Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
June 25, 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. June 11, 2024 Planning and Zoning Board Meeting Minutes
2024-0611_PZB_Minutes_BMB_AR.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

2. **Variance.** The applicant, Maria Martinez Guevara, requests approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement for the property legally described as Unit 13, Block DD, Lot 10. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Application.pdf
Location, Zoning Map.pdf
Reproduction of Notices.pdf
98-023 O-21.pdf
Book 1 Page 69.pdf
Transmittal_24-110-00010_SSCAFCA.pdf
Findings_of_Fact.docx

3. **Final Plat.** The applicant, Rio Rancho Holdings, LLC, through their agent Huitt-Zollars, Inc., requests approval of a final plat for the Melon Ridge Phase 2 subdivision to create 74 R-4: Single Family Residential lots and one tract on the property legally described as Melon Ridge, Tract A1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Melon Ridge Phase 2 Final Plat.pdf
Agent Authorization.pdf
Staff Comments.pdf

4. **Preliminary Plat Extension.** The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a preliminary plat extension for the Stone Mountain Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Agent Authorization.pdf
Justification.pdf
Preliminary Plat
Reproduction of Notices.pdf

5. **Conditional Use Permit.** The Applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Reproduction of Notices, Legal
Justification Letter
Site Development Plan
Landscape Plan
Reviewer Comments
Findings_of_Fact.docx

6. **Conditional Use Permit.** The applicant, Andrew Vargas-Segura, requests approval of a Conditional Use Permit to allow for a Boarding Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
Location/Zone Map
Application
Boarding Details & Considerations for La Pawta Spa

Site Plan & Details
Boarding Consent Letter
Notice Letter
Noticed Properties Map
Legal Ad Proof
Findings of Fact

7. **Street Name Change.** The applicant, The City of Rio Rancho, is requesting approval for the alteration of the street name 14th Ave SE to Cabezon Blvd SE. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.
Street name Map (remade).png
Letter to property owners.doc
MRMPO comments
Petition_RRPS
Petition - Petition SSCAFCA.pdf
Petition_CoRR
FindingsofFact_BMB.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
June 11, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-0611_PZB_Minutes_BMB_AR.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JUNE 11, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Scottie Richardson, District 1, Vice-Chair	Amy Rincon, Development Services Director
Kevin Kofchur, District 2	Brian Babyak, Planning & Zoning Manager
Fred Radosevich, District 3, Chair	Tim Dvorak, Planner II
Robert Gabaldon, District 4	Michelle Costilla, Planner II
Lisa Hardisty, District 6 (Virtual)	Chris Benson, Planner II
Sal Tortorici, At-Large	Sean LaBarbera, Planner I
MEMBERS ABSENT:	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) May 28, 2024 Planning and Zoning Board Meeting Minutes

Kevin Kofchur moved to approve the Consent Calendar. Seconded by Robert Gabaldon.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report – MAY 2024

3) Planning and Zoning Monthly Summary Plat Report – MAY 2024

PUBLIC HEARINGS

4) The applicant, Melvin Munoz Estrada, requested approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement for the property located at 425 Northern Blvd NE.

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

Applicant Melvin Munoz Estrada stood for questions.

Robert Gabaldon moved to approve Item #4. Seconded by Sal Tortorici.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

5) The applicant, TDO Development, LLC., through their agent, Aldrich Land Surveying, requested approval of a Preliminary/Final Plat to create three lots and one tract from the existing property legally described as Tierra Del Oro Phase 2, Tract I.

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

Agent, Tim Aldrich, and applicant, Pierre Amestoy, both stood for questions.

The following members of the public spoke on the item:

- Jason Marra
- Sophan Marra

There was discussion amongst the commissioners and developer, Pierre Amestoy, agent, Tim Aldrich, and Jason and Sophan Marra.

Scottie Richardson moved to approve Item #5. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **1 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Sal Tortorici
NO: Lisa Hardisty

DISCUSSION AND DELIBERATION

6) The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requested approval of a Preliminary Plat Amendment for the Broadmoor Heights Unit 4 subdivision on the land legally described as Broadmoor Heights Tract 4-A.A.

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

Agent, Yolanda Moyer stood for questions, after being administered the oath virtually.

Sal Tortorici moved to approve Item #6. Seconded by Robert Gabaldon.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Scottie Richardson.
Chairman Radosevich adjourned the meeting at 6:52 PM.

APPROVED THIS 25th DAY OF JUNE 2024.

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-110-00010

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Maria Martinez Guevara, requests approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement for the property legally described as Unit 13, Block DD, Lot 10. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Maria Martinez Guevara, requests approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement for the property legally described as Unit 13, Block DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance would allow for the applicant to develop on the 50' lot as it exists. The subject property consists of 0.35 acres and is located north of the Northern Blvd NE (principal arterial road) and Calor Rd NE (residential road) intersection.

The property was platted June 6, 1966 in Book 1 Page 69. The subject property is zoned R-1:Single-Family Residential and is within an overlay zone, per Ordinance No. 98, Enactment No. 98-023; adopted September 23, 1998.

The overlay zone deems all contiguous 50' minimum frontage lots in the same ownership as merged for building and zoning purposes. The applicant owns a single lot, and therefore the overlay does not apply. The applicant also does not have the ability to apply for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

The surrounding properties to the north, south, east, and west are also zoned R-1:Single-Family Residential District. The minimum allowable lot width in the R-1 zoning district is 60' per Rio Rancho Municipal Code (R.O. 2003) Section 154.50. The applicant is requesting this variance to the minimum R-1 zoning district lot width requirement to allow development of their 50' wide lot. The applicant has included a preliminary site plan of the property detailing the location of their proposed manufactured home. The applicant also intends to erect a detached garage.

REVIEW CRITERIA R.O. 2003 Section 150.06 Variance states, "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one’s personal comfort is the basis for the claim of hardship."

The applicant states within the included justification letter that, "[the lots'] measurements are too narrow, and I presented myself to request the corresponding permits and they told me it was not possible until I presented these requirements and this is the reason that I appear before you requesting...this exception."

Staff recommends the Planning and Zoning Board find the subject property is an irregular and narrow lot. The strict application of the minimum lot width requirement of 60' on this 50' wide lot would result in a hardship that would deprive the owner of the reasonable use of their land.

NOTIFICATIONS: Neighboring property owners within 100 ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300 ft were notified by postcard. A notice sign was erected on the subject property, as required by ordinance, and a legal notice was published in the Albuquerque Journal on June 10, 2024. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:
CoRR Planning Comments contained in this document
CoRR Engineering No comments provided
CoRR Fire & Rescue No adverse comments
CoRR Parks, Recreation, and Community Services No comments provided
CoRR Police No comments provided
MRCG - MRMPO No adverse comments
Rio Rancho Public Schools No comments provided
SSCAFCA Comment included as an attachment

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the variance request, subject to findings and conditions set forth below:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of variance requests.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the minimum lot width requirement.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 13, Block DD, Lot 10, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
4. A variance to R.O. 2003 §154.50 Zoning Table requiring a minimum lot width of 60 feet, to allow for a lot width of 50 feet, is approved.
5. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.

If the Planning & Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

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

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the request;
2. Deny the request;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested variance, subject to findings and conditions.

ATTACHMENT: Application.pdf
ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: 98-023 O-21.pdf
ATTACHMENT: Book 1 Page 69.pdf
ATTACHMENT: Transmittal_24-110-00010_SSCAFCA.pdf
ATTACHMENT: Findings_of_Fact.docx

Rio Rancho
City of Vision

planning@rrnm.gov

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: Maria Antonia Martinez Guevara		Phone: 480 200 2564
Address: 381 58th ST NW		E-Mail: mariaantonia1306@gmail.com
City: Albuquerque	State: NM	Zip: 87105
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)

variance to 60' R-1 width

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: U13	Block(s): DD	Lot(s): 10
Existing Zoning: R1	Proposed Zoning: /	
No. of existing lots: 1	No. of proposed lots: /	Total area of site (acres) .35

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 Antonia Mtz G	Applicant:	Agent:
Signature: Ma. A. Mtz G.		Date:

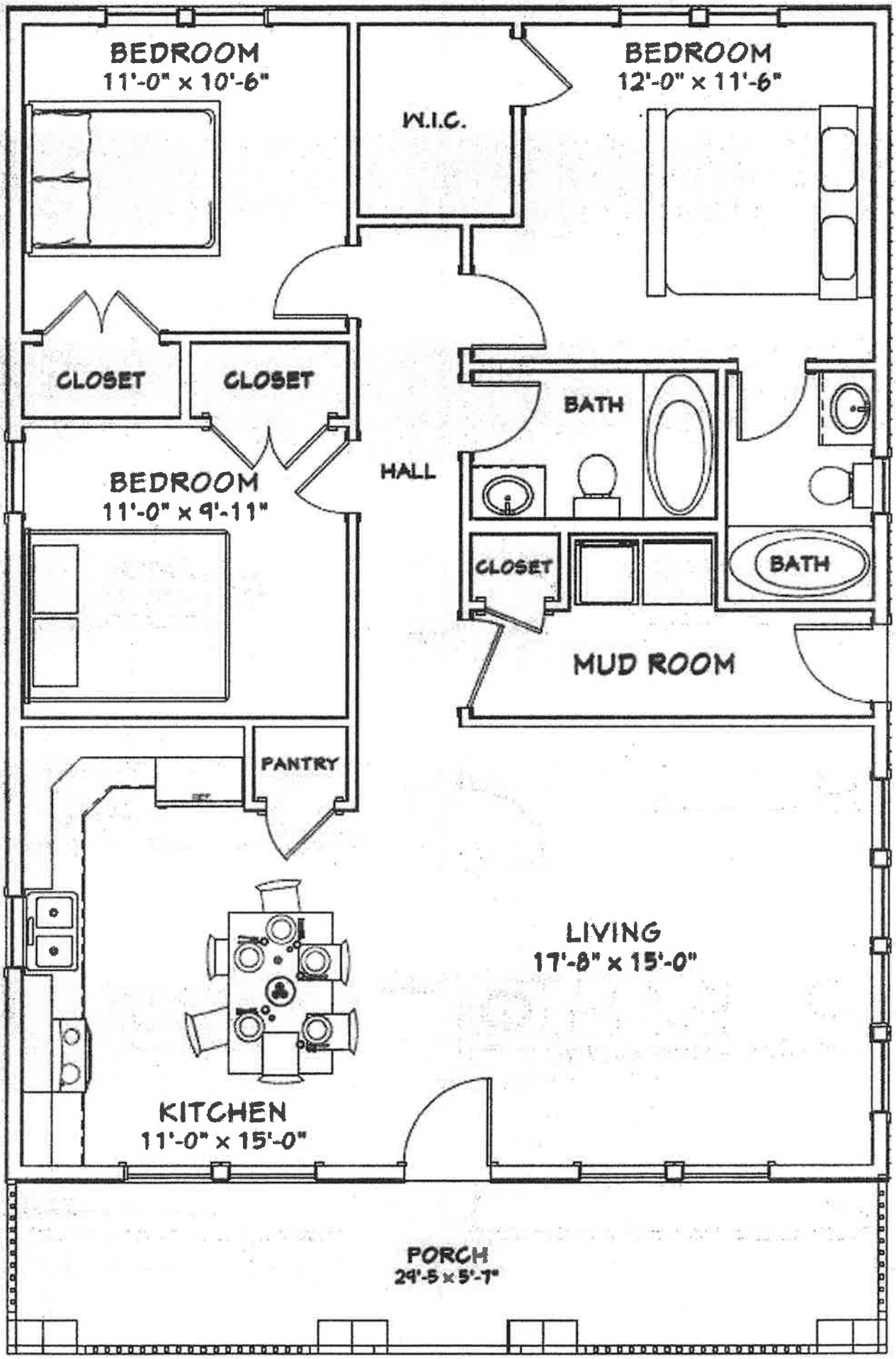
FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

1106
1102
1026
1022
1018
1014
CALOR RD NE


BEDROOM
11'-0" x 10'-6"
W.I.C.
BEDROOM
12'-0" x 11'-6"
CLOSET
CLOSET
BATH
HALL
BEDROOM
11'-0" x 9'-11"
CLOSET
BATH
MUD ROOM
PANTRY
LIVING
17'-8" x 15'-0"
KITCHEN
11'-0" x 15'-0"
PORCH
24'-5 x 5'-7"

Mayo 12 del 2024.

A quien corresponda:

Solicitando Excepción.

Por medio de la presente me presento ante ustedes soy Ma. Antonia Martínez Guevara y me dirijo a ustedes de la manera más atenta me consideren una excepción ya que tuve la oportunidad de adquirir un lote en la calle CALOR RD NE, Y sus medidas son las siguientes 50 pies de frente y 297 de fondo, como verán es demasiado angosto, y me presente para pedir los permisos correspondientes y me dijeron que no era posible hasta que presentara estos requisitos y esta es la razón que me presento ante ustedes solicitando de la manera mas atenta me puedan dar esta excepción ya que todos los terrenos que vendieron ahí tienen esas medidas y yo desconocía estas reglas .

Sin otro asunto que tratar por el momento le doy las gracias por su tiempo, esperando su pronta respuesta.

ATENTAMENTE

María Antonia Martínez Guevara.

May 12,2024

To whom it may concern:

Requesting Exception.

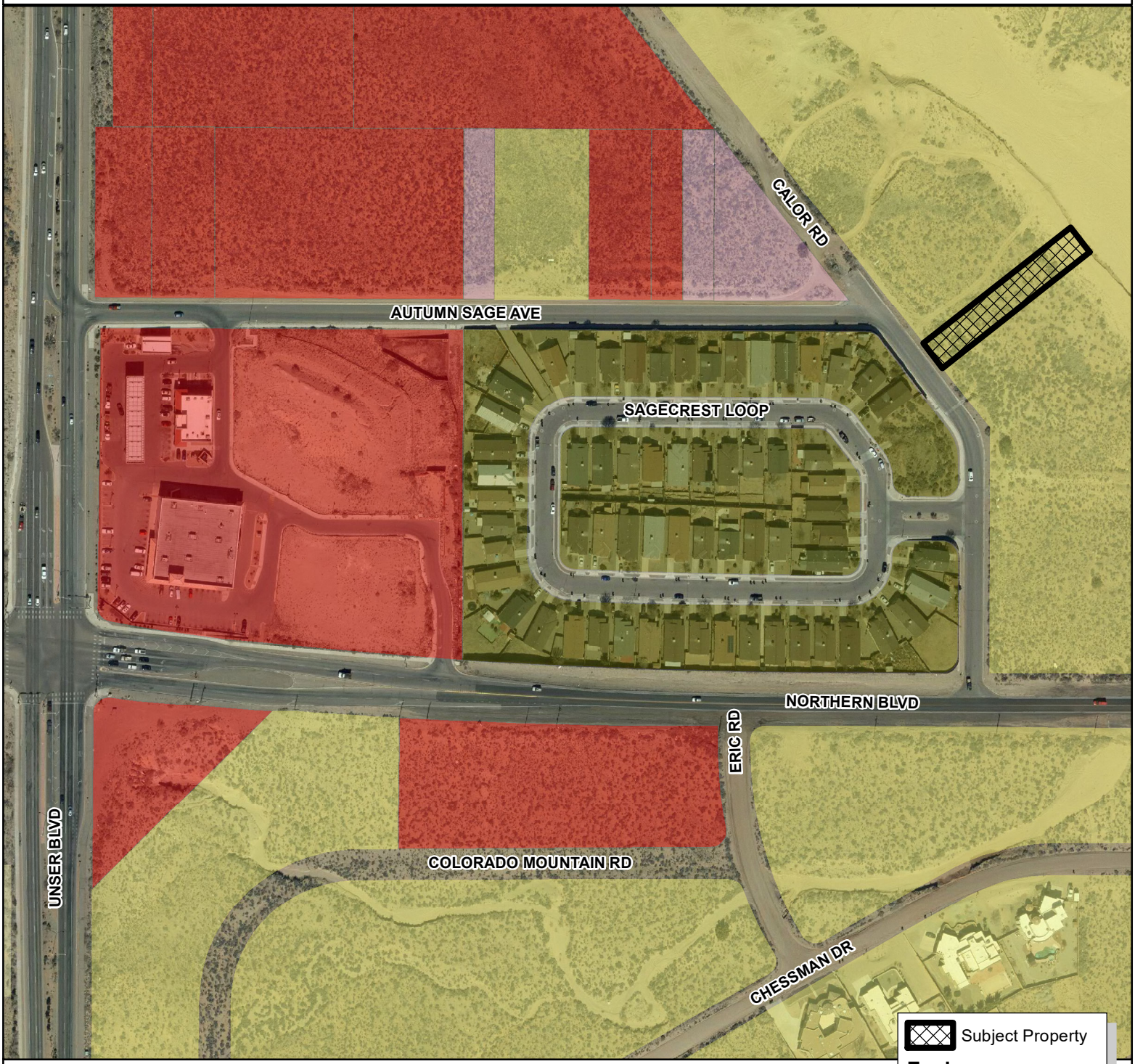
I Hereby introduce myself to you, I am Ma, Antonia Martinez Guevara and address you in the most attentive manner. Consider me an exception since I had the opportunity to acquire a lot on CALOR RD NE Street, and its measurements are the next 50 feet in front and 297 feet in depth, as you will see it is too narrow, and I presented myself to request the corresponding permits and they told me that it was not possible until I presented these requirements and this is the reason that I appear before you requesting in the manner but be careful, they can give me this exception since all the land they sold there has those measurements and I was unaware of these rules.

With no other matter to discuss now, I thank you for your time, looking forward to your prompt response.

ATENTAMENTE

Maria Antonia Martínez Guevara.

1022 CALOR RD NE
UNIT 13, BLOCK DD, LOT 10
VARIANCE - LOT WIDTH



RioRancho
City of Vision

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Feet

GIS
Moving Spatial Data Forward

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Map Created by Chris Benson on 06/04/2024

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

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

June 5, 2024

RE: Variance
Case No. 24-110-00010
1022 Calor Rd NE

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, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is. The subject property consists of .35 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, June 25, 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.

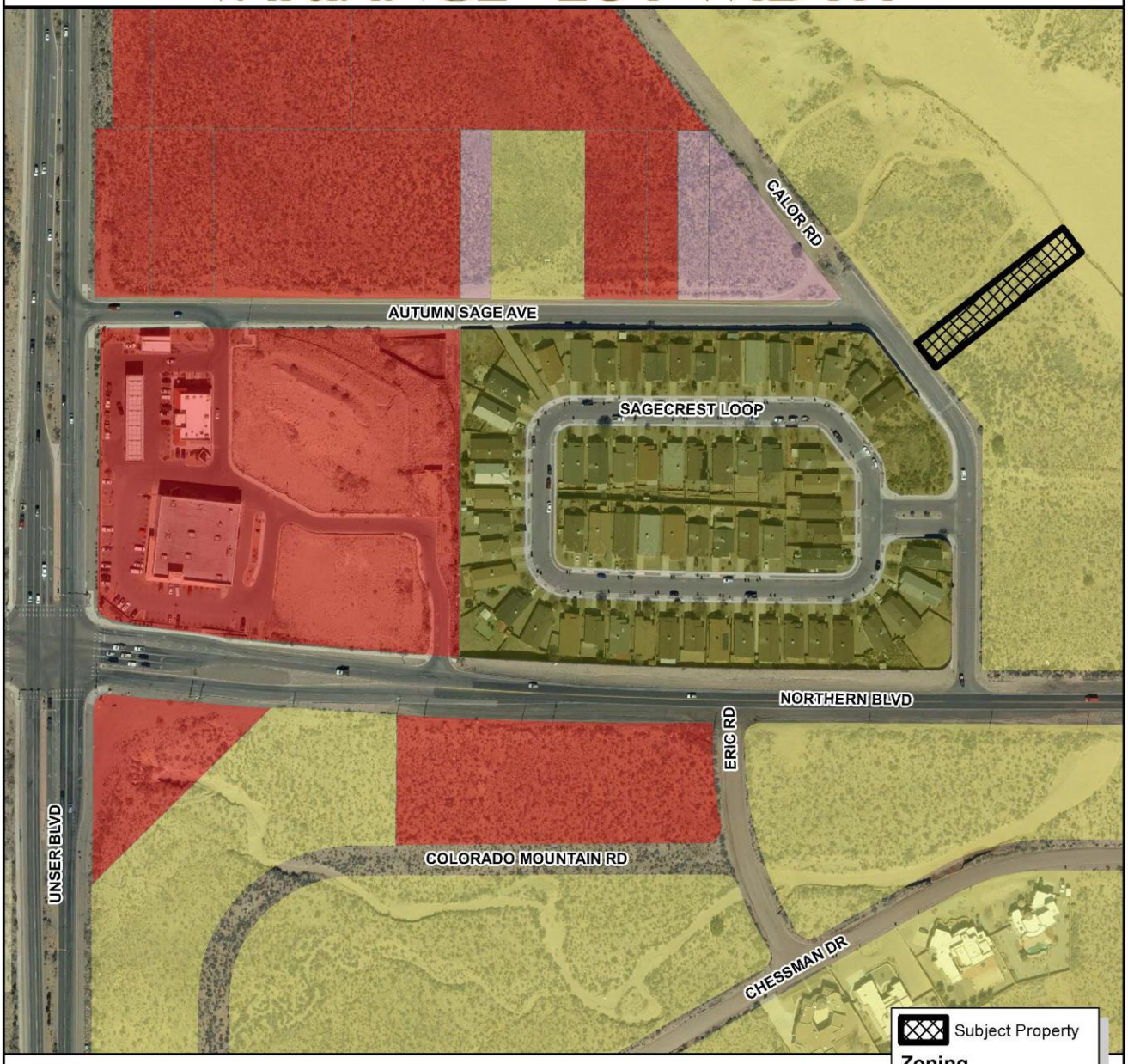
Respectfully,

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

1022 CALOR RD NE
UNIT 13, BLOCK DD, LOT 10
VARIANCE - LOT WIDTH



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

Map Created by Chris Benson on 06/04/2024

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**June 25, 2024**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**June 25, 2024**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

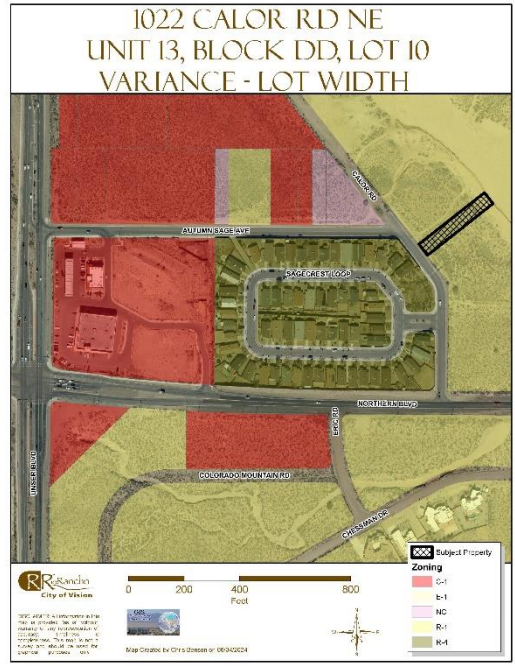
Application Information

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, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is. The PZB will hear the request on June 25, 2024.

We are running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:

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

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



Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is. The PZB will hear the request on June 25, 2024.

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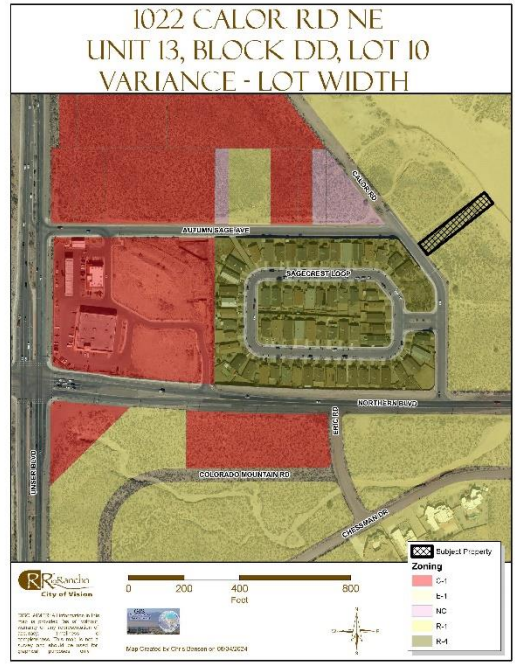
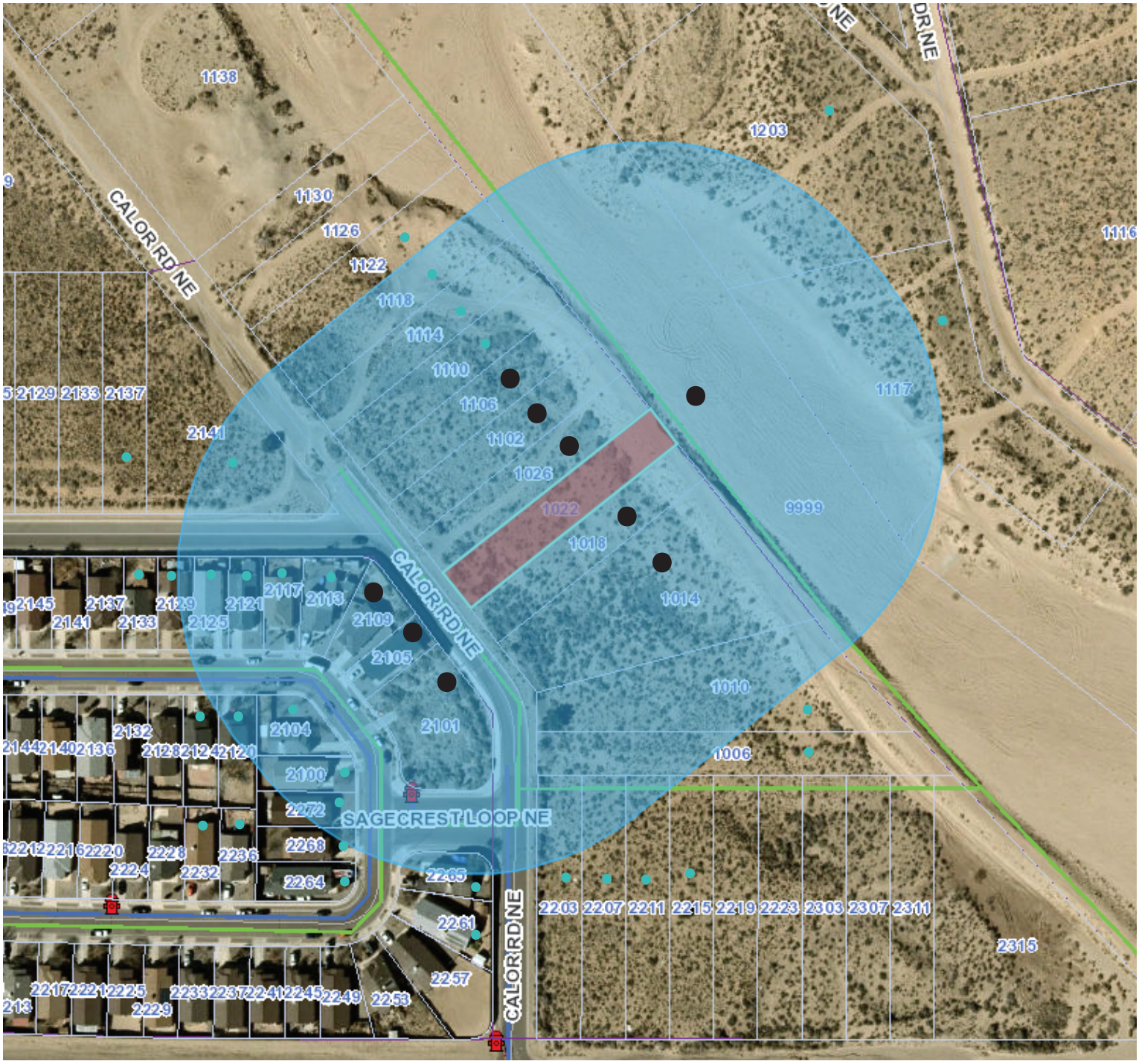
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

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





Notice Map:

- ● - 100ft f/subject property, certified letter
- ● - 300ft f/subject property, informational postcard

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, June 25, 2024:

Conditional Use Permit
Case #24-120-00009
The applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7.

Preliminary Plat Extension
Case #20-210-00008
Applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc., requests approval for a Preliminary Plat Extension for Stone Mountain to create 86 single-family residential lots on the property legally described as Unit 13 Block 63, Prop Park.

Variance
Case #24-110-00010
The applicant, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is.

Conditional Use Permit
Case #24-120-00010
The applicant, Andrew Vargas-Segura, is requesting approval of a Conditional Use Permit for a Boarding Kennel at 4529 Arrowhead Ridge Dr SE. The subject property is legally described as Arrowhead Ridge, Tract 12A and is currently zoned SU: Special Use for all permissive and conditional uses in the C-1: Retail Commercial District.

Street Name Change
Case #24-285-00001
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.

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: June 10, 2024

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **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 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

City of Rio Rancho
3900 Southern Blvd. SE ● PO Box 15550
Rio Rancho, NM 87174-0550
(505) 891-7206 ● Fax (505) 896-8994

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

REPLAT OF LOTS
WITHIN

UNITS SEVEN and THIRTEEN
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO

JUNE 1966

Surveyed, re-platted, and subdivided, and comprising Lots Sixty-One (61) thru Ninety-Seven (97), inclusive, in Block numbered Sixty-Nine (69), Unit Seven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; and Blocks lettered "E" and "AA" thru "HH", inclusive, and Tracts "D" and "F", Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; with the free consent of, and in accordance with the wishes and desires of, the undersigned owners and proprietors thereof; and that the owners of the property do hereby dedicate all public thoroughfares shown hereon to the County of Sandoval, New Mexico, and do hereby grant easements shown on the plat, including easements for overhang of service wires, and including the rights of ingress and egress and the right to trim interfering trees.

