Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
August 13, 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. July 9, 2024 Planning and Zoning Board Meeting Minutes
2024-0709_PZB_Minutes_BMB.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Building Activity Report – July 2024
2024 PZ MONTHLY COMPARISONS.pdf

3. Planning and Zoning Monthly Summary Plat Report – JULY 2024
July Summary Plat.pdf

PUBLIC HEARINGS

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

4. **Variance.** The Applicant, Chris Fischahs, requests approval of a Variance to the 5-foot side setback in order to build a deck for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. Staff contact is Sean LaBarbera, and staff recommends denial with findings.
Location Map
Request of Variance - Fischahs - Setback.pdf
Request of Variance - Deck Side Setback Area - Fischahs .docx
Vista Grande HOA ACC Approval - deck.pdf
Backyard Floating Deck Plan - Fischahs.pdf
Legal Ad.docx
Findings_of_Fact Estrella Noche_BMB.docx
Notice Letter PZB Estrella Noche.docx

5. **Variance.** The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of 0.2632 acres. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.
Location Map_Notice Properties.pdf
Justification letter.pdf
Variance planning and zoning app.pdf
Transmittal_24-110-00013 (Fire).doc
PRCS Review Comments
98-023 O-21.pdf
94-066 O-68.pdf
Legal Ad
Transmittal_24-110-00013 (Engineering).doc
Findings_of_Fact 340 Northern Blvd.docx

6. **Subdivision Variance.** The applicant, DR Horton, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Sandstone Bluffs at Cleveland Heights Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Plat.pdf
Application.pdf
Justification.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

7. **Preliminary Plat.** The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision, Phase 1. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application

FINAL Revised Plat.pdf
Transmittal_24-210-00005_FIRE.pdf
Transmittal_24-210-00005_SSCAFCA.pdf
Reproduction of Notices_.pdf

8. **Subdivision Variance.** The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request is for the Los Diamantes Phase III Subdivision, on the property legally described as Los Diamantes, Tract 3-A-2. Staff contact is Tim Dvorak and staff recommends approval with findings.
Zoning, Location
Application
Authorization
Preliminary Plat
Justification
Reproduction of Notices, Legal
Findings_of_Fact_BMB.docx

9. **Preliminary Plat.** The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprising 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Preliminary Plat
Reproduction of Notices, Legal
Reviewer Comments

10. **Zone Map Amendment.** The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Zone Map Amendment to change the zoning from C-2: Wholesale and Warehousing Commercial District & R-1: Single-Family Residential District zoning to OS: Open Space District zoning for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A and A-1-B. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommends approval of the Zone Map Amendment to the Governing Body, with findings.
Location/Zone Map
Application
Noticed Properties Map
Book 25 Page 67-68
Legal Ad Proof PZB 08.13.pdf
NEWDRAFT_Ordinance_24-100-00006_CB_BMB.docx

11. **Zone Map Amendment.** The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44, from T-Z: Transitional Zoning to R-4: Single-Family Residential Zoning; and Unit 25, Block 150, Lot 11, from T-Z: Transitional Zoning to R-3: Mixed Residential Zoning. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body with findings.
Location and Zoning Map.pdf
Application Package.pdf
Mountain Hawk West Master Plan Proposed Land Use Exhibit.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
July 9, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-0709_PZB_Minutes_BMB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JULY 9, 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	Liz Ruiz Carlos, Planner II
Robert Gabaldon, District 4 (Virtual)	Michelle Costilla, Planner II
Lisa Hardisty, District 6	Chris Benson, Planner II
Sal Tortorici, At-Large	Sharon Bitah, Administrative Assistant (Virtual)
MEMBERS ABSENT:	
VACANT, District 5	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) June 25, 2024 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Lisa Hardisty.
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 – JUNE 2024

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

PUBLIC HEARINGS

4) The applicant, City of Rio Rancho, through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary/Final Plat, replatting Cabezon, Parcel A into five parcels and dedicating right of way.

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

Scottie Richardson moved to approve Item #4. Seconded by Kevin Kofchur.
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, High Range 5 LLC, requested approval of a Master Plan Amendment to the High Range 5 Master Plan, to incorporate an additional lot, legally described as Unit 13, Block 72, Lot 11.

Staff member, Liz Ruiz Carlos presented items #5 and #6 concurrently, recommending approval to the Governing Body with findings and conditions and stood for questions.

Applicant, Doug Chubin spoke on the item after being administered the oath virtually.

Robert Gabaldon moved to approve Item #5. Seconded by Lisa Hardisty.
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)

6) The applicant, High Range 5 LLC, requested approval of a Zone Map Amendment from R-1: Single-Family Residential to R-4: Single-Family Residential, for the property legally described as Unit 13, Block 72, Lot 11.

Scottie Richardson moved to approve Item #6. 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)

7) The applicant, the City of Rio Rancho, requested an amendment to the Rio Rancho Municipal Code, Title XV Land Usage, Chapters 150 and 154, Section 150.03 Applications and Procedures (B) Notification Requirements Table, 154.03 Definitions, and 154.50 Zoning Table/Residential and 154.51 Zoning Table/Nonresidential.

Staff member, Chris Benson presented the item, recommending approval of the requested text amendment, and stood for questions.

Sal Tortorici moved to approve Item #7. Seconded by Kevin Kofchur.
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)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Scottie Richardson.
Chairman Radosevich adjourned the meeting at 6:18 PM.

APPROVED THIS 23rd DAY OF JULY 2024.

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Fred Radosevich, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report – July 2024

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2024 PZ MONTHLY COMPARISONS.pdf

2024 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN #s	FEB #s	MAR #s	MARCH VALUATION	APR #s	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2023)	
Single Family	86	78	56	$12,589,605	91	$18,670,952	106	$20,919,179	114	$22,630,069	76	$15,843,882						607	$125,050,296	966	$204,503,567
Additions/Residential	12	13	16	$664,385	19	$531,464	15	$682,087	12	$281,654	10	$399,737						97	$3,477,457	165	$5,734,314
New Commercial	1	4	2	$11,220,000	1	$2,500,000	0	$0	0	$0	0	$0						8	$36,289,500	9	$28,267,088
New Office/Institution	0	0	2	$7,446,651	0	$0	0	$0	0	$0	0	$0						2	$7,446,651	7	$12,512,251
New Industrial	0	0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	3	$6,131,719
Non-Residential Interior Tenant Improvement	3	0	1	$180,263	1	$53,460	1	$75,000	2	$203,200	3	$1,283,536						11	$6,606,181	39	$5,655,181
Office/Institution Addition	0	0	0	$0	0	$0	1	$35,000	0	$0	0	$0						1	$35,000	1	$160,881
Industrial Addition	0	0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	0	$0
New Multi-Family	0	0	0	$0	0	$0	0	$0	0	$0	11	$2,392,284						11	$2,392,284	6	$12,900,414
Telecommunication Tower	0	1	0	$0	0	$0	1	$25,000	4	$240,990	1	$25,000						7	$318,490	16	$243,925
Demolition - Non-Residential	0	0	0	$0	1	$2,000	0	$0	1	$10,000	0	$0						2	$12,000	4	$613,073
Demolition - Residential	0	0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	0	$0
Fence	5	8	13	$71,023	15	$82,121	10	$23,756	13	$179,250	16	$859,899						80	$4,006,453	115	$1,088,018
Garages	2	4	6	$193,811	6	$152,905	10	$349,914	6	$255,949	6	$177,110						40	$1,328,841	58	$2,350,380
Pool	7	6	9	$544,148	8	$518,442	5	$330,641	13	$913,054	6	$457,817						54	$3,783,406	88	$6,362,621
Reroofs/Windows/ Doors	28	43	54	$823,711	36	$461,687	62	$1,078,019	76	$1,035,519	71	$1,010,775						370	$5,450,659	725	$10,358,706
Retaining Wall	34	25	25	$2,015,150	31	$9,776,800	6	$586,900	9	$1,442,757	15	$4,445,210						145	$25,071,011	218	$43,413,314
Small Shed (120 sq.ft. or less)	11	17	17	$68,051	21	$82,862	26	$77,774	26	$83,934	17	$51,209						135	$436,729	190	$877,165
Sheds	10	8	8	$100,994	125	$280,357	14	$152,178	13	$163,916	15	$314,015						193	$1,241,720	89	$1,743,000
Solar (Rooftop & Ground Mount)	38	48	36	$800,435	56	$1,284,064	43	$1,039,381	37	$884,539	0	$0						258	$6,297,351	1,114	$81,702,232
Business Registrations (Occupancy Inspection)	16	10	11	$0	20	$0	20	$0	11	$0	16	$0						104	$0	155	$0
Building Inspections	3,322	3,377	3,364	$0	3,178	$0	3,313	$0	3,266	$0	3,682	$0						23,502	$0	35,209	$0
Engineering Inspections	255	242	189	$0	179	$0	259	$0	202	$0	174	$0						1,500	$0	2,116	$0
R.O.W. Permits (Fees)	35	50	59	$43,550	43	$11,844	37	$17,895	54	$21,554	42	$30,594						320	$163,712	378	$162,595
TOTALS:	**3,865**	**3,934**	**3,796**	**$23,507,787**	**3,831**	**$34,408,958**	**3,929**	**$25,392,724**	**3,859**	**$28,346,385**	**4,161**	**$27,291,068**						**27,447**	**$229,407,741**	**41,671**	**$424,780,444**

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report – JULY 2024

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: July Summary Plat.pdf

SUMMARY PLAT ACTIVITY
July 2024

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00017	6/12/2023	LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	

SUMMARY PLAT ACTIVITY

July 2024

24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00021	45413	SUMMARY PLAT LOT 26-A (RR UNIT 13, BLOCK	Under Review	
24-200-00022	45413	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00028	05/30/24	24-200-00028 (SUMMARY PLAT) UNIT 11, BLO	Under Review	
24-200-00029	45443	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00032	**7/12/2024**	**SUMMARY PLAT - UNIT 11, BLOCK VV, LOTS 1**	**Under Review**	
24-200-00033	**7/15/2024**	**SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L**	**Under Review**	
TOTAL TO DATE:		**44**		

CITY OF RIO RANCHO
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Legislation Item: 24-110-00012

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, Chris Fischahs, requests approval of a Variance to the 5-foot side setback in order to build a deck for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. Staff contact is Sean LaBarbera, and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:

The applicant, Chris Fischahs, requests approval of a Variance to the R-4 District 5 foot side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a sleeper/floating pedestal deck on the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The subject property is zoned R-4: single-family residential district and consists of 0.11 acres.

The applicant's proposed deck will encroach the full 5 ft into the side yard setback. The deck also is in the rear of the property, however City Code permits the deck to encroach "up to one-half of the required rear yard" since it is 15 inches above grade (Section 154.60 (D)(5)). The proposed deck encroaches 5 ft into the rear setback which is less than one-half of the required rear yard. The applicant will be required to obtain encroachment agreements from each Public Utility Company as the deck will be in the side Public Utility Easement.

REVIEW CRITERIA:
The applicant submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

R.O. 2003 Section 150.06 (Variances) reads in part A: "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicant states within the included justification letter that the slope along the patio is "excessively steep - a 12" drop-off." The applicant claims this drop off is a tripping hazard for himself, his wife, and elderly mother in law who requires a walker or wheelchair to move around.

The request for a variance derives from the difficulty in creating an extension of the patio which won't impede the drainage due to the side setbacks limiting the applicants "reasonable use of the limited yard space."

Staff have evaluated this application based on the criteria outlined in Section 150.06 of the City Code for granting a variance, and find no irregularities with the lot meeting the necessary criteria. The lot is not particularly irregular in shape, narrow, shallow, or steep, and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code. Staff recommends the Planning and Zoning Board find that the request does not meet the criteria for a variance as the strict application of the requirements does not deprive the owner of reasonable use of their land.

NOTIFICATIONS: Neighboring property owners within 100ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300ft were notified by postcard. A notice sign was erected on the subject property by the applicant on July 15, 2024, as required by ordinance, and a legal notice was published in the Albuquerque Journal on July 8, 2024. All notification requirements for this hearing have been met.

REVIEWER COMMENTS: CoRR Engineering -Drainage must be maintained from back of property to front of property.
CoRR Fire & Rescue - No adverse comments.
CoRR Parks, Recreation, and Community Services -PRCS Defers to Development Services for any recommendations, revisions or approvals.
CoRR Police - No comments provided.
MRCG MRMPO - No adverse comments.
Rio Rancho Public Schools - No comments provided.
SSCAFCA - No comments.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request to the side setback requirements based upon the lack of exceptionally irregular, narrow, shallow, steep or any other exceptional physical condition of the lot that would keep the applicant from adhering to the setback requirements; subject to findings 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 a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the rear and side yard setback.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:
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.

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship, that the applicant adequately meets the criteria for granting a variance, then the following specific findings are recommended:

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 for Building Permit #24-7084, to allow a deck to encroach 5 ft into the side setback.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The proposed deck, identified in building permit #24-7084, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the deck or building permit.
4. The applicant must adhere to all other requirements for setbacks and accessory structures, found within R.O. 2003 154.50 & 154.70
5. The applicant shall obtain encroachment agreements from all Public Utility companies for the encroachment into the side Public Utility Easement.

ALTERNATIVES:

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

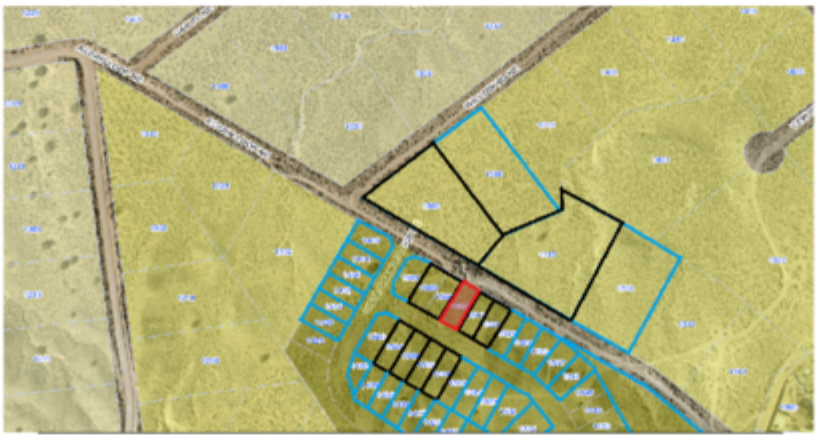
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: Location Map
ATTACHMENT: Request of Variance - Fischahs - Setback.pdf
ATTACHMENT: Request of Variance - Deck Side Setback Area - Fischahs .docx
ATTACHMENT: Vista Grande HOA ACC Approval - deck.pdf
ATTACHMENT: Backyard Floating Deck Plan - Fischahs.pdf
ATTACHMENT: Legal Ad.docx
ATTACHMENT: Findings_of_Fact Estrella Noche_BMB.docx
ATTACHMENT: Notice Letter PZB Estrella Noche.docx

1513 ESTRELLA NOCHE LOOP NE

Varience for side setback. (Unit Vista Grande, Block 2, Lot 4)



Legend

- 1513 Estella Noche Loop NE
- Property owners within 100 ft (PZB Letter)
- Property owners within 300 ft (Postcard)
- R-1
- R-4

RRanchoCity of Vision

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

150 75 0 150 Meters

N W E S

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 to P&Z for Variance
☐ 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: Chris Fischahs		Phone: (505)310-1176
Address: 1513 Estrella Noche Loop NE		E-Mail: cfischahs@yahoo.com
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest: Homeowner	List Owners: Self	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) N/A	
Agent Name: N/A		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Request to extend backyard sleeper/floating pedestal deck to extend into 5-ft side setback area.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Vista Grande	Block(s): 2	Lot(s): #4
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 0.1136

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: Chris Fischahs	Applicant: Self	Agent: N/A
Signature: CFischahs		Date: 6/20/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Rio Rancho
City of Vision

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

ZONING VARIANCE PROCESS AND CHECKLIST

SUBMITTAL REQUIREMENTS (ALL INFORMATION MUST BE CLEAR AND LEGIBLE)

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

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

C Anchondo
6/20/24

Request of Variance for

Chris Fischahs (homeowner) at
1513 Estrella Noche Loop NE
Vista Grande Subdivision
Rio Rancho, NM 87144
(505) 310-1176
cfischahs@yahoo.com

from Rio Rancho Municipal Code

Title XV Land Usage
Chapter 154 Planning and Zoning
Design Criteria Sec?on 154.60(D) – *Residen?al – Projec?on into Setback Area*

Sec?on 154 of the Rio Rancho Municipal Code requires primary resident sites to "be prepared in such a manner that posi?ve drainage of surface water is maintained and directed away from the dwelling unit as per state regula?ons."[154.60(A)(9)]

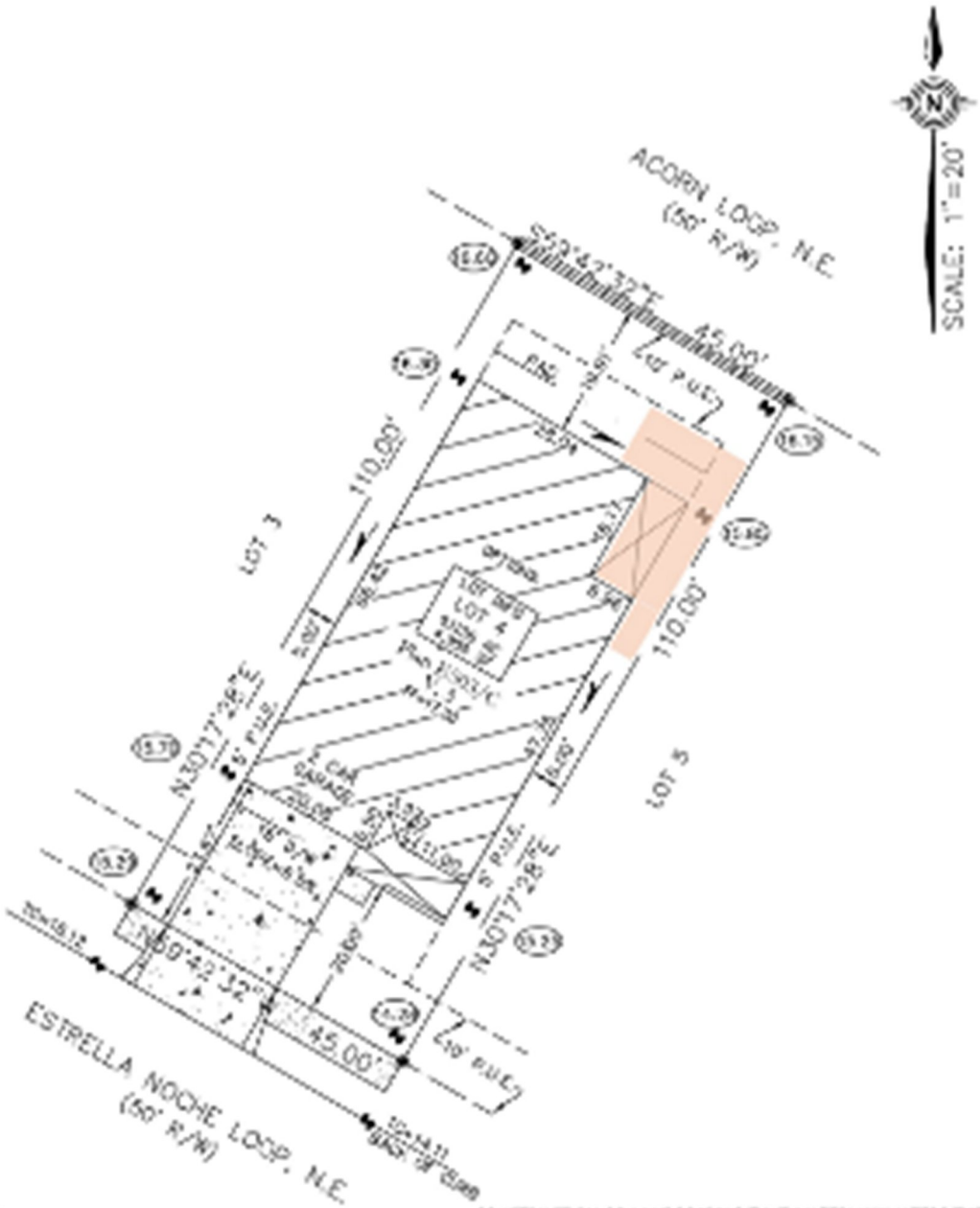
Sec?on(D) *Projec?ons into setback area* describes structures permi?ed to project into the established setback area for the lot or parcel, including pa?o covers, mechanical equipment (if such equipment does not restrict the required access through such setback area as determined by DSD), and decks. For decks, is specifies:

> 154.60 (D)(5) – Unenclosed decks with floor surfaces no more than 30 inches above grade and unenclosed porches and balconies may extend into the rear yard a distance of up to one-half of the required rear yard.

Having moved into a new construc?on home in May of this year, I am hoping to build a sleeper and floa?ng deck (~ 380 sq. ?.) in my small backyard. To maintain the posi?ve drainage topography of the site, a deck above the slope is the preferred op?on (i.e., a poured concrete pa?o extension will not work). In this effort, the site layout has troublesome physical condi?ons which are prohibi?ng reasonable use of the limited yard space. Specifically, the drop-off from the exis?ng pa?o is excessively steep – a 12" drop-off. This drop-off is a trip/fall hazard for myself, my wife, and my elderly mother-in-law (who requires a walker and/or wheelchair).

To improve the safety of the exis?ng backyard pa?o and provide reasonable use of the exis?ng pa?o/backyard area, I am reques?ng a variance from Sec?on 154.60 (D)(5) to allow for my planned unenclosed sleeper/floa?ng deck, which is less than 15 inches above grade, to extend into the 5' side setback area. If approved, the deck will cover and retain, but not obstruct, the as-constructed posi?ve drainage topography of the site and restore reasonable and safe use of the backyard, including the backyard pa?o area.

It is my opinion that the variance's approval will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the zone or vicinity in which my property is located. Furthermore, the authorizing of this application will not be materially detrimental to the persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general. To support this position, I intend to present the approval of the Vista Grande Subdivision's Homeowners Association (HOA) approval of the proposed deck, my next-door neighbor's consent with the proposed deck (and agreement that it is not detrimental to his property and/or its use), and confirmation that no utilities and/or services currently exist within this subject setback area on the side of my home. It is noted that financial gain or loss were not the basis for this request; it is to improve the safety and provide reasonable use of the existing patio/backyard area, only.



LEGEND

SIDEWALK
FLOW ARROW

CONCRETE AREA (SQUARE FEET)	
DRIVEWAY INSIDE PROPERTY:	
TOTAL	
GROSS AMT.	
TOTAL LANDSCAPE	
TOTAL CNTY. SIDEWALK	

CONSTRUCTION OR LANDSCAPING THAT MATERIALLY ALTERS THE LOT GRADES AND FLOW PATTERNS IS NOT PERMITTED. THE BUYER FURTHER AGREES TO MAINTAIN THE PROPERTY AND REMOVE ANY TRASH, GARBAGE, ALLUVIUM, COLLUVIUM, DETRITUS OR ANY OTHER OBSTRUCTIONS WHETHER CREATED BY AN ACT OF MAN OR NATURE THAT WOULD ALTER THE DESIGNED DRAINAGE PATTERN.

PLOT PLAN

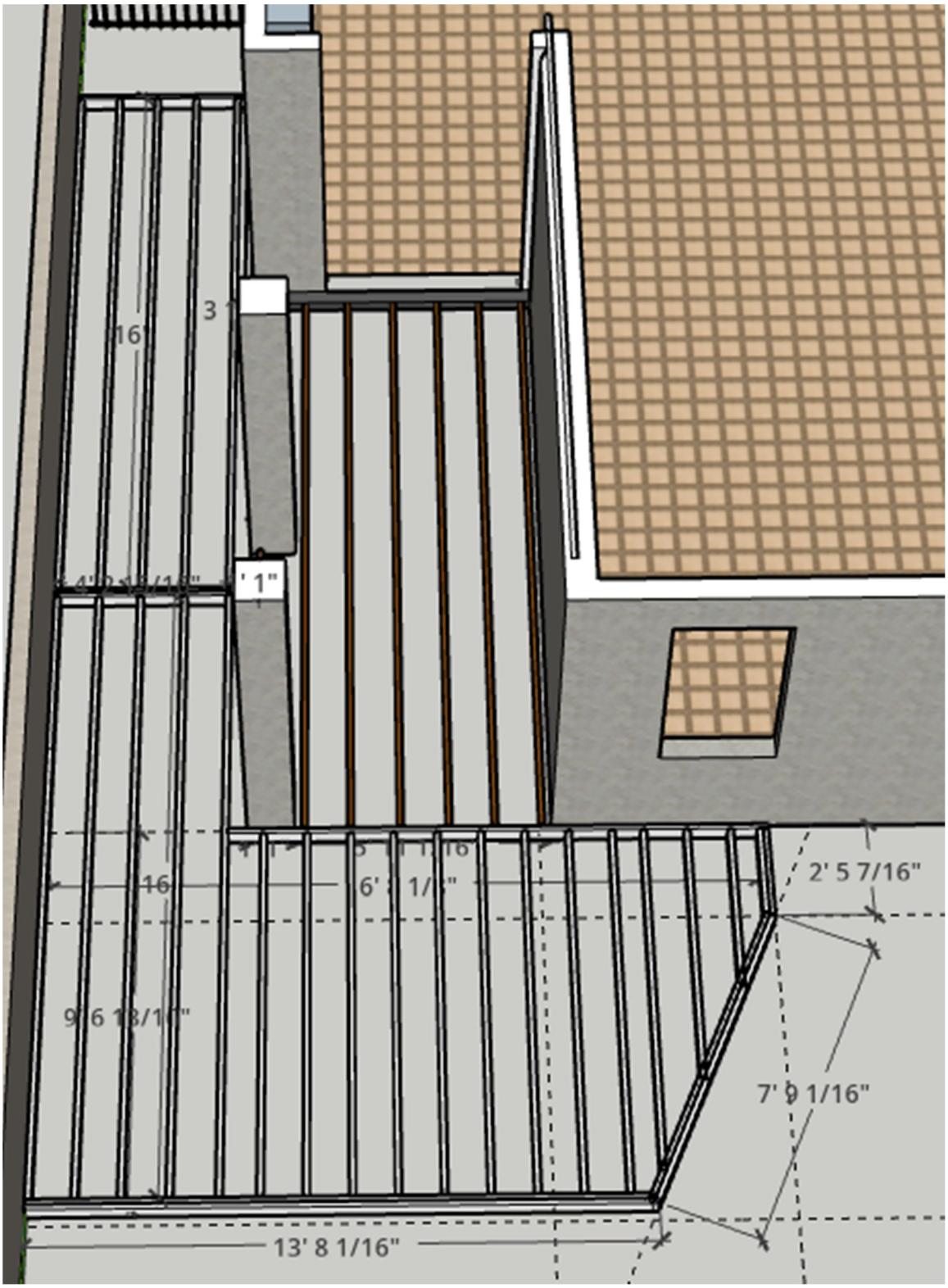
LOT 4, BLOCK 2
VISTA GRANDE
SUBDIVISION







Overall Floa?ng/Sleeper Deck Plan



Vista Grande Owners Association
P.O.Box 44123
NM 87174

Christopher & Christine Fischahs
1513 Estrella Noche Loop NE
Rio Rancho, NM 87144

June 24, 2024

Dear Christopher & Christine Fischahs,

The Architectural Committee has reviewed and approved your plans to

Build a backyard sleeper/floating deck (~380 sq ft) less than 15" above grade.

If the Architectural Committee has placed stipulations on your approval they are outlined below:

This approval stipulates that the site drainage shall not be altered in any way that would affect the retention, quantity or direction of water flows in contravention of the approved grading & drainage plan for Lot and for the Subdivision

This approval is subject to all City, County, State and Federal permits, codes, statues, laws, rules and regulations as well as any relevant easements which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty of representation as to the quality of construction, installation, addition, alteration repair, change or other work.

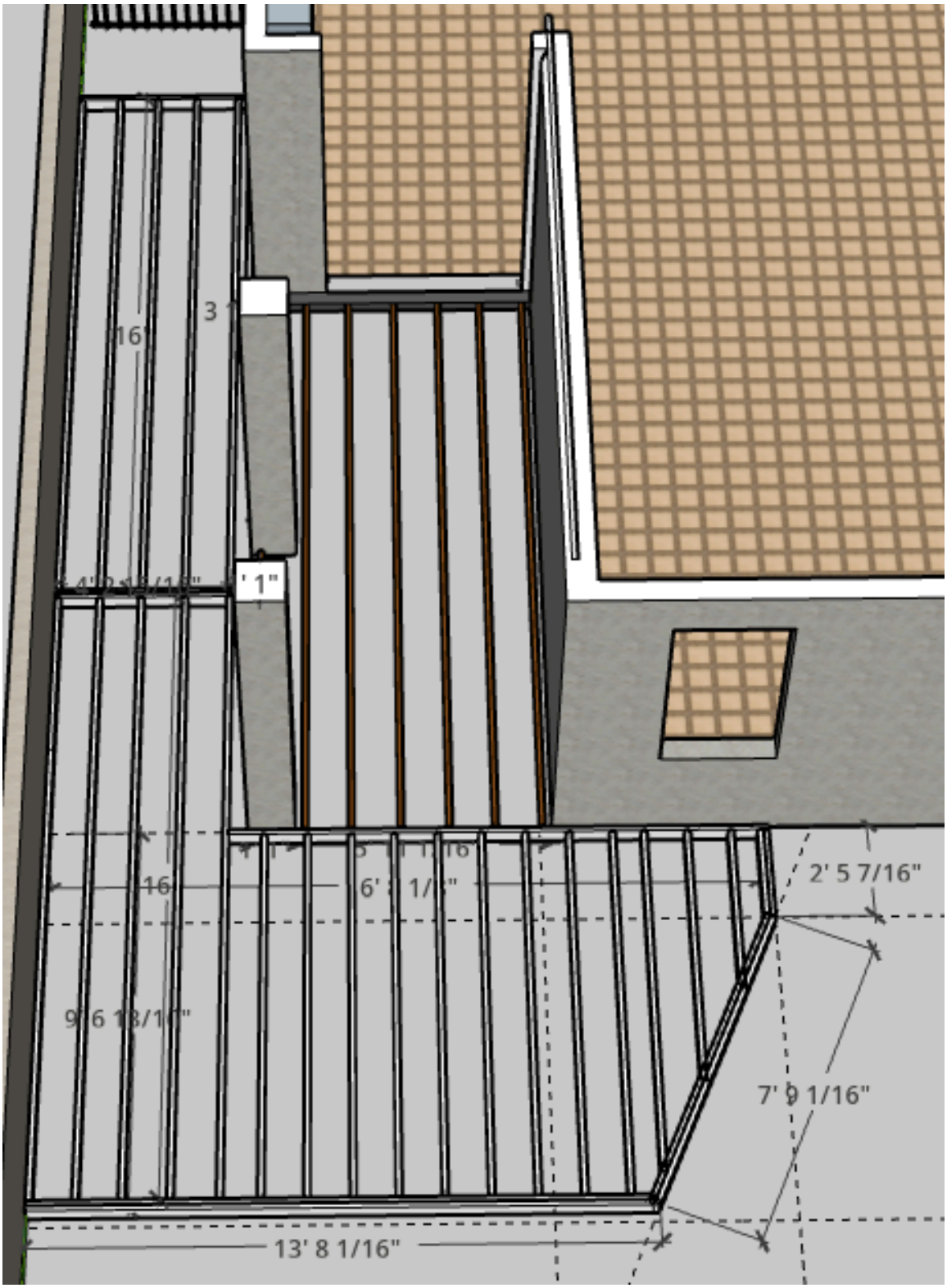
Should you have any questions please contact the HOA manager, Silver Sage Realty at 505-377-1017 or email at associations.ssr@gmail.com.

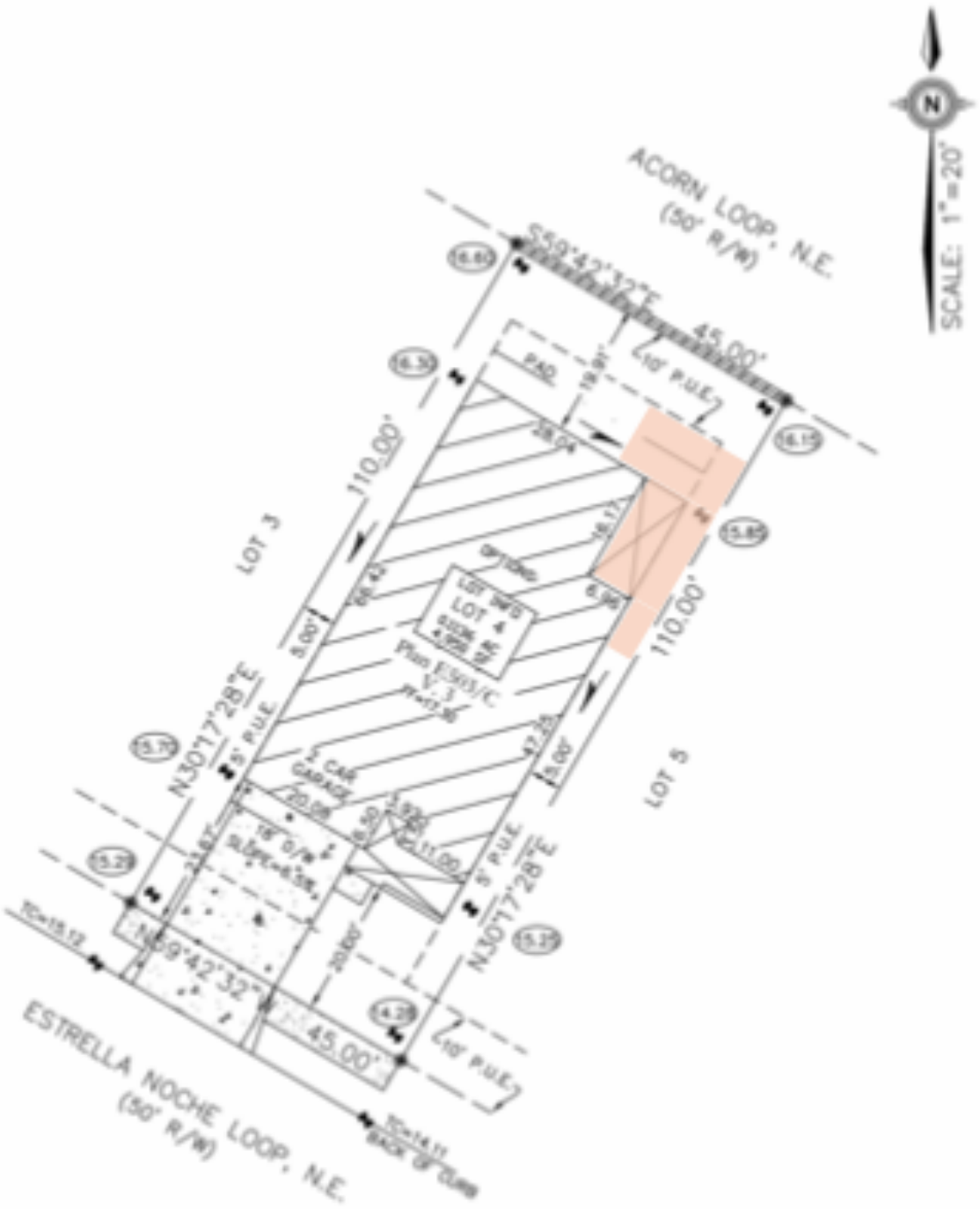
We thank you for your patience.

Sincerely

Vista Grande HOA

Overall Floating/Sleeper Deck Plan - Fischahs





LEGEND

5' SIDEWALK

FLOW ARROW

CONCRETE TABLE (SQUARE FEET)	
DRIVEWAY INSIDE PROPERTY=	360
TOTAL DRIVEWAY=	360
TOTAL LEADWALK=	18
TOTAL DEVT. SIDEWALK=	130

PLOT PLAN

LOT 4, BLOCK 2
VISTA GRANDE SUBDIVISION

THE SPOT ELEVATIONS AND FLOW ARROWS SHOWN HEREON CONFORM TO THE MASTER DRAINAGE PLAN FOR VISTA GRANDE SUBDIVISION FILED WITH THE CITY OF RIO RANCHO. CONSTRUCTION OR LANDSCAPING THAT MATERIALLY ALTERS THE LOT GRADES AND FLOW PATTERNS IS NOT PERMITTED. THE BUYER FURTHER AGREES TO MAINTAIN THE PROPERTY AND REMOVE ANY TRASH, GARBAGE, ALLUVIUM, COLLUVIUM, DETRITUS OR ANY OTHER OBSTRUCTIONS WHETHER CREATED BY AN ACT OF MAN OR NATURE THAT WOULD ALTER THE DESIGNED DRAINAGE PATTERN.


N
SCALE: 1"=20'
ACORN LOOP, N.E.
(50' R/W)
S59°42'32"E
45.00'
16.60
16.30
16.15
15.85
PAD
19.91'
10' P.U.E.
28.04
16.17
6.96
110.00'
OPTIONS:
LOT INFO
LOT 4
0.1136 AC
4,950 SF
Plan E503/C
V. 3
FF=17.36





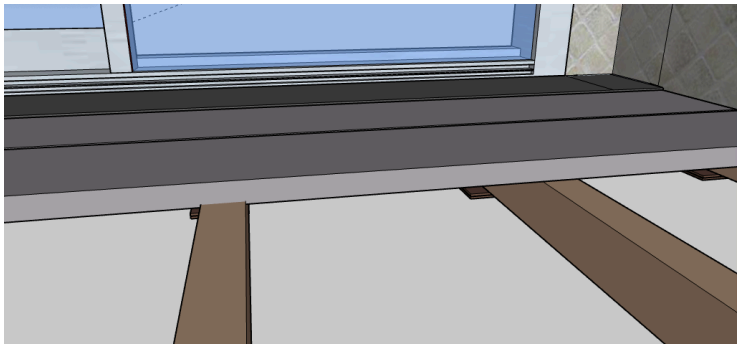




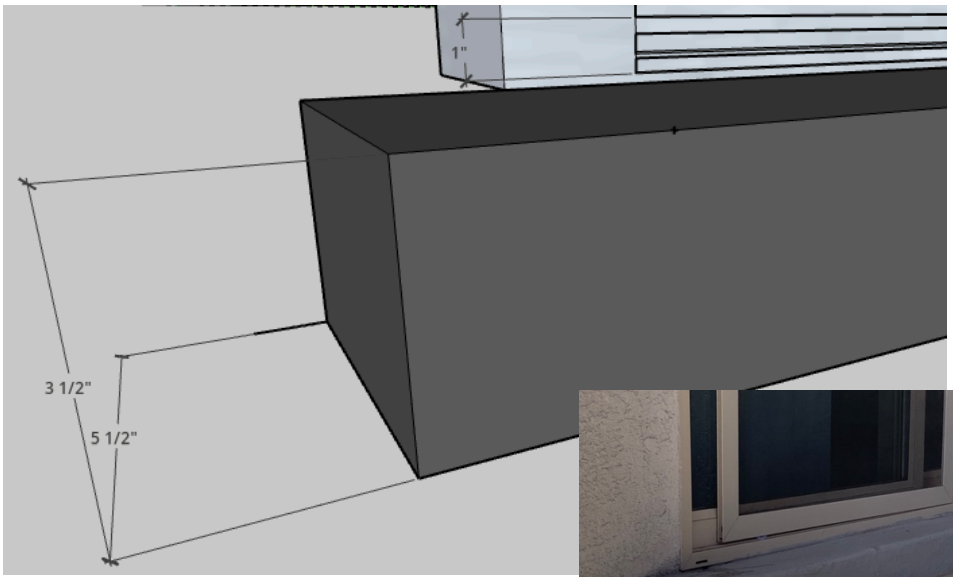
Patio Sleeper Deck Supports

Deck sleeper supports on the concrete patio. The sliding glass door from the living room exits onto the patio. The installed deck will be the same height as the living room floor, with no more than 3/16-inch lower.

Each patio sleeper pressure treated 2 x ~2½-inch pressure treated board will be elevated above patio's concrete by ¼-inch with two overlapped pieces of 1/8-inch HDPE, so as to prevent board/concrete contact. Sleepers attached to the patio concrete with ¼-inch Tapcon concrete screws. No decking and/or supports will be attached or connected to the house walls/structure – minimum 1/4-inch separation.

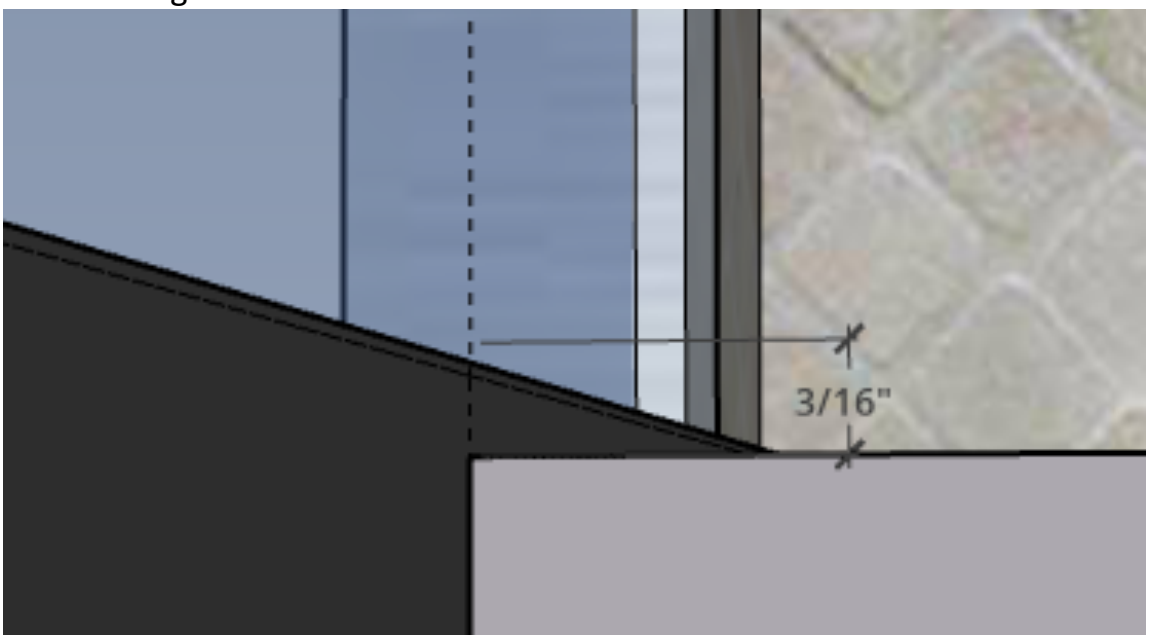


Depiction of the sliding glass door and curb outside of it, which is at the living room floor level.





3/16-inch maximum differential from the sliding glass door curb/living room floor level to decking.



Master Mark 5 in. Terrace Board – 0.125 inch thickness



About This Product

Terrace Board 5 in. x 40 ft. Brown Landscape Lawn Edging provides a textured, wood grained look for a raised layer of mulch, rocks or soil. Terrace Board Edging blocks the spreading of grass and maintains a durable boundary for mulch, rock and other decorative materials. Easy to install. Made of strong 100% HDPE plastic.

Highlights

- Master marks 40 ft, terrace board landscape edging is a durable and versatile solution for defining borders in your outdoor space, constructed from 100% high-quality HDPE plastics, this edging is built to withstand the elements, ensuring longevity and durability, its resistance to chipping, rusting, fading, and warping makes it a low-maintenance option for landscaping projects

Thickness – 0.125 inch

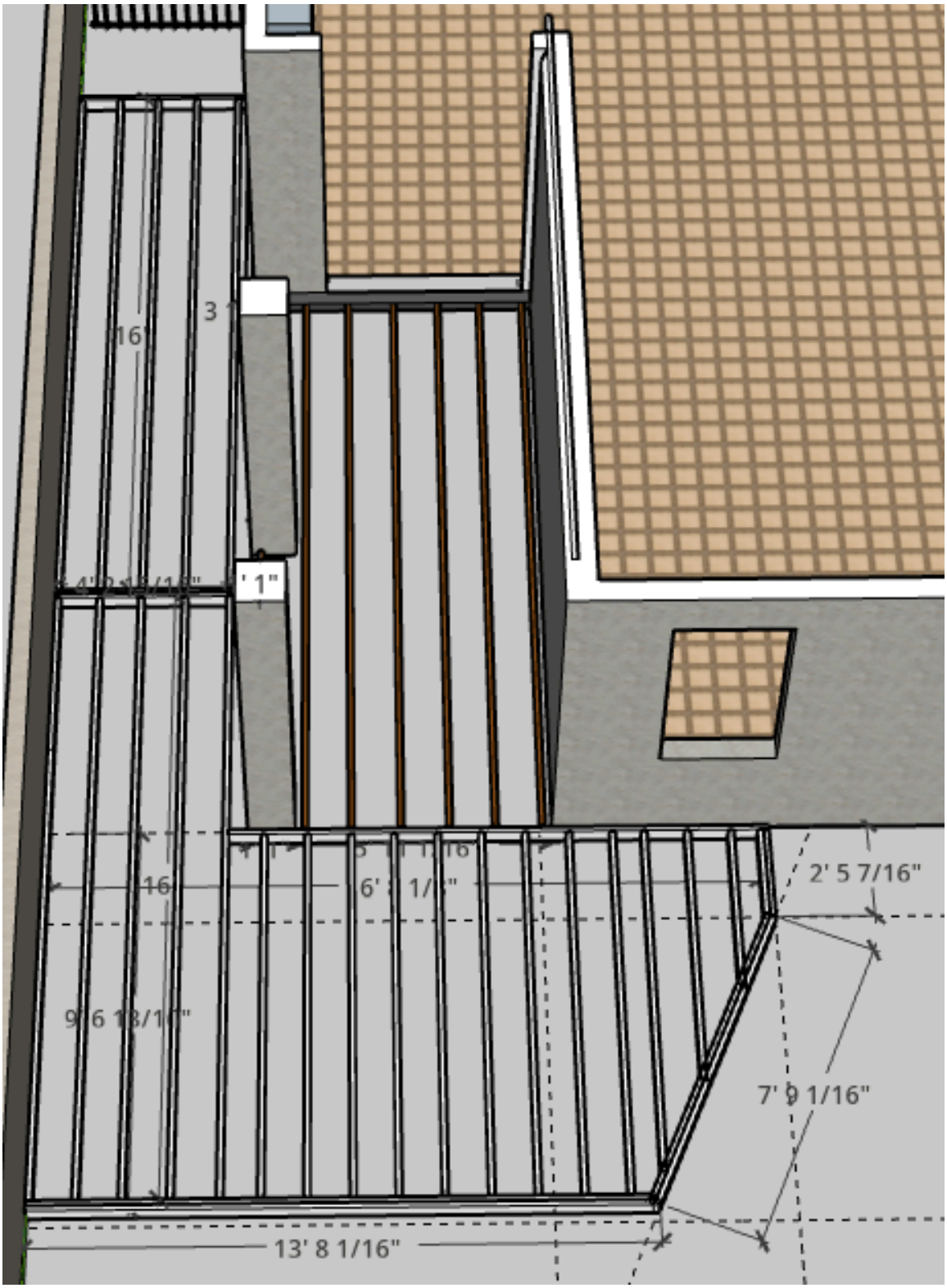
Trex Enhanced/Transcend Composite Decking Board



Decking Color	Rainier
Color	Grey
Weight(lbs)	2.52
Width(Inches)	5.5
Depth(Inches)	144
Height(Inches)	0.94

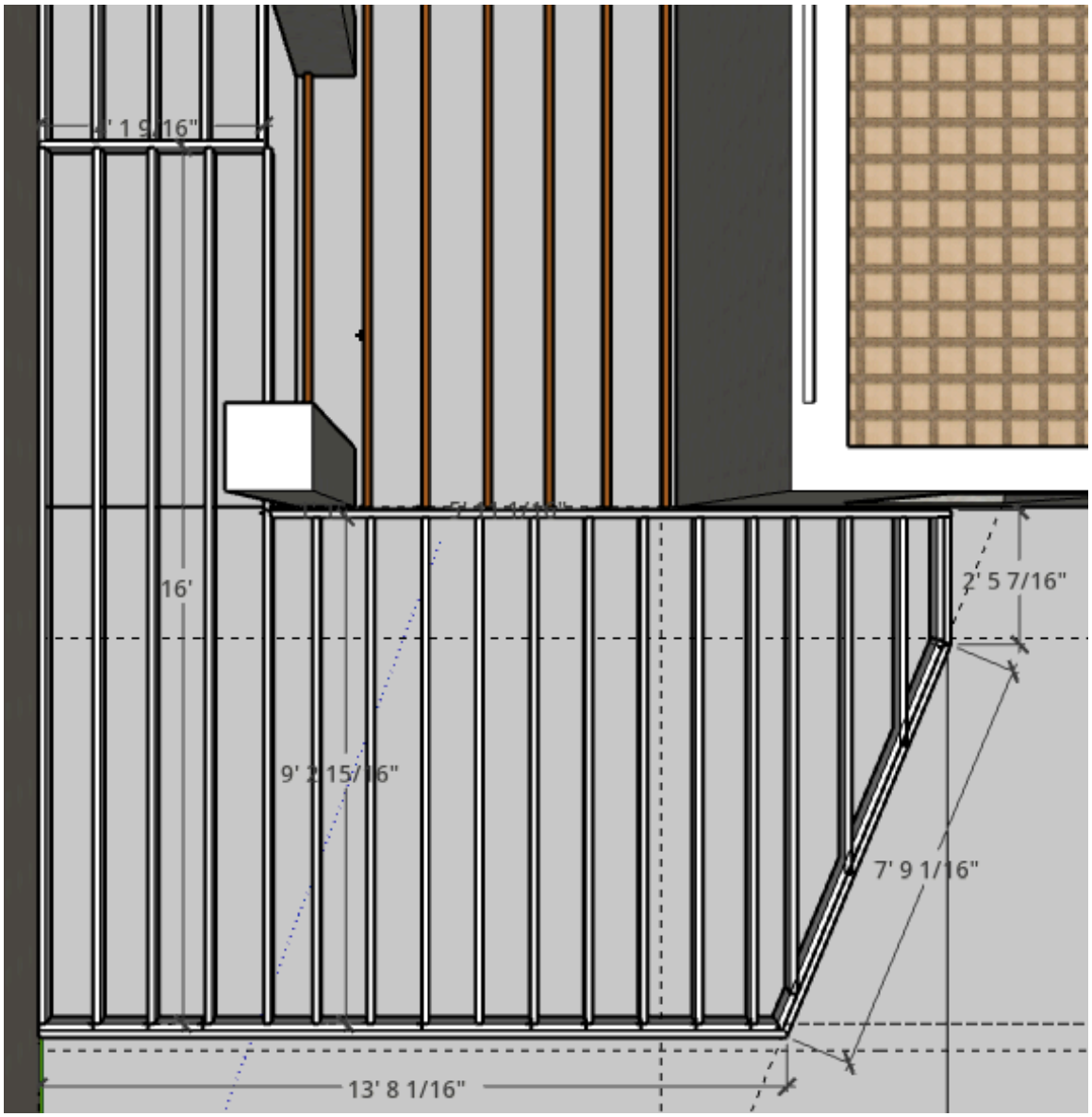
https://www.trex.com/products/decking/lineage/

Overall Floating/Sleeper Deck Plan

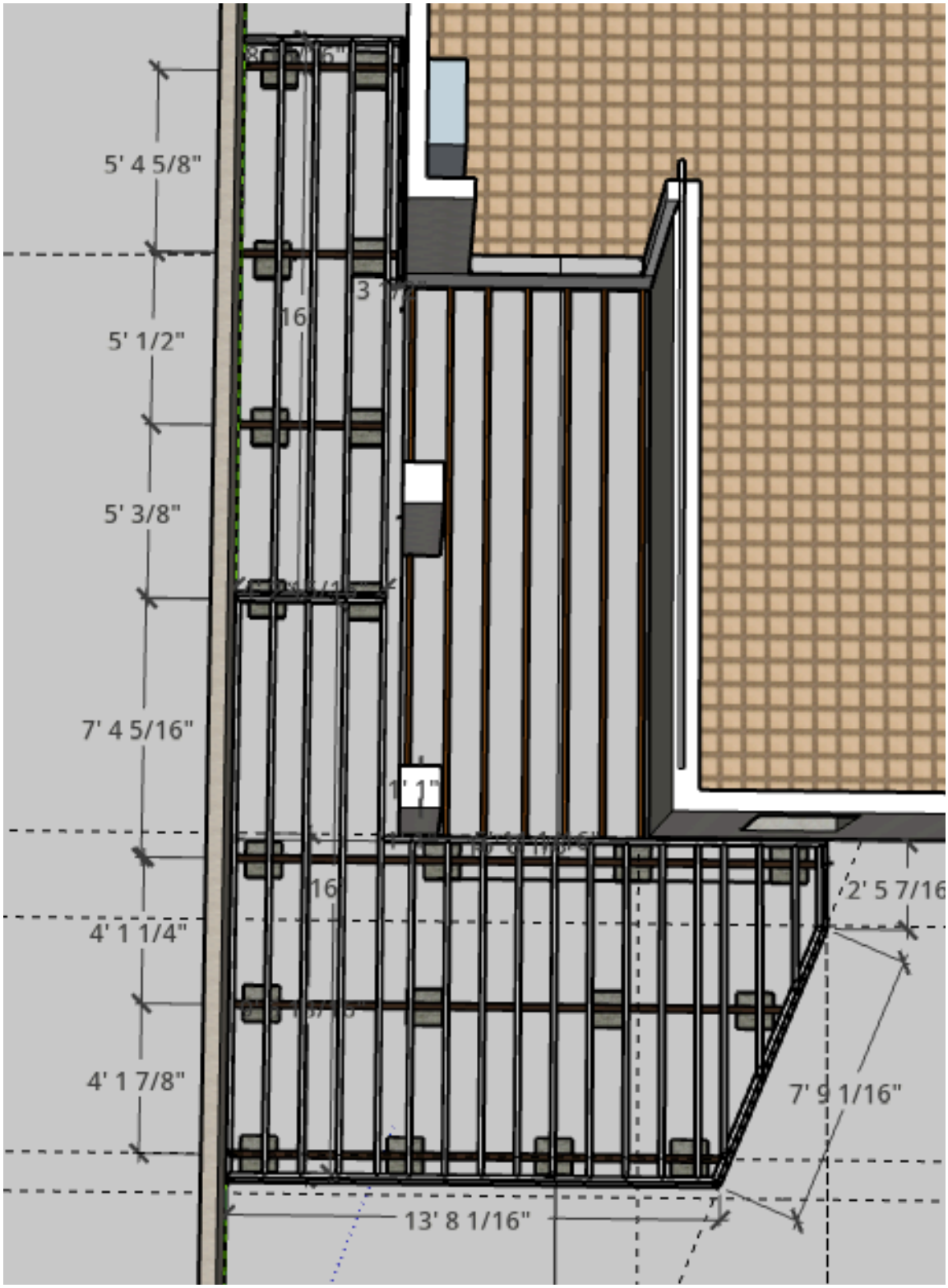


Top-view Deck Layout – Yard Section

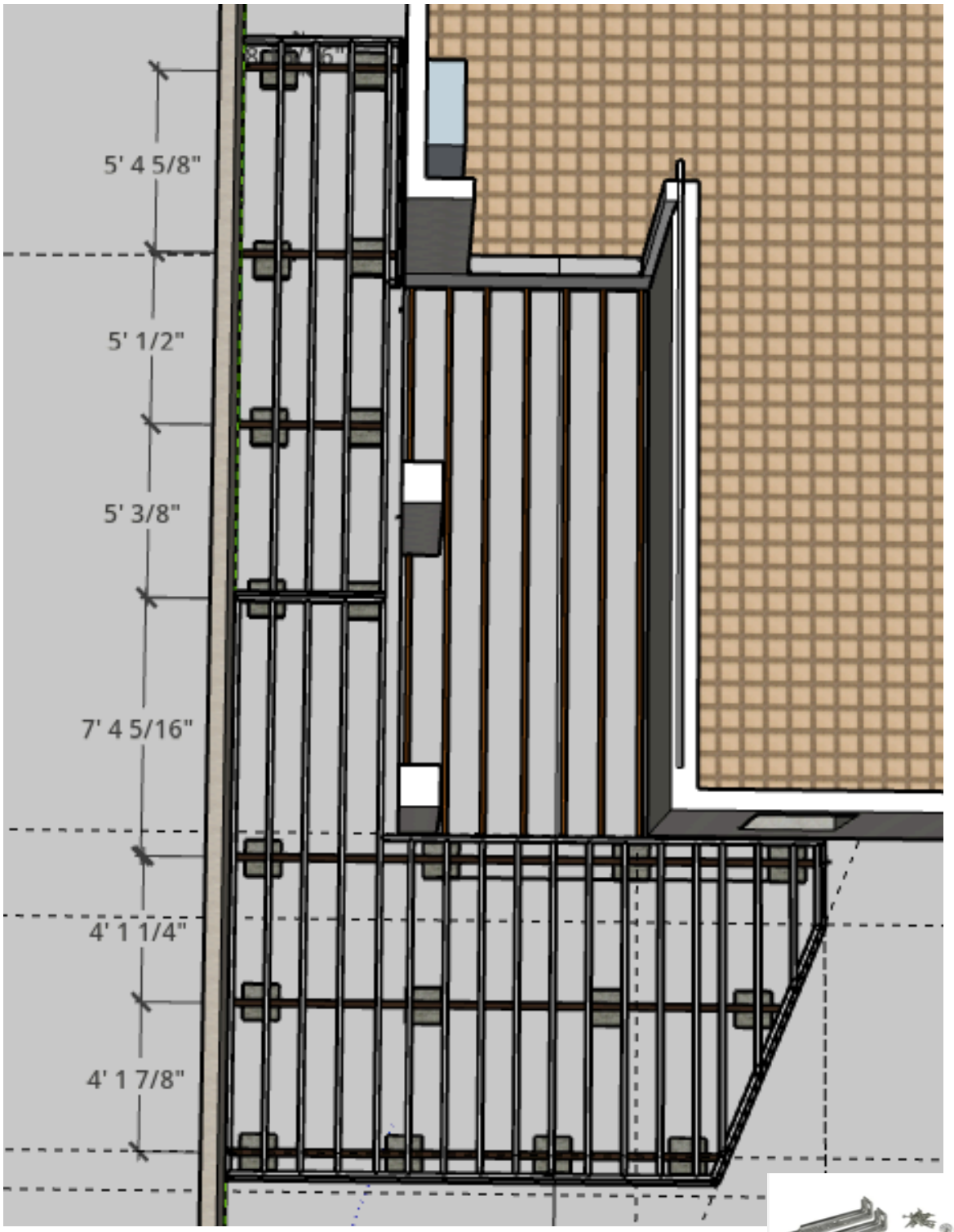
All portions of the deck are > 10’ from back property line for easement. No decking and/or supports will be attached, connected to, or otherwise encroach on property separating cinder block wall – minimum 3/4-inch separation.



