,000	400,000	400,000	2,915,618	0%	0
9	15th Street SE Realignment Design	300,000						300,000	0%	0
10	Sara Road and Meadowlark Lane Roundabout Design	400,000		2,200,000				2,600,000	0%	0
11	Pavement Preservation, Rehabilitation, and Reconstruction Programs	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	39,000,000	0%	0
12	Roadway General Obligation Bond Projects		10,610,000		10,610,000		10,610,000	31,830,000	0%	0
13	Traffic Signal Detection Replacement	120,900	120,900	120,900	120,900	120,900	120,900	725,400	0%	0
14	Multi-Modal Safety Improvements	47,900	47,900	47,900	47,900	47,900	47,900	287,400	0%	0
15	ADA Sidewalk Improvements	110,000	110,000	110,000	110,000	110,000	110,000	660,000	0%	0
16	Broadmoor Boulevard Extension Phase II R/W (Northern Boulevard to PdV)				750,000		2,000,000	2,750,000	27%	750,000
17	Loma Colorado Boulevard Extension aand Roundabout to Silent Spring Drive			1,000,000			6,200,000	7,200,000	0%	0
18	College Boulevard from King Boulevard to Broadmoor Boulevard	2,000,000					4,000,000	6,000,000	0%	0
19	Southern Boulevard Reconstruction Phase 2A - Western Hills to 525' east					500,000	22,725,000	23,225,000	0%	0
20								-	0%	0
21								-	0%	0
22										
23	**Total**	**$17,757,153**	**$17,788,800**	**$13,378,800**	**$33,538,800**	**$24,278,800**	**$55,213,800**	**$161,956,153**		**$920,078**
24	**Total ICIP Costs**									**$161,956,153**

Table 5.4: Roadways Existing Standard

Value of Existing Facilities	$334,750,935
Existing Vehicle Miles Traveled (VMT)	6,775,871
Cost per VMT	$49.00

Table 5.5: Revenue Projection - Existing Standard

Cost per VMT	$49
Growth in VMT (2023 - 2028)	636,112
Fee Revenue	$31,169,000
Cost of Planned Facilities	$920,078
Unfunded Costs	$30,248,922

Table 5.6: Roadways Fee - Existing Standard

Land Use	A Cost Per VMT	B Unit VMT	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	F = E / 1,000 Fee per Sq. Ft.
Residential - per Dwelling Unit						
Single Family	$49	138.94	$6,808	$136	$6,944	
Multifamily	49	99.30	4,866	97	4,963	
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$49	174.22	$8,537	$171	$8,708	$8.708
Office	49	75.42	3,695	74	3,769	3.769
Industrial	49	47.66	2,335	47	2,382	2.382
High Impact	49	2,433.75	119,254	2,385	121,639	121.639
RV Storage	49	14.02	687	14	701	0.701

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

APPENDIX G

Water Impact Fee

Table 1.1: Water Fixed Assets

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
	Land and Buildings						
1678	LAND-PURCHASE OF LT22,23-BLK92	2015	$60,278	$0	$60,278	1.30	$60,278
1675	LAND-PURCHASE OF LT20 FOR UT	2015	24,057	0	24,057	1.30	24,057
2207	LAND PARCEL	2015	1,612	0	1,612	1.30	1,612
2208	LAND PARCEL	2015	2,000	0	2,000	1.30	2,000
2209	LAND PARCEL	2015	2,500	0	2,500	1.30	2,500
2210	LAND PARCEL	2015	4,000	0	4,000	1.30	4,000
2211	LAND PARCEL	2015	5,000	0	5,000	1.30	5,000
2212	LAND PARCEL	2015	5,000	0	5,000	1.30	5,000
2213	LAND PARCEL	2015	7,060	0	7,060	1.30	7,060
2214	LAND PARCEL	2015	10,019	0	10,019	1.30	10,019
2215	LAND PARCEL	2015	10,019	0	10,019	1.30	10,019
2216	LAND PARCEL	2015	10,104	0	10,104	1.30	10,104
2217	LAND PARCEL	2015	10,542	0	10,542	1.30	10,542
2218	LAND PARCEL	2015	13,214	0	13,214	1.30	13,214
2219	LAND PARCEL	2015	14,000	0	14,000	1.30	14,000
2220	LAND PARCEL	2015	19,471	0	19,471	1.30	19,471
2221	LAND PARCEL	2015	20,038	0	20,038	1.30	20,038
2222	LAND PARCEL	2015	23,933	0	23,933	1.30	23,933
2223	LAND PARCEL	2015	25,000	0	25,000	1.30	25,000
2224	LAND PARCEL	2015	27,486	0	27,486	1.30	27,486
2225	LAND PARCEL	2015	28,087	0	28,087	1.30	28,087
2226	LAND PARCEL	2015	31,500	0	31,500	1.30	31,500
2227	LAND PARCEL	2015	44,645	0	44,645	1.30	44,645
2228	LAND PARCEL	2015	45,000	0	45,000	1.30	45,000
2229	LAND PARCEL	2015	90,785	0	90,785	1.30	90,785
2230	LAND PARCEL	2015	129,000	0	129,000	1.30	129,000
2231	LAND PARCEL	2015	229,671	0	229,671	1.30	229,671
2232	LAND PARCEL	2015	231,217	0	231,217	1.30	231,217
2444	LAND PARCEL UT13/LT17,18,19,20	2015	125,757	0	125,757	1.30	125,757
3796	LAND ACQ/LOT 7-A PARCEL A	2015	28,500	0	28,500	1.30	28,500
4496	LAND/UT11, BLK 45, LOT 25	2015	9,138	0	9,138	1.30	9,138
4497	LAND/UT11, BLK E, LOT 80	2015	9,138	0	9,138	1.30	9,138
4533	LAND/UT17 BLK 1-31/LT1,2,9	2015	1,435	0	1,435	1.30	1,435
4505	LAND/UT17/BLK 38/LOT 34	2015	108,182	0	108,182	1.30	108,182
5546	LAND/UT21,BLK 31, LOT 25	2015	8,050	1,964	6,086	1.30	6,086
5566	U21/BLK19/L30,U21/BLK31/L23&24	2015	22,919	1,800	21,119	1.30	21,119
5731	LAND/UT11, BLK E, LT 79 & 80	2015	44,425	0	44,425	1.30	44,425
5791	RESERVOIR ROW/U21, B19, LT1	2015	12,231	0	12,231	1.30	12,231
5796	ROW/U25, BLK 138, LT 32-36	2015	53,928	0	53,928	1.30	53,928
5909	ROW/U11,BLK E,L73 - 78	2015	131,386	816	130,570	1.30	130,570
5988	LAND ROW/UT6,BLK76,LT19	2015	8,800	0	8,800	1.30	8,800
6034	LAND/UT20/BLK36/LT7A/LFTST#15	2015	11,575	0	11,575	1.30	11,575
6106	LAND/UT11, BLK E, LOT 72	2015	22,164	0	22,164	1.30	22,164
5902	LAND/U21, BLK31, LT21	2015	25,616	0	25,616	1.30	25,616
6538	TANK#10/U13,BLK117,LT33-A	2015	40,000	0	40,000	1.30	40,000
6806	LAND/UT13,BLK29,LT57	2015	66,105	0	66,105	1.30	66,105
8882	LAND/UT17, BLK 38, LT 43	2015	316,356	0	316,356	1.30	316,356
8987	LAND/UT13, BLK 29, LOT 55&56	2015	181,469	0	181,469	1.30	181,469
9133	APPRAISAL OF WELL SITE S26	2015	1,283	0	1,283	1.30	1,283
9698	LAND/UT20,BLK18,LT19,20,24,25	2015	85,282	0	85,282	1.30	85,282
3169	LAND/UT11,BLK V, LT 30 & 31	2015	13,832	0	13,832	1.30	13,832
9750	LAND/UT13,BLK5,LT1	2015	65,934	0	65,934	1.30	65,934
9751	LAND/UT13,BLK5,LT34	2015	65,914	0	65,914	1.30	65,914
9752	LAND/UT20,BLK18,LT 26&27	2015	46,026	0	46,026	1.30	46,026
9753	LAND/UT20,BLK18,LT 21&22	2015	46,137	0	46,137	1.30	46,137
9760	LAND/UT20,BLK18,LT23	2015	21,477	0	21,477	1.30	21,477
9926	LAND/UT13,BLK6,LT33 (WELLSITE)	2015	76,022	0	76,022	1.30	76,022
9952	LAND/UT20,BLK18,LT28(WELLSITE)	2015	21,709	0	21,709	1.30	21,709
9983	LAND/UT13,BLK5,LT2(WELLSITE)	2015	65,970	0	65,970	1.30	65,970
10571	LAND, PARCEL 21-A (15-ACRE)CAB	2015	2,011,943	0	2,011,943	1.30	2,011,943
6503	TANK#15/BACK TAXES & FEES	2015	66	0	66	1.30	66
5706	TANK#15/LAND ACQUISITION	2015	533	0	533	1.30	533
12452	LAND/UT21 BLK103 LT 46	2015	13,066	0	13,066	1.30	13,066
12444	LAND/UT21 BLK99 LOT 19	2015	13,000	0	13,000	1.30	13,000
12517	LAND/UT21 BLK99 LT20	2015	15,430	0	15,430	1.30	15,430
12572	LAND/UT17,BLK84,LT11	2015	133,193	0	133,193	1.30	133,193
12584	LAND CONDE/UT13,BLK2,LT16	2015	48,000	0	48,000	1.30	48,000
12587	LAND/UT17, BLOCK 84, LOT 11	2015	139,107	0	139,107	1.30	139,107
12325	APPRAISAL OF UNIT 21, BLOCK 99	2015	6,390	0	6,390	1.30	6,390
12603	LAND/UT13,BLK2,LT16(WELL14 BOO	2015	52,800	1,673	51,127	1.30	51,127
12604	LAND/UT6,BLK66,LT1 (BOOSTER)	2015	13,179	0	13,179	1.30	13,179
12606	REC FEES, UT21 BLK99 LT20	2015	9	0	9	1.30	9
12607	REC FEES, UT21 BLK 103 LT 46	2015	9	0	9	1.30	9
12608	REC FEES, UT 21 BLK103 LT46	2015	9	0	9	1.30	9
12609	REC FEES, UT 17 BLK84 LT11	2015	9	0	9	1.30	9
12728	PROVIDE SERVICES TO ACQUIRE PR	2015	5,640	0	5,640	1.30	5,640
12856	LAND/UT17,BLK117,LTS3B,33A1	2015	3,207	0	3,207	1.30	3,207
12857	LAND/UT17,BLK117,LTS4,32A(MORE	2015	9,286	0	9,286	1.30	9,286
12863	LAND/UT21,BLK103,LT48 PASEO GA	2015	13,165	0	13,165	1.30	13,165
12885	LAND/UT21,BLK99,LT22	2015	17,000	0	17,000	1.30	17,000
12886	LAND/UT21,BLK103,LTS 1 & 2	2015	34,708	0	34,708	1.30	34,708
12973	PROF SVCS LAND ACQUISITION	2015	9,430	0	9,430	1.30	9,430
13029	PURCHASE UT 21, BLK 99, LT 21	2015	23,154	0	23,154	1.30	23,154
13038	LAND/UT21,BLK103,LT47	2015	17,000	0	17,000	1.30	17,000
13489	2010 PROPTAX-UT21,BLK99,LT19	2015	178	0	178	1.30	178
13534	LAND/UT21,BLK103,LT22	2015	18,279	0	18,279	1.30	18,279
13729	LAND/UT21,BLK108,LOTS 15-17	2015	1,514	0	1,514	1.30	1,514
13750	LAND/UT21,BLK99,LT20-PROP TAX	2015	816	0	816	1.30	816
13751	LAND/UT21,BLK103,LT46-PROP TAX	2015	48	0	48	1.30	48
13752	LAND/UT21,BLK99,LT22-PROP TAX	2015	97	0	97	1.30	97
13753	LAND/UT21,BLK103,LT47-PROP TAX	2015	97	0	97	1.30	97
13754	LAND/UT21,BLK103,LT1-PROP TAX	2015	97	0	97	1.30	97
13755	LAND/UT21,BLK103,LT2-PROP TAX	2015	97	17	80	1.30	80
13892	LAND/UT13,BLK2,LT16/PROP TAX	2015	120	29	91	1.30	91
12160	APPRAISAL FOR UNIT 13, BLOCK 2	2015	1,065	0	1,065	1.30	1,065
12706	CONDEMNATION SERVICES FOR CITY	2015	543	0	543	1.30	543
11191	LAND IMPRV, WELL#10A	2015	17,880	0	17,880	1.30	17,880
12844	LAND IMPROV WELL#12	2015	318,993	0	318,993	1.30	318,993
13344	WELL#9 LAND IMPROVMENTS	2015	191,008	0	191,008	1.30	191,008
13347	WELL#13 LAND IMPROVEMENTS	2015	220,026	0	220,026	1.30	220,026
196	WELL 15 LAND IMPROVEMENTS	2015	12,466	0	12,466	1.30	12,466
196	WELL 6 LAND IMPROVEMENTS	2015	170,572	0	170,572	1.30	170,572