John E. Sommerhalder — ASSISTANT VICE-PRESIDENT
Sara M. McLain — ASSISTANT SECRETARY

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

On this 1st day of June, 1966, before me, a Notary Public in and for said County and State, personally appeared John E. Sommerhalder and Sara M. McLain, who, being by me duly sworn, did say that they are Assistant Vice-President and Assistant Secretary, respectively, of RIO RANCHO ESTATES, INC., a corporation organized under the laws of the State of New Mexico; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and that said John E. Sommerhalder and Sara M. McLain acknowledged said instrument to be the free act and deed of said corporation.
My commission expires November 25, 1968.

Catherine Du Clos
NOTARY PUBLIC

I, Robert K. Walsh, New Mexico Registered Land Surveyor No. 2127, do hereby certify that the plat shown hereon was made by me or under my direct supervision, and that the same is true and correct to the best of my belief and knowledge.

Robert K. Walsh
NEW MEXICO REGISTERED LAND SURVEYOR NO. 2127

I, F. L. Lucero, County Clerk of Sandoval County, New Mexico, do hereby certify that the plat shown hereon was approved and all roads shown hereon were accepted for dedication to the County of Sandoval, New Mexico, by the Board of Commissioners at their meeting held on the 14 day of June, 1966.

COUNTY CLERK

JOB NO. 1069	RESIDENTIAL LOTS
PAGE NO. 69	COMMERCIAL ACREAGE
BOOK NO. 1	MULTIPLE ACREAGE
COMPUTED BY	RESERVED ACREAGE
DRAFTED BY	MILES OF ROAD
COMPUTER HRS	REPLAT of Unit 7 & 13
PROOFED BY	

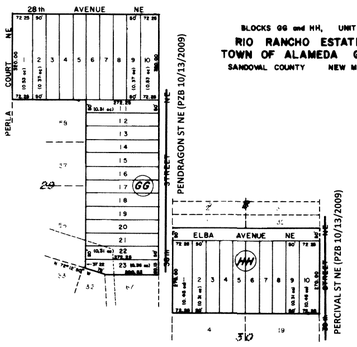
SANDOVAL BD. OF COMMISSIONERS
APPROVED
JUN 6 1966

NOTE: Unless otherwise indicated, Streets run North-South, Avenues run East-West. All public thoroughfares are 50 feet wide. Lot lines are perpendicular to street lines. There is an iron pipe on all block corners. All other corners are ½" reinforcing bars. In addition, all corners are identified by a 1" x 2" x 20" guard stake painted red.

SCALE: 1" = 200'

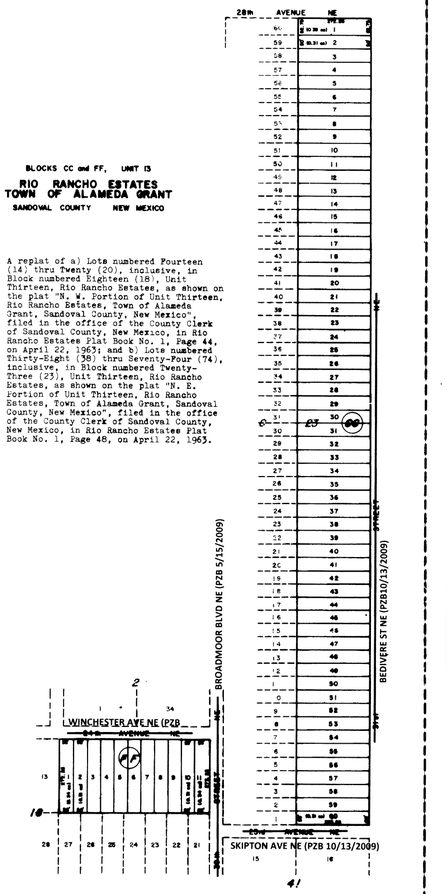
BLOCKS GG and HH, UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat of Lots numbered Fifty-Nine (59) thru Sixty-Six (66), inclusive, in Block numbered Twenty-Nine (29); and Lots numbered Five (5), Six (6), Seventeen (17), and Eighteen (18), in Block numbered Thirty (30), Unit Thirteen, Rio Rancho Estates, as shown on the plat "N. E. Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 48, on April 22, 1963.



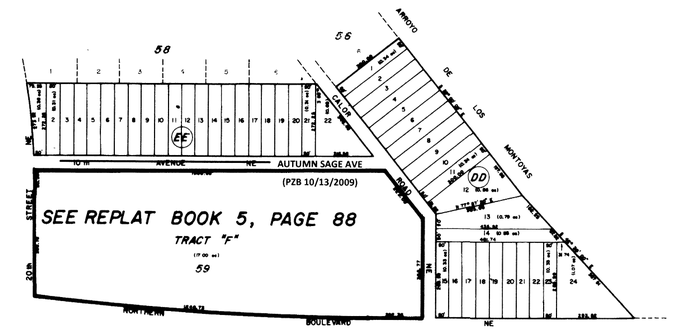
BLOCKS CC and FF, UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat of a) Lots numbered Fourteen (14) thru Twenty (20), inclusive, in Block numbered Eighteen (18), Unit Thirteen, Rio Rancho Estates, as shown on the plat "N. W. Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 44, on April 22, 1963; and b) Lots numbered Thirty-Eight (38) thru Seventy-Four (74), inclusive, in Block numbered Twenty-Three (23), Unit Thirteen, Rio Rancho Estates, as shown on the plat "N. E. Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 48, on April 22, 1963.



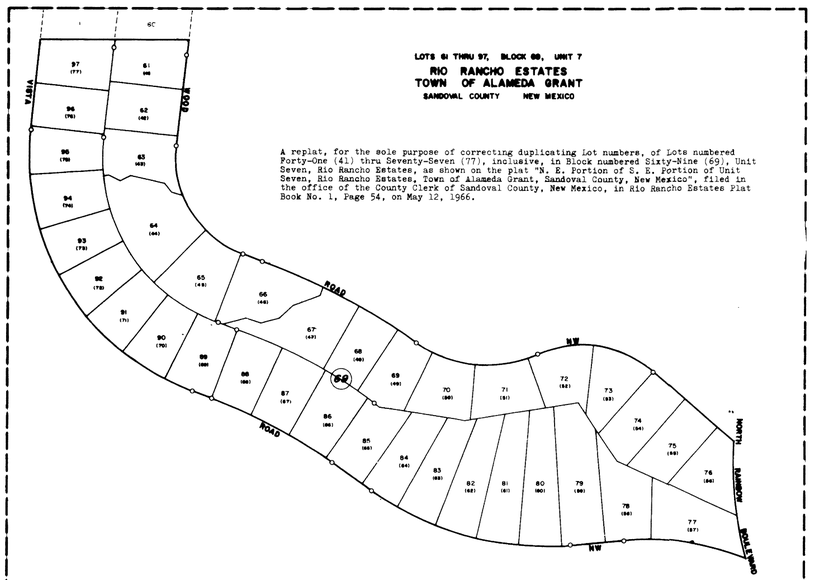
BLOCKS DD, EE and TRACT F, UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat of Lots numbered One (1) thru Five (5), inclusive, in Block numbered Fifty-Six (56); Lots numbered Seven (7) thru Thirteen (13), inclusive, in Block numbered Fifty-Eight (58); and Lots numbered One (1) thru Seventeen (17), inclusive, in Block numbered Fifty-Nine (59); Unit Thirteen, Rio Rancho Estates, as shown on the plat "S. W. Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 49, on April 22, 1963.



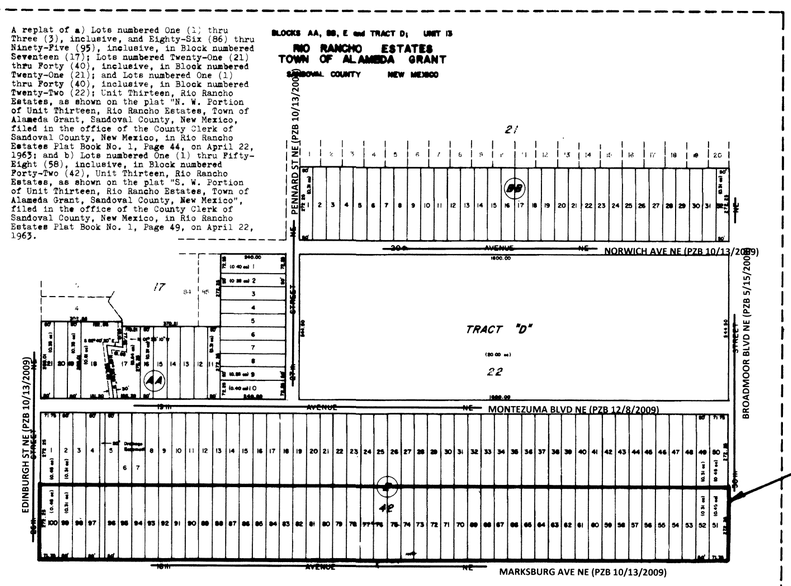
LOTS 61 THRU 97, BLOCK 69, UNIT 7
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat, for the sole purpose of correcting duplicating Lot numbers, of Lots numbered Forty-One (41) thru Seventy-Seven (77), inclusive, in Block numbered Sixty-Nine (69), Unit Seven, Rio Rancho Estates, as shown on the plat "N. E. Portion of S. E. 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, in Rio Rancho Estates Plat Book No. 1, Page 54, on May 12, 1966.



BLOCKS AA, BB, E and TRACT D, UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat of a) Lots numbered One (1) thru Three (3), inclusive, and Eighty-Six (86) thru Ninety-Five (95), inclusive, in Block numbered Seventeen (17); Lots numbered Twenty-One (21) thru Forty (40), inclusive, in Block numbered Twenty-One (21) and Lots numbered One (1) thru Forty (40), inclusive, in Block numbered Twenty-Two (22); Unit Thirteen, Rio Rancho Estates, as shown on the plat "N. W. Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 44, on April 22, 1963; and b) Lots numbered One (1) thru Fifty-Eight (58), inclusive, in Block numbered Forty-Two (42), Unit Thirteen, Rio Rancho Estates, as shown on the plat "S. W. Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 49, on April 22, 1963.



SEE REPLAT BOOK 1, PAGE 70

JUN 13 1966

WALSH & CO.
5004 Copper NE 266-4189
Albuquerque New Mexico
DATE June, 1966
CLIENT RIO RANCHO ESTATES

Book 1 Page 69

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 4, 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: Variance DSD #24-110-00010 (1022 Calor Rd NE)

The applicant, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is. The subject property consists of .35 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, June 11, 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@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

SSCAFCA:

The subject property is located within the lateral erosion envelop of the Montoyas arroyo.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com — 6/11/24

Reviewer — Date

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00010

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE; TO ALLOW FOR A LOT WIDTH OF 50' AT THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 13, BLOCK DD, LOT 10.

Applicant: Maria Martinez Guevara

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The subject property, legally described as Unit 13, Block DD, Lot 10, is irregular and narrow with a width of 50ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
4. A variance to R.O §154.50 Zoning Table requiring a minimum lot width of 60 feet, to allow for a lot width of 50 feet, is approved.
5. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.

THEREFORE, the application for a variance to the minimum lot width requirement for the property located at U13, Blk DD, Lot 10, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on June 25, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00010

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE; TO ALLOW FOR A LOT WIDTH OF 50' AT THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 13, BLOCK DD, LOT 10.

Applicant: Maria Martinez Guevara

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a variance to the minimum lot width requirement for the property located at U13, Blk DD, Lot 10, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on June 25, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-220-00004

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Rio Rancho Holdings, LLC, through their agent Huitt-Zollars, Inc., requests approval of a final plat for the Melon Ridge Phase 2 subdivision to create 74 R-4: Single Family Residential lots and one tract on the property legally described as Melon Ridge, Tract A1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Rio Rancho Holdings, LLC, through their agent Huitt-Zollars, Inc., requests approval of a Final Plat for the Melon Ridge Phase 2 subdivision to create 74 R-4: Single Family Residential lots and one tract on the property legally described as Melon Ridge, Tract A1.

The preliminary plat for Melon Ridge was approved by the Planning and Zoning Board on March 23, 2021 under case #21-210-00003. The preliminary plat was later amended and approved by the Planning and Zoning Board on June 8, 2021. The approved amendment to the preliminary plat changed the location of a dual use park and pond facility from the east side of Melon Ridge Loop (formerly Tract F) to an area between Melon Ridge Loop and Dover Drive. Tract C and Tract D were converted into lots. The total number of lots remained at 157 as formerly approved. The internal layout of the streets did not change with the amendment.

The Melon Ridge Preliminary Plat was extended August 9, 2022 and on April 9, 2024 by the Planning and Zoning Board. The final plat for Melon Ridge Phase 1 was approved on October 11, 2022 under case #22-220-00010.

GENERAL INFORMATION:
1. Layout: Melon Ridge Phase 2 is to be 74 single family residential lots and 1 tract with 0.3862 road miles dedicated to the City of Rio Rancho.
2. Acreage: Total plat acreage: 12.6497; Tract acreage: 0.7727 acres; Lot acreage: 9.5496.
3. Access: The proposed development would have three access points. One access point will be off of Candleston Ave NE, one off of Dover Dr. NE, and one off of Melon Ridge Loop NE, all residential roads.
4. Zoning: The subject property is zoned R-4: Single-Family Residential per Ordinance No. 41 Enactment No. 20-35 and Ordinance No. 68 Enactment No. 06-67.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: The City of Rio Rancho Utilities Department has provided a letter of water and wastewater availability for the project, dated August 3, 2022.
7. Drainage: The developed site would drain to an onsite detention pond and to the Edinburg storm drain at the intersection with Melon Ridge Lp.

8. Roads and Sidewalks: The proposed streets will be standard local street sections with sidewalk. Melon Ridge, Phase 2 will have 0.3862 road miles dedicated to the City of Rio Rancho (2.3274 road acres).
9. Recreation Facilities/Open Space: None.
10. Easements: Tract A states that it will be a private landscape easement and a blanket waterline easement to be owned and maintained by the HOA. The waterline easement will be granted to the City of Rio Rancho, however, the waterline easement should be over the waterline in Tract A, not the entirety of Tract A. This correction has been added to the list of conditions of approval. A ten foot wide public utility easement within all new lots adjacent to road right-of-way is required along with a five foot wide public utility easement within all new lots on all side and rear property lines in conformance with R.O. 2003 § 155.43. This correction has also been added to the list of conditions of approval.
11. Vacations: None.
12. Variances: None.

SURROUNDING LAND USE/ZONING
The attached location map shows the surrounding zoning. The property to the north is part of the Stonegate subdivision and is zoned R-4: Single-Family Residential. Properties to the east are also zoned R-4. The property to the west is vacant land zoned R-3: Mixed Residential and the property to the south is also vacant and zoned R-1: Single-Family Residential.

CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155 pending inclusion of the required Public Utility Easements on the plat. A ten foot wide public utility easement within all new lots adjacent to road right-of-way is required along with a five foot wide public utility easement within all new lots on all side and rear property lines in conformance with R.O. 2003 § 155.43.

FINDING: Staff recommends the Planning and Zoning Board finds this criteria may be met prior to recording of the plat.

CONFORMANCE WITH THE ZONING ORDINANCE
The proposed lots range in size from approximately 4,996 square feet to 14,265 square feet, in compliance with the minimum lot area requirement of 4,000 square feet in the R-4, Detached Zoning District, laid out in R.O. 2003 §154.50. The lot widths also comply with the minimum lot width requirement of 40 ft, per R.O. 2003 §154.50.

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

CONFORMANCE WITH THE 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).

FINDING: This application would be an action in meeting the policy of encouraging planned development, and is part of a master planned area. The Melon Ridge Master Plan was approved under Resolution No. 90, Enactment No. 06-087, adopted by the Governing Body on October 25, 2006.

CONFORMANCE WITH THE MELON RIDGE MASTER PLAN
The subject property is within the Melon Ridge Master Plan. The proposed plat would be consistent with the conceptual lot layout identified in the plan with exception to the approved amendments to the plat and would comply with the requirements of the Melon Ridge Master Plan.

FINDING: Staff recommends the Planning and Zoning Board find the proposed plat conforms to the requirements of the Melon Ridge Master Plan.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Zoning, Engineering), received the application and the comments are attached. Fire and Rescue, Parks, Recreation, and Community Services, and SSCAFCA received the application and staff received no adverse comments. MRCOG, Rio Rancho Public Schools and Rio Rancho Police also received the application and did not return any comments.

IMPACT:

Staff recommends the Planning and Zoning Board approve the final plat subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction to approve the applicant's request for final plat.
2. The applicant has the authority to make an application to request final plat approval.
3. Due process was provided to the applicant.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. The Final Plat conforms to the R-4: Single-Family Residential zoning district requirements.
3. The Final Plat is consistent with the Preliminary Plat Amendment as approved by the Planning and Zoning Board on June 8, 2021.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. The applicant shall address all of the staff comments prior to submitting construction plans or the final plat, whichever is applicable.
6. The waterline easement shall be over the waterline in Tract A, not the entirety of Tract A.
7. A ten foot wide public utility easement within all new lots adjacent to road right-of-way is required along with a five foot wide public utility easement within all new lots on all side and rear property lines in conformance with R.O. 2003 § 155.43.
8. The City Clerk signature block shall be updated.
9. The Final Plat will be filed under Book 35, Pages 53-54.

ALTERNATIVES:

The Planning and Zoning Board may:

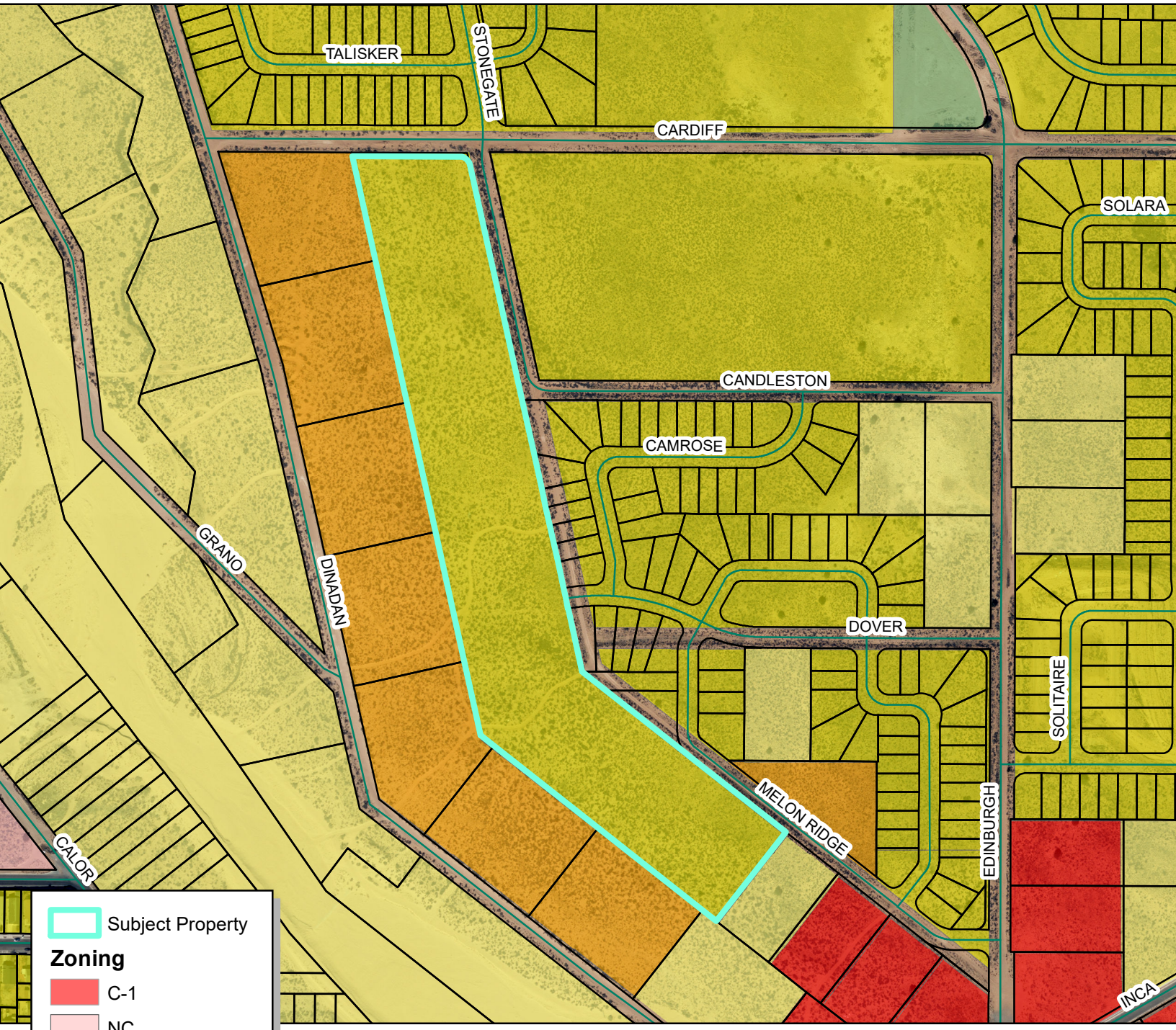
1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Final Plat with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Melon Ridge Phase 2 Final Plat.pdf
ATTACHMENT: Agent Authorization.pdf
ATTACHMENT: Staff Comments.pdf

MELON RIDGE PHASE 2



GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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.

0 295 590 1,180
Feet

Map created by: Michelle Costilla 6/12/2024

MELON RIDGE PHASE 2

A REPLAT OF MELON RIDGE PHASE 1 TRACT A-1

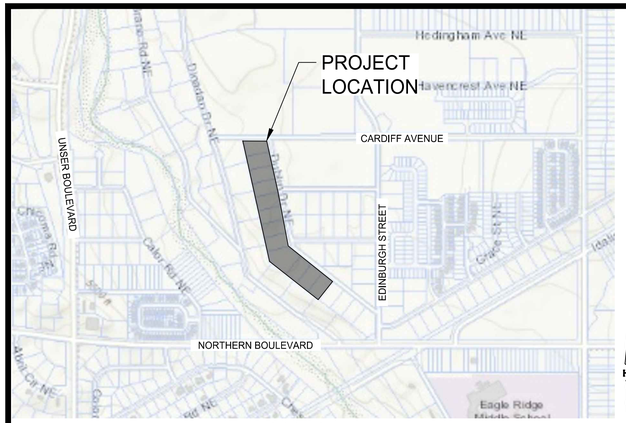
UNIT THIRTEEN

WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 2

MAY 2024

FINAL PLAT



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS "NO VEHICULAR ACCESS" ALLOWED TO CANDLESTON AVENUE N.E. FROM BLOCK 8, LOTS 1 TO 9, AND TO MELON RIDGE LOOP N.E. FROM BLOCK 7, LOT 43 AND BLOCK 4, LOTS 8 TO 10.

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

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

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

D.E. - DRAINAGE EASEMENT

N.V.A.E. - NO VEHICLE ACCESS EASEMENT

P.U.E. - PUBLIC UTILITY EASEMENT

RAD - RADIAL BEARING

AC - ACRES

FREE CONSENT AND DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT 'A-1' INTO 74 SINGLE FAMILY RESIDENTIAL LOTS AND 1 TRACT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A', AS SHOWN HEREON. SAID TRACT 'A' IS A PRIVATE LANDSCAPE EASEMENT AND BLANKET WATERLINE EASEMENT TO BE OWNED AND MAINTAINED BY THE MELON RIDGE (H.O.A.). THE WATERLINE EASEMENT IS GRANTED TO THE CITY OF RIO RANCHO. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

RIO RANCHO HOLDINGS, LLC

_____
PATRICK SMITH, MANAGING MEMBER DATE

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS____DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK SMITH, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGING MEMBER OF RIO RANCHO HOLDINGS, LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT HE SIGNED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION AS THE FREE ACT AND DEED OF SAID CORPORATION.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACT A-1 OF MELON RIDGE PHASE 1 WITHIN UNIT THIRTEEN, PROJECTED SECTION 12, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, RECORDED ON FEBRUARY 9, 1967 IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 49 (VOL. RR1, FOLIO 49), TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

SAID PARCEL CONTAINS 12.6497 ACRES, MORE OR LESS, (74) LOTS, (1) TRACT.

PURPOSE OF PLAT

1. TO REPLAT TRACT A-1 INTO 74 SINGLE FAMILY RESIDENTIAL UNITS AND 1 TRACT.
2. TRACT 'A' WILL BE A PRIVATE LANDSCAPE EASEMENT AND A BLANKET WATERLINE EASEMENT TO BE OWNED AND MAINTAINED BY THE ASSOCIATION (H.O.A.). THE WATERLINE EASEMENT IS GRANTED TO THE CITY OF RIO RANCHO.

SUBDIVIDER:

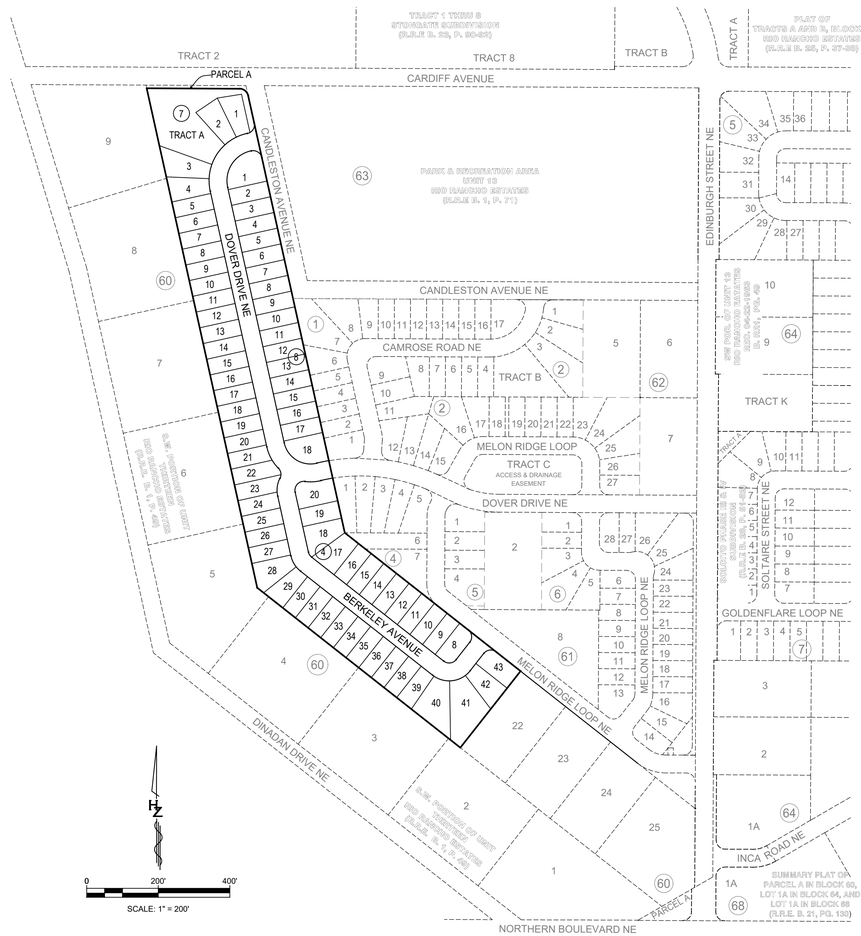
RIO RANCHO HOLDINGS, LLC
6330 RIVERSIDE PLAZA NW
ALBUQUERQUE, NM 87120
PATRICK SMITH, PHONE NO. (805) 544-7343

AGENT/ENGINEER:

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

SUBDIVISION DATA

SUBDIVISION: MELON RIDGE PHASE 2		PLAT ACRES	12.6497
NO. OF LOTS:	74	LOT ACRES:	9.5496
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	1	TRACT ACRES:	0.7727
NO. OF EXIST. TRACTS:	1		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.3862
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			2.3274



PUBLIC UTILITY EASEMENTS

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

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST CORPORATION D/B/A CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
E. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF THE GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF THE GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

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

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

_____
CITY OF RIO RANCHO DATE

_____
PNM ELECTRIC SERVICES DATE

_____
NM GAS COMPANY DATE

_____
QWEST D/B/A/CENTURYLINK QC DATE

_____
SPARKLIGHT DATE

CITY CLERKS CERTIFICATE

I, REBECCA MARTINEZ, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED BY THE RIO RANCHO PLANNING AND ZONING BOARD AT THEIR MEETING ON THE _____ DAY OF 20__.

_____
REBECCA MARTINEZ, CITY CLERK

RIO RANCHO PLANNING AND ZONING BOARD

APPROVED AT THEIR MEETING ON THIS _____ DAY OF_____ 20____.