Framing, drop beams, and footings:



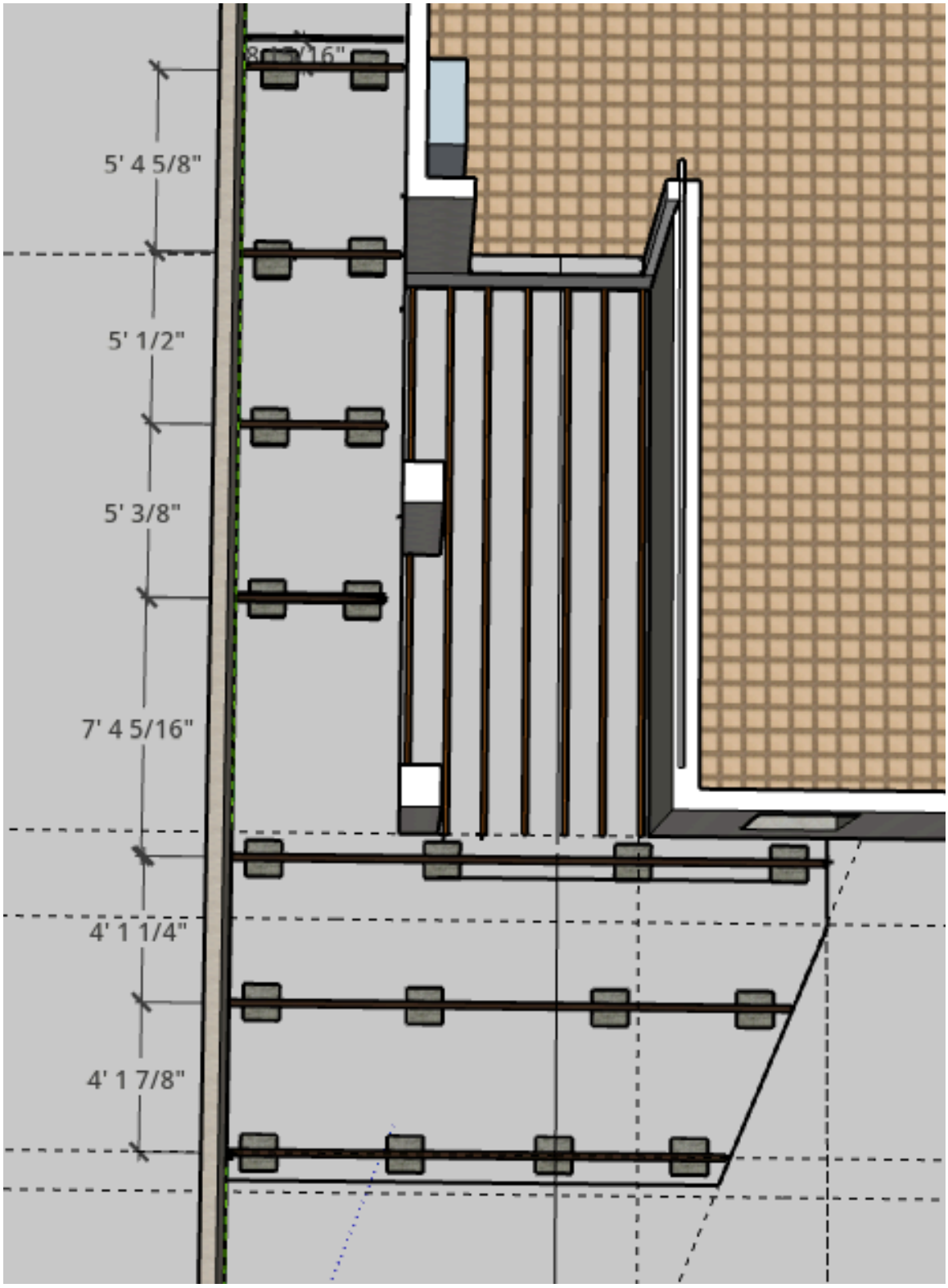
Drop beam and footings rendering (with framing shown).



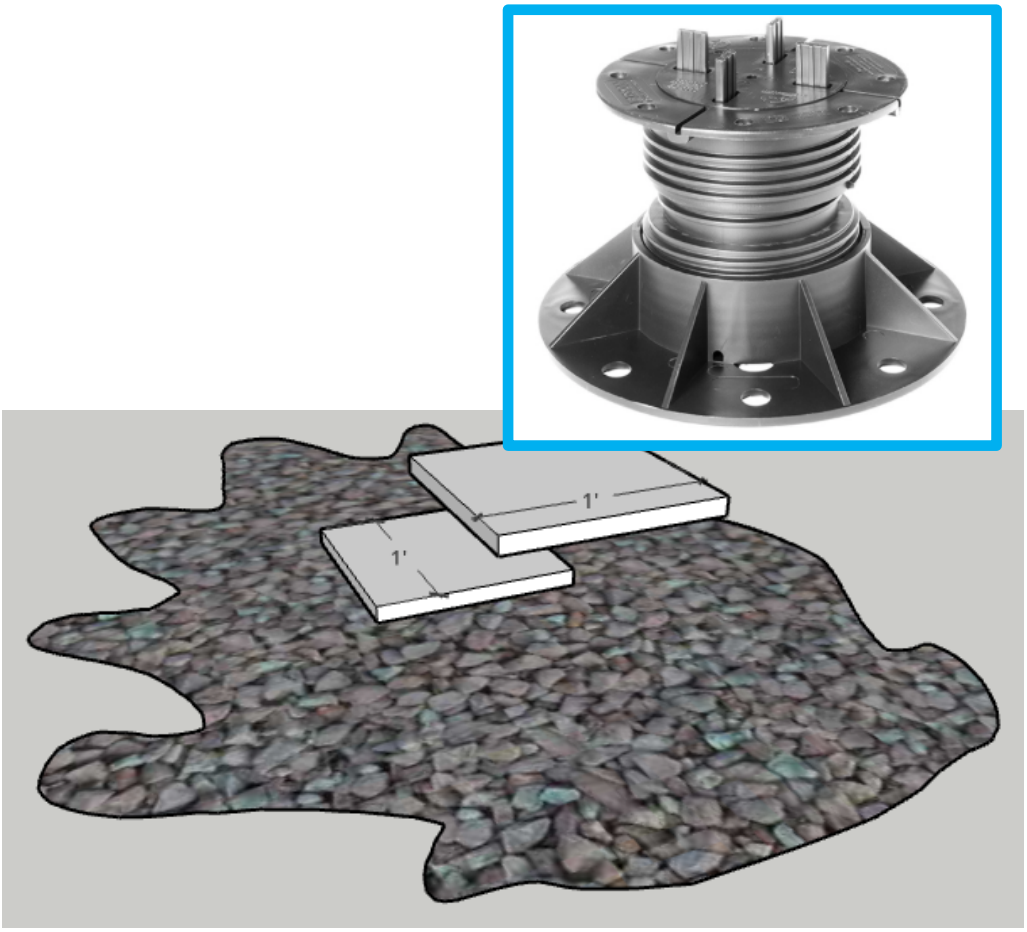
Simpson DTT1Z Lateral Deck Ties connect floating deck to patio concrete; 2 on each exposed face.



Drop beam and footings rendering.



Floating Deck Footings



Bison Innovative Products Level.It Adjustable Deck Pedestal – 1,000 lbs.rating

2 - 12x12x1.5 inch concrete paving stone – 17 lbs. each (shown) **OR**

on grade Bison Innovative Products Floating Foundation Ground Base (12x12 inch) – Item #FFD



Compacted soil with minimum of 2” crushed gravel

Bison Level.It Adjustable Deck Pedestal



Product Information

Height Range	2" to 4-3/4" (51 to 121 mm)
Base Diameter	7-7/8" (200 mm)
Weight	1.08 lbs (0.49 kg)
Weight Bearing Capacity	Supports 1000 lbs (454 kg) FoS:3 per Pedestal

https://bisonip.com/products/product/levelit-adjustable-pedestal-lc-18-or-lc-316/

Drop Beam Supports

Resale 2 3/8-inch oil drill piping



Typical

2 3/8" BN 6.65# S-135 IF Drill Pipe

Product:	**2 3/8" BN**	**DP238BNS135**
Tube Size:	**2 3/8"**	**In.**
Nominal Weight / Ft.:	**6.65#**	**Lbs./Ft.**
Tube Grade:	**S-135**	
Connection:	**NC-26 (2 3/8" IF)**	
	Tube Specifications	
Inside Diameter:	**1.815**	**In.**
Wall Thickness:	**0.280**	**In.**
Tensile Yield New:	**248,800**	**Lbs.**
Premium:	**199,040**	**Lbs.**
Torsional Yield New:	**11,300**	**Ft-Lbs.**
Premium:	**8,700**	**Ft-Lbs.**
PSI Burst (New/Premium):	**27853 / 25465**	**PSI**
Collapse (New/Premium):	**28079 / 24080**	**PSI**
	Engineering Data:	
Drift Diameter:	**1.625**	**In.**
Adj. Weight / Foot:	**6.97**	**Lbs./Ft.**
Avg Jt Length / Jt Weight:	**31'**	**Feet|Lbs.**

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, August 13th , 2024:

Variance
Case #24-110-00012

The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00012

REQUEST FOR A VARIANCE TO THE 5-FOOT SIDE SETBACK IN ORDER TO BUILD A DECK FOR THE PROPERTY AS SET FORTH IN R.O. 2003 154.50 AT THE PROPERTY LEGALLY DESCRIBED AS VG, BLK 2, LOT 4

Applicant: Chris Fischahs

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 for Building Permit #24-7084, to allow a deck to encroach 5 ft into the side setback.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The proposed deck, identified in building permit #24-7084, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the deck or building permit.
4. The applicant must adhere to all other requirements for setbacks and accessory structures, found within R.O. 2003 154.50 & 154.70
5. The applicant shall obtain encroachment agreements from all Public Utility companies for the encroachment into the side Public Utility Easement.

THEREFORE, the application for a Variance request to the 5-foot side setback requirement, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 13th, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00009

REQUEST FOR A VARIANCE TO THE 5-FOOT SIDE SETBACK IN ORDER TO BUILD A DECK FOR THE PROPERTY AS SET FORTH IN R.O. 2003 154.50 AT THE PROPERTY LEGALLY DESCRIBED AS VG, BLK 2, LOT 4

Applicant: Chris Fischahs

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The 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 request to minimum distance requirements between two off-premises advertising signs on the same side of the street, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 13th, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

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

August 7, 2024

RE: Variance Case #24-110-00012
Rear setback Variance – 1513 Estrella Noche Loop NE (Unit VG, Block 2, Lot 4;

Dear Property Owner:

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

The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

The Planning and Zoning Board will consider this request at a public hearing on Tuesday, August 13th, 2024 at 6:00 pm in the Council Chambers and Virtually through the zoom link and number below.

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

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

If you would like to participate virtually during the meeting please use the following information to join the meeting: 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 the e-mail above, or call me at 505-896-8756, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov one week prior to the meeting.

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

Respectfully,

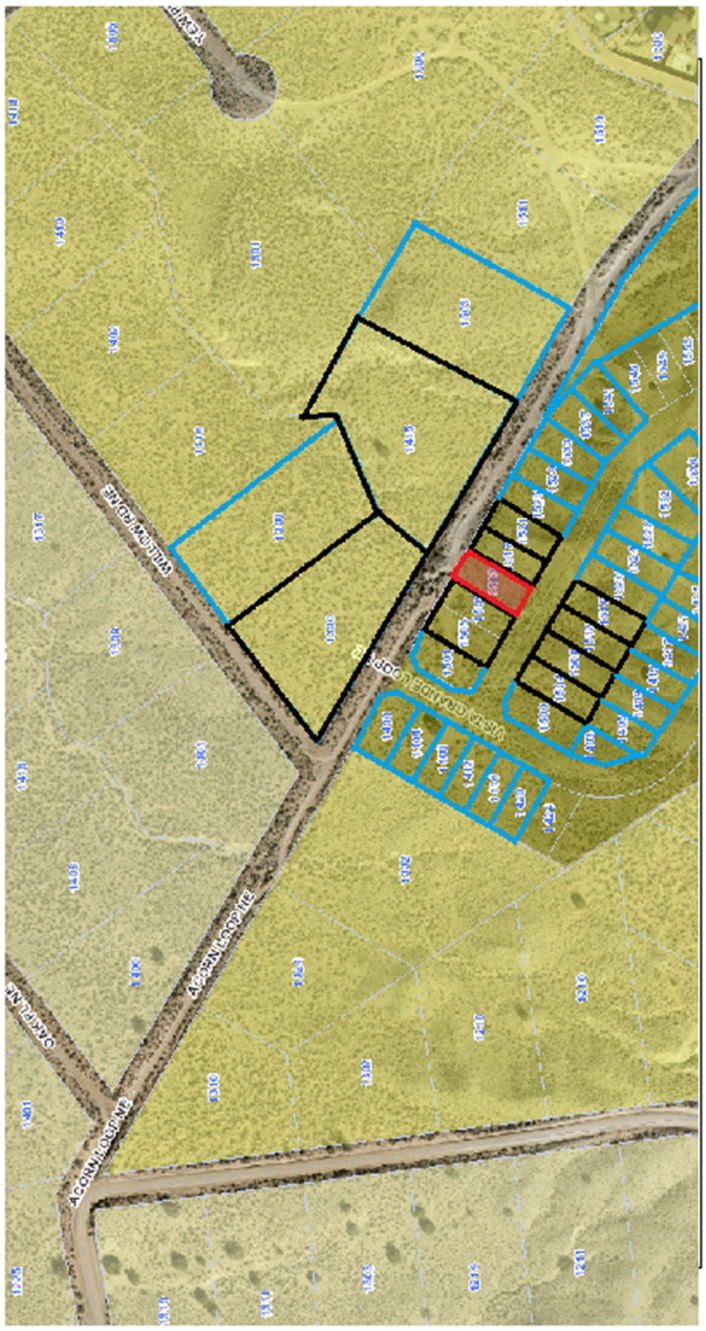
Sean LaBarbera
Municipal Planner
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

1513 ESTRELLA NOCHE LOOP NE

Varience for side setback. (Unit Vista Grande, Block 2, Lot 4)



Legend

- 1513 Estella Noche Loop NE
- Property owners within 100 ft (PZB Letter)
- Property owners within 300 ft (Postcard)
- R-1
- R-4

N E S W

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

150 75 0 150 Meters

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-110-0013

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of 0.2632 acres. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Manuel A. Reyna, requests approval of a Variance to the R-1: Single-Family Residential Zoning District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code (R.O. 2003), Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property is located at 340 Northern Blvd NE, is legally described as Rio Rancho Estates 11, Block V, Lot 11.

The subject property is located on the south side of Northern Blvd NE just east of 3rd Street NE. The property is 50 ft. wide and is zoned R-1: Single Family Residential per Ordinance No. 68, Enactment 94-066. It is also located within an Overlay zone per Ordinance No. 21, Enactment No. 98-023, which was established in 1998. The Overlay Ordinance states that it 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 replating into lots which conform to minimum lot standards.

The Ordinance continues to state in Section 1 that "all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes." The applicant was sold the property in 2023 and was not aware of the substandard lot size prior to designing plans for a residence.

SURROUNDING LAND USE/ZONING: The property to the north, across Northern Blvd NE is zoned R-1: Single Family Residential per Ordinance No. 19, Enactment No. 96-020. The surrounding properties to the south, east and west are zoned R-1:Single-Family Residential per the same Ordinance as the subject property and are located with the same Overlay.

REVIEW CRITERIA: The applicant, Manuel A. Reyna, submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

R.O. 2003 Section 150.06 Variance 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: "...When the property was purchased, it was not informed by the previous owners the substandard lot size. I want to build a home on this property. I have already designed the plans for it and do not affect with Rio Rancho permits."

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 ft on this 50 ft wide lot would result in a hardship that would deprive the owner of the reasonable use of their land.

NOTIFICATIONS: Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 29, 2024. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning: Comments provided within this document
DSD Engineering: Comments attached
Rio Rancho Public Schools: No comments provided
Fire and Rescue: No adverse comments
Police Department: No comments provided
SSCAFCA: No adverse comments
MRCOG: No comments provided
Parks, Recreation and Community Services: PRCS defers to Development Services to provide any recommendations, comments or other direction to the applicant.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the variance request subject to the following findings and conditions:
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. The applicant has the authority to make an application to request a variance to minimum lot width requirement, as outlined by R.O. 2003, Chapter 154 Planning and Zoning, Section 154.50 Zoning Table.
3. 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 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. The applicant must not have ownership of two contiguous lots to receive a Variance to the 60 ft. width requirement of the R-1 zone per the Overlay Ordinance No. 21, Enactment 98-023.

If the Planning and Zoning Board finds the variance request is not justified, any denial may be based on the following findings:
Findings of Fact for Denial:
1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003, Section 150.06.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the variance with staff recommendations and conditions.
2. Approve the variance with amendments to recommendations and/or conditions.
3. Deny the variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Variance.

ATTACHMENT: Location Map_Notice Properties.pdf
ATTACHMENT: Justification letter.pdf
ATTACHMENT: Variance planning and zoning app.pdf
ATTACHMENT: Transmittal_24-110-00013 (Fire).doc
ATTACHMENT: PRCS Review Comments
ATTACHMENT: 98-023 O-21.pdf
ATTACHMENT: 94-066 O-68.pdf
ATTACHMENT: Legal Ad
ATTACHMENT: Transmittal_24-110-00013 (Engineering).doc
ATTACHMENT: Findings_of_Fact 340 Northern Blvd.docx

340 NORTHERN BLVD NE
RIO RANCHO ESTATES 11, BLOCK V, LOT 11



Rio Rancho
City of Vision

Map Created by
Sean LaBarbera
on 07/23/2024

GIS
Moving Spatial Data Forward

R-1 Zoning

340 Northern Blvd NE

100 FT Letter Notified

300 FT Postcard Notified

0 40 80 160 240 320
Meters

7/15/24

I Manuel Reyna, am petitioning for 340 Northern Blvd NE
Rio Rancho, NM 87124.
When the property was purchased, it was not informed by the previous owners the substandard lot size. I want to build a home on this property. I have already designed the plans for it and do not affect with Rio Rancho permits. Observing the area all the lots around it are approximately the same size as mine and there was a variance previously approved by planning and zoning board for the lot next to it with the address of 336 Northern Blvd where there is a new home built by Solano Builders and Construction, LLC.

Thank you for your time in this matter,

Manuel Reyna

Manuel Reyna

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

24-5637

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: Manuel A. Reyna		Phone: 469.6680.3500
Address: 1825 Alpha Ct SE		E-Mail: Solanobuilders@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials) MR.	Letter of Authorization Provided: (Initials) MR.	
Agent Name: Solano Builders and Construction LLC		Phone: 505-507-0092
Address: 96 12th AVE NW		E-Mail: Solanobuilders@gmail.com
City: Rio Rancho	State: NM	ZIP Code: 87144

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

See attached

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Rio Rancho Estates / 11	Block(s): V	Lot(s): 11
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) .2632

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: Manuel Reyna	Applicant:	Agent:
Signature: Manuel Reyna		Date: 7/15/24

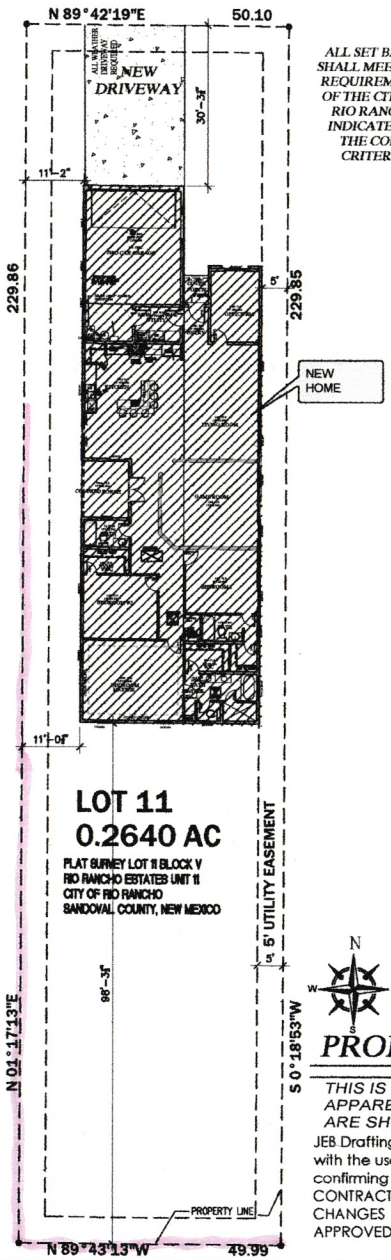
FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

340 NORTHERN BLV NE (100' RW)



ALL SET BACKS SHALL MEET THE REQUIREMENTS OF THE CITY OF RIO RANCHO INDICATED IN THE CODE CRITERIA

N

S

Block walls on Property lines.

SITE GENERAL NOTES.

CALL BEFORE YOU DIG PHONE # 811
KNOW WHAT'S BELOW

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL DEFINE CONSTRUCTION "DISTURBED AREA" LOCATIONS. THIS AREA IS TO BE FENCED, OR OTHER-WISE DELINEATED, AND ALL CONSTRUCTION, PARKING, LOADING, MATERIAL STORAGE, ETC., SHALL REMAIN WITHIN THIS DEFINED AREA. ABSOLUTELY NO DISRUPTION OF THE REMAINING SITE IS TO OCCUR BEYOND THIS BOUNDARY WITHOUT OWNER CONSENT.

SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE PROPERLY CONTAINED AND REMOVED AS REQUIRED. RECYCLE AS MUCH SCRAP MATERIAL AND PACKAGING AS POSSIBLE.

WHERE APPLICABLE DRIVEWAYS TO BE GRADED TO DIVERT RUNOFF TO BAR (DIVERSION) DITCH OR CHANNELS PER SITE PLAN.

DRIVEWAY SURFACE (WHERE APPLICABLE) SHALL BE 4" BASE COURSE, ROLLER-COMPACTED, AND CROWNED TO ALLOW POSITIVE DRAINAGE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER, ELECTRICITY, PHONE, (6 PAIR MIN. WHERE AVAILABLE), AND CABLE TV. PROPANE OR NAT. GAS STORAGE TANKS SHALL BE UL-LISTED BURIED TYPE OR PROPERLY SCREENED PER SITE PLAN.

PUBLIC UTILITY BILLING RESPONSIBILITY TO BE TRANSFERRED TO OWNER AT SUBSTANTIAL COMPLETION OR PER OTHER WRITTEN AGREEMENT.

EXTERIOR LIGHTING SHOULD BE SCREENED 15° FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.

INDEX OF CONSTRUCTION DRAWINGS

A1- SITE PLAN
A2- GENERAL NOTES
A3- FLOOR PLAN
A4 -FOUNDATION PLAN AND FOUNDATION DETAILS
A5- DIMENSION PLAN
A6- FL FRAMING AND DETAILS
A7 - ELEVATIONS
A8- ELEVATIONS
A9- ELECTRICAL FLOOR PLAN

PROJECT NARRATIVE

NEW CONSTRUCTION SINGLE FAMILY RESIDENCE
PROJECT CONSISTS OF CUSTOM HOME.
TOTAL OF NEW HEATED AREA: *2,529 S.F.*
PLAT SURVEY LOT 10 BLOCK V RIO RANCHO ESTATES UNIT 11
CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO

CURRENT APPLICABLE CODES

The 2022 UNIFORM ADMINISTRATIVE CODE
The 2021 New Mexico Residential Building
The 2021 New Mexico Earthen Building Materials Code
The New Mexico Historic Earthen Building Code
The 2021 New Mexico Existing Building Code
The 2020 New Mexico Electrical Code
The 2020 New Mexico Electrical Safety Code
The 2021 New Mexico Mechanical Code
The 2021 New Mexico Plumbing Code
The 2018 IECC
UNIFORM ADMINISTRATIVE CODE ORDINANCE 0-23ENACTED
NEW MEXICO BOILER CODE

ALBUQUERQUE DESIGN

CRITERIA UAC TABLE 301.2 (1)

GROUND SNOW LOAD: 20
WIND SPEED (MPH): 115 AT 3 SECOND GUSTS
RAINFALL: 2 INCHES PER HOUR
SEISMIC DESIGN CATEGORY: C
WEATHERING: MODERATE
FROST LINE DEPTH: 18 INCHES
TERMITE: MODERATE TO HEAVY
WINTER DESIGN TEMPERATURE: 12 DEGREES F
ICE SHIELD UNDERLAYMENT: NOT REQUIRED
AIR FREEZING INDEX: 263
MEAN ANNUAL TEMPERATURE: 54.6

PROPOSED SITE PLAN

THIS IS NOT A BOUNDARY SURVEY *SCALE=3/32"=1'-0"*
APPARENT LOT LINES AND PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY

JEB Drafting and Design LLC Has no liability for errors associated with the use of these data site plan. Owners are solely responsible for confirming data accuracy and set backs on the field when necessary. CONTRACTOR SHALL NOT PROCEED WITH ANY STRUCTURAL CHANGES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT

JEB
DRAFTING & DESIGN LLC
505-366-7251
JEBPLANS@GMAIL.COM

REVISIONS

NO	COMMENT	DATE	Description	Date	Appr
1					
2					
3					
4					
5					

Project Number: 2023-65
Plot Date:
Plot Scale:
Drawn By:
Checked By:

LOCATION:
340 NORTHERN BLVD NE
RIO RANCHO NM

PROJECT NAME:
SITE PLAN

SHEET NO.
A1
1 OF 9

2023011045 06/08/2023 03:52:57 PM
WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 426 P: 11045

WARRANTY DEED

Solano Builders and Construction or Jose Solano

, for consideration paid, grants to

Manuel Alejandro Reyna

whose address is 1825 Alpha Ct SE Rio Rancho NM 87124

the following described real estate in Sandoval County, New Mexico:

Lot 11 Block V
Rio Rancho Estates
Unit 11
City of Rio Rancho

WITNESS hand and seal this 8 day of June 2023

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF NEW MEXICO
County of Sandoval ss.

The foregoing instrument was acknowledged before me this 8th day of June, 2023 by Jose Solano

My commission expires 9/17 2025

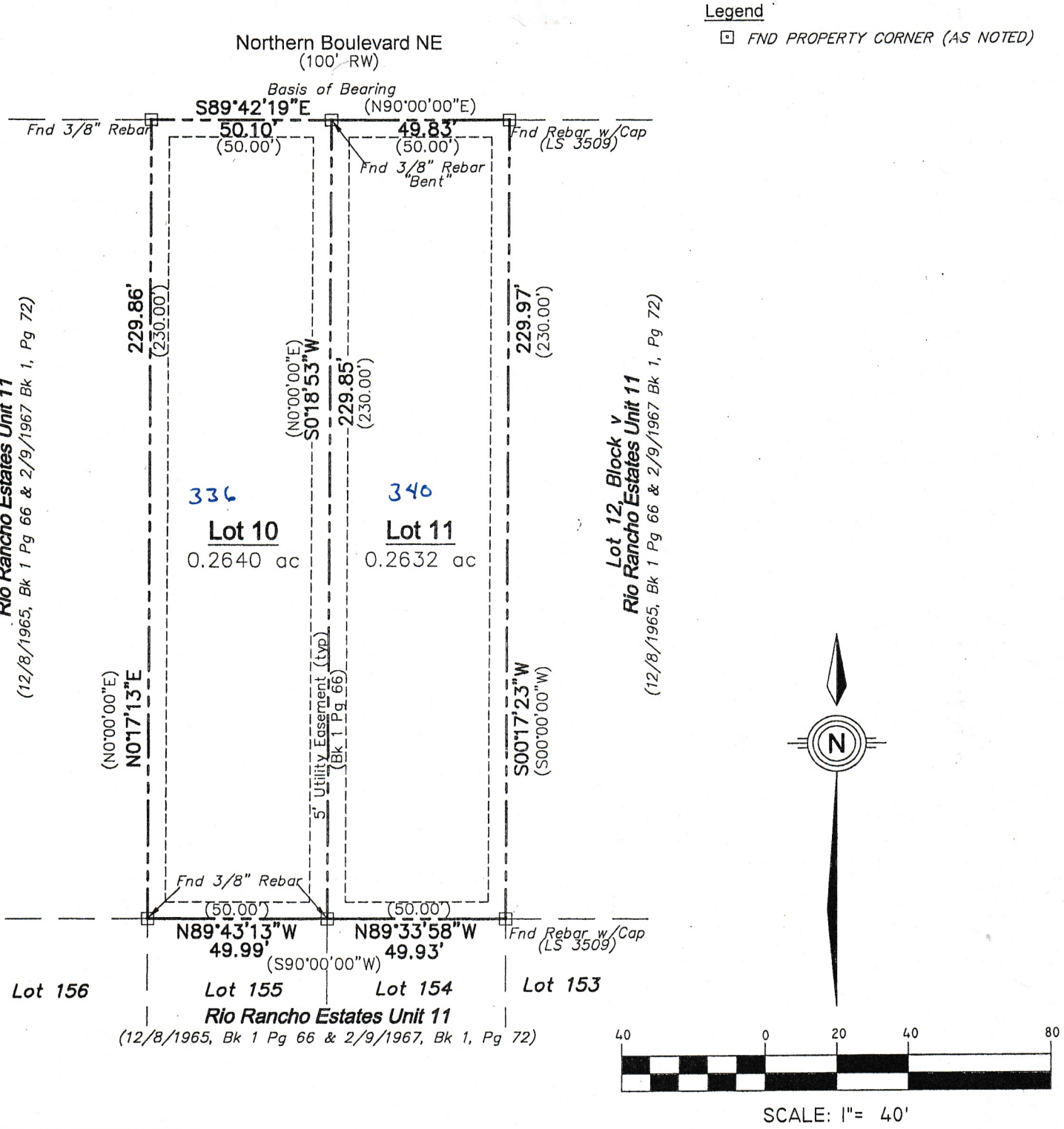
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA ARCHIBEQUE

DATE: 3/9/2020
SCALE: 1"=40'
CREW: JAK/AIS
DRAWN: DKS
JOB NO. N2020-

Community Sciences Corporation
Land Surveying
(505) 897.0000

PLAT OF SURVEY
LOTS 10 & 11, BLOCK "V"
RIO RANCHO ESTATES UNIT 11
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE ACTUAL SURVEY ON THE GROUND ON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

THOMAS W. PATRICK
NEW MEXICO
12651

LEGAL DESCRIPTION

LOT NUMBERED TEN (10) AND ELEVEN (11) IN BLOCK LETTERED "V" UNIT 11, RIO RANCHO ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT OF RIO RANCHO ESTATES, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON DECEMBER 8, 1965 IN RIO RANCHO ESTATES PLAT BOOK NO 1., PAGE 66

NOTES:

1. BEARINGS BASED ON THE NORTH PROPERTY LINE OF LOTS 10 AND 11, BLOCK "V" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLAN BEARINGS, CENTRAL ZONE NAD 83. RECORD BEARINGS AND DISTANCES SHOWN IN

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 16, 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 #24-110-00013 (340-110-0013)

The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, July 30th, 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Sean LaBarbera at 505-891-5035 or e-mail Slabarbera@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Fire approves the request.

Fire Marshal James Wenzel — Reviewer

07/16/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 16, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
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This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No comments. PRCS defers to Development Services to provide any recommendations, comments or other direction to the applicant.

Dyane N. Sonier *07/16/24*

Reviewer Date

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

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

Section 3. **SEVERABILITY CLAUSE.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or 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 4. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

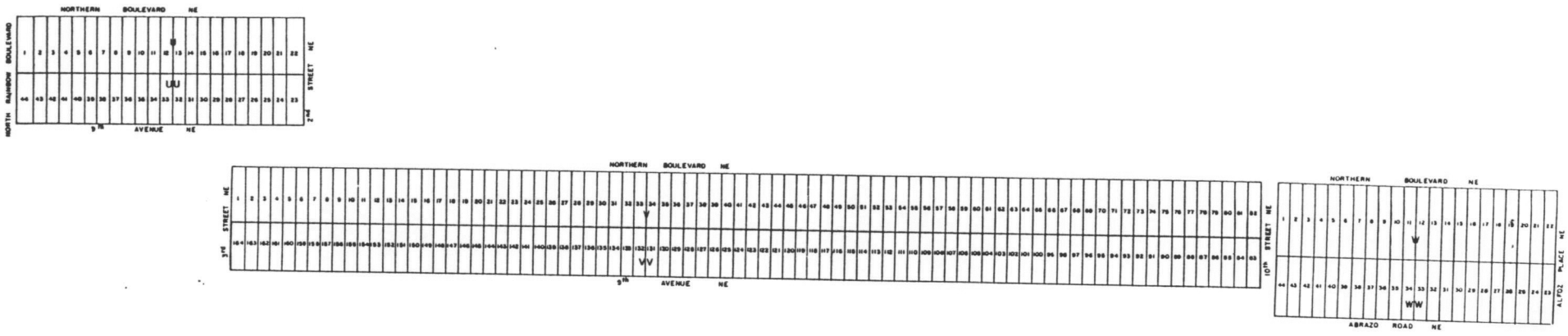
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

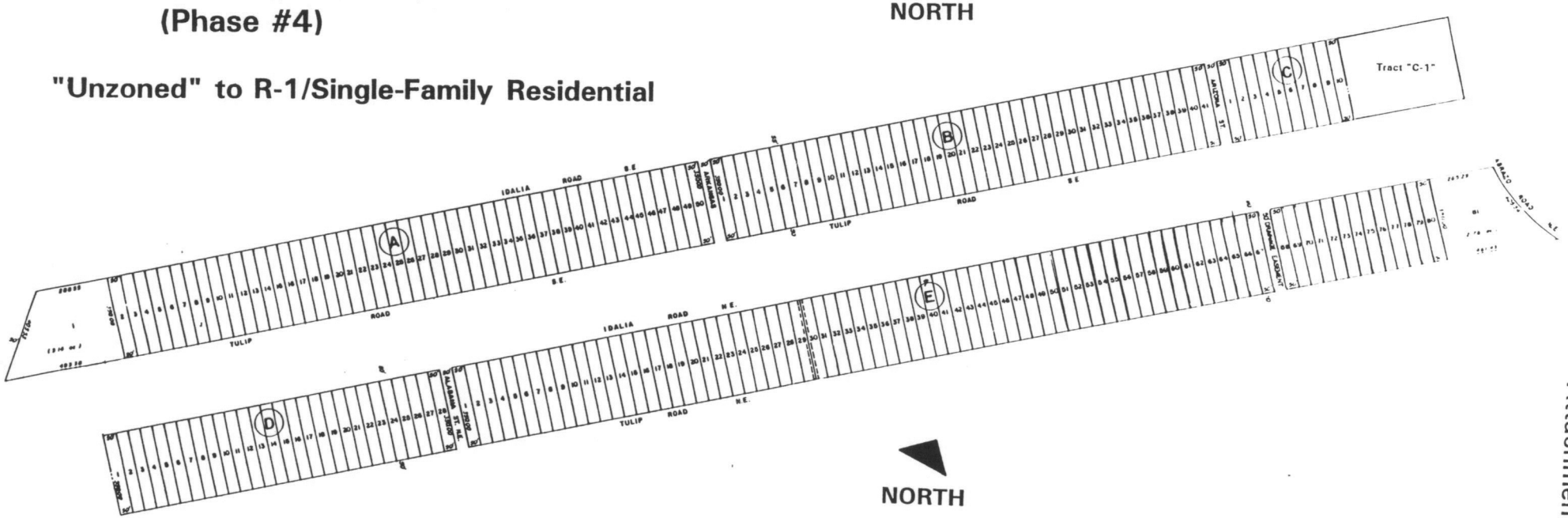
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

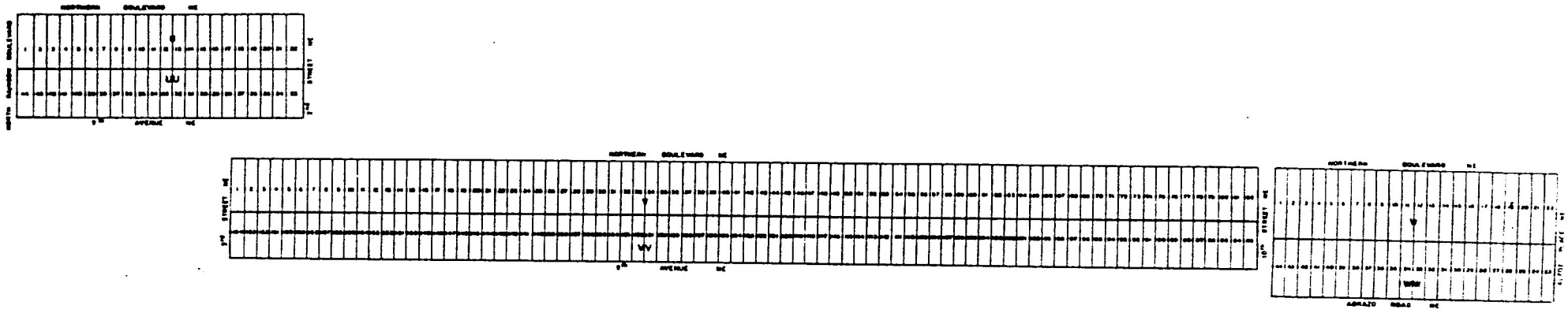
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

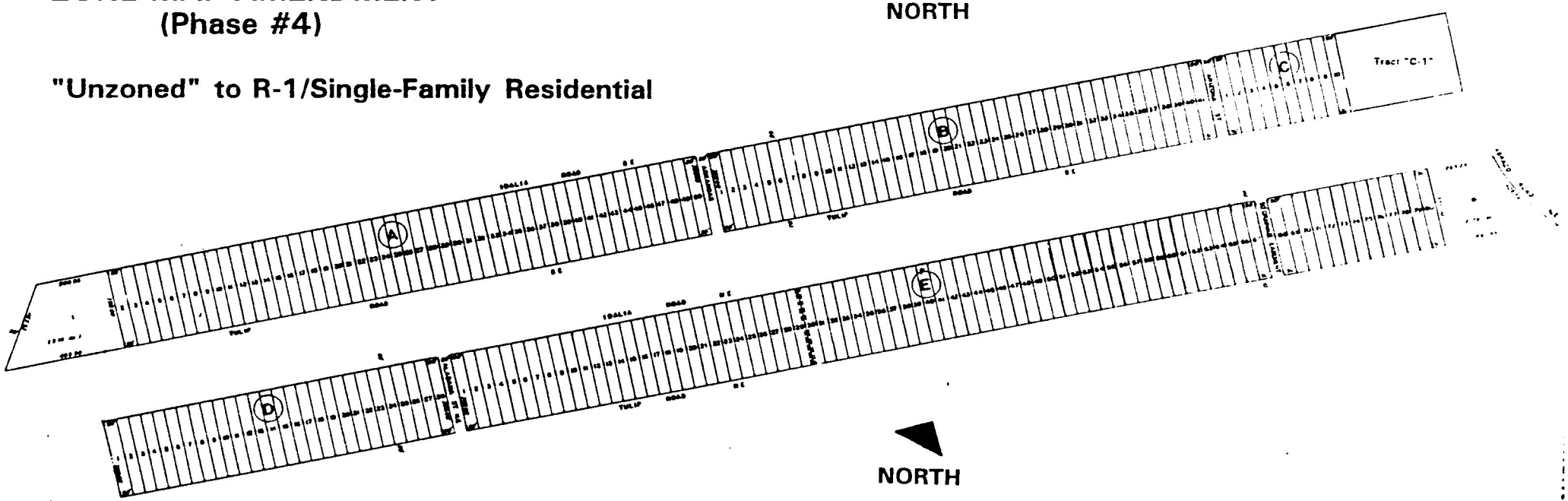
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

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

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 07/26/2024

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

Ad ID:	**79500**
Description:	
Run Dates:	**07/29/2024 - 07/29/2024**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**528**
Lines:	**140**
Agate Lines:	**199**
Depth:	**14.19**
Blind Box:	

Total Ad Cost **$161.58**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	07/29/2024	07/29/2024	1	150.13

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, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-77, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Variance
Case #24-110-00012
The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

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: July 29, 2024

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 16, 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 #24-110-00013 (340-110-0013)

The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, July 30th, 2024**. If redline comments are made on the application, please also provide me with a copy. Please contact Sean LaBarbera at 505-891-5035 or e-mail Slabarbera@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No adverse comments.

Peter Prukop — Reviewer

8/1/2024 — Date

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00013

APPROVAL OF A REQUEST FOR A VARIANCE TO THE MINIMUM LOT WIDTH REQUIREMENTS OF THE R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AS DESCRIBED IN THE RIO RANCHO MUNICIPAL CODE SECTION 154.50 ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 11 BLOCK V LOT 11.

Applicant: Manuel A. Reyna

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August 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 variance requests.
2. The applicant has the authority to make an application to request a variance to lot width requirements.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The subject property 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. The applicant must not have ownership of two contiguous lots to receive a Variance to the 60 ft. width requirement of the R-1 zone per the Overlay Ordinance No. 21, Enactment 98-023.

THEREFORE, the application for the variance is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 13th, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00009

REQUEST FOR A VARIANCE TO THE MINIMUM LOT WIDTH REQUIREMENTS OF THE R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AS DESCRIBED IN THE RIO RANCHO MUNICIPAL CODE SECTION 154.50 ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 11 BLOCK V LOT 11.

Applicant: Manuel A. Reyna

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August 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 variance requests.
2. The applicant has the authority to make an application to request a variance to lot width requirements.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for a variance permit as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for the variance is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 13th, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-280-00002

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, DR Horton, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Sandstone Bluffs at Cleveland Heights Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines; for the Sandstone Bluffs at Cleveland Heights Subdivision. The property is legally described as Paseo Gateway, Tract 17.

The subject tract is within the Paseo Gateway Master Plan, adopted as amended under Resolution No. 91, Enactment 19-016. This subdivision variance request is for the entire Sandstone Bluffs at Cleveland Heights subdivision. Currently phase 1 of the subdivision has a preliminary plat application under case #24-210-0005. The proposed subdivision is located north of Paseo Del Volcan, a principal arterial road, and east of Macao Rd NE, a residential road.

PG, Tract 17 is approximately 44.5389 acres. Full build out will be split into two phases and will include a total of approximately 240 lots zoned R-4: Single-Family Residential. The subject Subdivision Variance application requests approval of allowance for solely 10' front public utility easements across all lots, with no side and rear 5' utility easements.

REVIEW CRITERIA: R.O. 2003 § 155.60 (A) addresses Subdivision Variances, stating “(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

Staff finds the subject subdivision variance will improve the design and function of the Sandstone Bluffs at Cleveland Heights Subdivision by providing for all utilities within the 10 ft front Public Utility Easement. Criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document.
DSD Engineering - Comments will be provided at a later time.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - No adverse comments.
Police Department - No comments provided.

SSCAFCA - No comments provided.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - No comments provided.

SURROUNDING LAND USE/ ZONING: PG, Tract 17 is bounded by R-4: Single-Family Residential District to the north, SU: Special Use for Education Center to the east (Cleveland High School), and C-1: Retail Commercial to the west. Paseo del Volcan NE abuts the property to the south.

NOTIFICATIONS: Notice of the Subdivision Variance application was sent together with Preliminary Plat request (#24-210-00005) via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 29, 2024. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends approval of Subdivision Variance request #24-280-00002 subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003 §155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Sandstone Bluffs at Cleveland Heights subdivision, Phase 1, Preliminary Plat case #24-210-00005 and future Phase 1.