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
196	WELL 16 LAND IMPROVEMENTS	2015	161,853	0	161,853	1.30	161,853
196	WELL10A LAND IMPROVEMENTS	2015	1,930,368	0	1,930,368	1.30	1,930,368
196	WELL 14 LAND IMPROVEMENTS	2015	238,733	0	238,733	1.30	238,733
196	WELL 17 LAND IMPROVEMENTS	2015	211,408	0	211,408	1.30	211,408
205	WELL#3 LAND IMPROVEMENTS	2015	448,113	0	448,113	1.30	448,113
1566	Chlorine Analyzer Shed	2022	7,000	0	7,000	1.00	7,000
1581	Warehouse -Well #6	2022	40,977	0	40,977	1.00	40,977
4711	Meter Warehouse	2022	1,064,385	0	1,064,385	1.00	1,064,385
1553	Water Office	2022	140,000	0	140,000	1.00	140,000
	Water Infrastructure						
2007	VISTA HILLS WATERLINE	2015	599,719	0	599,719	1.30	777,257
2009	WATERLINES, WELL#10A	2015	154,635	0	154,635	1.30	200,412
2010	CLEVELAND HS WATERLINE	2015	1,535,394	0	1,535,394	1.30	1,989,923
2011	SAD INFRA WATERLINE	2015	2,011,671	0	2,011,671	1.30	2,607,194
2012	SASC WATERLINE EXTENSION	2015	14,567	0	14,567	1.30	18,879
2008	INFRASTRUCTURE - WATERLINE DEV	2015	1,293,424	0	1,293,424	1.30	1,676,322
2010	INFRASTRUCTURE - WATERLINE DEV	2015	258,121	0	258,121	1.30	334,534
2012	INFRASTRUCTURE - WATERLINE DEV	2015	133,707	0	133,707	1.30	173,289
2010	24" WATER TRANSMISSION LINE	2015	1,902,850	0	1,902,850	1.30	2,466,160
2003	17TH AVE 12" WATERLINE REPLACE	2015	259,549	0	259,549	1.30	336,384
2012	BROADMOOR DR WATER SVCLN REPL	2015	8,690	0	8,690	1.30	11,262
3921	Aquifer/Storage/Reinjection	2022	1,577,907	0	1,577,907	1.00	1,577,907
3922	Aquifer/Storage/Reinjection	2022	386,283	0	386,283	1.00	386,283
	Wells						
944	Well # 1 Warehouse	2022	150,000	0	150,000	1.00	150,000
946	Well # 1	2022	40,000	0	40,000	1.00	40,000
947	Well # 2	2022	30,000	0	30,000	1.00	30,000
948	Well # 3	2022	2,650,000	0	2,650,000	1.00	2,650,000
949	Well # 4	2022	20,000	0	20,000	1.00	20,000
951	Well # 6	2022	5,800,000	0	5,800,000	1.00	5,800,000
952	Well # 7	2022	2,650,000	0	2,650,000	1.00	2,650,000
953	Well # 8	2022	2,650,000	0	2,650,000	1.00	2,650,000
954	Well # 9	2022	185,805	0	185,805	1.00	185,805
957	Well # 12	2022	5,800,000	0	5,800,000	1.00	5,800,000
958	Well # 13	2022	410,889	0	410,889	1.00	410,889
959	Well # 14	2022	5,800,000	0	5,800,000	1.00	5,800,000
960	Well # 15	2022	5,800,000	0	5,800,000	1.00	5,800,000
961	Well # 16	2022	5,800,000	0	5,800,000	1.00	5,800,000
962	Well # 17	2022	5,800,000	0	5,800,000	1.00	5,800,000
963	Well # 19	2022	5,800,000	0	5,800,000	1.00	5,800,000
3011	Well 10A	2022	6,100,000	0	6,100,000	1.00	6,100,000
3018	Well 21	2022	5,800,000	0	5,800,000	1.00	5,800,000
4394	Well#22	2022	6,400,000	0	6,400,000	1.00	6,400,000
	Tanks and Boosters						
2012	INFRASTRUCTURE-SAD7A WATER	2015	872,816	0	872,816	1.30	1,131,200
2012	INFRASTRUCTURE-SAD8 WATER	2015	100,081	0	100,081	1.30	129,709
2012	35TH AVE WATERLINE CONSTRUCTIO	2015	10,927	0	10,927	1.30	14,162
2010	3 MGD SEC RESERVOIR NO. 15	2015	1,916,871	0	1,916,871	1.30	2,484,331
2004	6 MGD BOOSTER PIPLINE	2015	428,701	0	428,701	1.30	555,611
2013	CITY CENTER BOOSTER INFRA	2015	1,129,100	0	1,129,100	1.30	1,463,352
6260	ENCH HILLS E/HWY 44 & SF HILLS	2011	376,296	0	376,296	1.43	539,527
6263	ENCH HILLS W/KENNARD ROAD	2011	817,430	0	817,430	1.43	1,172,017
12853	BLDG, TANK10 WATER COMPLEX	2011	1,040,968	0	1,040,968	1.43	1,492,522
965	Tank # 3	2022	1,000,000	0	1,000,000	1.00	1,000,000
969	Tank # 6	2022	2,000,000	0	2,000,000	1.00	2,000,000
971	Tank # 8S	2022	3,000,000	0	3,000,000	1.00	3,000,000
972	Tank # 9	2022	200,000	0	200,000	1.00	200,000
973	Tank # 3	2022	700,000	0	700,000	1.00	700,000
974	Tank # 4	2022	2,000,000	0	2,000,000	1.00	2,000,000
975	Tank # 13	2022	3,100,000	0	3,100,000	1.00	3,100,000
976	Tank # 15N	2022	1,000,000	0	1,000,000	1.00	1,000,000
1579	Well 12 Booster Station	2022	3,405,566	0	3,405,566	1.00	3,405,566
1580	Well 10 Booster Station	2022	3,405,566	0	3,405,566	1.00	3,405,566
1582	Tank # 4	2022	20,000	0	20,000	1.00	20,000
1583	Tank # 17	2022	1,000,000	0	1,000,000	1.00	1,000,000
2729	Booster Station # 6	2022	3,405,566	0	3,405,566	1.00	3,405,566
3012	Tank 12E	2022	893,807	0	893,807	1.00	893,807
3017	Mariposa Tank	2022	2,250,000	0	2,250,000	1.00	2,250,000
3088	City Center Tank	2022	4,000,000	0	4,000,000	1.00	4,000,000
3746	Well 14 Booster/Fill Station	2022	1,217,600	0	1,217,600	1.00	1,217,600
4156	Enchanted Hills Tank 1	2022	3,000,000	0	3,000,000	1.00	3,000,000
4288	Recycled Water Tank	2022	2,791,086	0	2,791,086	1.00	2,791,086
4379	City Center Booster Station	2022	3,405,566	0	3,405,566	1.00	3,405,566
4395	Well 15 Booster Station	2022	674,045	0	674,045	1.00	674,045
4396	Mariposa Booster Station	2022	674,045	0	674,045	1.00	674,045
4397	Tank 6B	2022	3,100,000	0	3,100,000	1.00	3,100,000
4398	Tank #8S	2022	4,500,000	0	4,500,000	1.00	4,500,000
4399	Tank 10A	2022	3,000,000	0	3,000,000	1.00	3,000,000
4400	Tank 10B	2022	4,000,000	0	4,000,000	1.00	4,000,000
4401	Tank 15S	2022	3,000,000	0	3,000,000	1.00	3,000,000
4402	Well 8 Booster Station	2022	3,405,556	0	3,405,556	1.00	3,405,556
	Equipment						
2193	GROUP OF CHAIN LINK FENCING	2015	6,768	0	6,768	1.30	6,768
2195	GROUP OF CHAIN LINK FENCING	2015	8,594	0	8,594	1.30	8,594
2196	GROUP OF CHAIN LINK FENCING	2015	8,993	0	8,993	1.30	8,993
2197	GROUP OF CHAIN LINK FENCING	2015	9,233	0	9,233	1.30	9,233
2199	GROUP OF CHAIN LINK FENCING	2015	10,127	0	10,127	1.30	10,127
2200	GROUP OF CHAIN LINK FENCING	2015	11,422	0	11,422	1.30	11,422
2201	GROUP OF CHAIN LINK FENCING	2015	16,833	0	16,833	1.30	16,833
2202	GROUP OF CHAIN LINK FENCING	2015	18,627	0	18,627	1.30	18,627
8784	GROUP OF CHAIN LINK FENCING	2015	1,815	0	1,815	1.30	1,815
8785	GROUP OF CHAIN LINK FENCING	2015	3,604	0	3,604	1.30	3,604
8786	GROUP OF CHAIN LINK FENCING	2015	4,822	0	4,822	1.30	4,822
13924	SECURITY SYSTEM IMPRV WELL10	2015	282,114	0	282,114	1.30	282,114
13925	SECURITY SYSTEM IMPRV WELL6	2015	23,314	0	23,314	1.30	23,314
13926	SECURITY SYSTEM IMPRV WELL16	2015	84,476	0	84,476	1.30	84,476
13927	SECURITY SYSTEM IMPRV WELL14	2015	162,191	0	162,191	1.30	162,191
13928	SECURITY SYSTEM IMPRV WELL17	2015	22,364	0	22,364	1.30	22,364
13929	SECURITY SYSTEM IMPRV WELL15	2015	74,974	0	74,974	1.30	74,974
13930	SECURITY SYSTEM IMPRV WELL3	2015	21,451	0	21,451	1.30	21,451
13931	SECURITY SYSTEM IMPRV WELL12	2015	16,140	0	16,140	1.30	16,140
13932	SECURITY SYSTEM IMPRV WELL19	2015	6,166	0	6,166	1.30	6,166
13933	SECURITY SYSTEM IMPRV WELL13	2015	52,457	0	52,457	1.30	52,457
2013	FIBEROPTIC LINE (SCADA)	2015	9,262	0	9,262	1.30	12,003