_____
CHAIRMAN

TREASURER'S CERTIFICATE

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

_____
JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

_____
COUNTY CLERK DATE

SURVEYOR'S CERTIFICATE

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

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

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

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Book Page

Plotted: 5/15/2024 5:53:33 PM, By:Villa, Nina
H:\proj\R3\13018.02 - Melon Ridge Phase 1 and 2\05 Design\05.11 Survey\FINAL PLAT\Melon Ridge_Final Plat Phase 2.dwg
Last Saved:5/15/2024 5:37:35 PM, nvilla

MELON RIDGE PHASE 2

A REPLAT OF MELON RIDGE PHASE 1 TRACT A-1

UNIT THIRTEEN

WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 2

MAY 2024

FINAL PLAT

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	77°15'00"	25.00'	N51°05'38"W	31.21'	33.71'
C2	90°00'22"	110.00'	S32°32'03"W	155.57'	172.80'
C3	91°00'28"	100.00'	S57°58'22"E	142.66'	158.84'
C4	3°55'30"	500.00'	S78°29'09"W	34.25'	34.25'
C5	38°55'25"	50.00'	S6°59'35"W	33.32'	33.97'
C6	39°18'50"	50.00'	S32°07'33"E	33.64'	34.31'
C7	90°00'00"	50.00'	N83°13'02"E	70.71'	78.54'
C8	71°38'53"	25.00'	N23°21'19"E	29.26'	31.26'
C9	18°42'47"	25.00'	N68°31'58"E	8.13'	8.17'
C10	90°21'29"	25.00'	N32°42'37"E	35.47'	39.43'
C11	90°21'29"	135.00'	S32°42'37"W	191.51'	212.90'
C12	13°46'36"	135.00'	S71°00'04"W	32.38'	32.46'
C13	16°10'16"	135.00'	S56°01'38"W	37.98'	38.10'
C14	28°12'32"	135.00'	S33°50'14"W	65.80'	66.47'
C15	17°19'55"	135.00'	S11°04'00"W	40.68'	40.84'
C16	14°52'10"	135.00'	S5°02'03"E	34.94'	35.04'
C17	31°36'18"	125.00'	S28°16'17"E	68.08'	68.95'
C18	18°34'46"	125.00'	S21°45'31"E	40.36'	40.53'
C19	13°01'32"	125.00'	S37°33'40"E	28.36'	28.42'
C20	70°34'15"	25.00'	N8°47'18"W	28.88'	30.79'
C21	46°00'27"	25.00'	N21°04'13"W	19.54'	20.07'
C22	24°34'52"	25.00'	N14°12'23"E	10.64'	10.73'
C23	38°57'57"	75.00'	S7°00'51"W	50.03'	51.01'
C24	30°00'58"	75.00'	S11°29'20"W	38.84'	39.29'
C25	8°57'39"	75.00'	S7°59'18"E	11.72'	11.73'
C26	39°18'50"	75.00'	S32°07'33"E	50.46'	51.46'
C27	26°04'56"	75.00'	S25°30'36"E	33.85'	34.14'
C28	13°13'54"	75.00'	S45°10'01"E	17.28'	17.32'
C29	90°00'00"	75.00'	N83°13'02"E	106.07'	117.81'
C30	3°46'35"	75.00'	S53°40'15"E	4.94'	4.94'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C31	35°23'19"	75.00'	S73°15'13"E	45.59'	46.32'
C32	36°09'53"	75.00'	N70°58'11"E	46.56'	47.34'
C33	14°40'12"	75.00'	N45°33'08"E	19.15'	19.20'
C34	90°00'00"	25.00'	S83°13'02"W	35.36'	39.27'
C35	90°00'00"	25.00'	N6°46'58"W	35.36'	39.27'
C36	90°00'00"	25.00'	N83°13'02"E	35.36'	39.27'
C37	39°18'50"	25.00'	S32°07'33"E	16.82'	17.15'
C38	109°28'16"	25.00'	S42°16'00"W	40.82'	47.77'
C39	20°28'45"	125.00'	N86°45'46"E	44.44'	44.68'
C40	4°04'43"	475.00'	S78°33'46"W	33.81'	33.81'
C41	3°47'10"	525.00'	S78°24'59"W	34.68'	34.69'
C42	91°00'28"	75.00'	S57°58'22"E	106.99'	119.13'
C43	90°57'18"	85.00'	S33°00'31"W	121.21'	134.93'
C44	89°02'42"	25.00'	N56°59'29"W	35.06'	38.85'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N77°32'14"E	25.99'
L2	N12°28'08"W	100.01'
L3	N12°28'08"W	50.07'
L4	N51°46'58"W	100.00'
L5	N12°28'08"W	6.62'
L6	N12°28'08"W	5.17'
L7	N12°28'08"W	2.69'
L8	N51°46'58"W	24.45'
L9	N12°28'08"W	5.17'
L10	N12°28'08"W	6.62'

TRACT 8

TRACT 2

TRACT A
0.7727
AC

TRACT 1 THIRD R
STORMGATE SUBDIVISION
(SLILR M. 29, P. 90-92)

PARK & RECREATIONS AREA
UNIT THIRTEEN
RIO RANCHO ESTATES
(SLILR M. 4, P. 71)

MELON RIDGE PHASE 1
UNIT THIRTEEN
REPL. 05-06-0063
(SLILR M. 29, P. 66-68)

PARCEL A
MELON RIDGE PHASE 1
REPL. 05-06-0063
(SLILR M. 29, P. 66-68)

S.W. PORTION OF UNIT
THIRTEEN
RIO RANCHO ESTATES
(SLILR M. 4, P. 49)

S.W. PORTION OF UNIT
THIRTEEN
RIO RANCHO ESTATES
(SLILR M. 4, P. 49)

CARDIFF AVENUE
(ROW VARIES)

CANDLESTON AVENUE NE
(50' RW)

DOVER DRIVE NE
(50' RW)

MELON RIDGE LOOP NE
(50'|RW)

BERKELEY AVENUE
(50' RW)

DINADAN DRIVE NE
(50' R/W)

N.V.A.E.

1280.22' S12°28'08"E

731.79'
N12°28'08"W

N89°43'08"W 259.16'

N12°28'08"W 1429.84'

625.19' N51°46'58"W

N51°46'58"W 722.44'

272.25' S38°13'02"W

S00°56'52"E
165.22'

S34°26'27"W
177.66'

S 47°46'58" W 1780.28'
(RECORD/BOVE TIE)

FOUND NGS MONUMENT "SAGE"
N.M. STATE PLANE COORDINATES
X=1,499,264.76 Y=1,545,611.58
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°16'22"
GRID TO GROUND = .99965467
ELEV. = 5,676 (NAVD88)

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

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 5/10/2024 9:30:39 AM, By:Ricketts, Mark
H:\proj\R313018.02 - Melon Ridge Phase 1 and 2\05 Design\05.11 Survey\FINAL PLAT\Melon Ridge_Final Plat Phase 2.dwg
Last Saved:5/10/2024 9:29:22 AM, mricketts

Book Page

September 25, 2020

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

RE: Agent Authorization Letter – Melon Ridge

Dear Ms. Rincon,

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

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

These actions will be represented by the following entities:

Rio Rancho Holdings, LLC – Bill Allen or Mike Adams

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

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

Rio Rancho Holdings, LLC

Respectfully,

By: _____

Bill Allen, Authorized Signatory

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

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/Street	☐ 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 Holdings, LLC		Phone: 505-440-7262
Address: 6330 Riverside Plaza Lane, Ste 220		E-Mail: ballen@westpacnm.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest: Owner	List Owners: Rio Rancho Holdins, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Huitt-Zollars, Inc. (Scott Eddings)		Phone: 505-235-7211
Address: 333 Rio Rancho Blvd, Ste 101		E-Mail: seddings@huitt-zollars.com
City: Rio Rancho	State: NM	ZIP Code: 87122

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

Melon Ridge Master Plan Amendment

Zone Change Request

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

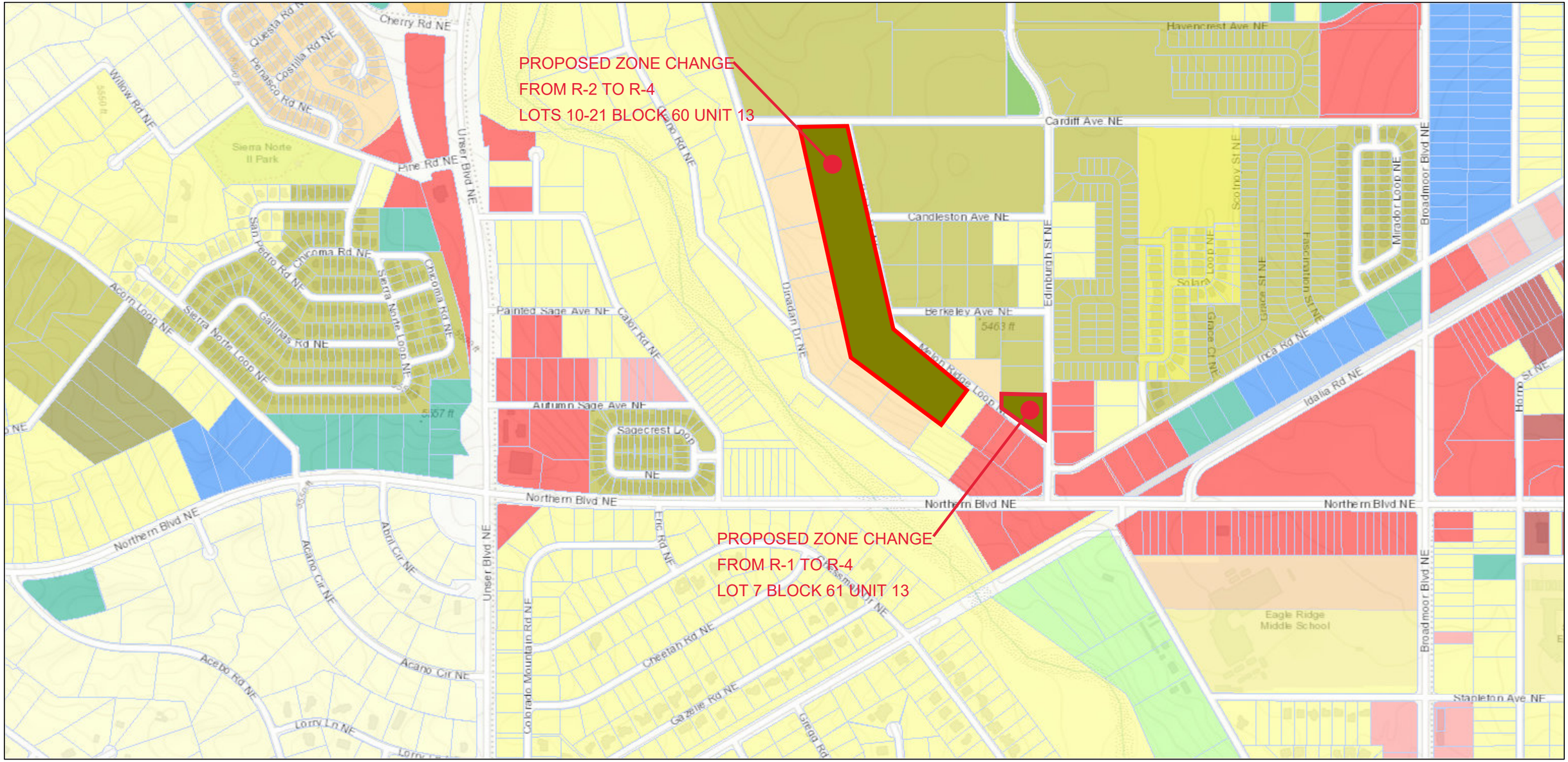
Print Name: Scott Eddings	Applicant:	Agent: X
Signature: Scott Eddings		Date: September 25, 2020

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Melon Ridge Master Plan Amendment



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

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

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

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

Author

City of Rio Rancho, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. ı 333 Rio Rancho Dr. NE ı Suite 101 ı Rio Rancho, NM 87124-1450 ı 505.892.5141 phone ı 505.892.3259 fax ı huitt-zollars.com

September 24, 2020

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

RE: Request for Zone Map Amendment

Dear Ms. Rincon,

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

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

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

1. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*
   If this zone change is approved, the property will be developed into single-family residential lots with quality construction homes to meet the needs of future Rio Rancho residents. The property has remained as vacant, undeveloped land for over fifty years since its original zoning which indicates that the current zoning is unviable for future Rio Rancho residents. As part of the development, installation of public infrastructure will include onsite waterlines, sanitary sewer lines, storm drain lines, paved roadways, and sidewalks to service the property and help to provide connectivity to existing and future development. In addition, a small park is planned within the development.

2. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*
   This zone change request will improve the stability of land use by allowing the property to be developed in a manner that is consistent with adjacent zoning. Lots 10-21 block 60 adjoin R-3 zoning to the west and R-4 zoning to the east. The zone change provides consistent zoning within the area.

3. *A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.*
   A goal of the Comprehensive Plan is to provide access to housing in undeveloped areas of Rio Rancho. In addition, the Comprehensive Plan has a goal to provide a variety of housing types that meet the needs of current and future populations within the city. This proposed development would fulfill both goals of the Comprehensive Plan.

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

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

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

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

6. *Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.*
   This zone change request is for a residential development and is not applicable for commercial use.

7. *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:*
   1. *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*
   2. *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones.*

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

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

Sincerely,

Scott Eddings

Scott Eddings, P.E.
Project Manager

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

3291
95-219/1070 364

DATE 9-25-20

PAY TO THE ORDER OF City of Rio Rancho $ 400 00

four hundred dollars and 00/100 DOLLARS

Photo Safe Deposit® Details on back

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

FOR Melon Ridge MP Amend Zone Change

⑈0000003291⑈ ⑆107002192⑆ 1350750377⑈

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Rio Rancho Holdings, LLC
503 Bath Street

Santa Barbara, CA 93101
805.898.8820

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

351

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

TO THE ORDER OF

09/23/2020 $1,063.00***

City of Rio Rancho

SECURITY LOCKS WILL DISAPPEAR WHEN COPIED OR WITH NORMAL BODY HEAT

⑈000351⑈ ⑆122238420⑆ 6461054621⑈

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

June 3, 2024

TO: Huitt-Zollars, Inc.
333 Rio Rancho Blvd, Ste 101
Rio Rancho, NM 87124

RE: Case 24-220-00004

The following are the comments and feedback received in regards to the Final Plat.

Planning & Zoning Division:

1. Replace Rebecca A. Martinez with Noel C. Davis on the City Clerk's Certificate signature block.

Engineering:

1. Waterline easement should be over the waterline in tract A not the entirety of tract A.
2. Remove Parcel A call out on page 1.
3. 10’ PUE along all ROW 5’ PUE along all lot lines.

Fire and Rescue:

1. Fire hydrants will be required every 500’.

If you have any additional questions or concerns please feel free to contact me at any time.

Respectfully,

Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 20-210-00008

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a preliminary plat extension for the Stone Mountain Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a preliminary plat extension for the Stone Mountain Preliminary Plat. The Stone Mountain subdivision would create 86 R-4: Single-Family Residential lots and 1 tract on approximately 14.41 acres.

The preliminary plat for the Stone Mountain Subdivision was approved by the Planning and Zoning Board on November 2, 2020. The preliminary plat was later amended and approved by the Planning and Zoning Board on June 8, 2021. The approved amendment to the preliminary plat increased the lot width of the majority of lots from 40' to 50', which decreased the overall lot count from 106 to 86, and 1 tract.

The preliminary plat had it's first extension approved on June 28, 2022 and it's second extension approved on June 27, 2023. This third extension is to allow for additional time for construction. The applicant has stated in their justification letter that their office has received approval of the public infrastructure required for the project and construction is scheduled to begin shortly.

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

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

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

NOTIFICATIONS:
Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the June 10, 2024 edition of the Albuquerque Journal. A notice sign was posted to the property on June 18, 2024. All legal notification requirements for this project have been met.

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

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Stone Mountain Subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the June 8, 2021 Preliminary Plat Approval shall apply to this extension, with those conditions being updated to:

a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
d. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including:
   i. Identify ownership and maintenance of Tract SWQ. Change 'Cable One' to 'Sparklight' under Utility Approvals.
   ii. Add 'City of Rio Rancho (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services under the Public Utility Easements (PUE) statement block.
   iii. Remove 'Development Services Department Director' signature block. Change 'Michael Schlichte, Chairman' to 'Fred Radosevich', Chairman'.
   iv. Change 'Stephen Ruger, City Clerk' to 'Noel C. Davis, City Clerk'. '
   v. City Clerk's Certificate' shall read 'I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Planning and Zoning Board at their meeting on..'
   vi. Provide an updated Water and Wastewater Availability letter.
   vii. Provide updated drainage reports.
   viii. Provide a new trip generation report, and provide a Traffic Impact Analysis (TIA) if the trip generation report is over the thresholds.

ix. Show all temporary ponds / piles on the final plat. These are to be dedicated to and maintained by the developer or homeowners association and are to be shown on the final plat.

x. Temporary turnaround easements are to be dedicated to and maintained by the developer or homeowners associated, and are to be shown on the final plat.

xi. Provide or expand the easement for the stormwater pipe in the PUE outside of Tract SWQ.

xii. An enhanced front yard landscaping plan. A 5' landscaping buffer be implemented as a means to create a planting area, beginning from back of curb to the sidewalk along all internal roads, per Section 8.3.4.4 of the Development Process Manual, which allows for 1 canopy tree and 3 shrubs and groundcover, every 33 ft.

xiii. Identify location of 'NO VEHICULAR ACCESS' easements.

6. The Preliminary Plat Extension is effective until June 25, 2025.

ALTERNATIVES:

The Planning and Zoning Board may:

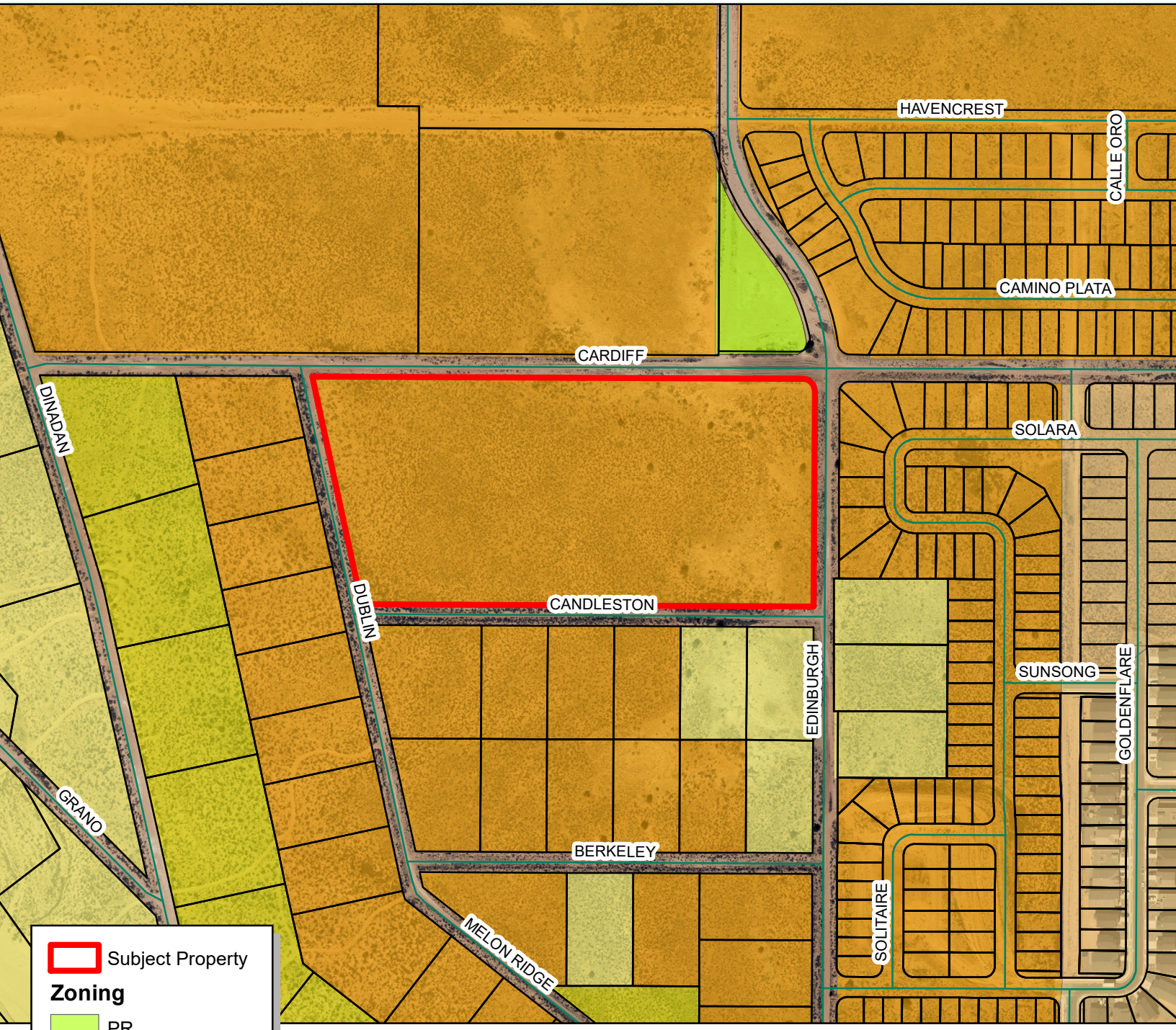
1. Approve the request with staff recommendations and conditions.
2. Approve the request with amendments to recommendations and/or conditions.
3. Deny the request.
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Agent Authorization.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Preliminary Plat
ATTACHMENT: Reproduction of Notices.pdf

STONE MOUNTAIN



GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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.

0 295 590 1,180
Feet

Map created by: Michelle Costilla 6/9/2022

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

RE: Agent Authorization Letter – City of Rio Rancho – Stone Mountain Subdivision (being a replat of Parks and Recreation Area, Block 63 Rio Rancho Estates Unit 13)

Please find this letter as Authorization for the action of Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Stone Mountain Subdivision (being a replat of Parks and Recreation Area, Block 63 Rio Rancho Estates Unit 13).

These actions will be represented by the following entities:

Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

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

Forestar (USA) Real Estate Group, Inc.

Respectfully,

By:

Ryan Bettes
Senior Director Entitlements & Development
Mountain West Region
1661 East Camelback Road / Suite 330
Phoenix, Arizona 85016
480-653-4795

MICHELLE COSTILLA

From: MICHELLE COSTILLA
Sent: Friday, May 31, 2024 8:39 AM
To: Justin Simenson
Cc: Aaron Mark Cooke; RyanBettes@forestar.com
Subject: RE: Stone Mountain

Good morning Justin,

I will be processing your preliminary plat extension request. The item is scheduled for the Planning and Zoning Board hearing on June 25th. I will be in touch with the sign posting requirements a week before the hearing. Please let me know if you have any questions.

Sincerely,

Michelle Costilla
Municipal Planner II

Development Services | Planning and Zoning Division

O: 505.896.8362

mcostilla@RRNM.gov |

From: Justin Simenson <thors@iacivil.com>
Sent: Thursday, May 30, 2024 5:39 PM
To: CHRIS BENSON <cbenson@rrnm.gov>; AMY RINCON <arincon@rrnm.gov>
Cc: Aaron Mark Cooke <amcooke@drhorton.com>; RyanBettes@forestar.com
Subject: Stone Mountain

Caution! This message was sent from outside your organization.

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

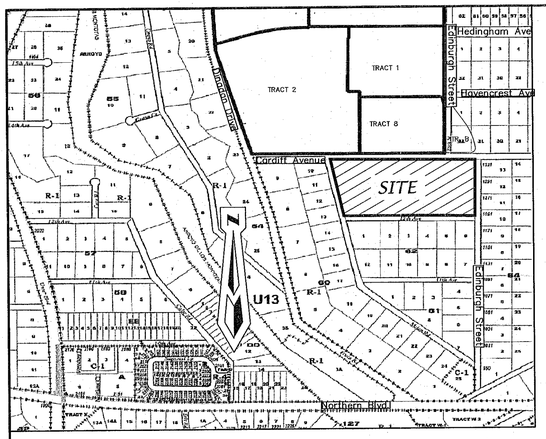
Good afternoon Chris and Amy,

I've attached a preliminary plat extension application for Stone Mountain. Our office has received approval of the public infrastructure required for the project and construction is scheduled to begin shortly.

Please let me know if you have any questions.

Thank you.

Justin Thor Simenson
President
Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe St. N.E.
Albuquerque, NM 87108
Office: (505)268-8828
Mobile: (505)299-6982



VICINITY MAP

SUBDIVISION DATA

Gross Acreage:	14.4102 Ac.
No. of Existing Lots/Tracts:	1 Tracts
No. of Lots/Tracts created:	86 Lots
No. of Tracts eliminated:	1 Tract
Public Right of way created:	3.1641 Ac.
Date of Survey:	December, 8 2014

FREE CONSENT AND DEDICATION

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

OWNER(S): YOUNGBERG LLP, A NEW MEXICO LIMITED LIABILITY PARTNERSHIP

Anthony Farrington, Member — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

ON THIS _____ DAY OF _____, 2021, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANTHONY FARRINGTON, MEMBER, YOUNGBERG LLP, A NEW MEXICO LIMITED LIABILITY PARTNERSHIP ON BEHALF OF SAID LIMITED LIABILITY PARTNERSHIP.

Notary Public — My Comission Expires

DEDICATION OF PUBLIC RIGHT-OF-WAY

Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 12, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being all of PARK & RECREATION AREA, BLOCK 63, RIO RANCHO ESTATES, UNIT 13, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on July 3, 1967, in Rio Rancho Estates Plat Book 1, Page 71, and containing 14.4102 acres more or less.

PURPOSE OF PLAT

1. To Subdivide PARK & RECREATION AREA into 86 residential lots and dedicate public street Right-of-way and grant easements as shown hereon.
2. To Vacate all existing public utility easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:

   "REPLAT OF BLOCK 63, UNIT THIRTEEN, RIO RANCHO ESTATES", (07-03-1967, RRE BOOK 1, PAGE 71)
5. FIELD SURVEY PERFORMED IN DECEMBER 8, 2014.
6. CITY OF RIO RANCHO, NEW MEXICO ZONE: R-4
7. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1889 AND 1893 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
8. TITLE REPORT: OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 1500369 (EFFECTIVE DATE: 1-14-2015)

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 2021 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the day of _____, 2021.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

PRELIMINARY PLAT FOR STONE MOUNTAIN SUBDIVISION

(BEING A REPLAT OF PARKS AND RECREATION AREA, BLOCK 63
RIO RANCHO ESTATES UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2021

DSD CASE NO.

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2021.

Michael Schlichte, Co-Chairman — Date

UTILITY APPROVALS:

City of Rio Rancho — Date

New Mexico Gas Company — Date

Qwest Communications d/b/a CenturyLink QC — Date

Public Service Company of New Mexico — Date

Cable One d/b/a Sparklite — Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 03/31/2021 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 03/31/2021 Date

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

Designed: JDH	Drawn: SPS	Checked: DMG	Sheet 1 of 3
Scale: AS SHOWN	Date: 3/31/2021	Job: A14007	

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SHEET: 3 of 31 Book , Page

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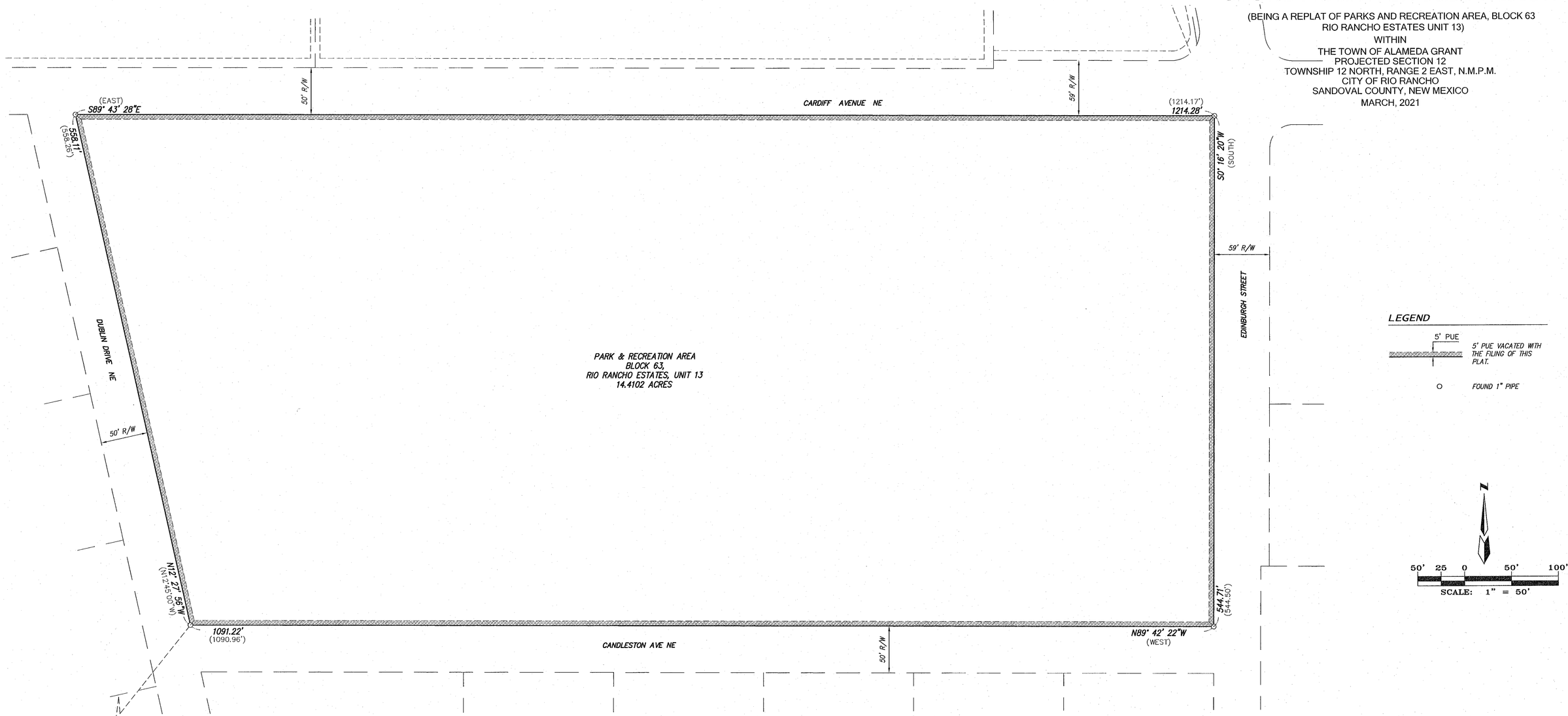
PRELIMINARY PLAT
FOR
STONE MOUNTAIN SUBDIVISION

(BEING A REPLAT OF PARKS AND RECREATION AREA, BLOCK 63
RIO RANCHO ESTATES UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2021



LEGEND

5' PUE — 5' PUE VACATED WITH THE FILING OF THIS PLAT.