If the Planning and 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 FOR DENIAL:
1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 §155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

ALTERNATIVES:

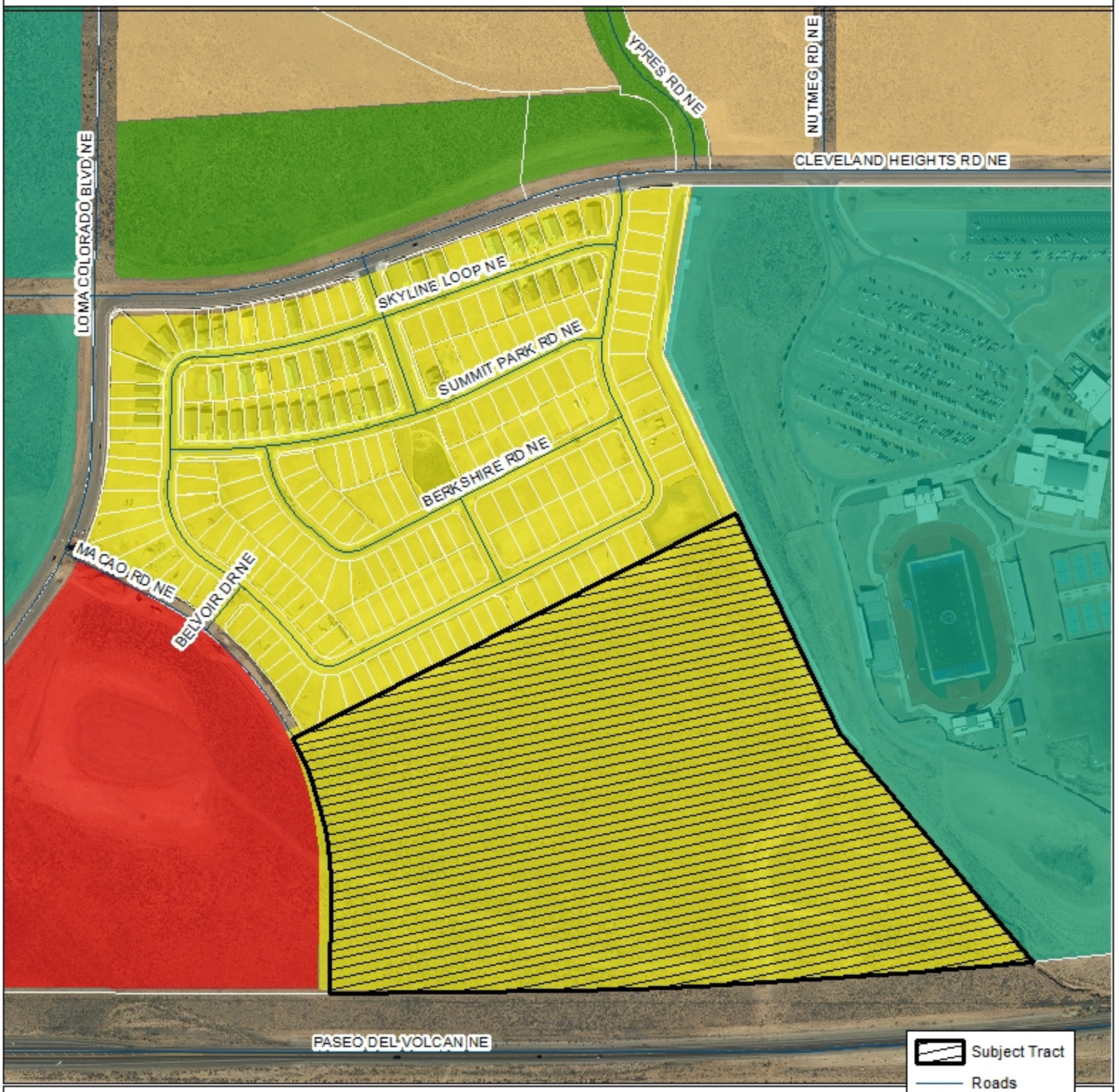
The Planning and Zoning Board may:
1. Approve the Subdivision Variance with findings.
2. Approve the Subdivision Variance with amendments to the findings.
3. Deny the Subdivision Variance.
4. Postpone the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Subdivision Variance with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact.docx

SANDSTONE BLUFFS AT CLEVELAND HEIGHTS PG, TRACT 17 PRELIMINARY PLAT



Rio Rancho City of Vision

0 130 260 520 780 1,040 Feet

N W E S

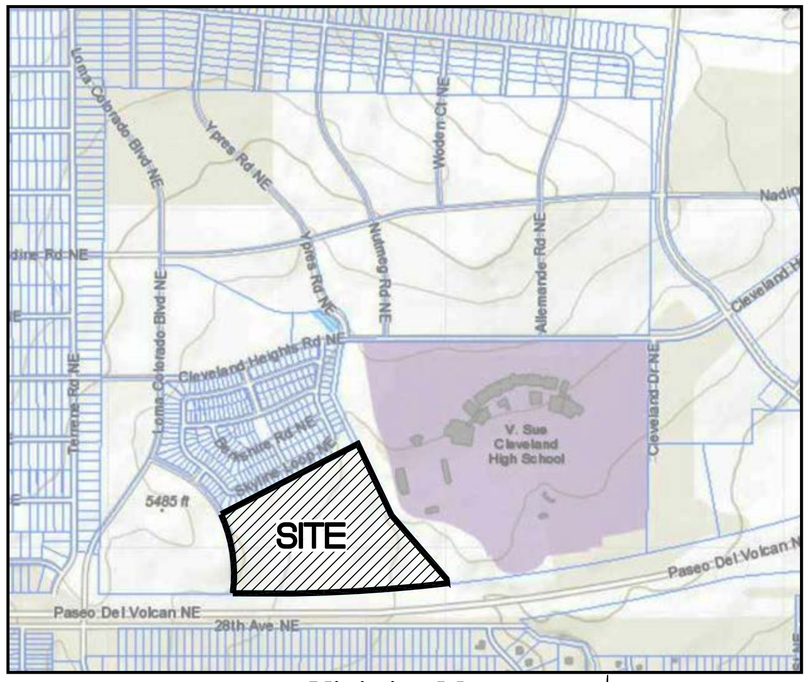
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by:Liz Ruiz Carlos on 7/5/2024

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024



Vicinity Map

N.T.S.

Legal Description

TRACT NUMBERED SEVENTEEN–A (17A) OF CLEVELAND HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON _____, 20__, IN VOLUME 3, FOLIO _____ (RRE BOOK____, PAGES _____).

Indexing Information

Section 32, Township 13 North, Range 3 East, N.M.P.M.
Subdivision: Cleveland Heights
Owner: D.R. Horton, Inc.
UPC #:1–014–073–203–054 (Tract 17)

Purpose of Plat

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

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME ____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022 AND MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST, N.M.P.M.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF TRACTS CREATED:	14
NUMBER OF LOTS CREATED:	124
MILES OF ROAD CREATED:	0.7464 MILES
ACREAGE IN ROADS:	5.2700 ACRES
ACREAGE DEDICATED BY THIS PLAT	5.2700 ACRES
TOTAL PLATTED ACREAGE:	44.5389 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999666313, WITH AN ORIGIN OF (0,0).
7. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 18374".

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN MACAO RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

AND

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR PEAKVIEW LOOP, FAIRMOUNT STREET, MEADOW PARK, AND REDSTONE RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE
D.R. HORTON, INC.

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS–WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS–WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

Plat for
Sandstone Bluffs at
Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Skyline Loop (50' R/W)
Fairmount St (50' R/W)
Peakview Loop (50' R/W)
Meadow Park (50' R/W)
Redstone Road (50' R/W)
Macao Rd (34' R/W)
Paseo Del Volcan (R/W Varies)

Cleveland Hts. Sub. Unit 15C (5/5/2020, Vol. 3, Fol. 4528) (RRE Bk. 30, Pg. 4–6)
Cleveland Hts. Sub. Unit 15A (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)
Tract B–1A Paseo Gateway (11/4/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 2, Pg. 121–124)

Tract 17A–1

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

See Detail "F" on sheet 4 of 6 for dimensions
See sheet 4 of 6 for dimensions
Phase Line
Rebar With Cap "LS 12651"
Aluminum Cap "LS 11462" N: 1567846.72' E: 1521685.42'

CSI-CARTESIAN SURVEYS INC.
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cartesianbrian@gmail.com

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Detail "A" n.t.s.

Detail "B" n.t.s.

Detail "C" n.t.s.

Detail "D" n.t.s.

Redstone Rd (Tract A)

Fairmount Street (50' R/W)

Peakview Loop (50' R/W)

Meadow Park (50' R/W)

Macao Road

Matchline - See Sheet 4 of 6

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

Right of Way Dedication to the City of Rio Rancho In Fee Simple
167 Sq. Ft.
0.0038 Acres

Tract 17A–1
1,116,998 Sq. Ft.
25.6428 Acres

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

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Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Tract B-1A
Paseo Gateway
(11/4/2008, Vol. 3, Fol. 2977-A) (RRE Bk. 2, Pg. 121-124

Tract S

Tract M

Tract A

Tract Q

Tract F

Tract 17A-1
922,743 Sq. Ft.
21.1833 Acres

Peakview Loop (50' R/W)

Meadow Park (50' R/W)

Tr. I
Cleveland Hts. Sub. Unit 15A
(10/18/2018, Vol. 3, Fol. 4305)
(RRE Bk. 28, Pg. 34-36)

Block 4
Cleveland Hts. Sub. Unit 15C
(5/5/2020, Vol. 3, Fol. 4528)
(RRE Bk. 30, Pg. 4-6)

Lot 30 | Lot 31 | Lot 32 | Lot 33 | Lot 34 | Lot 35 | Lot 36 | Lot 37 | Lot 38 | Lot 39 | Lot 40 | Lot 41 | Lot 42 | Lot 43 | Lot 44 | Lot 45

Lot 29 | Lot 28 | Lot 27 | Lot 26 | Lot 25 | Lot 24 | Lot 23 | Lot 22 | Lot 21 | Lot 20

Lot 140 | Lot 141 | Lot 142 | Lot 143 | Lot 144 | Lot 145 | Lot 146 | Lot 147 | Lot 148

Lot 139 | Lot 138 | Lot 137 | Lot 136 | Lot 135 | Lot 134 | Lot 133 | Lot 132 | Lot 131 | Lot 130 | Lot 129 | Lot 128

Lot 183 | Lot 182 | Lot 181 | Lot 180 | Lot 179

Lot 184 | Lot 185 | Lot 186 | Lot 187 | Lot 188 | Lot 189 | Lot 190 | Lot 191 | Lot 192 | Lot 193

Lot 200 | Lot 199 | Lot 198 | Lot 197 | Lot 196 | Lot 195 | Lot 194

Lot 201

See Detail "D" on this sheet

See Detail "F"

Matchline - See Sheet 3 of 6

Detail "E"
n.t.s.

Detail "F"
n.t.s.

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BAR SCALE
0 100' 200'
SCALE: 1" = 100'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	105.11'	75.00'	80°18'02"	96.72'	S 22°55'04" W
C2	225.61'	1169.22'	11°03'20"	225.26'	N 11°42'17" W
C3	78.82'	1169.22'	3°51'45"	78.81'	N 04°14'44" W
C4	362.57'	1000.00'	20°46'25"	360.59'	N 16°34'00" W
C5	476.07'	1000.00'	27°16'38"	471.59'	N 13°18'54" W
C6	113.51'	1000.00'	6°30'12"	113.45'	N 02°55'41" W
C7	101.72'	250.00'	23°18'42"	101.02'	N 84°30'14" W
C8	76.49'	249.98'	17°31'50"	76.19'	S 81°36'47" E
C9	78.86'	50.00'	90°22'00"	70.94'	N 44°26'18" E
C10	83.53'	75.00'	63°48'47"	79.28'	S 31°09'42" W
C11	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C12	20.32'	75.00'	15°31'25"	20.26'	S 32°44'36" E
C13	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C14	28.90'	75.00'	22°04'36"	28.72'	N 13°56'35" W
C15	91.54'	225.00'	23°18'42"	90.91'	N 84°30'14" W
C16	84.20'	275.00'	17°32'31"	83.87'	S 81°37'08" E
C17	31.58'	1194.22'	1°30'54"	31.58'	N 03°04'06" W
C18	38.25'	25.00'	87°39'58"	34.63'	S 40°00'26" W
C19	49.14'	30.00'	93°50'29"	43.82'	N 49°14'20" W
C20	181.46'	1194.22'	8°42'22"	181.29'	N 12°52'46" W
C21	149.16'	1144.22'	7°28'09"	149.05'	N 13°29'53" W
C22	301.96'	1034.00'	16°43'55"	300.89'	N 18°35'12" W
C23	72.94'	1034.00'	4°02'30"	72.92'	N 08°12'00" W
C24	45.01'	1034.00'	2°29'39"	45.01'	N 04°55'55" W
C25	44.40'	1034.00'	2°27'37"	44.40'	N 00°54'23" W
C26	45.00'	30.00'	85°56'20"	40.90'	S 53°11'25" E
C27	40.84'	25.00'	93°36'14"	36.45'	N 37°02'18" E
C28	27.43'	30.00'	52°22'54"	26.48'	S 36°24'42" E
C29	17.57'	30.00'	33°33'26"	17.32'	S 79°22'52" E
C30	16.09'	25.00'	36°52'12"	15.81'	N 65°24'19" E
C31	24.75'	25.00'	56°44'02"	23.76'	N 18°36'12" E
C32	103.86'	1034.00'	5°45'18"	103.82'	N 24°04'31" W
C33	44.35'	1034.00'	2°27'27"	44.35'	N 19°58'08" W
C34	44.35'	1034.00'	2°27'27"	44.35'	N 17°30'41" W
C35	44.35'	1034.00'	2°27'27"	44.35'	N 15°03'14" W
C36	44.35'	1034.00'	2°27'27"	44.35'	N 12°35'47" W
C37	20.70'	1034.00'	1°08'49"	20.70'	N 10°47'39" W
C38	38.24'	25.00'	87°37'59"	34.62'	S 52°20'35" E
C39	11.14'	25.00'	25°31'14"	11.04'	S 21°17'12" E
C40	27.10'	25.00'	62°06'46"	25.79'	S 65°06'12" E
C41	111.89'	275.00'	23°18'42"	111.12'	N 84°30'14" W
C42	68.84'	224.98'	17°31'50"	68.57'	S 81°36'47" E
C43	39.43'	25.00'	90°22'00"	35.47'	N 44°26'18" E
C44	38.00'	25.00'	87°05'59"	34.45'	N 46°04'19" E
C45	1.43'	25.00'	3°16'01"	1.43'	N 00°53'19" E
C46	58.88'	1194.22'	2°49'30"	58.88'	N 15°49'12" W
C47	44.44'	1194.22'	2°07'56"	44.44'	N 13°20'29" W
C48	44.44'	1194.22'	2°07'56"	44.44'	N 11°12'33" W
C49	33.69'	1194.22'	1°37'00"	33.69'	N 09°20'05" W
C50	70.08'	50.00'	80°18'02"	64.48'	S 22°55'04" W
C51	57.25'	50.00'	65°36'34"	54.18'	S 15°34'20" W
C52	12.82'	50.00'	14°41'29"	12.79'	S 55°43'21" W
C53	140.15'	100.00'	80°18'02"	128.96'	S 22°55'04" W
C54	21.09'	100.00'	12°04'59"	21.05'	S 57°01'35" W
C55	32.18'	100.00'	18°26'08"	32.04'	S 41°46'02" W
C56	25.69'	100.00'	14°43'12"	25.62'	S 25°11'22" W
C57	30.47'	100.00'	17°27'39"	30.36'	S 09°05'57" W
C58	30.72'	100.00'	17°36'05"	30.60'	S 08°25'55" E
C59	18.97'	1144.22'	0°56'59"	18.97'	N 16°45'28" W
C60	49.08'	1144.22'	2°27'27"	49.07'	N 15°03'14" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	49.08'	1144.22'	2°27'27"	49.07'	N 12°35'47" W
C62	32.04'	1144.22'	1°36'15"	32.04'	N 10°33'56" W
C63	111.37'	100.00'	63°48'47"	105.71'	S 31°09'42" W
C64	55.69'	50.00'	63°48'47"	52.85'	S 31°09'42" W
C65	10.70'	100.00'	6°07'47"	10.69'	S 02°19'12" W
C66	37.38'	100.00'	21°25'02"	37.16'	S 16°05'37" W
C67	32.85'	100.00'	18°49'20"	32.70'	S 36°12'48" W
C68	30.44'	100.00'	17°26'37"	30.33'	S 54°20'47" W
C69	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C70	19.27'	50.00'	22°04'36"	19.15'	N 13°56'35" W
C71	39.77'	50.00'	45°34'23"	38.73'	S 85°51'16" W
C72	40.47'	50.00'	46°22'39"	39.38'	N 48°10'13" W
C73	39.27'	25.00'	90°00'00"	35.36'	S 71°55'55" E
C74	16.09'	25.00'	36°52'12"	15.81'	S 45°22'01" E
C75	23.18'	25.00'	53°07'48"	22.36'	N 89°37'59" E
C76	39.27'	25.00'	90°00'00"	35.36'	N 18°04'05" E
C77	23.18'	25.00'	53°07'48"	22.36'	N 36°30'11" E
C78	16.09'	25.00'	36°52'12"	15.81'	N 08°29'49" W
C79	13.55'	50.00'	15°31'25"	13.51'	S 32°44'36" E
C80	27.09'	100.00'	15°31'25"	27.01'	S 32°44'36" E
C81	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C82	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C83	59.92'	50.00'	68°40'02"	56.40'	N 59°18'54" W
C84	20.32'	50.00'	23°16'59"	20.18'	S 74°42'35" W
C85	30.37'	50.00'	34°47'55"	29.90'	N 42°22'51" W
C86	38.44'	50.00'	44°03'04"	37.50'	N 81°48'21" W
C87	11.43'	50.00'	13°06'02"	11.41'	S 69°37'06" W
C88	17.57'	30.00'	33°33'26"	17.32'	S 67°03'42" W
C89	27.45'	30.00'	52°25'11"	26.50'	S 24°04'24" W
C90	17.57'	30.00'	33°33'26"	17.32'	N 79°22'52" W
C91	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C92	39.30'	25.00'	90°04'44"	35.38'	S 47°56'39" E
C93	9.24'	28.00'	18°54'42"	9.20'	S 46°32'17" E
C94	38.53'	100.00'	22°04'36"	38.29'	N 13°56'35" W
C95	34.04'	100.00'	19°30'07"	33.87'	N 12°39'20" W
C96	4.49'	100.00'	2°34'29"	4.49'	N 23°41'38" W
C97	31.56'	30.00'	60°17'03"	30.13'	N 32°27'37" W
C98	28.09'	50.00'	32°11'14"	27.72'	S 79°09'42" W
C99	35.73'	50.00'	40°56'43"	34.98'	N 64°16'20" W
C100	16.42'	50.00'	18°49'05"	16.35'	N 34°23'26" W
C101	45.02'	30.00'	85°58'37"	40.91'	S 40°51'07" W
C102	9.14'	28.00'	18°42'17"	9.10'	N 41°06'08" E
C103	239.94'	47.99'	286°26'17"	57.47'	N 87°13'49" E
C104	20.90'	28.00'	42°45'36"	20.41'	S 72°20'58" E
C105	20.90'	28.00'	42°45'36"	20.41'	N 08°39'39" W
C106	239.97'	48.00'	286°26'55"	57.47'	N 49°29'42" E
C107	224.81'	18042.00'	0°42'50"	224.81'	N 88°53'54" E
C108	1665.10'	19800.00'	4°49'06"	1664.61'	N 86°45'14" E
C109	75.40'	18202.29'	0°14'14"	75.40'	N 89°23'22" E
C110	1.98'	18152.29'	0°00'22"	1.98'	N 87°00'47" E
C111	195.36'	18042.00'	0°37'13"	195.36'	N 88°56'42" E
C112	29.45'	18042.00'	0°05'37"	29.45'	N 88°35'17" E
C113	1604.11'	19800.00'	4°38'31"	1603.67'	N 86°50'31" E
C114	419.91'	1034.00'	23°16'04"	417.03'	N 15°19'08" W
C115	60.99'	19800.00'	0°10'35"	60.99'	N 84°25'58" E
C116	75.25'	18177.29'	0°14'14"	75.25'	N 89°23'22" E
C117	39.37'	25.00'	90°14'13"	35.43'	N 42°12'50" E
C118	7.33'	25.00'	16°47'35"	7.30'	N 80°51'44" W
C119	10.40'	25.00'	23°49'27"	10.32'	S 84°22'40" E
C120	9.41'	29.32'	18°22'46"	9.37'	N 77°56'02" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	8.66'	29.78'	16°39'33"	8.63'	S 77°04'25" W
C122	30.86'	28.00'	63°08'30"	29.32'	N 09°55'59" W
C123	17.05'	18152.29'	0°03'14"	17.05'	N 86°59'22" E
C124	13.61'	28.00'	27°51'26"	13.48'	N 35°33'59" E
C125	15.07'	18152.29'	0°02'51"	15.07'	N 86°59'11" E
C126	27.94'	1034.00'	1°32'54"	27.94'	N 02°54'39" W
C127	117.95'	1034.00'	6°32'09"	117.89'	N 06°57'10" W

Line Table		
Line #	Direction	Length (ft)
L1	S 40°30'18" E	106.46'
L2	N 24°58'53" W	24.70'
L3	N 41°15'11" E	16.39'
L4	S 05°38'42" W	15.69'
L5	S 57°27'02" E	29.84'
L6	N 72°10'14" W	36.64'
L7	S 75°35'33" W	49.12'
L8	S 87°51'29" W	50.00'
L9	S 34°59'49" W	8.56'
L10	N 49°29'42" E	131.00'
L11	S 65°01'07" W	95.00'
L12	N 83°50'25" E	83.50'
L13	N 87°07'25" E	67.81'
L14	N 02°54'17" W	19.24'
L15	S 65°01'07" W	110.00'
L16	N 24°58'53" W	135.00'
L17	S 40°40'22" E	23.19'
L18	S 83°50'25" W	25.82'
L19	S 83°50'25" W	78.68'
L20	N 69°39'18" E	109.14'
L21	S 00°44'28" W	12.07'
L22	N 49°29'42" E	122.00'
L23	N 44°44'29" W	27.07'
L25	N 02°59'24" W	12.00'
L26	S 86°17'56" W	44.96'
L27	S 02°54'17" E	59.35'
L28	N 49°29'42" E	96.92'
L29	N 41°30'14" W	25.30'

*L24 INTENTIONALLY OMITTED

Lot Width at 15' Front Setback	
Lot	Lot Width (ft)
5	40.00'
6	40.00'
29	45.14'
30	42.16'
31	41.63'
32	45.00'
129	45.25'
168	44.21'
169	42.22'
182	47.42'
183	45.47'
184	44.18'

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho

Sandoval County, New Mexico

July 2024

Documents

1. PLAT FOR PARCEL A, TRACTS 1 THRU 9, 10–A, 10–B, 10–C, 11 THRU 18, A AND B–1–A, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 14, 2008, IN VOL. 3, FOL. 2977–A (RRE BK. 21, PG. 121–124).
2. PLAT FOR TRACTS 19 THRU 28 AND PARCEL B, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 3, 2008, IN VOL. 3, FOL. 2982–A (RRE BK. 21, PG. 125–128).
3. PLAT FOR BLOCKS 98 THRU 121 AND PORTIONS OF BLOCKS 94 THRU 97, RIO RANCHO ESTATES, UNIT 21, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 25, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 35.
4. PLAT FOR BLOCKS 1 THRU 41, MULTIPLE TRACTS "AA" AND "BB" AND COMMERCIAL TRACTS "A", "B", AND "C", RIO RANCHO ESTATES, UNIT 20, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 16, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 32.
5. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 18, 2018, IN VOL. 3, FOL. 4305 (RRE BK. 28, PG. 34–36).
6. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15B, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 26, 2019, IN VOL. 3, FOL. 4424 (RRE BK. 29, PG. 41–43).
7. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15C, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 5, 2020, IN VOL. 3, FOL. 4528 (RRE BK. 30, PG. 4–6).
8. PLAT OF RECORD FOR CLEVELAND HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON _____, 20__, IN VOL. 3, FOL. _____ (RRE BK. ___, PG. _____).

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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1195	5,207
Lot 2	0.1182	5,149
Lot 3	0.1182	5,149
Lot 4	0.1194	5,199
Lot 5	0.1278	5,566
Lot 6	0.1189	5,177
Lot 7	0.1140	4,965
Lot 8	0.1136	4,950
Lot 9	0.1136	4,950
Lot 10	0.1136	4,950
Lot 11	0.1136	4,950
Lot 12	0.1136	4,950
Lot 13	0.1136	4,950
Lot 14	0.1136	4,950
Lot 15	0.1136	4,950
Lot 16	0.1136	4,950
Lot 17	0.1136	4,950
Lot 18	0.1123	4,890
Lot 19	0.1123	4,890
Lot 20	0.1136	4,950
Lot 21	0.1136	4,950
Lot 22	0.1136	4,950
Lot 23	0.1136	4,950
Lot 24	0.1136	4,950
Lot 25	0.1136	4,950
Lot 26	0.1136	4,950
Lot 27	0.1136	4,950
Lot 28	0.1136	4,950
Lot 29	0.1127	4,910
Lot 30	0.2946	12,833
Lot 31	0.2223	9,682
Lot 32	0.1125	4,900
Lot 33	0.1136	4,950
Lot 34	0.1136	4,950
Lot 35	0.1136	4,950
Lot 36	0.1136	4,950
Lot 37	0.1136	4,950
Lot 38	0.1136	4,950
Lot 39	0.1136	4,950
Lot 40	0.1136	4,950
Lot 41	0.1136	4,950
Lot 42	0.1136	4,950
Lot 43	0.1136	4,950
Lot 44	0.1396	6,081
Lot 45	0.1136	4,950
Lot 128	0.1289	5,614
Lot 129	0.1460	6,359
Lot 130	0.1136	4,950
Lot 131	0.1136	4,950
Lot 132	0.1136	4,950
Lot 133	0.1136	4,950
Lot 134	0.1136	4,950
Lot 135	0.1136	4,950
Lot 136	0.1136	4,950
Lot 137	0.1136	4,950

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 138	0.1136	4,950
Lot 139	0.1171	5,103
Lot 140	0.1130	4,924
Lot 141	0.1136	4,950
Lot 142	0.1136	4,950
Lot 143	0.1136	4,950
Lot 144	0.1136	4,950
Lot 145	0.1136	4,950
Lot 146	0.1136	4,950
Lot 147	0.1136	4,950
Lot 148	0.1136	4,950
Lot 149	0.1136	4,950
Lot 150	0.1136	4,950
Lot 151	0.1136	4,950
Lot 152	0.1136	4,950
Lot 153	0.1136	4,950
Lot 154	0.1136	4,950
Lot 155	0.1136	4,950
Lot 156	0.1136	4,950
Lot 157	0.1136	4,950
Lot 158	0.1136	4,950
Lot 159	0.1136	4,950
Lot 160	0.1136	4,950
Lot 161	0.1136	4,950
Lot 162	0.1135	4,943
Lot 163	0.1615	7,036
Lot 164	0.1380	6,012
Lot 165	0.1356	5,906
Lot 166	0.1340	5,839
Lot 167	0.1399	6,094
Lot 168	0.2632	11,463
Lot 169	0.2220	9,669
Lot 170	0.1147	4,996
Lot 171	0.1136	4,950
Lot 172	0.1136	4,950
Lot 173	0.1136	4,950
Lot 174	0.1136	4,950
Lot 175	0.1136	4,950
Lot 176	0.1136	4,950
Lot 177	0.1136	4,950
Lot 178	0.1136	4,950
Lot 179	0.1136	4,950
Lot 180	0.1136	4,950
Lot 181	0.1136	4,950
Lot 182	0.1985	8,645
Lot 183	0.3025	13,175
Lot 184	0.1490	6,490
Lot 185	0.1136	4,950
Lot 186	0.1136	4,950
Lot 187	0.1136	4,950
Lot 188	0.1136	4,950
Lot 189	0.1136	4,950
Lot 190	0.1136	4,950
Lot 191	0.1136	4,950
Lot 192	0.1184	5,156

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 193	0.1243	5,416
Lot 194	0.1136	4,950
Lot 195	0.1136	4,950
Lot 196	0.1136	4,950
Lot 197	0.1136	4,950
Lot 198	0.1136	4,950
Lot 199	0.1136	4,950
Lot 200	0.1139	4,960
Lot 201	0.1917	8,350
Lot 202	0.1708	7,440
Lot 203	0.1495	6,511
Lot 204	0.1361	5,930
Lot 205	0.1308	5,696
Lot 206	0.1225	5,335
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	0.6126	26,684
Right of Way Dedication to the City of Rio Rancho in Fee Simple	0.0038	167
Tract 17A–1	20.9318	911,790
Tract A	4.6536	202,709
Tract B	0.0089	386
Tract C	0.3407	14,843
Tract D	0.0109	476
Tract E	0.0109	476
Tract F	0.1239	5,398
Tract I	0.0084	364
Tract M	0.0633	2,756
Tract N	0.0851	3,708
Tract O	0.0967	4,213
Tract Q	0.0287	1,248
Tract R	0.2656	11,569
Tract S	1.8577	80,920

Easement Notes

1. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
2. EXISTING 68' WIDE PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
3. EXISTING 100' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
4. TEMPORARY TURN AROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT
5. EXISTING DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
6. INTENTIONALLY OMITTED
7. EXISTING 50' RADIUS TEMPORARY TURN–AROUND EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
8. EXISTING 10' PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
9. EXISTING 15' SLOPE AND CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF TRACT 15 TO BE MAINTAINED BY THE TRACT 15 HOA UNTIL TRACT 17 IS DEVELOPED (3/16/2018, VOL. 3, FOL. 4189)
10. 20' SECONDARY FIRE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
11. EXISTING 40' SANITARY SEWER, DRAINAGE AND P.U.E. FOR THE USE OF THE CITY OF RIO RANCHO AND MAINTAINED BY THE CITY OF RIO RANCHO (3/16/2018, VOL. 3, FOL. 4199)
12. EXISTING 10' P.U.E. (5/5/2020, VOL. 3, FOL. 4528) (RRE BK. 30, PG 4–6)
13. EXISTING BLANKET LANDSCAPE, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT (5/5/2000, VOL. 3, FOL.4528) (RRE BK. 30, PG. 4–6)
14. EXISTING DRAINAGE EASEMENT, OWNED AND MAINTAINED BY THE CLEVELAND HEIGHTS HOMEOWNERS ASSOCIATION (10/18/2018, VOL. 3, FOLIO 4305) (RRE BK. 28, PG. 34–36)

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho

Sandoval County, New Mexico

July 2024

Public Utility Easements

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

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

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

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

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

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

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

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

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

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

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: Aaron Cooke - DR Horton, Inc.		Phone: 505-526-3753
Address: 8440 Wyoming Blvd. Suite A		E-Mail: AMCooke@drhorton.com
City: Albuquerque	State: NM	Zip: 87113
Proprietary Interest: Subdivision	List Owners: DR Horton, Inc.	
Deed or Ownership Verification Provided: (Initials) AC	Letter of Authorization Provided: (Initials) N/A	

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

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

Request variance to remove 5' PUE's from back of lot line and side lot line of shared lots.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Sandstone Bluffs at Cleveland Heights	Block(s):	Lot(s): Tract 17A
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots:	No. of proposed lots: 124	Total area of site (acres) 44.5389

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: Aaron Cooke	Applicant: DR Horton, Inc.	Agent:
Signature:		Date: 7-22-24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

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

RE: Justification Letter – City of Rio Rancho – Sandstone Bluffs Phase 1 Pre-plat

Please find this letter as justification for the action of Preliminary Plat variance, in removing the 5-foot PUE's along the back of all lot lines and shared side lot lines throughout the subdivision. The reason for this variance request is to remove any easements that will not be used throughout the subdivision. This variance will also match the current easement standard throughout the previous Cleveland Heights subdivisions, which do not have these PUE's. Having these easements across lots creates challenges with homeowners who do not want empty easements across their lots.

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

DR Horton, Inc.

Respectfully,



By:

Aaron M. Cooke
Director of Land Development

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

July 26, 2024

RE: Preliminary Plat, Subdivision Variance
Case No. 24-210-0005, 24-280-00002
Sandstone Bluffs at Cleveland Heights (PG, Tract 17)

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, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The applicant is concurrently requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots. The plat proposes 124 lots zoned R-4:Single-Family Residential, and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

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

*****THIS ITEM WAS POSTPONED FROM THE JULY 23, 2024 MEETING**

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.

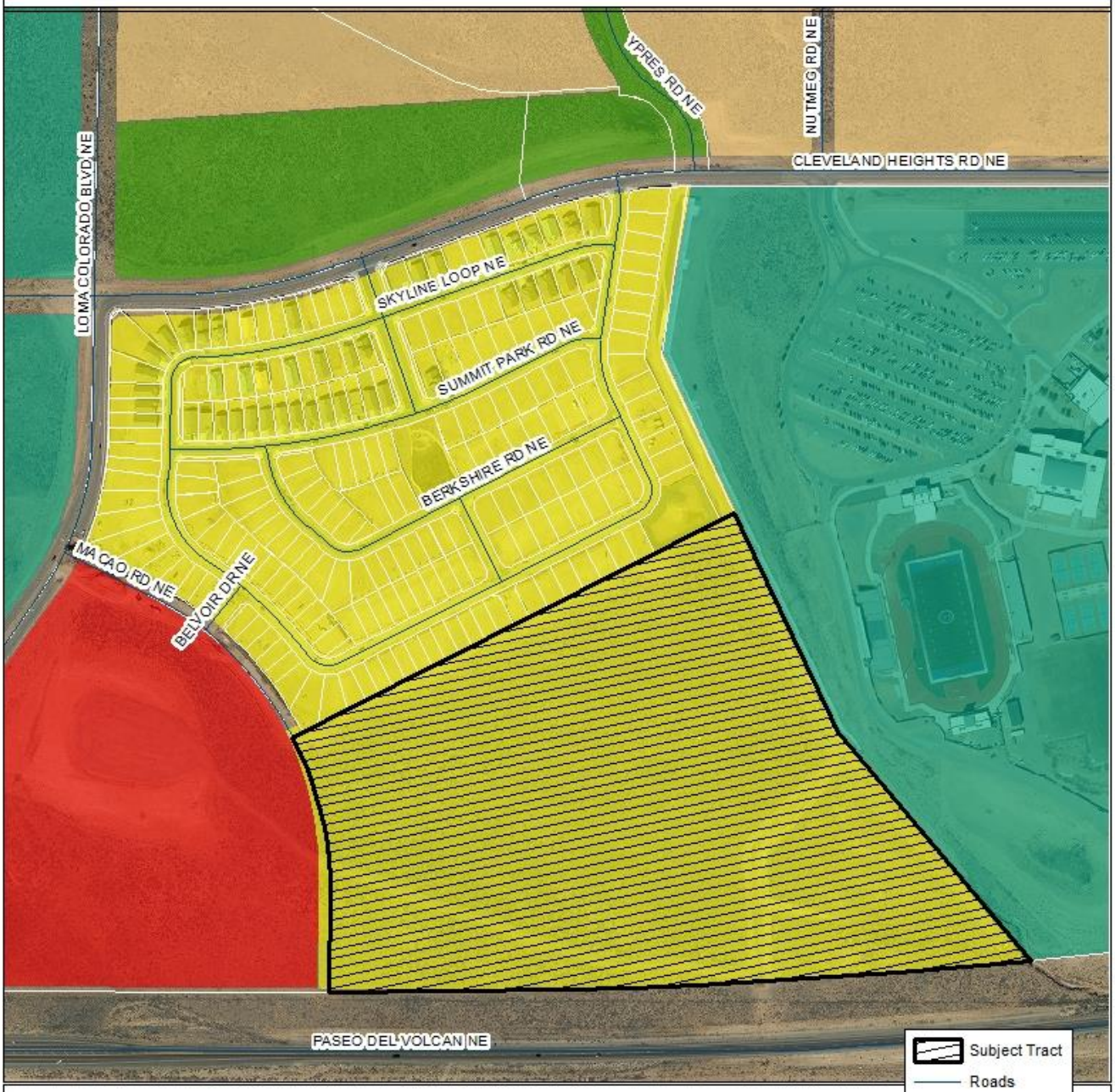
Respectfully,

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

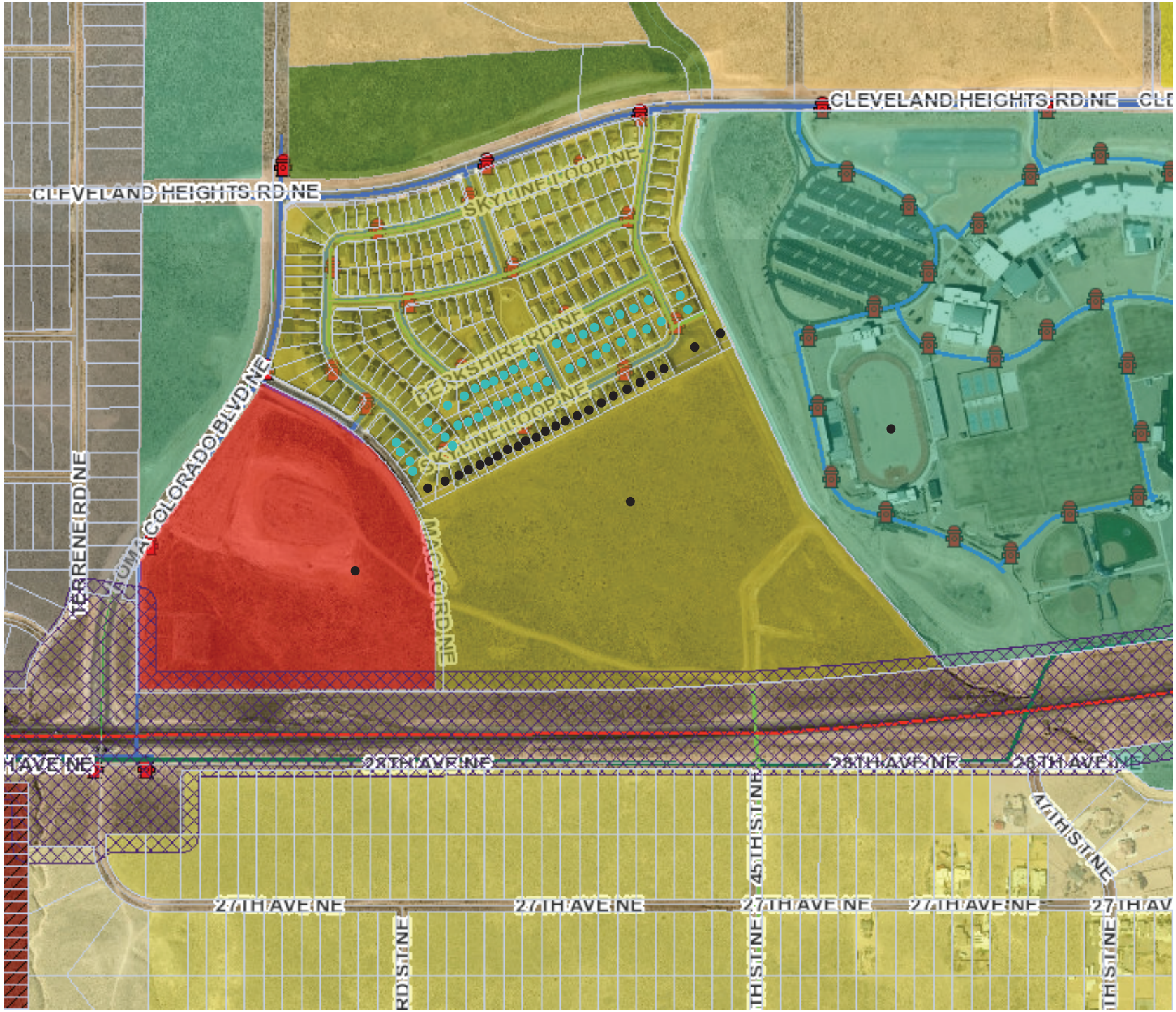
SANDSTONE BLUFFS AT CLEVELAND HEIGHTS PG, TRACT 17 PRELIMINARY PLAT



0 130 260 520 780 1,040 Feet

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

Map Created by Liz Ruiz Carlos on 7/5/2024



NOTICE MAP:

- - FIRST CLASS MAIL TO SUBDIVIDER AND ABUTTING PROPERTIES
- - 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, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-77, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Variance
Case #24-110-00012
The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

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: July 29, 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:	**August 13, 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:	**August 13, 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 is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots. The plat proposes 124 lots zoned R-4:Single-Family Residential, and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17. The PZB will hear the request on August 13, 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 is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots. The plat proposes 124 lots zoned R-4:Single-Family Residential, and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17. The PZB will hear the request on August 13, 2024.

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



BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-280-00002

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS PG, TRACT 17.

Applicant: DR Horton, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 13, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-280-00002

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS PG, TRACT 17.

Applicant: DR Horton, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Sandstone Bluffs at Cleveland Heights subdivision, Preliminary Plat case #24-210-00005.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 13, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-210-00005

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision, Phase 1. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision Phase 1. The plat proposes 124 lots zoned R-4:Single-Family Residential, and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

The subject property also falls within the Paseo Gateway Master Plan area, adopted as amended under Resolution No. 91, Enactment 19-016.

GENERAL INFORMATION:
A. Layout: Sandstone Bluffs at Cleveland Heights, Phase 1 is proposed to be subdivided into 124 lots and 14 tracts.
B. Acreage: The subject property is approximately 44.5389 acres.
C. Access: Access is provided via Redstone Road, a future residential road via Macao Rd, a residential road. A second access point is provided off of Peakview Loop via Fairmount St. a future residential road that connects to Cleveland Heights 15C.
D. Zoning: The subject property is zoned R-4: Single-Family Residential under Ordinance No. 8, Enactment No. 19-13.
E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, PNM, and Gas Company of New Mexico.
F. Water and Wastewater Availability: A Water/Wastewater Availability Letter was granted for the Sandstone Bluffs at Cleveland Heights Subdivision on October 11, 2023.
G. Drainage: Drainage is per the Cleveland Heights Unit 17 Project Drainage Report, dated June 2024.
H. Roads and Sidewalks: All roads within the subdivision are standard 50' residential rights-of-way, with 4' sidewalks on each side.
I. Recreational Facilities/Open Space: The first phase of the proposed subdivision does not feature a park; as such, the second phase of the subdivision must allocate sufficient park acreage.
J. Easements: All lots will feature 10' public utility easements (PUE) along the front.
K. Public Site Dedications: N/A
L. Vacations: None
M. Variances: As a condition of approval, the applicant is submitting a subdivision variance request to allow for 10' Public Utility Easements on the front of all lots within the subdivision, in place of 5'

PUE's along side and rear lot lines (case #24-280-00002).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS: Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions, pending approval of Subdivision Variance case #24-280-00002. The requested Subdivision Variance is to the required side and rear Public Utility Easements. Criteria may be satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE: The proposed lots would comply with the residential dimensional standards as laid out in R.O. 2003 §154.50 for R-4: Single-Family Residential. The proposed Preliminary Plat contains lots with an acreage range of approximately 0.1460 acres (4,943 sf) to 0.3025 acres (13,175 sf) and a lot width range of 40' from 15' front setback to 66.79'. Staff recommends the Planning and Zoning Board find the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
Section 5.6.3 contains the stated policy (L-1) to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan." This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Paseo Gateway Master Plan). Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

CONFORMANCE WITH THE PASEO GATEWAY MASTER PLAN:
The R-4: Single-Family Residential Zoning District, which comprises the entire zoning of PG, Tract 17, conforms to the policies and provisions of the Paseo Gateway Master Plan. Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the master plan; criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document
DSD Engineering - Comments will be provided at a later time.
Rio Rancho Public Schools - No comments provided
Fire and Rescue - Comments attached.
Police Department - No comments provided
SSCAFCA - Comments Attached.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - No comments provided.

SURROUNDING LAND USE/ZONING: PG, Tract 17 is bounded by R-4: Single-Family Residential District to the north, SU: Special Use for Education Center to the east, and C-1: Retail Commercial to the west. Paseo del Volcan NE abuts the property to the south.

NOTIFICATIONS: Notice of the pending development application was sent via certified mail to property owners within 100' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 29, 2024. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case #24-210-00005 subject to the following conditions of approval and findings of fact.

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions pending approval of Subdivision Variance case #24-280-00002.
3. The preliminary plat conforms to the requirements of the R-4: Single-Family Residential Zoning District.
4. The preliminary plat conforms to the requirements of the Paseo Gateway Master Plan
5. In accordance with R.O. 2003 §155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. The applicant shall address all of the preliminary plat reviewer's staff comments prior to the filing of the plat, including future engineering comments.
8. Adequate park acreage conforming to Chapter 155 shall be included in Phase 2.
9. Signatories to be updated on the plat including:
a. Free Consent and Dedication to be signed by Corporation President and Secretary unless authorization acknowledgment is provided by President.
b. Remove and replace Development Services Department Director with Planning and Zoning Board Chairman.
c. Correct City Clerk signature from "approved administratively by the City of Rio Rancho Development Services Department" to "approved by the Planning and Zoning Board and their meeting held on"
10. Owner and entity responsible for maintenance of all tracts shall be included in the plat.
11. Impact Fee assessment for the properties will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The preliminary plat does not conform to the City of Rio Rancho plans and policies.
2. The preliminary plat does not conform to the Paseo Gateway Master Plan.
3. The preliminary plat does not conform to requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 154.60 (C)

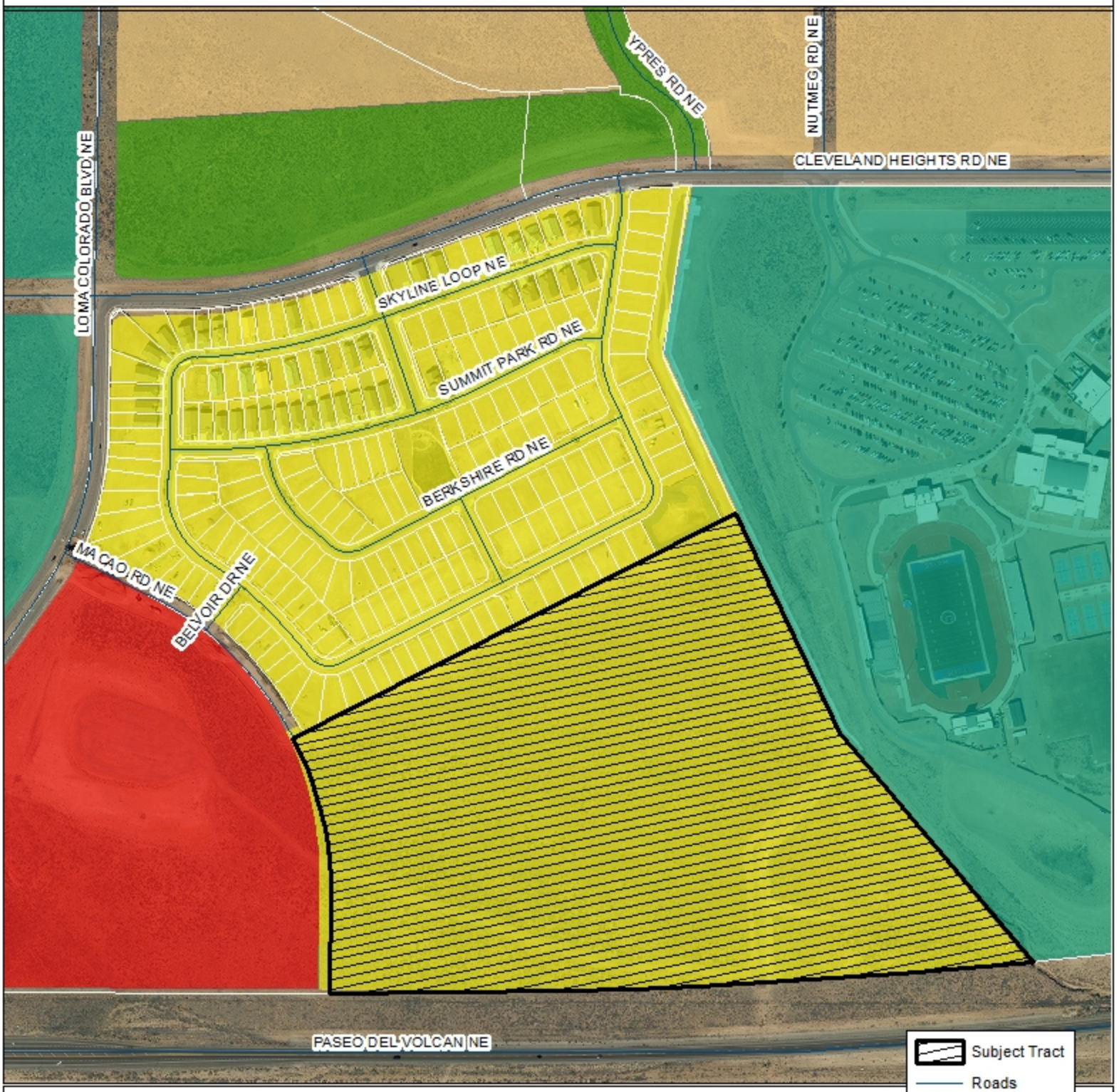
ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application
ATTACHMENT: FINAL Revised Plat.pdf
ATTACHMENT: Transmittal_24-210-00005_FIRE.pdf
ATTACHMENT: Transmittal_24-210-00005_SSCAFCA.pdf
ATTACHMENT: Reproduction of Notices_.pdf

SANDSTONE BLUFFS AT CLEVELAND HEIGHTS PG, TRACT 17 PRELIMINARY PLAT



Rio Rancho City of Vision

0 130 260 520 780 1,040 Feet

N W E S

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

Map Created by:Liz Ruiz Carlos on 7/5/2024

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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: Aaron Cooke – DR Horton, Inc.		Phone: 505-526-3753
Address: 8440 Wyoming Blvd. NE Suite A		E-Mail: AMCooke@drhorton.com
City: Albuquerque	State: New Mexico	Zip: 87113
Proprietary Interest: Subdivision	List Owners: DR Horton, Inc.	
Deed or Ownership Verification Provided: (Initials) AC	Letter of Authorization Provided: (Initials) N/A	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Request pre-plat approval through Planning and Zoning

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Sandstone Bluffs at Cleveland Heights Phase1	Block(s):	Lot(s): Tract 17A
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots:	No. of proposed lots: 124	Total area of site (acres) 44.5389

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: Aaron Cooke	Applicant: DR Horton, Inc.	Agent:
Signature: 		Date: 6-28-24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

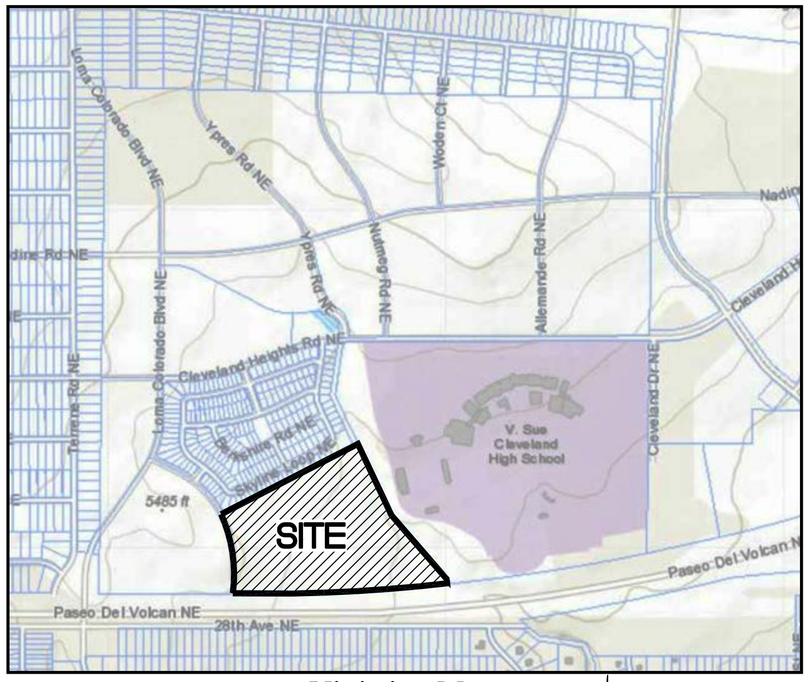
APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised January 26, 2017

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024



Vicinity Map

N.T.S.

Legal Description

TRACT NUMBERED SEVENTEEN–A (17A) OF CLEVELAND HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON _____, 20__, IN VOLUME 3, FOLIO _____ (RRE BOOK____, PAGES _____).

Indexing Information

Section 32, Township 13 North, Range 3 East, N.M.P.M.
Subdivision: Cleveland Heights
Owner: D.R. Horton, Inc.
UPC #:1–014–073–203–054 (Tract 17)

Purpose of Plat

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

Filing Information

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME ____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022 AND MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST, N.M.P.M.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF TRACTS CREATED:	14
NUMBER OF LOTS CREATED:	124
MILES OF ROAD CREATED:	0.7464 MILES
ACREAGE IN ROADS:	5.2700 ACRES
ACREAGE DEDICATED BY THIS PLAT	5.2700 ACRES
TOTAL PLATTED ACREAGE:	44.5389 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999666313, WITH AN ORIGIN OF (0,0).
7. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 18374".

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN MACAO RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

AND

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR PEAKVIEW LOOP, FAIRMOUNT STREET, MEADOW PARK, AND REDSTONE RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE
D.R. HORTON, INC.

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS–WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS–WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

Plat for
Sandstone Bluffs at
Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Skyline Loop (50' R/W)
Fairmount St (50' R/W)
Peakview Loop (50' R/W)
Meadow Park (50' R/W)
Redstone Road (50' R/W)
Macao Rd (34' R/W)
Paseo Del Volcan (R/W Varies)

Cleveland Hts. Sub. Unit 15C (5/5/2020, Vol. 3, Fol. 4528) (RRE Bk. 30, Pg. 4–6)
Cleveland Hts. Sub. Unit 15A (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)
Tract B–1A Paseo Gateway (11/4/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 2, Pg. 121–124)

Tract 17A–1

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

See Detail "F" on sheet 4 of 6 for dimensions
See sheet 4 of 6 for dimensions
Phase Line
Rebar With Cap "LS 12651"
Aluminum Cap "LS 11462" N: 1567846.72' E: 1521685.42'

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Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Detail "A" n.t.s.