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
13934	SECURITY SYSTEM IMPRV WELL9	2015	52,087	0	52,087	1.30	52,087
	Treatment						
2012	WELL 12 REVERSE OSMOSIS	2015	2,037,223	0	2,037,223	1.30	2,640,312
1020	BUILDING-WATER OFFICE	2010	53,807	0	53,807	1.48	79,524
1027	BUILDING-WATER WAREHOUSE/SHOP	2010	24,253	0	24,253	1.48	35,845
1143	BUILDING-TREATMENT POND	2010	107,676	0	107,676	1.48	159,139
1149	BUILDING-CHLORINE CONTACT BASI	2010	46,898	2,840	44,058	1.48	66,473
1166	BUILDING-CONTROL	2010	38,570	395	38,175	1.48	56,609
1171	BUILDING-UV TREATMENT	2010	29,266	395	28,871	1.48	42,858
8314	BUILDING-WASHWATER SHED	2011	2,252	0	2,252	1.43	3,229
8316	BLDG-CONF/TILE-REMOVE CARPET	2011	2,503	0	2,503	1.43	3,589
8317	BLDG-CONTROL/REPLACE CARPET	2011	3,533	0	3,533	1.43	5,066
8318	BLDG-CONTROL/RM-CARPET/VINYLBS	2011	1,832	0	1,832	1.43	2,627
8319	BLDG-OPS/WINDOW REPLACEMENT	2011	3,473	0	3,473	1.43	4,979
8320	VINYL BASE/REM&REPL CARPET	2011	1,214	0	1,214	1.43	1,741
1181	BUILDING-WASHWATER HOLDING TAN	2010	20,920	395	20,525	1.48	30,523
3319	Arsenic Treatment Well	2022	5,200,000	0	5,200,000	1.00	5,200,000
3320	Arsenic Treatment Well	2022	11,500,000	0	11,500,000	1.00	11,500,000
3321	Arsenic Treatment Well	2022	5,095,000	0	5,095,000	1.00	5,095,000
3322	Arsenic Treatment Well	2022	5,200,000	0	5,200,000	1.00	5,200,000
3451	Arsenic Treatment Well	2022	5,095,000	0	5,095,000	1.00	5,095,000
3452	Arsenic Treatment Well	2022	5,095,000	0	5,095,000	1.00	5,095,000
3453	Arsenic Treatment Well	2022	5,200,000	0	5,200,000	1.00	5,200,000
3454	Arsenic Treatment Well	2022	5,200,000	0	5,200,000	1.00	5,200,000
3573	Arsenic Treatment Well	2022	4,450,000	0	4,450,000	1.00	4,450,000
3574	Arsenic Treatment Well	2022	4,450,000	0	4,450,000	1.00	4,450,000
	Fleet						
17697	Ditch Witch FX30	2006	39,563	0	39,563	1.68	39,563
17698	Big Tex 24' Pintle Hook	2015	14,733	0	14,733	1.30	14,733
17699	Ditch Witch Trailer FX20	2015	24,707	0	24,707	1.30	24,707
17863	International 7500	2007	60,219	0	60,219	1.63	60,219
17879	Pace Cargo	1997	3,277	0	3,277	2.23	3,277
17880	Townmaster Pipe Trailer	1996	2,700	0	2,700	2.31	2,700
17881	Big Tex Trailer	2002	7,875	0	7,875	1.99	7,875
17864	Kenworth T800	2006	89,654	0	89,654	1.68	89,654
17942	Ford F350	2007	30,579	0	30,579	1.63	30,579
17875	Ford F350	2013	34,983	0	34,983	1.36	34,983
17876	Ford F350	2013	34,893	0	34,893	1.36	34,893
17872	Kenworth T800	2014	20,017	0	20,017	1.33	20,017
17703	Big Tex 24' Pintle Hook	2014	17,106	0	17,106	1.33	17,106
17874	Pjtr U81	2014	2,900	0	2,900	1.33	2,900
17870	Big Tex 16' Dump Trailer	2014	7,315	0	7,315	1.33	7,315
17868	Ford F450	2014	48,065	0	48,065	1.33	48,065
17869	Ford F450	2014	48,065	0	48,065	1.33	48,065
17944	Ford F150	2014	25,000	0	25,000	1.33	25,000
17866	Ford F450	2015	52,043	0	52,043	1.30	52,043
17871	Big Tex 14LX-14BK7SIRPD	2017	7,960	0	7,960	1.20	7,960
17867	Kenworth T300	2008	71,561	0	71,561	1.56	71,561
17877	Big Tex Trailer	2000	3,500	0	3,500	2.09	3,500
17878	Interstate Trailer	2002	11,479	0	11,479	1.99	11,479
17865	International HV607	2021	132,150	0	132,150	1.04	132,150
17873	Kenworth T800	2020	171,529	0	171,529	1.12	171,529
17886	Ford F150	2013	22,317	0	22,317	1.36	22,317
17903	John Deere Welding	1993	1,300	0	1,300	2.50	1,300
17904	Towmaster C10	2000	3,500	0	3,500	2.09	3,500
17905	Jbmf Steam Clean	2003	12,000	0	12,000	1.94	12,000
17895	Ford F350	2006	24,461	0	24,461	1.68	24,461
17890	Chevrolet Colorado	2006	12,086	0	12,086	1.68	12,086
17894	Chevrolet 2500	2007	28,362	0	28,362	1.63	28,362
17891	Ford Ranger	2007	16,144	0	16,144	1.63	16,144
17906	Felling hydraulic Pump Trailer	2010	7,724	0	7,724	1.48	7,724
17898	Ford F150	2010	20,903	0	20,903	1.48	20,903
17893	Chevrolet 1500	2008	20,446	0	20,446	1.56	20,446
17885	Ford F150	2013	22,317	0	22,317	1.36	22,317
17896	Ford F350	2013	34,893	0	34,893	1.36	34,893
17889	PJ Trailer MFG U8121	2012	1,825	0	1,825	1.40	1,825
17899	Ford F250	2016	23,878	0	23,878	1.26	23,878
17901	Ford F250	2016	23,878	0	23,878	1.26	23,878
17908	Ford F150	2017	29,600	0	29,600	1.20	29,600
17897	Chevrolet 3500	2008	39,983	0	39,983	1.56	39,983
17902	Norstar Ironbull	2018	6,165	0	6,165	1.16	6,165
17887	Ford F350	2019	29,964	0	29,964	1.14	29,964
17909	Ford F350	2019	29,964	0	29,964	1.14	29,964
17888	Ford F350	2019	34,907	0	34,907	1.14	34,907
17892	Ford F450	2020	40,007	0	40,007	1.12	40,007
	Meters						
1996	INFRASTRUCTURE - METERS/FITTIN	2015	143,060	0	143,060	1.30	185,410
1998	INFRASTRUCTURE - METERS/FITTIN	2015	13,231	0	13,231	1.30	17,148
2001	INFRASTRUCTURE - METERS/FITTIN	2015	14,764	0	14,764	1.30	19,135
2002	INFRASTRUCTURE - METERS/FITTIN	2015	26,835	0	26,835	1.30	34,779
2003	Infrastructure - Meters/Fittin	2015	85,231	0	85,231	1.30	110,463
2004	METERS AND FITTINGS	2015	76,228	0	76,228	1.30	98,794
2005	METERS & FITTINGS	2015	106,111	0	106,111	1.30	137,523
2006	METERS & FITTINGS	2015	33,512	0	33,512	1.30	43,433
2006	METER SETTING & INSTALL PROGRM	2015	700,756	0	700,756	1.30	908,204
2007	METERS/FITTINGS	2015	985,399	0	985,399	1.30	1,277,112
2008	Infrastructure - Meters/Fittin	2015	911,076	0	911,076	1.30	1,180,786
2009	METERS & FITTINGS	2015	845,551	0	845,551	1.30	1,095,864
2010	METERS & FITTINGS - AUTO	2015	1,038,539	0	1,038,539	1.30	1,345,982
2011	FY11 METERS & FITTINGS	2015	642,898	0	642,898	1.30	833,218
2012	FY12 METERS & FITTINGS	2015	594,038	0	594,038	1.30	769,894
2013	METERS/FITTINGS FY13	2015	634,025	0	634,025	1.30	821,718
2005	METER SETTINGS & INSTALL	2015	331,747	0	331,747	1.30	429,956
2010	FY10 METERS & FITTINGS	2015	627,664	0	627,664	1.30	813,474
2012	17" X 15" X 24" METER CAN	2015	11,401	0	11,401	1.30	14,776
	Total		$228,339,685	$10,324	$228,329,361		$236,119,353