○ FOUND 1" PIPE

NGS Monurment "SAGE"
NAD 1983 CENTRAL ZONE
X=1,545,611.58
Y=1,499,264.76
Z=5,676.00 (NAVD 1988)
G-G=0.99965467
Delta Alpha=-00°16'22.2"

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

Public Service Company of New Mexico ("PNM"), a New Mexico corporation,
(PNM Electric) for installation, maintenance, and service of overhead and
underground electrical lines, transformers, and other equipment and related
facilities reasonably necessary to provide electrical services.
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
Qwest Communications dba CenturyLink (QWEST) for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Cable One dba Sparklite 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 any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

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

Designed: JDH	Drawn: SPS	Checked: DMG	Sheet 2 of 3
Scale: AS SHOWN	Date: 3/31/2021	Job: A14007	

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SHEET: 4 of 31 Book , Page

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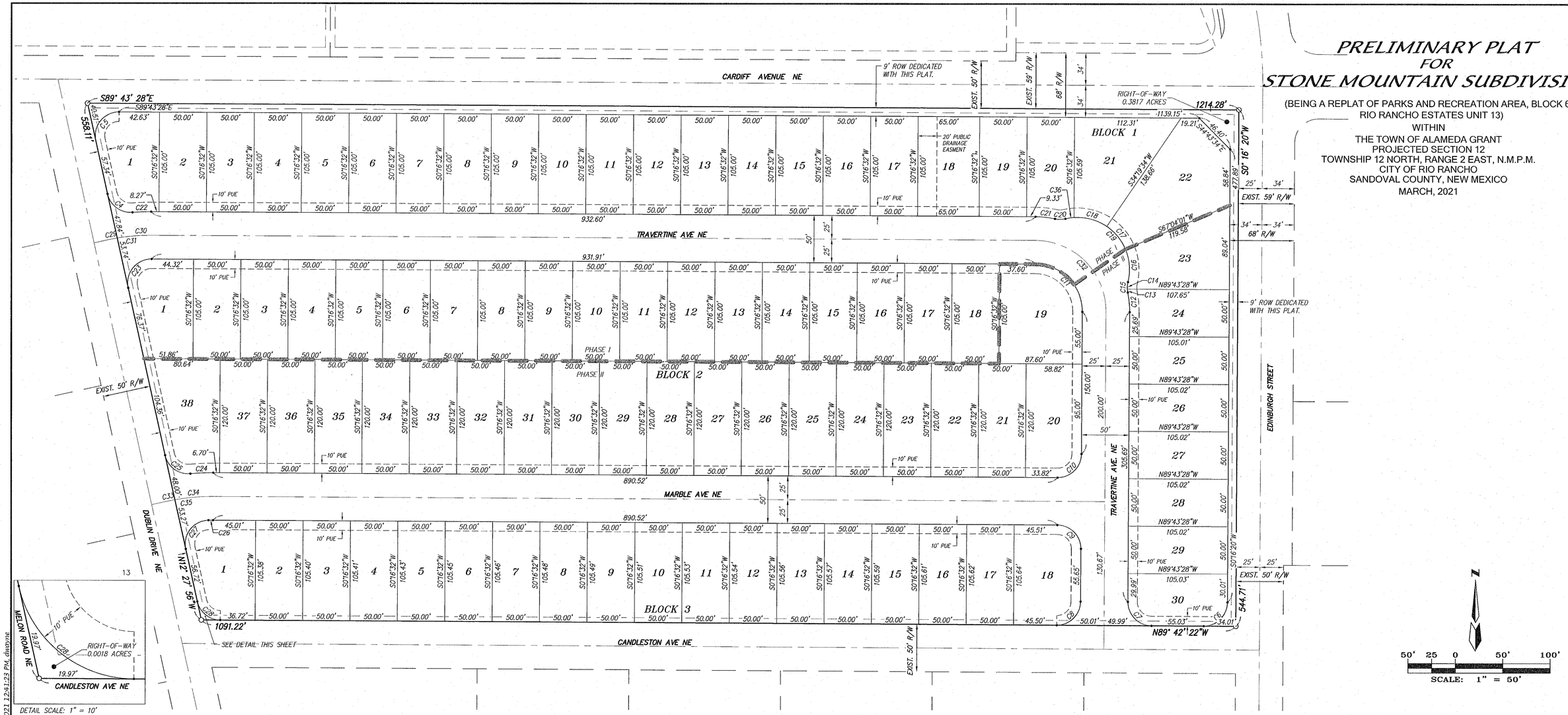
PRELIMINARY PLAT
FOR
STONE MOUNTAIN SUBDIVISION

(BEING A REPLAT OF PARKS AND RECREATION AREA, BLOCK 63
RIO RANCHO ESTATES UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2021



DETAIL SCALE: 1" = 10'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	20.77'	100.00'	11°53'58"	N83°46'29"W	20.73'
C4	35.84'	25.00'	82°07'56"	N53°31'54"W	32.85'
C5	44.83'	25.00'	102°44'28"	N38°54'18"E	39.06'
C6	39.28'	25.00'	90°01'19"	S45°16'59"W	35.36'
C7	39.26'	25.00'	89°58'54"	N44°42'55"W	35.35'
C8	39.28'	25.00'	90°01'06"	S45°17'05"W	35.36'
C9	39.27'	25.00'	90°00'00"	S44°43'28"E	35.36'
C10	39.27'	25.00'	90°00'00"	S45°16'32"W	35.36'
C11	78.54'	50.00'	90°00'00"	S44°43'28"E	70.71'
C12	20.77'	100.00'	11°53'58"	N5°40'27"W	20.73'
C13	11.12'	24.49'	26°00'21"	N1°06'42"E	11.02'
C14	7.39'	25.00'	16°56'25"	N5°22'38"E	7.36'
C15	11.12'	24.49'	26°00'21"	S1°06'42"W	11.02'
C16	35.31'	55.00'	36°46'50"	N4°32'34"W	34.70'
C17	31.43'	55.00'	32°44'27"	N39°18'13"W	31.00'
C18	36.57'	55.00'	38°05'34"	N74°43'13"W	35.90'
C19	112.45'	55.00'	117°08'37"	S44°43'28"E	93.86'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	11.11'	25.00'	25°28'17"	S89°26'22"W	11.02'
C21	20.77'	103.00'	11°33'07"	S83°46'29"E	20.73'
C22	19.62'	230.68'	4°52'24"	N87°50'20"E	19.61'
C23	44.83'	25.00'	102°44'28"	N38°54'18"E	39.06'
C24	24.18'	252.40'	5°29'24"	N87°31'50"E	24.17'
C25	36.11'	25.00'	82°44'56"	N53°50'24"W	33.05'
C26	4.80'	202.39'	1°21'29"	N89°35'48"E	4.80'
C27	44.24'	25.00'	101°22'59"	N38°13'34"E	38.69'
C28	33.70'	25.00'	77°14'26"	N51°05'09"W	31.21'
C29	10.00'	205.68'	2°47'12"	S78°55'40"W	10.00'
C30	35.73'	205.68'	9°57'16"	S85°17'54"W	35.69'
C31	45.74'	205.68'	12°44'28"	S83°54'18"W	45.64'
C32	117.81'	75.00'	90°00'00"	N44°43'28"W	106.07'
C33	10.02'	227.39'	2°31'25"	S78°47'47"W	10.01'
C34	40.55'	227.40'	10°13'03"	S85°10'00"W	40.50'
C35	50.57'	227.39'	12°44'28"	S83°54'18"W	50.46'
C36	9.15'	55.00'	9°31'47"	S81°28'07"W	9.14'

Lot Area Table		
LOT #	BLOCK #	AREA ACRES
1	BLOCK 1	0.1433
2	BLOCK 1	0.1205
3	BLOCK 1	0.1205
4	BLOCK 1	0.1205
5	BLOCK 1	0.1205
6	BLOCK 1	0.1205
7	BLOCK 1	0.1205
8	BLOCK 1	0.1205
9	BLOCK 1	0.1205
10	BLOCK 1	0.1205
11	BLOCK 1	0.1205
12	BLOCK 1	0.1205
13	BLOCK 1	0.1205
14	BLOCK 1	0.1205
15	BLOCK 1	0.1205

Lot Area Table		
LOT #	BLOCK #	AREA ACRES
16	BLOCK 1	0.1205
17	BLOCK 1	0.1205
18	BLOCK 1	0.1567
19	BLOCK 1	0.1205
20	BLOCK 1	0.1217
21	BLOCK 1	0.1885
22	BLOCK 1	0.2324
23	BLOCK 1	0.1622
24	BLOCK 1	0.1211
25	BLOCK 1	0.1205
26	BLOCK 1	0.1205
27	BLOCK 1	0.1205
28	BLOCK 1	0.1205
29	BLOCK 1	0.1206
30	BLOCK 1	0.1265

Lot Area Table		
LOT #	BLOCK #	AREA ACRES
1	BLOCK 2	0.1485
2	BLOCK 2	0.1205
3	BLOCK 2	0.1205
4	BLOCK 2	0.1205
5	BLOCK 2	0.1205
6	BLOCK 2	0.1205
7	BLOCK 2	0.1205
8	BLOCK 2	0.1205
9	BLOCK 2	0.1205
10	BLOCK 2	0.1205
11	BLOCK 2	0.1205
12	BLOCK 2	0.1205
13	BLOCK 2	0.1205
14	BLOCK 2	0.1205
15	BLOCK 2	0.1205
16	BLOCK 2	0.1205
17	BLOCK 2	0.1205
18	BLOCK 2	0.1205
19	BLOCK 2	0.1988

Lot Area Table		
LOT #	BLOCK #	AREA ACRES
20	BLOCK 2	0.1590
21	BLOCK 2	0.1377
22	BLOCK 2	0.1377
23	BLOCK 2	0.1377
24	BLOCK 2	0.1377
25	BLOCK 2	0.1377
26	BLOCK 2	0.1377
27	BLOCK 2	0.1377
28	BLOCK 2	0.1377
29	BLOCK 2	0.1377
30	BLOCK 2	0.1377
31	BLOCK 2	0.1377
32	BLOCK 2	0.1377
33	BLOCK 2	0.1377
34	BLOCK 2	0.1377
35	BLOCK 2	0.1377
36	BLOCK 2	0.1377
37	BLOCK 2	0.1377
38	BLOCK 2	0.1838

Lot Area Table		
LOT #	BLOCK #	AREA ACRES
1	BLOCK 3	0.1590
2	BLOCK 3	0.1210
3	BLOCK 3	0.1210
4	BLOCK 3	0.1210
5	BLOCK 3	0.1210
6	BLOCK 3	0.1210
7	BLOCK 3	0.1211
8	BLOCK 3	0.1211
9	BLOCK 3	0.1211
10	BLOCK 3	0.1211
11	BLOCK 3	0.1211
12	BLOCK 3	0.1212
13	BLOCK 3	0.1212
14	BLOCK 3	0.1212
15	BLOCK 3	0.1212
16	BLOCK 3	0.1212
17	BLOCK 3	0.1212
18	BLOCK 3	0.1648

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

Designed: JDH	Drawn: SPS	Checked: DMG	Sheet 3 of 3
Scale: AS SHOWN	Date: 3/31/2021	Job: A14007	

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SHEET: 5 of 31 Book , Page

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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

June 9, 2022

RE: Preliminary Plat Extension, Case No. 20-210-00008
Stone Mountain Subdivision

Dear Property Owner:

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

The applicant, Stone Mountain LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a preliminary plat extension to the longevity of approval to create 106 single-family residential lots on the property legally described as Unit 13 Block 63.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, June 28, 2022** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

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

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

If you would like to participate virtually during the meeting please use the following information to join the meeting: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09 or call +1(253)215-8782 (US) Meeting ID: 851 8074 1871 Passcode: 026819

Please do not hesitate to contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.

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

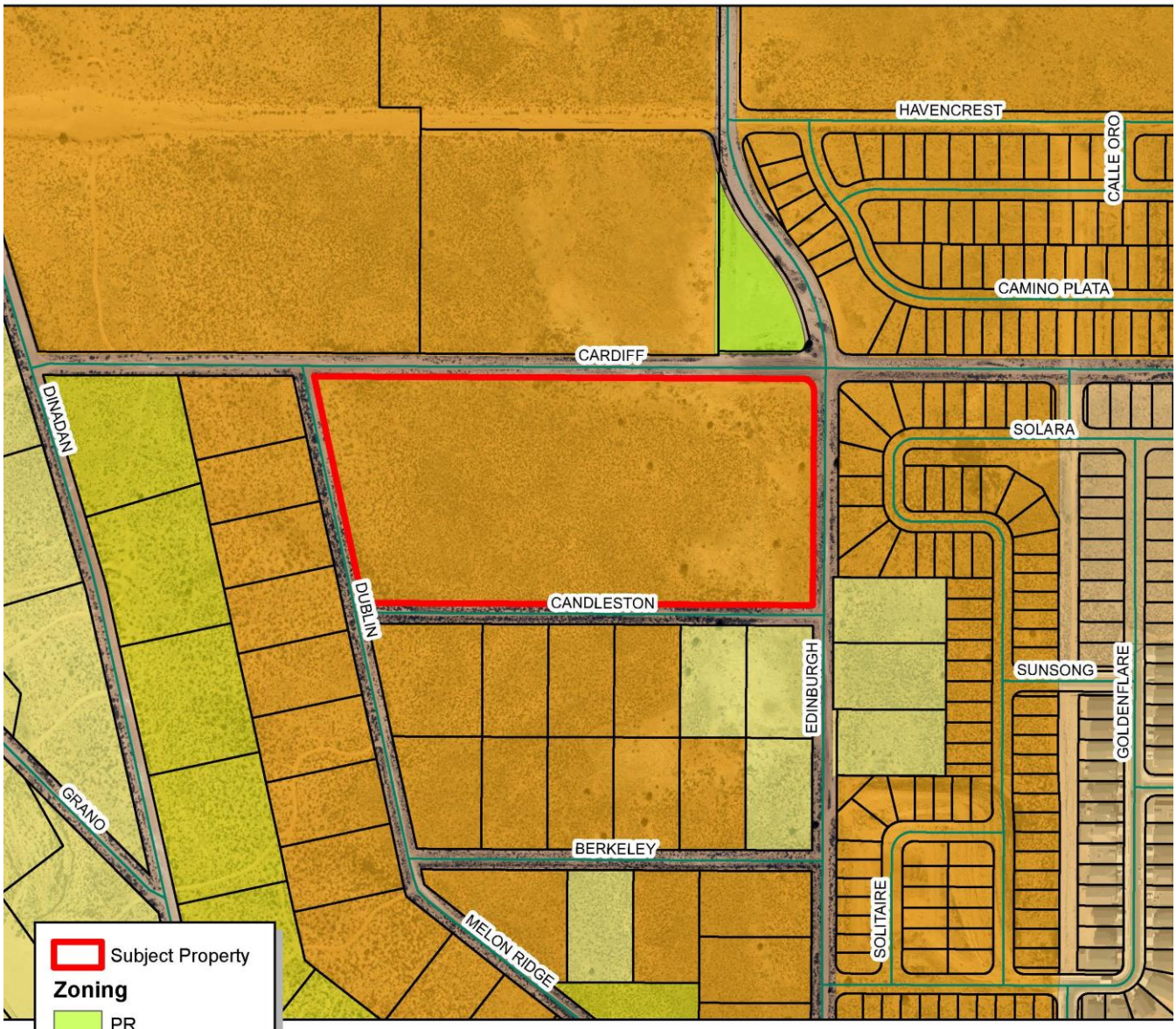
Respectfully,

Michelle Costilla
Municipal Planner I
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

STONE MOUNTAIN



Map created by: Michelle Costilla 6/9/2022

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, June 28, 2022:

Preliminary Plat Extension Request #20-210-00008

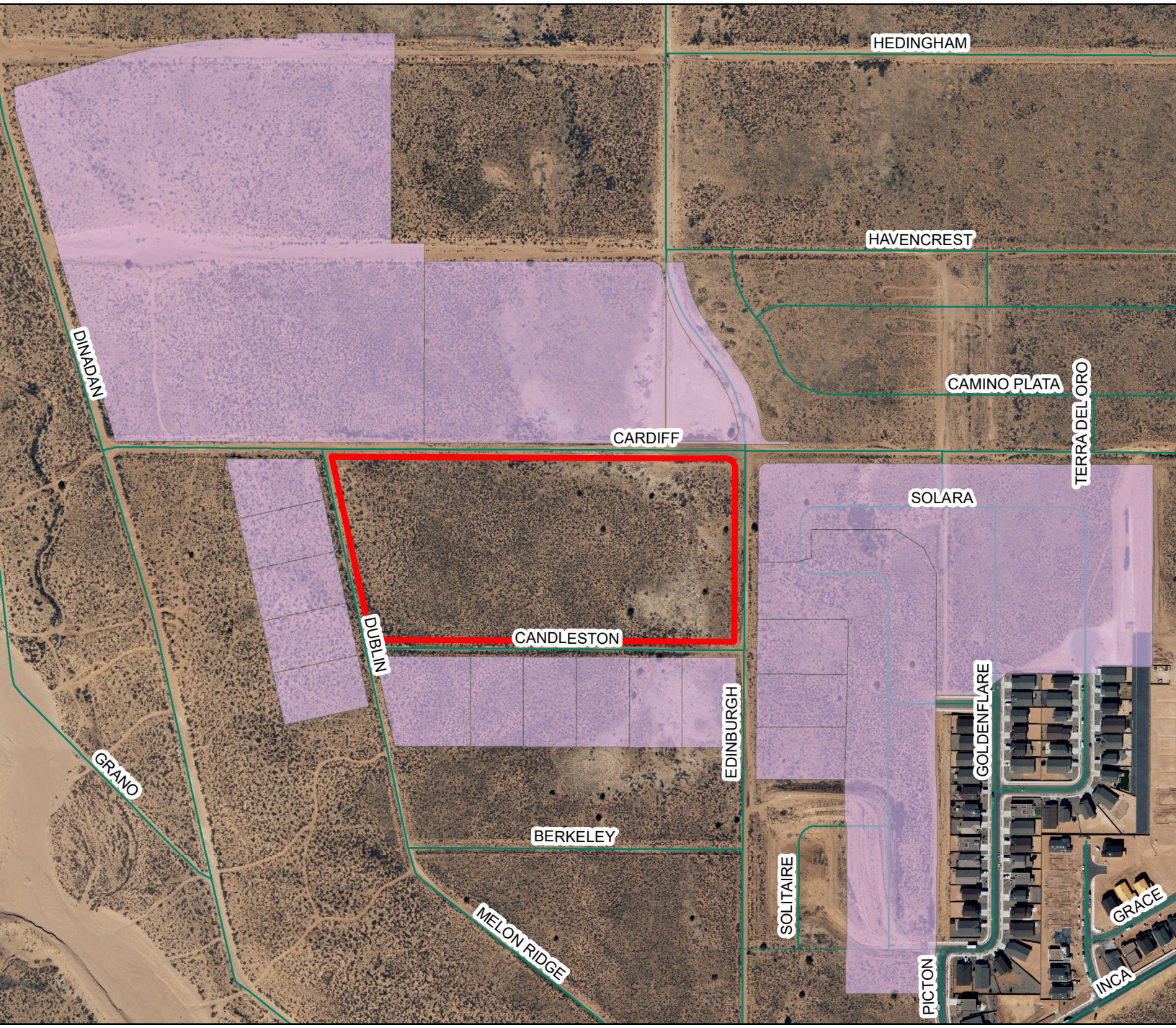
Applicant, Stone Mountain LLC, through their agent, Mark Goodwin & Associates PA, requests approval for a Preliminary Plat Extension for Stone Mountain to create 106 single-family residential lots on the property legally described as Unit 13 Block 63.

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

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

(Date of Publication: Sunday June 12, 2022)

STONE MOUNTAIN



Subject Property

Abutting Properties

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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.

0 370 740 1,480

Feet

Map created by: Michelle Costilla 6/9/2022

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-120-00009

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The Applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7.

The subject lot is zoned C-2: Wholesale and Warehousing Commercial District via Ordinance No. 19, Enactment No. 02-018 adopted by the Governing Body on June 12, 2002. The neighboring properties to the south and west are zoned C-2: Wholesale and Warehousing Commercial District, with R-4: Single-Family Residential District to the north and R-6: Multi-Family District to the east.

The proposed Conditional Use Permit Application is in response to two separate Code Enforcement actions opened May 25, 2023 from a City Source complaint (Cases 23-3211 & 23-3216) in relation to the activity on the property, as well as the two on-site Connex boxes used for storage.

Following the Code Enforcement action, the Applicant met with Development Services at the Thursday, August 24, 2023 DRC Meeting (Development Review Committee) to discuss next steps for permitting and resolution. It was determined by staff that the Applicant needed to submit for a Conditional Use Permit for the use of a contractor's yard on the subject property prior to submission for building permit for the Connex boxes, in addition to provision of buffer walls and landscaping.

Per R.O. 2003 § 154.25 C-2: Wholesale and Warehousing Commercial District (C) Conditional Uses, a contractor's yard requires a Conditional Use Permit, as shown below:

(1) Auto wrecking, salvage, and contractor's yards, provided:
(a) All activities are conducted in an enclosed building or are enclosed by a solid wall or solid fence at least eight feet high; and
(b) Inoperative automobile bodies or other material may be stacked to a height that does not exceed the height of the required fence or wall;

STAFF REVIEW:

R.O. 2003 § 150.04, Conditional Use Permit states:

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

In their justification letter, the Applicant states, "This yard will serve our growing landscape company within the city limits of Rio Rancho. Our company, Green Summit Landscape Management, has been serving Rio Rancho with professional landscape and water management services for nine years. As our opportunities in Rio Rancho have continued to expand, we find it necessary to have this dedicated space to efficiently store our equipment, materials, and vehicles."

The Applicant continues, "By having a designated landscape yard, we can streamline our operations and improve efficiency. This will allow us to better serve our clients by ensuring that our equipment and materials are readily accessible and well-organized. We are committed to maintaining a clean, orderly, and aesthetically pleasing landscape yard. Our team of landscape professionals takes care to ensure that the site is well-maintained. Additionally, the proposed landscaping enhancements and street trees will beautify the area."

Staff recommends the Planning and Zoning Board finds that this Conditional Use Permit request is not detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area. The contractors yard provides a space for the applicant to readily access and store equipment in a orderly fashion.

Staff recommends the Board find that the proposed site development plan conforms to the regulations in R.O. 2003, Chapter 154 Planning and Zoning, specifically Section 154.61 Nonresidential Design Criteria. Per the submitted site plan, the applicant is providing adequate landscaping, buffers, and an 8 ft privacy screen fence (chainlink with slats for privacy). The proposed structures on the site plan conform to setback requirements.

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

Staff recommends the Planning and Zoning Board find that the applicant has followed the necessary steps for submitting an application and that the proposed use would not have an adverse effect on the surrounding area.

REVIEWER COMMENTS: Application materials for this Conditional Use Permit request were sent to the below agencies for review. No adverse comments were received, however reviewers may have additional comments during Building Permit review.

Development Services Planning	Comments throughout ABM.
Development Services Engineering	Comments attached.
Rio Rancho Fire & Rescue	Comments attached.
Rio Rancho Police	No comments provided.
SSCAFCA	Comments attached.
Parks, Recreation, & Community Services	Defers to DSD for any approvals, revisions, or additional requirements.
Rio Rancho Public Schools	No comments provided.
MRMPO	No comments provided.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing via certified mail. A notice sign was placed on the subject property as

required by ordinance. A legal notice was published in the June 10, 2024 edition of the Albuquerque Journal.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Conditional Use Permit request, subject to the findings and conditions set forth below:

General Findings of Fact:

1. The Planning & Zoning Board has jurisdiction over approval of a Conditional Use Permit request.
2. The Applicant has the authority to make an application to request a Conditional Use Permit.
3. The Applicant and affected property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact and Conditions of Approval:

1. The Applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 § 150.04.
2. The Conditional Use Permit application has met the contractor's yard requirements as set forth in R.O. 2003 § 154.25.
3. The Conditional Use Permit application is in compliance with all nonresidential regulations as set forth in R.O. 2003 § 154.61.
4. The Conditional Use Permit is contingent upon compliance with all reviewer comments, including but not limited to:
    a. Compliance with all City grading and drainage regulations as outlined by the Development Services Engineering Department. A drainage plan/report and an erosion control plan shall be submitted with application of building permit for the Connex boxes.
    b. Compliance with all SSCAFCA requirements and regulations.
    c. Compliance with all Rio Rancho Fire and Rescue requirements and regulations.
    d. Compliance with provision of square footages for all landscaping areas of the subject property.

However, if the Planning and Zoning Board finds the Applicant's proposal not to be in conformance with City standards, Staff recommends the following findings of fact for denial as detailed below:

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 § 150.04.
2. The Applicant’s proposal does not conform to the criteria for a contractor’s yard as set forth in R.O. 2003 § 154.25.
3. The Applicant’s proposal does not conform to the criteria for nonresidential development as set forth in § 154.61.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Justification Letter
ATTACHMENT: Site Development Plan
ATTACHMENT: Landscape Plan
ATTACHMENT: Reviewer Comments
ATTACHMENT: Findings_of_Fact.docx

1522 STEPHANIE RD SE
CS, BLOCK 1, LOT 7
CONDITIONAL USE PERMIT FOR CONTRACTOR'S YARD

Rio Rancho
City of Vision

0 40 80 160 240 320
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 6/6/2024

City of Rio Rancho
Development Services
3200 Civic Center Cir, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Conditional Use Application

Applicant

Fee $67.00

Name (Print): Daniel Reeves and Adam Bangerter
Address: 8019 Edith Blvd
City: Albuquerque **State:** NM **Zip:** 87113
Phone: 505-990-5754 **Alt phone:**
Email: daniel@greensummitlm.com and adam@greensummitlm.com

Agent

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

Property Owner

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

Legal Description

LOt 7 Block I Corrales South

Subdivision/Unit: **Block:** **Lot:**
Tract/Parcel: **Zoning:**

Location of Property

Address: 1522 Stephanie Rd SE
City: Rio Rancho **State:** New Mexico **Zip:** 87124

Reason for Request (use additional sheets if necessary)

Use for a landscape contractors yard

Adam G. Bangerter
Applicant Signature

3/8/2024
Date

Green Summit Landscape Management
8019 Edith Boulevard NE, NM 87113
Office: 505-990-5754 Cell: 505-288-7415
adam@greensummitlm.com

GREEN SUMMIT
LANDSCAPE MANAGEMENT

City of Rio Rancho
Development Services
3200 Civic Center Cir. 1st Floor
Rio Rancho, NM 8744

To whom it may concern:

We are writing to request approval for the establishment of a landscape yard at 1522 Stephanie Rd in Rio Rancho. This yard will serve our growing landscape company within the city limits of Rio Rancho. Our company, Green Summit Landscape Management, has been serving Rio Rancho with professional landscape and water management services for nine years. As our opportunities in Rio Rancho have continued to expand, we find it necessary to have this dedicated space to efficiently store our equipment, materials, and vehicles.

The proposed landscape yard will not only serve as a storage facility but also as a hub for our daily operations. For the follow reasons, we feel that this location will benefit both our company and the local community:

1. **Efficiency and Organization**: By having a designated landscape yard, we can streamline our operations and improve efficiency. This will allow us to better serve our clients by ensuring that our equipment and materials are readily accessible and well-organized.
2. **Safety and Security**: Storing our equipment and materials in a west side location will enhance safety and security measures. Our storage containers are equipped with appropriate locking mechanisms to prevent theft and vandalism, thereby ensuring the safety of our valuable assets. The walls, fencing, and security system we further enhance the safety of the entire area
3. **Aesthetic Enhancement**: We are committed to maintaining a clean, orderly, and aesthetically pleasing landscape yard. Our team of landscape professionals takes care to ensure that the site is well-maintained. Additionally, the proposed landscaping enhancements and street trees will to beautify the area.
4. **Community Contribution**: As a locally-owned business, we take pride in our contribution to the community. Establishing a landscape yard within the city limits of Rio Rancho has not only supported our business growth but has also contributed to the local economy and job creation.

We understand the importance of adhering to zoning regulations and maintaining good relations with the community. We are committed to being good neighbors and will proactively address any concerns raised by residents or local authorities. We appreciate your consideration of our request and look forward to the opportunity to further discuss this proposal.

Thank you for your attention to this matter.

Sincerely, Adam G. Barfield 5/6/2024

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

_____

_____

_____

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

June 7, 2024

RE: Conditional Use Permit for Landscape Contractor's Yard at the property of 1522 Stephanie Rd SE (Case No. 24-120-00009)

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, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a landscape contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, June 25, 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 applications 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.