Detail "B" n.t.s.

Detail "C" n.t.s.

Detail "D" n.t.s.

Redstone Rd (Tract A)

Fairmount Street (50' R/W)

Peakview Loop (50' R/W)

Meadow Park (50' R/W)

Macao Road

Matchline - See Sheet 4 of 6

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

Right of Way Dedication to the City of Rio Rancho In Fee Simple
167 Sq. Ft.
0.0038 Acres

Tract 17A–1
1,116,998 Sq. Ft.
25.6428 Acres

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
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Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Tract B-1A
Paseo Gateway
(11/4/2008, Vol. 3, Fol. 2977-A) (RRE Bk. 2, Pg. 121-124

Tract S

Tract M

Tract A

Tract Q

Tract F

Tract 17A-1
922,743 Sq. Ft.
21.1833 Acres

Peakview Loop (50' R/W)

Meadow Park (50' R/W)

Tr. I
Cleveland Hts. Sub. Unit 15A
(10/18/2018, Vol. 3, Fol. 4305)
(RRE Bk. 28, Pg. 34-36)

Block 4
Cleveland Hts. Sub. Unit 15C
(5/5/2020, Vol. 3, Fol. 4528)
(RRE Bk. 30, Pg. 4-6)

Lot 30 | Lot 31 | Lot 32 | Lot 33 | Lot 34 | Lot 35 | Lot 36 | Lot 37 | Lot 38 | Lot 39 | Lot 40 | Lot 41 | Lot 42 | Lot 43 | Lot 44 | Lot 45

Lot 29 | Lot 28 | Lot 27 | Lot 26 | Lot 25 | Lot 24 | Lot 23 | Lot 22 | Lot 21 | Lot 20

Lot 140 | Lot 141 | Lot 142 | Lot 143 | Lot 144 | Lot 145 | Lot 146 | Lot 147 | Lot 148

Lot 139 | Lot 138 | Lot 137 | Lot 136 | Lot 135 | Lot 134 | Lot 133 | Lot 132 | Lot 131 | Lot 130 | Lot 129 | Lot 128

Lot 183 | Lot 182 | Lot 181 | Lot 180 | Lot 179

Lot 184 | Lot 185 | Lot 186 | Lot 187 | Lot 188 | Lot 189 | Lot 190 | Lot 191 | Lot 192 | Lot 193

Lot 200 | Lot 199 | Lot 198 | Lot 197 | Lot 196 | Lot 195 | Lot 194

Lot 201

See Detail "D" on this sheet

See Detail "F"

Matchline - See Sheet 3 of 6

Detail "E"
n.t.s.

Detail "F"
n.t.s.

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BAR SCALE
0 100' 200'
SCALE: 1" = 100'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	105.11'	75.00'	80°18'02"	96.72'	S 22°55'04" W
C2	225.61'	1169.22'	11°03'20"	225.26'	N 11°42'17" W
C3	78.82'	1169.22'	3°51'45"	78.81'	N 04°14'44" W
C4	362.57'	1000.00'	20°46'25"	360.59'	N 16°34'00" W
C5	476.07'	1000.00'	27°16'38"	471.59'	N 13°18'54" W
C6	113.51'	1000.00'	6°30'12"	113.45'	N 02°55'41" W
C7	101.72'	250.00'	23°18'42"	101.02'	N 84°30'14" W
C8	76.49'	249.98'	17°31'50"	76.19'	S 81°36'47" E
C9	78.86'	50.00'	90°22'00"	70.94'	N 44°26'18" E
C10	83.53'	75.00'	63°48'47"	79.28'	S 31°09'42" W
C11	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C12	20.32'	75.00'	15°31'25"	20.26'	S 32°44'36" E
C13	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C14	28.90'	75.00'	22°04'36"	28.72'	N 13°56'35" W
C15	91.54'	225.00'	23°18'42"	90.91'	N 84°30'14" W
C16	84.20'	275.00'	17°32'31"	83.87'	S 81°37'08" E
C17	31.58'	1194.22'	1°30'54"	31.58'	N 03°04'06" W
C18	38.25'	25.00'	87°39'58"	34.63'	S 40°00'26" W
C19	49.14'	30.00'	93°50'29"	43.82'	N 49°14'20" W
C20	181.46'	1194.22'	8°42'22"	181.29'	N 12°52'46" W
C21	149.16'	1144.22'	7°28'09"	149.05'	N 13°29'53" W
C22	301.96'	1034.00'	16°43'55"	300.89'	N 18°35'12" W
C23	72.94'	1034.00'	4°02'30"	72.92'	N 08°12'00" W
C24	45.01'	1034.00'	2°29'39"	45.01'	N 04°55'55" W
C25	44.40'	1034.00'	2°27'37"	44.40'	N 00°54'23" W
C26	45.00'	30.00'	85°56'20"	40.90'	S 53°11'25" E
C27	40.84'	25.00'	93°36'14"	36.45'	N 37°02'18" E
C28	27.43'	30.00'	52°22'54"	26.48'	S 36°24'42" E
C29	17.57'	30.00'	33°33'26"	17.32'	S 79°22'52" E
C30	16.09'	25.00'	36°52'12"	15.81'	N 65°24'19" E
C31	24.75'	25.00'	56°44'02"	23.76'	N 18°36'12" E
C32	103.86'	1034.00'	5°45'18"	103.82'	N 24°04'31" W
C33	44.35'	1034.00'	2°27'27"	44.35'	N 19°58'08" W
C34	44.35'	1034.00'	2°27'27"	44.35'	N 17°30'41" W
C35	44.35'	1034.00'	2°27'27"	44.35'	N 15°03'14" W
C36	44.35'	1034.00'	2°27'27"	44.35'	N 12°35'47" W
C37	20.70'	1034.00'	1°08'49"	20.70'	N 10°47'39" W
C38	38.24'	25.00'	87°37'59"	34.62'	S 52°20'35" E
C39	11.14'	25.00'	25°31'14"	11.04'	S 21°17'12" E
C40	27.10'	25.00'	62°06'46"	25.79'	S 65°06'12" E
C41	111.89'	275.00'	23°18'42"	111.12'	N 84°30'14" W
C42	68.84'	224.98'	17°31'50"	68.57'	S 81°36'47" E
C43	39.43'	25.00'	90°22'00"	35.47'	N 44°26'18" E
C44	38.00'	25.00'	87°05'59"	34.45'	N 46°04'19" E
C45	1.43'	25.00'	3°16'01"	1.43'	N 00°53'19" E
C46	58.88'	1194.22'	2°49'30"	58.88'	N 15°49'12" W
C47	44.44'	1194.22'	2°07'56"	44.44'	N 13°20'29" W
C48	44.44'	1194.22'	2°07'56"	44.44'	N 11°12'33" W
C49	33.69'	1194.22'	1°37'00"	33.69'	N 09°20'05" W
C50	70.08'	50.00'	80°18'02"	64.48'	S 22°55'04" W
C51	57.25'	50.00'	65°36'34"	54.18'	S 15°34'20" W
C52	12.82'	50.00'	14°41'29"	12.79'	S 55°43'21" W
C53	140.15'	100.00'	80°18'02"	128.96'	S 22°55'04" W
C54	21.09'	100.00'	12°04'59"	21.05'	S 57°01'35" W
C55	32.18'	100.00'	18°26'08"	32.04'	S 41°46'02" W
C56	25.69'	100.00'	14°43'12"	25.62'	S 25°11'22" W
C57	30.47'	100.00'	17°27'39"	30.36'	S 09°05'57" W
C58	30.72'	100.00'	17°36'05"	30.60'	S 08°25'55" E
C59	18.97'	1144.22'	0°56'59"	18.97'	N 16°45'28" W
C60	49.08'	1144.22'	2°27'27"	49.07'	N 15°03'14" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	49.08'	1144.22'	2°27'27"	49.07'	N 12°35'47" W
C62	32.04'	1144.22'	1°36'15"	32.04'	N 10°33'56" W
C63	111.37'	100.00'	63°48'47"	105.71'	S 31°09'42" W
C64	55.69'	50.00'	63°48'47"	52.85'	S 31°09'42" W
C65	10.70'	100.00'	6°07'47"	10.69'	S 02°19'12" W
C66	37.38'	100.00'	21°25'02"	37.16'	S 16°05'37" W
C67	32.85'	100.00'	18°49'20"	32.70'	S 36°12'48" W
C68	30.44'	100.00'	17°26'37"	30.33'	S 54°20'47" W
C69	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C70	19.27'	50.00'	22°04'36"	19.15'	N 13°56'35" W
C71	39.77'	50.00'	45°34'23"	38.73'	S 85°51'16" W
C72	40.47'	50.00'	46°22'39"	39.38'	N 48°10'13" W
C73	39.27'	25.00'	90°00'00"	35.36'	S 71°55'55" E
C74	16.09'	25.00'	36°52'12"	15.81'	S 45°22'01" E
C75	23.18'	25.00'	53°07'48"	22.36'	N 89°37'59" E
C76	39.27'	25.00'	90°00'00"	35.36'	N 18°04'05" E
C77	23.18'	25.00'	53°07'48"	22.36'	N 36°30'11" E
C78	16.09'	25.00'	36°52'12"	15.81'	N 08°29'49" W
C79	13.55'	50.00'	15°31'25"	13.51'	S 32°44'36" E
C80	27.09'	100.00'	15°31'25"	27.01'	S 32°44'36" E
C81	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C82	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C83	59.92'	50.00'	68°40'02"	56.40'	N 59°18'54" W
C84	20.32'	50.00'	23°16'59"	20.18'	S 74°42'35" W
C85	30.37'	50.00'	34°47'55"	29.90'	N 42°22'51" W
C86	38.44'	50.00'	44°03'04"	37.50'	N 81°48'21" W
C87	11.43'	50.00'	13°06'02"	11.41'	S 69°37'06" W
C88	17.57'	30.00'	33°33'26"	17.32'	S 67°03'42" W
C89	27.45'	30.00'	52°25'11"	26.50'	S 24°04'24" W
C90	17.57'	30.00'	33°33'26"	17.32'	N 79°22'52" W
C91	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C92	39.30'	25.00'	90°04'44"	35.38'	S 47°56'39" E
C93	9.24'	28.00'	18°54'42"	9.20'	S 46°32'17" E
C94	38.53'	100.00'	22°04'36"	38.29'	N 13°56'35" W
C95	34.04'	100.00'	19°30'07"	33.87'	N 12°39'20" W
C96	4.49'	100.00'	2°34'29"	4.49'	N 23°41'38" W
C97	31.56'	30.00'	60°17'03"	30.13'	N 32°27'37" W
C98	28.09'	50.00'	32°11'14"	27.72'	S 79°09'42" W
C99	35.73'	50.00'	40°56'43"	34.98'	N 64°16'20" W
C100	16.42'	50.00'	18°49'05"	16.35'	N 34°23'26" W
C101	45.02'	30.00'	85°58'37"	40.91'	S 40°51'07" W
C102	9.14'	28.00'	18°42'17"	9.10'	N 41°06'08" E
C103	239.94'	47.99'	286°26'17"	57.47'	N 87°13'49" E
C104	20.90'	28.00'	42°45'36"	20.41'	S 72°20'58" E
C105	20.90'	28.00'	42°45'36"	20.41'	N 08°39'39" W
C106	239.97'	48.00'	286°26'55"	57.47'	N 49°29'42" E
C107	224.81'	18042.00'	0°42'50"	224.81'	N 88°53'54" E
C108	1665.10'	19800.00'	4°49'06"	1664.61'	N 86°45'14" E
C109	75.40'	18202.29'	0°14'14"	75.40'	N 89°23'22" E
C110	1.98'	18152.29'	0°00'22"	1.98'	N 87°00'47" E
C111	195.36'	18042.00'	0°37'13"	195.36'	N 88°56'42" E
C112	29.45'	18042.00'	0°05'37"	29.45'	N 88°35'17" E
C113	1604.11'	19800.00'	4°38'31"	1603.67'	N 86°50'31" E
C114	419.91'	1034.00'	23°16'04"	417.03'	N 15°19'08" W
C115	60.99'	19800.00'	0°10'35"	60.99'	N 84°25'58" E
C116	75.25'	18177.29'	0°14'14"	75.25'	N 89°23'22" E
C117	39.37'	25.00'	90°14'13"	35.43'	N 42°12'50" E
C118	7.33'	25.00'	16°47'35"	7.30'	N 80°51'44" W
C119	10.40'	25.00'	23°49'27"	10.32'	S 84°22'40" E
C120	9.41'	29.32'	18°22'46"	9.37'	N 77°56'02" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	8.66'	29.78'	16°39'33"	8.63'	S 77°04'25" W
C122	30.86'	28.00'	63°08'30"	29.32'	N 09°55'59" W
C123	17.05'	18152.29'	0°03'14"	17.05'	N 86°59'22" E
C124	13.61'	28.00'	27°51'26"	13.48'	N 35°33'59" E
C125	15.07'	18152.29'	0°02'51"	15.07'	N 86°59'11" E
C126	27.94'	1034.00'	1°32'54"	27.94'	N 02°54'39" W
C127	117.95'	1034.00'	6°32'09"	117.89'	N 06°57'10" W

Line Table		
Line #	Direction	Length (ft)
L1	S 40°30'18" E	106.46'
L2	N 24°58'53" W	24.70'
L3	N 41°15'11" E	16.39'
L4	S 05°38'42" W	15.69'
L5	S 57°27'02" E	29.84'
L6	N 72°10'14" W	36.64'
L7	S 75°35'33" W	49.12'
L8	S 87°51'29" W	50.00'
L9	S 34°59'49" W	8.56'
L10	N 49°29'42" E	131.00'
L11	S 65°01'07" W	95.00'
L12	N 83°50'25" E	83.50'
L13	N 87°07'25" E	67.81'
L14	N 02°54'17" W	19.24'
L15	S 65°01'07" W	110.00'
L16	N 24°58'53" W	135.00'
L17	S 40°40'22" E	23.19'
L18	S 83°50'25" W	25.82'
L19	S 83°50'25" W	78.68'
L20	N 69°39'18" E	109.14'
L21	S 00°44'28" W	12.07'
L22	N 49°29'42" E	122.00'
L23	N 44°44'29" W	27.07'
L25	N 02°59'24" W	12.00'
L26	S 86°17'56" W	44.96'
L27	S 02°54'17" E	59.35'
L28	N 49°29'42" E	96.92'
L29	N 41°30'14" W	25.30'

*L24 INTENTIONALLY OMITTED

Lot Width at 15' Front Setback	
Lot	Lot Width (ft)
5	40.00'
6	40.00'
29	45.14'
30	42.16'
31	41.63'
32	45.00'
129	45.25'
168	44.21'
169	42.22'
182	47.42'
183	45.47'
184	44.18'

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho

Sandoval County, New Mexico

July 2024

Documents

1. PLAT FOR PARCEL A, TRACTS 1 THRU 9, 10–A, 10–B, 10–C, 11 THRU 18, A AND B–1–A, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 14, 2008, IN VOL. 3, FOL. 2977–A (RRE BK. 21, PG. 121–124).
2. PLAT FOR TRACTS 19 THRU 28 AND PARCEL B, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 3, 2008, IN VOL. 3, FOL. 2982–A (RRE BK. 21, PG. 125–128).
3. PLAT FOR BLOCKS 98 THRU 121 AND PORTIONS OF BLOCKS 94 THRU 97, RIO RANCHO ESTATES, UNIT 21, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 25, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 35.
4. PLAT FOR BLOCKS 1 THRU 41, MULTIPLE TRACTS "AA" AND "BB" AND COMMERCIAL TRACTS "A", "B", AND "C", RIO RANCHO ESTATES, UNIT 20, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 16, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 32.
5. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 18, 2018, IN VOL. 3, FOL. 4305 (RRE BK. 28, PG. 34–36).
6. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15B, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 26, 2019, IN VOL. 3, FOL. 4424 (RRE BK. 29, PG. 41–43).
7. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15C, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 5, 2020, IN VOL. 3, FOL. 4528 (RRE BK. 30, PG. 4–6).
8. PLAT OF RECORD FOR CLEVELAND HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON _____, 20__, IN VOL. 3, FOL. _____ (RRE BK. ___, PG. _____).

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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1195	5,207
Lot 2	0.1182	5,149
Lot 3	0.1182	5,149
Lot 4	0.1194	5,199
Lot 5	0.1278	5,566
Lot 6	0.1189	5,177
Lot 7	0.1140	4,965
Lot 8	0.1136	4,950
Lot 9	0.1136	4,950
Lot 10	0.1136	4,950
Lot 11	0.1136	4,950
Lot 12	0.1136	4,950
Lot 13	0.1136	4,950
Lot 14	0.1136	4,950
Lot 15	0.1136	4,950
Lot 16	0.1136	4,950
Lot 17	0.1136	4,950
Lot 18	0.1123	4,890
Lot 19	0.1123	4,890
Lot 20	0.1136	4,950
Lot 21	0.1136	4,950
Lot 22	0.1136	4,950
Lot 23	0.1136	4,950
Lot 24	0.1136	4,950
Lot 25	0.1136	4,950
Lot 26	0.1136	4,950
Lot 27	0.1136	4,950
Lot 28	0.1136	4,950
Lot 29	0.1127	4,910
Lot 30	0.2946	12,833
Lot 31	0.2223	9,682
Lot 32	0.1125	4,900
Lot 33	0.1136	4,950
Lot 34	0.1136	4,950
Lot 35	0.1136	4,950
Lot 36	0.1136	4,950
Lot 37	0.1136	4,950
Lot 38	0.1136	4,950
Lot 39	0.1136	4,950
Lot 40	0.1136	4,950
Lot 41	0.1136	4,950
Lot 42	0.1136	4,950
Lot 43	0.1136	4,950
Lot 44	0.1396	6,081
Lot 45	0.1136	4,950
Lot 128	0.1289	5,614
Lot 129	0.1460	6,359
Lot 130	0.1136	4,950
Lot 131	0.1136	4,950
Lot 132	0.1136	4,950
Lot 133	0.1136	4,950
Lot 134	0.1136	4,950
Lot 135	0.1136	4,950
Lot 136	0.1136	4,950
Lot 137	0.1136	4,950

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 138	0.1136	4,950
Lot 139	0.1171	5,103
Lot 140	0.1130	4,924
Lot 141	0.1136	4,950
Lot 142	0.1136	4,950
Lot 143	0.1136	4,950
Lot 144	0.1136	4,950
Lot 145	0.1136	4,950
Lot 146	0.1136	4,950
Lot 147	0.1136	4,950
Lot 148	0.1136	4,950
Lot 149	0.1136	4,950
Lot 150	0.1136	4,950
Lot 151	0.1136	4,950
Lot 152	0.1136	4,950
Lot 153	0.1136	4,950
Lot 154	0.1136	4,950
Lot 155	0.1136	4,950
Lot 156	0.1136	4,950
Lot 157	0.1136	4,950
Lot 158	0.1136	4,950
Lot 159	0.1136	4,950
Lot 160	0.1136	4,950
Lot 161	0.1136	4,950
Lot 162	0.1135	4,943
Lot 163	0.1615	7,036
Lot 164	0.1380	6,012
Lot 165	0.1356	5,906
Lot 166	0.1340	5,839
Lot 167	0.1399	6,094
Lot 168	0.2632	11,463
Lot 169	0.2220	9,669
Lot 170	0.1147	4,996
Lot 171	0.1136	4,950
Lot 172	0.1136	4,950
Lot 173	0.1136	4,950
Lot 174	0.1136	4,950
Lot 175	0.1136	4,950
Lot 176	0.1136	4,950
Lot 177	0.1136	4,950
Lot 178	0.1136	4,950
Lot 179	0.1136	4,950
Lot 180	0.1136	4,950
Lot 181	0.1136	4,950
Lot 182	0.1985	8,645
Lot 183	0.3025	13,175
Lot 184	0.1490	6,490
Lot 185	0.1136	4,950
Lot 186	0.1136	4,950
Lot 187	0.1136	4,950
Lot 188	0.1136	4,950
Lot 189	0.1136	4,950
Lot 190	0.1136	4,950
Lot 191	0.1136	4,950
Lot 192	0.1184	5,156

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 193	0.1243	5,416
Lot 194	0.1136	4,950
Lot 195	0.1136	4,950
Lot 196	0.1136	4,950
Lot 197	0.1136	4,950
Lot 198	0.1136	4,950
Lot 199	0.1136	4,950
Lot 200	0.1139	4,960
Lot 201	0.1917	8,350
Lot 202	0.1708	7,440
Lot 203	0.1495	6,511
Lot 204	0.1361	5,930
Lot 205	0.1308	5,696
Lot 206	0.1225	5,335
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	0.6126	26,684
Right of Way Dedication to the City of Rio Rancho in Fee Simple	0.0038	167
Tract 17A–1	20.9318	911,790
Tract A	4.6536	202,709
Tract B	0.0089	386
Tract C	0.3407	14,843
Tract D	0.0109	476
Tract E	0.0109	476
Tract F	0.1239	5,398
Tract I	0.0084	364
Tract M	0.0633	2,756
Tract N	0.0851	3,708
Tract O	0.0967	4,213
Tract Q	0.0287	1,248
Tract R	0.2656	11,569
Tract S	1.8577	80,920

Easement Notes

1. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
2. EXISTING 68' WIDE PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
3. EXISTING 100' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
4. TEMPORARY TURN AROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT
5. EXISTING DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
6. INTENTIONALLY OMITTED
7. EXISTING 50' RADIUS TEMPORARY TURN–AROUND EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
8. EXISTING 10' PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
9. EXISTING 15' SLOPE AND CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF TRACT 15 TO BE MAINTAINED BY THE TRACT 15 HOA UNTIL TRACT 17 IS DEVELOPED (3/16/2018, VOL. 3, FOL. 4189)
10. 20' SECONDARY FIRE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
11. EXISTING 40' SANITARY SEWER, DRAINAGE AND P.U.E. FOR THE USE OF THE CITY OF RIO RANCHO AND MAINTAINED BY THE CITY OF RIO RANCHO (3/16/2018, VOL. 3, FOL. 4199)
12. EXISTING 10' P.U.E. (5/5/2020, VOL. 3, FOL. 4528) (RRE BK. 30, PG 4–6)
13. EXISTING BLANKET LANDSCAPE, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT (5/5/2000, VOL. 3, FOL.4528) (RRE BK. 30, PG. 4–6)
14. EXISTING DRAINAGE EASEMENT, OWNED AND MAINTAINED BY THE CLEVELAND HEIGHTS HOMEOWNERS ASSOCIATION (10/18/2018, VOL. 3, FOLIO 4305) (RRE BK. 28, PG. 34–36)

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho

Sandoval County, New Mexico

July 2024

Public Utility Easements

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 3, 2024

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue –Gerard Bauer, James Wenzel
(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: Preliminary Plat: DSD #24-210-00005 (Sandstone Bluffs at Cleveland Heights)

The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4:Single-Family Residential, and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, July 10, 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
(x) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Fire requests that IFC 2021 be followed including Appendix D for all dead ends. The builder must provide one of the approved turnarounds (Y -turn, Hammerhead, or cul-de-sac with proper diameter. Hydrants shall be located every 500’ and have roads that are 26’ Due to the amount of homes

Fire Marshal James Wenzel
Reviewer

07/02/2024
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 3, 2024

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue –Gerard Bauer, James Wenzel
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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, July 10, 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

The master plan shows a pond to the north of the open space. Has there been any amendment to the master plan? Ensure alignment with Paseo Gateway master plan.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com — 7/9/24

Reviewer — Date

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

July 26, 2024

RE: Preliminary Plat, Subdivision Variance
Case No. 24-210-0005, 24-280-00002
Sandstone Bluffs at Cleveland Heights (PG, Tract 17)

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, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The applicant is concurrently requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots. The plat proposes 124 lots zoned R-4:Single-Family Residential, and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

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

*****THIS ITEM WAS POSTPONED FROM THE JULY 23, 2024 MEETING**

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.

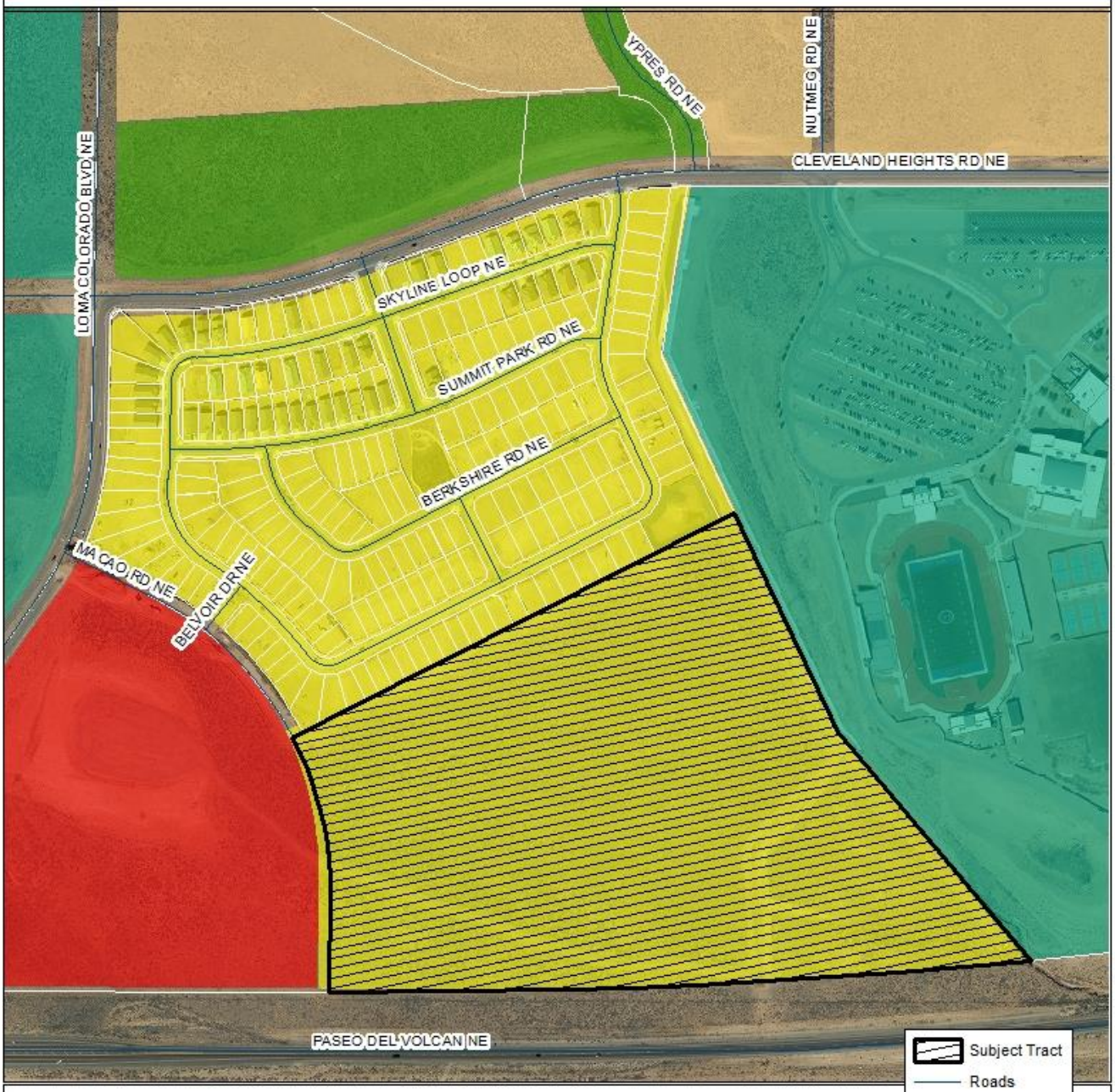
Respectfully,

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

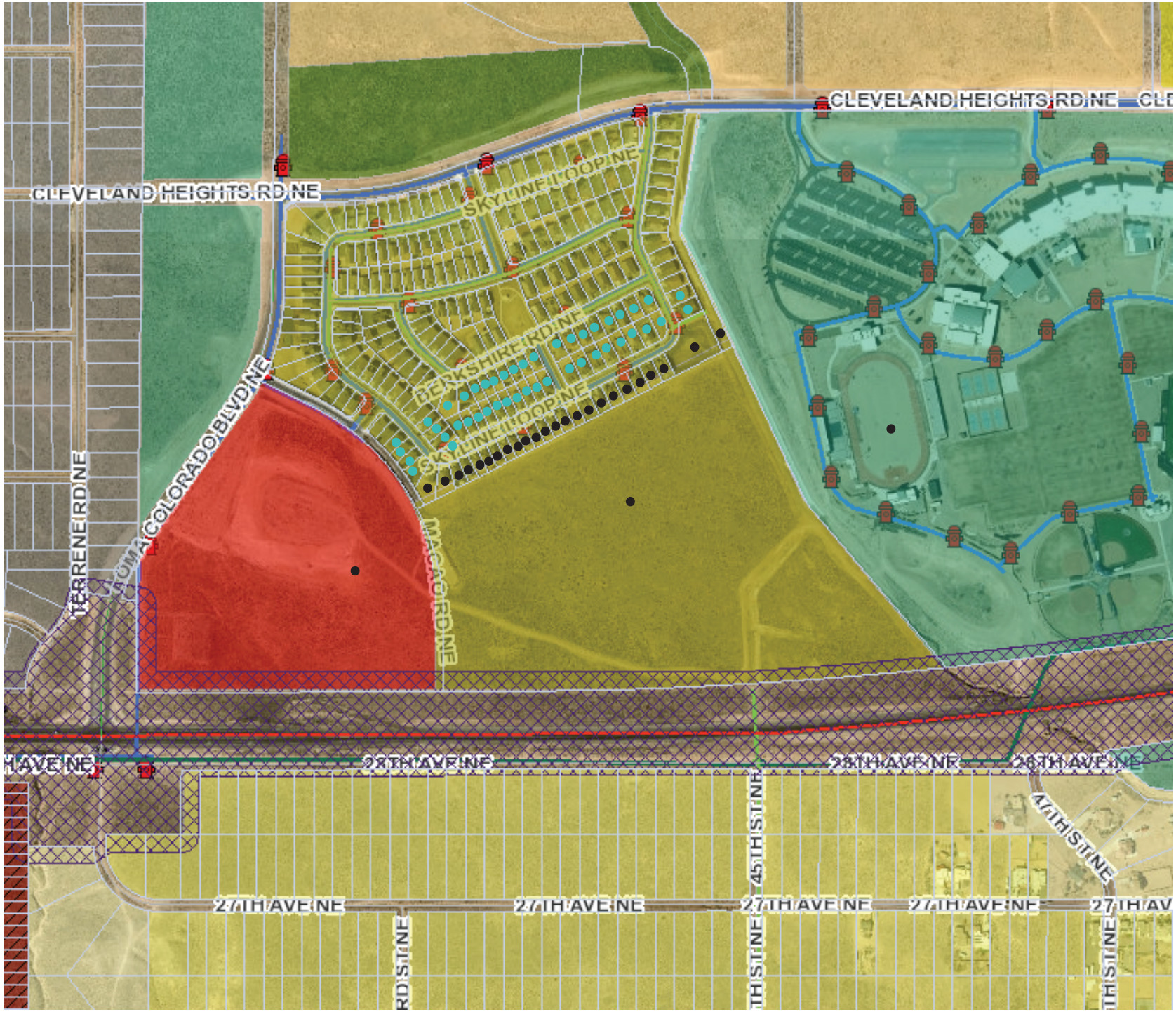
SANDSTONE BLUFFS AT CLEVELAND HEIGHTS PG, TRACT 17 PRELIMINARY PLAT



0 130 260 520 780 1,040 Feet

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

Map Created by Liz Ruiz Carlos on 7/5/2024



NOTICE MAP:

- - FIRST CLASS MAIL TO SUBDIVIDER AND ABUTTING PROPERTIES
- - 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, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-77, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Variance
Case #24-110-00012
The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

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: July 29, 2024

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-280-00001

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request is for the Los Diamantes Phase III Subdivision, on the property legally described as Los Diamantes, Tract 3-A-2. Staff contact is Tim Dvorak and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request is for the Los Diamantes Phase III Subdivision, on the property legally described as Los Diamantes, Tract 3-A-2

The subject tract is within the Los Diamantes Master Plan, originally adopted August 12, 2015 by the Governing Body via Resolution No. 61, Enactment 15-055, and most recently amended by the Governing Body on January 26, 2023 via Resolution No. 126, Enactment No. 23-017.

The subject tract is additionally part of the Unit 10 Specific Area Plan, adopted by the Governing Body on August 24, 2016 via Resolution No. 68, Enactment No. 16-065 and most recently amended on January 26, 2023 via Resolution No. 125, Enactment No. 23-016.

This subdivision variance request is for the proposed Los Diamantes Phase III subdivision, being heard concurrently under case #24-210-03. The proposed subdivision is located on the northeast intersection of Los Diamantes Dr SE, a future minor collector road, and Westside Blvd SE, a minor arterial (see attached map). Los Diamantes, Phase III comprises approximately 22.6295 plat acres and would create 141 single-family lots and 6 tracts zoned R-3: Mixed Residential District per Ordinance No. 33, Enactment No. 23-03, dated January 26, 2023.

The subject Subdivision Variance application requests approval of allowance for solely 10' front public utility easements across all lots, with no side and rear 5' utility easements. Additionally, there is an existing 10' public utility easement which runs along the eastern and southern boundaries of LD, Tract 3-A-2, which will remain.

REVIEW CRITERIA:

R.O. 2003 § 155.60 (A) addresses Subdivision Variances, stating “(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be

considered solely as a basis for a variance request."

Staff finds the subject subdivision variance will improve the design and function of the Los Diamantes, Phase III Subdivision. Criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The Departments of Development Services (Planning and Engineering), Parks Recreation and Communication Services, Rio Rancho Fire and Rescue, and SSCAFCA have reviewed this application and related infrastructure plans. The plat and related infrastructure plans were also sent to MRMPO, Police, and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ ZONING:
LD, Tract 3-A-2 is bounded by R-1: Single-Family Residential District to the north, BP: Business Park District to the east, R-6: Multi-Family Residential District to the west, and R-3: Mixed Residential District to the south.

NOTIFICATIONS:
Notice of pending Subdivision Variance application was sent together with Preliminary Plat request (#24-210-00003) via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 8, 2024. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends approval of Subdivision Variance request #24-280-00001 subject to the findings and conditions set forth below:

General Findings of Fact:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

Specific Findings of Fact for Approval:
1. The applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Los Diamantes Phase III subdivision, Preliminary Plat case #24-210-03.

If the Planning and 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 for Denial:
1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

ALTERNATIVES:

The Planning and Zoning Board may:

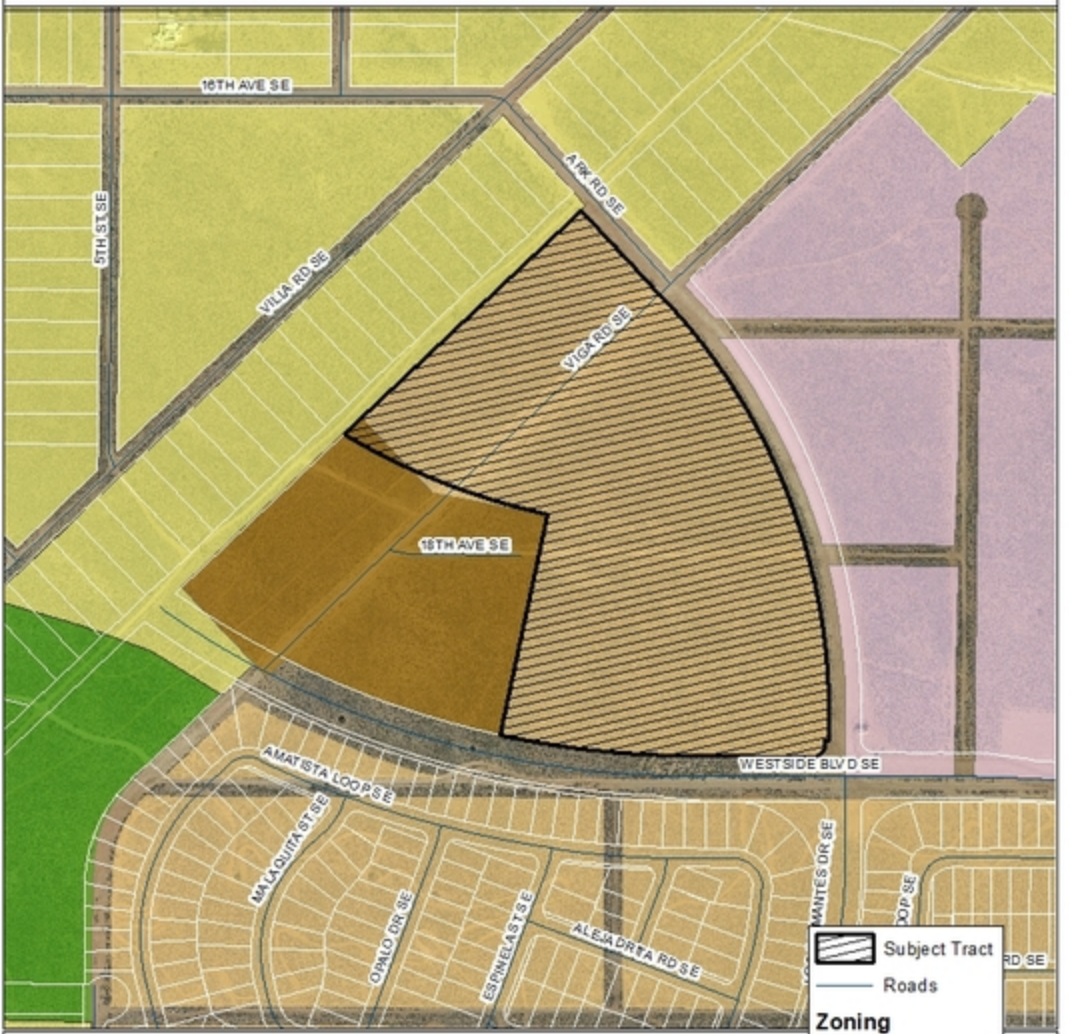
1. Approve the Subdivision Variance with findings.
2. Approve the Subdivision Variance with amendments to the findings.
3. Deny the Subdivision Variance.
4. Postpone the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Subdivision Variance with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Preliminary Plat
ATTACHMENT: Justification
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Findings_of_Fact_BMB.docx

LOS DIAMANTES, PHASE III
LD, TRACT 3-A-2
PRELIMINARY PLAT & SUBDIVISION VARIANCE



Rio Rancho
City of Vision

0 105 210 420 630 840 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 7/5/2024

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: LD Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: LD Development, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

5' SIDEYARD PUE VARIANCE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 10	Block(s): 62&64	Lot(s): TR 3-A-2
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 1	No. of proposed lots: 141	Total area of site (acres) 22.6295

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: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **07/01/2024**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

LD Development, LLC

4481 Irving Blvd NW

Alb. NM 87114

June 5, 2024

Mr. David Serrano

City of Rio Rancho

3200 Civic Center Cir. NW

Rio Rancho, NM 87114

RE: Los Diamantes Subdivision Phase 3 including Los Diamantes Blvd. and Westside Blvd Improvements.

Dear Mr. Serrano:

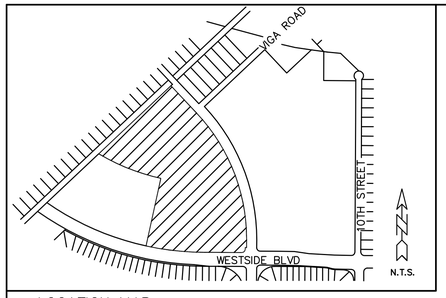
Please be advised that Isaacson and Arfman, Inc. is hereby authorized to act on behalf of LD Development, LLC with regards to Los Diamantes Subdivision Phase 3 including improvements to Los Diamantes Blvd and Westside Blvd.

Please contact our office if you have any questions.

Sincerely,

Pierre Amestoy

Managing Member



LOCATION MAP

PURPOSE OF PLAT

1. To subdivide Tract 3–A–2, Los Diamantes Subdivision Phase 1 into 141 lots and 6 tracts as shown hereon.
2. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 141
4. Total Number of Tracts Created: 6
5. Gross Subdivision Acreage: 22.6295 Acres

RIGHT–OF–WAY DEDICATION

1. 4.6370 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09–27–2019, VOLUME 3, FOLIO 4441)
   "TRACT A–1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02–06–2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1–A & 1–B, LOS DIAMANTES SUBDIVISION"
   (05–05–2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08–12–2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02–09–2023, VOLUME 3, FOLIO 5012)
   "LOS DIAMANTES SUBDIVISION, PHASE 2 (CORRECTION)"
   (02–21–2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2–A–1, 3–A–1 & 3–A–2, LOS DIAMANTES SUBDIVISION PHASE 1"
   (03–03–2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in March, 2023.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: .
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10–04–2018 (Tract 3–A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
10. 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.
11. HOA Tracts 1 thru 6 shall be for the joint use, benefit, purpose and to be maintained by the Los Diamantes Home Owners Association as follows:
    Tract 1 – Landscaping and Drainage
    Tract 2 – Landscaping
    Tract 3 – Landscaping
    Tract 4 – Landscaping
    Tract 5 – Landscaping
    Tract 6 – Landscaping and Drainage
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 3–A–2, Los Diamantes Subdivision Phase 1, 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 March 3, 2023, in in Volume 3, Folio 5025, and containing 22.6295 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

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

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right–of–way and easement, with the right and priviledge 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and SPARKLIGHT 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.

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 herebu consent to the granting of easements as shown hereon. 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. Tracts designated "HOA" shall be deeded to the Los Diamantes Home Owners Association after recording of this plat. 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): Los Diamantes, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this_____day of _____, 2024, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Los Diamantes, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2024 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

PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION
PHASE 3
(BEING A REPLAT OF TRACT 3–A–2, LOS DIAMANTES SUBDIVISION PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2024.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting. on the _____ day of _____ , 2024.

_____
Noel C. Davis, 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

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–territiorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

06–07–2024
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

06–07–2024
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	06–07–24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15–010	Sheet:	1 of 6

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION PHASE 3

(BEING A REPLAT OF TRACT 3-A-2, LOS DIAMANTES SUBDIVISION PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
$\Delta\alpha$=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"

N01°18'51"W
6548.15'

ARK ROAD SE (50' R/W)

VIGA ROAD SE (50' R/W)

LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'45" E	322.12'
L2	S 00°17'18" W	64.74'
L3	N 89°42'42" W	11.00'
L4	S 00°17'18" W	12.00'
L5	N 89°42'42" W	321.00'
L6	N 12°19'47" E	584.00'
L7	N 46°41'50" E	842.55'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1557.00'	1178.95'	1150.99'	S 21°24'13" E	43°23'03"
C2	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C3	2347.00'	492.57'	491.67'	N 83°41'57" W	12°01'29"
C4	1763.00'	569.83'	567.35'	N 68°25'58" W	18°31'08"

L1 L2 L3 L4 L5 L6 L7 C1 C2 C3 C4 ⑤

ZONE X

NOT A PART OF THIS PLAT

TRACT 2-A-1, LOS DIAMANTES SUBDIVISION PHASE 1
(03-03-2023, 3-5025)

ZONE X

TRACT 3-A-2
22.6295 ACRES

R.E.A. TRACT (50' R/W)
(05-13-1968, 1-74)

ZONE X

NOT A PART OF THIS PLAT

TRACT 3-A-1, LOS DIAMANTES SUBDIVISION PHASE 1
(03-03-2023, 3-5025)

EDGE OF 100 YEAR FLOOD PLAIN

LOS DIAMANTES DRIVE SE (86' R/W)

ZONE A

ZONE A

ZONE A

10TH STREET SE (50' R/W)

WESTSIDE BOULEVARD SE (R/W VARIES)

ZONE A

ZONE A

LOS DIAMANTES DRIVE SE (86' R/W)

EXISTING EASEMENTS

⑤ 10' PUE
(03-03-2023, 3-5025)

ZONE X

100 0 100 200 300

Scale 1" = 100'

07-10-2024 rev

Drawn By:	TA	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	2 of 6

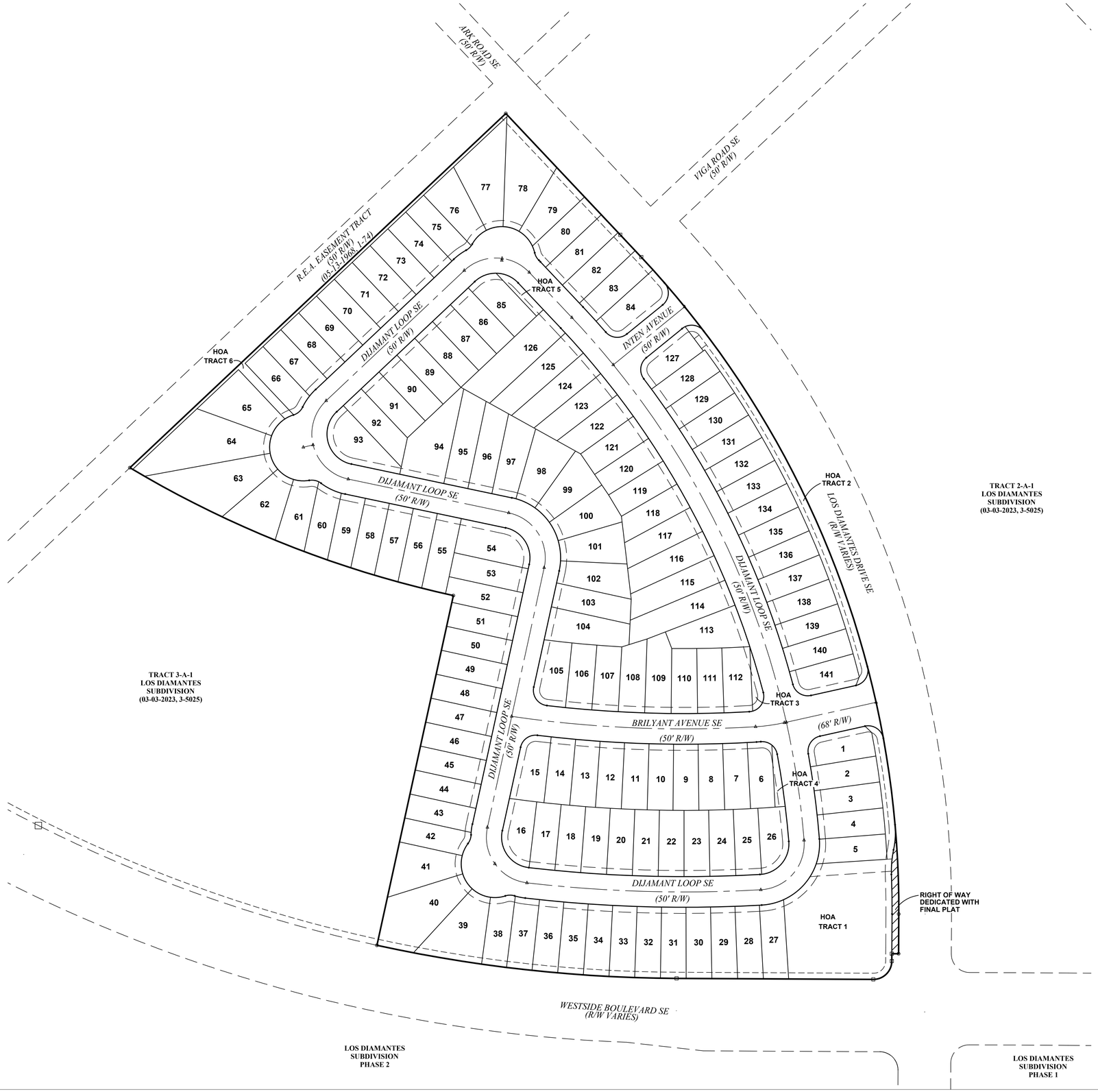
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RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024



0 40 80 160 240

SCALE 1"=80'

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	3 of 6

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

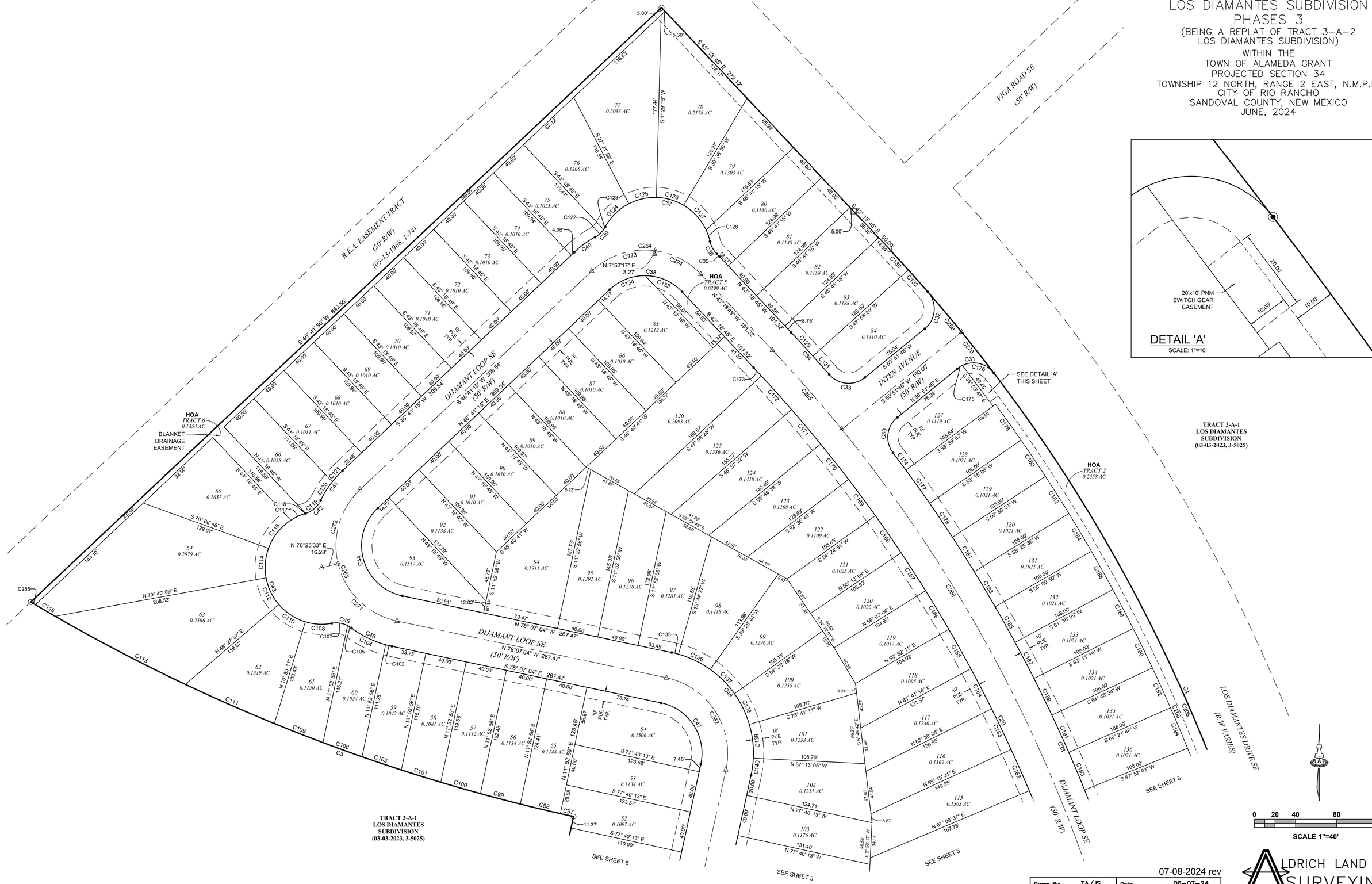
RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DETAIL 'A'
SCALE: 1"=10'



0 20 40 80 120
SCALE 1"=40'