Table 1.2: Water CIP

Description - Inflated	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total
Unser Boulevard Water Line City Center Tank to Tank 15	$9,094,000	$0	$0	$0	$0	$0	$9,094,000
Redrill Well 9 and Equip for Arsenic Removal	18,213,857	0	0	0	0	0	18,213,857
Hydroexcavator Storage Garage	0	898,978	0	0	0	0	898,978
Booster Station and Transmission Line Well 17	5,898,290	0	0	0	0	0	5,898,290
Northern Blvd and North Hills Waterline	84,843	8,813,394	0	0	0	0	8,898,237
Well 13 Equipping Continued from FY23	8,285,873	0	0	0	0	0	8,285,873
Well Chemical Storage Canopies	65,000	74,033	83,892	94,641	106,351	119,095	543,012
Sodium Hydroxide Skids	110,751	122,155	134,228	147,877	162,654	178,642	856,307
Sodium Hypochlorite Systems at Well Sites	245,000	269,693	296,419	326,512	359,089	396,983	1,893,697
Well Line Shaft Sound Walls	0	190,372	0	224,773	0	0	415,145
Water Well Level Monitoring Wells	41,400	47,593	55,928	65,066	75,071	86,013	371,071
Equipment for Water Production, Treatment and Distribution	13,670	0	0	0	0	0	13,670
Water Utility Vehicles and Heavy Equipment	1,098,984	0	0	0	0	0	1,098,984
Well Site Security and SCADA	200,000	219,985	242,728	266,179	294,028	324,203	1,547,123
Install/Replace Water Lines	0	2,517,139	3,187,904	4,022,253	4,254,021	4,499,143	18,480,459
Renovate/Paint Water Storage Tanks	0	2,644,053	2,857,928	3,087,671	3,334,401	3,599,314	15,523,367
New Tank at Well 17	0	0	0	0	0	463,147	463,147
New Tank Volcan Water Tank (Near Sue Cleeland HS same as Tank 6 overflow)	0	0	0	354,905	5,004,730	0	5,359,635
New and Replacement Pressure Reducing Valves (PRVs)	305,000	338,439	369,126	396,310	431,658	463,147	2,303,680
Drill S25 (Lacuna/Chayote property owned by Utilities) or Well 15 Mariposa	0	0	0	0	312,796	7,145,697	7,458,493
Redrill Well 2 or 4 and Equip 850 ft depth	2,824,833	0	5,212,502	0	0	0	8,037,335
Water Rights	1,291,795	1,269,145	1,454,132	1,656,222	1,876,774	2,117,244	9,665,311
Total	$47,773,296	$17,404,980	$13,894,786	$10,642,409	$16,211,572	$19,392,628	$125,319,671

Description - Current Day Dollars	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total
Unser Boulevard Water Line City Center Tank to Tank 15	$9,094,000	$0	$0	$0	$0	$0	$9,094,000
Redrill Well 9 and Equip for Arsenic Removal	18,213,857	0	0	0	0	0	18,213,857
Hydroexcavator Storage Garage	0	850,000	0	0	0	0	850,000
Booster Station and Transmission Line Well 17	5,898,290	0	0	0	0	0	5,898,290
Northern Blvd and North Hills Waterline	84,843	8,333,223	0	0	0	0	8,418,066
Well 13 Equipping Continued from FY23	8,285,873	0	0	0	0	0	8,285,873
Well Chemical Storage Canopies	65,000	70,000	75,000	80,000	85,000	90,000	465,000
Sodium Hydroxide Skids	110,751	115,500	120,000	125,000	130,000	135,000	736,251
Sodium Hypochlorite Systems at Well Sites	245,000	255,000	265,000	276,000	287,000	300,000	1,628,000
Well Line Shaft Sound Walls	0	180,000	0	190,000	0	0	370,000
Water Well Level Monitoring Wells	41,400	45,000	50,000	55,000	60,000	65,000	316,400
Equipment for Water Production, Treatment and Distribution	13,670	0	0	0	0	0	13,670
Water Utility Vehicles and Heavy Equipment	1,098,984	0	0	0	0	0	1,098,984
Well Site Security and SCADA	200,000	208,000	217,000	225,000	235,000	245,000	1,330,000
Install/Replace Water Lines	0	2,380,000	2,850,000	3,400,000	3,400,000	3,400,000	15,430,000
Renovate/Paint Water Storage Tanks	0	2,500,000	2,555,000	2,610,000	2,665,000	2,720,000	13,050,000
New Tank at Well 17	0	0	0	0	0	350,000	350,000
New Tank Volcan Water Tank (Near Sue Cleeland HS same as Tank 6 overflow)	0	0	0	300,000	4,000,000	0	4,300,000
New and Replacement Pressure Reducing Valves (PRVs)	305,000	320,000	330,000	335,000	345,000	350,000	1,985,000
Drill S25 (Lacuna/Chayote property owned by Utilities) or Well 15 Mariposa	0	0	0	0	250,000	5,400,000	5,650,000
Redrill Well 2 or 4 and Equip 850 ft depth	2,824,833	0	4,660,000	0	0	0	7,484,833
Water Rights	1,291,795	1,200,000	1,300,000	1,400,000	1,500,000	1,600,000	8,291,795
Total	$47,773,296	$16,456,723	$12,422,000	$8,996,000	$12,957,000	$14,655,000	$113,260,019

Table 1.3: Water CIP Allocation %

Description - Inflated	Capital Costs Allocated to Existing Customers (System Upgrade)	System Expansion Costs Allocated to New Customers	Total Allocation
Unser Boulevard Water Line City Center Tank to Tank 15	84%	16%	100%
Redrill Well 9 and Equip for Arsenic Removal	100%	0%	100%
Hydroexcavator Storage Garage	100%	0%	100%
Booster Station and Transmission Line Well 17	64%	36%	100%
Northern Blvd and North Hills Waterline	90%	10%	100%
Well 13 Equipping Continued from FY23	70%	30%	100%
Well Chemical Storage Canopies	100%	0%	100%
Sodium Hydroxide Skids	100%	0%	100%
Sodium Hypochlorite Systems at Well Sites	100%	0%	100%
Well Line Shaft Sound Walls	100%	0%	100%
Water Well Level Monitoring Wells	100%	0%	100%
Equipment for Water Production, Treatment and Distribution	100%	0%	100%
Water Utility Vehicles and Heavy Equipment	100%	0%	100%
Well Site Security and SCADA	100%	0%	100%
Install/Replace Water Lines	100%	0%	100%
Renovate/Paint Water Storage Tanks	100%	0%	100%
New Tank at Well 17	100%	0%	100%
New Tank Volcan Water Tank (Near Sue Cleeland HS same as Tank 6 overflow)	70%	30%	100%
New and Replacement Pressure Reducing Valves (PRVs)	100%	0%	100%
Drill S25 (Lacuna/Chayote property owned by Utilities) or Well 15 Mariposa	96%	4%	100%
Redrill Well 2 or 4 and Equip 850 ft depth	78%	22%	100%
Water Rights	100%	0%	100%

Table 1.4: Water CIP Allocation $

Description - Inflated	Capital Costs Allocated to Existing Customers (System Upgrade)	System Expansion Costs Allocated to New Customers	Total
Unser Boulevard Water Line City Center Tank to Tank 15	$7,594,000	$1,500,000	$9,094,000
Redrill Well 9 and Equip for Arsenic Removal	18,213,857	0	18,213,857
Hydroexcavator Storage Garage	898,978	0	898,978
Booster Station and Transmission Line Well 17	3,751,655	2,146,635	5,898,290
Northern Blvd and North Hills Waterline	8,052,604	845,632	8,898,237
Well 13 Equipping Continued from FY23	5,840,368	2,445,505	8,285,873
Well Chemical Storage Canopies	543,012	0	543,012
Sodium Hydroxide Skids	856,307	0	856,307
Sodium Hypochlorite Systems at Well Sites	1,893,697	0	1,893,697
Well Line Shaft Sound Walls	415,145	0	415,145
Water Well Level Monitoring Wells	371,071	0	371,071
Equipment for Water Production, Treatment and Distribution	13,670	0	13,670
Water Utility Vehicles and Heavy Equipment	1,098,984	0	1,098,984
Well Site Security and SCADA	1,547,123	0	1,547,123
Install/Replace Water Lines	18,480,459	0	18,480,459
Renovate/Paint Water Storage Tanks	15,523,367	0	15,523,367
New Tank at Well 17	463,147	0	463,147
New Tank Volcan Water Tank (Near Sue Cleeland HS same as Tank 6 overflow)	3,739,280	1,620,355	5,359,635
New and Replacement Pressure Reducing Valves (PRVs)	2,303,680	0	2,303,680
Drill S25 (Lacuna/Chayote property owned by Utilities) or Well 15 Mariposa	7,128,471	330,022	7,458,493
Redrill Well 2 or 4 and Equip 850 ft depth	6,254,800	1,782,535	8,037,335
Water Rights	9,665,311	0	9,665,311
Total	$114,648,987	$10,670,684	$125,319,671

Table 1.5: Water Impact Fee Existing Standard

Description	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
Existing - Assets			
Land and Buildings	10,638,066	10,631,768	10,631,768
Water Infrastructure	10,136,516	10,136,516	12,555,806
Wells	67,686,694	67,686,694	67,686,694
Tanks and Boosters	70,841,594	70,841,594	73,130,834
Equipment	907,832	907,832	910,574
Treatment	58,858,421	58,854,395	59,617,512
Fleet	1,448,496	1,448,496	1,448,496
Meters	7,822,067	7,822,067	10,137,669
Total Fixed Assets	228,339,685	228,329,361	236,119,353
Water Rights	42,469,248	42,469,248	42,469,248
Total Assets	270,808,934	270,798,609	278,588,601
Number of SFE's	63,128	63,128	63,128
Proposed Water System Impact Fee per SFE	$3,617	$3,617	$3,740
Current Impact Fee per SFE	$3,577	$3,577	$3,577
Change	$41	$40	$164
Proposed Water Rights Impact Fee per SFE	$673	$673	$673
Proposed Water Impact Fee w/ Water Rights per SFE	$4,290	$4,290	$4,413

Demand Capacity			10,000,000
Average Water Flows per person (gpd)	60.96		
Average Use per SFE (2.60 pph)		158	
Water Flows per SFE			158
Total SFEs			63,128

Meter Size	Ratio	Proposed Fee	Current Fee	Difference $	Difference %
5/8-inch	1.00	$3,740	$3,577	$164	5%
3/4-inch	1.50	5,610	5,365	$246	5%
1-inch	2.50	9,351	8,941	$410	5%
1 1/2-inch	5.00	18,702	17,883	$819	5%
2-inch	8.00	29,923	28,612	$1,311	5%