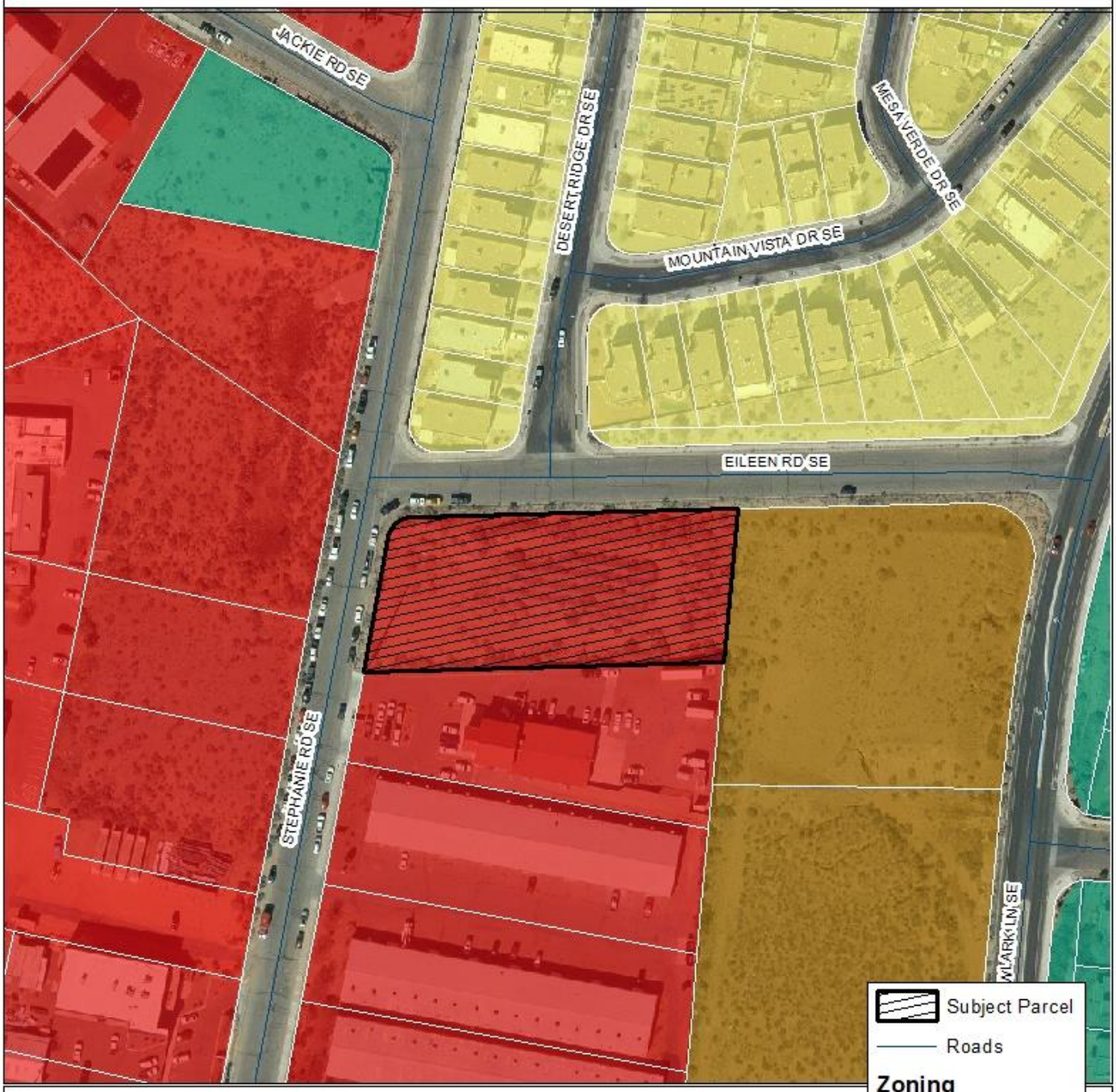
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

1522 STEPHANIE RD SE
CS, BLOCK 1, LOT 7
CONDITIONAL USE PERMIT FOR CONTRACTOR'S YARD



Rio Rancho
City of Vision

0 40 80 160 240 320
Feet

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Map Created by Tim Dvorak on 6/6/2024

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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, June 25, 2024:

Conditional Use Permit
Case #24-120-00009
The applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7.

Preliminary Plat Extension
Case #20-210-00008
Applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc., requests approval for a Preliminary Plat Extension for Stone Mountain to create 86 single-family residential lots on the property legally described as Unit 13 Block 63, Prop Park.

Variance
Case #24-110-00010
The applicant, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is.

Conditional Use Permit
Case #24-120-00010
The applicant, Andrew Vargas-Segura, is requesting approval of a Conditional Use Permit for a Boarding Kennel at 4529 Arrowhead Ridge Dr SE. The subject property is legally described as Arrowhead Ridge, Tract 12A and is currently zoned SU: Special Use for all permissive and conditional uses in the C-1: Retail Commercial District.

Street Name Change
Case #24-285-00001
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.

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: June 10, 2024

Green Summit Landscape Management
8019 Edith Boulevard NE, NM 87113
Office: 505-990-5754 Cell: 505-288-7415
adam@greensummitlm.com

GREEN SUMMIT
LANDSCAPE MANAGEMENT

City of Rio Rancho
Development Services
3200 Civic Center Cir. 1st Floor
Rio Rancho, NM 8744

To whom it may concern:

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We understand the importance of adhering to zoning regulations and maintaining good relations with the community. We are committed to being good neighbors and will proactively address any concerns raised by residents or local authorities. We appreciate your consideration of our request and look forward to the opportunity to further discuss this proposal.

Thank you for your attention to this matter.

Sincerely,

LOT 7 BLOCK I CORRALES SOUTH

1522 STEPHANIE RD

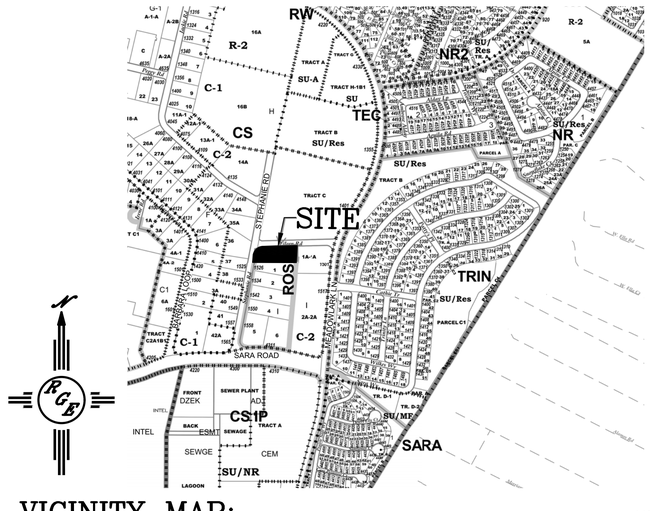
PROJECT NUMBER:

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

CIVIL/SITE DEVELOPMENT PLANS

SHEET INDEX:

1. COVER SHEET
2. CORR STANDARD GENERAL NOTES
3. EXISTING CONDITIONS
4. SITE PLAN
5. GRADING AND DRAINAGE PLAN
6. PLAN DETAILS



VICINITY MAP: NTS

DEVELOPER: _____ DATE: _____
GREEN SUMMIT COMPANY

CITY OF
RIO RANCHO: _____ DATE: _____
DEVELOPMENT SERVICE DEPARTMENT
ENGINEERING DIVISION

City of Rio Rancho

REVISIONS (OR CHANGE NOTICES)

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 314-0566

LOT 7 BLK F CORRALES SOUTH
1522 STEPHANIE RD

COVER SHEET

DAVID SOULE
NEW MEXICO
14522
REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522 5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET:
1

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.

2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.

3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.

4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).

5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.

7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.

9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.

12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.

13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.

14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.

16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.

17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.

18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.

19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.

20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.

22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.

23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL TO THE BID ITEM 621000 MOBILIZATION.

SOILS

1. THE DESIGN R VALUE FOR THIS PROJECT IS ___.

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.

3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.

4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.

6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.

7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.

9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.

11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.

14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.

2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.

3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.

4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.

5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.

6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.

8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.

14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.

2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.

6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.

10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.

14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.

15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.

2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.

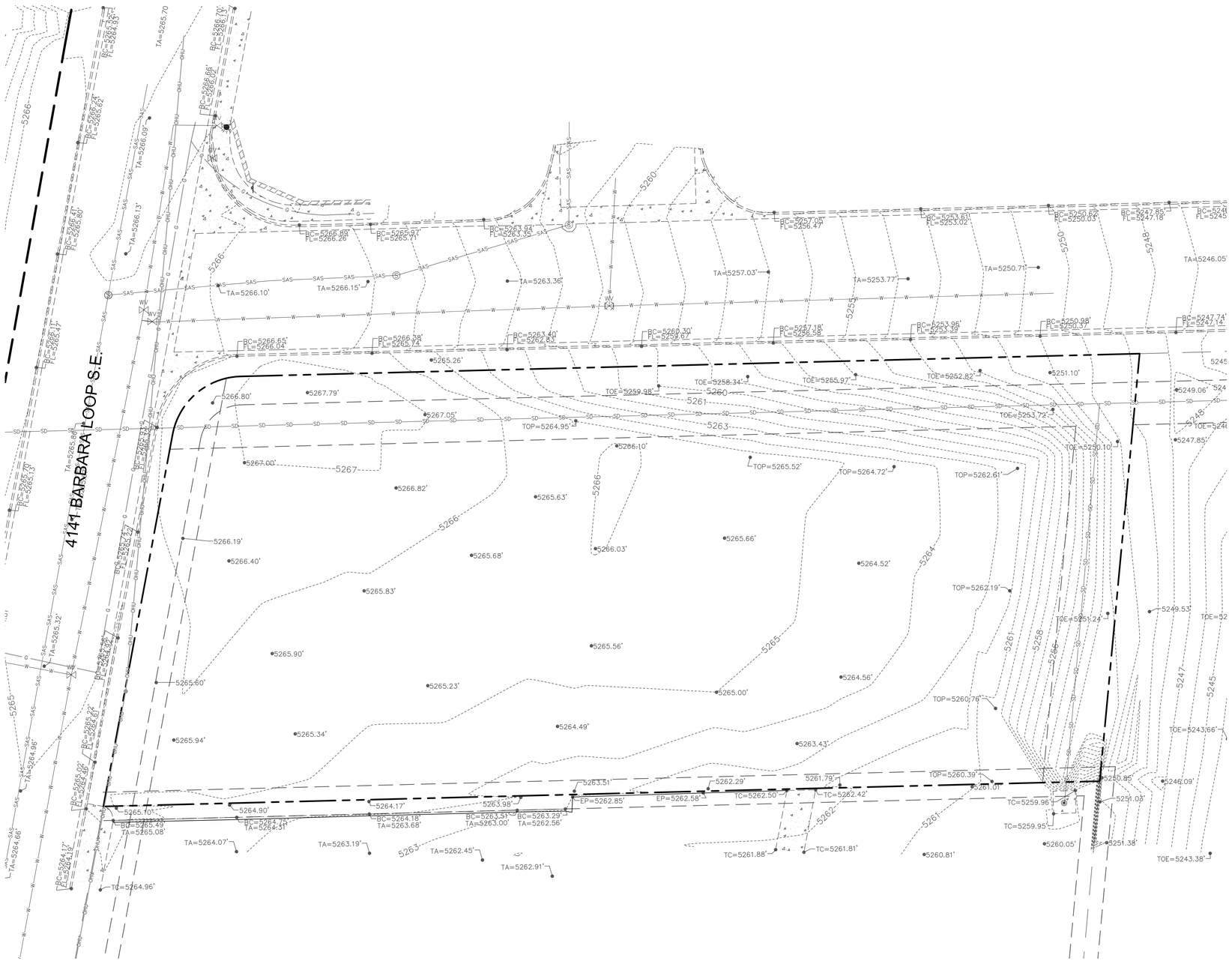
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

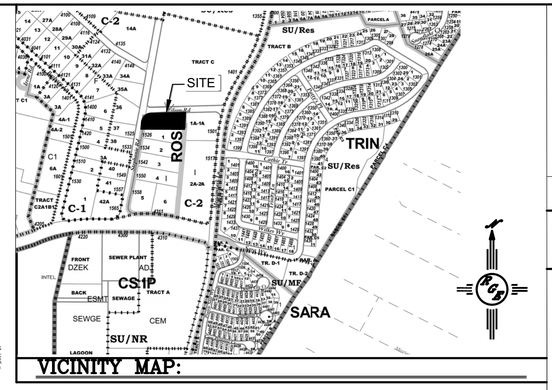
4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.

5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.

6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.

7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING" SHALL BE PROVIDED





VICINITY MAP:

LEGAL DESCRIPTION:

LOT 7 BLOCK I CORRALES SOUTH
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. REFER TO SITE PLAN FOR CITY STANDARD DETAILS FOR IMPROVEMENTS
4. SURVEY INFORMATION PROVIDED BY CSI-CARTESIAN SURVEYS INC USING NAVD DATUM 1988.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

N

20 10 0 10 20

SCALE: 1"=20'

City of Rio Rancho
The Great Seal of the City of Rio Rancho New Mexico 1981

REVISIONS (OR CHANGE NOTICES)

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-0089

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

EXISTING CONDITIONS

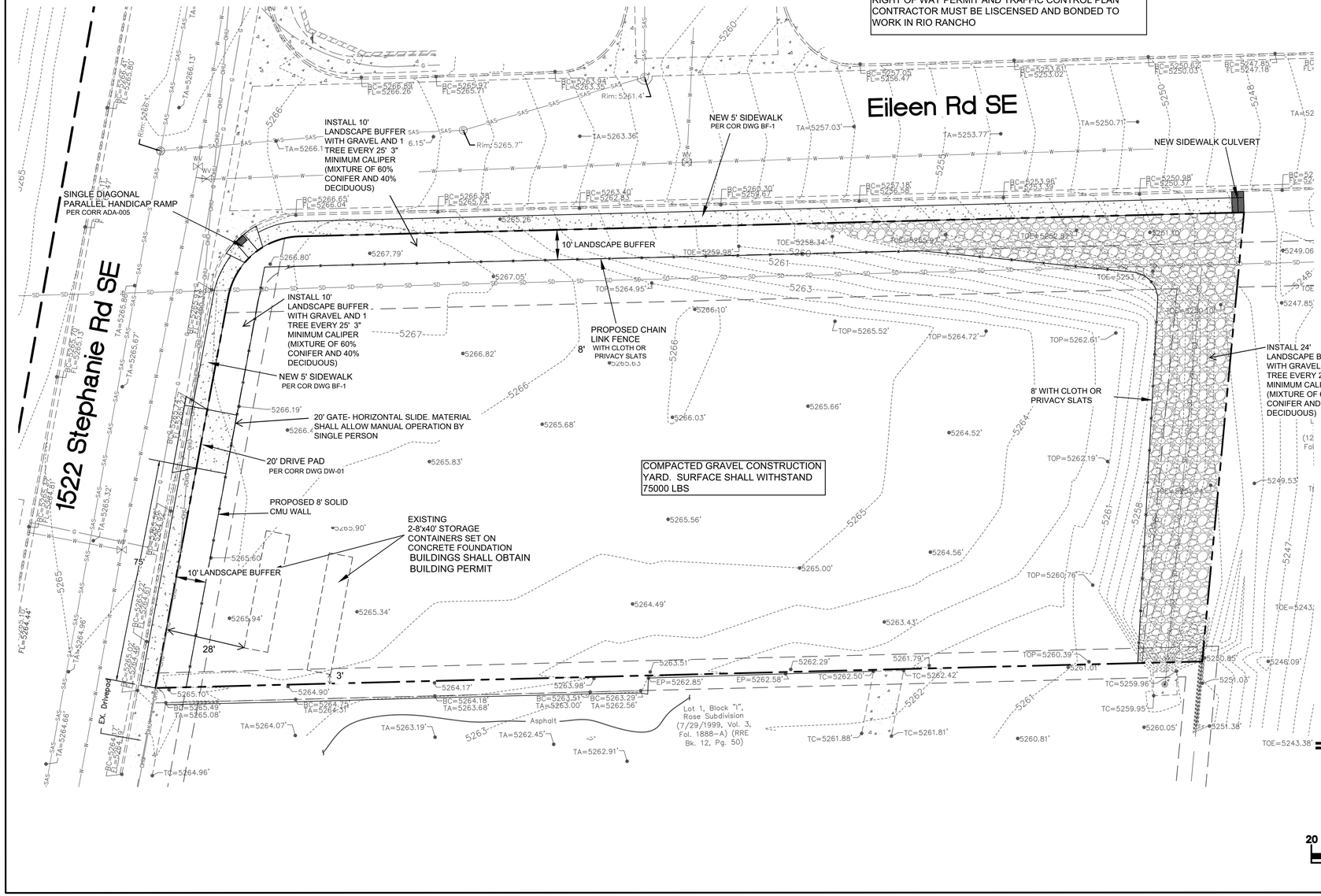
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

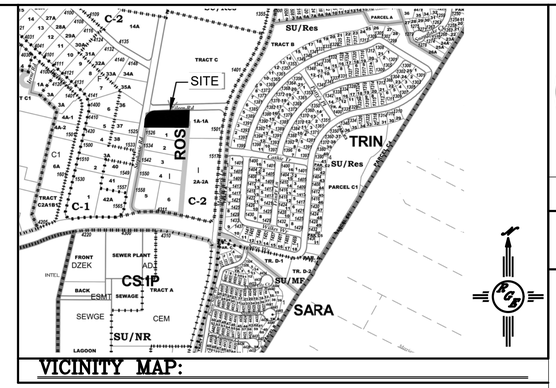
DAVID SOULE P.E. #14522 — 5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET: 3

ALL WORK WITHIN CITY RIGHT OF WAY SHALL REQUIRE RIGHT OF WAY PERMIT AND TRAFFIC CONTROL PLAN CONTRACTOR MUST BE LISCENSED AND BONDED TO WORK IN RIO RANCHO





VICINITY MAP:

LEGAL DESCRIPTION:

LOT 7 BLOCK I CORRALES SOUTH
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

1. BUFFER LANDSCAPING SHALL BE MAINTAINED AND KEPT CLEAN OF DEBRIS AND WEEDS. ALL PLANTINGS SHALL BE MAINTAINED PERMANENTLY AND ANY MATERIAL THAT DOES NOT LIVE SHALL BE REPLACED WITHIN 1 GROWING SEASON

2. ALL LIGHTING SHALL COMPLY WITH NIGHT SKY PROTECTION ACT AND PLACED TO REFLECT AWAY FROM ADJACENT RESIDENTIAL

3. THE USE OF CORRAGATED METAL SIDING SHALL NOT COMPOSE MOR THANT 20% OF BUILDING FACADE AND POWDER COATED

4. NO UNREASONABLE NOISE, ODOR OR VIBRATION SHALL BE EMITTED BY USES OUTSIDE BOUNDARY OF COMMERICAL DISTRICT

5. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES

6. GATE SHALL BE IN OPERATIVE CONDITION AT ALL TIMES

7. KNOX BOX SHALL BE ADDED TO GATE FOR FIRE ACCESS

8. FIRE INSPECTION REQURIED

9. OUTSIDE STORAGE OF COMBUSTIBLE MATERIAL SHALL NOT BE LOCATED WITHIN 10 FEEL OF ANY LOT LINE

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED S=2:1 ROCK PLATING

N

SCALE: 1"=20'

City of Rio Rancho

REVISIONS (OR CHANGE NOTICES)

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-6699

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

SITE PLAN

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522
5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET: 4

DRAINAGE CALCULATION SHEET

RATIONAL METHOD

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted C (100-Year, 6-hr.)	Volume (ac-ft)	Flow cfs
EXISTING	51368.00	1.179	50%	0.5896	50%	0.590	0%	0	0%	0.000	0.350	0.082	1.82
PROPOSED	51368.00	1.179	0%	0	82%	0.967	10%	0.1179	8%	0.094	0.488	0.114	2.53
ALLOWED		1.18											5.15

Equations:

Flow (Q)= CiA =
C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area)
I=4.4 IN/HR
A=TOTAL AREA

Where for 100-year storm

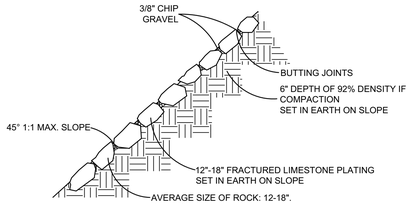
Ca= 0.27
Cb= 0.43
Cc= 0.61
Cd= 0.93

VOLUME= C*P*A/12 =

C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area) — WATER QUALITY PONDING REQUIRED 158 CF
P= 2.37 (6-HOUR)
2.9 (24-HOUR) — PONDING PROVIDED 420 CF
A=TOTAL AREA

TIME OF CONCENTRATION 0.229 hrs
Tc=L/(36000*K*(S**.5)
L= 330 FT
K= .2
S= 0.04 FT/FT

THIS DEVELOPMENT CONSISTE OF THE CONSTRUCTION OF A CONTRACTORS YARD IN A DEVELOPED AREA. THE SITE IS PART OF BASIN 105 OF THE DESERT RIDGE SUBDIVISION (4/29/04). THE SITE IS ALLOWED 4.37 CFS PER ACRE. THE SITE DISCHARGES LESS THAN ALLOWED AND RETAINS THE 158 WATER QUALITY VOLUME



ROCK PLATING DETAIL
NTS

EROSION CONTROL NOTES:

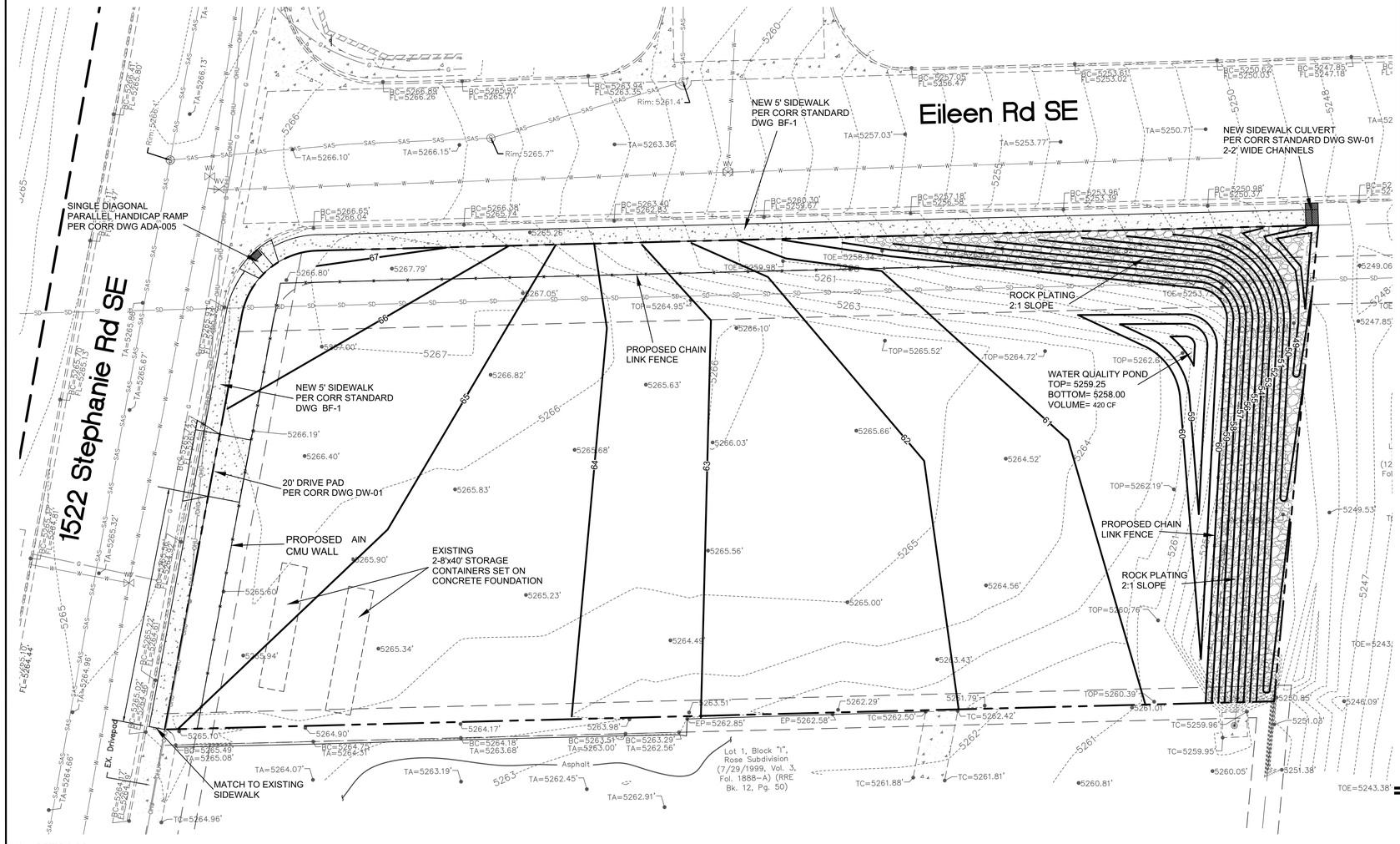
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

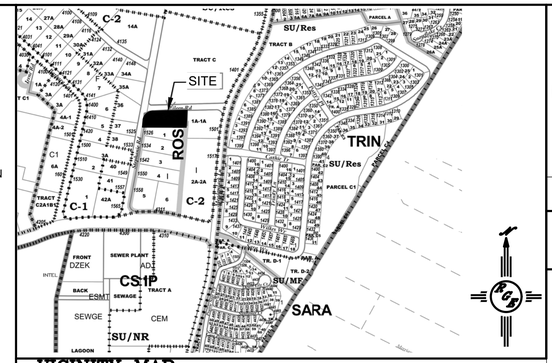
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

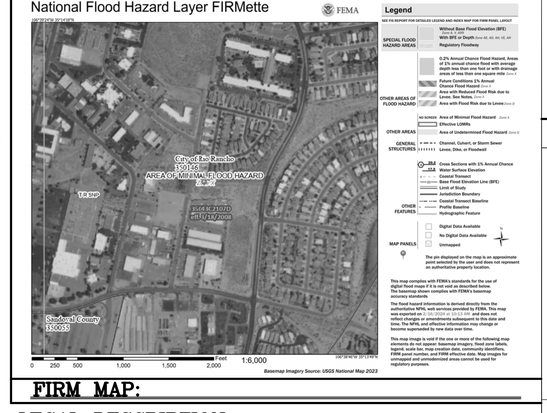


CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



VICINITY MAP:



FIRM MAP:

LEGAL DESCRIPTION:

LOT 7 BLOCK I CORRALES SOUTH
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. REFER TO SITE PLAN FOR CITY STANDARD DETAILS FOR IMPROVEMENTS
4. SURVEY INFORMATION PROVIDED BY CSI-CARTESIAN SURVEYS INC USING NAVD DATUM 1988.

LEGEND

- XXXX — EXISTING CONTOUR
- XXXX — EXISTING INDEX CONTOUR
- XXXX — PROPOSED CONTOUR
- XXXX — PROPOSED INDEX CONTOUR
- XXXX — EXISTING SPOT ELEVATION
- XXXX — PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED S=2:1 ROCK PLATING

N

20 10 0 10 20

SCALE: 1"=20'

City of Rio Rancho — The Great Seal of the City of Rio Rancho, New Mexico * 1981 *

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-6699

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

GRADING AND DRAINAGE PLAN

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE P.E. #14522 — 5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET: 5

GENERAL NOTES:

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II PUBLIC ENTITY IS REQUIRED TO COMPLY WITH THE NONDISCRIMINATION REQUIREMENTS OF TITLE II OF THE ADA, WHICH STATES THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES.
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP-RESISTANT. PROVIDE SLIP-RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS. SURFACE TEXTURE SHALL NOT EXCEED 1/4" IN ANY DIMENSION. SURFACE TEXTURE SHALL NOT BE USED TO DELINEATE THE WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50% (2H:1V). THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. GRATES SHALL NOT BE LOCATED IN CURB RAMP LOADING ZONES. THE CROSS SLOPE OF A GRATE SHALL BE 2% MAXIMUM. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ALIGNS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF THE CURB RAMP AND ALONG THE SIDES OF THE RAMP.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCT CURB RAMPS AND ADJACENT GUTTER AS A MONOLITHIC UNIT. CURB RAMPS (INCLUDING SIDE RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-11.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE OR THE PEDESTRIAN ACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4 X 4 FT, EXCLUSIVE OF THE WIDTH OF THE SLOPE RETURN.
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5 X 5 FT MINIMUM BY 8 X 8 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF THE PAR BELOW 4 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5 X 5 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 1A OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION FLAWS WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE ≤ 5% MAX (RECOMMENDED 1%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL, 5 X 7'X 5.5 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE ADJACENT SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.5%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 4" CURB DOES NOT NECESSARILY NEDIA A RAMP LENGTH OF 4.0 FT FOR AN 8.3% SLOPE)

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-b12 OF THE STANDARD DRAWINGS.

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STEB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH-BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE LOCATED WITHIN 10 FEET OF, AND WITHIN SIGHT OF, THE CURB RAMP OR BLENDED SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE AT LeAST 48"x48" MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH-BUTTONS.

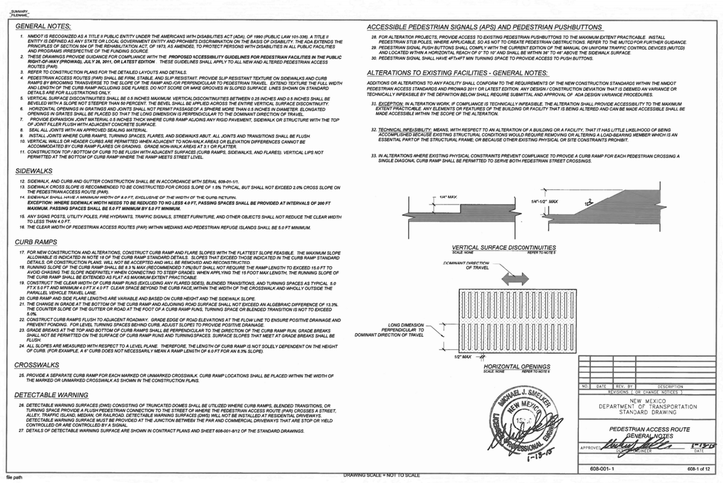
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

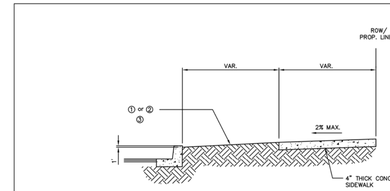
ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARD WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARD AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCESS.