07-08-2024 rev

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	4 of 6

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

RRE BOOK PAGE

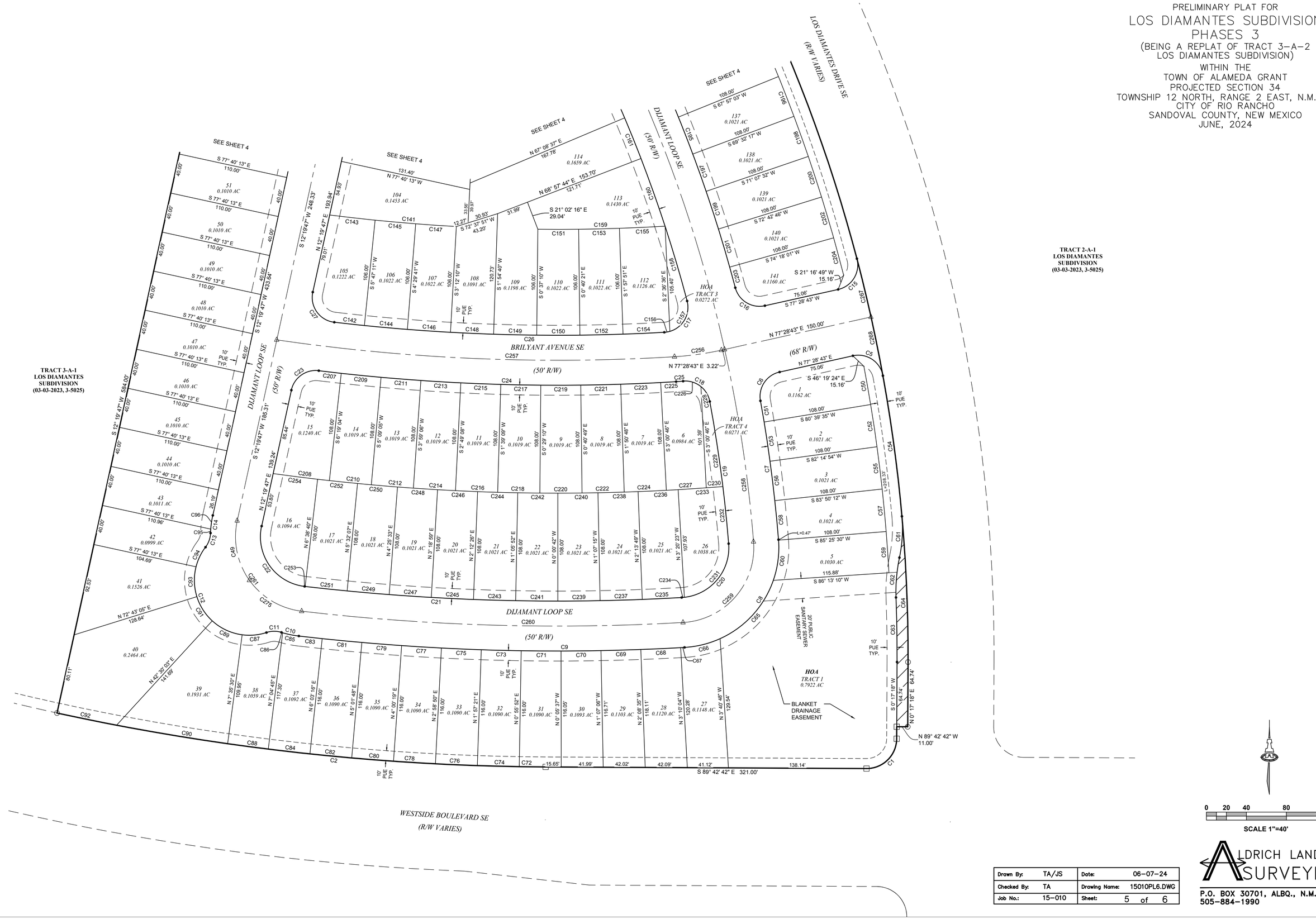
PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

**TRACT 3-A-1
LOS DIAMANTES
SUBDIVISION
(03-03-2023, 3-5025)**

**TRACT 2-A-1
LOS DIAMANTES
SUBDIVISION
(03-03-2023, 3-5025)**



Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	5 of 6

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RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
LOS DIAMANTES SUBDIVISION)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12'	30.00'	30.00'	42.43'	N 45°17'18" E	90°00'00"
C2	492.57'	2347.00'	247.19'	491.67'	S 83°41'57" E	12°01'29"
C3	569.83'	1763.00'	287.42'	567.35'	S 68°25'58" E	18°31'08"
C4	1178.95'	1557.00'	623.95'	1150.99'	N 21°24'13" W	43°40'33"
C5	40.23'	25.00'	25.98'	36.03'	S 56°25'13" E	92°12'09"
C6	38.26'	25.00'	24.01'	34.63'	N 33°38'20" E	87°40'45"
C7	140.13'	1432.00'	70.12'	140.08'	N 7°23'50" W	5°36'25"
C8	159.39'	100.00'	102.34'	143.05'	N 41°04'10" E	91°19'35"
C9	386.40'	2231.00'	193.69'	385.92'	S 88°18'21" E	9°55'25"
C10	17.82'	100.00'	8.93'	17.80'	S 78°14'21" E	10°12'35"
C11	15.23'	25.00'	7.86'	15.00'	N 89°24'29" E	34°54'55"
C12	139.27'	55.00'	174.89'	104.93'	S 35°30'26" E	145°05'05"
C13	15.23'	25.00'	7.86'	15.00'	S 19°34'40" W	34°54'55"
C14	17.82'	100.00'	8.93'	17.80'	S 7°13'30" W	10°12'35"
C15	40.23'	25.00'	25.98'	36.03'	S 31°22'30" W	92°12'26"
C16	38.26'	25.00'	24.01'	34.63'	N 58°40'55" W	87°40'45"
C17	44.34'	25.00'	30.66'	38.75'	S 35°59'14" W	101°37'14"
C18	36.72'	25.00'	22.57'	33.51'	S 52°37'37" E	84°09'35"
C19	143.60'	1382.00'	71.86'	143.54'	S 7°34'14" E	5°57'12"
C20	79.70'	50.00'	51.17'	71.52'	S 41°04'10" W	91°19'35"
C21	377.74'	2181.00'	189.35'	377.27'	N 88°18'21" W	9°55'25"
C22	83.49'	50.00'	55.21'	74.12'	N 35°30'26" W	95°40'25"
C23	36.93'	25.00'	22.77'	33.67'	N 54°39'10" E	84°38'47"
C24	358.05'	1965.00'	179.52'	357.55'	S 88°14'38" E	10°26'24"
C25	7.05'	325.00'	3.53'	7.05'	N 85°54'52" E	1°14'34"
C26	330.69'	1915.00'	165.76'	330.28'	N 88°15'19" W	9°53'39"
C27	41.73'	25.00'	27.59'	37.05'	N 35°29'21" W	95°38'16"
C28	558.06'	1432.00'	282.61'	554.53'	S 26°00'23" E	22°19'42"
C29	687.18'	1382.00'	350.85'	680.12'	S 29°04'04" E	28°29'22"
C30	38.41'	25.00'	24.16'	34.74'	N 6°50'46" E	88°02'00"
C31	40.09'	25.00'	25.83'	35.93'	N 83°12'07" W	91°52'13"
C32	40.09'	25.00'	25.83'	35.93'	S 4°55'40" W	91°52'13"
C33	38.41'	25.00'	24.16'	34.74'	N 85°07'14" W	88°02'00"
C34	55.20'	1432.00'	27.60'	55.20'	N 42°12'29" W	2°12'31"
C35	3.59'	100.00'	1.80'	3.59'	N 44°20'27" W	2°03'26"
C36	14.17'	25.00'	7.28'	13.98'	S 29°07'42" E	32°28'56"
C37	132.87'	55.02'	144.72'	102.86'	N 82°07'43" W	138°22'08"
C38	78.54'	50.00'	50.00'	70.71'	S 88°18'45" E	90°00'00"
C39	14.17'	25.00'	7.28'	13.98'	S 44°52'16" W	32°28'56"
C40	25.18'	100.00'	12.65'	25.11'	S 53°54'00" W	14°25'28"
C41	35.88'	100.00'	18.14'	35.69'	S 36°24'29" W	20°33'33"
C42	20.42'	25.00'	10.82'	19.86'	S 49°31'33" W	46°47'42"
C43	166.06'	55.00'	898.65'	109.79'	S 13°34'27" E	172°59'43"
C44	108.91'	50.00'	95.65'	88.62'	N 15°42'55" W	124°48'20"
C45	20.42'	25.00'	10.82'	19.86'	S 76°40'28" E	46°47'42"
C46	43.36'	100.00'	22.02'	43.02'	S 65°41'51" E	24°50'27"
C47	78.93'	50.00'	50.39'	70.99'	S 32°53'39" E	90°26'51"
C48	157.86'	100.00'	100.78'	141.97'	N 32°53'39" W	90°26'51"
C49	62.62'	75.00'	33.26'	60.82'	S 11°35'19" E	47°50'13"
C50	38.90'	1540.00'	19.45'	38.90'	S 10°03'50" E	1°26'51"
C51	21.51'	1432.00'	10.75'	21.51'	N 9°46'14" W	0°51'38"
C52	42.69'	1540.00'	21.35'	42.69'	S 8°32'46" E	1°35'18"
C53	39.70'	1432.00'	19.85'	39.70'	N 8°32'46" W	1°35'18"
C54	142.09'	1557.00'	71.10'	142.04'	S 7°42'00" E	5°13'44"
C55	42.69'	1540.00'	21.35'	42.69'	S 6°57'27" E	1°35'18"
C56	39.70'	1432.00'	19.85'	39.70'	N 6°57'27" W	1°35'18"
C57	42.69'	1540.00'	21.35'	42.69'	S 5°22'09" E	1°35'18"
C58	39.23'	1432.00'	19.62'	39.23'	N 5°22'43" W	1°34'11"
C59	41.35'	1540.00'	20.68'	41.35'	S 3°48'21" E	1°32'18"
C60	40.90'	100.00'	20.74'	40.62'	N 7°23'38" E	23°26'11"
C61	41.52'	140.00'	20.91'	41.37'	S 3°24'37" W	16°59'29"
C62	40.15'	163.01'	20.18'	40.05'	S 4°56'58" W	14°06'41"
C63	64.62'	1546.00'	32.31'	64.62'	S 0°54'33" E	2°23'41"
C64	146.03'	1557.00'	73.07'	145.98'	N 2°23'55" W	5°22'26"
C65	81.18'	100.00'	42.97'	78.97'	N 42°22'03" E	46°30'39"
C66	36.84'	100.00'	18.63'	36.64'	N 76°10'40" E	21°06'35"
C67	3.89'	2231.00'	1.94'	3.89'	N 86°46'57" E	0°05'59"
C68	39.90'	2231.00'	19.95'	39.90'	N 87°20'41" E	1°01'29"
C69	39.90'	2231.00'	19.95'	39.90'	N 88°22'10" E	1°01'29"
C70	39.90'	2231.00'	19.95'	39.90'	N 89°23'39" E	1°01'29"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C71	39.90'	2231.00'	19.95'	39.90'	S 89°34'52" E	1°01'29"
C72	26.33'	2347.00'	13.16'	26.33'	S 89°23'25" E	0°38'34"
C73	39.90'	2231.00'	19.95'	39.90'	S 88°33'24" E	1°01'29"
C74	41.97'	2347.00'	20.99'	41.97'	S 88°33'24" E	1°01'29"
C75	39.90'	2231.00'	19.95'	39.90'	S 87°31'55" E	1°01'29"
C76	41.97'	2347.00'	20.99'	41.97'	S 87°31'55" E	1°01'29"
C77	39.90'	2231.00'	19.95'	39.90'	S 86°30'26" E	1°01'29"
C78	41.97'	2347.00'	20.99'	41.97'	S 86°30'26" E	1°01'29"
C79	39.90'	2231.00'	19.95'	39.90'	S 85°28'57" E	1°01'29"
C80	41.97'	2347.00'	20.99'	41.97'	S 85°28'57" E	1°01'29"
C81	39.90'	2231.00'	19.95'	39.90'	S 84°27'28" E	1°01'29"
C82	41.97'	2347.00'	20.99'	41.97'	S 84°27'28" E	1°01'29"
C83	23.42'	2231.00'	11.71'	23.42'	S 83°38'41" E	0°36'05"
C84	41.97'	2347.00'	20.99'	41.97'	S 83°25'59" E	1°01'29"
C85	16.54'	100.00'	8.29'	16.53'	S 78°36'16" E	9°28'45"
C86	1.27'	100.00'	0.64'	1.27'	S 73°29'58" E	0°43'50"
C87	24.64'	55.00'	12.53'	24.44'	N 84°47'14" E	25°40'24"
C88	40.99'	2347.00'	20.49'	40.99'	S 82°25'14" E	1°00'02"
C89	33.48'	55.00'	17.28'	32.97'	S 64°56'16" E	34°52'38"
C90	112.60'	2347.00'	56.31'	112.59'	S 80°32'45" E	2°44'56"
C91	29.01'	55.00'	14.85'	28.67'	S 32°23'26" E	30°13'02"
C92	60.81'	2347.00'	30.41'	60.81'	S 78°25'45" E	1°29'04"
C93	30.21'	55.00'	15.50'	29.83'	S 1°32'43" E	31°28'23"
C94	21.93'	55.00'	11.11'	21.78'	S 25°36'48" W	22°50'38"
C95	3.97'	100.00'	1.98'	3.97'	S 3°15'25" W	2°16'26"
C96	13.85'	100.00'	6.94'	13.84'	S 8°21'43" W	7°56'08"
C97	13.15'	1763.00'	6.57'	13.15'	S 77°28'43" E	0°25'38"
C98	40.01'	1763.00'	20.01'	40.01'	S 76°36'53" E	1°18'02"
C99	40.05'	1763.00'	20.03'	40.05'	S 75°18'49" E	1°18'06"
C100	40.10'	1763.00'	20.05'	40.10'	S 74°00'41" E	1°18'12"
C101	40.18'	1763.00'	20.09'	40.18'	S 72°42'24" E	1°18'21"
C102	6.27'	100.00'	3.14'	6.27'	S 76°19'18" E	3°35'33"
C103	40.28'	1763.00'	20.14'	40.28'	S 71°23'58" E	1°18'32"
C104	37.09'	100.00'	18.76'	36.87'	S 63°54'04" E	21°14'54"
C105	4.53'	25.00'	2.27'	4.52'	S 58°27'47" E	10°22'19"
C106	40.40'	1763.00'	20.20'	40.40'	S 70°05'18" E	1°18'46"
C107	15.89'	25.00'	8.23'	15.63'	S 81°51'38" E	36°25'23"
C108	25.91'	55.00'	13.20'	25.67'	S 86°34'34" E	26°59'31"
C109	50.77'	1763.00'	25.39'	50.77'	S 68°36'25" E	1°39'00"
C110	31.23'	55.00'	16.05'	30.81'	S 56°48'51" E	32°31'55"
C111	94.56'	1763.00'	47.29'	94.55'	S 66°14'44" E	3°04'23"
C112	29.01'	55.00'	14.85'	28.67'	S 25°26'22" E	30°13'02"
C113	142.92'	1763.00'	71.50'	142.88'	S 62°23'12" E	4°38'41"
C114	29.01'	55.00'	14.85'	28.67'	S 4°46'40" W	30°13'02"
C115	22.21'	1763.00'	11.11'	22.21'	S 59°42'12" E	0°43'19"
C116	35.52'	55.00'	18.40'	34.91'	S 38°23'16" W	37°00'09"
C117	15.39'	55.00'	7.75'	15.34'	S 64°54'22" W	16°02'04"
C118	0.47'	25.00'	0.24'	0.47'	S 72°22'48" W	1°05'13"
C119	19.94'	25.00'	10.54'	19.42'	S 48°58'57" W	45°42'29"
C120	21.31'	100.00'	10.70'	21.27'	S 32°14'00" W	12°12'35"
C121	14.57'	100.00'	7.30'	14.56'	S 42°30'46" W	8°20'58"
C122	11.12'	25.00'	5.65'	11.03'	S 48°22'03" W	25°29'22"
C123	3.05'	25.00'	1.53'	3.05'	S 32°07'35" W	6°59'34"
C124	32.63'	55.02'	16.81'	32.16'	S 45°40'40" W	33°58'55"
C125	27.68'	55.02'	14.14'	27.39'	S 77°04'54" W	28°49'32"
C126	27.94'	55.02'	14.28'	27.64'	N 73°57'38" W	29°05'25"
C127	32.93'	55.02'	16.97'	32.44'	N 42°16'12" W	34°17'27"
C128	11.70'	55.02'	5.87'	11.67'	N 19°02'04" W	12°10'49"
C129	31.27'	1432.00'	15.64'	31.27'	N 42°41'12" W	1°15'05"
C130	28.12'	1557.00'	14.06'	28.12'	N 42°34'42" W	1°02'05"
C131	23.92'	1432.00'	11.96'	23.92'	N 41°34'57" W	0°57'26"
C132	28.63'	1557.00'	14.32'	28.63'	N 41°32'03" W	1°03'13"
C133	40.30'	50.00'	21.32'	39.22'	S 66°24'18" E	46°11'07"
C134	38.24'	50.00'	20.11'	37.31'	N 68°35'42" E	43°48'53"
C135	6.73'	100.00'	3.37'	6.73'	N 76°11'18" W	3°51'32"
C136	34.48'	100.00'	17.41'	34.31'	N 64°22'54" W	19°45'17"
C137	33.33'	100.00'	16.82'	33.17'	N 44°57'24" W	19°05'44"
C138	33.33'	100.00'	16.82'	33.17'	N 25°51'40" W	19°05'44"
C139	33.33'	100.00'	16.82'	33.17'	N 6°45'57" W	19°05'44"
C140	16.66'	100.00'	8.35'	16.64'	N 7°33'21" E	9°32'52"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C141	127.27'	1809.00'	63.66'	127.25'	S 84°46'54" E	4°01'52"
C142	30.26'	1915.00'	15.13'	30.26'	N 83°45'39" W	0°54'20"
C143	45.71'	1809.00'	22.85'	45.70'	N 83°29'23" W	1°26'51"
C144	43.17'	1915.00'	21.59'	43.17'	N 84°51'34" W	1°17'30"
C145	40.78'	1809.00'	20.39'	40.78'	N 84°51'34" W	1°17'30"
C146	43.17'	1915.00'	21.59'	43.17'	N 86°09'05" W	1°17'30"
C147	40.78'	1809.00'	20.39'	40.78'	N 86°09'05" W	1°17'30"
C148	43.17'	1915.00'	21.59'	43.17'	N 87°26'35" W	1°17'30"
C149	43.17'	1915.00'	21.59'	43.17'	N 88°44'05" W	1°17'30"
C150	43.17'	1915.00'	21.59'	43.17'	S 89°58'24" W	1°17'30"
C151	40.78'	1809.00'	20.39'	40.78'	N 89°58'24" E	1°17'30"
C152	43.17'	1915.00'	21.59'	43.17'	S 88°40'54" W	1°17'30"
C153	40.78'	1809.00'	20.39'	40.78'	N 88°40'54" E	1°17'30"
C154	41.38'	1915.00'	20.69'	41.38'	S 87°25'00" W	1°14'17"
C155	45.71'	1809.00'	22.85'	45.70'	N 87°18'43" E	1°26'51"
C156	5.57'	25.00'	2.80'	5.56'	S 80°24'55" W	12°45'53"
C157	38.77'	25.00'	24.51'	35.00'	S 29°36'18" W	88°51'22"
C158	78.06'	1382.00'	39.04'	78.05'	S 16°26'28" E	3°14'11"
C159	127.27'	1809.00'	63.66'	127.25'	N 88°36'14" E	4°01'52"
C160	71.84'	1382.00'	35.93'	71.83'	S 19°32'55" E	2°58'43"
C161	43.86'	1382.00'	21.93'	43.86'	S 21°56'49" E	1°49'07"
C162	43.86'	1382.00'	21.93'	43.86'	S 23°45'56" E	1°49'07"
C163	43.86'	1382.00'	21.93'	43.86'	S 25°35'02" E	1°49'07"
C164	43.86'	1382.00'	21.93'	43.86'	S 27°24'09" E	1°49'07"
C165	43.86'	1382.00'	21.93'	43.86'	S 29°13'16" E	1°49'07"
C166	43.86'	1382.00'	21.93'	43.86'	S 31°02'22" E	1°49'07"
C167	43.86'	1382.00'	21.93'	43.86'	S 32°51'29" E	1°49'07"
C168	43.86'	1382.00'	21.93'	43.86'	S 34°40'35" E	1°49'07"
C169	43.86'	1382.00'	21.93'	43.86'	S 36°29'42" E	1°49'07"
C170	43.86'	1382.00'	21.93'	43.86'	S 38°18'49" E	1°49'07"
C171	43.86'	1382.00'	21.93'	43.86'	S 40°07'55" E	1°49'07"
C172	43.86'	1382.00'	21.93'	43.86'	S 41°57'02" E	1°49'07"
C173	10.92'	1382.00'	5.46'	10.92'	S 43°05'10" E	0°27'10"
C174	20.87'	1432.00'	10.43'	20.87'	N 36°45'11" W	0°50'06"
C175	6.01'	25.00'	3.02'	6.00'	N 57°45'05" E	13°46'39"
C176	34.07'	25.00'	20.28'	31.50'	S 76°18'48" E	78°05'34"
C177	39.67'	1432.00'	19.84'	39.67'	N 35°32'31" W	1°35'15"
C178	42.67'	1540.00'	21.33'	42.66'	S 35°32'31" E	1°35'15"
C179	39.67'	1432.00'	19.84'	39.67'	N 33°57'16" W	1°35'15"
C180	42.67'	1540.00'	21.33'	42.66'	S 33°57'16" E	1°35'15"
C181	39.67'	1432.00'	19.84'	39.67'	N 32°22'02" W	1°35'15"
C182	42.67'	1540.00'	21.33'	42.66'	S 32°22'02" E	1°35'15"
C183	39.67'	1432.00'	19.84'	39.67'	N 30°46'47" W	1°35'15"
C184	42.67'	1540.00'	21.33'	42.66'	S 30°46'47" E	1°35'15"
C185	39.67'	1432.00'	19.84'	39.67'	N 29°11'33" W	1°35'15"
C186	42.67'	1540.00'	21.33'	42.66'	S 29°11'33" E	1°35'15"
C187	39.67'	1432.00'	19.84'	39.67'	N 27°36'18" W	1°35'15"
C188	42.67'	1540.00'	21.33'	42.66'	S 27°36'18" E	1°35'15"
C189	39.67'	1432.00'	19.84'	39.67'	N 26°01'04" W	1°35'15"
C190	42.67'	1540.00'	21.33'	42.66'	S 26°01'04" E	1°35'15"
C191	39.67'	1432.00'	19.84'	39.67'	N 24°25'49" W	1°35'15"
C192	42.67'	1540.00'	21.33'	42.66'	S 24°25'49" E	1°35'15"
C193	39.67'	1432.00'	19.84'	39.67'	N 22°50'35" W	1°35'15"
C194	42.67'	1540.00'	21.33'	42.66'	S 22°50'35" E	1°35'15"
C195	39.67'	1432.00'	19.84'	39.67'	N 21°15'20" W	1°35'15"
C196	42.67'	1540.00'	21.33'	42.66'	S 21°15'20" E	1°35'15"
C197	39.67'	1432.00'	19.84'	39.67'	N 19°40'06" W	1°35'15"
C198	42.67'	1540.00'	21.33'	42.66'	S 19°40'06" E	1°35'15"
C199	39.67'	1432.00'	19.84'	39.67'	N 18°04'51" W	1°35'15"
C200	42.67'	1540.00'	21.33'	42.66'	S 18°04'51" E	1°35'15"
C201	39.67'	1432.00'	19.84'	39.67'	N 16°29'37" W	1°35'15"
C202	42.67'	1540.00'	21.33'	42.66'	S 16°29'37" E	1°35'15"
C203	21.43'	1432.00'	10.72'	21.43'	N 15°16'16" W	0°51'27"
C204	38.83'	1540.00'	19.41'	38.83'	S 14°58'39" E	1°26'40"
C205	593.48'	1540.00'	300.47'	589.81'	N 25°17'43" W	22°04'49"
C206	612.47'	1557.00'	310.25'	608.53'	N 25°59'52" W	22°32'18"
C207	22.57'	1965.00'	11.29'	22.57'	S 83°21'11" E	0°39'30"
C208	56.68'	2073.00'	28.34'	56.68'	N 82°53'56" W	1°34'00"
C209	40.00'	1965.00'	20.00'	40.00'	S 84°15'55" E	1°09'59"
C210	42.20'	2073.00'	21.10'	42.20'	N 84°15'55" W	1°09'59"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C211	40.00'	1965.00'	20.00'	40.00'	S 85°25'54" E	1°09'59"
C212	42.20'	2073.00'	21.10'	42.20'	N 85°25'54" W	1°09'59"
C213	40.00'	1965.00'	20.00'	40.00'	S 86°35'53" E	1°09'59"
C214	42.20'	2073.00'	21.10'	42.20'	N 86°35'53" W	1°09'59"
C215	40.00'	1965.00'	20.00'	40.00'	S 87°45'52" E	1°09'59"
C216	42.20'	2073.00'	21.10'	42.20'	N 87°45'52" W	1°09'59"
C217	40.00'	1965.00'	20.00'	40.00'	S 88°55'51" E	1°09'59"
C218	42.20'	2073.00'	21.10'	42.20'	N 88°55'51" W	1°09'59"
C219	40.00'	1965.00'	20.00'	40.00'	N 89°54'11" E	1°09'59"
C220	42.20'	2073.00'	21.10'	42.20'	S 89°54'11" W	1°09'59"
C221	40.00'	1965.00'	20.00'	40.00'	N 88°44'12" E	1°09'59"
C222	42.20'	2073.00'	21.10'	42.20'	S 88°44'12" W	1°09'59"
C223	40.00'	1965.00'	20.00'	40.00'	N 87°34'13" E	1°09'59"
C224	42.20'	2073.00'	21.10'	42.20'	S 87°34'13" W	1°09'59"
C225	15.47'	1965.00'	7.74'	15.47'	N 86°45'42" E	0°27'04"
C226	19.08'	25.00'	10.03'	18.62'	S 72°50'35" E	43°43'39"
C227	40.00'	2073.00'	20.00'	40.00'	S 86°26'04" W	1°06'20"
C228	17.64'	25.00'	9.21'	17.28'	S 30°45'48" E	40°25'56"
C229	86.15'	1382.00'	43.09'	86.14'	S 8°45'41" E	3°34'19"
C230	16.68'	2073.00'	8.34'	16.68'	N 85°39'04" E	0°27'39"
C231	76.95'	50.00'	48.43'	69.58'	S 39°29'40" W	88°10'35"
C232	57.45'	1382.00'	28.73'	57.44'	S 5°47'04" E	2°22'54"
C233	44.86'	2073.00'	22.43'	44.86'	N 86°02'26" E	1°14'23"
C234	2.75'	50.00'	1.37'	2.75'	S 85°09'28" W	3°08'59"
C235	39.48'	2181.00'	19.74'	39.48'	S 87°15'04" W	1°02'14"
C236	40.14'	2073.00'	20.07'	40.14'	S 87°12'54" W	1°06'34"
C237	42.23'	2181.00'	21.11'	42.23'	S 88°19'28" W	1°06'34"
C238	40.14'	2073.00'	20.07'	40.14'	S 88°19'28" W	1°06'34"
C239	42.23'	2181.00'	21.11'	42.23'	S 89°26'01" W	1°06'34"
C240	40.14'	2073.00'	20.07'	40.14'	S 89°26'01" W	1°06'34"
C241	42.23'	2181.00'	21.11'	42.23'	N 89°27'25" W	1°06'34"
C242	40.14'	2073.00'	20.07'	40.14'	N 89°27'25" W	1°06'34"
C243	42.23'	2181.00'	21.11'	42.23'	N 88°20'51" W	1°06'34"
C244	40.14'	2073.00'	20.07'	40.14'	N 88°20'51" W	1°06'34"
C245	42.23'	2181.00'	21.11'	42.23'	N 87°14'18" W	1°06'34"
C246	40.14'	2073.00'	20.07'	40.14'	N 87°14'18" W	1°06'34"
C247	42.23'	2181.00'	21.11'	42.23'	N 86°07'44" W	1°06'34"
C248	40.14'	2073.00'	20.07'	40.14'	N 86°07'44" W	1°06'34"
C249	42.23'	2181.00'	21.11'	42.23'	N 85°01'10" W	1°06'34"
C250	40.14'	2073.00'	20.07'	40.14'	N 85°01'10" W	1°06'34"
C251	42.23'	2181.00'	21.11'	42.23'	N 83°54'37" W	1°06'34"
C252	40.14'	2073.00'	20.07'	40.14'	N 83°54'37" W	1°06'34"
C253	0.44'	2181.01'	0.22'	0.44'	N 83°20'59" W	0°00'41"
C254	44.86'	2073.00'	22.43'	44.86'	N 82°44'08" W	1°14'23"
C255	5.20'	1763.00'	2.60'	5.20'	S 59°15'28" E	0°10'08"
C256	47.42'	300.00'	23.76'	47.38'	N 82°00'26" E	9°03'27"
C257	398.98'	1940.00'	200.20'	398.28'	S 87°34'20" E	11°47'00"
C258	194.68'	1407.00'	97.50'	194.52'	N 8°33'27" W	7°55'40"
C259	119.55'	75.00'	76.76'	107.29'	N 41°04'10" E	91°19'35"
C260	382.07'	2206.00'	191.52'	381.60'	S 88°18'21" E	9°55'25"
C261	125.24'	75.00'	82.82'	111.19'	S 35°30'26" E	95°40'25"
C262	118.40'	75.00'	75.59'	106.48'	N 32°53'39" W	90°26'51"
C263	163.37'	75.00'	143.48'	132.93'	S 15°42'55" E	124°48'20"
C264	117.81'	75.00'	75.00'	106.07'	N 88°18'45" W	90°00'00"
C265	102.53'	1407.00'	51.29'	102.51'	N 41°13'29" W	4°10'31"
C266	653.60'	1407.00'	332.80'	647.74'	N 25°49'46" W	26°36'57"
C267	59.98'	1557.00'	29.99'	59.97'	N 13°37'30" W	2°12'26"
C268	59.98'	1557.00'	29.99'	59.97'	N 11°25'05" W	2°12'25"
C269	50.82'	1557.00'	25.41'	50.82'	N 40°04'20" W	1°52'13"
C270	50.82'	1557.00'	25.41'	50.82'	N 38°12'07" W	1°52'13"
C271	84.49'	75.00'	47.36'	80.09'	S 45°50'46" E	64°32'37"
C272	78.88'	75.00'	43.53'	75.30'	S 16°33'24" W	60°15'43"
C273	67.00'	75.00'	35.92'	64.79'	S 72°16'46" W	51°11'01"
C274	50.81'	75.00'	26.42'	49.84'	N 62°43'14" W	38°48'59"
C275	62.62'	75.00'	33.26'	60.82'	S 59°25'32" E	47°50'13"

LOT WIDTH AT 15' FRONT SETBACK	
LOT #	LOT WIDTH
39	42.62'
40	36.92'
41	37.96'
62	39.75'
63	36.92'
64	36.92'
65	42.52'
76	39.76'
77	35.25'
78	35.58'
79	37.03'
98	39.65'
99	38.33'
100	38.33'
101	38.33'

NOTES:
1. TOTAL LOT AREA= 16.7157 ac.
2. TOTAL HOA TRACT AREA= 1.2676 ac.

07-10-2024 rev
07-08-2024 rev
07-02-2024 rev

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	6 of 6

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

RRE BOOK PAGE

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

July 1, 2024

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

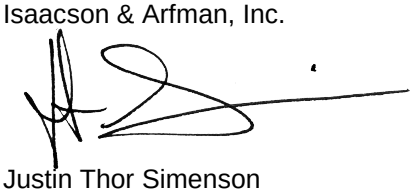
Re: Los Diamantes Subdivision, Phase 3, Unit 10

Dear Ms. Rincon,

We request a Variance to the requirement to place 5' P.U.E.'s on rear and side lot lines since all lots will be serviced from 10' P.U.E.'s across the fronts of all lots.

Please feel free to contact our office with questions.

Sincerely,
Isaacson & Arfman, Inc.



Justin Thor Simenson
President

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

July 25, 2024 ***NEW MEETING DATE***

RE: **Case #24-210-00003 (Preliminary Plat) Los Diamantes, Phase III**
Case #24-280-00001 (Subdivision Variance) Request for Solely 10' Public Utility Easements on Front of all Lots

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. **Please note that this notice is for a new meeting date, as the July 23, 2024 Planning and Zoning Board Meeting was cancelled due to lack of a quorum.**

The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The applicant additionally requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

The Planning and Zoning Board will consider these requests at a public hearing on **Tuesday, August 13, 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.

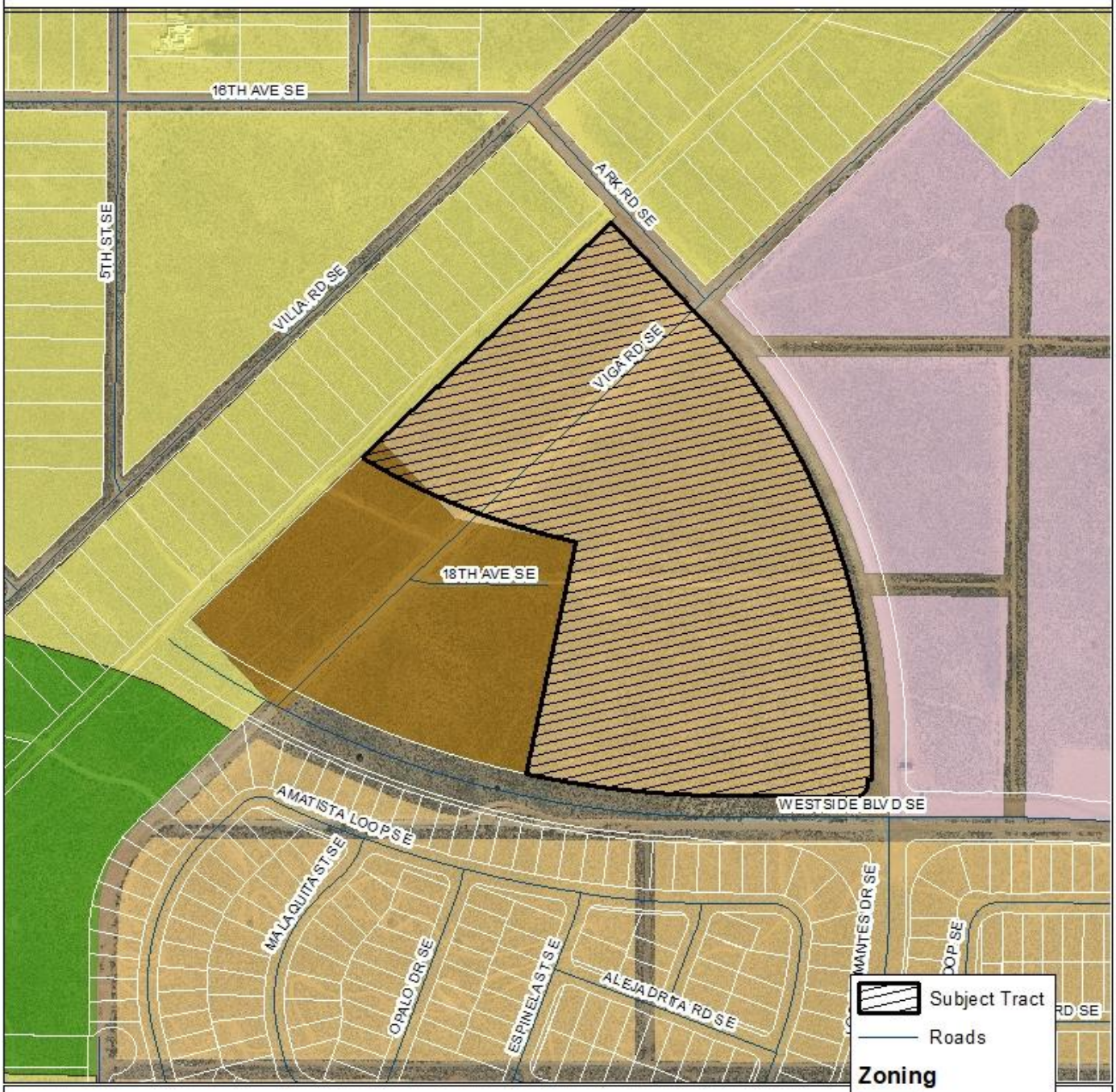
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOS DIAMANTES, PHASE III
LD, TRACT 3-A-2
PRELIMINARY PLAT & SUBDIVISION VARIANCE



Rio Rancho
City of Vision

0 105 210 420 630 840
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 7/5/2024

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S

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

New Meeting Date

Date: **August 13, 2024**

Time: 6:00PM

Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@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

New Meeting Date

Date: August 13, 2024

Time: 6:00PM

Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@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, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The applicant additionally requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III. The PZB will hear the request on August 13, 2024.

We are promoting social distancing and 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, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The applicant additionally requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III. The PZB will hear the request on August 13, 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



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, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-77, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Variance
Case #24-110-00012
The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

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: July 29, 2024

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-280-00001

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS LD, TRACT 3-A-2.

Applicant: LD Development, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on August 13, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-280-00001

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS LD, TRACT 3-A-2.

Applicant: LD Development, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of August, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Los Diamantes Phase III subdivision, Preliminary Plat case #24-210-03.

THEREFORE, the application for a subdivision variance to the requirement of requirement improvements of a subdivision, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on August 13, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-210-00003

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprising 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprising 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. LD, Phase III comprises the entirety of LD, Tract 3-A-2, consisting of approximately 22.6295 acres.

The subject tract is within the Los Diamantes Master Plan, originally adopted August 12, 2015 by the Governing Body via Resolution No. 61, Enactment 15-055, and most recently amended by the Governing Body on January 26, 2023 via Resolution No. 126, Enactment No. 23-017.

The subject tract is additionally part of the Unit 10 Specific Area Plan, adopted by the Governing Body on August 24, 2016 via Resolution No. 68, Enactment No. 16-065 and most recently amended on June 27, 2024 under Resolution No. 52, Enactment No. 24-051.

I. GENERAL INFORMATION

1. Layout: Los Diamantes, Phase III is proposed to be subdivided into 141 lots and 6 tracts.
2. Acreage: Lot Acres: Approximately 16.7157 acres; Tract acres: Approximately 1.2676 acres.
3. Access: LD, Phase III will be accessed via Los Diamantes Dr SE, a future minor collector via Westside Blvd SE, a minor arterial.
4. Zoning: The subject property is zoned R-3: Mixed Residential District under Ordinance No. 33, Enact. 23-03.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Comcast, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: A Water/Wastewater Availability Letter was granted the the LD, Phase III Subdivision July 11, 2024.
7. Drainage: Drainage is per the Los Diamantes Subdivision Regional Drainage Analysis Report, dated May 18, 2020.
8. Roads and Sidewalks: All roads within LD, Phase III are standard 50' residential rights-of-way, with 4' sidewalks on each side.
9. Recreation Facilities/Open Space: All HOA tracts will be dedicated for landscaping (Tracts 1-6) and drainage (Tracts 1 & 6).

10. Easements: There is an existent 10' public utility easement (PUE) on the southern and eastern portions of Tract 3-A-2, to remain.
12. Vacations: None.
13. Variances: Concurrent with this application, the applicant is requesting solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III (Case No. 24-280-00001).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions pending approval of the request subdivision variance (case #24-280-01). Criteria may be satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the residential dimensional standards as laid out in R.O. 2003 § 154.50 for R-3: Mixed Residential District (Detached). The proposed Preliminary Plat contains lots with an acreage range of approximately 0.0999 acres (4,351.64 sf) to 0.2979 acres (12,976.52 sf) and a lot width range of 35.25' to 73.47'.

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

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

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

CONFORMANCE WITH THE LOS DIAMANTES MASTER PLAN:
The R-3: Mixed Residential Zoning District, which comprises the entire zoning of the LD, Tract 3-A-2, conforms to the policies and provisions of the Los Diamantes Master Plan. Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the master plan; criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The Departments of Development Services (Planning and Engineering), Parks Recreation and Community Services, Rio Rancho Fire and Rescue, and SSCAFCA have reviewed this application and related infrastructure plans. Development Services Planning and Parks, Recreation, and Community Services did not have any adverse comments. Rio Rancho Fire and Rescue, Development Services Engineering, and SSCAFCA comments are attached. The plat and related infrastructure plans were also sent to MRMPO, Police, and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING:
LD, Tract 3-A-2 is bounded by R-1: Single-Family Residential District to the north, BP: Business Park District and C-2: Wholesale and Warehousing Commercial to the east, R-6: Multi-Family Residential District to the west, and R-3: Mixed Residential District to the south.

NOTIFICATIONS: Notice of pending development application was sent together with Subdivision Variance request (#24-280-00001) via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 8, 2024. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case no. 24-210-00003 subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the Preliminary Plat.
2. The applicant has the authority to apply for a Preliminary Plat.
3. Due Process was provided to both the applicant and adjacent property owners.

Specific Findings of Fact and Conditions of Approval:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary Plat conforms to the requirements of the R-3: Mixed Residential Zoning District.
4. The Preliminary Plat conforms to the Los Diamantes Master Plan and City of Rio Rancho Comprehensive Plan.
5. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. Impact Fee assessment for the properties within the boundary of the current Development Agreement will be per the agreement. Properties outside of the current boundary of the Development Agreement will have an Impact Fee assessment be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.
8. The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:
a. Applicant must address all SSCAFCA drainage comments.
b. The original Traffic Impact Study will need to be reviewed to affirm that initial assumptions are still valid and not exceeded.
c. Applicant should update the Development Agreement for this area.

ALTERNATIVES:

The Planning and Zoning Board may:

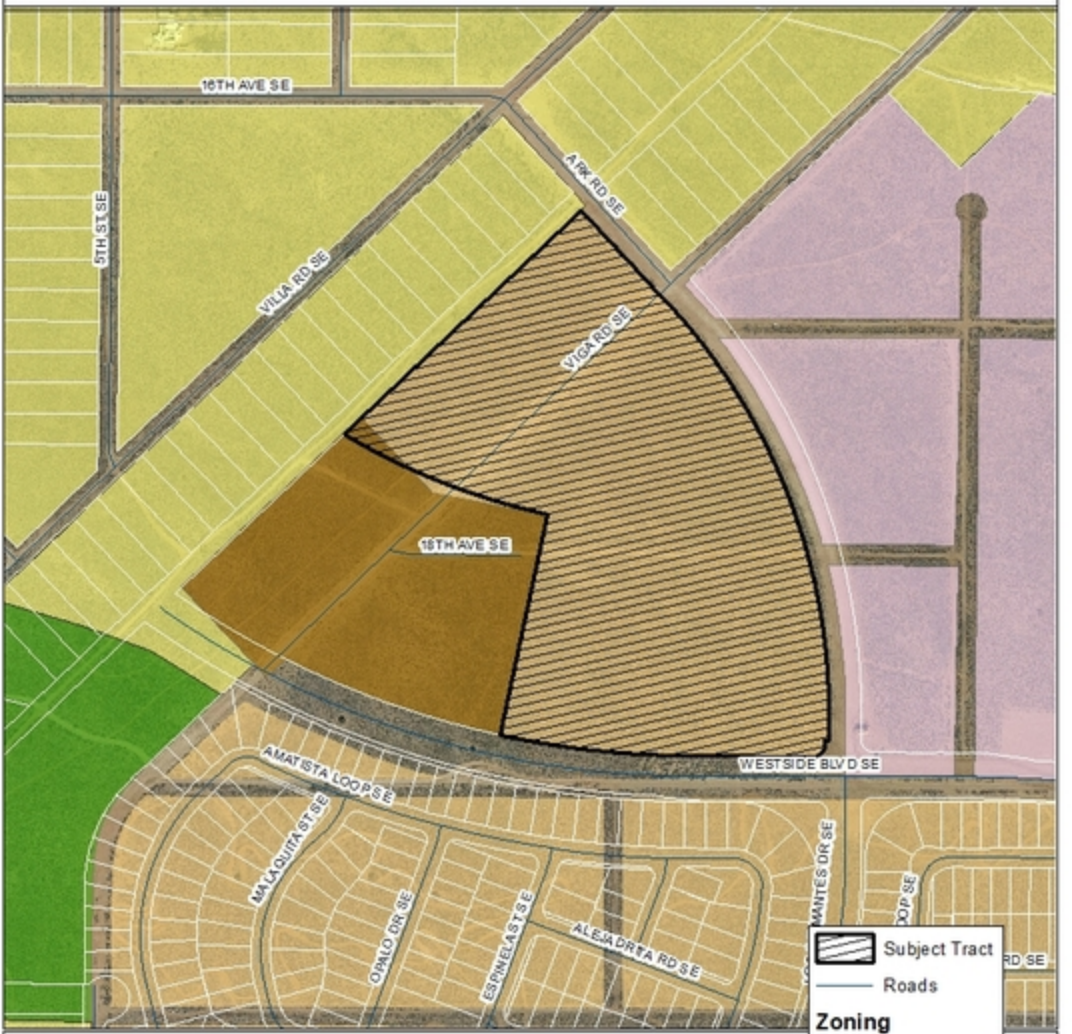
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Preliminary Plat
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Reviewer Comments

LOS DIAMANTES, PHASE III
LD, TRACT 3-A-2
PRELIMINARY PLAT & SUBDIVISION VARIANCE



Rio Rancho
City of Vision

0 105 210 420 630 840 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 7/5/2024

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: LD Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: LD Development, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat for Los Diamantes Subdivision Phase 3

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 10	Block(s): 62&64	Lot(s): TR 3-A-2
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 1	No. of proposed lots: 141	Total area of site (acres) 22.6295

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: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **06/05/2024**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

LD Development, LLC

4481 Irving Blvd NW

Alb. NM 87114

June 5, 2024

Mr. David Serrano

City of Rio Rancho

3200 Civic Center Cir. NW

Rio Rancho, NM 87114

RE: Los Diamantes Subdivision Phase 3 including Los Diamantes Blvd. and Westside Blvd Improvements.

Dear Mr. Serrano:

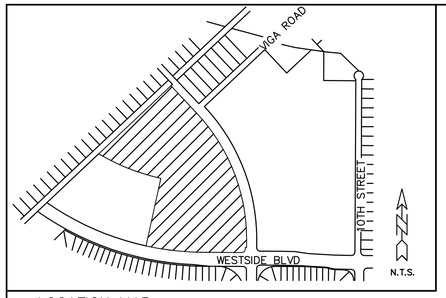
Please be advised that Isaacson and Arfman, Inc. is hereby authorized to act on behalf of LD Development, LLC with regards to Los Diamantes Subdivision Phase 3 including improvements to Los Diamantes Blvd and Westside Blvd.

Please contact our office if you have any questions.

Sincerely,

Pierre Amestoy

Managing Member



LOCATION MAP

PURPOSE OF PLAT

1. To subdivide Tract 3–A–2, Los Diamantes Subdivision Phase 1 into 141 lots and 6 tracts as shown hereon.
2. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 141
4. Total Number of Tracts Created: 6
5. Gross Subdivision Acreage: 22.6295 Acres

RIGHT–OF–WAY DEDICATION

1. 4.6370 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09–27–2019, VOLUME 3, FOLIO 4441)
   "TRACT A–1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02–06–2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1–A & 1–B, LOS DIAMANTES SUBDIVISION"
   (05–05–2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08–12–2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02–09–2023, VOLUME 3, FOLIO 5012)
   "LOS DIAMANTES SUBDIVISION, PHASE 2 (CORRECTION)"
   (02–21–2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2–A–1, 3–A–1 & 3–A–2, LOS DIAMANTES SUBDIVISION PHASE 1"
   (03–03–2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in March, 2023.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: .
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10–04–2018 (Tract 3–A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
10. 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.
11. HOA Tracts 1 thru 6 shall be for the joint use, benefit, purpose and to be maintained by the Los Diamantes Home Owners Association as follows:
    Tract 1 – Landscaping and Drainage
    Tract 2 – Landscaping
    Tract 3 – Landscaping
    Tract 4 – Landscaping
    Tract 5 – Landscaping
    Tract 6 – Landscaping and Drainage
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 3–A–2, Los Diamantes Subdivision Phase 1, 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 March 3, 2023, in in Volume 3, Folio 5025, and containing 22.6295 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

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

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right–of–way and easement, with the right and priviledge 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and SPARKLIGHT 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.

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 herebu consent to the granting of easements as shown hereon. 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. Tracts designated "HOA" shall be deeded to the Los Diamantes Home Owners Association after recording of this plat. 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): Los Diamantes, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this_____day of _____, 2024, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Los Diamantes, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2024 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

PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION
PHASE 3
(BEING A REPLAT OF TRACT 3–A–2, LOS DIAMANTES SUBDIVISION PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2024.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting. on the _____ day of _____ , 2024.