APPENDIX H

Sewer Impact Fees

Table 1.1: Sewer Fixed Assets

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
	Land and Buildings						
11101	LAND,MARIPOSA EAST TRACT 1B-1	2015	$605,138	$0	605,138	1.30	$605,138
11175	LAND, MARISPOSA WWTP, LEGAL SV	2015	1,811	0	1,811	1.30	1,811
11400	LAND, UT6,BLK66,LT1 - BSTR ST	2015	7,915	0	7,915	1.30	7,915
12102	LAND/MARIPOSA EAST TRACT 1B-1	2015	605,000	0	605,000	1.30	605,000
15094	PURCHASE OF LAND FOR LIFT STAT	2015	209,909	0	209,909	1.30	209,909
942	WWTP Warehouse	2022	2,867,777	0	2,867,777	1.00	2,867,777
943	WWTP Office/Laborator	2022	11,604,548	0	11,604,548	1.00	11,604,548
1005	WWTP Control Building	2022	217,244	0	217,244	1.00	217,244
1541	Blower Building	2022	100,000	0	100,000	1.00	100,000
1557	Blower Building	2022	578,103	0	578,103	1.00	578,103
	Manholes						
1985	INFRASTRUCTURE - MANHOLES	2007	55,680	8,252	47,428	1.63	82,634
1986	INFRASTRUCTURE - MANHOLES	2007	60,030	569,866	0	1.63	0
1987	INFRASTRUCTURE - MANHOLES	2007	60,900	5,525	55,375	1.63	93,881
1988	INFRASTRUCTURE - MANHOLES	2007	61,770	5,525	56,245	1.63	95,301
1989	INFRASTRUCTURE - MANHOLES	2007	62,640	5,400	57,240	1.63	96,846
1990	INFRASTRUCTURE - MANHOLES	2007	63,510	16,071	47,439	1.63	87,595
1991	INFRASTRUCTURE - MANHOLES	2007	64,380	18,036	46,344	1.63	87,050
1992	INFRASTRUCTURE - MANHOLES	2007	66,990	12,933	54,057	1.63	96,414
1993	INFRASTRUCTURE - MANHOLES	2007	69,600	8,827	60,773	1.63	104,780
1994	INFRASTRUCTURE - MANHOLES	2007	72,210	0	72,210	1.63	117,867
1995	INFRASTRUCTURE - MANHOLES	2007	73,080	0	73,080	1.63	119,287
1996	INFRASTRUCTURE - MANHOLES	2007	76,560	95,736	0	1.63	29,232
1997	INFRASTRUCTURE - MANHOLES	2007	78,300	155,008	0	1.63	0
1998	INFRASTRUCTURE - MANHOLES	2007	81,780	9,716	72,064	1.63	123,772
1999	INFRASTRUCTURE - MANHOLES	2005	82,650	1,072	81,578	1.75	143,276
2001	INFRASTRUCTURE - MANHOLES	2007	18,000	8,853	9,147	1.63	20,528
1996	INFRASTRUCTURE - MANHOLES	2015	2,712,547	0	2,712,547	1.30	3,515,554
2000	INFRASTRUCTURE - MANHOLES	2007	20,580	11,585	8,995	1.63	22,008
	Infrastructure						
2012	INFRASTRUCTURE-SAD8 WASTEWATER	2015	161,434	0	161,434	1.30	209,223
	Equipment						
2194	GROUP OF OUTDOOR LIGHTING	2015	7,953	0	7,953	1.19	9,434
2203	GROUP OF CHAIN LINK FENCING	2015	28,830	0	28,830	1.19	34,200
2198	GROUP OF OUTDOOR LIGHTING	2015	10,127	0	10,127	1.19	12,013
2204	GROUP OF ASPHALT PAVING	2015	30,433	0	30,433	1.19	36,102
2205	GROUP OF CHAIN LINK FENCING	2015	40,508	0	40,508	1.19	48,053
2192	GROUP OF CHAIN LINK FENCING	2015	6,352	0	6,352	1.19	7,536
2206	GROUP OF ASPHALT PAVING	2015	102,161	0	102,161	1.19	121,191
3057	PAVING, ASPHALT 3" WWTP#2	2015	10,037	0	10,037	1.19	11,906
3064	GROUP OF CHAIN LINK FENCING	2015	6,143	0	6,143	1.19	7,287
3065	GROUP OF CONCRETE PAVING	2015	9,819	0	9,819	1.19	11,648
3183	GROUP OF ASPHALT PAVING	2015	23,725	0	23,725	1.19	28,145
3184	GROUP OF ASPHALT PAVING	2015	23,725	0	23,725	1.19	28,145
3806	FENCING, SECURITY	2015	5,147	0	5,147	1.19	6,106
4872	ROCK BASE COURSE - CABEZON	2015	13,145	0	13,145	1.19	15,593
6035	LIFT STATION LAND IMPRMTS	2015	157,009	0	157,009	1.19	186,256
8787	GROUP OF ASPHALT PAVING	2015	3,132	0	3,132	1.19	3,715
8788	GATE, AUTOMATIC CHAIN LINK	2015	2,264	0	2,264	1.19	2,686
8789	GRAVEL, BASE COURSE 4" WWTP#1	2015	3,375	0	3,375	1.19	4,004
8790	GROUP OF OUTDOOR LIGHTING	2015	4,781	0	4,781	1.19	5,671
8791	GROUP OF CHAIN LINK FENCING	2015	1,478	0	1,478	1.19	1,753
8792	PAVING, ASPHALT 3" WWTP#3	2015	2,257	0	2,257	1.19	2,678
8793	FINES, GREY CRUSHER	2015	1,064	0	1,064	1.19	1,263
8794	FINES, GREY CRUSHER	2014	1,741	0	1,741	1.19	2,068
8795	GRAVEL, SANTA ANA TAN 3/4"	2015	1,499	0	1,499	1.19	1,778
8796	FENCING & GATE, SECURITY	2015	2,909	0	2,909	1.19	3,451
8797	FENCING & GATE, 8' SECURITY	2015	1,935	0	1,935	1.19	2,296
8798	FENCING & GATE, 8' SECURITY	2015	1,649	0	1,649	1.19	1,956
8799	FENCING & GATE, 8' SECURITY	2015	1,649	0	1,649	1.19	1,956
8800	FENCING & GATE, 8' SECURITY	2015	2,063	0	2,063	1.19	2,448
14432	GROUP OF OUTSIDE LIGHTING	2015	28,710	0	28,710	1.19	34,058
	Treatment and Lift Stations						
3185	WWTP #2 REHAB - IMPROVMENTS	2015	149,788	0	149,788	1.30	194,130
12845	WWWTP2 LS14.2 IMPROVEMENTS	2015	3,646,843	0	3,646,843	1.30	4,726,434
1030	EFFLUENT POND	2010	418,900	0	418,900	1.48	619,110
3161	GRATING, SAFETY LIFT STATION #	2010	5,208	0	5,208	1.48	7,697
2010	WWTP LS 14.2 FORCE MAIN	2015	440,836	0	440,836	1.30	571,338
943	Clarifier	2022	1,700,000	0	1,700,000	1.00	1,700,000
943	Clarifier	2022	1,700,000	0	1,700,000	1.00	1,700,000
1003	WWTP Operations	2022	230,000	0	230,000	1.00	230,000
1007	Lift Station # 1	2022	808,485	0	808,485	1.00	808,485
1008	Lift Station # 2	2022	808,485	0	808,485	1.00	808,485
1009	Lift Station # 3	2022	808,485	0	808,485	1.00	808,485
1010	Lift Station # 4	2022	808,485	0	808,485	1.00	808,485
1011	Lift Station # 5	2022	808,485	0	808,485	1.00	808,485
1012	Lift Station # 6	2022	808,485	0	808,485	1.00	808,485
1013	Lift Station # 8	2022	808,485	0	808,485	1.00	808,485
1014	Lift Station # 9	2022	808,485	0	808,485	1.00	808,485
1016	Lift Station # 11	2022	808,485	0	808,485	1.00	808,485
1017	Lift Station # 12	2022	808,485	0	808,485	1.00	808,485
1018	Lift Station # 13	2022	808,485	0	808,485	1.00	808,485
1558	Aerobic Digester #1	2022	1,200,000	0	1,200,000	1.00	1,200,000
1559	Aerobic Digester #2	2022	500,000	0	500,000	1.00	500,000
1560	Influent/Headworks/Grit	2022	4,000,000	0	4,000,000	1.00	4,000,000
1561	Aeration Basin	2022	1,500,000	0	1,500,000	1.00	1,500,000
1562	Clarifier	2022	2,500,000	0	2,500,000	1.00	2,500,000
1563	Blower Building	2022	578,103	0	578,103	1.00	578,103
2720	Lift Station # 17	2022	808,485	0	808,485	1.00	808,485