31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT FEASIBLE. THE TERM TECHNICALLY INFEASIBLE REFERS TO AN ALTERATION OF A BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.

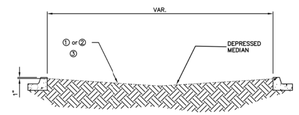
32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.

33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.





BUFFER DETAIL



MEDIAN DETAIL

GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.

KEYED NOTES:

① STABILIZED W/ HAND ROLLER COMPACTED CRUSHER FINES, 4" DEPTH, WITH WEED BARRIER FABRIC. PLASTIC WEED BARRIER IS NOT ACCEPTABLE. MAX. CROSS / RUNNING SLOPE AT 3%.

② LANDSCAPING SHALL BE IN ACCORDANCE THE CITY OF RIO RANCHO'S DEVELOPMENT PROCESS MANUAL, CHAPTER 5.3 SECTION 9 AND BE APPROVED BEFORE PLACEMENT BY THE CITY.

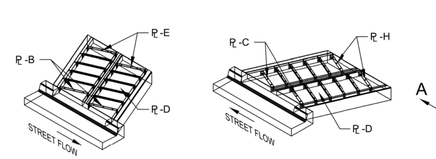
③ FOR ROADS HAVING A CENTERLINE SLOPE OF 3% OR GREATER, THE BUFFER SHALL BE STAMPED CONCRETE OR AS APPROVED BY THE CITY.

DATE MODIFIED: FEB 04, 2019

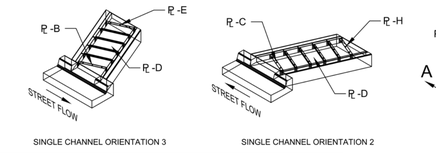
City of Rio Rancho
Department of Public Works

BUFFER, MEDIAN & RIGHT-OF-WAY SLOPES DETAIL

DWG. NO. BF-01 OCT 17, 2008



MULTIPLE CHANNELS ORIENTATION 3 | MULTIPLE CHANNELS ORIENTATION 2 | MULTIPLE CHANNELS ORIENTATION 1



SINGLE CHANNEL ORIENTATION 3 | SINGLE CHANNEL ORIENTATION 2 | SINGLE CHANNEL ORIENTATION 1

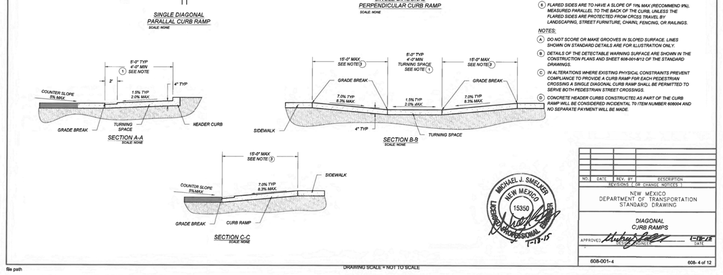
SCALE: 1/4" = 1'

DATE MODIFIED:

City of Rio Rancho Department of Public Works

SINGLE & MULTIPLE DRAINAGE CHANNELS/SIDEWALK CULVERT GENERAL ASSEMBLIES

DWG. NO. SW-01 SHT 1 of 6 NOV 15, 2012



KEYED NOTES

① TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.0%). TURNING SPACE SHALL BE 4.0 FT MIN BY 4.0 FT MIN. THE 4.0 FT SHALL BE AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

② CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.0%). EXCEPTION: CROSS SLOPE SHALL BE 4.0% MAX (RECOMMENDED 2.0%) AT CROSSING WITHOUT YIELD OR STOP CONTROL. TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND A7 MIDBLOCK PEDESTRIAN STREET CROSSING. THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

③ RUNNING SLOPE OF THE CURB RAMP SHALL BE ≤ 5% MAX (RECOMMENDED 1.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

④ GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

⑤ COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

⑥ FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 8%). MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAIN, FENCING, OR RAILINGS.

NOTES:

⑦ DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

⑧ DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-b12 OF THE STANDARD DRAWINGS.

⑨ IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

⑩ CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 609004 AND NO SEPARATE PAYMENT WILL BE MADE.

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

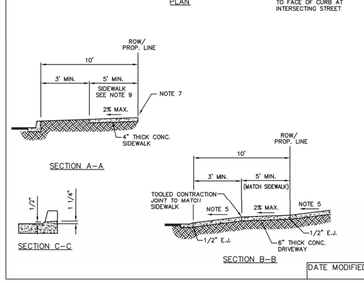
DIAGONAL CURB RAMPS

APPROVED

608-001-4 608-4 of 12

DRAWING SCALE = NOT TO SCALE

file path



GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. WITHIN LIMITS OF THE RIGHT-OF-WAY, SIDEWALK AND DRIVEWAY SHALL BE PORTLAND CEMENT CONCRETE PLACED ON 6" PREPARED SUBGRADE. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. ASPHALT DRIVEWAY WILL NOT BE PERMITTED WITHIN RIGHT-OF-WAY.
5. 14% MAX. SLOPE FOR RESIDENTIAL DRIVEWAYS.
6. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - -TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - -1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
7. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. NO. TS-01 FOR SETBACK REQUIREMENTS.
8. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH.
9. THE MINIMUM SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY IS:
   - 5' WIDE ON RES. & STD. COLLECTOR STREETS NOT ADJACENT TO COMMERCIAL PROPERTIES.
   - 6' WIDE ON ARTERIAL STREETS AND STREETS ADJACENT TO COMMERCIAL PROPERTIES
10. CONTRACTOR SHALL SET FORMS AT 1.5%

GENERAL NOTES CONT'D:

11. ALL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 510 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CONCRETE. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS

DATE MODIFIED: AUG 15, 2018

City of Rio Rancho
Department of Public Works

SIDEWALK AND DRIVEWAY TRANSITION (RESIDENTIAL)

DWG. NO. DW-01 OCT 2, 2008

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

City of Rio Rancho

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 242-0999

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

PLAN DETAILS

DAVID SOULE
NEW MEXICO
14522
LICENSED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522

PROJECT NO.

DESIGNED BY: DEM

DRAWN BY: DEM

CHECKED BY: DS

DATE: 2/2024

DPI CHK:

SHEET: 6

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size
Trees			
5		Chilopsis linearis Desert Willow	15-Gal
4		Ulmus chinensis 'Allee' Allee Elm	15-Gal
3		Vitex agnus-castus Vitex	15-Gal
Shrubs/Grasses/Groundcovers			
7		Agave parryi Parry's Agave	5 Gal.
12		Berlandiera lyrata Chocolate Flower	1 Gal.
15		Bouteloua gracilis 'Blonde Ambition' Blonde Amibition Blue Grama	1 Gal.
10		Ericameria nauseosus Chamisa	5 Gal.
10		Fallugia paradoxa Apache Plume	5 Gal.
2		Fouquieria splendens Ocotillo	5 Gal.

MATERIAL LEGEND

- 1" Gravel- 1263 SF
- 2-4" Cobble- 1997 SF
- 6-8" Cobble- 5138 SF
- Concrete

GREEN SUMMIT
LANDSCAPE MANAGEMENT
Happy People, Happy Customers, Happy Landscapes
505.990.5754
adam@greensummitlm.com

Date: 05/07/24
Revisions:

Green Summit Rio Rancho Yard

1522 Stephanie Road
Rio Rancho, NM 87124

NORTH

0 10 20 40 feet

SCALE: 1" = 20'

DRAWN BY: Jackie Hales
CHECKED BY: Adam Bangerter
SHEET TITLE

Landscape Plan

SHEET NUMBER

L-101

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 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 – Lt. Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Conditional Use Permit DSD #24-120-00009 (CS, Block I, Lot 7 / 1522 Stephanie Rd SE)

The applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7. The subject lot is zoned C-2: Wholesale and Warehousing Commercial District and comprises approximately 1.16 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, May 28, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No adverse comments at this time.

Plans will be reviewed and approved with future commercial permit.

Peter Prukop — Reviewer

5/29/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 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 – Lt. Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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Fire will require the following:

- Duration of the conditional use permit
- What type of wall will be used to secure the space.
- Overall layout of the space, parking spaces, storage areas.
- If over 30 spaces a second entrance will be required. Both gates would also require a knox box for FD access after hours.

Fire Marshal James Wenzel — Reviewer
05/22/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 17, 2024

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SSCAFCA comments:
Please review the markups provided on the plan set.

5/28/24

Reviewer Date

LOT 7 BLOCK I CORRALES SOUTH

1522 STEPHANIE RD

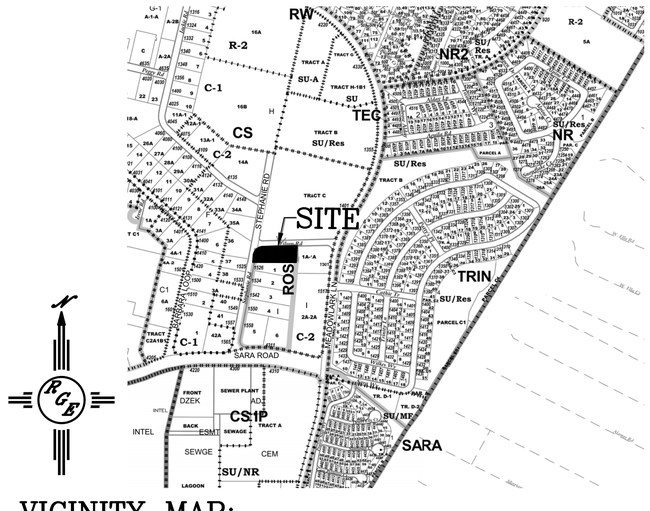
PROJECT NUMBER:

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

CIVIL/SITE DEVELOPMENT PLANS

SHEET INDEX:

1. COVER SHEET
2. CORR STANDARD GENERAL NOTES
3. EXISTING CONDITIONS
4. SITE PLAN
5. GRADING AND DRAINAGE PLAN
6. PLAN DETAILS



VICINITY MAP: NTS

DEVELOPER: _____ DATE: _____
GREEN SUMMIT COMPANY

CITY OF
RIO RANCHO: _____ DATE: _____
DEVELOPMENT SERVICE DEPARTMENT
ENGINEERING DIVISION

City of Rio Rancho

REVISIONS (OR CHANGE NOTICES)

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 314-0566

LOT 7 BLK F CORRALES SOUTH
1522 STEPHANIE RD

COVER SHEET

DAVID SOULE
NEW MEXICO
14522
REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522 5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET:
1

GENERAL NOTES

1. THE CONTRACTOR AGREES TO ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR ENGINEER.

2. NO MODIFICATIONS TO THESE PLANS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY, ENGINEER, AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY WORK, AS SHOWN IN THE PROJECT CONTRACT DOCUMENTS.

3. A CITY OF RIO RANCHO CAPITAL IMPROVEMENT RIGHT-OF-WAY USE PERMIT AND TRAFFIC CONTROL PLAN (TCP) ARE REQUIRED FOR ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY (NTC - TRAFFIC CONTROL). THE CONTRACTOR IS RESPONSIBLE FOR THE SETUP AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN MUST BY APPROVED BY THE CITY PRIOR TO ANY CHANGES BEING IMPLEMENTED. A TRAFFIC CONTROL SUPERVISOR MUST BE AVAILABLE FOR THE DURATION OF THE PROJECT 24 HOURS A DAY AND SEVEN DAYS A WEEK. ACCESS TO RESIDENTS AND BUSINESSES MUST BE MAINTAINED AT ALL TIMES.

4. IF APPLICABLE, AN NMDOT TRAFFIC CONTROL/ROADWAY WORK PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE NMDOT RIGHT OF WAY (NTC - NMDOT PERMIT REQUIREMENT).

5. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME. THIS INFORMATION SHALL BE PROVIDED TO THE CITY'S PROJECT MANAGER.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL JURISDICTIONAL AUTHORITIES BEFORE THE START OF CONSTRUCTION.

7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

8. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE WORK SHALL BE APPROVED BY THE CITY BEFORE CONSTRUCTION OF THE REPAIRS. REPAIRS MUST BE ACCEPTED BY THE CITY BEFORE FINAL PAYMENT.

9. THE CONTRACTOR SHALL ONLY UTILIZE THE DESIGNATED STAGING AREAS FOR STORAGE OF ALL EQUIPMENT AND MATERIALS. THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE CITY TO USE AN ONSITE AREA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF THEIR CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN THE UTILITY COORDINATION ALLOWANCE (NTC - UTILITY COORDINATION ALLOWANCE), AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

11. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS ON THE CONSTRUCTION DOCUMENTS, ARE SHOWN APPROXIMATE AND IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION, AND COMPLETENESS OF THIS INFORMATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, BEFORE THE INITIATION OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CITY, ENGINEER, AND THE CITY'S PROJECT MANAGER IMMEDIATELY.

12. IT IS MANDATORY THAT A PRECONSTRUCTION MEETING BE HELD BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY'S PROJECT MANAGER TO DETERMINE THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING.

13. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION BASELINE SCHEDULE AND ANY REQUIREMENTS AS OUTLINED IN THE NTC TO THE CITY'S PROJECT MANAGER. THE SCHEDULE WILL BE UPDATED ON A MONTHLY BASIS AND SUBMITTED WITH THE MONTHLY INVOICE; HOWEVER, SUBMITTAL OF THE UPDATED SCHEDULE DOES NOT CONSTITUTE APPROVAL BY THE CITY.

14. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY OF RIO RANCHO AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL CONTACT NM 811 AT 1-800-321-2537 FOR UTILITY SPOTS IN ACCORDANCE WITH APPLICABLE STATE LAW.

16. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY, TEMPORARY WORK PERMIT AREAS, TEMPORARY OR PERMANENT CONSTRUCTION EASEMENTS/PERMITS TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.

17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE JOB SITE FREE FROM TRASH ON A DAILY BASIS, AND ALL MATERIALS WILL BE NEATLY ORGANIZED. TRASH AND/OR NON-USED MATERIALS SHALL NOT BE BURIED ONSITE.

18. THE CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS, OTHER CONTRACTORS, OR EMERGENCY SERVICES.

19. THE CONTRACTOR WILL PROVIDE CONSTRUCTION STAKING USING APPROVED CONSTRUCTION PLANS, THE APPROPRIATE RIGHT-OF-WAY MAPS, RECORDED PLATS, AND CITY OF RIO RANCHO STANDARD DETAILS. EACH REVISION TO THE PLANS SHALL BE RECORDED IN THE PLAN REVISION BLOCK. PLANS SHALL INCLUDE A LOCATION MAP WITH LEGAL DESCRIPTION(S) AND LOCATION GRID.

20. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE AND ACCURATE SET OF WORKING RECORD DRAWINGS, REDLINED DRAWINGS, IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER II.7. THESE WORKING RECORD DRAWINGS SHALL REFLECT ALL APPROVED CHANGES TO THE ORIGINAL PLANS THROUGHOUT THE CONSTRUCTION PROCESS. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE WORKING RECORD DRAWINGS AS OUTLINED IN THE CITY OR RIO RANCHO'S DPM CHAPTER II.7. ALSO, THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS, PERMITTING, AND CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE CITY OR RIO RANCHO'S DPM AND APPLICABLE ORDINANCES. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 802000 POST CONSTRUCTION PLANS, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

21. NO WORK SHALL BE PERFORMED IN A FLOODPLAIN WITHOUT WRITTEN AUTHORIZATION FROM THE CITY'S FLOODPLAIN MANAGER.

22. ANY WORK PERFORMED IN A DRAINAGE WAY, CHANNEL, ARROYO, OR FLOODPLAIN MUST BE PROTECTED BY THE MEANS IDENTIFIED IN THE TEMPORARY EROSION CONTROL AND SEDIMENT PLANS ACCEPTED BY THE CITY.

23. VIBRATION MONITORING WILL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE CONSIDERED AS INCIDENTAL TO THE BID ITEM 621000 MOBILIZATION.

SOILS

1. THE DESIGN R VALUE FOR THIS PROJECT IS ___.

ROADWAY GENERAL NOTES

1. NO PAVING CONSTRUCTION ACTIVITIES SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETED, TESTED, AND APPROVED. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

2. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), CURRENT EDITION.

3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. IF OUTSIDE THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL MATCH THE ORIGINAL LAYOUT, GEOMETRY, TYPE, SPACING ETC. IF WITHIN THE PROJECT LIMITS, REPLACEMENT STREET STRIPING SHALL BE AS SHOWN IN THIS PLAN SET.

4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE CITY OF RIO RANCHO. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. SAW CUTTING SHALL BE CONSIDERED AS INCLUDED IN ITEM 601110 REMOVAL OF SURFACING, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE LOCATION OF ALL VALVES AND MANHOLES MUST BE REFERENCED AT ALL TIMES BY THE CONTRACTOR DURING CONSTRUCTION AND MADE ACCESSIBLE DAILY UPON COMPLETION OF ALL PAVING ACTIVITIES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT BEFORE CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION, AND ANY OTHER REQUIREMENTS SET FORTH IN NTC - STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMP) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

2. THE CONTRACTOR IS REQUIRED TO KEEP A CURRENT COPY OF THE SWPPP AT THE CONSTRUCTION SITE OR AT AN EASILY ACCESSIBLE LOCATION SO THAT IT CAN BE MADE AVAILABLE AT THE TIME OF AN ONSITE INSPECTION OR UPON REQUEST BY THE EPA; A STATE, TRIBAL, OR LOCAL AGENCY APPROVING STORM WATER MANAGEMENT PLANS; THE OPERATOR OF A STORM SEWER SYSTEM RECEIVING DISCHARGES FROM THE SITE; OR REPRESENTATIVES OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) OR THE NATIONAL MARINE FISHERIES SERVICE (NMFS).

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPS ACCORDING TO NPDES REQUIREMENTS TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT. ALL COSTS FOR THESE REQUIREMENTS SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.

6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPS IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.

7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.

9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES. THIS WORK IS CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC THAT MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT (505) 827-9329.

11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

12. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS ACCORDING TO NPDES REQUIREMENTS. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN ITEM 603281 SWPPP PLAN PREPARATION AND MAINTENANCE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND ACCOMPANYING FEDERAL EPA ADMINISTRATIVE PROCEDURES SHALL MEET THE CITY OF RIO RANCHO GUIDELINES AND PROCEDURES OUTLINED IN THE CURRENT EDITION OF THE NMDOT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL - STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION, MS4, AND INDUSTRIAL ACTIVITIES.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.

14. NO WORK MAY BEGIN IN AN ARROYO OR OTHER DRAINAGE WAY UNTIL AUTHORIZATION HAS BEEN PROVIDED BY THE U.S. ARMY CORP. OF ENGINEERS, SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA) AND/OR THE CITY OF RIO RANCHO FLOOD PLAIN MANAGER.

WATER GENERAL NOTES

1. FOR WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER A MINIMUM OF 48 HOURS BEFORE THE CONNECTION.

2. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES. FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.

3. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF THE SURFACE COURSE OF PAVEMENT. CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.

4. FLUSHING OF WATER LINES SHALL BE METERED AND REPORTED TO THE CITY'S PROJECT MANAGER ON A WEEKLY BASIS. PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE OR (2) IN STORM SEWERS. DISPOSAL METHODS SHALL BE DISCUSSED WITH THE CITY'S PROJECT MANAGER.

5. FLUSHING, DISINFECTION AND TESTING OF WATER LINES SHALL BE COORDINATED WITH THE CITY'S PROJECT MANAGER.

6. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN, IN SERVICE, ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

7. ALL WATER LINES MUST HAVE TRACER WIRE AND MARKER BALLS PER CITY OF RIO RANCHO STANDARD DRAWINGS.

8. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

9. BEFORE ANY WATER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - WATER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION
   - WATER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

10. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL LINES, INCLUDING BUT NOT LIMITED TO, HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING.THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE WATER LINE SYSTEM BEFORE ACCEPTANCE BY THE CITY. TESTING SHALL BE PERFORMED TO DEMONSTRATE THE FUNCTIONALITY OF THE SYSTEM. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. FOR NON-HOT TAP WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, A WATER SHUTOFF PLAN 48 HOURS BEFORE THE CONNECTION IS TO TAKE PLACE.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB WITH A "W" FOR WATER LINES FOLLOWING SERVICE INSTALLATIONS AND BEFORE FINAL ACCEPTANCE.

14. POTABILITY TESTING SHALL BE COLLECTED AND DELIVERED BY A CERTIFIED THIRD-PARTY TESTER, APPROVED BY THE CITY, TO A TESTING LABORATORY CERTIFIED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT - DRINKING WATER BUREAU. ALL COSTS FOR POTABILITY TESTING ARE CONSIDERED AS INCLUDED IN THE WATER LINE PIPE ITEMS, AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

WASTEWATER GENERAL NOTES

1. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES AT A DISTANCE OF 15 FEET TYPICALLY OR A MINIMUM OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER LINE. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER LINE OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.

2. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE PROJECT MANAGER, PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF THE REPAIRS.

3. THE CITY OF RIO RANCHO SHALL APPROVE MATERIAL SUBMITTALS BEFORE CONSTRUCTION.

4. PRIOR TO THE SEWER LINE INSTALLATION, THE FOLLOWING CONDITIONS WILL OCCUR:
   - SEWER LINE ROUTE WILL BE CLEARED AND GRUBBED, THEN GRADED TO PLAN ELEVATION.
   - SEWER LINE WILL BE STAKED WHEN OUTSIDE AN AREA WITH CURB AND GUTTER.

5. ALL SEWER LINES MUST HAVE MARKER BALLS PER THE CITY OF RIO RANCHO STANDARD DRAWINGS. TRACER WIRE SHALL BE INSTALLED IF REQUIRED BY THE CITY'S PROJECT MANAGER.

6. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE TO PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.

7. THIRTY (30) DAYS FOLLOWING INSTALLATION AND BACKFILL OF SEWER LINES, A DEFLECTION TEST USING A HAND PULLED MANDREL SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

8. AIR TESTING OF SEWER LINES AND HYDROSTATIC TESTING OF FORCE MAINS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY'S INSPECTOR. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

9. ALL SEWER SERVICE LINES SHALL BE INSPECTED BY TV CAMERA AND VIDEOED THEN PROVIDED TO THE CITY'S INSPECTOR FOR REVIEW BEFORE ACCEPTANCE BY THE CITY. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR. IN THE EVENT THAT THE FIRST INSPECTION OR SUBSEQUENT INSPECTIONS AFTER THAT DO NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PERFORM ADDITIONAL INSPECTIONS OF THE SEWER SERVICE LINES USING A TV CAMERA AT THE CONTRACTOR'S EXPENSE.

10. MANHOLES SHALL MEET THE CITY OF RIO RANCHO STANDARDS EXCEPT THAT THERE SHALL BE NO LADDER RUNGS INSTALLED.

11. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF ALL FORCE MAIN LINES, INCLUDING BUT NOT LIMITED TO HYDROSTATIC AND BACTERIA TESTING, DISINFECTING, AND FLUSHING. ALL COSTS FOR THESE REQUIREMENTS ARE CONSIDERED AS INCLUDED IN THE FORCE MAIN SANITARY SEWER LINE PIPE ITEMS AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

12. IF BYPASS PUMPING IS REQUIRED, THEN A BYPASS PUMPING PLAN MUST BE SUBMITTED TO THE CITY'S PROJECT MANAGER, FOR ACCEPTANCE, SEVEN (7) DAYS BEFORE BYPASS PUMPING BEGINS.

13. THE CONTRACTOR SHALL MARK THE TOP OF THE CURB AND PAN OF THE GUTTER WITH "S" FOR SANITARY SEWER FOLLOWING SERVICE INSTALLATION AND BEFORE FINAL ACCEPTANCE.

14. MANHOLES SHALL BE RAISED TO SURFACE COURSE OF PAVEMENT. CIRCULAR CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATION.

15. NO BRICKS SHALL BE USED TO ADJUST MANHOLES TO FINISHED GRADE.

ADA GENERAL NOTES

1. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THESE STANDARDS SHALL APPLY TO ALL NEW AND ALTERED SIDEWALKS.

2. SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SIDEWALK AND CURB RAMP SURFACES SHALL PROVIDE CONSISTENT SLOPES WITHIN EACH SECTION.

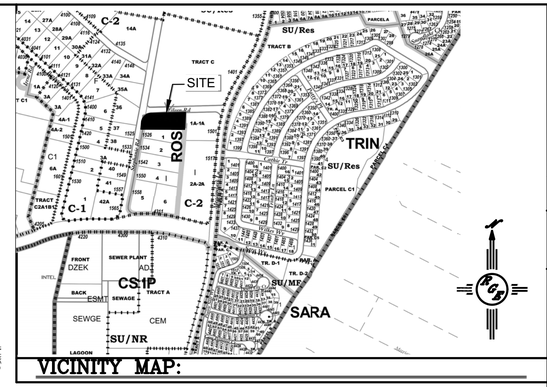
3. ALL BROOM FINISHES SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

4. A VERTICAL CHANGE OF 1/4 INCH (6MM) OR LESS IS ALLOWED. IF BETWEEN 1/4 INCH AND 1/2 INCH (6MM AND 13MM), THEN IT NEEDS TO BE BEVELED 2:1. CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED.

5. OPENINGS OR CRACKS IN SIDEWALK SURFACES SHALL NOT EXCEED 1/2 INCH (13MM). ELONGATED OPENINGS SHOULD BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR OR DIAGONAL TO THE DOMINANT DIRECTION OF TRAVEL.

6. THE LEAST POSSIBLE CURB RAMP SLOPE SHALL BE USED. CURB RAMPS RUNNING SLOPE SHALL NOT EXCEED 12:1. WHERE EXISTING TERRAIN IS STEEP, CURB RAMPS SHALL NOT EXCEED 15 FT IN LENGTH.