_____
Noel C. Davis, 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

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–territiorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

06–07–2024
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

06–07–2024
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	06–07–24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15–010	Sheet:	1 of 6

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION PHASE 3

(BEING A REPLAT OF TRACT 3-A-2, LOS DIAMANTES SUBDIVISION PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
$\Delta\alpha$=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

PROPERTY CORNERS

□ – FOUND 1/2" REBAR WITH CAP "LS 7719"

N01°18'51"W
6548.15'

ARK ROAD SE (50' R/W)

VIGA ROAD SE (50' R/W)

LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'45" E	322.12'
L2	S 00°17'18" W	64.74'
L3	N 89°42'42" W	11.00'
L4	S 00°17'18" W	12.00'
L5	N 89°42'42" W	321.00'
L6	N 12°19'47" E	584.00'
L7	N 46°41'50" E	842.55'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1557.00'	1178.95'	1150.99'	S 21°24'13" E	43°23'03"
C2	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C3	2347.00'	492.57'	491.67'	N 83°41'57" W	12°01'29"
C4	1763.00'	569.83'	567.35'	N 68°25'58" W	18°31'08"

L1 L2 L3 L4 L5 L6 L7 C1 C2 C3 C4 ⑤

ZONE X

NOT A PART OF THIS PLAT

TRACT 2-A-1, LOS DIAMANTES SUBDIVISION PHASE 1
(03-03-2023, 3-5025)

ZONE X

TRACT 3-A-2
22.6295 ACRES

R.E.A. TRACT (50' R/W)
(05-13-1968, 1-74)

ZONE X

NOT A PART OF THIS PLAT

TRACT 3-A-1, LOS DIAMANTES SUBDIVISION PHASE 1
(03-03-2023, 3-5025)

EDGE OF 100 YEAR FLOOD PLAIN

LOS DIAMANTES DRIVE SE (86' R/W)

ZONE A

ZONE A

ZONE A

10TH STREET SE (50' R/W)

WESTSIDE BOULEVARD SE (R/W VARIES)

ZONE A

ZONE A

LOS DIAMANTES DRIVE SE (86' R/W)

EXISTING EASEMENTS

⑤ 10' PUE
(03-03-2023, 3-5025)

ZONE X

100 0 100 200 300

Scale 1" = 100'

07-10-2024 rev

Drawn By:	TA	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	2 of 6

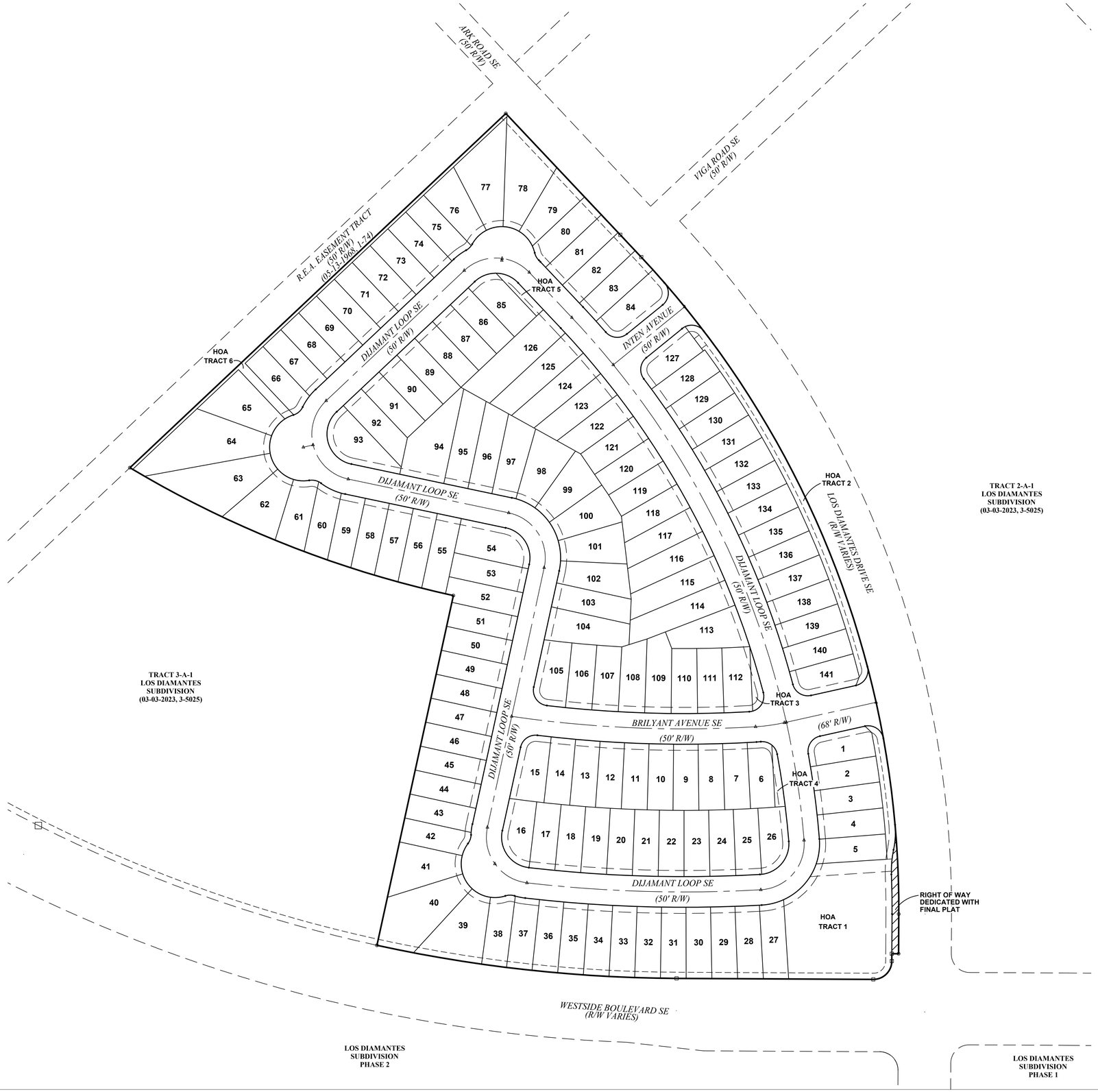
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RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024



0 40 80 160 240

SCALE 1"=80'

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	3 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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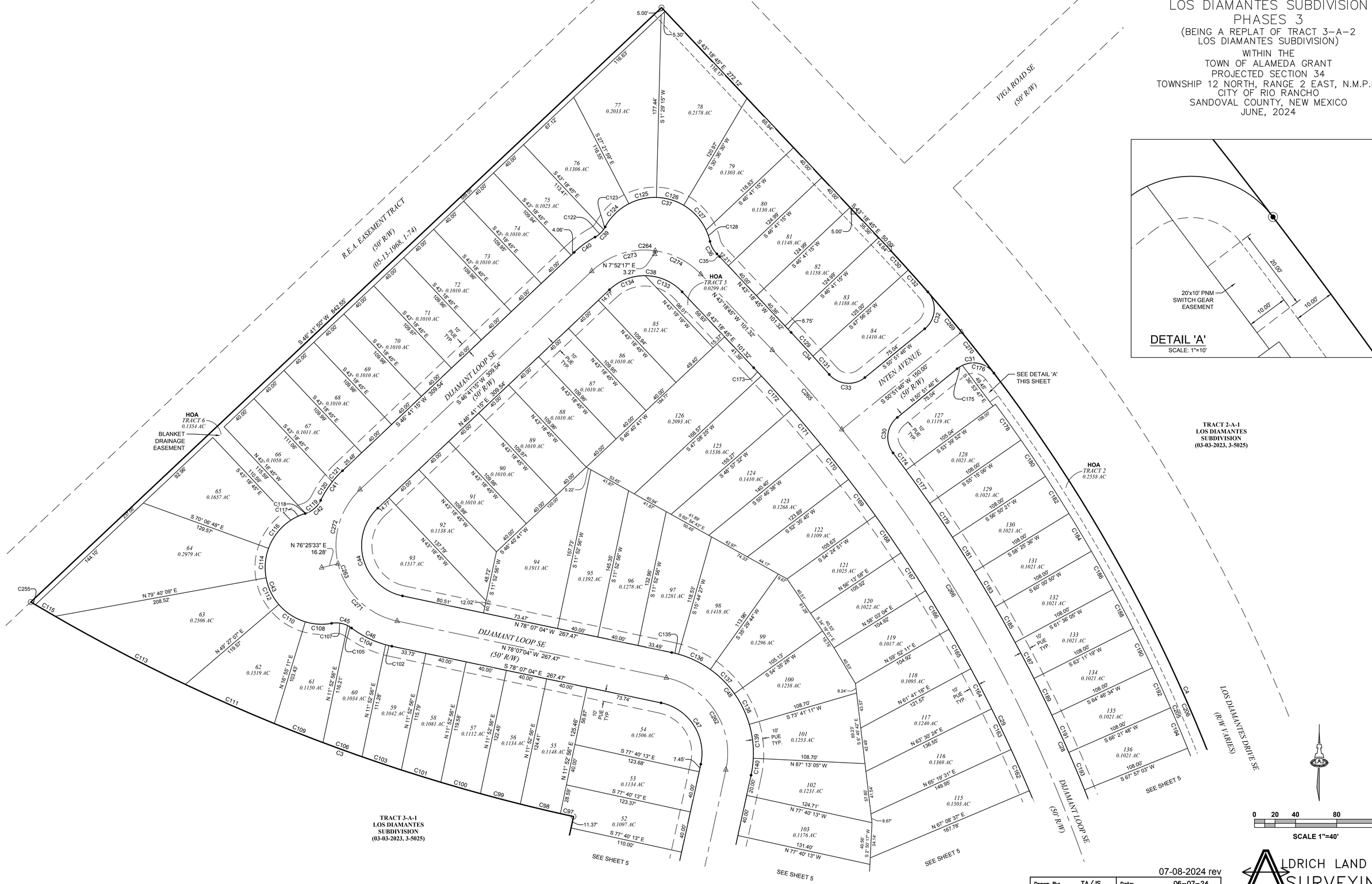
RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DETAIL 'A'
SCALE: 1"=10'



0 20 40 80 120
SCALE 1"=40'

07-08-2024 rev

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	4 of 6

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

RRE BOOK PAGE

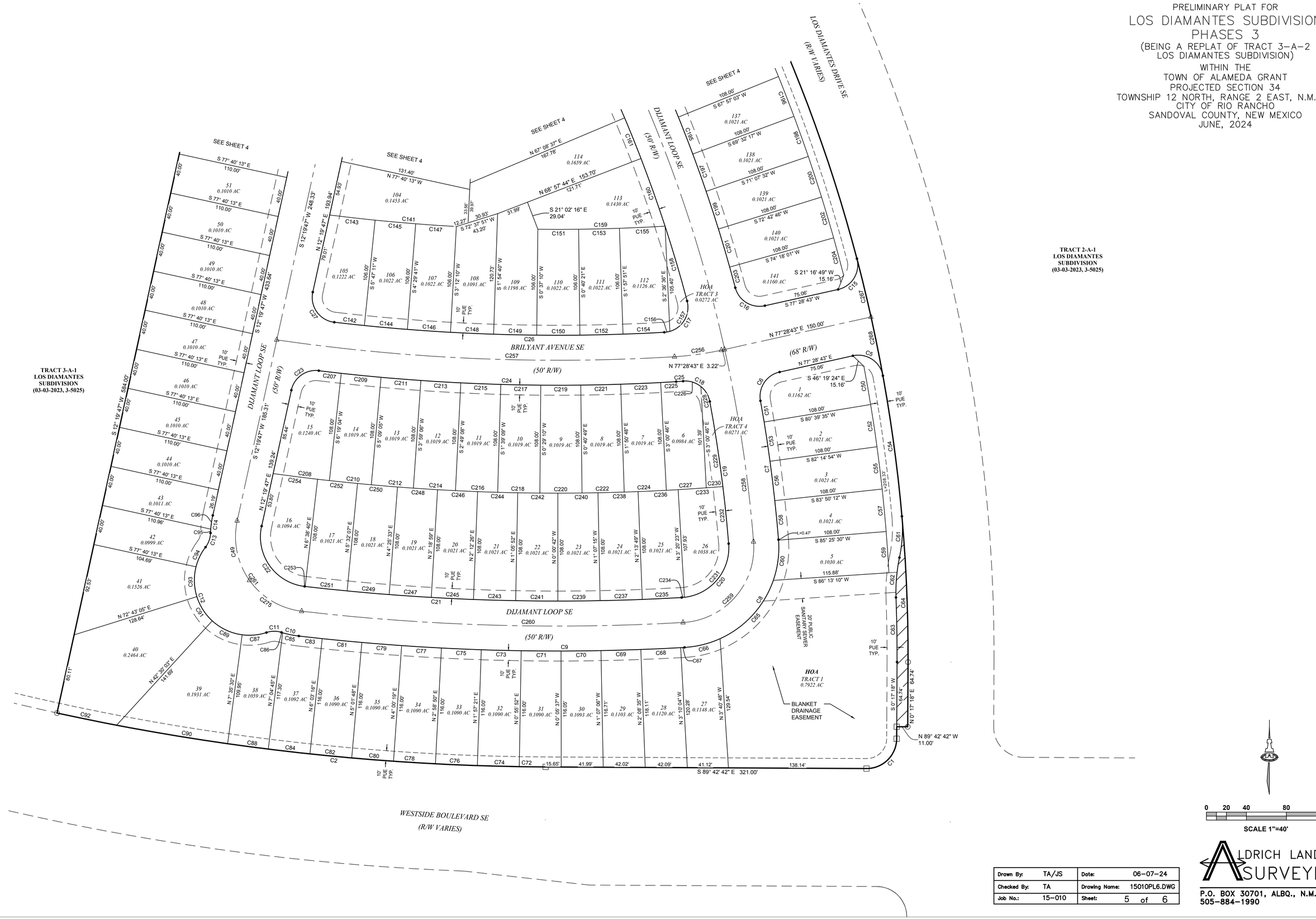
PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

**TRACT 3-A-1
LOS DIAMANTES
SUBDIVISION
(03-03-2023, 3-5025)**

**TRACT 2-A-1
LOS DIAMANTES
SUBDIVISION
(03-03-2023, 3-5025)**



Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	5 of 6

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RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
LOS DIAMANTES SUBDIVISION)
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PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12'	30.00'	30.00'	42.43'	N 45°17'18" E	90°00'00"
C2	492.57'	2347.00'	247.19'	491.67'	S 83°41'57" E	12°01'29"
C3	569.83'	1763.00'	287.42'	567.35'	S 68°25'58" E	18°31'08"
C4	1178.95'	1557.00'	623.95'	1150.99'	N 21°24'13" W	43°40'33"
C5	40.23'	25.00'	25.98'	36.03'	S 56°25'13" E	92°12'09"
C6	38.26'	25.00'	24.01'	34.63'	N 33°38'20" E	87°40'45"
C7	140.13'	1432.00'	70.12'	140.08'	N 7°23'50" W	5°36'25"
C8	159.39'	100.00'	102.34'	143.05'	N 41°04'10" E	91°19'35"
C9	386.40'	2231.00'	193.69'	385.92'	S 88°18'21" E	9°55'25"
C10	17.82'	100.00'	8.93'	17.80'	S 78°14'21" E	10°12'35"
C11	15.23'	25.00'	7.86'	15.00'	N 89°24'29" E	34°54'55"
C12	139.27'	55.00'	174.89'	104.93'	S 35°30'26" E	145°05'05"
C13	15.23'	25.00'	7.86'	15.00'	S 19°34'40" W	34°54'55"
C14	17.82'	100.00'	8.93'	17.80'	S 7°13'30" W	10°12'35"
C15	40.23'	25.00'	25.98'	36.03'	S 31°22'30" W	92°12'26"
C16	38.26'	25.00'	24.01'	34.63'	N 58°40'55" W	87°40'45"
C17	44.34'	25.00'	30.66'	38.75'	S 35°59'14" W	101°37'14"
C18	36.72'	25.00'	22.57'	33.51'	S 52°37'37" E	84°09'35"
C19	143.60'	1382.00'	71.86'	143.54'	S 7°34'14" E	5°57'12"
C20	79.70'	50.00'	51.17'	71.52'	S 41°04'10" W	91°19'35"
C21	377.74'	2181.00'	189.35'	377.27'	N 88°18'21" W	9°55'25"
C22	83.49'	50.00'	55.21'	74.12'	N 35°30'26" W	95°40'25"
C23	36.93'	25.00'	22.77'	33.67'	N 54°39'10" E	84°38'47"
C24	358.05'	1965.00'	179.52'	357.55'	S 88°14'38" E	10°26'24"
C25	7.05'	325.00'	3.53'	7.05'	N 85°54'52" E	1°14'34"
C26	330.69'	1915.00'	165.76'	330.28'	N 88°15'19" W	9°53'39"
C27	41.73'	25.00'	27.59'	37.05'	N 35°29'21" W	95°38'16"
C28	558.06'	1432.00'	282.61'	554.53'	S 26°00'23" E	22°19'42"
C29	687.18'	1382.00'	350.85'	680.12'	S 29°04'04" E	28°29'22"
C30	38.41'	25.00'	24.16'	34.74'	N 6°50'46" E	88°02'00"
C31	40.09'	25.00'	25.83'	35.93'	N 83°12'07" W	91°52'13"
C32	40.09'	25.00'	25.83'	35.93'	S 4°55'40" W	91°52'13"
C33	38.41'	25.00'	24.16'	34.74'	N 85°07'14" W	88°02'00"
C34	55.20'	1432.00'	27.60'	55.20'	N 42°12'29" W	2°12'31"
C35	3.59'	100.00'	1.80'	3.59'	N 44°20'27" W	2°03'26"
C36	14.17'	25.00'	7.28'	13.98'	S 29°07'42" E	32°28'56"
C37	132.87'	55.02'	144.72'	102.86'	N 82°07'43" W	138°22'08"
C38	78.54'	50.00'	50.00'	70.71'	S 88°18'45" E	90°00'00"
C39	14.17'	25.00'	7.28'	13.98'	S 44°52'16" W	32°28'56"
C40	25.18'	100.00'	12.65'	25.11'	S 53°54'00" W	14°25'28"
C41	35.88'	100.00'	18.14'	35.69'	S 36°24'29" W	20°33'33"
C42	20.42'	25.00'	10.82'	19.86'	S 49°31'33" W	46°47'42"
C43	166.06'	55.00'	898.65'	109.79'	S 13°34'27" E	172°59'43"
C44	108.91'	50.00'	95.65'	88.62'	N 15°42'55" W	124°48'20"
C45	20.42'	25.00'	10.82'	19.86'	S 76°40'28" E	46°47'42"
C46	43.36'	100.00'	22.02'	43.02'	S 65°41'51" E	24°50'27"
C47	78.93'	50.00'	50.39'	70.99'	S 32°53'39" E	90°26'51"
C48	157.86'	100.00'	100.78'	141.97'	N 32°53'39" W	90°26'51"
C49	62.62'	75.00'	33.26'	60.82'	S 11°35'19" E	47°50'13"
C50	38.90'	1540.00'	19.45'	38.90'	S 10°03'50" E	1°26'51"
C51	21.51'	1432.00'	10.75'	21.51'	N 9°46'14" W	0°51'38"
C52	42.69'	1540.00'	21.35'	42.69'	S 8°32'46" E	1°35'18"
C53	39.70'	1432.00'	19.85'	39.70'	N 8°32'46" W	1°35'18"
C54	142.09'	1557.00'	71.10'	142.04'	S 7°42'00" E	5°13'44"
C55	42.69'	1540.00'	21.35'	42.69'	S 6°57'27" E	1°35'18"
C56	39.70'	1432.00'	19.85'	39.70'	N 6°57'27" W	1°35'18"
C57	42.69'	1540.00'	21.35'	42.69'	S 5°22'09" E	1°35'18"
C58	39.23'	1432.00'	19.62'	39.23'	N 5°22'43" W	1°34'11"
C59	41.35'	1540.00'	20.68'	41.35'	S 3°48'21" E	1°32'18"
C60	40.90'	100.00'	20.74'	40.62'	N 7°23'38" E	23°26'11"
C61	41.52'	140.00'	20.91'	41.37'	S 3°24'37" W	16°59'29"
C62	40.15'	163.01'	20.18'	40.05'	S 4°56'58" W	14°06'41"
C63	64.62'	1546.00'	32.31'	64.62'	S 0°54'33" E	2°23'41"
C64	146.03'	1557.00'	73.07'	145.98'	N 2°23'55" W	5°22'26"
C65	81.18'	100.00'	42.97'	78.97'	N 42°22'03" E	46°30'39"
C66	36.84'	100.00'	18.63'	36.64'	N 76°10'40" E	21°06'35"
C67	3.89'	2231.00'	1.94'	3.89'	N 86°46'57" E	0°05'59"
C68	39.90'	2231.00'	19.95'	39.90'	N 87°20'41" E	1°01'29"
C69	39.90'	2231.00'	19.95'	39.90'	N 88°22'10" E	1°01'29"
C70	39.90'	2231.00'	19.95'	39.90'	N 89°23'39" E	1°01'29"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C71	39.90'	2231.00'	19.95'	39.90'	S 89°34'52" E	1°01'29"
C72	26.33'	2347.00'	13.16'	26.33'	S 89°23'25" E	0°38'34"
C73	39.90'	2231.00'	19.95'	39.90'	S 88°33'24" E	1°01'29"
C74	41.97'	2347.00'	20.99'	41.97'	S 88°33'24" E	1°01'29"
C75	39.90'	2231.00'	19.95'	39.90'	S 87°31'55" E	1°01'29"
C76	41.97'	2347.00'	20.99'	41.97'	S 87°31'55" E	1°01'29"
C77	39.90'	2231.00'	19.95'	39.90'	S 86°30'26" E	1°01'29"
C78	41.97'	2347.00'	20.99'	41.97'	S 86°30'26" E	1°01'29"
C79	39.90'	2231.00'	19.95'	39.90'	S 85°28'57" E	1°01'29"
C80	41.97'	2347.00'	20.99'	41.97'	S 85°28'57" E	1°01'29"
C81	39.90'	2231.00'	19.95'	39.90'	S 84°27'28" E	1°01'29"
C82	41.97'	2347.00'	20.99'	41.97'	S 84°27'28" E	1°01'29"
C83	23.42'	2231.00'	11.71'	23.42'	S 83°38'41" E	0°36'05"
C84	41.97'	2347.00'	20.99'	41.97'	S 83°25'59" E	1°01'29"
C85	16.54'	100.00'	8.29'	16.53'	S 78°36'16" E	9°28'45"
C86	1.27'	100.00'	0.64'	1.27'	S 73°29'58" E	0°43'50"
C87	24.64'	55.00'	12.53'	24.44'	N 84°47'14" E	25°40'24"
C88	40.99'	2347.00'	20.49'	40.99'	S 82°25'14" E	1°00'02"
C89	33.48'	55.00'	17.28'	32.97'	S 64°56'16" E	34°52'38"
C90	112.60'	2347.00'	56.31'	112.59'	S 80°32'45" E	2°44'56"
C91	29.01'	55.00'	14.85'	28.67'	S 32°23'26" E	30°13'02"
C92	60.81'	2347.00'	30.41'	60.81'	S 78°25'45" E	1°29'04"
C93	30.21'	55.00'	15.50'	29.83'	S 1°32'43" E	31°28'23"
C94	21.93'	55.00'	11.11'	21.78'	S 25°36'48" W	22°50'38"
C95	3.97'	100.00'	1.98'	3.97'	S 3°15'25" W	2°16'26"
C96	13.85'	100.00'	6.94'	13.84'	S 8°21'43" W	7°56'08"
C97	13.15'	1763.00'	6.57'	13.15'	S 77°28'43" E	0°25'38"
C98	40.01'	1763.00'	20.01'	40.01'	S 76°36'53" E	1°18'02"
C99	40.05'	1763.00'	20.03'	40.05'	S 75°18'49" E	1°18'06"
C100	40.10'	1763.00'	20.05'	40.10'	S 74°00'41" E	1°18'12"
C101	40.18'	1763.00'	20.09'	40.18'	S 72°42'24" E	1°18'21"
C102	6.27'	100.00'	3.14'	6.27'	S 76°19'18" E	3°35'33"
C103	40.28'	1763.00'	20.14'	40.28'	S 71°23'58" E	1°18'32"
C104	37.09'	100.00'	18.76'	36.87'	S 63°54'04" E	21°14'54"
C105	4.53'	25.00'	2.27'	4.52'	S 58°27'47" E	10°22'19"
C106	40.40'	1763.00'	20.20'	40.40'	S 70°05'18" E	1°18'46"
C107	15.89'	25.00'	8.23'	15.63'	S 81°51'38" E	36°25'23"
C108	25.91'	55.00'	13.20'	25.67'	S 86°34'34" E	26°59'31"
C109	50.77'	1763.00'	25.39'	50.77'	S 68°36'25" E	1°39'00"
C110	31.23'	55.00'	16.05'	30.81'	S 56°48'51" E	32°31'55"
C111	94.56'	1763.00'	47.29'	94.55'	S 66°14'44" E	3°04'23"
C112	29.01'	55.00'	14.85'	28.67'	S 25°26'22" E	30°13'02"
C113	142.92'	1763.00'	71.50'	142.88'	S 62°23'12" E	4°38'41"
C114	29.01'	55.00'	14.85'	28.67'	S 4°46'40" W	30°13'02"
C115	22.21'	1763.00'	11.11'	22.21'	S 59°42'12" E	0°43'19"
C116	35.52'	55.00'	18.40'	34.91'	S 38°23'16" W	37°00'09"
C117	15.39'	55.00'	7.75'	15.34'	S 64°54'22" W	16°02'04"
C118	0.47'	25.00'	0.24'	0.47'	S 72°22'48" W	1°05'13"
C119	19.94'	25.00'	10.54'	19.42'	S 48°58'57" W	45°42'29"
C120	21.31'	100.00'	10.70'	21.27'	S 32°14'00" W	12°12'35"
C121	14.57'	100.00'	7.30'	14.56'	S 42°30'46" W	8°20'58"
C122	11.12'	25.00'	5.65'	11.03'	S 48°22'03" W	25°29'22"
C123	3.05'	25.00'	1.53'	3.05'	S 32°07'35" W	6°59'34"
C124	32.63'	55.02'	16.81'	32.16'	S 45°40'40" W	33°58'55"
C125	27.68'	55.02'	14.14'	27.39'	S 77°04'54" W	28°49'32"
C126	27.94'	55.02'	14.28'	27.64'	N 73°57'38" W	29°05'25"
C127	32.93'	55.02'	16.97'	32.44'	N 42°16'12" W	34°17'27"
C128	11.70'	55.02'	5.87'	11.67'	N 19°02'04" W	12°10'49"
C129	31.27'	1432.00'	15.64'	31.27'	N 42°41'12" W	1°15'05"
C130	28.12'	1557.00'	14.06'	28.12'	N 42°34'42" W	1°02'05"
C131	23.92'	1432.00'	11.96'	23.92'	N 41°34'57" W	0°57'26"
C132	28.63'	1557.00'	14.32'	28.63'	N 41°32'03" W	1°03'13"
C133	40.30'	50.00'	21.32'	39.22'	S 66°24'18" E	46°11'07"
C134	38.24'	50.00'	20.11'	37.31'	N 68°35'42" E	43°48'53"
C135	6.73'	100.00'	3.37'	6.73'	N 76°11'18" W	3°51'32"
C136	34.48'	100.00'	17.41'	34.31'	N 64°22'54" W	19°45'17"
C137	33.33'	100.00'	16.82'	33.17'	N 44°57'24" W	19°05'44"
C138	33.33'	100.00'	16.82'	33.17'	N 25°51'40" W	19°05'44"
C139	33.33'	100.00'	16.82'	33.17'	N 6°45'57" W	19°05'44"
C140	16.66'	100.00'	8.35'	16.64'	N 7°33'21" E	9°32'52"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C141	127.27'	1809.00'	63.66'	127.25'	S 84°46'54" E	4°01'52"
C142	30.26'	1915.00'	15.13'	30.26'	N 83°45'39" W	0°54'20"
C143	45.71'	1809.00'	22.85'	45.70'	N 83°29'23" W	1°26'51"
C144	43.17'	1915.00'	21.59'	43.17'	N 84°51'34" W	1°17'30"
C145	40.78'	1809.00'	20.39'	40.78'	N 84°51'34" W	1°17'30"
C146	43.17'	1915.00'	21.59'	43.17'	N 86°09'05" W	1°17'30"
C147	40.78'	1809.00'	20.39'	40.78'	N 86°09'05" W	1°17'30"
C148	43.17'	1915.00'	21.59'	43.17'	N 87°26'35" W	1°17'30"
C149	43.17'	1915.00'	21.59'	43.17'	N 88°44'05" W	1°17'30"
C150	43.17'	1915.00'	21.59'	43.17'	S 89°58'24" W	1°17'30"
C151	40.78'	1809.00'	20.39'	40.78'	N 89°58'24" E	1°17'30"
C152	43.17'	1915.00'	21.59'	43.17'	S 88°40'54" W	1°17'30"
C153	40.78'	1809.00'	20.39'	40.78'	N 88°40'54" E	1°17'30"
C154	41.38'	1915.00'	20.69'	41.38'	S 87°25'00" W	1°14'17"
C155	45.71'	1809.00'	22.85'	45.70'	N 87°18'43" E	1°26'51"
C156	5.57'	25.00'	2.80'	5.56'	S 80°24'55" W	12°45'53"
C157	38.77'	25.00'	24.51'	35.00'	S 29°36'18" W	88°51'22"
C158	78.06'	1382.00'	39.04'	78.05'	S 16°26'28" E	3°14'11"
C159	127.27'	1809.00'	63.66'	127.25'	N 88°36'14" E	4°01'52"
C160	71.84'	1382.00'	35.93'	71.83'	S 19°32'55" E	2°58'43"
C161	43.86'	1382.00'	21.93'	43.86'	S 21°56'49" E	1°49'07"
C162	43.86'	1382.00'	21.93'	43.86'	S 23°45'56" E	1°49'07"
C163	43.86'	1382.00'	21.93'	43.86'	S 25°35'02" E	1°49'07"
C164	43.86'	1382.00'	21.93'	43.86'	S 27°24'09" E	1°49'07"
C165	43.86'	1382.00'	21.93'	43.86'	S 29°13'16" E	1°49'07"
C166	43.86'	1382.00'	21.93'	43.86'	S 31°02'22" E	1°49'07"
C167	43.86'	1382.00'	21.93'	43.86'	S 32°51'29" E	1°49'07"
C168	43.86'	1382.00'	21.93'	43.86'	S 34°40'35" E	1°49'07"
C169	43.86'	1382.00'	21.93'	43.86'	S 36°29'42" E	1°49'07"
C170	43.86'	1382.00'	21.93'	43.86'	S 38°18'49" E	1°49'07"
C171	43.86'	1382.00'	21.93'	43.86'	S 40°07'55" E	1°49'07"
C172	43.86'	1382.00'	21.93'	43.86'	S 41°57'02" E	1°49'07"
C173	10.92'	1382.00'	5.46'	10.92'	S 43°05'10" E	0°27'10"
C174	20.87'	1432.00'	10.43'	20.87'	N 36°45'11" W	0°50'06"
C175	6.01'	25.00'	3.02'	6.00'	N 57°45'05" E	13°46'39"
C176	34.07'	25.00'	20.28'	31.50'	S 76°18'48" E	78°05'34"
C177	39.67'	1432.00'	19.84'	39.67'	N 35°32'31" W	1°35'15"
C178	42.67'	1540.00'	21.33'	42.66'	S 35°32'31" E	1°35'15"
C179	39.67'	1432.00'	19.84'	39.67'	N 33°57'16" W	1°35'15"
C180	42.67'	1540.00'	21.33'	42.66'	S 33°57'16" E	1°35'15"
C181	39.67'	1432.00'	19.84'	39.67'	N 32°22'02" W	1°35'15"
C182	42.67'	1540.00'	21.33'	42.66'	S 32°22'02" E	1°35'15"
C183	39.67'	1432.00'	19.84'	39.67'	N 30°46'47" W	1°35'15"
C184	42.67'	1540.00'	21.33'	42.66'	S 30°46'47" E	1°35'15"
C185	39.67'	1432.00'	19.84'	39.67'	N 29°11'33" W	1°35'15"
C186	42.67'	1540.00'	21.33'	42.66'	S 29°11'33" E	1°35'15"
C187	39.67'	1432.00'	19.84'	39.67'	N 27°36'18" W	1°35'15"
C188	42.67'	1540.00'	21.33'	42.66'	S 27°36'18" E	1°35'15"
C189	39.67'	1432.00'	19.84'	39.67'	N 26°01'04" W	1°35'15"
C190	42.67'	1540.00'	21.33'	42.66'	S 26°01'04" E	1°35'15"
C191	39.67'	1432.00'	19.84'	39.67'	N 24°25'49" W	1°35'15"
C192	42.67'	1540.00'	21.33'	42.66'	S 24°25'49" E	1°35'15"
C193	39.67'	1432.00'	19.84'	39.67'	N 22°50'35" W	1°35'15"
C194	42.67'	1540.00'	21.33'	42.66'	S 22°50'35" E	1°35'15"
C195	39.67'	1432.00'	19.84'	39.67'	N 21°15'20" W	1°35'15"
C196	42.67'	1540.00'	21.33'	42.66'	S 21°15'20" E	1°35'15"
C197	39.67'	1432.00'	19.84'	39.67'	N 19°40'06" W	1°35'15"
C198	42.67'	1540.00'	21.33'	42.66'	S 19°40'06" E	1°35'15"
C199	39.67'	1432.00'	19.84'	39.67'	N 18°04'51" W	1°35'15"
C200	42.67'	1540.00'	21.33'	42.66'	S 18°04'51" E	1°35'15"
C201	39.67'	1432.00'	19.84'	39.67'	N 16°29'37" W	1°35'15"
C202	42.67'	1540.00'	21.33'	42.66'	S 16°29'37" E	1°35'15"
C203	21.43'	1432.00'	10.72'	21.43'	N 15°16'16" W	0°51'27"
C204	38.83'	1540.00'	19.41'	38.83'	S 14°58'39" E	1°26'40"
C205	593.48'	1540.00'	300.47'	589.81'	N 25°17'43" W	22°04'49"
C206	612.47'	1557.00'	310.25'	608.53'	N 25°59'52" W	22°32'18"
C207	22.57'	1965.00'	11.29'	22.57'	S 83°21'11" E	0°39'30"
C208	56.68'	2073.00'	28.34'	56.68'	N 82°53'56" W	1°34'00"
C209	40.00'	1965.00'	20.00'	40.00'	S 84°15'55" E	1°09'59"
C210	42.20'	2073.00'	21.10'	42.20'	N 84°15'55" W	1°09'59"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C211	40.00'	1965.00'	20.00'	40.00'	S 85°25'54" E	1°09'59"
C212	42.20'	2073.00'	21.10'	42.20'	N 85°25'54" W	1°09'59"
C213	40.00'	1965.00'	20.00'	40.00'	S 86°35'53" E	1°09'59"
C214	42.20'	2073.00'	21.10'	42.20'	N 86°35'53" W	1°09'59"
C215	40.00'	1965.00'	20.00'	40.00'	S 87°45'52" E	1°09'59"
C216	42.20'	2073.00'	21.10'	42.20'	N 87°45'52" W	1°09'59"
C217	40.00'	1965.00'	20.00'	40.00'	S 88°55'51" E	1°09'59"
C218	42.20'	2073.00'	21.10'	42.20'	N 88°55'51" W	1°09'59"
C219	40.00'	1965.00'	20.00'	40.00'	N 89°54'11" E	1°09'59"
C220	42.20'	2073.00'	21.10'	42.20'	S 89°54'11" W	1°09'59"
C221	40.00'	1965.00'	20.00'	40.00'	N 88°44'12" E	1°09'59"
C222	42.20'	2073.00'	21.10'	42.20'	S 88°44'12" W	1°09'59"
C223	40.00'	1965.00'	20.00'	40.00'	N 87°34'13" E	1°09'59"
C224	42.20'	2073.00'	21.10'	42.20'	S 87°34'13" W	1°09'59"
C225	15.47'	1965.00'	7.74'	15.47'	N 86°45'42" E	0°27'04"
C226	19.08'	25.00'	10.03'	18.62'	S 72°50'35" E	43°43'39"
C227	40.00'	2073.00'	20.00'	40.00'	S 86°26'04" W	1°06'20"
C228	17.64'	25.00'	9.21'	17.28'	S 30°45'48" E	40°25'56"
C229	86.15'	1382.00'	43.09'	86.14'	S 8°45'41" E	3°34'19"
C230	16.68'	2073.00'	8.34'	16.68'	N 85°39'04" E	0°27'39"
C231	76.95'	50.00'	48.43'	69.58'	S 39°29'40" W	88°10'35"
C232	57.45'	1382.00'	28.73'	57.44'	S 5°47'04" E	2°22'54"
C233	44.86'	2073.00'	22.43'	44.86'	N 86°02'26" E	1°14'23"
C234	2.75'	50.00'	1.37'	2.75'	S 85°09'28" W	3°08'59"
C235	39.48'	2181.00'	19.74'	39.48'	S 87°15'04" W	1°02'14"
C236	40.14'	2073.00'	20.07'	40.14'	S 87°12'54" W	1°06'34"
C237	42.23'	2181.00'	21.11'	42.23'	S 88°19'28" W	1°06'34"
C238	40.14'	2073.00'	20.07'	40.14'	S 88°19'28" W	1°06'34"
C239	42.23'	2181.00'	21.11'	42.23'	S 89°26'01" W	1°06'34"
C240	40.14'	2073.00'	20.07'	40.14'	S 89°26'01" W	1°06'34"
C241	42.23'	2181.00'	21.11'	42.23'	N 89°27'25" W	1°06'34"
C242	40.14'	2073.00'	20.07'	40.14'	N 89°27'25" W	1°06'34"
C243	42.23'	2181.00'	21.11'	42.23'	N 88°20'51" W	1°06'34"
C244	40.14'	2073.00'	20.07'	40.14'	N 88°20'51" W	1°06'34"
C245	42.23'	2181.00'	21.11'	42.23'	N 87°14'18" W	1°06'34"
C246	40.14'	2073.00'	20.07'	40.14'	N 87°14'18" W	1°06'34"
C247	42.23'	2181.00'	21.11'	42.23'	N 86°07'44" W	1°06'34"
C248	40.14'	2073.00'	20.07'	40.14'	N 86°07'44" W	1°06'34"
C249	42.23'	2181.00'	21.11'	42.23'	N 85°01'10" W	1°06'34"
C250	40.14'	2073.00'	20.07'	40.14'	N 85°01'10" W	1°06'34"
C251	42.23'	2181.00'	21.11'	42.23'	N 83°54'37" W	1°06'34"
C252	40.14'	2073.00'	20.07'	40.14'	N 83°54'37" W	1°06'34"
C253	0.44'	2181.01'	0.22'	0.44'	N 83°20'59" W	0°00'41"
C254	44.86'	2073.00'	22.43'	44.86'	N 82°44'08" W	1°14'23"
C255	5.20'	1763.00'	2.60'	5.20'	S 59°15'28" E	0°10'08"
C256	47.42'	300.00'	23.76'	47.38'	N 82°00'26" E	9°03'27"
C257	398.98'	1940.00'	200.20'	398.28'	S 87°34'20" E	11°47'00"
C258	194.68'	1407.00'	97.50'	194.52'	N 8°33'27" W	7°55'40"
C259	119.55'	75.00'	76.76'	107.29'	N 41°04'10" E	91°19'35"
C260	382.07'	2206.00'	191.52'	381.60'	S 88°18'21" E	9°55'25"
C261	125.24'	75.00'	82.82'	111.19'	S 35°30'26" E	95°40'25"
C262	118.40'	75.00'	75.59'	106.48'	N 32°53'39" W	90°26'51"
C263	163.37'	75.00'	143.48'	132.93'	S 15°42'55" E	124°48'20"
C264	117.81'	75.00'	75.00'	106.07'	N 88°18'45" W	90°00'00"
C265	102.53'	1407.00'	51.29'	102.51'	N 41°13'29" W	4°10'31"
C266	653.60'	1407.00'	332.80'	647.74'	N 25°49'46" W	26°36'57"
C267	59.98'	1557.00'	29.99'	59.97'	N 13°37'30" W	2°12'26"
C268	59.98'	1557.00'	29.99'	59.97'	N 11°25'05" W	2°12'25"
C269	50.82'	1557.00'	25.41'	50.82'	N 40°04'20" W	1°52'13"
C270	50.82'	1557.00'	25.41'	50.82'	N 38°12'07" W	1°52'13"
C271	84.49'	75.00'	47.36'	80.09'	S 45°50'46" E	64°32'37"
C272	78.88'	75.00'	43.53'	75.30'	S 16°33'24" W	60°15'43"
C273	67.00'	75.00'	35.92'	64.79'	S 72°16'46" W	51°11'01"
C274	50.81'	75.00'	26.42'	49.84'	N 62°43'14" W	38°48'59"
C275	62.62'	75.00'	33.26'	60.82'	S 59°25'32" E	47°50'13"

LOT WIDTH AT 15' FRONT SETBACK	
LOT #	LOT WIDTH
39	42.62'
40	36.92'
41	37.96'
62	39.75'
63	36.92'
64	36.92'
65	42.52'
76	39.76'
77	35.25'
78	35.58'
79	37.03'
98	39.65'
99	38.33'
100	38.33'
101	38.33'

NOTES:
1. TOTAL LOT AREA= 16.7157 ac.
2. TOTAL HOA TRACT AREA= 1.2676 ac.

07-10-2024 rev
07-08-2024 rev
07-02-2024 rev

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	6 of 6

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

RRE BOOK PAGE

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

July 25, 2024 ***NEW MEETING DATE***

RE: **Case #24-210-00003 (Preliminary Plat) Los Diamantes, Phase III**
Case #24-280-00001 (Subdivision Variance) Request for Solely 10' Public Utility Easements on Front of all Lots

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. **Please note that this notice is for a new meeting date, as the July 23, 2024 Planning and Zoning Board Meeting was cancelled due to lack of a quorum.**

The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The applicant additionally requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

The Planning and Zoning Board will consider these requests at a public hearing on **Tuesday, August 13, 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.

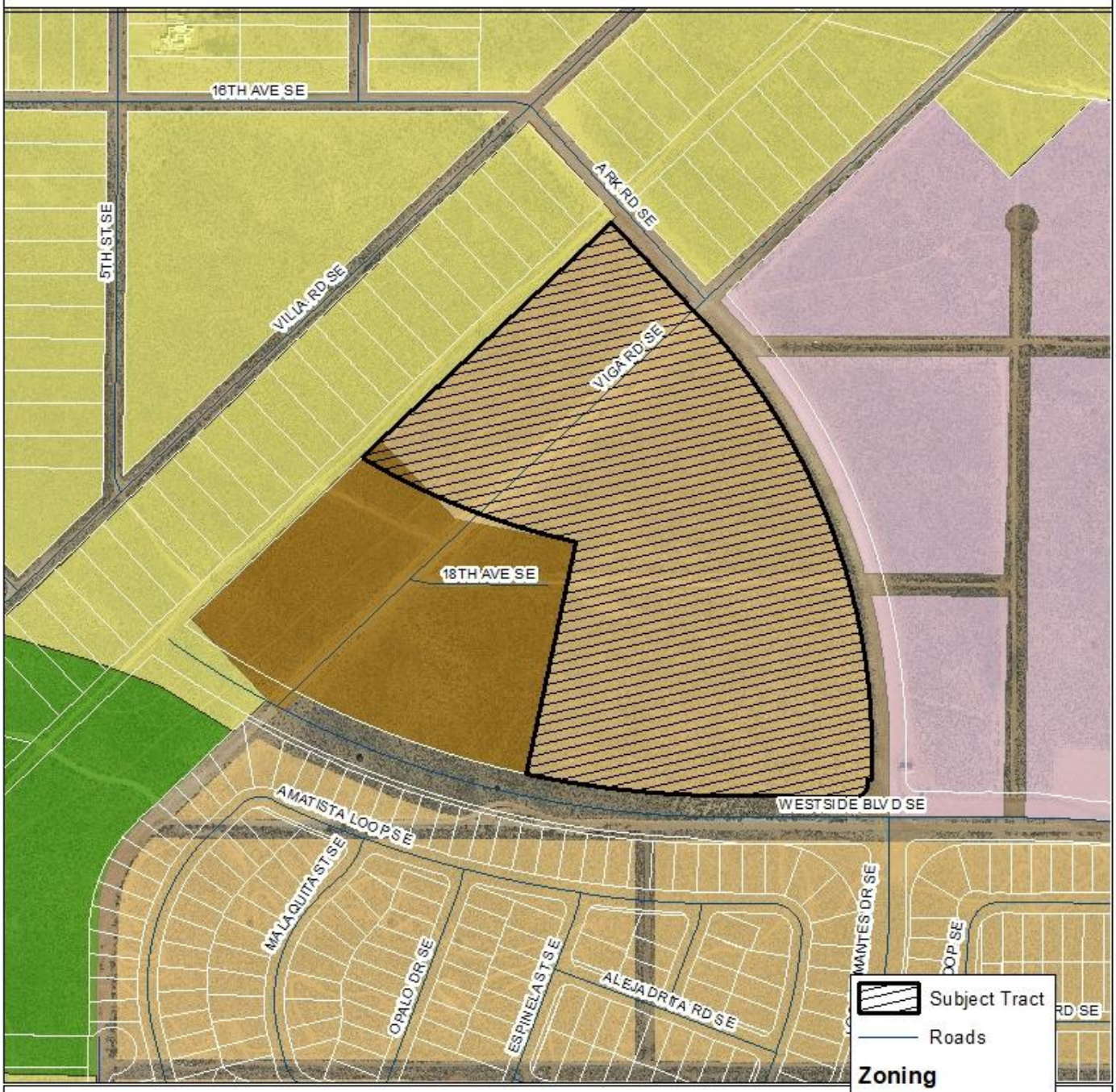
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOS DIAMANTES, PHASE III
LD, TRACT 3-A-2
PRELIMINARY PLAT & SUBDIVISION VARIANCE



Rio Rancho
City of Vision

0 105 210 420 630 840
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 7/5/2024

N
W E
S

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

New Meeting Date

Date: **August 13, 2024**

Time: 6:00PM

Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@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

New Meeting Date

Date: August 13, 2024

Time: 6:00PM

Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@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, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The applicant additionally requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III. The PZB will hear the request on August 13, 2024.

We are promoting social distancing and 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, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The applicant additionally requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III. The PZB will hear the request on August 13, 2024.

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



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, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-77, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Variance
Case #24-110-00012
The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

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: July 29, 2024

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 10, 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: Preliminary Plat DSD #24-210-00003 (Los Diamantes, Phase III)

The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. LD, Phase III comprises the entirety of the property LD, Tract 3-A-2, consisting of approximately 22.6295 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, June 24, 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

Approved with comments:

The original Traffic Impact Study will have to be reviewed and that the initial assumptions made are still valid and not exceeded.

The Development Agreement will have to be updated for this area.

Peter Prukop — Reviewer

7/11/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 10, 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
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FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat DSD #24-210-00003 (Los Diamantes, Phase III)

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

Fire approves the transmittal with the following requirement. All roads surrounding the development must be paved.

Fire Marshal James Wenzel — Reviewer
06/18/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 10, 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
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FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat DSD #24-210-00003 (Los Diamantes, Phase III)

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

Drainage Report:

SWQV: According to the SSCAFCA hydrology manual from April 2020, the stormwater quality volume is 0.66 inches over impervious surfaces.

Construction Plan: Annotated plans are attached.

_____ 6/17/24
Reviewer Date

The storm drain in Los Diamantes Dr. has been constructed through the Westside Blvd. intersection, including four inlets and a 36-inch storm drain with a stand pipe in a temporary pond located where the new subdivision pond for this project will be situated.

A Letter of Map Revision (LOMR) request has been submitted by Tierra West, LLC to remove the floodplain over this site.

III. METHODOLOGY AND BASIS OF DESIGN

AHYMO was used for the hydrology calculations with bulking factors of 18% for undeveloped basins and 6% for developed basins per the City of Rio Rancho Development Manual (DPM) with rainfall values from NOAA Atlas 14.

Land Treatment Type D was assigned based on the formula for single family residential in Table D-3 of the DPM, and the remainder was split between Type B and Type C. The street basin land treatments were calculated in AutoCAD (pervious areas were calculated).

Inlet capacities were calculated based on Plate 22.3 D-5 of the DPM.

The storm water quality volume calculations were based on rainfall depth provided by SSCAFCA—0.42 inches over the impervious area. Stormwater Studio vs. 3.0.0.33 was used for the storm drain calculations, and Hydraflow Express Extension for Autodesk Civil 3D 2022 was used for street capacity calculations.

in the April 2020 SSCAFCA hydrology criteria manual the storm water quality 0.66 inches over impervious area

IV. EXISTING CONDITIONS

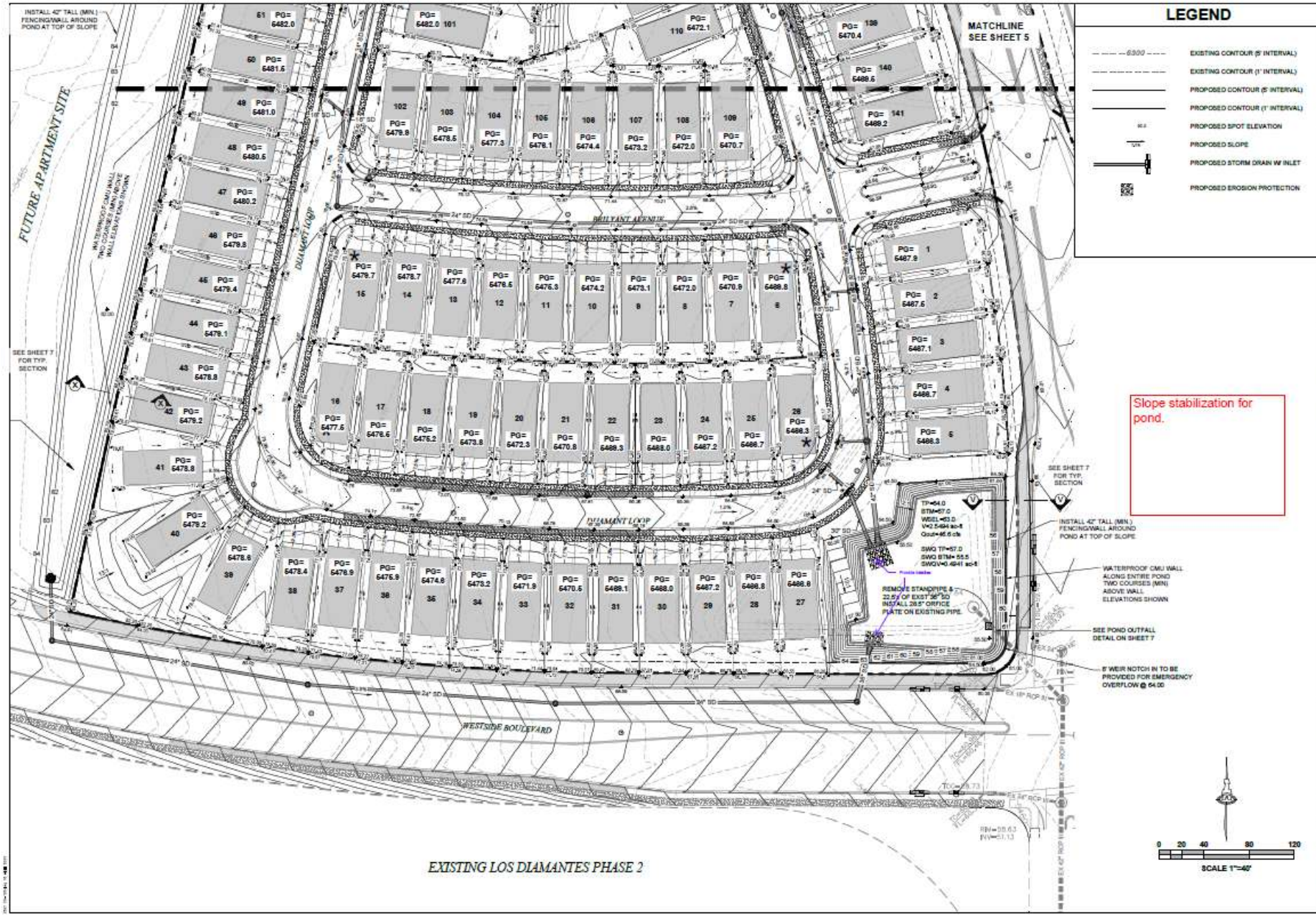
See Appendix E for excerpts from reports and storm drain plans. See Appendix F for the drainage basin map.

The site is undeveloped and drains to the east/southeast. Three offsite basins (400.4A, 107B1.A and APTS) located west of the site drain to this subdivision.

Westside Blvd. has been constructed through the intersection with Los Diamantes Dr. and the storm drain improvements including four inlets and a 36-inch storm drain to the temporary pond at the northwest quadrant have been installed through the intersection. The remaining portions of these roads are undeveloped adjacent to the site.

V. DEVELOPED CONDITIONS

See Appendix B for calculations for the 100-year, 24-hour storm and Appendix A for a Basin Area/Flow Summary Table. See Appendix E for excerpts from reports and storm drain plans. See Appendix F for the drainage basin map, including storm drain and inlet locations.



LEGEND

- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- PROPOSED STORM DRAIN W/ INLET
- PROPOSED EROSION PROTECTION

City of Rio Rancho

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

REVISIONS (OR CHANGE NOTICES)

OWNER/DEVELOPER:
DR HORTON- NEW MEXICO

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

LOS DIAMANTES SUBDIVISION PHASE 3

GRADING & DRAINAGE SOUTH

90% REVIEW NOT FOR CONSTRUCTION

PROJECT NO.	X
DESIGNED BY:	JTS
DRAWN BY:	JTS/DEC
CHECKED BY:	ANW
DATE:	X
DPI CHK:	

SHEET: 6 OF 33

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-100-00006

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Zone Map Amendment to change the zoning from C-2: Wholesale and Warehousing Commercial District & R-1: Single-Family Residential District zoning to OS: Open Space District zoning for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A and A-1-B. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommends approval of the Zone Map Amendment to the Governing Body, with findings.

BACKGROUND AND ANALYSIS:
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Zone Map Amendment to change the zoning from C-2: Wholesale and Warehousing Commercial District & R-1: Single-Family District to OS: Open Space District for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A and Tract A-1-B. The subject properties are located at 1280 15th ST SE (Tract A-1-A) and 1600 Asp PL SE (Tract A-1-B), southwest of the intersection of Unser Blvd SE and Southern Blvd SE, and comprises approximately 87.1403 acres.

Black Arroyo Wildlife Park, Tract A-1-A is currently a split-zone between C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District. The C-2: Wholesale and Warehousing Commercial District accounts for approximately 1.34 acres (1.537%) of the total 87.1403 acres of the Black Arroyo Wildlife Park, Tract A-1-A and A-1-B. This 1.34 acres, formally identified as Rio Rancho Estates Unit 10, Block 33, Lot 108 was absorbed into the Black Arroyo Wildlife Park via Rio Rancho Estates Book 25, Pages 67-68 (see attached plat).

The subject properties are currently zoned C-2: Wholesale and Warehousing Commercial District per Ordinance No. 24, Enactment No. 06-23, adopted March 22nd, 2006, and R-1: Single-Family Residential District per Ordinance No. 83-64, adopted March 24th, 1983.

The subject property is located within the Unit 10 Master Plan, adopted August 24, 2016, Amended July 25, 2018. Map 2: Conceptual Planning Neighborhoods of the Unit 10 Specific Area Plan (page 12) identifies the area as the Black Arroyo Open Space. The purpose of the Unit 10 Specific Area Plan is to help guide and manage physical development within the planning area over the next 15-20 years.