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
2721	Lift Station # 18	2022	808,485	0	808,485	1.00	808,485
2722	Lift Station # 19	2022	808,485	0	808,485	1.00	808,485
2723	Lift Station # 20	2022	808,485	0	808,485	1.00	808,485
2724	Lift Station # 21	2022	1,008,485	0	1,008,485	1.00	1,008,485
2725	Lift Station # 22	2022	808,485	0	808,485	1.00	808,485
2726	Lift Station # 23	2022	808,485	0	808,485	1.00	808,485
2727	Lift Station # 24	2022	1,008,485	0	1,008,485	1.00	1,008,485
3013	WWTP # 5 - Operations	2022	4,506,176	0	4,506,176	1.00	4,506,176
3014	WWTP # 5 - Headworks	2022	3,115,006	0	3,115,006	1.00	3,115,006
3015	WWTP # 6 - Operations	2022	6,913,046	0	6,913,046	1.00	6,913,046
3016	WWTP # 6 - Headworks	2022	14,642,874	0	14,642,874	1.00	14,642,874
3085	Lift Station 15A	2022	1,308,485	0	1,308,485	1.00	1,308,485
3324	Lift Station 14.2	2022	5,208,250	0	5,208,250	1.00	5,208,250
3455	Sue Cleveland HS Lift Station	2022	808,485	0	808,485	1.00	808,485
4289	Lift Station 10	2022	2,898,003	0	2,898,003	1.00	2,898,003
4386	Lift Station # 16	2022	350,035	0	350,035	1.00	350,035
4387	Lift Station # 26	2022	1,008,485	0	1,008,485	1.00	1,008,485
4402	Mariposa Lift Station	2022	808,485	0	808,485	1.00	808,485
4617	WWTP # 6 Solids Handling	2022	1,762,422	0	1,762,422	1.00	1,762,422
4618	Lift Station 27	2022	5,721,788	0	5,721,788	1.00	5,721,788
	Process Aeration Basin	2022	1,500,000	0	1,500,000	1.00	1,500,000
	Solids Handling Building	2022	3,038,485	0	3,038,485	1.00	3,038,485
	Fleet						
17700	Ve enterprises EVC 140	2007	49,550	0	49,550	1.63	49,550
17701	Harmon 1N11SI	2002	56,379	0	56,379	1.99	56,379
17940	International 2115-J6	2007	331,250	0	331,250	1.63	331,250
17936	International Diamond spec 7600	2008	95,736	0	95,736	1.56	95,736
17910	Sterling LT9500	2008	102,464	0	102,464	1.56	102,464
17937	Kenworth T800	2010	100,485	0	100,485	1.48	100,485
17938	Kenworth T800	1989	13,217	0	13,217	2.82	13,217
17934	Big tex Welding	1996	3,500	0	3,500	2.31	3,500
17939	International 2574	2002	64,337	0	64,337	1.99	64,337
17926	Chevrolet 1500	2004	15,531	0	15,531	1.83	15,531
17911	International diamond	2008	109,923	0	109,923	1.56	109,923
17922	Freightliner M2 business class	2004	51,896	0	51,896	1.83	51,896
17920	Ford F250	2005	24,721	0	24,721	1.75	24,721
17923	Chevrolet 1500	2008	20,446	0	20,446	1.56	20,446
17921	Ford F350	2006	28,083	0	28,083	1.68	28,083
17915	Ford F450	2014	40,585	0	40,585	1.33	40,585
17927	Ford F150	2014	21,586	0	21,586	1.33	21,586
17916	Ford S-Dty F450	2014	40,585	0	40,585	1.33	40,585
17928	Ford F150	2014	25,000	0	25,000	1.33	25,000
17914	FreightlinerChassis	2015	403,003	0	403,003	1.30	403,003
17924	Chevrolet 1500	2008	19,117	0	19,117	1.56	19,117
17917	Ford E450	2016	288,593	0	288,593	1.26	288,593
17919	Lark United VT8.5x20TA-3500	2017	7,140	0	7,140	1.20	7,140
17929	Kenworth T800	2018	170,266	0	170,266	1.16	170,266
17925	Chevrolet 1500	2008	30,861	0	30,861	1.56	30,861
17931	Martinez trailers Low Boy	1986	1,375	0	1,375	3.03	1,375
17913	Sterling LT9500	2008	102,464	0	102,464	1.56	102,464
17912	Ford F800	1997	49,875	0	49,875	2.23	49,875
17951	Road boss Trailer	2002	2,995	0	2,995	1.99	2,995
17933	Big tex 14' Single Axle	2013	1,425	0	1,425	1.36	1,425
17941	Ford F350	2019	36,649	0	36,649	1.14	36,649
17918	Lamar	2019	7,800	0	7,800	1.14	7,800
	Mains and Pipes						
9105	WALL, LS#22 - MAIN ST SEWER	2015	11,400	0	11,400	1.30	14,775
9106	DRAINAGE IMPRV, MAIN ST SEWER	2015	179,235	0	179,235	1.30	232,295
2004	INFRASTRUCTURE-ACO SEWERLINE	2015	236,148	0	236,148	1.30	306,055
2012	CLEVELAND HIGH SCH SEWERLINE	2015	665,453	0	665,453	1.30	862,450
2007	SEWERLINE, INDUSTRIAL LOOP	2015	888,507	0	888,507	1.30	1,151,535
2012	PRADO ALTO UNIT II SEWERLINES	2015	134,736	0	134,736	1.30	174,622
2014	PUERTO DEL SOL WASTEWATER LINE	2015	129,111	0	129,111	1.30	167,332
2012	INFRASTRUCTURE-SAD7A WASTEWTR	2015	565,081	0	565,081	1.30	732,365
2013	INNOVATION WAY WASTEWATERLINE	2015	36,073	0	36,073	1.30	46,752
2013	SCRMC SEWER LINE	2015	140,311	0	140,311	1.30	181,847
2007	MAIN STREET SEWERLINES	2015	1,151,215	0	1,151,215	1.30	1,492,014
2008	SEWERLINE, MONTOYAS ARROYO	2015	2,476,514	0	2,476,514	1.30	3,209,647
2011	SAD INFRA SEWERLINES	2015	1,509,696	0	1,509,696	1.30	1,956,618
2012	LA BARRANCA SEWERLINE PHI	2015	3,047,930	0	3,047,930	1.30	3,950,223
2008	SEWERLINE, BLACK ARROYO GRAVTY	2015	1,230,261	0	1,230,261	1.30	1,594,461
2010	NBLVD COMM CTR - SEWERLINE	2015	300,231	0	300,231	1.30	389,109
			$124,215,359	$932,405	$123,888,675		$130,635,081

Table 1.2: Sewer CIP

Description - Inflated	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total
Wastewater Treatment Plant (WWTP) 5 Membrane Bioreactor (MBR) Expansion	$0	$0	$0	$354,905	$23,522,231	$0	$23,877,136
Wastewater Treatment Plant (WWTP) 2 Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion	0	0	0	2,366,031	13,137,416	13,894,411	29,397,859
Laboratory	0	0	1,118,563	591,508	0	0	1,710,071
Lift Station 15 Improvements	0	0	4,474,251	0	0	0	4,474,251
Lift Station 2 Replacements	0	4,230,485	0	0	0	0	4,230,485
Lift Station 22 Improvements	5,066,628	0	0	0	0	0	5,066,628
Equipment for Recycled Water Operations	28,183	0	0	0	0	0	28,183
Injection Wells and Advance Water Treatment Facility	0	0	4,848,969	0	0	0	4,848,969
Wastewater Treatment Plant (WWTP) 2 Headworks	8,739,228	0	0	0	0	0	8,739,228
Equipment for Wastewater Treatment and Rehab of Lift Stations	157,197	0	0	0	0	0	157,197
Lift Station 21 Improvements	391,813	4,230,485	0	0	0	0	4,622,298
Wastewater Vehicles and Heavy Equipment	1,264,701	0	0	0	0	0	1,264,701
Security and SCADA Improvements at WWTPs and Lift Station	200,000	219,985	242,728	266,179	294,028	324,203	1,547,123
Install/Replace Sanitary Sewer Lines	3,000,000	4,018,961	2,796,407	2,957,539	3,253,075	3,705,176	19,731,157
Wastewater Treatment Plant (WWTP) 5 Membranes and Equipment Expansion	2,537,173	317,286	335,569	0	0	0	3,190,028
Total	$21,384,923	$13,017,202	$13,816,487	$6,536,162	$40,206,750	$17,923,790	$112,885,314

Description - Current	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total
	2024	2025	2026	2027	2028	2029	
Wastewater Treatment Plant (WWTP) 5 Membrane Bioreactor (MBR) Expansion	$0	$0	$0	$300,000	$18,800,000	$0	$19,100,000
Wastewater Treatment Plant (WWTP) 2 Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion	0	0	0	2,000,000	10,500,000	10,500,000	23,000,000
Laboratory	0	0	1,000,000	500,000	0	0	1,500,000
Lift Station 15 Improvements	0	0	4,000,000	0	0	0	4,000,000
Lift Station 2 Replacements	0	4,000,000	0	0	0	0	4,000,000
Lift Station 22 Improvements	5,066,628	0	0	0	0	0	5,066,628
Equipment for Recycled Water Operations	28,183	0	0	0	0	0	28,183
Injection Wells and Advance Water Treatment Facility	0	0	4,335,000	0	0	0	4,335,000
Wastewater Treatment Plant (WWTP) 2 Headworks	8,739,228	0	0	0	0	0	8,739,228
Equipment for Wastewater Treatment and Rehab of Lift Stations	157,197	0	0	0	0	0	157,197
Lift Station 21 Improvements	391,813	4,000,000	0	0	0	0	4,391,813
Wastewater Vehicles and Heavy Equipment	1,264,701	0	0	0	0	0	1,264,701
Security and SCADA Improvements at WWTPs and Lift Station	200,000	208,000	217,000	225,000	235,000	245,000	1,330,000
Install/Replace Sanitary Sewer Lines	3,000,000	3,800,000	2,500,000	2,500,000	2,600,000	2,800,000	17,200,000
Wastewater Treatment Plant (WWTP) 5 Membranes and Equipment Expansion	2,537,173	300,000	300,000	0	0	0	3,137,173
Total	$21,384,923	$12,308,000	$12,352,000	$5,525,000	$32,135,000	$13,545,000	$97,249,923

Table 1.3: Sewer CIP Allocation %

Description - Inflated	Capital Costs Allocated to Existing Customers (System Upgrade)	System Expansion Costs Allocated to New Customers	Total Allocation
Wastewater Treatment Plant (WWTP) 5 Membrane Bioreactor (MBR) Expansion	96%	4%	100%
Wastewater Treatment Plant (WWTP) 2 Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion	100%	0%	100%
Laboratory	100%	0%	100%
Lift Station 15 Improvements	100%	0%	100%
Lift Station 2 Replacements	100%	0%	100%
Lift Station 22 Improvements	100%	0%	100%
Equipment for Recycled Water Operations	100%	0%	100%
Injection Wells and Advance Water Treatment Facility	100%	0%	100%
Wastewater Treatment Plant (WWTP) 2 Headworks	90%	10%	100%
Equipment for Wastewater Treatment and Rehab of Lift Stations	100%	0%	100%
Lift Station 21 Improvements	100%	0%	100%
Wastewater Vehicles and Heavy Equipment	100%	0%	100%
Security and SCADA Improvements at WWTPs and Lift Station	100%	0%	100%
Install/Replace Sanitary Sewer Lines	95%	5%	100%
Wastewater Treatment Plant (WWTP) 5 Membranes and Equipment Expansion	100%	0%	100%

Table 1.4: Sewer CIP Allocation $

Description - Inflated	Capital Costs Allocated to Existing Customers (System Upgrade)	System Expansion Costs Allocated to New Customers	Total
Wastewater Treatment Plant (WWTP) 5 Membrane Bioreactor (MBR) Expansion	$22,877,047	$1,000,089	$23,877,136
Wastewater Treatment Plant (WWTP) 2 Biological Nutrient Removal or Membrane Bioreactor (MBR) Expansion	29,397,859	0	29,397,859
Laboratory	1,710,071	0	1,710,071
Lift Station 15 Improvements	4,474,251	0	4,474,251
Lift Station 2 Replacements	4,230,485	0	4,230,485
Lift Station 22 Improvements	5,066,628	0	5,066,628
Equipment for Recycled Water Operations	28,183	0	28,183
Injection Wells and Advance Water Treatment Facility	4,848,969	0	4,848,969
Wastewater Treatment Plant (WWTP) 2 Headworks	7,889,228	850,000	8,739,228
Equipment for Wastewater Treatment and Rehab of Lift Stations	157,197	0	157,197
Lift Station 21 Improvements	4,622,298	0	4,622,298
Wastewater Vehicles and Heavy Equipment	1,264,701	0	1,264,701
Security and SCADA Improvements at WWTPs and Lift Station	1,547,123	0	1,547,123
Install/Replace Sanitary Sewer Lines	18,813,429	917,728	19,731,157
Wastewater Treatment Plant (WWTP) 5 Membranes and Equipment Expansion	3,190,028	0	3,190,028
Total	$110,117,496	$2,767,818	$112,885,314

Table 1.5: Sewer Impact Fee Existing Standard

Description	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
Existing - Assets			
Land and Buildings	16,797,445	16,797,445	16,797,445
Manholes	3,781,207	3,454,522	4,836,026
Infrastructure	161,434	161,434	209,223
Equipment	535,619	535,619	635,396
Treatment and Lift Stations	87,920,917	87,920,917	89,378,052
Fleet	2,316,837	2,316,837	2,316,837
Mains and Pipes	12,701,900	12,701,900	16,462,101
Total Fixed Assets	124,215,359	123,888,675	130,635,081
Total Assets	124,215,359	123,888,675	130,635,081
Number of SFE's	29,039	29,039	29,039
Proposed Capacity Fee per SFE	$4,278	$4,266	$4,499
Current Capacity Fee per SFE	$1,999	$1,999	$1,999
Change	$2,279	$2,267	$2,500

Demand Capacity			4,600,000
Average Sewer Flows per person (gpd)	60.96		
Average Use per SFE (2.60 pph)		158	
Sewer Flows per SFE			158
Total SFEs			29,039

Meter Size	Ratio	Proposed Fee	Current Fee	Difference $	Difference %
5/8-inch	1.00	$4,499	$1,999	$2,500	125%
3/4-inch	1.50	6,748	2,999	3,749	125%
1-inch	2.50	11,247	4,998	6,249	125%
1 1/2-inch	5.00	22,493	9,995	12,498	125%
2-inch	8.00	35,989	15,992	19,997	125%

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CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

Master Plan
Case #23-40000001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. The Master Plan boundary comprises the entirety of the property AE, Tract B.