7. PROVIDE A FLUSH TRANSITION BETWEEN CURB RAMPS, SIDEWALKS, GUTTER, AND EDGE OF PAVEMENT, FREE OF DRAINAGE LIP, ABRUPT GRADE CHANGES, DROP-OFFS, OR ANY SURFACE IRREGULARITIES. A 5% (20:1) OR FLATTER TRANSITION TAPER SHALL BE PROVIDED FROM THE STREET TO THE GUTTER FOR CURB RAMPS LOCATIONS (THIS MAY REQUIRE SPECIAL TREATMENT OF THE EDGE OF OGFC) WHEN DIAGONAL (NOT IN LINE WITH CROSSWALKS) CURB RAMPS ARE NECESSARY. A 2% (50:1) TRANSITION OR "LOWER LANDING" SHALL BE PROVIDED



VICINITY MAP:

LEGAL DESCRIPTION:

LOT 7 BLOCK I CORRALES SOUTH
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. REFER TO SITE PLAN FOR CITY STANDARD DETAILS FOR IMPROVEMENTS
4. SURVEY INFORMATION PROVIDED BY CSI-CARTESIAN SURVEYS INC USING NAVD DATUM 1988.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

N

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SCALE: 1"=20'

City of Rio Rancho — The Great Seal of the City of Rio Rancho New Mexico 1981

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REVISIONS (OR CHANGE NOTICES)

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-0089

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

EXISTING CONDITIONS

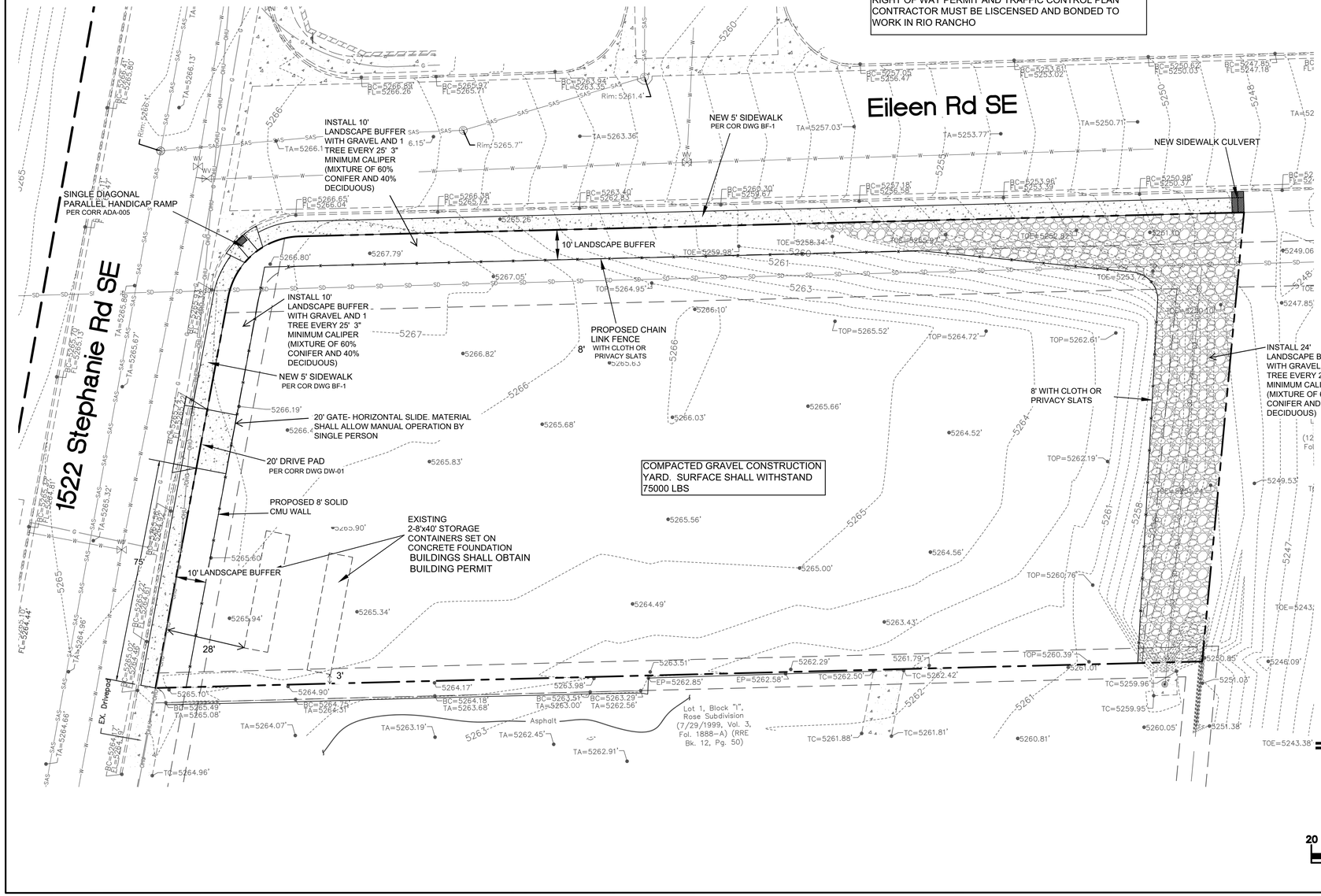
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

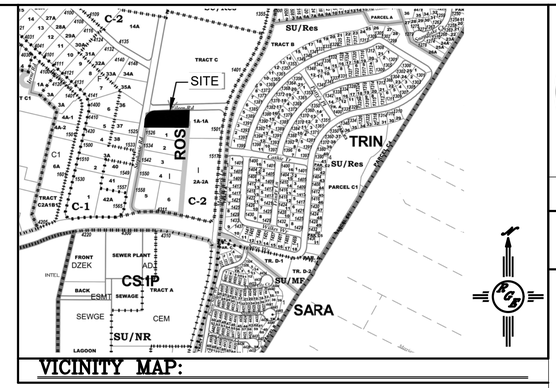
DAVID SOULE P.E. #14522 — 5/14/24

PROJECT NO.	
DESIGNED BY:	DEM
DRAWN BY:	DEM
CHECKED BY:	DS
DATE:	2/2024
DPI CHK:	

SHEET: 3

ALL WORK WITHIN CITY RIGHT OF WAY SHALL REQUIRE RIGHT OF WAY PERMIT AND TRAFFIC CONTROL PLAN CONTRACTOR MUST BE LISCENSED AND BONDED TO WORK IN RIO RANCHO





VICINITY MAP:

LEGAL DESCRIPTION:

LOT 7 BLOCK I CORRALES SOUTH
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

1. BUFFER LANDSCAPING SHALL BE MAINTAINED AND KEPT CLEAN OF DEBRIS AND WEEDS. ALL PLANTINGS SHALL BE MAINTAINED PERMANENTLY AND ANY MATERIAL THAT DOES NOT LIVE SHALL BE REPLACED WITHIN 1 GROWING SEASON

2. ALL LIGHTING SHALL COMPLY WITH NIGHT SKY PROTECTION ACT AND PLACED TO REFLECT AWAY FROM ADJACENT RESIDENTIAL

3. THE USE OF CORRAGATED METAL SIDING SHALL NOT COMPOSE MOR THANT 20% OF BUILDING FACADE AND POWDER COATED

4. NO UNREASONABLE NOISE, ODOR OR VIBRATION SHALL BE EMITTED BY USES OUTSIDE BOUNDARY OF COMMERICAL DISTRICT

5. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES

6. GATE SHALL BE IN OPERATIVE CONDITION AT ALL TIMES

7. KNOX BOX SHALL BE ADDED TO GATE FOR FIRE ACCESS

8. FIRE INSPECTION REQURIED

9. OUTSIDE STORAGE OF COMBUSTIBLE MATERIAL SHALL NOT BE LOCATED WITHIN 10 FEEL OF ANY LOT LINE

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
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- PROPOSED INDEX CONTOUR
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- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED S=2:1 ROCK PLATING

N

SCALE: 1"=20'

City of Rio Rancho

REVISIONS (OR CHANGE NOTICES)

NO.	DESCRIPTION	DATE	BY
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7			

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-6699

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

SITE PLAN

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522
5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET: 4

DRAINAGE CALCULATION SHEET

RATIONAL METHOD

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted C	Volume (ac-ft)	Flow cfs
EXISTING	51368.00	1.179	50%	0.5896	50%	0.590	0%	0	0%	0.000	0.350	0.082	1.82
PROPOSED	51368.00	1.179	0%	0	82%	0.967	10%	0.1179	8%	0.094	0.488	0.114	2.53
ALLOWED		1.18											5.15'

Equations:

Flow (Q)= CiA =
C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area)
I=4.4 IN/HR
A=TOTAL AREA

Where for 100-year storm

Ca= 0.27
Cb= 0.43
Cc= 0.61
Cd= 0.93

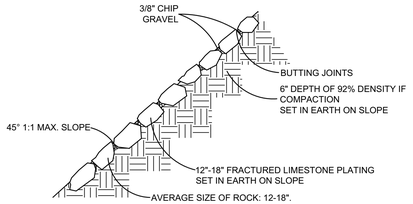
VOLUME= C*P*A/12 =

C = Ca*Aa + Cb*Ab + Cc*Ac + Cd*Ad / (Total Area) — WATER QUALITY PONDING REQUIRED 158 CF
P= 2.37 (6-HOUR)
2.9 (24-HOUR) — PONDING PROVIDED 420 CF
A=TOTAL AREA

TIME OF CONCENTRATION 0.229 hrs
Tc=L/(36000*K*(S**.5)
L= 330 FT
K= .2
S= 0.04 FT/FT

103

THIS DEVELOPMENT CONSISTE OF THE CONSTRUCTION OF A CONTRACTORS YARD IN A DEVELOPED AREA. THE SITE IS PART OF BASIN 105 OF THE DESERT RIDGE SUBDIVISION (4/29/04). THE SITE IS ALLOWED 4.37 CFS PER ACRE. THE SITE DISCHARGES LESS THAN ALLOWED AND RETAINS THE 158 WATER QUALITY VOLUME



ROCK PLATING DETAIL

NTS

EROSION CONTROL NOTES:

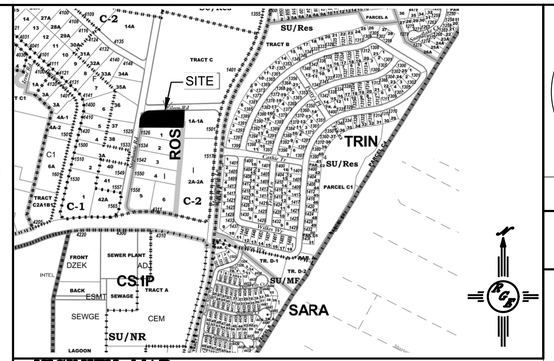
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

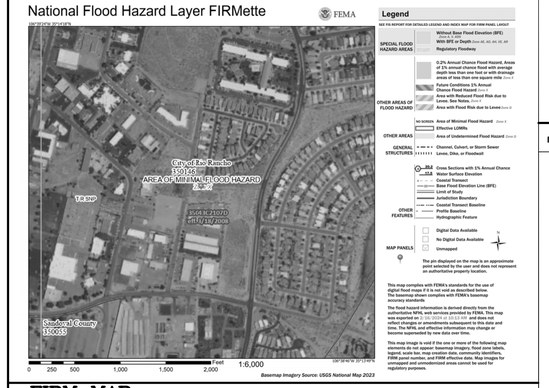
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP:



FIRM MAP:

LEGAL DESCRIPTION:

LOT 7 BLOCK I CORRALES SOUTH
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO

NOTES:

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2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. REFER TO SITE PLAN FOR CITY STANDARD DETAILS FOR IMPROVEMENTS
4. SURVEY INFORMATION PROVIDED BY CSI-CARTESIAN SURVEYS INC USING NAVD DATUM 1988.

LEGEND

- EXISTING CONTOUR
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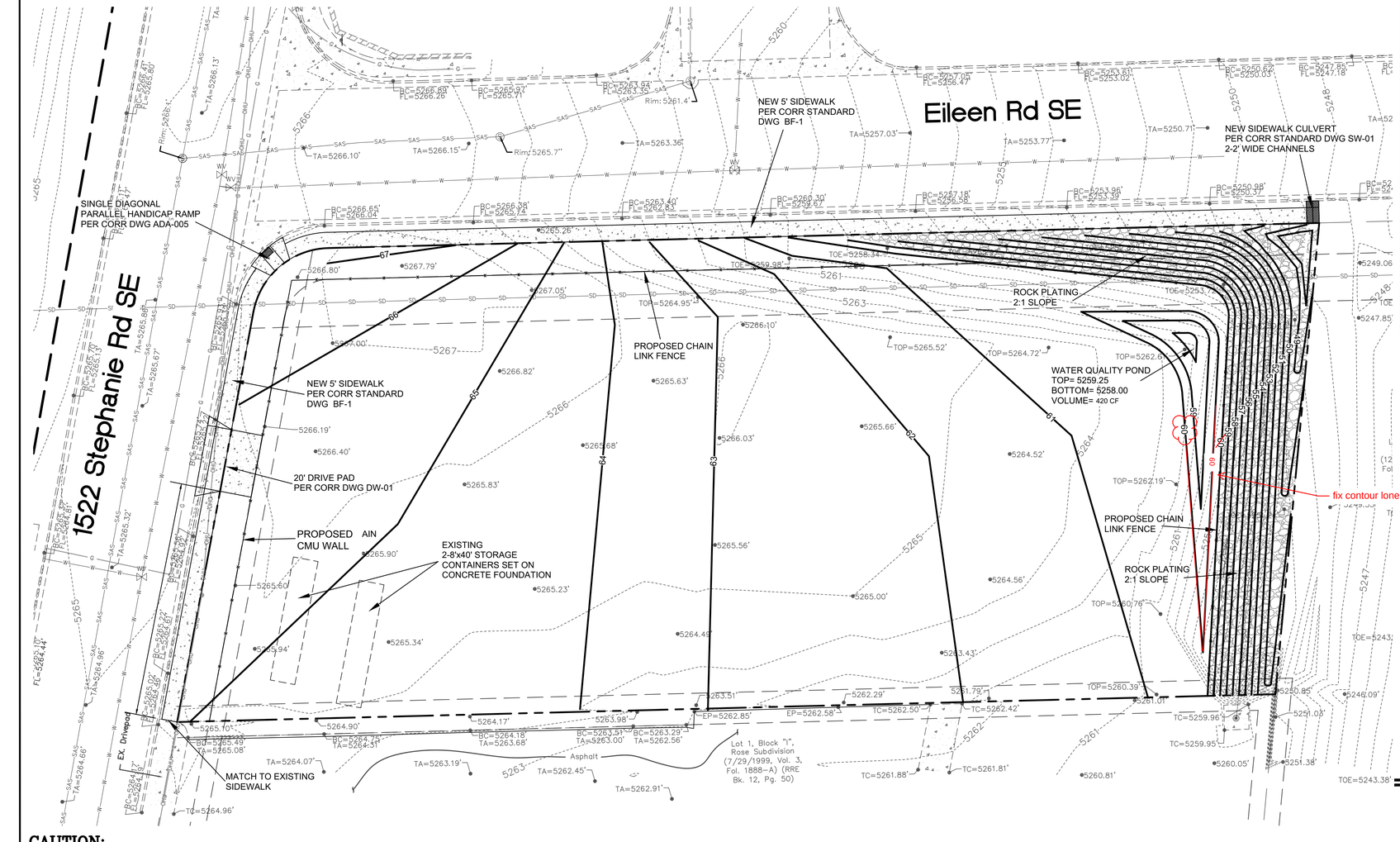

CAUTION:

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SCALE: 1"=20'

City of Rio Rancho — The Great Seal of the City of Rio Rancho, New Mexico * 1981 *

NO.	DESCRIPTION	DATE	BY
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REVISIONS (OR CHANGE NOTICES)

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-6699

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

GRADING AND DRAINAGE PLAN

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522 5/14/24

PROJECT NO.
DESIGNED BY: DEM
DRAWN BY: DEM
CHECKED BY: DS
DATE: 2/2024
DPI CHK:

SHEET: 5

GENERAL NOTES:

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II PUBLIC ENTITY IS REQUIRED TO COMPLY WITH THE NONDISCRIMINATION REQUIREMENTS OF TITLE II OF THE ADA, WHICH STATES THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES.
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP-RESISTANT. PROVIDE SLIP-RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS. SURFACE TEXTURE SHALL NOT EXCEED 1/4" IN ANY DIMENSION. SURFACE TEXTURE SHALL NOT BE USED TO DELINEATE THE WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50% (2H:1V). THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. GRATES SHALL NOT BE LOCATED IN CURB RAMP LOADING ZONES. THE CROSS SLOPE OF A GRATE SHALL BE 2% MAXIMUM. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ALIGNS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF THE CURB RAMP AND ALONG THE SIDES OF THE RAMP.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCT CURB RAMPS AND ADJACENT GUTTER AS A MONOLITHIC UNIT. CURB RAMPS (INCLUDING SIDE RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-11.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE OR THE PEDESTRIAN ACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4 X 4 FT, EXCLUSIVE OF THE WIDTH OF THE SLOPE RETURN.
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5 X 5 FT MINIMUM BY 8 X 8 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF THE PAR BELOW 4 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5 X 5 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 1A OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION FLAWS WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE ≤ 5% MAX (RECOMMENDED 1%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL, 5 X 7'X 5.5 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE ADJACENT SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.5%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 4" CURB DOES NOT NECESSARILY NEDIA A RAMP LENGTH OF 4.0 FT FOR AN 8.3% SLOPE)

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-b12 OF THE STANDARD DRAWINGS.

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STEB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH-BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE LOCATED WITHIN 10 FEET OF, AND WITHIN SIGHT OF, THE CURB RAMP OR BLENDED SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE AT LeAST 48"x48" MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH-BUTTONS.

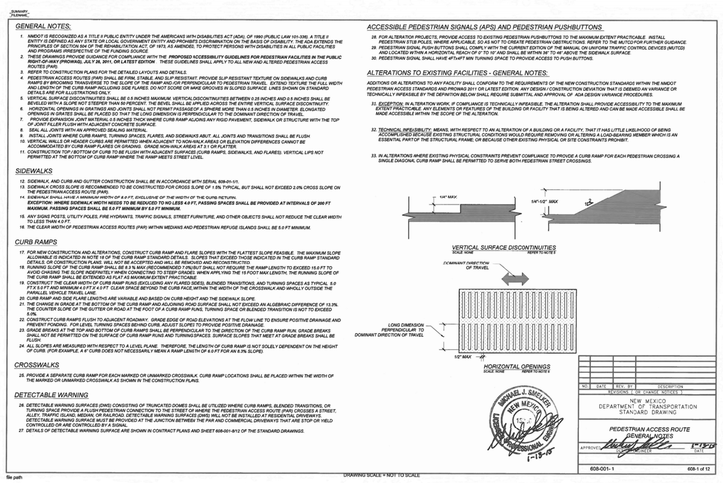
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

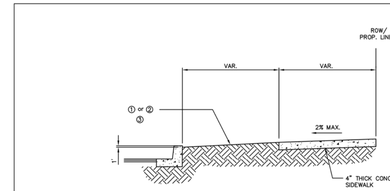
ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARD WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARD AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCESS.

31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT FEASIBLE. THE TERM TECHNICALLY INFEASIBLE REFERS TO AN ALTERATION OF A BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.

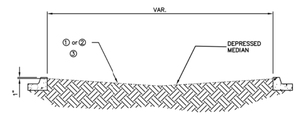
32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.

33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.





BUFFER DETAIL



MEDIAN DETAIL

GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.

KEYED NOTES:

① STABILIZED W/ HAND ROLLER COMPACTED CRUSHER FINES, 4" DEPTH, WITH WEED BARRIER FABRIC. PLASTIC WEED BARRIER IS NOT ACCEPTABLE. MAX. CROSS / RUNNING SLOPE AT 3%.

② LANDSCAPING SHALL BE IN ACCORDANCE THE CITY OF RIO RANCHO'S DEVELOPMENT PROCESS MANUAL, CHAPTER 5.3 SECTION 9 AND BE APPROVED BEFORE PLACEMENT BY THE CITY.

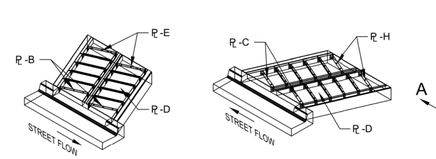
③ FOR ROADS HAVING A CENTERLINE SLOPE OF 3% OR GREATER, THE BUFFER SHALL BE STAMPED CONCRETE OR AS APPROVED BY THE CITY.

DATE MODIFIED: FEB 04, 2019

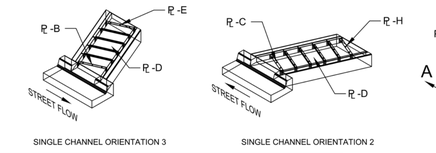
City of Rio Rancho
Department of Public Works

BUFFER, MEDIAN & RIGHT-OF-WAY SLOPES DETAIL

DWG. NO. BF-01 OCT 17, 2008



MULTIPLE CHANNELS ORIENTATION 3 | MULTIPLE CHANNELS ORIENTATION 2 | MULTIPLE CHANNELS ORIENTATION 1



SINGLE CHANNEL ORIENTATION 3 | SINGLE CHANNEL ORIENTATION 2 | SINGLE CHANNEL ORIENTATION 1

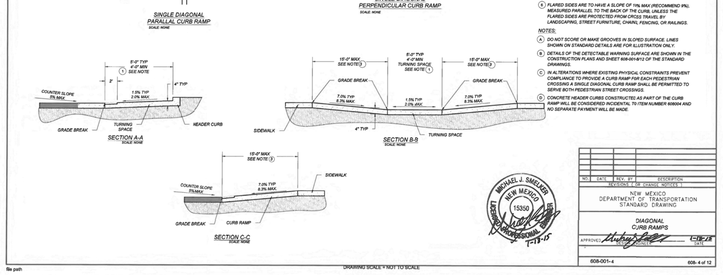
SCALE: 1/4" = 1'

DATE MODIFIED:

City of Rio Rancho Department of Public Works

SINGLE & MULTIPLE DRAINAGE CHANNELS/SIDEWALK CULVERT GENERAL ASSEMBLIES

DWG. NO. SW-01 SHT 1 of 6 NOV 15, 2012



KEYED NOTES

① TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.0%). TURNING SPACE SHALL BE 4.0 FT MIN BY 4.0 FT MIN. THE 4.0 FT SHALL BE AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

② CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.0%). EXCEPTION: CROSS SLOPE SHALL BE 4.0% MAX (RECOMMENDED 2.0%) AT CROSSING WITHOUT YIELD OR STOP CONTROL. TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND A7 MIDBLOCK PEDESTRIAN STREET CROSSING. THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.

③ RUNNING SLOPE OF THE CURB RAMP SHALL BE ≤ 5% MAX (RECOMMENDED 1.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.

④ GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

⑤ COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

⑥ FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 8%). MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAIN, FENCING, OR RAILINGS.

NOTES:

⑦ DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

⑧ DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-b12 OF THE STANDARD DRAWINGS.

⑨ IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

⑩ CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 609004 AND NO SEPARATE PAYMENT WILL BE MADE.

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

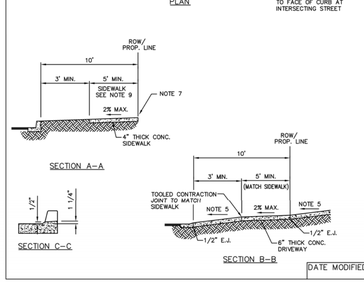
DIAGONAL CURB RAMPS

APPROVED

608-001-4 608-4 of 12

DRAWING SCALE = NOT TO SCALE

file path



GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. WITHIN LIMITS OF THE RIGHT-OF-WAY, SIDEWALK AND DRIVEWAY SHALL BE PORTLAND CEMENT CONCRETE PLACED ON 6" PREPARED SUBGRADE. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. ASPHALT DRIVEWAY WILL NOT BE PERMITTED WITHIN RIGHT-OF-WAY.
5. 14% MAX. SLOPE FOR RESIDENTIAL DRIVEWAYS.
6. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - -TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - -1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
7. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. NO. TS-01 FOR SETBACK REQUIREMENTS.
8. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH.
9. THE MINIMUM SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY IS:
   - 5' WIDE ON RES. & STD. COLLECTOR STREETS NOT ADJACENT TO COMMERCIAL PROPERTIES.
   - 6' WIDE ON ARTERIAL STREETS AND STREETS ADJACENT TO COMMERCIAL PROPERTIES
10. CONTRACTOR SHALL SET FORMS AT 1.5%

GENERAL NOTES CONT'D:

11. ALL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 510 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CONCRETE. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS

DATE MODIFIED: AUG 15, 2018

City of Rio Rancho
Department of Public Works

SIDEWALK AND DRIVEWAY TRANSITION (RESIDENTIAL)

DWG. NO. DW-01 OCT 2, 2008

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

City of Rio Rancho

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 242-0999

LOT 7 BLOCK I CORRALES SOUTH
1522 STEPHANIE RD

PLAN DETAILS

DAVID SOULE
NEW MEXICO
14522
LICENSED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522

PROJECT NO.

DESIGNED BY: DEM

DRAWN BY: DEM

CHECKED BY: DS

DATE: 2/2024

DPI CHK:

SHEET: 6

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-120-00009

REQUEST FOR CONDITIONAL USE PERMIT FOR A CONTRACTOR'S YARD AT THE PROPERTY LEGALLY DESCRIBED AS CORRALES SOUTH, BLOCK I, LOT 7.

Applicant: Green Summit Landscape Management

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a Conditional Use Permit request.
2. The Applicant has the authority to make an application to request a Conditional Use Permit.
3. The Applicant and affected property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 § 150.04.
2. The Conditional Use Permit application has met the contractor's yard requirements as set forth in R.O. 2003 § 154.25.
3. The Conditional Use Permit application is in compliance with all nonresidential regulations as set forth in R.O. 2003 § 154.61.
4. The Conditional Use Permit is contingent upon compliance with all reviewer comments, including but not limited to:

    a) Compliance with all City grading and drainage regulations as outlined by the Development Services Engineering Department. A drainage plan/report and an erosion control plan shall be submitted with application of building permit for the Connex boxes.
    b) Compliance with all SSCAFCA requirements and regulations.
    c) Compliance with all Rio Rancho Fire and Rescue requirements and regulations.
    d) Compliance with provision of square footages for all landscaping areas of the subject property.

THEREFORE, the application for a Conditional Use Permit for a contractor's yard is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on June 25, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-120-00009

REQUEST FOR CONDITIONAL USE PERMIT FOR A CONTRACTOR'S YARD AT THE PROPERTY LEGALLY DESCRIBED AS CORRALES SOUTH, BLOCK I, LOT 7.

Applicant: Green Summit Landscape Management

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a Conditional Use Permit request.
2. The Applicant has the authority to make an application to request a Conditional Use Permit.
3. The Applicant and affected property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has not adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 § 150.04.
2. The Applicant's proposal does not conform to the criteria for a contractor's yard as set forth in R.O. 2003 § 154.25.
3. The Applicant's proposal does not conform to the criteria for nonresidential development as set forth in § 154.61.

THEREFORE, the application for a Conditional Use Permit for a contractor's yard is DENIED by the Planning & Zoning Board of the City of Rio Rancho on June 25, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-120-00010

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Andrew Vargas-Segura, requests approval of a Conditional Use Permit to allow for a Boarding Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Andrew Vargas-Segura, requests approval of a Conditional Use Permit for a Boarding Kennel at the property legally described as Arrowhead Ridge, Tract 12A. The subject property is physically located at 4529 Arrowhead Ridge Dr SE and is currently zoned SU: Special Use under Ordinance No. 2, Enactment No. 95-002, which allows for all permissive and conditional uses as defined within the C-1: Retail Commercial District.

Per Rio Rancho Municipal Code (R.O. 2003) 154.24 (C)(3), "boarding kennels or pet shelters" are a conditional use in the C-1 zoning district, requiring a conditional use permit. The applicant currently operates a pet daycare/grooming business at the subject property and the conditional use permit would allow for kenneling/pet sheltering as an additional use.

The applicant explains the scope of the business as well as the Boarding Kennel details and considerations in the application submittal (see attachment La Pawta Spa, Day Camp & Resort Details). The subject property 4529 Arrowhead Ridge Dr SE has applied for a commercial business registration with the City of Rio Rancho for the business "La Pawta Spa Day Camp & Resort". This application was reviewed and approved by staff on 05/16/2024 (tracking #24-4763), but currently does not allow for a Boarding Kennel. Pending approval of this Conditional Use Permit the applicant will have to update the existing commercial business registration for the subject property to reflect that a Boarding Kennel will now be featured as a business activity at the subject site.

The applicant explains in the attached documents that outside the hours of grooming and day camp, the Boarding Kennel will be available at all times for customers and that there will be overnight staff to supervise the animals. The applicant included the current plans for the kennel sizes and layout and asserts that there will be ten (10) kennels that are 4'x4' and one (1) 4'x8' "family suite" kennel.

The applicant explains the attached documents that "The small kennels will house no more than two small dogs, the medium kennels will house no more than two medium dogs, and the large kennels will house no more than two large dogs or one extra-large dog. The maximum capacity for boarding will be no more than 30 dogs, depending on the size of the dogs." The applicant continues to explain that there is an additional quarantine area that may be utilized in the case of an

aggressive animal.

The subject property features an outdoor facility space that "...is confined to a 10'x25' area (approx. 300sqft). It is enclosed with six-foot tall chain-link fencing on three sides and accessed from the large garage doors on the fourth side. Grass turf covers the asphalt. Shade sails will extend over the top of the fence to protect the animals from the sun. The dogs will have access to this area by opening the garage doors. This will allow us to bring them inside during inclement weather and during the extreme temperatures of the summer and winter months."

Staff recommends the Planning and Zoning Board find that the proposed use would comply with the requirements for a Conditional Use Permit under R.O. 2003 Section 150.04, which states:
(A) A conditional use permit may be granted for the specific zone in which it is allowed, provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.
(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

The applicant proposes no changes to the original building footprint, parking, or setbacks. The existing building is being used as a pet daycare/grooming facility and will not require exterior modifications to accommodate the proposed use.

Staff recommends the Planning and Zoning Board find the proposed use is not likely to be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area as the applicant is currently operating as a pet daycare/grooming facility at the subject site and will not be making any changes to the site.

Staff communicated with the Parks, Recreation, and Community Services Department (PRCS) which oversees the Animal Resource Center and all animal regulations outlined in Chapter 116: Standards for Professional Animal Facilities, Services and Hobby Breeders. PRCS staff expressed verbal approval with no adverse comments of the request. Approval of the Boarding Kennel Business will be pending final inspection by PRCS. The applicant will be required to conform to all requirements listed in Chapter 116, Section 116.17: "Boarding Kennel and Boarding Services". Staff recommends the Board find that the applicant's submittal, business, and development plans for the Boarding Kennel conform to the regulations listed in Section 116.17.

SURROUNDING LAND USE AND ZONING:
The subject property is zoned SU: Special Use for all permissive and conditional uses as defined within the C-1: Retail Commercial and C-2: Wholesale and Warehousing Commercial District. The SU: Special Use zoning district also allows for Movie Theaters, Car Sales, Townhomes, Apartments, and Hotels/Motels. All surrounding properties are similarly zoned SU: Special Use under the same ordinance. Land to the north is undeveloped and used for drainage, land to the east is a car dealership, land to the south is a tire shop and a vacant parking lot, and land to the west is apartment homes.

NOTIFICATIONS:
Notice of the conditional use application and Planning and Zoning Board hearing date was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Albuquerque Journal on June 10, 2024. A notice sign was posted on the property one week prior to the hearing, on June 18, 2024.

REVIEWER COMMENTS:

Reviewing Agency	Comments
City of Rio Rancho Engineering	

City of Rio Rancho Fire & Rescue	Fire approves the request.
City of Rio Rancho Parks, Recreation, and Community Services	Written Comment not received, no adverse comments
City of Rio Rancho Police	
MRCOG-MRMPO	MRMPO has no adverse comments.
Rio Rancho Public Schools	
SSCAFCA	No comments.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Conditional Use Permit for a Boarding Kennel, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C)(3) C-1: Conditional Uses in Retail Commercial District.

CONDITIONS OF APPROVAL:

1. If the conditional use permit is approved, the applicant will provide a copy of the signed Findings of Fact of Approval to the City Clerk's office for their records.
2. If the conditional use permit is approved, the applicant is required to update their business registration with the City of Rio Rancho to reflect the addition of a Boarding Kennel as a commercial activity on the subject property.
3. Applicant is required to contact the City's Animal Resource Center. An inspection by the City's Animal Resource Center is required and an update to the applicant's Professional Animal Permit is required per City Ordinance Chapter 116.
4. Landscaping will be perpetually maintained.
5. Any new signage will require a new permit.