Section 3.3.3. Parks & Open Space of the Unit 10 Specific Area Plan states "The primary existing open space facility within Unit 10 is the Black Arroyo Open Space owned by SSCAFCA. This 75 acre open space runs through the northeastern section of Unit 10, between Unser Boulevard and Southern Boulevard, and has a recently completed construction of a new multimodal trail through

the area".

The subject properties being proposed for a change in zoning from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space are already identified as operating in an open space capacity as per the Unit 10 Specific Area Plan and the proposed zone map amendment would correct the existing zoning to the more appropriate OS: Open Space District zoning designation.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning is sought.

Finding; The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the city.

The applicant states: "The proposed zone change is consistent with the health, safety, morals and general welfare of the City by assigning a zone district closely associated with the park and recreational nature of the tracts. Tract A-1-B is a long park and drainage tract that has been developed by SSCAFCA not only for arroyo flood control but also for public recreational use, public nature education and wildlife protection (Cliff Swallow habitat). Tract A-1-A was originally created for SSCAFCA's intended use as a maintenance yard serving the rest of Black Arroyo Wildlife Park. However, the current R-1 zoning restricts the area of this tract that can be utilized for maintenance and storage purposes".

Staff recommends the Planning and Zoning Board finds the proposed OS: Open Space District zoning would be consistent with the health, safety, morals and general welfare of the City by establishing a more suitable zoning designation for how the subject properties currently exist and and will compliment each other in the future. OS: Open Space District allows for "Structures and facilities incidental to the above uses; provided, that such incidental buildings do not cover more than five percent of the ground area". The change in zoning will allow for Tract A-1-A to be utilized to promote the health and vitality of the Tract A-1-B. Staff finds the proposed change in zoning would best suit the existing nature of Black Arroyo Wildlife Park by assigning the most correct zoning designation of OS: Open Space District.

(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.

The applicant states: "Stability of the land use and zoning is ensure by the permanent park character of Tract A-1-B and the supporting maintenance role of Tract A-1-A and this justifies the change to OS zone. The current R-1 zone is not appropriate, now or ever, for the residential use of these tracts".

Staff recommends that the Planning and Zoning Board finds that the applicant is justified in identifying that the current function of the subject tracts is directly related to Black Arroyo Wildlife

Park and arroyo drainage purposes. Staff finds that the change from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District will allow for stability of zoning by assigning the most appropriate zoning designation to the existing land use for the subject properties.

(3) A proposed change shall generally be consistent with the adopted elements of the Comprehensive Plan or other City master plans and amendments thereto include privately developed area plans which have been adopted by the City.

The applicant states: "This proposed change is consistent with the Section 9.1.1 of the City Comprehensive Plan, Park Classification of Open Space. As a Major Open Space Area, this is centrally located within the City and has a service area of less than 20 minutes".

Staff recommends that the Planning and Zoning Board finds that the change in zoning from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential to OS: Open Space would be consistent with the classification of the Major Open Space Area. The Black Arroyo Wildlife Park qualifies as a Major Open Space Area as per the Park Classifications outlined in Section 9.1.1 of the Rio Rancho Comprehensive Plan.

(4) The applicant must demonstrate the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of R-1 or transitional zoning on an antiquated plat filed before the city's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property as compared with other available property.

The applicant states: "The existing zoning is inappropriate because the different use category of Open Space is more advantageous to the community and because: a). there is a public need for the wildlife park's recreational, educational and flood control uses and b). those needs will be best served by changing the classification of this property as compared with residential zones surrounding these tracts.

Staff recommends the Planning and Zoning Board find that the applicant is justified in identifying that the current zoning of C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District is inappropriate and that the change to OS: Open Space District is most advantageous because the current nature of the tracts exists as open space as Black Arroyo Wildlife Park. The preexisting nature of the subject properties currently existing as open space and flood control arroyo's justify the change to OS: Open Space District as C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District development is not going to occur at anytime on the subject properties.

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

The applicant states: "The cost of land or other economic considerations are not factors because the use has been well established".

Staff recommends the Planning and Zoning Board finds that the applicant is justified in explaining that economic considerations are not a factor because the land use has been well established. The

Black Arroyo Wildlife Park Master Plan was adopted by the Southern Sandoval County Arroyo Flood Control Authority in 2013 and this action will further benefit the established nature of the subject properties.

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

The applicant states: "Street location is not a factor and does not affect the Open Space determination".

Staff recommends the Planning and Zoning Board finds that street location is not a factor in the request to change zoning from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District. This request does not relate to any type of apartment, office, or commercial zoning request.

(G) 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 the realization of the comprehensive plan and any applicable adopted sector plan development plant or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zone; because the site is not suitable for the use allowed in any adjacent zone due to topography, traffic or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states: "This is not a spot zone because of the extensive size of Tract A-1-B and the associated and complementary use of Tract A-1-A".

Staff recommends the Planning and Zoning Board finds that the proposed zone change would not result in a spot zone. The proposed zone amendment includes approximately 87.1403 acres and the uses of the two included tracts are complimentary to each other. The proposed area exists as a wildlife park and an arroyo/drainage area making residential development not feasible. Additionally, the OS: Open Space District zoning would work as a buffer between the R-1: Single-Family Residential Development to the west and C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District zonings to the east.

Finding: Staff recommends the Planning and Zoning Board finds that the proposed amendment conforms to the requirements promulgated within R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G).

SURROUNDING LAND USE/ZONING:

NORTH	Southern Boulevard SE (Principal Arterial), R-1: Single-Family Residential District (Ordinance. No. 81-15)
SOUTH	C-1: Retail Commercial District (Ordinance No. 23, Enactment No. 13-22)

EAST	C-1: Retail Commercial District (Ordinance No. 14, Enactment No. 18-12), C-2: Wholesale and Warehousing Commercial District (Ordinance No. 15, Enactment No. 14-12) (Ordinance No. 24, Enactment No. 06-23) (Ordinance No. 15, Enactment No. 00-016) (Ordinance No. 88-011), R-1: Single-Family Residential District (Ordinance No. 83-64)
WEST	R-1: Single-Family Residential District (Ordinance No. 83-64)

NOTIFICATIONS:
In accordance with State Statute NMSA Section 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject property received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with a return service requested. A legal advertisement was also placed in the Albuquerque Journal on July 29, 2024. Notice signs were erected on the subject property on August 6, 2024.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

REVIEWING AGENCY	RECEIVED APPLICATION FOR REVIEW	COMMENTS
DSD Planning and Zoning	X	Included within this document.
DSD Engineering	X	No adverse comments.
RRPS	X	No comments received.
Fire and Rescue	X	No comments received.
Police Department	X	No comments received.
SSCAFCA	X	SSCAFCA has no comments.
MRMPO	X	No comments received.
Parks, Recreation, and Community Services	X	No comments.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. Following procedures for a zone map amendment, proper notice of this hearing on this matter was given.
3. The applicant has the authority to make an application to request a zone map amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designations meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07 (D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general

welfare of the City by assigning the appropriate zoning designation for the existing land use for Black Arroyo Wildlife Park.
2. The applicant has provided sound justification, in a narrative dated June 24, 2024, for proposed zone change and the zone map amendment would provide for stability of zoning by ensuring the permanent park character of Tract A-1-B and complimentary use of Tract A-1-A.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan aligning with section 9.1.11.
4. The cost of land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
5. The applicant has provided sufficient justification that the zone map amendment request is not based on the properties' location.
6. The request zone map amendment would not create a "spot zone" in that it would be 87.1403 acres in size and the proposed change in zoning more accurately suites the existing nature of the subject properties.

ALTERNATIVES:

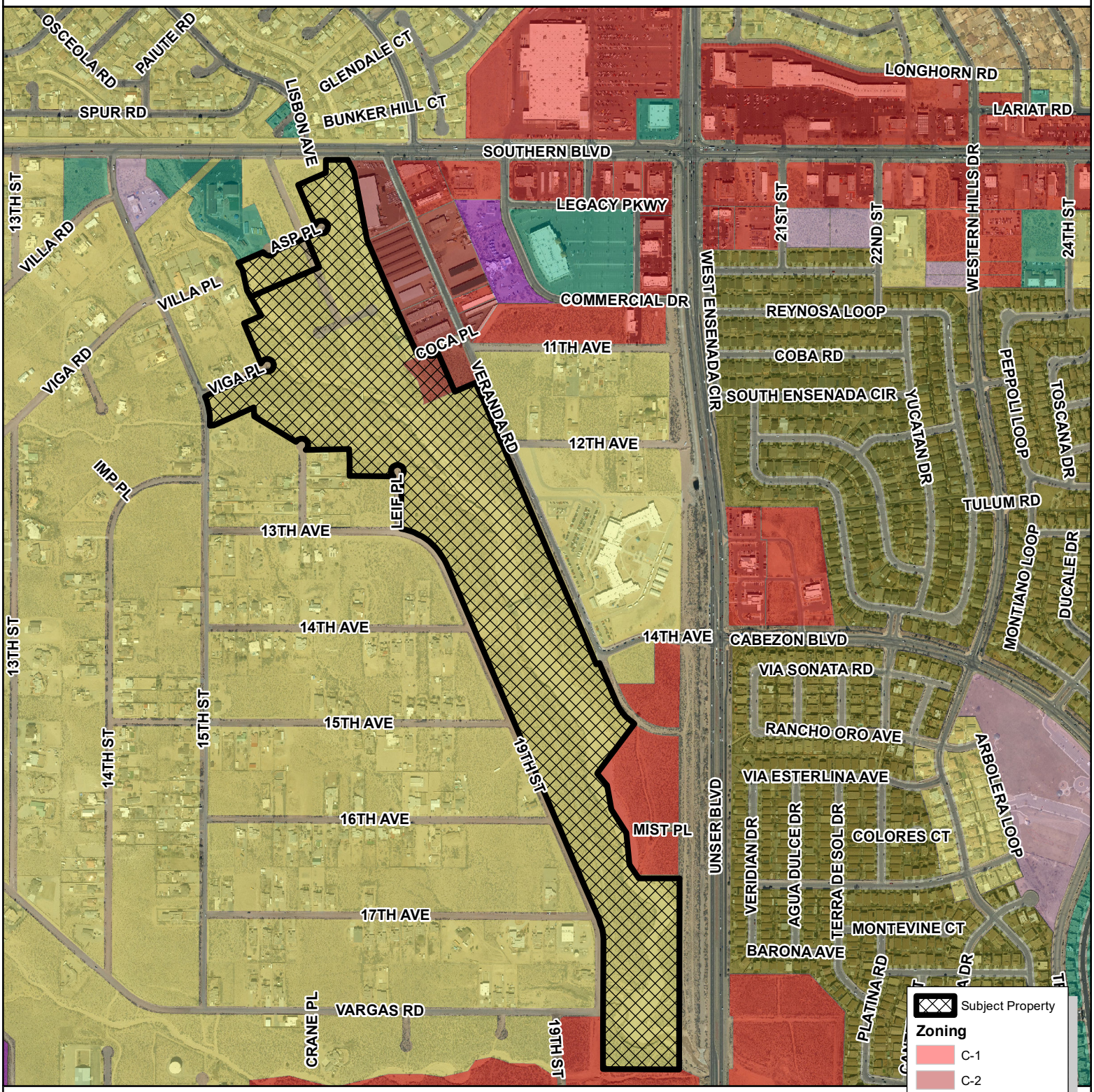
1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may 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 recommend approval of the Zone Map Amendment to the Governing Body, with findings.

ATTACHMENT: Location/Zone Map
ATTACHMENT: Application
ATTACHMENT: Noticed Properties Map
ATTACHMENT: Book 25 Page 67-68
ATTACHMENT: Legal Ad Proof PZB 08.13.pdf
ATTACHMENT: NEWDRAFT_Ordinance_24-100-00006_CB_BMB.docx

BLACK ARROYO WILDLIFE PARK, TRACT A-1A & A-1-B
ZONE MAP AMENDMENT



RioRancho City of Vision

0 750 1,500 3,000
Feet

GIS Moving Spatial Data Forward

N
W E
S

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 06/25/2024

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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: SSCAFCA		Phone: 505.892.7246
Address: 1041 Commercial Drive SE		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: owner	List Owners: SSCAFCA	
Deed or Ownership Verification Provided: (Initials) TWP		Letter of Authorization Provided: (Initials) TWP
Agent Name: Community Sciences Corporation (CSC)		Phone: 505.897.0000
Address: P.O. Box 1328		E-Mail: tpatrick@communitysciences.com
City: Corrales	State: NM	ZIP Code: 87048

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Black Arroyo Wildlife Park	Block(s): –	Lot(s): Tres. A-1-A & A-1-B
Existing Zoning: R-1	Proposed Zoning: OS	
No. of existing lots: 2	No. of proposed lots: 2	Total area of site (acres) 87.1403

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: Thomas W. Patrick	Applicant:	Agent: X (CSC)
Signature: TWPatrick		Date: 6.25.2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-100-00006	$1328.00	

APPLICATION ACCEPTED BY: Chris Benson DATE: 06/25/2024

Community Sciences Corporation
Professional Land Surveying & Planning
505.897.0000
505.898.5195 Fax
www.communitysciences.com

June 24. 2024
City of Rio Rancho
Planning and Zoning Commission

RE: Request for Zone Map Amendment
SSCAFCA Black Arroyo Wildlife Park: Tracts A-1-A and A-1-B

Chair and Members of the Planning and Zoning Commission and
Staff of the Development Services Department

Community Sciences Corporation (CSC) is acting as the agent for the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Tracts A-1-A (2.1786 acres) and A-1-B (84.9617 acres) are currently zoned R-1, Single Family Residential.

SSCAFCA is requesting that the zoning of these two tracts be changed to OS, Open Space District.

We believe that this request addresses the requirements of Chapter 150.07 of the City Zoning Code and addresses the policies for deciding zone map changes in the following ways:

1. The proposed zone change is consistent with the health, safety, morals and general welfare of the City by assigning a zone district most closely associated with the park and recreational nature of the tracts. Tract A-1-B is a long park and drainage tract that has been developed by SSCAFCA not only for arroyo flood control but also for public recreational use, public nature education and wildlife protection (Cliff Swallow habitat). Tract A-1-A was originally created for SSCAFCA's intended use as a maintenance yard serving the rest of Black Arroyo Wildlife Park. However, the current R-1 zoning restricts the area of this tract that can be utilized for maintenance and storage purposes.
2. Stability of the land use and zoning is ensured by the permanent park character of Tract A-1-B and the supporting maintenance role of Tract A-1-A and this justifies the change to OS zone. The current R-1 zone is not appropriate, now or ever, for the residential use of these tracts.
3. This proposed change is consistent with the Section 9.1.1 of the City Comprehensive Plan, Park Classification of Open Space. As a Major Open Space Area, this is centrally located within the City and has a service area of less than 20 minutes.
4. The existing zoning is inappropriate because the different use category of Open Space is more advantageous to the community and because: a). there is a public need for the wildlife park's recreational, educational and flood control uses and b). those needs will best be served by changing the classification of this property as compared with the residential zones surrounding these tracts.

(continued)

Post Office Box 1328
Corrales, New Mexico 87048

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

The cost of land or other economic considerations are not factors because the use has been well established.

Street location is not a factor and does not affect the Open Space determination.

This is not a spot zone because of the extensive size of Tract A-1-B and the associated and complementary use of Tract A-1-A.

Accordingly, we request approval of this Zone Map Amendment.

Respectfully,

Thomas W. Patrick
New Mexico Professional Surveyor No.12651

Post Office Box 1328
Corrales, New Mexico 87048

Property Record Card

Sandoval

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

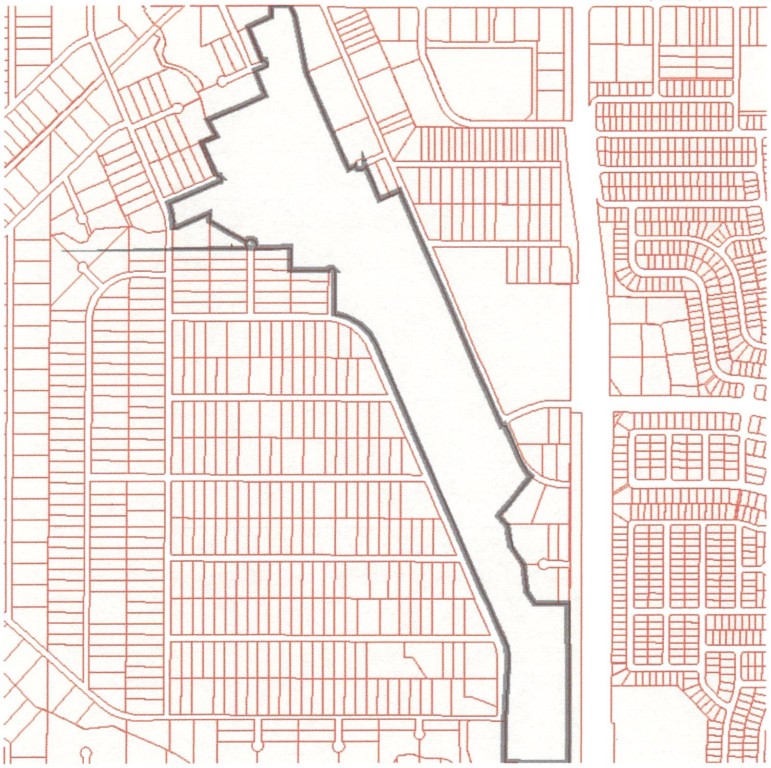
Account: R186136
Tax Area: 510CSH_NR - 510CSH_NR

Parcel: 1-011-068-230-122
Situs Address:

1041 COMMERCIAL DR SE
RIO RANCHO, NM 87124-3511
UNITED STATES OF AMERICA

Legal Description

Legal: S: 26 T: 12N R: 2E S: 35 T: 12N R: 2E Subd: SSCAFCA BLACK ARROYO WILDLIFE PARK Tract: A1A



Land Occurrence 1

Property Code	9200 - EXEMPT NON-RESIDENTIAL LAND	Land Valuation Code	287 - RRE UNIT 10 NNE 1.00 ACRE AND UP VACANT LAND

SubArea	ACTUAL	EFFECTIVE	FOOTPRINT	HEATED
SQFT	3700931.60	3700931.60	3700931.60	3700931.60
Total	3,700,931.60	3,700,931.60	3,700,931.60	3,700,931.60

Property Record Card

Sandoval

SSCAFCA
1041 COMMERCIAL DR SE
RIO RANCHO, NM 87124-3511
UNITED STATES OF AMERICA

Account: R186135
Tax Area: 510CSH_NR - 510CSH_NR

Parcel: 1-011-068-112-258
Situs Address:

Legal Description
Legal: S: 26 T: 12N R: 2E Subd: SSCAFCA BLACK ARROYO WILDLIFE PARK Tract: A1B



Public Remarks

Entry Date	Model	Remark
10/20/2008		FILED TWICE PAGE # 31269 & 31270

Land Occurrence 1

Property Code	9200 - EXEMPT NON-RESIDENTIAL LAND	Land Valuation Code	272 - WEST SANDOVAL CNTY CUBA CABEZON JEMEZ TORREON OVER 10 ACRES

SubArea	ACTUAL	EFFECTIVE	FOOTPRINT	HEATED
Acres	2.1786	2.1786	2.1786	2.1786
Total	2.1786	2.1786	2.1786	2.1786

Letter of Authorization

To: City of Rio Rancho Development Services Department

RE: Zone Map Amendment request

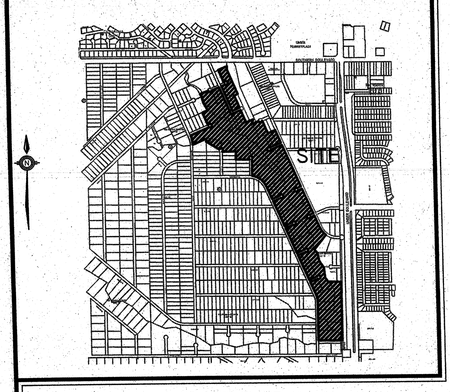
I, David Gatterman, Executive Engineer for the Southern Sandoval County Flood Control Authority (SSCAFCA), hereby authorize Community Sciences Corporation to act as our agent in that Zone Map Amendment request changing the zoning of Tracts A-1-A and A-1-B, SSCAFCA Black Arroyo Wildlife Park, from R-1 Residential to OS Open Space.

David Gatterman Digitally signed by David Gatterman DN: C=US, E=dgatterman@sscafca.com, O=SSCAFCA, CN=David Gatterman Date: 2024.03.28 09:52:52-06'00' 03/28/2024

David Gatterman Date

Executive Engineer, SSCAFCA

2020P01509 03/09/2020 02:32:14 PM
PLAT Pg:1 of 2
Eileen Garbagni, Sandoval County Clerk B: 3 P: 4513



VICINITY MAP
NOT TO SCALE

SUMMARY PLAT AND VACATION OF RIGHTS-OF-WAY

TRACTS A-1-A and A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACTS A-1, B-1 AND PARCEL C-1-A
BLACK ARROYO WILDLIFE PARK
AND
A VACATED PORTION OF ALFIE PLACE SE AND VELAZQUEZ ROAD SE
AND
LOTS 90-A AND 91-A
IN BLOCK 33, RIO RANCHO ESTATES UNIT TEN
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2020

PROJECT #_____

SITE DATA

FEMA MAP NO's.	35043C2102D
FLOOD ZONE DESIGNATION:	ZONE "X", ZONE AE
MILES OF DEDICATED RIGHT OF WAY CREATED	0.00
NO. OF EXISTING LOTS AND TRACTS	4
NO. OF NEW TRACTS	2
NO. OF EXISTING PARCELS	1
NO. OF NEW PARCELS	0
TOTAL AREA OF DEDICATED RIGHT-OF-WAY	0 ACRES
TOTAL AREA OF VACATED RIGHT-OF-WAY	0.9743 ACRES
TOTAL LENGTH OF VACATED RIGHT-OF-WAY	825 FEET
TOTAL ACREAGE	87.1403 ACRES

PURPOSE

The purpose of this plat is to vacate a portion of Velazquez Road SE and the remainder of Alfie Place SE (public rights-of-way), to vacate utility easements as shown hereon, to consolidate such vacated streets, existing Lots 90-A and 91-A, Tract B-1 and Parcel C with Tract A-1 to create new Tract A-1-B and to grant a new Public Utility Easement.

DEDICATION AND CONSENT

The real estate shown and described on this plat is surveyed, vacated and consolidated with the free consent of and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate do hereby vacate existing rights-of-way, create two new lots and grant any and all easements shown or noted on the plat.

BY:_____ 3-4-2020
CHARLES THOMAS — DATE
SSCAFCA EXECUTIVE ENGINEER

ACKNOWLEDGEMENT

State of New Mexico }
County of Sandoval } ss

This instrument was acknowledged before me on this 4th day of March, 2020,

by Charles Thomas, SSCAFCA Executive Engineer, as his free act and deed.

Amanda Wolf
Notary Public

My Commission Expires: June 2, 2022

OFFICIAL SEAL
Amanda Wolf
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/2/2022

UTILITY APPROVALS

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

_____ 2/26/2020
New Mexico Gas Company — Date

_____ 3/4/2020
PNM — Date

_____ 2/27/2020
Qwest Corporation d/b/a Century Link QC — Date

_____ 2/27/2020
SparkLight — Date

_____ 3/5/2020
City of Rio Rancho — Date

_____ 3/5/2020
Rio Rancho Utility — Date

RIO RANCHO PLANNING AND ZONING BOARD

The City of Rio Rancho hereby consents to the vacation of the public rights-of way shown hereon, and consents that it shall become part of Tract A-1-A; title and interest in said vacated rights-of-way shall revert to and be conveyed to SSCAFCA by this vacation action. The City of Rio Rancho hereby consents to the consolidation of all such rights-of-way and the eliminated lots into the new Tract A-1-A, the creation of new Tract A-1-B, all as shown hereon and consents to the vacating and granting of easements as shown hereon.

Planning and Zoning Board approved at their meeting on 11th day of February, 2020.

_____
Paul Wymer, Chair

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 (NMGCo) 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 dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. CableOne for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
E. Rio Rancho Utility for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide City services.

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

CITY CLERK'S CERTIFICATE

I, Rebecca A Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on this 5 day of March, 2020.

Rebecca A Martinez
Rebecca Martinez, City Clerk

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURY LINK QC (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 OR NOTED ON THIS PLAT.

TREASURER'S CERTIFICATE

I, Laura M. Montoya, Treasurer of Sandoval County, New Mexico do hereby certify that the property taxes have been paid in full or that this property is exempt from taxes.

_____ AC 3/9/2020
Sandoval County Treasurer — By — Date

Account #'S R183794, R183795 & R183795

JURISDICTIONAL AFFIDAVIT

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

_____ 2-26-2020
Thomas W. Patrick, NMPS No.12651 — Date

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS.

This instrument was filed for record on March 9, 2020
at 2:32 P M. recorded in Vol. 3 of records of said County, Folio 4513

County Clerk and Recorder

BY: _____

MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND REBAR AND CAP AS NOTED
- SET SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, 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 Minimum Standards for Land Surveying as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and to the City of Rio Rancho Subdivision Ordinance.

_____ 2-26-2020
Thomas W. Patrick, NMPS No.12651 — Date

THOMAS W. PATRICK NEW MEXICO 12651 REGISTERED PROFESSIONAL SURVEYOR

NO.	DATE	BY	DESCRIPTION

REPLAT BLACK ARROYO WILDLIFE PARK
UNIT 10
RIO RANCHO ESTATES

ORG. PATH: X:\Data\SSCAFCA 2019\WO Black Arroyo Wildlife Park 2019\REPLAT\BLACK ARROYO SUMMARY PLAT A-1-A and A-1-B 022420.dwg
JOB: SSCAFCA BLACK
DATE: 02/20/2020
SCALE:
CREW: TWP, LRC, CFS
DRAWN: TWP
JOB NO: N3537-18-610

community sciences corporation
LAND PLANNING P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000
SURVEYING

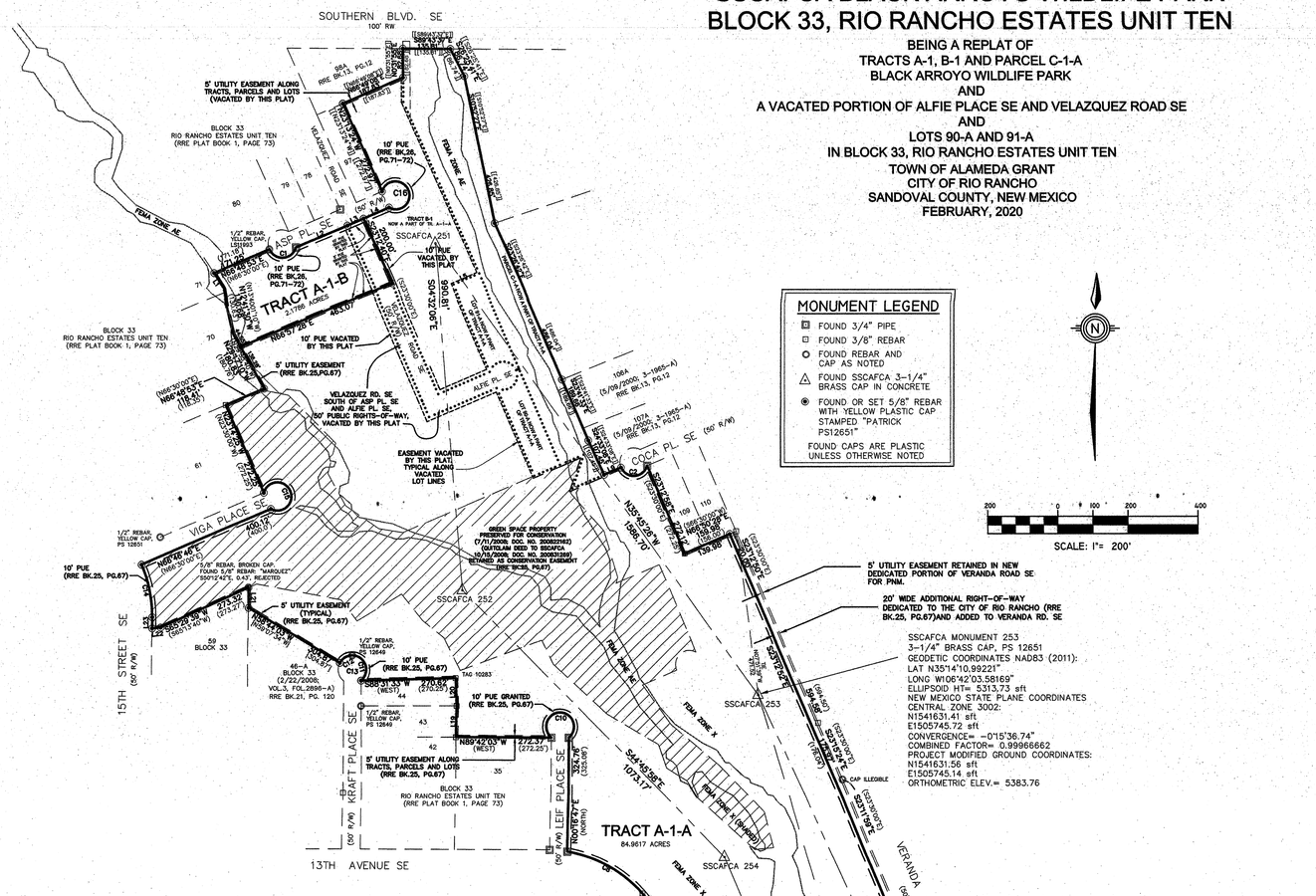
RRE BOOK 29 PAGE 89

SHEET 1 OF 2

SUMMARY PLAT AND VACATION OF RIGHTS-OF-WAY

TRACTS A-1-A and A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN

BEING A REPLAT OF
TRACTS A-1, B-1 AND PARCEL C-1-A
BLACK ARROYO WILDLIFE PARK
AND
A VACATED PORTION OF ALFIE PLACE SE AND VELAZQUEZ ROAD SE
AND
LOTS 90-A AND 91-A
IN BLOCK 33, RIO RANCHO ESTATES UNIT TEN
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2020



MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND REBAR AND CAP AS NOTED
- FOUND SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- FOUND OR SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED

SSCAFCA MONUMENT 253
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°14'10.99221"
LONG W106°42'03.58169"
ELLIPSOID HT= 5313.73 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1541631.41 sft
E1505745.72 sft
CONVERGENCE= -0°15'36.74"
COMBINED FACTOR= 0.99966662
PROJECT MODIFIED GROUND COORDINATES:
N1541631.56 sft
E1505745.14 sft
ORTHOMETRIC ELEV.= 5383.76

SSCAFCA MONUMENT 256
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°13'47.39870"
LONG W106°41'54.56285"
ELLIPSOID HT= 5250.03 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1539242.72 sft
E1506483.04 sft
CONVERGENCE= -0°15'31.38"
COMBINED FACTOR= 0.99965944
PROJECT MODIFIED GROUND COORDINATES:
N1539242.05 sft
E1506482.65 sft
ORTHOMETRIC ELEV.= 5320.18

LEGAL DESCRIPTION

Tracts A-1 and B-1, and Parcel C-1-A of the Plat and Vacation of Rights-of-Way, Tracts A and B, and Parcel C-1, SSCAFCA Black Arroyo Wildlife Park, Block 33, Rio Rancho Estates Unit 10, as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Sandoval County, New Mexico on May 25, 2016, in Book 3, Page 3962, Rio Rancho Estates Plat Book 26, Pages 71 and 72;

and

Lot 90-A, and Lot 91-A, Block 33, Summary Plat of Block 32 Lots 1A, 2A and parcel A and Tract B, Block 33, Lots 90A, 91A, 96A, 98A, 99A-1, 106A, 107A, Parcels B and C and Tract A1, of Rio Rancho Estates Unit Ten, as the same is shown and designated on the plat thereof recorded in the office of the County Clerk, Sandoval County, New Mexico in Rio Rancho Estates Plat Book 13, Page 12;

and

All of Alfie Place SE, a public street, and that portion of Velazquez Road SE, a public street between Asp Place SE and Alfie Road SE , as the same are shown and designated on the plat of the Northeasterly Portion of Unit Ten, Rio Rancho Estates Unit Ten recorded in the office of the County Clerk, Sandoval County, New Mexico in Rio Rancho Estates Plat Book 1, Page 73.

Contains 87.1403 acres total, more or less.

NOTES:

1. The purpose of this plat is to vacate Velazquez Road SE and Alfie Place SE, to vacate utility easements, grant new public utility easements, and to consolidate the vacated portion of Velazquez Road SE, Alfie Place SE, Lots 90-A and 91-A, Tract B-1 and Parcel C into one new Tract A-1-A, and to create new Tract A-1-B. The basis of bearings for this survey is the line between SSCAFCA Monuments 253 and 256 as shown on this plat. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances.

3. Documents used:
   a. Plat of Northeasterly Portion Unit Ten, Rio Rancho Estates, RRE Plat Book 1, Page 73. Record dimensions shown in ( ).
   b. Summary Plat Block 32, Lots 1A, 2A and Parcel A and Tract B Block 33, Lots 90A, 91A, 95A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C, and Tract A1, Rio Rancho Estates Unit Ten recorded 5/09/2000, Vol. 3, Folio 1965-A, Sandoval County Records (RRE Plat Book 13, Page 12). Record dimensions shown in [ ].
   c. Summary Plat Lots 46A and 46B, Block 33, Rio Rancho Estates Unit 10 2/22/2008 in Vol. 3, Folio 2896-A, Sandoval County Records (RRE Plat Bk.21, Pg. 120). Record dimensions shown in { }.
   d. Summary Plat Lot 139, SSCAFCA 19th Avenue Dam, Rio Rancho Estates Unit 10 2/16/2012 in Vol.3, folio. 3422, Sandoval County Records (RRE Plat Book 24, Pg.42). Record dimensions shown in (( )).
   e. Declaration of Conservation Restriction recorded 07/11/2008 as Doc. No. 200822162.
   f. Quitclaim Deed to SSCAFCA recorded 10/15/2008 as Doc. No. 200831269.
   g. Old Republic National Title Insurance Company Title Search Report File # 1403999.
   h. Plat of Tracts A and B, and Parcel C-1, SSCAFCA Black Arroyo Wildlife Park recorded August 20, 2014, RRE Bk. 25, Pgs. 67 and 68.
   i. Summary Plat and Vacation of Right-of-Way, Tracts A-1 and B-1, and Parcel C-1-A, SSCAFCA Black Arroyo Wildlife Park, Block 33, Rio Rancho Estates Unit Ten recorded 5/25/2016, RRE Bk.26, Pg. 71. Record dimension shown in [[ ]]

4. Public Utility Easements granted by this plat along rights-of-way are 10' wide; all other utility easements granted by this plat along new lot lines are 5' wide if applicable.

5. The Conservation Easement is described as Lots 60 and 114, and the 8.69 acre "Park" and the 2.79 acre "Park", all in Block 33, Rio Rancho Estates Unit 10, as the same are shown and designated on the plat entitled "NORTHEASTERLY PORTION, UNIT TEN", filed in the office of the County Clerk, Sandoval County, New Mexico, on May 13, 1968 in Rio Rancho Estates Plat Book Number 1, Page 73.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°23'30"E	52.18'
L2	N66°57'28"E	159.85'
L3	N66°57'28"E	49.91'
L4	N66°57'28"E	80.07'
L5	N66°45'06"E	80.01'
L6	NOT USED	
L7	NOT USED	
L8	NOT USED	
L9	S66°47'01"W	52.59'
L10	N23°01'20"W	20.00'
L11	N67°07'03"E	36.24'
L12	S23°12'52"E	20.00'
L13	N67°07'03"E	19.94'
L14	N67°07'03"E	16.23'
L15	S40°04'54"E	94.19'
L16	S 9°58'44"E	151.23'
L17	S 6°03'12"E	202.57'
L18	S35°15'25"E	103.82'
L19	N 1°19'36"E	88.84'
L20	N 2°05'30"W	79.76'
L21	S 0°32'04"E	57.35'
L22	N84°13'39"E	24.26'
L23	N 0°16'01"E	32.46'

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	140°58'01"	98.41'	40.00'	N86°07'24"E	75.40'
C2	141°12'25"	98.58'	40.00'	N86°03'00"E	75.46'
C3	28°34'34"	187.03'	375.00'	S37°29'22"E	185.10'
C4	23°16'57"	152.38'	375.00'	N11°20'01"W	151.34'
C5	0°1'2"39"	1.38'	375.00'	N23°04'49"W	1.38'
C6	23°29'37"	153.76'	375.00'	N11°26'20"W	152.69'
C7	18°33'36"	121.48'	375.00'	N32°28'33"W	120.94'
C8	38°32'15"	252.23'	375.00'	N61°01'29"W	247.50'
C9	57°05'51"	373.70'	375.00'	N51°44'41"W	358.43'
C10	282°41'39"	197.36'	40.00'	N89°37'05"W	49.97'
C11	141°19'33"	98.66'	40.00'	N19°22'57"W	75.49'
C12	61°39'10"	43.04'	40.00'	S59°07'41"W	41.00'
C13	202°58'44"	141.71'	40.00'	N50°12'32"W	78.40'
C14	23°33'32"	154.19'	375.00'	N11°30'21"W	153.11'
C15	282°38'08"	197.32'	40.00'	N23°13'14"W	50.00'
C16	282°38'07"	197.32'	40.00'	N23°11'40"W	50.00'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1					
2					
3					
4					

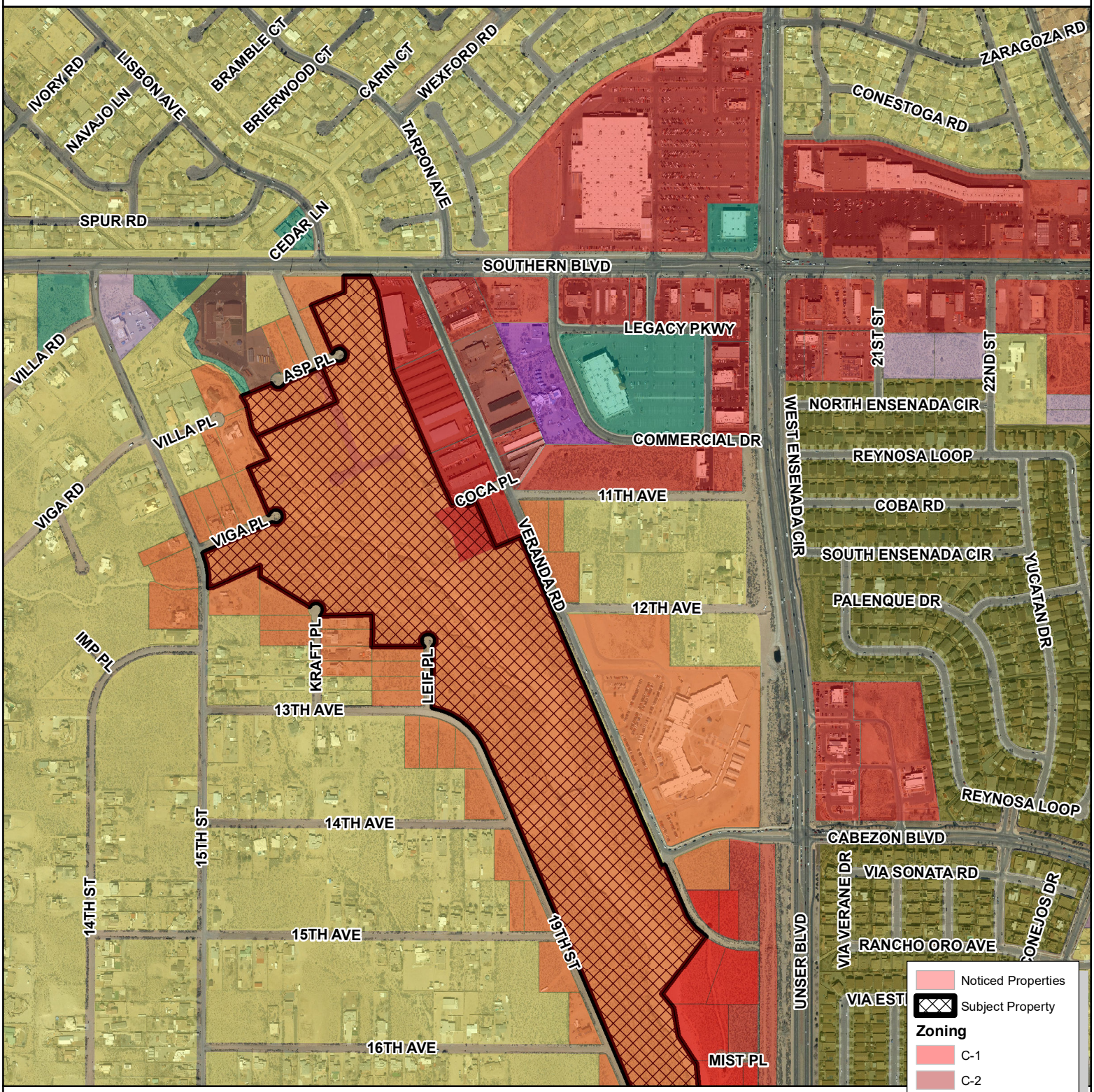
REPLAT BLACK ARROYO WILDLIFE PARK
UNIT 10
RIO RANCHO ESTATES

DWG PATH: X:\SURV_SSCAFCA 2019\Work\Black Arroyo Wildlife Park 2019\REPLAT\BLACK ARROYO SUMMARY PLAT A-1-A and A-1-B 012320.dwg
JOB: SSCAFCA BLACK
DATE: 02/20/2020
SCALE: 1"= 100'
CREW: TWP, LRC, CFS
DRAWN: TWP
JOB NO.: N337-16-610

community sciences corporation
LAND PLANNING P.O.Box 1328 Corrales, N.M. 87048 SURVEYING (505)897-0000

RRE BOOK 29 PAGE 90 SHEET 2 OF 2

BLACK ARROYO WILDLIFE PARK, TRACT A-1A & A-1-B
ZONE MAP AMENDMENT - NOTICED PROPERTIES



Rio Rancho
City of Vision

0 750 1,500 3,000
Feet

GIS
Moving Spatial Data Forward

N
W E
S

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 07/03/2024

2014P00741 08/20/2014 03:25:02 PM
PLAT Pg 1 of 2 B: 3 P: 3744
Eileen Garbagni, Sandoval County Clerk

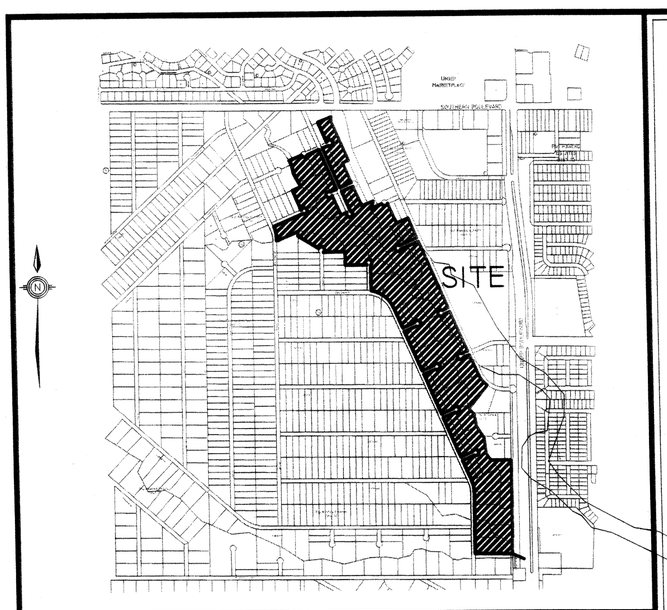
PLAT AND VACATION OF RIGHTS-OF-WAY

TRACTS A and B, and PARCEL C-1 SSCAFCA BLACK ARROYO WILDLIFE PARK BLOCK 33, RIO RANCHO ESTATES UNIT 10

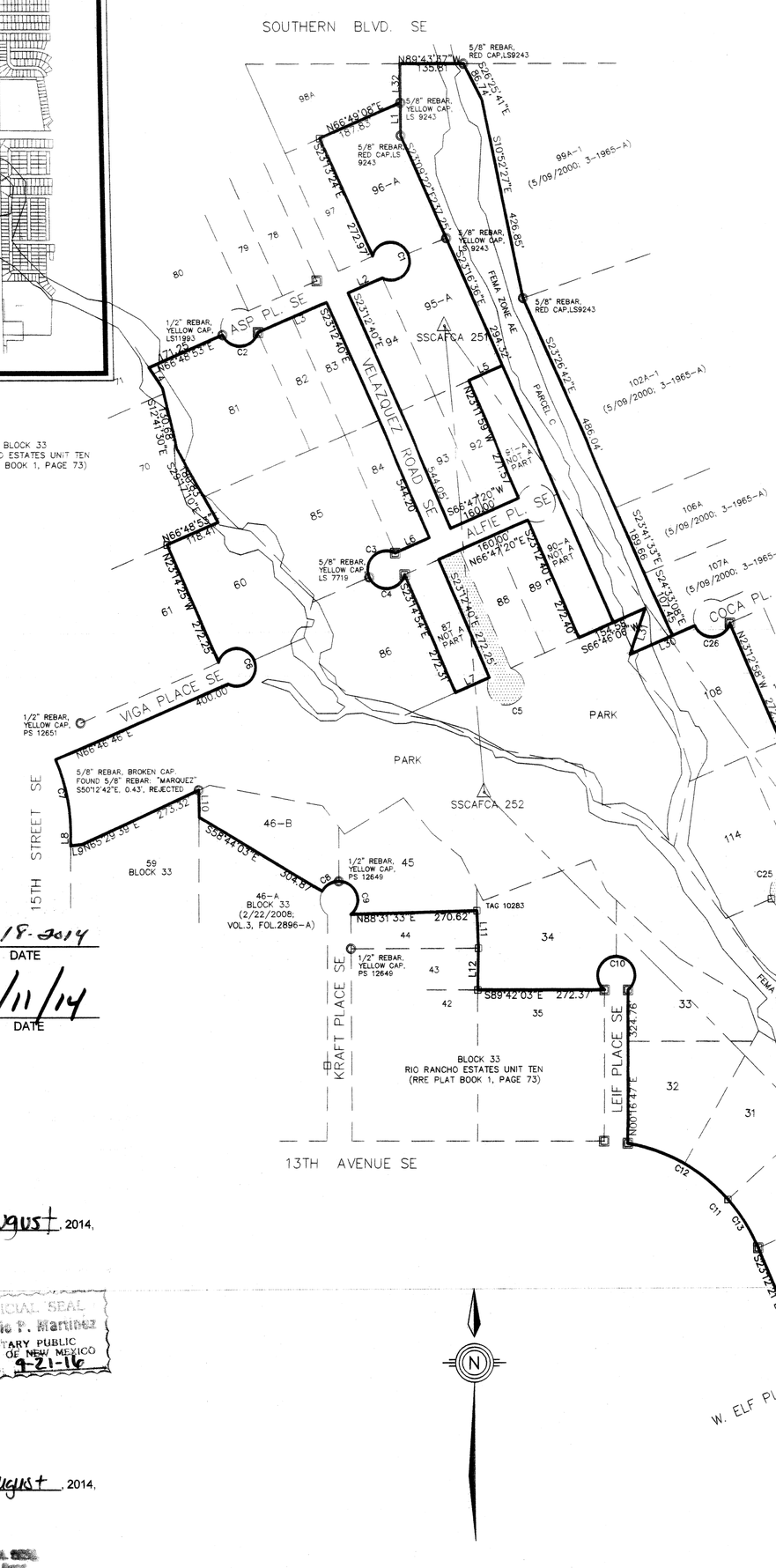
BEING A REPLAT OF
LOTS 8, 9, 11 THRU 34, 45, 60, 81, 86, 88, 89, 92 THRU 94, 108, 111 THRU 127 AND 2 PARK TRACTS
ALL IN BLOCK 33, NORTHEASTERLY PORTION OF UNIT TEN, RIO RANCHO ESTATES
AND
LOTS 95-A, 96-A AND PARCEL C, BLOCK 33, RIO RANCHO ESTATES UNIT TEN
AND
LOT 46-B, BLOCK 33, RIO RANCHO ESTATES UNIT 10
AND
LOT 139, S.S.C.A.F.C.A. 19TH AVENUE DAM, RIO RANCHO ESTATES UNIT 10
AND
VACATED DOVE PLACE SE, EAST ELF PLACE SE, EAST FIR PLACE SE, WEST ELF PLACE SE, WEST FIR PLACE SE, GREEN PLACE SE, HIGH PLACE SE
AND A VACATED PORTION OF VELASQUEZ ROAD SE

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2014

PROJECT #_____14-230-00005_____



VICINITY MAP
NOT TO SCALE



SCALE: 1"= 200'

SITE DATA

FEMA MAP NO's.	35043C2102D
FLOOD ZONE DESIGNATION:	ZONE "X"(SHADED), ZONE AE
ZONING	?
MILES OF DEDICATED RIGHT OF WAY CREATED	0.36
NO. OF EXISTING LOTS	61
NO. OF EXISTING PARK TRACTS	2
NO. OF PARCELS	1
TOTAL AREA OF DEDICATED RIGHT-OF-WAY	0.8643 ACRES
TOTAL AREA OF VACATED RIGHT-OF-WAY	2.3749 ACRES
TOTAL ACREAGE	85.3502 ACRES

LEGEND

AREA OF VACATION 2.3749 ACRES
(8 PUBLIC STREETS VACATED)

SSCAFCA MONUMENT 253
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°14'10.99221"
LONG W106°42'03.58169"
ELLIPSOID HT= 5313.73 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1541631.41 sft
E1505745.72 sft
CONVERGENCE= -0°15'36.74"
COMBINED FACTOR= 0.99966662
PROJECT MODIFIED GROUND COORDINATES:
N1541631.56 sft
E1505745.14 sft
ORTHOMETRIC ELEV.= 5383.76

SSCAFCA MONUMENT 256
3-1/4" BRASS CAP, PS 12651
GEODETIC COORDINATES NAD83 (2011):
LAT N35°13'47.39870"
LONG W106°41'54.56285"
ELLIPSOID HT= 5250.03 sft
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE 3002:
N1539242.72 sft
E1506483.04 sft
CONVERGENCE= -0°15'31.38"
COMBINED FACTOR= 0.99966944
PROJECT MODIFIED GROUND COORDINATES:
N1539242.05 sft
E1506482.65 sft
ORTHOMETRIC ELEV.= 5320.18

PURPOSE

The purpose of this plat is to vacate public rights-of-way, lots and public utility easements as shown hereon in order to consolidate such streets and lots into new Tracts A and B, to dedicate City-owned Parcel C to SSCAFCA as public drainage right-of-way, to create easements as shown, and to convert a conservation restriction into a conservation easement.

DEDICATION AND CONSENT

The real estate shown and described on this plat is surveyed, vacated and consolidated with the free consent of and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate do hereby grant any and all easements shown or noted on the plat and hereby dedicate public drainage right-of-way to SSCAFCA in fee simple and with warranty covenants.

BY: _____ 8-18-2014
GREGGORY D. HULL, MAYOR, CITY OF RIO RANCHO — DATE

BY: _____ 8/11/14
CHARLES THOMAS
SSCAFCA EXECUTIVE ENGINEER — DATE

ACKNOWLEDGEMENT

State of New Mexico }
County of Sandoval } ss

This instrument was acknowledged before me on this 18th day of August, 2014,

by Greggory D. Hull, Mayor of the City of Rio Rancho, as his free act and deed.

_____
Notary Public

My Commission Expires: 9-21-16

OFFICIAL SEAL
Rosalie P. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 9-21-16

ACKNOWLEDGEMENT

State of New Mexico }
County of Sandoval } ss

This instrument was acknowledged before me on this 11th day of August, 2014,

by Charles Thomas, SSCAFCA Executive Engineer, as his free act and deed.

_____
Notary Public

My Commission Expires: 2/20/15

OFFICIAL SEAL
ERICA L. BACA
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires: 2/20/15

RIO RANCHO PLANNING AND ZONING BOARD

The City of Rio Rancho hereby consents to the vacation of the public rights-of way shown hereon, and consents that they shall become part of Tracts A and B; title and interest in said vacated rights-of-way shall revert to and be conveyed to SSCAFCA by this vacation action. The City of Rio Rancho hereby consents to the consolidation of all such rights-of-way and eliminated lots and tracts into the two new Tracts A and B shown hereon, consents to the vacating and granting of easements as shown hereon and consents to the dedication of Parcel C-1 as public drainage right-of-way

Approved this 12 day of August, 2014.

_____
DAVID HEIL, CHAIRMAN

CITY CLERK'S CERTIFICATE

I, Stephen Ruger, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on this 12th day of August, 2014.

_____
Stephen Ruger, City Clerk

TREASURER'S CERTIFICATE

I, Laura M. Montoya, Treasurer of Sandoval County, New Mexico do hereby certify that the property taxes have been paid in full or that this property is exempt from taxes.

_____ _____ 8/20/14
Sandoval County Treasurer — By — Date

JURISDICTIONAL AFFIDAVIT

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

_____ 8.07.2014
Thomas W. Patrick, NMPS No.12651 — Date

UTILITY APPROVALS

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

_____ 8/7/2014
New Mexico Gas Company — Date

_____ 8-8-14
PNM — Date

_____ 8-8-14
Qwest Corporation d/b/a Century Link QC — Date

_____ 8/11/14
CableOne — Date

_____ 8-13-14
City of Rio Rancho — Date

MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND REBAR AND CAP AS NOTED
- SET SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS.

This instrument was filed for record on August 20, 2014
at 3:25, P M. recorded in Vol. 3 of records of said County, Folio 3744

County Clerk and Recorder.

BY: _____

SURVEYOR'S CERTIFICATE

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, 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 Minimum Standards for Land Surveying as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and to the City of Rio Rancho Subdivision Ordinance.

_____ 8.07.2014
Thomas W. Patrick, NMPS No.12651 — Date

THOMAS W. PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

REPLAT BLACK ARROYO WILDLIFE PARK
UNIT 10
RIO RANCHO ESTATES

DWG PATH: N337-11 SSCAFCA...\600 SURVEYS\REPLAT\BLACK ARROYO PARK REPLAT 080414.DWG
JOB: SSCAFCA BLACK
DATE: 7/17/2014
SCALE: 1"= 200'
CREW: TWP, LRC, CFS
DRAWN: TWP
JOB NO.: N337-11-670

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

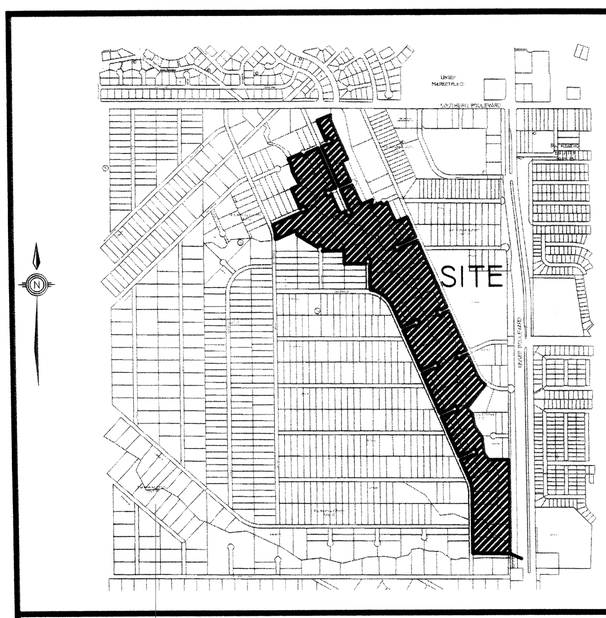
RRE BOOK 25 PAGE 67

2014P007141 08/20/2014
PLAT PG. 2 OF 2 B:3 P: 3744

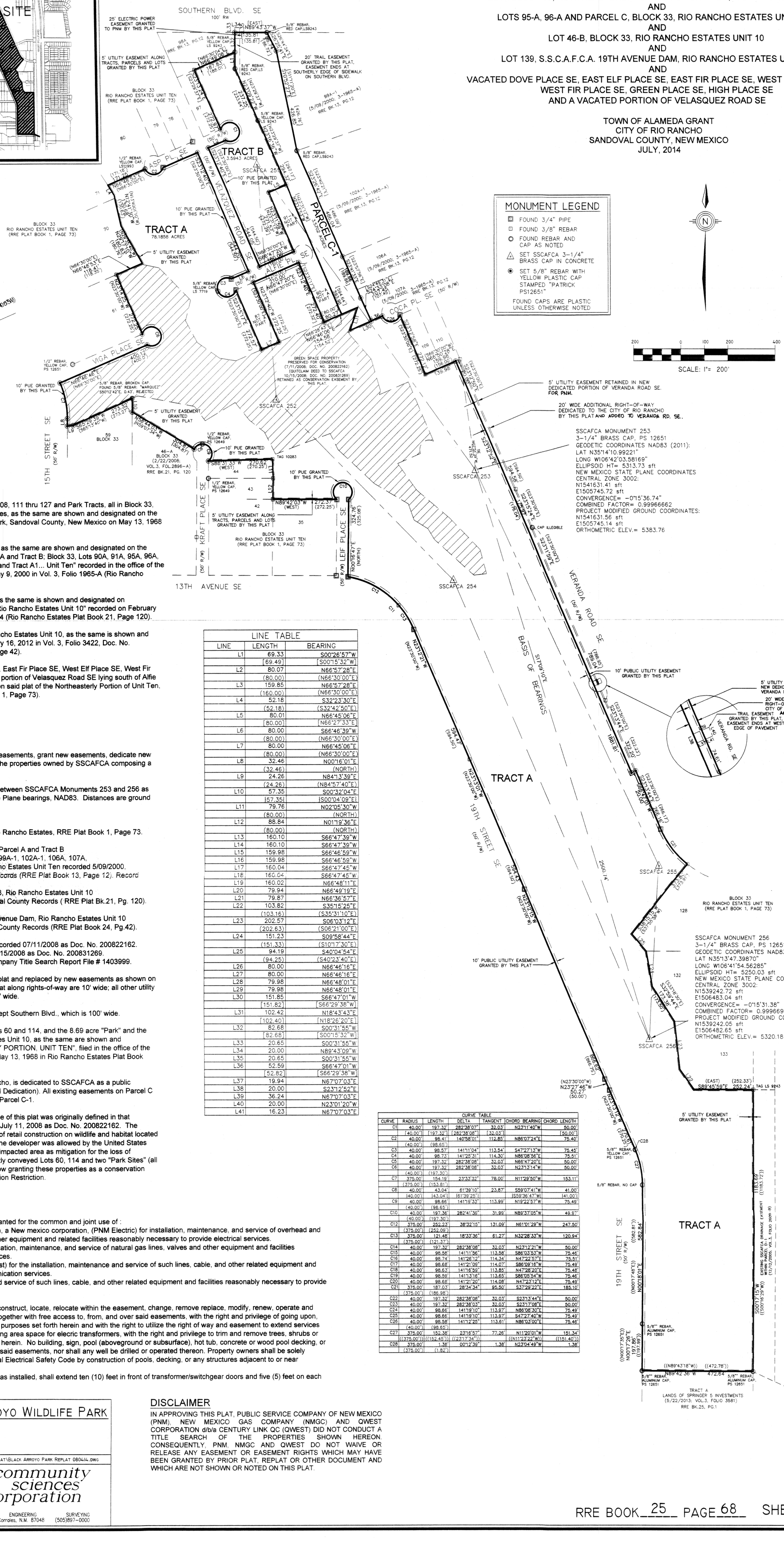
PLAT OF
TRACTS A and B, and PARCEL C-1
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT 10

BEING A REPLAT OF
LOTS 8, 9, 11 THRU 34, 45, 60, 81, 86, 88, 89, 92 THRU 94, 108, 111 THRU 127 AND 2 PARK TRACTS
ALL IN BLOCK 33, NORTHEASTERLY PORTION OF UNIT TEN, RIO RANCHO ESTATES
AND
LOTS 95-A, 96-A AND PARCEL C, BLOCK 33, RIO RANCHO ESTATES UNIT TEN
AND
LOT 46-B, BLOCK 33, RIO RANCHO ESTATES UNIT 10
AND
LOT 139, S.S.C.A.F.C.A. 19TH AVENUE DAM, RIO RANCHO ESTATES UNIT 10
AND
VACATED DOVE PLACE SE, EAST ELF PLACE SE, EAST FIR PLACE SE, WEST ELF PLACE SE,
WEST FIR PLACE SE, GREEN PLACE SE, HIGH PLACE SE
AND A VACATED PORTION OF VELASQUEZ ROAD SE

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2014



VICINITY MAP
NOT TO SCALE



MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND REBAR AND CAP AS NOTED
- SET SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED

SCALE: 1"= 200'

LEGAL DESCRIPTION

Lots 8, 9, 11 thru 34, 45, 60, 81-86, 88, 89, 92-94, 108, 111 thru 127 and Park Tracts, all in Block 33, Northeasterly Portion of Unit Ten, Rio Rancho Estates, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk, Sandoval County, New Mexico on May 13, 1968 in Rio Rancho Estates Plat Book 1, Page 73;
and
Lots 95-A, 96-A and Parcel C in Block 33, Unit Ten, as the same are shown and designated on the "Summary Plat of Block 32, Lots 1A, 2A and Parcel A and Tract B; Block 33, Lots 90A, 91A, 95A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C and Tract A1... Unit Ten" recorded in the office of the County Clerk, Sandoval County, New Mexico on May 9, 2000 in Vol. 3, Folio 1965-A (Rio Rancho Estates Plat Book 13, Page 12)
and
Lot 46-B in Block 33, Rio Rancho Estates Unit 10, as the same is shown and designated on the"Summary Plat of Lots 46A and 46B, Block 33, Rio Rancho Estates Unit 10" recorded on February 23, 2008 in Vol. 3, Folio 2896A, Doc. No. 200806504 (Rio Rancho Estates Plat Book 21, Page 120).
and
Lot 139, S.S.C.A.F.C.A. 19th Avenue Dam, Rio Rancho Estates Unit 10, as the same is shown and designated on the plat thereof, recorded on February 16, 2012 in Vol. 3, Folio 3422, Doc. No. 2012P00419 (Rio Rancho Estates Plat Book 24, Page 42).
and
Vacated streets: Dove Place SE, East Elf Place SE, East Fir Place SE, West Elf Place SE, West Fir Place SE, Green Place SE, High Place SE and that portion of Velasquez Road SE lying south of Alfie Place SE. as the same are shown and designated on said plat of the Northeasterly Portion of Unit Ten, Rio Rancho Estates (Rio Rancho Estates Plat Book 1, Page 73).

Contains 85.3502 acres total, more or less.

NOTES:

1. The purpose of this plat is to vacate streets and easements, grant new easements, dedicate new street and drainage rights-of-way and consolidate the properties owned by SSCAFCA composing a proposed Black Arroyo Wildlife Park.

2. The basis of bearings for this survey is the line between SSCAFCA Monuments 253 and 256 as shown on this plat. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances.

3. Documents used:
   a. Plat of Northeasterly Portion Unit Ten, Rio Rancho Estates, RRE Plat Book 1, Page 73. Record dimensions shown in ( ).
   b. Summary Plat Block 32, Lots 1A, 2A and Parcel A and Tract B Block 33, Lots 90A, 91A, 95A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C, and Tract A1, Rio Rancho Estates Unit Ten recorded 5/09/2000, Vol. 3, Folio 1965-A, Sandoval County Records (RRE Plat Book 13, Page 12). Record dimensions shown in [ ].
   c. Summary Plat Lots 46A and 46B, Block 33, Rio Rancho Estates Unit 10 2/22/2008 in Vol. 3, Folio 2896-A, Sandoval County Records (RRE Plat Bk.21, Pg. 120). Record dimensions shown in { }.
   d. Summary Plat Lot 139, SSCAFCA 19th Avenue Dam, Rio Rancho Estates Unit 10 2/16/2012 in Vol.3, folio. 3422, Sandoval County Records (RRE Plat Book 24, Pg.42). Record dimensions shown in (( )).
   e. Declaration of Conservation Restriction recorded 07/11/2008 as Doc. No. 200822162.
   f. Quitclaim Deed to SSCAFCA recorded 10/15/2008 as Doc. No. 200831269.
   g. Old Republic National Title Insurance Company Title Search Report File # 1403999.

4. All Interior utility easements are vacated by this plat and replaced by new easements as shown on sheet 2. Public Utility Easements granted by this plat along rights-of-way are 10' wide; all other utility easements granted by this plat along lot lines are 5' wide.

5. All existing street rights-of-way are 50' wide, except Southern Blvd., which is 100' wide.

6. The Conservation Easement is described as Lots 60 and 114, and the 8.69 acre "Park" and the 2.79 acre "Park", all in Block 33, Rio Rancho Estates Unit 10, as the same are shown and designated on the plat entitled "NORTHEASTERLY PORTION, UNIT TEN", filed in the office of the County Clerk, Sandoval County, New Mexico, on May 13, 1968 in Rio Rancho Estates Plat Book Number 1, Page 73.

7. Existing Parcel C, owned by the City of Rio Rancho, is dedicated to SSCAFCA as a public drainage right-of-way by this plat (see Consent and Dedication). All existing easements on Parcel C are retained by the City of Rio Rancho on the new Parcel C-1.

8. The conservation restriction noted in the purpose of this plat was originally defined in that "Declaration of Conservation Restriction" recorded July 11, 2008 as Doc. No. 200822162. The purpose of that restriction was to offset the impact of retail construction on wildlife and habitat located south of Westside Blvd. and east of Unser Blvd. The developer was allowed by the United States Corps of Engineers to substitute properties for the impacted area as mitigation for the loss of vegetation and habitat. The developer subsequently conveyed Lots 60, 114 and two "Park Sites" (all as shown hereon) to SSCAFCA, which in turn is now granting these properties as a conservation easement subject to said Declaration of Conservation Restriction.

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

LINE TABLE

LINE	LENGTH	BEARING
L1	69.33	S00°26'57"W
	[69.49]	[S00°15'32"W]
L2	80.07	N66°57'28"E
	(80.00)	(N66°30'00"E)
L3	159.85	N66°57'28"E
	(160.00)	(N66°30'00"E)
L4	52.18	S32°23'30"E
	(52.18)	(S32°42'50"E)
L5	80.01	N66°45'06"E
	[80.00]	[N66°27'33"E]
L6	80.00	S66°46'39"W
	(80.00)	(N66°30'00"E)
L7	80.00	N66°45'06"E
	(80.00)	(N66°30'00"E)
L8	32.46	N00°16'01"E
	(32.46)	(NORTH)
L9	24.26	N84°13'39"E
	(24.26)	(N84°57'40"E)
L10	57.35	S00°32'04"E
	{57.35}	{S00°04'09"E}
L11	79.76	N02°05'30"W
	(80.00)	(NORTH)
L12	88.84	N01°19'36"E
	(80.00)	(NORTH)
L13	160.10	S66°47'39"W
L14	160.10	S66°47'39"W
L15	159.98	S66°46'59"W
L16	159.98	S66°46'59"W
L17	160.04	S66°47'45"W
L18	160.04	S66°47'45"W
L19	160.02	N66°48'11"E
L20	79.94	N66°49'19"E
L21	79.87	N66°36'57"E
L22	103.82	S35°15'25"E
	(103.16)	(S35°31'10"E)
L23	202.57	S06°03'12"E
	(202.63)	(S06°21'00"E)
L24	151.23	S09°58'44"E
	(151.33)	(S10°17'30"E)
L25	94.19	S40°04'54"E
	(94.25)	(S40°23'40"E)
L26	80.00	N66°46'16"E
L27	80.00	N66°46'16"E
L28	79.98	N66°48'01"E
L29	79.98	N66°48'01"E
L30	151.85	S66°47'01"W
	[151.82]	[S66°29'38"W]
L31	102.42	N18°43'43"E
	[102.40]	[N18°26'20"E]
L32	82.68	S00°31'55"W
	[82.68]	[S00°15'32"W]
L33	20.65	S00°31'55"W
L34	20.00	N89°43'09"W
L35	20.65	S00°31'55"W
L36	52.59	S66°47'01"W
	[52.82]	[S66°29'38"W]
L37	19.94	N67°07'03"E
L38	20.00	S23°12'52"E
L39	36.24	N67°07'03"E
L40	20.00	N23°01'20"W
L41	16.23	N67°07'03"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	40.00'	197.32'	282°38'07"	32.03'	N23°11'40"W	50.00'
	[40.00']	[197.32']	[282°38'08"]	[32.03']		[50.00']
C2	40.00'	98.41'	140°58'01"	112.85'	N86°07'24"E	75.40'
	(40.00')	(98.65')				
C3	40.00'	98.57'	141°11'04"	113.54'	S47°27'13"W	75.45'
C4	40.00'	98.73'	141°25'31"	114.30'	N86°08'56"E	75.51'
C5	40.00'	197.32'	282°38'08"	32.03'	N66°47'20"E	50.00'
C6	40.00'	197.32'	282°38'08"	32.03'	N23°13'14"W	50.00'
	(40.00')	(197.30')				
C7	375.00'	154.19'	23°33'32"	78.00'	N11°29'50"W	153.11'
	(375.00')	(153.81')				
C8	40.00'	43.04'	61°39'10"	23.87'	S59°07'41"W	41.00'
	[40.00']	[43.04']	[61°39'25"]		[S59°36'47"W]	[41.00']
C9	40.00'	98.66'	141°19'33"	113.99'	N19°22'57"W	75.49'
	(40.00')	(98.65')				
C10	40.00'	197.36'	282°41'39"	31.99'	N89°37'05"W	49.87'
	(40.00')	(197.30')				
C12	375.00'	252.23'	38°32'15"	131.09'	N61°01'29"W	247.50'
	(375.00')	(252.09')				
C13	375.00'	121.48'	18°33'36"	61.27'	N32°28'33"W	120.94'
	(375.00')	(121.37')				
C14	40.00'	197.32'	282°38'08"	32.03'	N23°12'21"W	50.00'
C15	40.00'	98.58'	141°11'56"	113.58'	S86°03'53"W	75.46'
C16	40.00'	98.74'	141°26'12"	114.34'	N47°22'57"E	75.51'
C17	40.00'	98.68'	141°21'09"	114.07'	S86°09'16"W	75.49'
C18	40.00'	98.63'	141°16'59"	113.85'	N47°28'20"E	75.48'
C19	40.00'	98.59'	141°13'16"	113.65'	S86°05'54"W	75.46'
C20	40.00'	98.68'	141°21'20"	114.08'	N47°23'12"E	75.49'
C21	375.00'	187.03'	28°34'34"	95.50'	S37°29'22"E	185.10'
	(375.00')	(186.98')				
C22	40.00'	197.32'	282°38'08"	32.03'	S23°13'44"E	50.00'
C23	40.00'	197.32'	282°38'03"	32.03'	S23°17'08"E	50.00'
C24	40.00'	98.66'	141°19'10"	113.97'	N86°08'30"E	75.49'
C25	40.00'	98.66'	141°19'10"	113.97'	S47°27'40"W	75.49'
C26	40.00'	98.58'	141°12'25"	113.61'	N86°03'00"E	75.46'
	(40.00')	(98.65')				
C27	375.00'	152.38'	23°16'57"	77.26'	N11°20'01"W	151.34'
	((375.00'))	(((152.45')))	((23°17'34"))		((N11°23'22"W))	(((151.40')))
C28	375.00'	1.38'	00°12'39"	1.38'	N23°04'49"W	1.38'
	(375.00')	(1.82')				

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURY LINK QC (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 OR NOTED ON THIS PLAT.

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

REVISIONS

REPLAT BLACK ARROYO WILDLIFE PARK
UNIT 10
RIO RANCHO ESTATES

DWG PATH: N337-11 SSCAFCA...\600 SURVEYS\REPLAT\BLACK ARROYO PARK REPLAT 080414.DWG
JOB: SSCAFCA BLACK
DATE: 7/17/2014
SCALE: 1"= 200'
CREW: TWP, LRC, CFS
DRAWN: TWP
JOB NO.: N337-11-670

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

RRE BOOK 25 PAGE 68 SHEET 2 OF 2

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

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

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 07/26/2024

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

Ad ID:	**79500**
Description:	
Run Dates:	**07/29/2024 - 07/29/2024**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**481**
Lines:	**128**
Agate Lines:	**182**
Depth:	**12.98**
Blind Box:	

Total Ad Cost **$149.11**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	07/29/2024	07/29/2024	1	138.55

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, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-77, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

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: July 29, 2024

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS BLACK ARROYO WILDLIFE PARK, TRACT A-1-A AND A-1-B, FROM C-2: WHOLESALE AND WAREHOUSING COMMERCIAL DISTRICT AND R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO OS: OPEN SPACE DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by SSCAFCA, and assigned City Case No. 24-100-00006; and,

WHEREAS: the Governing Body adopted the Unit 10 Specific Area Plan August 24, 2016 under Resolution No. 68, Enactment No. 16-065; amended on July 25, 2018 under Resolution No. 50, Enactment No. 18-0049 and on January 26, 2023 under Resolution No. 125, Enactment No. 23-016; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 13, 2024, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 22, 2024 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and,

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the

statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments propose the health, safety, morals, and general welfare of the city.

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

Section 1. Rezoning of Property and Change in Land Use

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 87.1403 acres of property from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District on land legally described as:

> Black Arroyo Wildlife Park, Tract A-1-A and A-1-B, as shown on the plat "SUMMARY PLAT AND VACATION OF RIGHTS-OF-WAY, TRACTS A-1-A and A-1-B, SSCAFCA BLACK ARROYO WILDLIFE PARK, BLOCK 33, RIO RANCHO ESTATES UNIT 10, BEING A REPLAT OF TRACTS A-1, B-1 AND PARCEL C-1-A, BLACK ARROYO WILDLIFE PARK, AND, A VACATED PORTION OF ALFIE PLACE SE AND VALEZQUEZ ROAD SE, AND LOTS 90-A AND 91-A, IN BLOCK 33, RIO RANCHO ESTATES UNIT TEN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, FEBRUARY 2020"

Section 2. Land Use, Conditions, Development Standards/Regulations and use of Property:

The property identified in Section 1, above is subject to all requirements of the OS: Open Space District set forth in R.O. 2003 Section 154.40 (as of the effective date of this ordinance or as subsequently amended).

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2024.

_____

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-100-00007

AGENDA DATE:
August 13, 2024

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44, from T-Z: Transitional Zoning to R-4: Single-Family Residential Zoning; and Unit 25, Block 150, Lot 11, from T-Z: Transitional Zoning to R-3: Mixed Residential Zoning. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body with findings.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44, from T-Z: Transitional Zoning to R-4: Single-Family Residential. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from T-Z to R-3: Mixed Residential. The subject properties consist of 17.12 acres and is zoned T-Z: Transitional Zoning under Ordinance No. 24, Enactment No. 98-025.

The subject property is designated as Low/Medium Density Residential with proposed R-4 and R-3 Zoning for the subject properties within the Mountain Hawk West Master Plan, adopted under Resolution No. 124, Enactment No. 22-125 and amended under Resolution No. 82, Enactment No. 23-083. The properties are situated south of Unser Blvd NE, west of Columbine Rd NE.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

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

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:
(D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted: (1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states: "the proposed zone map amendment is consistent with the health, safety,

morals, and general welfare of the city, [as] the proposed ZMA creates the development conditions necessary to construct high quality mixed residential development that will meet the needs of future Mountain Hawk West and Rio Rancho residents." The applicant maintains that the development will allow for more varied housing options, "in what the Rio Rancho Comprehensive Plan defines as a development node and future activity center."

Staff recommends that the Planning & Zoning Board find that the proposed zoning and development that it will bring are consistent with the health, safety, morals and general welfare of the City, by assigning a residential zoning designation to properties currently zoned as "Transitional Zoning"
and allowing for more flexibility in single family residential development. It will also bring the area in line with the Mountain Hawk Master Plan. The subject property is currently limited to antiquated platting, and the proposed Zone Map Amendment allows for the subdivision of property in this area with the potential for a diversity of lot sizes and uses. Criteria is satisfied.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be made.

The applicant states: "the zone change will allow for stability of land use and zoning [by] allow[ing] the property to be developed in a manner that is compatible with and viable for the surrounding Mountain Hawk West Master Plan area and [surrounding] Rio Rancho Neighborhoods." The applicant also maintains that the development "provides access to housing in a undeveloped areas" and furthers the Comprehensive Plan's goal of "providing a variety of housing types that meet the needs of current and future populations within the city."

Staff recommends that the Planning & Zoning Board find that the zone change will bring added stability to the area as it will implement the zoning proposed in the Mountain Hawk West Master Plan and creates the potential for a variety of lot sizes and residential development in an area currently limited by antiquated platting on Transitional Zoned properties. It further allows for development consistent with that of surrounding neighborhoods to the east. Criteria is satisfied.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states, "the Rio Rancho Comprehensive Plan has a goal to provide housing near gateways and transportation corridors due to an increasing population, [and] Mountain Hawk West's location off of Mariposa Parkway and Unser Boulevard; a highly utilized transportation corridor and designated gateway, furthers that goal." The applicant further maintains that the ZMA, "is consistent with the goals and policies outlined by the Mountain Hawk West Master Plan."

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan, in that the proposed Zone Map Amendment accomplishes Goal A-1 and Policy A-3 of the City Comprehensive Plan as it allows for the potential subdivision of property within the Mountain Hawk West Master Plan, and the potential elimination of an antiquated platted, non-planned area.

Staff recommends that the Boards finds that the request will allow for a flexibility of lot sizes in an area currently restricted by the T-Z: Transitional Zoning Designation. Finally, the zone map amendment brings the subject properties in line with the zoning called for in the Mountain Hawk West Master Plan. Criteria is satisfied.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:

(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant states that, "the proposed ZMA is more advantageous to the community, as articulated in the Comprehensive Plan as demonstrated in sec[ti]on one, two and three above. The applicant is requesting an amendment to the zoning to match the recently approved Mountain Hawk West Master Plan."

Staff recommends that the Planning & Zoning Board find that the existing zoning is no longer appropriate given the approved Mountain Hawk West
Master Plan, which updated the area's land use to "Low/Medium Density Residential," and furthermore, the proposed Zone Map Amendment is justified because the subject property is a transitional zone on an antiquated plat that was filed before the City's incorporation.

Additionally, the comprehensive plan's Population & Housing element also has a goal to promote a variety of housing types to meet the needs of all members of the community (Goal PH-3). The change to R-3 and R-4 would allow for a variety of lot sizes and types of homes to fit residents needs. Criteria is satisfied.

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

Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation. Criteria is satisfied.

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

Staff recommends that the Planning and Zoning Board find that the location of the subject site is not justification for the change. Criteria is satisfied.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Staff recommends that the Planning and Zoning Board find that the change in zoning would not be considered a "spot zone" due to the proximity of R-4 and R-3 zoning to the north and east of the subject property, and the zone change would bring the area in alignment with the Mountain Hawk

West Master Plan. Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The neighboring properties consist of a mixture of T-Z: Transitional Zoning and R-4: Single-Family Residential to the south, east, and west, as well as R-3: Mixed-Residential zoning to the north.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject properties one week prior to the Planning and Zoning Board hearing, as required by ordinance, and a legal notice was published in the Albuquerque Journal on July 29, 2024.

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

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the zone map amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City by providing a residential zoning designation to properties currently zoned as TZ: Transitional Zoning.
2. The applicant has provided sound justification, in a narrative dated July 15, 2024, for the proposed zone change and the zone map amendment would provide for stability of zoning as the use will provide a residential development compatible with the adjacent Mountain Hawk Subdivision and eliminate a transitional zone on antiquated platted lots.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan as well as the intent and land use articulated in the Mountain Hawk West Master Plan.
4. The applicant has demonstrated that the R-4 and R-3 zoning designations would be a more advantageous zoning for the subject properties due to the current Transitional Zone designation on antiquated platted lots.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The requested zone map amendment does not create a spot zone, as it is similar to and compatible with adjacent zoning and is in conformance with the adopted Mountain Hawk West Master Plan,

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

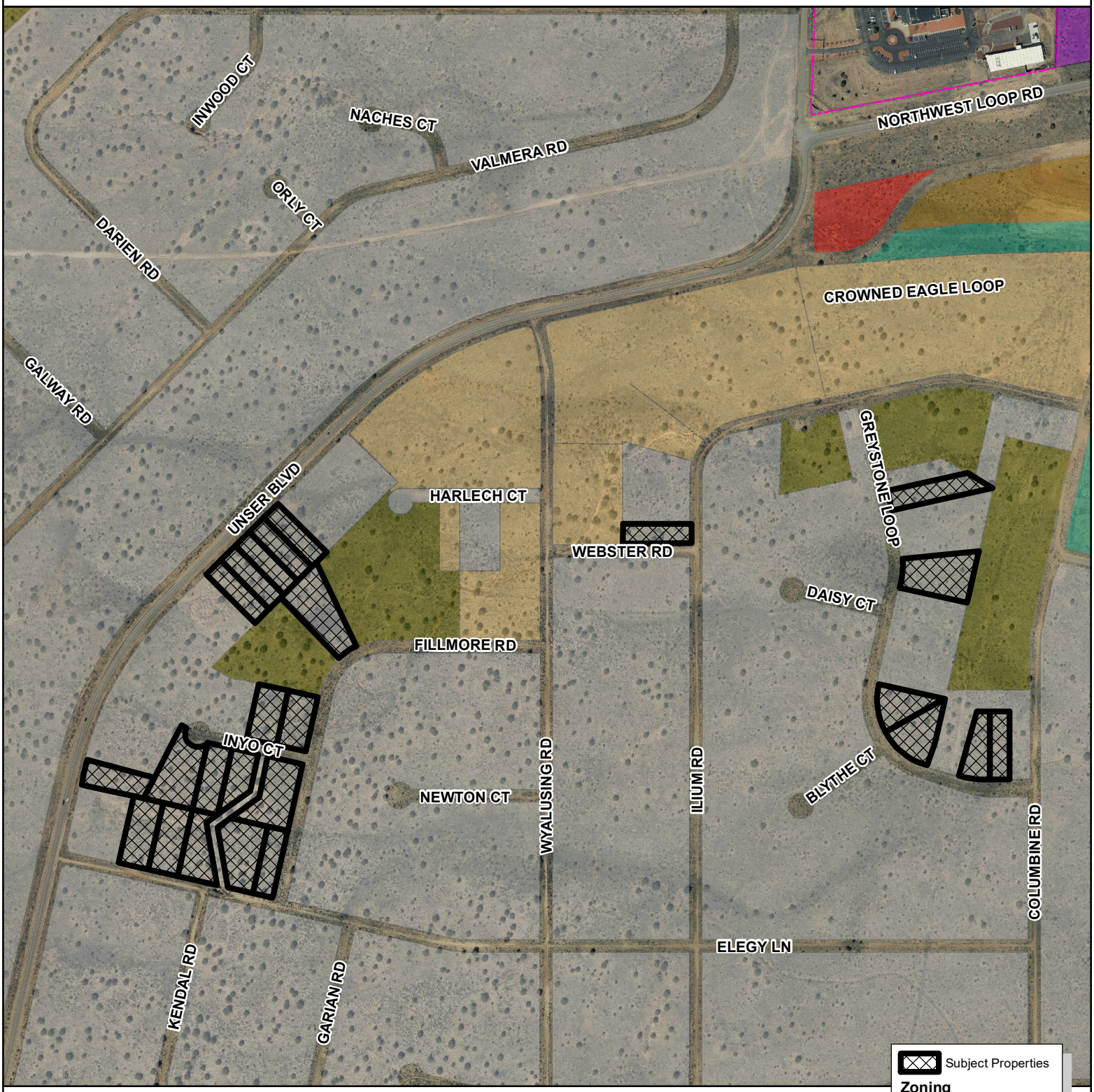
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body with findings.

ATTACHMENT: Location and Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Mountain Hawk West Master Plan Proposed Land Use Exhibit.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB.docx

ZONE MAP AMENDMENT
MOUNTAIN HAWK WEST



Rio Rancho
City of Vision

0 500 1,000 2,000
Feet

GIS
Moving Spatial Data Forward

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

Map Created by Liz Ruiz Carlos on 07/26/2024

N
W E
S

Subject Properties

Zoning

- C-1
- M-1
- R-3
- R-4
- R-6
- SU
- TZ

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: AMREP Southwest, Inc.		Phone: 505-896-9037
Address: 409 NM Hwy 528		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
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)

Zone Map Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 25	Block(s): 28,149, 150	Lot(s): 17,18,20,21,27,30 (Blk 28) 13-77,26,29-37,40,41,44 (Blk 149), 11 (Blk 150)
Existing Zoning: TZ	Proposed Zoning: R-3 and R-4	
No. of existing lots: 25	No. of proposed lots:	Total area of site (acres)17.12

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: Jarrod Likar	Applicant: X	Agent:
Signature: Jarrod Likar		Date: 7/15/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised January 26, 2017

AMREP SOUTHWEST INC.

409 NM HWY 528 NE, Rio Rancho, NM 87124

July 15, 2024

Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for a Zone Map Amendment

Dear Ms. Rincon:

AMREP Southwest, Inc. (the "Applicant") is the owner of all the real property (the "subject property") involved in this zone map amendment request. This is a request for a Zone Map Amendment("ZMA") for approximately 17.12 acres within the Mountain Hawk West Master Plan Area more particularly identified within Blocks 28, 149 and 150, of the Rio Rancho Estates, Unit 25 (the "Subject Property"). The Subject Property is located east of Unser Blvd NE, north of Elegy Lane NE and west of Columbine Road NE.

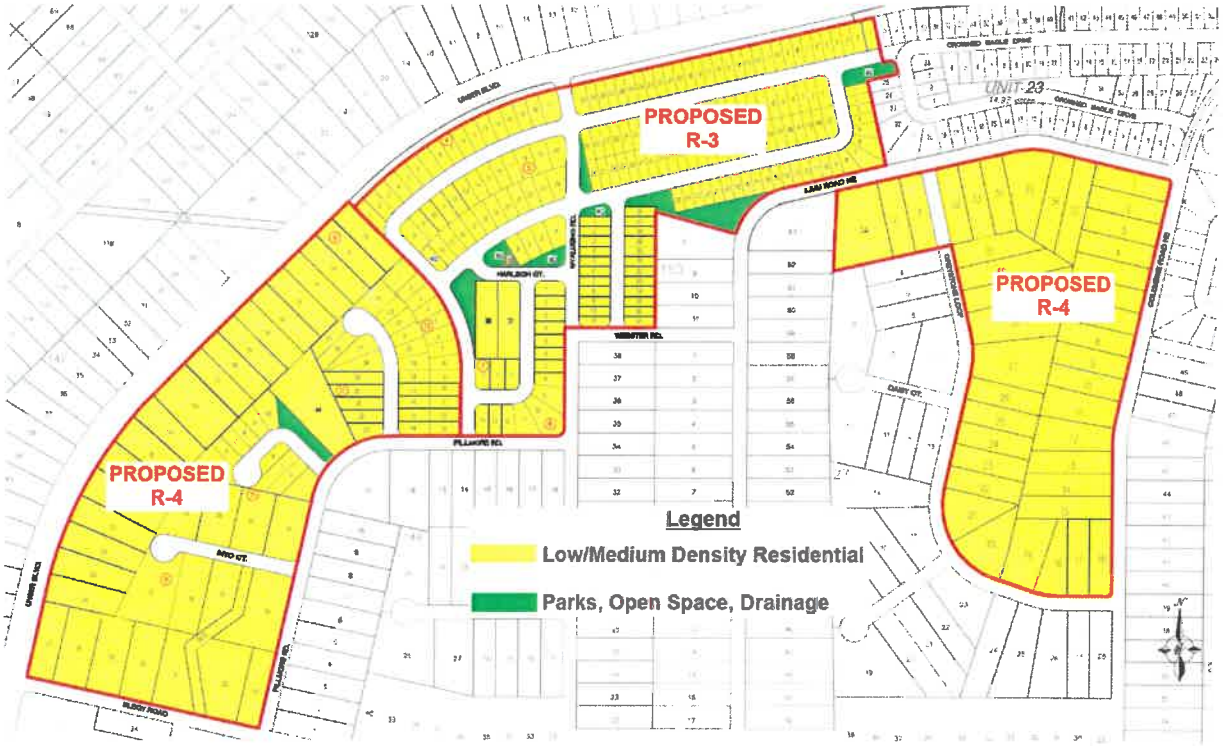
The applicant is requesting that Unit 25, Block 149, Lots 13-17, 26, 29-37, 40-41 and 44; Block 28, Lots 17, 18, 20, 21, 27 and 30 be rezoned from TZ to R-4. In addition, Unit 25, Block 150, Lot 11 be rezoned from TZ to R-3. This zone change will place these lots in line with the Mountain Hawk West Master Plan adopted on December 15, 2022 by the City's Governing Body.

SITE CONTEXT/ZONE MAP AMENDMENT

The subject property is situated within the existing Mountain Hawk West Master Plan. The surrounding area consists of future residential neighborhoods. The Mountain Hawk West Master Plan extends to the southwest and southeast of the requested ZMA property and it consists primarily of TZ, Transitional Zoning. The subject property is bound on the south by Elegy Lane NE and on the north by Unser Boulevard. Proposed zoning around blocks 28, 149 and 150 from the approved Mountain Hawk West Master Plan can be seen below and includes low/medium density zoning.



+


PROPOSED
R-3
PROPOSED
R-4
PROPOSED
R-4
UNIT 23
Legend
Low/Medium Density Residential
Parks, Open Space, Drainage

SECTION 150.07 JUSTIFICATION

This section of the request addresses the criteria for a zone map amendment. A justification per Section 150.07 (D-G), Policies for Deciding Zone Map Amendments, is provided below.

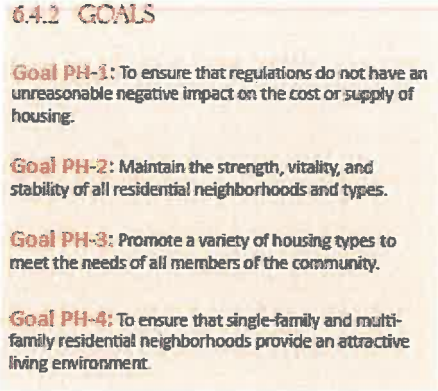
(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

Applicant response: The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City. The proposed ZMA provides the opportunity to further the health and welfare of the City by creating the development conditions necessary to construct high quality mixed residential development that will meet the needs of future Mountain Hawk West and Rio Rancho residents. Additionally, the zone change will allow the properties to be developed consistent with the approved Mountain Hawk West Master Plan. The amendment will complement the existing and surrounding developed residential and commercial areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node and future activity center (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho.

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.

Applicant response: This zone change request will allow for stability of land use and zoning as well as improve it. The zone map amendment will allow the property to be developed in a manner that is compatible with and viable for the surrounding Mountain Hawk West Master Plan area and Rio Rancho neighborhoods. The requested amendment will allow for development that is consistent with the Rio Rancho Comprehensive plan goals to provide access to housing in undeveloped areas, due to an increasing population. Additionally, the Comprehensive Plan has identified goals under Section 6: Population and Housing (depicted below) to provide a variety of housing types that meet the needs of current and future populations within the city.



6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

The proposed zoning will not destabilize the land use and zoning in the area, but will strengthen it with a mixture of residential uses that meet the needs of the surrounding community. The requested zone change will allow the Property to be developed in a manner compatible with surrounding uses and consistent with current development possibilities. For this reason, there is sound justification for the requested zone change.

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.

Applicant response: The proposed ZMA does not change, but rather furthers the Rio Rancho Comprehensive Plan's intent. The Rio Rancho Comprehensive Plan outlines the Mountain Hawk West Master Plan area and an activity center and development node. The Comprehensive Plan has a goal to provide housing near gateways and transportation corridors due to an increasing population. The Mountain Hawk West is located Mariposa Parkway and Unser Boulevard, a highly utilized transportation corridor and designated gateway in the Comprehensive Plan. In addition, the Comprehensive Plan provides a variety of housing types and mixed-used residential developments to meet the needs of all members of the community. The requested ZMA is consistent with the goals and policies outlined by the Rio Rancho Comprehensive plan and recently approved Mountain Hawk West Master Plan.

4. The applicant must demonstrate the existing zoning is inappropriate because:

a) The existing zoning is inappropriate because there was a judgment mistake in the original zoning.

c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan.

Applicant response: The proposed ZMA is more advantageous to the community, as articulated in the Comprehensive Plan as demonstrated in section one, two and three above. The applicant is requesting an amendment to the zoning to match the recently approved Mountain Hawk West Master Plan.

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

Applicant response: The cost of land or other economic considerations are not the determining factor for this request. The request is to bring the zoning in alignment with the approved Mountain Hawk West Master Plan.

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

Applicant response: Location on a major street is not the sole justification for this request. The request is to bring the zoning in alignment with the approved Mountain Hawk West Master Plan.

(G) 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 when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant response: The requested zone change will not create a spot zone. The request is to bring the zoning in alignment with the approved Mountain Hawk West Master Plan. The requested change will also accomplish the Vision of Growth in Section 1 and the goals set forth in Section 6 of the Comprehensive Plan.

We respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment.

Sincerely,

Jarrod Likar, PE
AMREP Southwest, Inc.
Vice President-Land Development

4. Proposed Land Use

The proposed developed land use will consist of low/medium residential use. A western portion of Block 149 will consist of R-4 Zoning while the remaining eastern portion will consist of R-3 zoning. All of Block 150 within the plan area will consists of R-3 Zoning. A portion of Block 27 within the plan area and all of Block 28 will consist of R-4 Zoning. These proposed zonings and land uses would remain consistent with the adjacent Mountain Hawk Estates area being medium density residential. The proposed land use can be seen on *Figure 4: Proposed Land Use Map*.

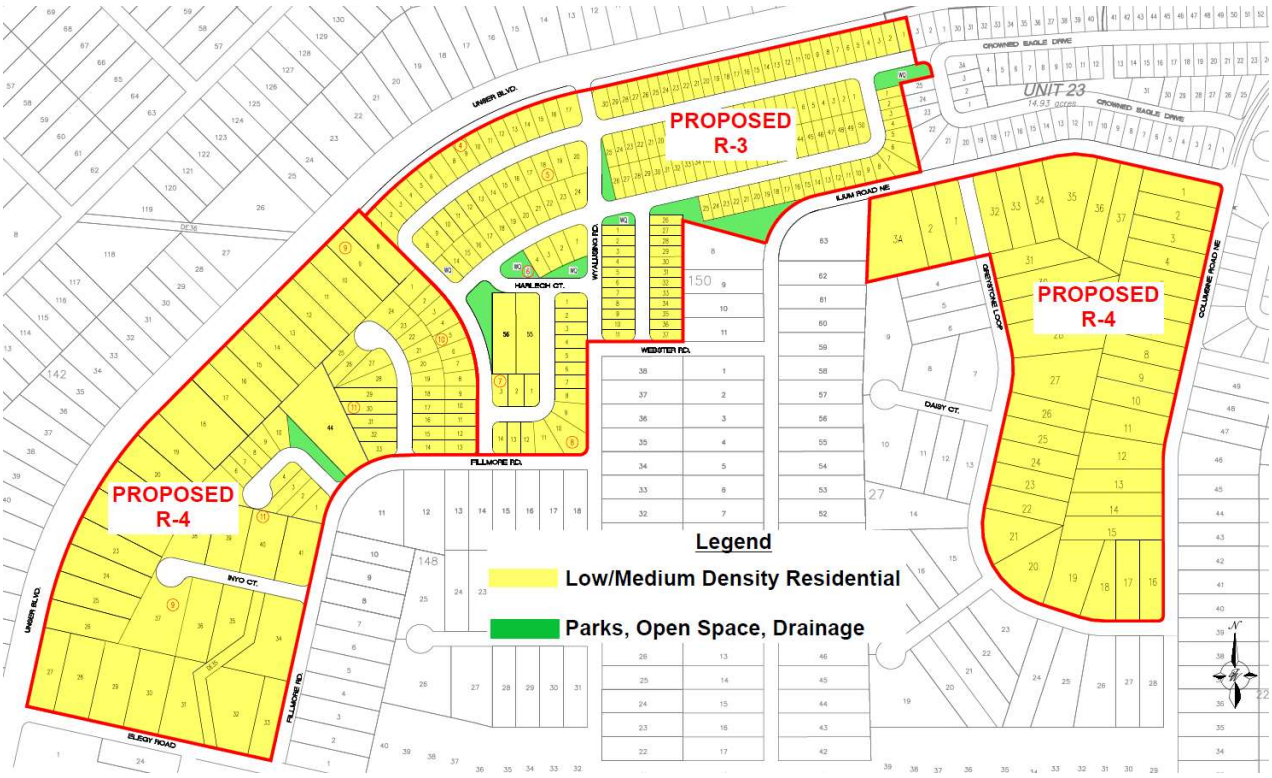


Figure 4: Proposed Land Use Map

5. Development Guidelines

Development guidelines for any and all design elements throughout Mountain Hawk West will follow the City of Rio Rancho standard guidelines that can be found in the *Development Process Manual.* Any design elements for main entries and signage shall all be conforming in materials and style throughout the master plan to be unique to Mountain Hawk West.

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

July 26, 2024

RE: Zone Map Amendment
Case No. 24-100-00007
Mountain Hawk West (Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30; Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44; Unit 25, Block 150, Lot 11)

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, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

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

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

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

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

Please do not hesitate to contact me via e-mail me at 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.

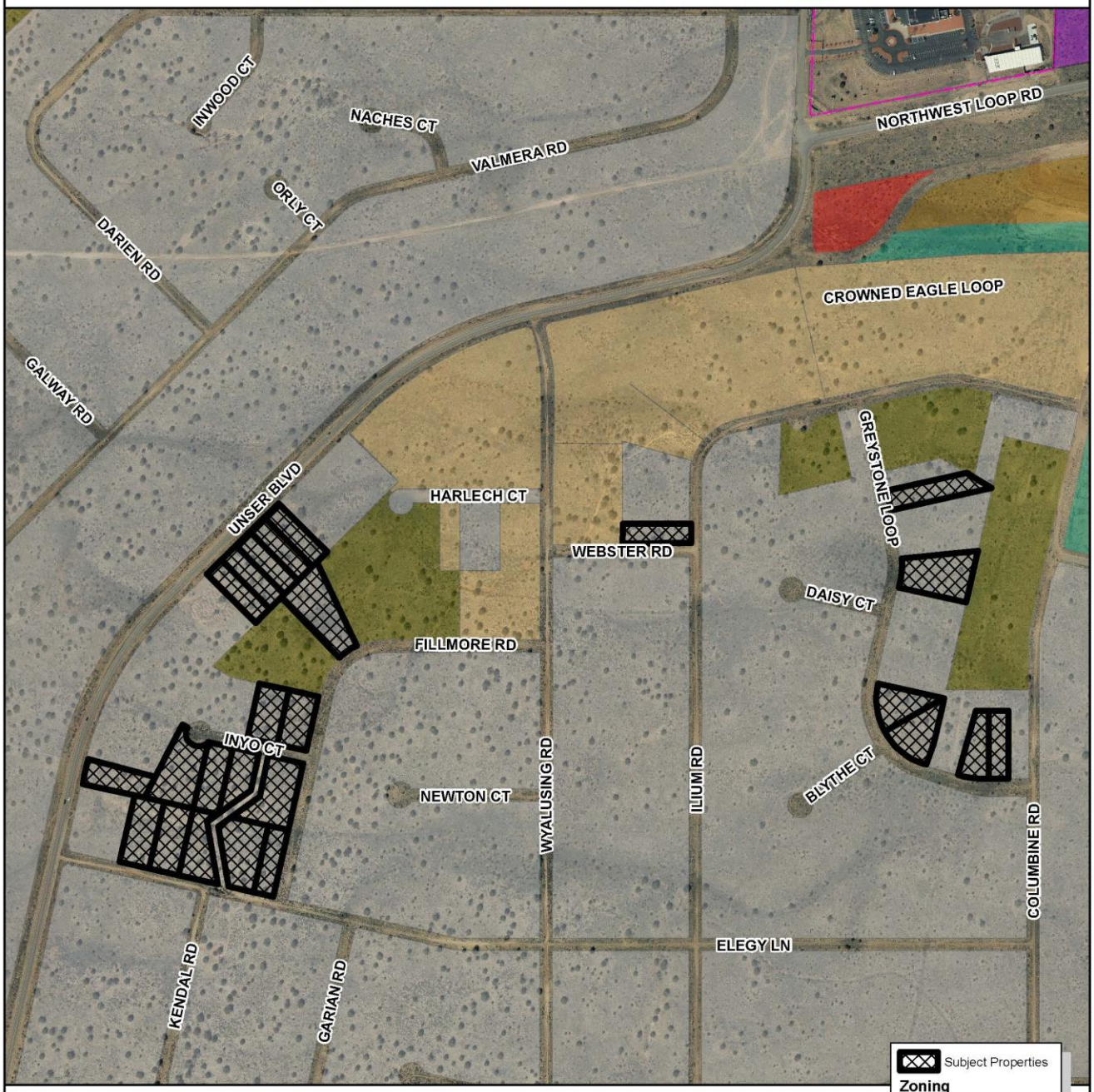
Respectfully,

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

ZONE MAP AMENDMENT
MOUNTAIN HAWK WEST



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

Map Created by Liz Ruiz Carlos on 07/26/2024

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, August 13, 2024:

Zone Map Amendment
Case #24-100-00007
The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44, from TZ to R-4. The applicant also requests a Zone Map Amendment for Unit 25, Block 150, Lot 11, from TZ to R-3. The subject properties total 17.12 acres.

Preliminary Plat
Case #24-210-00005
The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision. The plat proposes 124 lots zoned R-4: Single-Family Residential. and is made up of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

Subdivision Variance
Case #24-280-00002
The applicant, DR Horton, Inc. is requesting approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed Sandstone Bluffs at Cleveland Heights Subdivision.

Preliminary Plat
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Subdivision Variance
Case #24-280-00010
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to allow for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III.

Zone Map Amendment
Case #24-100-00006
The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87.1403 acres and is currently C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

Variance
Case #24-110-00013
The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of .2632 acres.

Variance
Case #24-110-00012
The applicant, Chris Fischahs, requests approval of a Variance for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. The proposed variance to the 5-foot side setback in order to build a sleeper/floating pedestal deck.

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: July 29, 2024



NOTICE MAP:

- - FIRST CLASS MAIL TO OWNERS, AND PROPERTIES WITHIN 100FT

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 25, BLOCK 28, LOTS 17, 18, 20, 21, 27, 30; BLOCK 149, LOTS 13-17, 26, 29-37, 40, 41, 44, FROM TZ: TRANSITIONAL ZONING TO R-4: SINGLE-FAMILY RESIDENTIAL; AND UNIT 25, BLOCK 150, LOT 11, FROM TZ: TRANSITIONAL ZONING TO R-3: MIXED RESIDENTIAL; IDENTIFYING CONDITIONS OF DEVELOPMENT, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 24-100-00007; and

WHEREAS: the Governing Body adopted the Mountain Hawk West Master Plan on December 15, 2022 with Resolution No. 124, Enactment No. 22-125, and as amended under Resolution No. 82, Enactment No. 23-083; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 13, 2024, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on September 12, 2024 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of

Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of property and Change in Land Use.

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 16.62 acres from a TZ: Transitional Zoning District to a R-4: Single-Family Residential District on the land legally described as:

Rio Rancho Estates Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30; Block 149, Lots 13-17, 26, 29-37, 40, 41, 44 as shown on the plat entitled "BLOCKS 131 THRU 141 & 143 THRU 150, PORTIONS OF BLOCKS 25, 26, 27, & 142, UNIT TWENTY-FIVE, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County, New Mexico on March 5, 1971 in Volume 2, Folio 53 (RRE Book 2, Page 53).

B. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 0.5 acres from a T-Z: Transitional Zoning District to an R-3: Mixed Residential District on the land legally described as:

Rio Rancho Estates Unit 25, Block 150, Lot 11, as shown on the plat entitled "BLOCKS 131 THRU 141 & 143 THRU 150, PORTIONS OF BLOCKS 25, 26, 27, & 142, UNIT TWENTY-FIVE, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County, New Mexico on March 5, 1971 in Volume 2, Folio 53 (RRE Book 2, Page 53).

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The properties identified in Section 1 (A), above, are subject to all requirements of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11, (as of the effective date of this ordinance or as subsequently amended).

B. The properties identified in Section 1 (B), above, are subject to all requirements of the R-3: Mixed Residential District set forth in 154.10 (as of the effective date of this ordinance or as subsequently amended).

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)