Bulk Plat
Case #24-210-00001
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC requests approval of a Bulk Plat creating three (3) tracts: B-1, B-2, and B-3 from the subject property AE, Tract B, consisting of approximately 80.7708 acres.

Conditional Use Permit
Case #24-120-00004
The applicant, Amrep Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an Off-Premises Sign (Billboard) on the property legally described as UBNN, Tract C.

Zone Map Amendment
Case #24-100-00003
The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as U07, Blk 18, Lot 130; physically located at 1107 10th St NW. The proposed ZMA is for approximately .5 acres to change from Unzoned to R-1: Single-Family Residential.

Conditional Use
Case #24-120-00007
The applicant, Cindy Rasmussen, is requesting approval of a conditional use to operate a hobby breeder for dachshunds on their property. The lot total is .33 acres and is currently zoned R-1: Single-Family Residential.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.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 29, 2024

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND ADOPTION OF IMPACT FEES.

The Planning and Zoning Board will consider text amendments to Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Ordinances and the adoption of a resolution for the Impact Fee's Land Use Assumptions. The Planning and Zoning Board will consider the following actions:

Adoption of the City of Rio Rancho Impact Fee Update and Amendment Study titled: 2023-2030 Land Use Assumptions.

Adoption of an Ordinance approval of text amendments to the following sections of Chapter 150 General Provisions, Article III Impact Fees, of the Rio Rancho Code of Ordinances: 150.23 (G), 150.30 (A), and Appendix for the purpose of implementing the amended and updated Impact Fee Capital Improvement Plan; providing for interpretation, severability, and conflicts; and providing for an effective date.

The Impact Fee Area subject to the above Resolutions and Ordinances is within the boundary of the City of Rio Rancho as generally depicted in the map below.

Any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE RIO RANCHO CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 150 GENERAL PROVISIONS, ARTICLE III IMPACT FEES, SECTION 150.23 (G) AND (K), SECTION 150.30 (A)(5) AND (B)(1)(e) AND (f), AND REPEALING AND REPLACING APPENDIX; PROVIDING FOR INTERPRETATION, SEVERABILITY, AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS: the Governing Body of City of Rio Rancho, has adopted impact fees in accordance with the State of New Mexico Statutes Annotated (NMSA 1978) Chapter 5 "Municipalities and Counties", Article 8 "Land Development Fees and Rights", cited as the Development Fees Act,

WHEREAS: the Governing Body finds a need to amend the impact fees subchapter based on NMSA Section 5-8-30(B), requiring the City to review and evaluate its impact fee use assumptions and impact fee capital improvements plan (ICIP) in accordance with the Development Fees Act"; and,

WHEREAS: the Capital Improvement Plan Citizen's Advisory Committee (CIPCAC) has reviewed the proposed amendments at the CIPCAC meeting on April 22, 2024, and recommended approval to the Governing Body; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board reviewed the proposed amendments at a public meeting on May 14, 2024 and made recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed text amendments and were duly advertised and held by the Governing Body of the City of Rio Rancho on June 13th, 2024 (First Reading) and June 27th, 2024 (Second and Final Reading), and the Governing Body heard interested parties and citizens for and against the proposed text amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon findings and determination that the proposed amendments are consistent with the policies and criteria set forth in R.O.2003 and the City's Comprehensive Plan, the Governing Body finds that the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Amendment of Chapter 150.23 (G).
The Rio Rancho Code of Ordinances (R.O. 2003) Title XV "Land Usage", Chapter 150.30: "Findings and Declarations", Subsection G is hereby amended to read as follows:

(G) The Governing Body hereby adopts the following standards for minimum level-of-service (LOS) for each of the following categories of capital facilities:

Facility Category	***Level-of-Service***
Roads	$49 per VMT
Bikeways and Trails	$49 per resident and $5.00 per worker
Parks	$1,315 per resident
Public Safety	$715 per resident and $222 per worker
Utilities (Water and Wastewater)	60.96 gpd and 2.60 pph for 158 gpd per ERU
Drainage	$414 per 1,000 square feet

…
(K) The Governing Body further finds and declares that such impact fees may be increased yearly to try to account for inflation;

Section 2. Amendment of Chapter 150.30.
The Rio Rancho Code of Ordinances (R.O. 2003) Title XV "Land Usage", Chapter 150.30: "Imposition of Fees; Assessment and Collection", is hereby amended to read as follows:

(A)(1) Any person who, after the effective date, engages in development shall pay impact fees in the manner and in the amounts required in this subchapter unless otherwise specified herein. No building permit or notice to proceed to commence construction shall be issued for development within the city unless the impact fees are assessed and collected pursuant to this subchapter.

(2) Payment of impact fees identified in and pursuant to the appendix to this chapter shall constitute full and complete payment of the development's proportionate share of system improvements for which the fee was paid and shall constitute compliance with the requirements of this subchapter.

(3) Notwithstanding any other provision of this subchapter, that portion of a development for which a valid building permit has been issued or applied for and deemed complete prior to the effective date shall not be subject to impact fees pursuant to this subchapter so long as the building permit remains valid and construction is commenced and diligently pursued according to the terms of the building permit. An application for a building permit which has been deemed complete prior to the effective date shall be subject to the fees in effect prior to the effective date of this subchapter.

(4) Nothing in this subchapter shall prevent the city from requiring a developer to

construct reasonable project improvements in connection with the new development.

(5) Impact fees, as updated and amended, shall be phased in over a five-year period as applicable for increases in the fees, beginning July 8, 2024, as detailed in the schedule contained in the appendix to this chapter.

(B)(1) The Impact Fees Administrator shall calculate and assess the impact fees at the earliest possible time.

(a) For land that is platted or replatted after the effective date of this amendment to the impact fees subchapter, the impact fees shall be assessed at the time that the preliminary subdivision plat or summary plat is approved.

(b) For land that was platted or replatted prior to the effective date of this amendment to the impact fees subchapter, or for development that occurs without platting, the impact fees shall be assessed at the time of development approval, zoning plan check or issuance of a building permit.

(2) The calculation and assessment of the impact fees shall be valid for a period of at least four years, but no greater than seven years, from the date of the assessment.

(3) Notwithstanding subsection (B)(2) of this section, the calculation and assessment of impact fees may be revised under the following circumstances:

(a) If the number of service units in the specific development increases; or

(b) If construction is not commenced within one year from the date of development approval or issuance of the building permit or zoning plan check, whichever date is earlier.

(4) The Impact Fees Administrator, or designee, shall calculate and assess the impact fees for new development as follows:

(a) The impact fee shall be calculated by multiplying the number of dwelling units or 1,000 square feet of gross floor area by the fee shown in the applicable fee schedule for the type of dwelling or nonresidential development.

(b) In the case of water utilities, the impact fee shall be calculated based on the meter size up to two inches. For meters larger than two inches, the fee will be calculated based on estimated usage.

(c) Applicable credits for system improvements constructed as part of the development and which are in excess of the development’s proportionate share shall be subtracted. The value or amount of credits for construction of system improvements is also based on the year the system improvement is programmed for construction in the IFCIP, in relation to the year that the improvement is constructed based on the following schedule:

Year of Construction Prior to Fiscal Year Project Is Programmed in the IFCIP	Percentage Value of Credit for Value in Excess of Proportionate Share
0 – 1 Year	100%
2 Years	90%
3 Years	80%
4 Years	70%
5 Years	60%
6 Years or greater	50%

(d) For change of land use and/or additions, the impact fee shall be the difference between the impact fee calculated for the site prior to the change of land use and/or addition and the impact fee calculated for the site following the change of land use and/or addition. Should the change of land use and/or the addition result in a net decrease in gross floor area or calculated impact fee, no refund or credit for past development impact fees paid shall be made or created.

(e) In the case of outdoor RV Storage and parking lots with no physical office on site, the square footage of the nonresidential development shall be calculated by determining the square footage of the smallest parking space multiplied by the total number of all parking spaces.

(f) Subcategories have been created for development of land uses that have a disproportionately higher burden on infrastructure. These subcategories are only assessed on the specified development for that specific category by the listed unit. The development will be assessed the remaining categories by the standard process listed above.

(5) In the event that an application proposes a land use that does not directly match a land use type upon which fees are based, the Impact Fees Administrator shall assign the proposed use to the land use type that most closely resembles the proposed land use.

(6) If the assessment occurs at the time of subdivision plat approval, the assessment may provide the applicable fee schedule in lieu of the specific amount of impact fees due.

(7) When new development for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more land uses within a building or structure, the total impact fee shall be the sum of the fees for each and every building, structure or land use, including each and every land use within a building or structure.

(8) When a change of land use, redevelopment or modification of an existing land use or building requires the issuance of a building permit, the impact fee shall be based on the difference between the impact fee calculated for the previous land use and the impact fee calculated for the proposed land use. Should a redevelopment or modification of an existing land use or building that requires the issuance of a building permit but does not involve a change in land use result in a net increase in gross floor area, the impact fee shall be based on the net increase, if the service units are calculated on gross floor area. Should a change of land use, redevelopment or modification of an existing land use or building result in a net decrease in gross floor area or calculated impact fee, no refund or credit for past impact fees paid shall be made or created.

(9) In lieu of all or part of an impact fee, the city at its sole discretion may accept an offer from a developer to construct improvements or to contribute or dedicate land or money. The “in lieu” portion of any impact fee represented by construction of improvements shall be deemed paid when the construction is completed and accepted by the city for maintenance or at an earlier time upon terms and conditions and security acceptable to the city in its sole discretion. The “in lieu” portion of an impact fee represented by land dedication shall be deemed paid when the title to the land has been accepted by the city or at an earlier time upon terms and conditions acceptable to the city in its sole discretion.

(10) In addition to the cost of new or expanded system improvements needed to serve new development, the impact fee shall also include the proportionate cost of existing system improvements, but only to the extent that the public facilities have excess capacity and new development as well as existing development will be served by the facilities.

(11) The Impact Fees Administrator shall retain a record of the impact fees assessment. A copy shall be provided to the applicant on the forms prescribed by the city. If requested by the developer or property owner, a notice of impact fees assessment for the new development shall be recorded by the city in the appropriate real property title records of the County Clerk, with the cost of such recording being borne by the developer or owner.

(12) The impact fees shall be due and payable at the time of issuance of a building permit. Impact fees for mobile homes shall be collected at the time of issuance of a foundation permit, electric permit, or zoning plan check. Payment of impact fees shall not be accepted by the city prior to the issuance of a building permit for which the impact fee is due unless payment is by means of a development agreement.

(13) Impact fees may be assessed but shall not be collected unless the collection is for a capital improvement or facility expansion that has been identified in the capital improvements plan and the city commits to complete construction within seven years and to have service available within seven years and to have service within a reasonable time after such completion of construction considering the type of capital improvement or facility expansion to be constructed, but in no event longer than seven years.

(14) The City Administrator or designee may enter into a written agreement with the owner of record providing a method of payment over time; providing that the city receive security ensuring payment of the fees, which security may be in the form of a cash bond, surety bond, an irrevocable letter of credit, negotiable certificate of deposit or escrow account, or a lien or mortgage on property for which the impact fees are due.

('87 Code, § 9-11-14)

(C)(1) Aside from impact fees collected for recoupment, the funds collected pursuant to this subchapter shall be used solely for the purpose of planning, design, acquisition, construction, expansion and development of system improvements within the service area from which the fees were collected.

(2) Impact fees collected for recoupment may be spent to offset the impact fees otherwise due from development for which a waiver of impact fees has been granted or for any other lawful municipal purpose.

(3) The city shall be entitled to expend three percent of the impact fees collected annually for city employees who are qualified professionals, as defined in the Development Fees Act, associated with the collection and use of the impact fee revenues.

(4) The city may issue bonds, revenue certificates and other obligations of indebtedness in a manner and subject to limitations as may be provided by law in furtherance of the provision of capital improvement projects. Funds pledged toward retirement of bonds, revenue certificates or other obligations of indebtedness for the projects may include impact fees and other city revenues as may be allocated by the Governing Body. The nonrecoupment impact fees paid pursuant to this subchapter, however, shall be restricted to use solely and exclusively for financing directly, or as a pledge against bonds, revenue certificates and other obligations of indebtedness for the cost of capital improvements as specified herein.

…

Section 3. Repeal and Replacement of Chapter 150, Appendix.
The Rio Rancho Code of Ordinances (R.O. 2003) Title XV "Land Usage", Chapter 150, Appendix is hereby repealed and replaced in its entirety to read as presented in Exhibit A.

Section 4. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 5. Effective Date. This Ordinance shall become effective on July 8, 2024.

ADOPTED THIS OF , 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

EXHIBIT A

SCHEDULE FOR DEVELOPMENT IMPACT FEES

Land Use Type	***Unit***	***Roads***	***Bikeways and Trails***	***Parks***	***Public Safety***	***Total***
YEAR 1, beginning July 1, 2024:						
Single-family	Dwelling	$4,465	$47.50	$968	$628.50	$6,109

SCHEDULE FOR DEVELOPMENT IMPACT FEES

Land Use Type	*Unit*	*Roads*	*Bikeways and Trails*	*Parks*	*Public Safety*	*Total*
Multi-family	Dwelling	$3,125.50	$39	$834	$628.50	$4,627
Commercial	1,000 sf	$2,054	$7	$0	$261.50	$2,322.50
Quick Service Restaurant, Car Wash	1,000 sf	$3,600				
Office/institutional	1,000 sf	$889	$19	$0	$796	$1,704
Assisted Living Facility	1,000 sf/ Per Bed for Public Safety				$843	
Industrial/warehouse	1,000 sf	$562	$2.50	$0	$24	$588.50
YEAR 2, beginning July 1, 2025:						
Single-family	Dwelling	$4,621.50	$49	$1,002	$650.50	$6,323
Multi-family	Dwelling	$3,235	$40.50	$863	$650.50	$4,789
Commercial	1,000 sf	$2,126	$7.50	$0	$270.50	$2,404
Quick Service Restaurant, Car Wash	1,000 sf	$3,726				
Office/institutional	1,000 sf	$920.50	$19.50	$0	$824	$1,764
Assisted Living Facility	1,000 sf/ Per Bed for Public Safety				$872.50	
Industrial/warehouse	1,000 sf	$581.50	$2.50	$0	$24.50	$608.50
YEAR 3, beginning July 1, 2026:						
Single-family	Dwelling	$4,783	$51	$1,037	$673	$6,544
Multi-family	Dwelling	$3,348.50	$42	$893.50	$673	$4,957
Commercial	1,000 sf	$2,200.50	$7.50	$0	$280	$2,488
Quick Service Restaurant, Car Wash	1,000 sf	$3,856.50				

SCHEDULE FOR DEVELOPMENT IMPACT FEES

Land Use Type	*Unit*	*Roads*	*Bikeways and Trails*	*Parks*	*Public Safety*	*Total*
Office/institutional	1,000 sf	$952.50	$20.50	$0	$852.50	$1,825.50
Assisted Living Facility	1,000 sf/ Per Bed for Public Safety				$903	
Industrial/warehouse	1,000 sf	$602	$2.50	$0	$25.50	$630
YEAR 4, beginning July 1, 2027:						
Single-family	Dwelling	$4,950.50	$52.50	$1,073.50	$697	$6,773.50
Multi-family	Dwelling	$3,465.50	$43.50	$924.50	$697	$5,130.50
Commercial	1,000 sf	$2,277.50	$8	$0	$290	$2,575
Quick Service Restaurant, Car Wash	1,000 sf	$3,991.50				
Office/institutional	1,000 sf	$986	$21	$0	$882.50	$1,889.50
Assisted Living Facility	1,000 sf/ Per Bed for Public Safety				$934.50	
Industrial/warehouse	1,000 sf	$623	$2.50	$0	$26.50	$652
YEAR 5, beginning July 1, 2028:						
Single-family	Dwelling	$5,124	$54.50	$1,111	$721	$7,010.50
Multi-family	Dwelling	$3,586.50	$45	$957	$721	$5,310
Commercial	1,000 sf	$2,357	$8	$0	$300	$2,665
Quick Service Restaurant, Car Wash	1,000 sf	$4,131				
Office/institutional	1,000 sf	$1,020.50	$22	$0	$913.50	$1,956
Assisted Living	1,000 sf/ Per Bed for				$967	

SCHEDULE FOR DEVELOPMENT IMPACT FEES

Land Use Type	***Unit***	***Roads***	***Bikeways and Trails***	***Parks***	***Public Safety***	***Total***
Facility	Public Safety					
Industrial/warehouse	1,000 sf	$645	$2.50	$0	$27.50	$675
YEAR 6, beginning July 1, 2029:						
Single-family	Dwelling	$5,303	$56.50	$1,150	$746.50	$7,226
Multi-family	Dwelling	$3,712.50	$46.50	$990.50	$746.50	$5,496
Commercial	1,000 sf	$2,439.50	$8.50	$0	$310.50	$2,758.50
Quick Service Restaurant, Car Wash	1,000 sf	$4,275.50				
Office/institutional	1,000 sf	$1,056	$22.50	$0	$945.50	$2,024
Assisted Living Facility	1,000 sf/ Per Bed for Public Safety				$1,001	
Industrial/warehouse	1,000 sf	$667.50	$3	$0	$28	$698.50

SCHEDULE FOR WATER UTILITIES IMPACT FEES

Meter Size	***5/8"***	***3/4"***	***1"***	***1.5"***	***2"***	***3" or greater***
YEAR 1, beginning July 1, 2024:						
Water impact fee	$3,740	$5,610	$8,941	$17,883	$28,612	Based upon estimated usage
Sewer impact fee	$2,375	$3,563	$5,937.50	$11,874	$18,998.50	
Total	$6,115	$9,173	$14,878.50	$29,757	$47,610.50	
YEAR 2, beginning July 1, 2025:						
Water impact fee	$3,871	$5,806.50	$9,254	$18,509	$29,613.50	Based upon estimated usage
Sewer impact fee	$2,458	$3,687.50	$6,145.50	$12,289.50	$19,663.50	
Total	$6,329	$9,494	$15,399.50	$30,798.50	$49,277	
YEAR 3, beginning July 1, 2026:						
Water impact fee	$4,006.50	$6,009.50	$9,578	$19,156.50	$30,650	Based upon estimated usage
Sewer impact fee	$2,544	$3,816.50	$6,360.50	$12,720	$20,351.50	
Total	$6,550.50	$9,826	$15,938.50	$31,876.50	$51,001.50	
YEAR 4, beginning July 1, 2027:						
Water impact fee	$4,146.50	$6,220	$9,913	$19,827	$31,722.50	Based upon estimated usage
Sewer impact fee	$2,633	$3,950	$6,583	$13,165	$21,064	
Total	$6,779.50	$10,170	$16,496	$32,992	$52,786.50	
YEAR 5, beginning July 1, 2028:						
Water impact fee	$4,291.50	$6,437.50	$10,260	$20,521	$32,833	Based upon estimated usage
Sewer impact fee	$2,725	$4,088.50	$6,813.50	$13,626	$21,801	
Total	$7,016.50	$10,526	$17,073.50	$34,147	$54,634	
YEAR 5, beginning July 1, 2029:						
Water impact fee	$4,442	$6,663	$10,619	$21,239.50	$33,982	Based upon estimated usage
Sewer impact fee	$2,820.50	$4,231.50	$7,052	$14,102.50	$22,564.50	
Total	$7,262.50	$10,894.50	$17,671	$35,342	$56,546.50	

SCHEDULE FOR DRAINAGE IMPACT FEES (for areas not served by an engineered and approved stormwater management system)

Land Use Type	*Unit*	*Year 1: Beginning July 1, 2024*	*Year 2: Beginning July 1, 2025*	*Year 3: Beginning July 1, 2026*	*Year 4: Beginning July 1, 2027*	*Year 5: Beginning July 1, 2028*	*Year 6: Beginning July 1, 2029*
Single-family	Dwelling	$2,444	$2,529.50	$2,618	$2,709.50	$2,804.50	$2,902.50
Multi-family	Dwelling	$2,105	$2,178.50	$2,255	$2,334	$2,415.50	$2,500
Commercial	1,000 sf	$468	$484.50	$501.50	$519	$537	$556
Office/institutional	1,000 sf	$468	$484.50	$501.50	$519	$537	$556
Industrial/warehouse	1,000 sf	$468	$484.50	$501.50	$519	$537	$556

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