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

FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;

4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location/Zone Map
ATTACHMENT: Application
ATTACHMENT: Boarding Details & Considerations for La Pawta Spa
ATTACHMENT: Site Plan & Details
ATTACHMENT: Boarding Consent Letter
ATTACHMENT: Notice Letter
ATTACHMENT: Noticed Properties Map
ATTACHMENT: Legal Ad Proof
ATTACHMENT: Findings of Fact

CONDITIONAL USE PERMIT - BOARDING KENNEL
4529 ARROWHEAD RIDGE DR SE

RioRancho
City of Vision

0 125 250 500
Feet

GIS
Moving Spatial Data Forward

N
W E
S

Subject Property
Zoning
SU

Map Created by Chris Benson on 06/04/2024

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

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: Andrew Vargas-Segura		Phone: 505-417-2684
Address: 3860 Tranquil Meadows Dr NE		E-Mail: andrewdavidvargas@gmail.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners: Andrew Vargas-Segura, Iria Vargas, Hiram Herrera	
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)

Requesting a Conditional Use Permit, we will be baording dogs overnight at location: 4529 Arrowhead Ridge Dr SE, Rio Rancho, NM, 87124. We will also have dog grooming and dog day camp which needs to start immediately (6/1/24). But the overnight boarding will begin in either July or August.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : ARROWHEAD	Block(s):	Lot(s): TRACT 12A
Existing Zoning: SU	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: Andrew Vargas-Segura	Applicant: Andrew Vargas-Segura	Agent:
Signature: Andrew Vargas-Segura		Date: 5/16/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-120-00010		

APPLICATION ACCEPTED BY: Chris Benson **DATE:** 06/04/2024

Boarding Details & Considerations

for La Pawta Spa

Boarding and Kenneling.

Boarding for La Pawta Spa, Day Camp & Resort will operate seven days a week and will have overnight staff to supervise the animals. Current plans for the kennels are as follows:

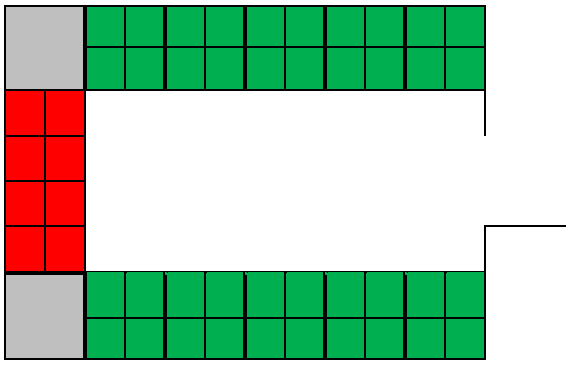
The dimensions we have designated for boarding are 24 feet long by 16 feet wide. We have several configuration plans for the kennels but haven't yet decided on one yet. This is one example:

Config 1: (**10**) 4ft W x 4ftL kennels, and (**1**) 4ft W x 8ft L "deluxe suite" or "family suite" kennel.

Each square = 2 ft

24 ft

16 ft



The small kennels will house no more than two small dogs, the medium kennels will house no more than two medium dogs, and the large kennels will house no more than two large dogs or one extra-large dog. The maximum capacity for boarding will be no more than 30 dogs, depending on the sizes of the dogs.

These dogs will also have the option to participate in the Day Camp so that they are not confined to the kennel all day.

There is also a pre-existing, enclosed chain-link cage that measures 8ft W x 12ft L x 8ft T. This can be used to quarantine any animal that is aggressive.

Outdoor Facilities.

The designated outdoor space is confined to a 10ft W x 25ft L area (~300sq ft). It is enclosed with six-foot tall chain-link fencing on three sides and accessed from the large garage doors on the fourth side. Grass turf covers the asphalt. Shade sails will extend over the top of the fence to protect the animals from the sun. The dogs will have access to this area by opening the garage doors. This will allow us to bring them inside during inclement and during the extreme temperatures of the summer and winter months.

Maximum Number of Animals.

The maximum number of animals that we would have on site at one time would be 70. This includes all animals for grooming, day camp, and boarding.

Moral, Welfare, Health and Safety.

By providing day camp and boarding services, we are helping the community to better take care of their pets. We provide the pet-parent peace of mind, and a safe and fun environment for their pet to play and develop social skills. Having the option of supervised fun will prevent the pet from being kenneled at home with no place to run around. Here they will get plenty of exercise and the necessary nutrition all within the confines of our facility. With consideration for our neighbors, the animals for boarding will also have 24 hour supervision so as to keep the noise down after hours.

CONDITIONAL USE APPLICATION

Business Information:
La Pawta Spa Day Camp & Resort
4529 Arrowhead Ridge Dr SE, Suite 102, Rio Rancho, NM, 87124

Business Activity:
This space will be used for dog grooming and doggy day camp. We will also be offering overnight boarding, but we are not planning to start this portion of the business until July or August. But we do need to get the grooming and day camp going immediately.

Hours of Operation:
Grooming and Day Camp:
Monday through Friday - 7am to 7pm.
Saturday - 8am to 3pm.
Sundays - Closed
Boarding:
Monday through Sunday – All day and overnight

Number of Employees:
We will have four employees to start.

Other Information:
The landlord (Roxanne Baltz – 505-270-8593), has been informed of what we plan to do at the location and that she approves of it. Her letter of approval is attached to the email.

This facility is not detrimental to public welfare, safety, health, morals or convenience of the surrounding area.

Contact Information:
Please contact me with any questions:
Andrew Vargas
505-417-2684

Thank you,
Andrew Vargas

N
4515 611
4515
Shieldwerx
Eladewerx
5439
Drive N-Motion
Rio Rancho
Car dealer
1539
Arrowhead Ridge Dr SE
Arrowhead Ridge Dr SE
Arrowhead Ridge
528

Asgard LLC

4529 Arrowhead Ridge SE

Rio Rancho, NM 87124

May 17, 2024

To Whom It May Concern,

I am the owner of the building at the address above and agreed to lease suite 102 to La Pawta Spa. I'm aware that they will be boarding dogs and I give my approval for this activity. May they be successful in their new business.

Suite 101 is rented to another business that I own, Bladewerx LLC. This business also approves of dog boarding.

Roxanne Baltz

Roxanne Baltz

Owner/Landlord

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

June 6, 2024

RE: Conditional Use Permit,
Case No. 24-120-00010
Arrowhead Ridge, Tract 12A

Dear Property Owner:

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

The applicant, Andrew Vargas-Segura, is requesting approval of a Conditional Use Permit for a Boarding Kennel at 4529 Arrowhead Ridge Dr SE. The subject property is legally described as Arrowhead Ridge, Tract 12A and is currently zoned SU: Special Use for all permissive and conditional uses in the C-1: Retail Commercial District. The subject property currently operates as a dog grooming/dog daycare facility and requires a conditional use permit to allow for the operation of a Boarding Kennel.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, June 25, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

Respectfully,

Chris Benson

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

The City of Rio Rancho

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

CONDITIONAL USE PERMIT - BOARDING KENNEL
4529 ARROWHEAD RIDGE DR SE

0 125 250 500
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 Chris Benson on 06/04/2024

N W E S

Subject Property

Zoning

SU

CONDITIONAL USE PERMIT - BOARDING KENNEL
4529 ARROWHEAD RIDGE DR SE
NOTICED PROPERTIES

RioRancho
City of Vision

0 125 250 500
Feet

GIS
Moving Spatial Data Forward

N
W E
S

Noticed Properties
Subject Property

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

Map Created by Chris Benson on 06/04/2024

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL
El Defensor Chieftain RIO RANCHO OBSERVER VALENCIA COUNTY News-Bulletin
PO Box 880697
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 06/07/2024

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:	**52650**
Description:	
Run Dates:	**06/10/2024 - 06/10/2024**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**375**
Lines:	**98**
Agate Lines:	**140**
Depth:	**9.94**
Blind Box:	

Total Ad Cost $117.95
Amount Paid $0.00

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	06/10/2024	06/10/2024	1	109.59

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, June 25, 2024:

Conditional Use Permit
Case #24-120-00009
The applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7.

Preliminary Plat Extension
Case #20-210-00008
Applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc., requests approval for a Preliminary Plat Extension for Stone Mountain to create 86 single-family residential lots on the property legally described as Unit 13 Block 63, Prop Park.

Variance
Case #24-110-00010
The applicant, Maria Martinez Guevara, requests approval of a Variance for the property legally described as U13, Blk DD, Lot 10; physically located at 1022 Calor Rd NE. The proposed variance is to the minimum lot width requirement of 60' for the R-1: Single-Family Residential zoning designation; to allow for the applicant to develop on her 50' lot as is.

Conditional Use Permit
Case #24-120-00010
The applicant, Andrew Vargas-Segura, is requesting approval of a Conditional Use Permit for a Boarding Kennel at 4529 Arrowhead Ridge Dr SE. The subject property is legally described as Arrowhead Ridge, Tract 12A and is currently zoned SU: Special Use for all permissive and conditional uses in the C-1: Retail Commercial District.

Street Name Change
Case #24-285-00001
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.

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: June 10, 2024

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-120-00010

REQUEST FOR CONDITIONAL USE PERMIT FOR A BOARDING KENNEL AT THE PROPERTY LEGALLY DESCRIBED AS ARROWHEAD RIDGE, TRACT 12A.

Applicant: Andrew Vargas-Segura

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITOINS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C)(2) C-1: Conditional Uses in Retail Commercial District.
3. The applicant will provide a copy of the signed Findings of Fact of Approval to the City Clerk's office, for their records.
4. The applicant will update the existing Business Registration to reflect the addition of a Boarding Kennel to the business activities at the subject property.
5. The applicant is required to contact the City's Animal Resource Center. An inspection by the City's Animal Resource Center is required and an update to the applicant's Professional Animal Permit is required per City Ordinance Chapter 116.
6. Landscaping will be perpetually maintained.
7. Any new signage will require a new permit.

THEREFORE, the application for a conditional use permit for a Boarding Kennel for the property legally described as Arrowhead Ridge, Tract 12A, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on June 25, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-120-00010

REQUEST FOR CONDITIONAL USE PERMIT FOR A BOARDING KENNEL AT THE PROPERTY LEGALLY DESCRIBED AS ARROWHEAD RIDGE, TRACT 12A.

Applicant: Andrew Vargas-Segura

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.
2. The Boarding Kennel would have adverse effects on the surrounding area and would be detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

THEREFORE, the application for a conditional use permit for a Boarding Kennel for the property legally described as Arrowhead Ridge, Tract 12A, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on June 25, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-285-00001

AGENDA DATE:
June 25, 2024

DEPARTMENT:
Development Services

SUBJECT:
Street Name Change. The applicant, The City of Rio Rancho, is requesting approval for the alteration of the street name 14th Ave SE to Cabezon Blvd SE. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, The City of Rio Rancho, is requesting approval for the alteration of the street name 14th Ave SE to Cabezon Blvd SE. The change proposed would continue the existing Cabezon Blvd SE across Unser Blvd SE, through to the intersection with Veranda Road SE. The portion of 14th Ave SE proposed to be changed begins at the intersection of Unser Blvd SE and Cabezon Blvd SE; where 14th AVE SE current terminates.

Of the four property owners along this street, one is the City of Rio Rancho, and over 66% of the landowners are in support of the street name change. The petition is presented as an attachment.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
Pursuant to the criteria provided by City of Rio Rancho Code of Ordinances (R.O. 2003) § 157.04, a request for street name change must address the following policies and criterion for a street name change:

1. Any person may apply to the Planning and Zoning Board through the City Development Department in the form of a formal request i.e., petition to change the name of a street segment which is within the city.

2.The applicant has submitted a formal request in order to request a street name change from 14th Ave SE to Cabezon Blvd SE. Applicants shall present a petition signed by 66% of the owners of property which abut the street segment in question, and the signatures have been verified.

FINDING: The applicant's formal application included a signed petition (from abutting property owners) for a street name change for 14th Ave SE to be renamed Cabezon Blvd SE. Staff has verified the property ownership and signatures with Sandoval County. There are a total of four (4) properties located along 14th Ave between Unser Blvd and Veranda Rd SE. Three signatures were submitted which total 75% of total ownership along 14th Ave SE. Therefore, the applicant has met the 66% requirement.

3. The City Development Department shall mail notice to the owners of record of all lots adjacent to a street segment which is within the city and is proposed for name change, informing them of the nature of the proposed change and indicating how a person may file comments. At least 30 days

shall be allowed for written input from interested parties before a decision is reached.

FINDING: Staff obtained property ownership from the Sandoval County Assessor's Office for all properties adjacent to the street segment in question. Notices were sent to all property owners on May 24, 2024, as required prior to the Planning and Zoning Board meeting scheduled for June 25, 2024.

4. The City Development Department shall request input from interested city departments and other agencies.

FINDING: Staff requested input from all interested city departments and other agencies, no comments or concerns were provided to staff regarding the proposed street name changes.

5.The City Development Department shall make the decision as to local and collector streets and major or minor arterials the following case: where public right-of-way is dedicated for new streets during the subdivision review process.

FINDING: Not applicable to this case.

6. In other cases involving local and collector streets and major or minor arterial streets the Planning and Zoning Board shall make the decision after receiving a report from the City Development Department.

FINDING: Staff provided the Planning and Zoning Board with an Agenda Briefing Memorandum with attachments for the proposed street name change.
7. Appeal of the City Development Department's decision by an owner of property that abuts the street segment in question shall be filed with the Planning and Zoning Board. Appeal of the Board's decision shall be filed with the Governing Body. All appeals shall be filed within 30 working days of the determination by the Department or the Board.

FINDING: The Planning and Zoning Board has final approval authority over street name changes. Therefore, if any appeals are submitted pending the outcome of this case on June 25, 2024, staff will notify the Planning and Zoning Board and the Governing Body of the appeal.

(B) CRITERIA
1. A street name shall be changed only if the decision maker finds that the public benefit clearly outweighs the public confusion and cost which would be created by the name change.

FINDING: The proposed name change will benefit the public and diminish public confusion created by the current configuration at the signalized intersection of Unser Blvd SE. The proposed name change to 14th Ave SE will result in the same roadway name on both sides of the intersection and span the length of the street. Staff anticipates limited confusion with this change.

2. Continuous major or minor arterial streets, local and collector streets should have the same name throughout the urban area. However, the benefit of this clarity must be weighed against the confusion of changing addresses which are in use.

FINDING: The street name change benefits the public by creating a consistent name to the east and west of the signalized intersection at Unser Blvd SE outweighs the potential confusion caused by a change of name. The current situation at the intersection creates confusion for the public, with 14th Ave to the west and Cabezon Blvd to the east. Extending Cabezon Blvd to the west of the signalized intersection will create consistency and lessen confusion for drivers.

In addition, changing the street name at this time will be beneficial to the public because it is prior to

significant development on abutting properties. Continuing Cabezon Blvd on this portion of the proposed minor arterial of 14th Ave up to Veranda Rd furthers the City of Rio Rancho's intent for urban roadways, by continuing the same name in this future urban development area without disrupting developed residential properties further west. Staff anticipates limited confusion related to the change due to the lack of development along that section of road.

Staff recommends the Planning and Zoning Board find that all criteria for the requested Street Name Change has been met and that the request will benefit the public and ease any current confusion on street names in the area.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the request for a street name change, subject to the following findings and conditions below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a street name change.
2. Procedures for a street name change have been followed in accordance with R.O 2003 157.04.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has submitted an application for a street name change along with a supporting petition and signatures, equaling 66% or more of the adjacent property owner's support of the street name change and meets the requirements of R.O.2003 Section 157.04, Changing Names of Streets, as it pertains to the street segment known as 14th Ave SE (proposed Cabezon Blvd SE).
2. Public benefit of the street's name being Cabezon Blvd SE rather than 14th Ave SE clearly outweighs the public confusion and cost which would be created by the name change.
3. Costs associated with changing street and notification signs from "14th Ave SE" to "Cabezon Blvd SE" to be paid by parties as determined by the City Manager or his/her designee, is a condition of approval of this street name change.

If the Planning and Zoning Board chooses not to approve the request the findings for denial include:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The public benefit of the street name change is not outweighed by the public confusion and cost which would be created by the name change.

ALTERNATIVES:

The Planning and Zoning Board may:

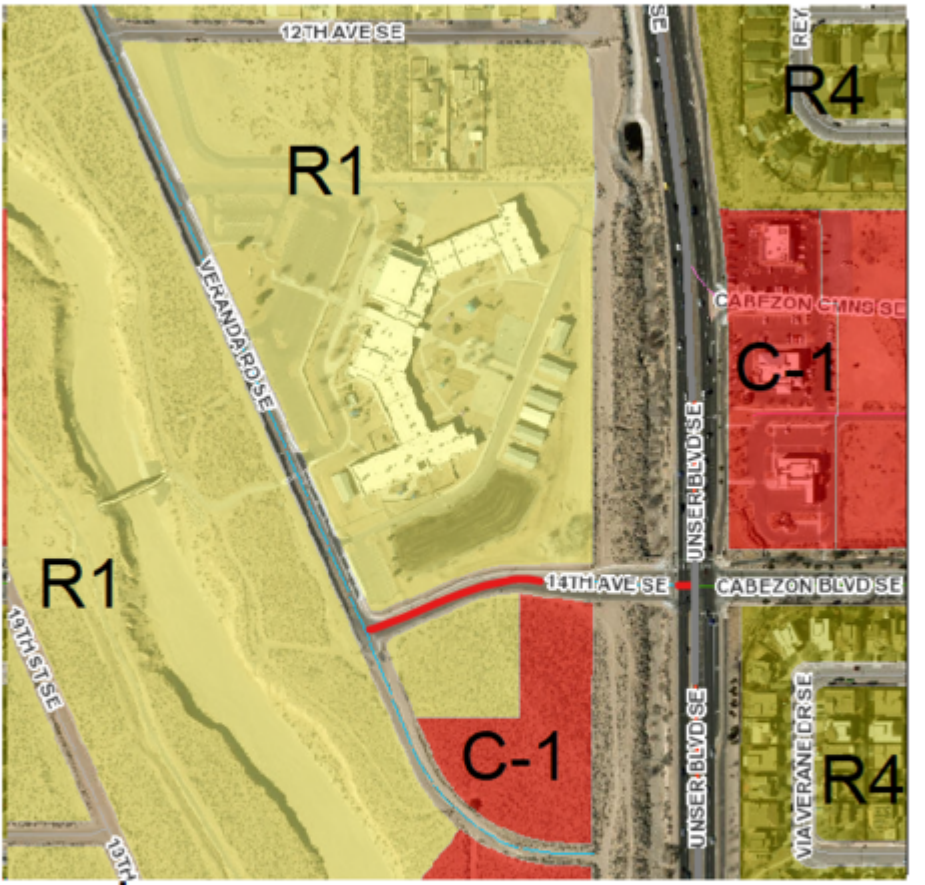
1. Approve the request, in whole or in part
2. Deny the request, in whole or in part
3. Modify the request and approve such modifications
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Street name Map (remade).png
ATTACHMENT: Letter to property owners.doc
ATTACHMENT: MRMPO comments
ATTACHMENT: Petition_RRPS
ATTACHMENT: Petition - Petition SSCAFCA.pdf
ATTACHMENT: Petition_CoRR
ATTACHMENT: FindingsofFact_BMB.docx

Street Name Change from 14th Ave to Cabezon Blvd



Legend

R1: Single Family Residential
C1: Retail Commercial
R4: Single Family Residential
: 14th St (Subject of Name Change)

360 180 0 360 Meters

Rio Rancho
City of Vision

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 24th , 2024

RE: Street Name Change/18-285-00001
14th Ave to Cabezon Blvd SE

Dear Property Owner:

You are receiving this notice because your property is located along a street with a proposed name change that will be decided on by the Planning and Zoning Board.

The applicant, City of Rio Rancho, has submitted an application requesting a street name change from 14th Ave SE to Cabezon Blvd. This request is based on that it would continue the existing Cabezon Blvd. SE road all the way to the intersection along Veranda RD SE. This letter will act as the petition for the street name change, and no response within 30 days will be considered implied consent.

On the back of this letter there is a map illustrating the location of the subject site.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, June 25th, 2024** 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 attend the public hearings. Comments also can be made in writing and will be presented to the Planning and Zoning Board if you cannot attend the hearing. Please do not hesitate to contact me at 505-891-5035 or e-mail me at Slabarbera@rrnm.gov if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

If you are an individual with a disability who needs 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.

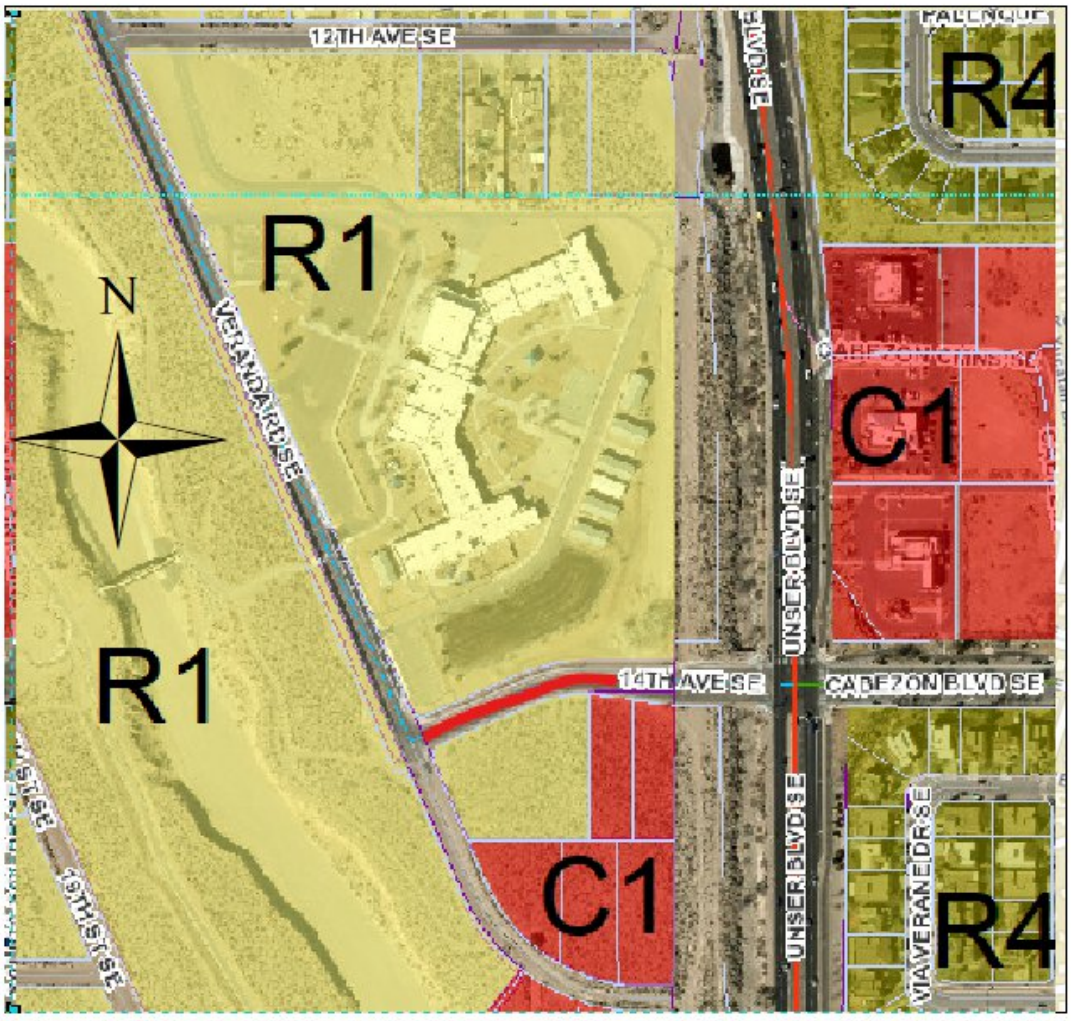
Respectfully,

Sean LaBarbera
Municipal Planner I

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

Street Name Change from 14th Ave to Cabezon Blvd



Legend

R1: Single Family Residential
C1: Retail Commercial
R4: Single Family Residential
: 14th St (Subject of Name Change)

360 180 0 360 Meters

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

MRMPO has no adverse comments.

Peach Anderson-Tauzer
Reviewer

2-9-2024
Date

Rio Rancho
City of Vision

VERIFICATION OF ABUTTING LANDOWNER
(NAME CHANGE OF STREET)

The CITY OF RIO RANCHO, a municipal corporation, (the "Applicant"), seeks to amend the name of the existing street: 14th AVE, SE to the new name: "Cabezon BLVD, SE". Pursuant to Rio Rancho Municipal Code Section 157.04(A)(2), the Applicant must present a Petition to the City of Rio Rancho's Planning and Zoning Board for this change. The Petition must be signed by sixty-six percent (66%) of the abutting landowners to show the abutting landowners' approval of the Petition, and the signatures must be verified. The abutting landowner as signed below is not the Applicant and shall not be responsible for any fees associated with the Application.

In accordance with City of Rio Rancho Code of Ordinances Section 157.04(A)(2), I, V. Sue Cleveland, Ed.D, Superintendent of RIO RANCHO PUBLIC SCHOOLS, a political subdivision of the State of New Mexico, as an abutting landowner of 1500 Veranda Drive, SE, Rio Rancho, NM 87124, hereby grant my consent to the Applicant, through its Planning and Zoning Board, to change the name of the street which abuts the property described as:

> U10, BLK 42, TR B of the "Summary Plat of Tracts B and C, Unit 10 Rio Rancho Estates, City of Rio Rancho, Sandoval County, New Mexico, August 2016" Subdivision (Plat Book 17 Page 102-65)

from 14th AVE, SE to CABEZON BLVD, SE.

Executed and signed this 10th day of May, 2024.

V Sue Cleveland

By: V. Sue Cleveland, Ed.D, Superintendent of RIO RANCHO PUBLIC SCHOOLS, a political subdivision of the State of New Mexico

STATE OF NEW MEXICO)
)
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on May 10, 2024 by V. Sue Cleveland, Ed.D, Superintendent of RIO RANCHO PUBLIC SCHOOLS, a political subdivision of the State of New Mexico

Lori A. Wagner

LORI A. WAGNER
Notary Public - State of New Mexico
Commission # 1137420
My Comm. Expires Feb 2, 2026

Notary Public
My Commission Expires: 2.2.2026

APPLICATION and PETITION FOR A CHANGE IN THE NAME OF A STREET

In accordance with City of Rio Rancho Code of Ordinances Section 157.-4. I

Received By: David Gatterman Digitally signed by David Gatterman DN: C=US, E=dgatterman@sscafca.com, O=SSCAFCA, CN=David Gatterman Date: 2024.04.15 13:00:30-06'00' Date: 4/15/2024 of Executive Engineer

(Name of Agent or Officer) (Title of Agent or Officer)

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY (SSCAFCA), hearby petitions the City of Rio Rancho, New Mexico, through its planning and Zoning Board, to change the name of the street which abuts the property described as:

U10, BLK 42, TR B of the "Summary Plat of Lot A 19th Avenue Dam Rio Rancho Estates Unit 10, (Being a replat of lot 4-7, 10, 135, 136,137, and 138A, Block 33, Rio Rancho Estates Unit 10) City of Rio Rancho, Sandoval County, New Mexico, May, 2009" Subdivision (Plat Book 22 Page 115)

From 14th AVE, SE to CABEZON BLVD, SE

Executed and signed this 15th day of April, 20 24

Rio Rancho
City of Vision

APPLICATION and PETITION FOR A CHANGE IN THE NAME OF A STREET

In accordance with City of Rio Rancho Code of Ordinances Section 157.-4. I
Received By: _____ Date: _____ of

(Name of Agent or Officer) (Title of Agent or Officer)

CITY OF RIO RANCHO, hearby petitions the City of Rio Rancho, New Mexico, through its planning and Zoning Board, to change the name of the street which abuts the property described as:

Tracts A Thru H, Parcels A-D, of the "Plat of Tracts A thru H and Parcels A thru D Unser Boulevard Right of Way (Being a replat of a portion of the southwesterly and west portions of unit sixteen, Rio Rancho Estates). City of Rio Rancho, Sandoval County, New Mexico, September, 2005" Subdivision (Plat Book 19 Page 47-48)

From 14th AVE, SE to CABEZON BLVD, SE

Executed and signed this [signature] day of April, 2024

Matthew B. Geisel
City Manager

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87144
Office (505) 891-5005 • Fax (505) 891-8994
www.rrnm.gov

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 24-285-00001

APPROVAL OF A REQUEST FOR A STREET NAME CHANGE FOR 14TH AVE SE TO CABEZON BLVD SE.

Applicant: The City of Rio Rancho

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of June, 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 applicant's request for approval of a street name change.

2. Procedures for a street name change have been followed in accordance with R.O 2003 157.04.

3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1.The applicant has applied for a street name change along with a supporting petition and signatures, equaling 66% or more of the adjacent property owner's support of the street name change and meets the requirements of R.O.2003 Section 157.04, Changing Names of Streets, as it pertains to the street segment known as 14th Ave SE (proposed Cabezon Blvd SE).

2. Public benefit of the street's name being Cabezon Blvd SE rather than 14th Ave SE clearly outweighs the public confusion and cost which would be created by the name change.

3.Costs associated with changing street and notification signs from "14th Ave SE" to "Cabezon Blvd SE" to be paid by parties as determined by the City Manager or his/her designee, is a condition of approval of this street name change.

THEREFORE, the application for the variance is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on June 25th, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 24-285-00001

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GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a street name change.

2. Procedures for a street name change have been followed in accordance with R.O 2003 157.04.

3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

1. The public benefit of the street name change is not outweighed by the public confusion and cost which would be created by the name change.

THEREFORE, the application for the variance is DENIED by the Planning & Zoning Board of the City of Rio Rancho on June 25th, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman