Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
September 24, 2024
6:00 PM
City Hall

BOARD MEMBERS

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, 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. September 10, 2024 Planning and Zoning Board Meeting Minutes
2024-0910 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

2. **Variance.** The applicant, Joseph Crepeau, requests approval of a variance to the R-1: Single-Family Residential District rear setback of 15' at the property of 5708 Rio Oso Rd NE, legally described as Unit 17, Block 159, Lot 3. Staff contact is Tim Dvorak and staff recommends denial with findings.
Application
Building Permit Application Packet
Justification Letter
Reproduction of Notices, Legal, & Buffer Distances
Neighbor Letters of Support
Findings_of_Fact_5708_Rio_Oso_Rd_NE.docx
Location Map.pdf

3. **Variance.** The Applicant, Randall Shaffer, requests approval of a Variance to require the same facade as the primary residence for a prefabricated structure located on the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. Staff contact is Sean LaBarbera, and staff recommends denial with findings.
Location map.pdf
Shaffer RR Planning Package.pdf
Transmittal Comments.docx
Reproduction of Notifications
Neighbor comments of support.pdf
Excerpt of March Building Permit Application Displaying Open Building.pdf
March Zoning Comments
Signed and Approved Elevation Plan_April 3 2024
Findings_of_Fact_5690_Miller_Road_BMB.docx

4. **Conditional Use Permit.** The applicant, Lucas Weidner, is requesting approval of a Hobby Breeder Conditional Use Permit for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Conditional Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Supporting Documents.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx
Public Comment.pdf
Public Comment 2.pdf

5. **Final Plat.** The Applicant, Enclave Scottish Isle, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Scottish Isle Subdivision creating 123 residential lots, 3 tracts, and 2 parcels zoned R-2: Single Family Residential District on the property legally described as Unit 13, Block 45, Lots 1-21 & 41-62. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Final Plat
Scottish Isle Lot Dimensions
Plat Checklist

Reviewer Comments

6. **Final Plat.** The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a Final Plat for the Montreal Phase 1 subdivision to create 47 single family residential lots and three tracts on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2A. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Authorization.pdf
Final Plat.pdf
Block 2, Lots 11-15, and Block 3, Lots 41 and 40 Minimum Width Requirements Met.pdf
Staff Comments.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
September 24, 2024

DEPARTMENT:
Development Services

SUBJECT:
September 10, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-0910 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

SEPTEMBER 10, 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
Robert Gabaldon, District 4 (*Virtual*)	Tim Dvorak, Planner II
Andrea Hankins, District 5	Liz Ruiz Carlos, Planner II
Lisa Hardisty, District 6	Michelle Costilla, Planner II
Sal Tortorici, At-Large	Chris Benson, Planner II
MEMBERS ABSENT:	Sharon Bitah, Administrative Assistant
Fred Radosevich, District 3, Chair	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chair Richardson called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) August 13, 2024 Planning and Zoning Board Meeting Minutes

2) August 27, 2024 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

4) Planning and Zoning Monthly Summary Plat Report – AUGUST 2024

PUBLIC HEARINGS

5) The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for the Lomas Encantadas 1G Phase 3B Subdivision creating 52 residential lots and 6 tracts zoned R-4: Single Family Residential District on the property legally described as LE, Tract 12-A-1-A.

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

Applicant, Bryan Aragon spoke on the item and stood for questions, after being administered the oath virtually.

Lisa Hardisty moved to approve Item #5. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

6) The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., requested approval of an amendment to the previously approved High Range 5 Preliminary Plat.

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

Applicant, Doug Chubin spoke on the item and stood for questions, after being administered the oath virtually.

Kevin Kofchur 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, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Vice-Chair Richardson adjourned the meeting at 6:12 PM.

APPROVED THIS 24TH DAY OF SEPTEMBER 2024.

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-110-00014

AGENDA DATE:
September 24, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Joseph Crepeau, requests approval of a variance to the R-1: Single-Family Residential District rear setback of 15' at the property of 5708 Rio Oso Rd NE, legally described as Unit 17, Block 159, Lot 3. Staff contact is Tim Dvorak and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The subject request by Mr. Joseph Crepeau is for a variance to allow for the placement of a shed over 120 square feet within the rear setback at the subject address of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 159, Lot 3. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.5 acres.

The applicant is proposing a 320 square foot tuff shed (16' x 20') encroaching 10' into the rear setback of the property. If approved, the proposed shed would have a rear setback of 5'. The proposed shed would measure 12' in height.

Per the Building Permit Application submitted with this variance request, the proposed setbacks are as follows:

- 125' from the front property line. (Compliant)
- 5' from the rear property line. (Non-compliant, encroaching 10' into setback)
- 133.63' from the left property line. (Compliant)
- 5' from the right property line. (Compliant)

Per R.O. 2003 § 154.50, R-1 Single-Family Residential District setbacks are as follows:

- 20' from the front property line.
- 15' from the rear property line.
- 5' from side property lines.

REVIEW CRITERIA:
The applicant submitted a justification narrative in support of the variance application. This narrative 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) reads:

(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.

In their justification letter, the applicant states the proposed location for the 16'x20' workshop is in the southwest corner of their lot, positioned on an existing concrete pad. The applicant asserts that this is the only practical site on the property that can accommodate the proposed workshop's dimensions. The applicant continues that the lot's layout, location of septic system, existing trees, walls, and structures leave the proposed southwest corner as the only feasible location for the workshop. The applicant additionally notes that the color and style of the workshop will match the primary dwelling and other existing shed on the property.

The applicant has additionally provided written statements of support from both property owners adjacent to the southwest corner of the applicant's property. These subject properties are 5704 Rio Oso Rd NE and 5709 Rio Pinos Rd NE.

Staff recommends the Planning and Zoning Board find that the subject property is not exceptionally irregular, narrow, shallow or steep. While the existing structures and structural features on the property limit the applicant's ability to place additional accessory structures, the applicant would still be able to utilize the existing concrete pad with one or multiple structures under 120 square feet.

Staff finds the applicant's justification does not adequately address the criteria for the variance in that practical difficulty or hardship cannot be found due to inconvenience or difficulty caused to one's personal comfort.

City of Rio Rancho (R.O. 2003) §150.06 (B) requires that an applicant file a request for a variance through the City Planning and Zoning Board when a variance is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed variance request; Criteria is satisfied.

REVIEWER COMMENTS:

This application and associated materials were provided to the following departments for review:

DSD Planning	Comments included herein.
DSD Engineering	No adverse comments.
Rio Rancho Fire & Rescue	No adverse comments.
Parks, Recreations, & Community Services	No adverse comments.
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No adverse comments.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were notified via informational postcard. A legal ad was run in the September 9, 2024 version of the Albuquerque Journal. A public notice sign was posted on the property one week prior

to the hearing date.

IMPACT:

Staff recommends the Planning and Zoning Board deny the subject Variance Case #24-110-00014 with the following findings of fact:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to R-1: Single-Family Residential rear setback requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the R-1: Single-Family Residential rear setback requirements.

Specific Findings for Denial:

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

If the Planning and Zoning Board does find that the subject Variance Case #24-110-00014 meets the variance criteria as set forth in R.O. 2003 Section 150.06, then the following findings and conditions are recommended:

Specific Findings and Conditions for Approval:

1. The applicant has adequately addressed the criteria for granting a variance to allow for a 10' encroachment into the rear setback.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The shed, as identified in the included building permit application #24-9380, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
4. The shed shall comply with all accessory structure requirements under R.O 2003 154.70 (A), including but not limited to:
a. The height of the structure shall not exceed the height of the primary structure or 24 feet, whichever is greater.
b. The facade of the structure shall be the same as the primary structure in regards to color, roof, and appearance.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the request;
2. Deny the request;
3. Modify the request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends denial with findings.

ATTACHMENT: Application
ATTACHMENT: Building Permit Application Packet
ATTACHMENT: Justification Letter
ATTACHMENT: Reproduction of Notices, Legal, & Buffer Distances
ATTACHMENT: Neighbor Letters of Support
ATTACHMENT: Findings_of_Fact_5708_Rio_Oso_Rd_NE.docx
ATTACHMENT: Location Map.pdf

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: Joseph Crepeau		Phone: 505-610-6223
Address: 5708 Rio Oso Rd NE		E-Mail: jcrepeau@comcast.net
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest: -----	List Owners: Joseph Crepeau, Jennifer Crepeau	
Deed or Ownership Verification Provided: (Initials) JEC	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)

Request for variance of 15-ft offset from back property line for a building larger than 120 sq. ft. (See attached justification)

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 17	Block(s): 159	Lot(s): 3
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.5

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: Joseph Crepeau	Applicant: Joseph Crepeau	Agent:
Signature: Joseph E Crepeau		Date: 8/19/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised January 26, 2017

RioRancho
City of Vision

Residential Building Permit & Plan Review Application

City of Rio Rancho
Development Services
3200 Civic Center Circle NE, 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax: (505) 896-8994

Permit #_____

Model # _____

Fees (non-refundable)

Application fee is 65% of Building Permit Fee

Total Fees Collected:_____

☐ Yes, I would like to contribute $75.00 to the Rio Rancho Economic Development Corporation.

Property Information

Acreage of property: 0.5 Height of Primary: _____

Width of Front Yard Setback: 37.7' SQ. Ft. of Primary: 3313

Physical Address

Address: 5708 Rio Oso Rd NE

City: Rio Rancho State: NM Zip: 87144

Legal Description

Subdivision/Unit: 17 Block: 159 Lot: 3

Tract/Parcel:_____ Zoning: R-1

Description of Work

☐ New Construction ☐ Addition ☐ Residential Alteration/Repair
☐ Fence ☐ Demolition ☐ Swimming Pool/In-Ground
☒ Shed ☐ Interior Renovation ☐ Well #_____
☐ Septic #_____

Dimensions – Set Back(s)

Front: 125' Rear: 9'

Sides: Left 133.63' Right: 5'

Proposed use of property: Personal Use

Valuation: $13,500 Gross floor area: 320 sq ft.

Height of structure: 12 ft No. of Stories: 1 (Pool Only) Gallons:_____

Homeowner/Agent Information

Name (Print): Joseph Crepeau

Address: 5708 Rio Oso Rd. NE

City: Rio Rancho State: NM Zip: 87144

Phone: 505-610-6223 Email: jcrepeau@comcast.net

Contractor Information

Name (Print): Tuff Shed License#_____

Address:_____

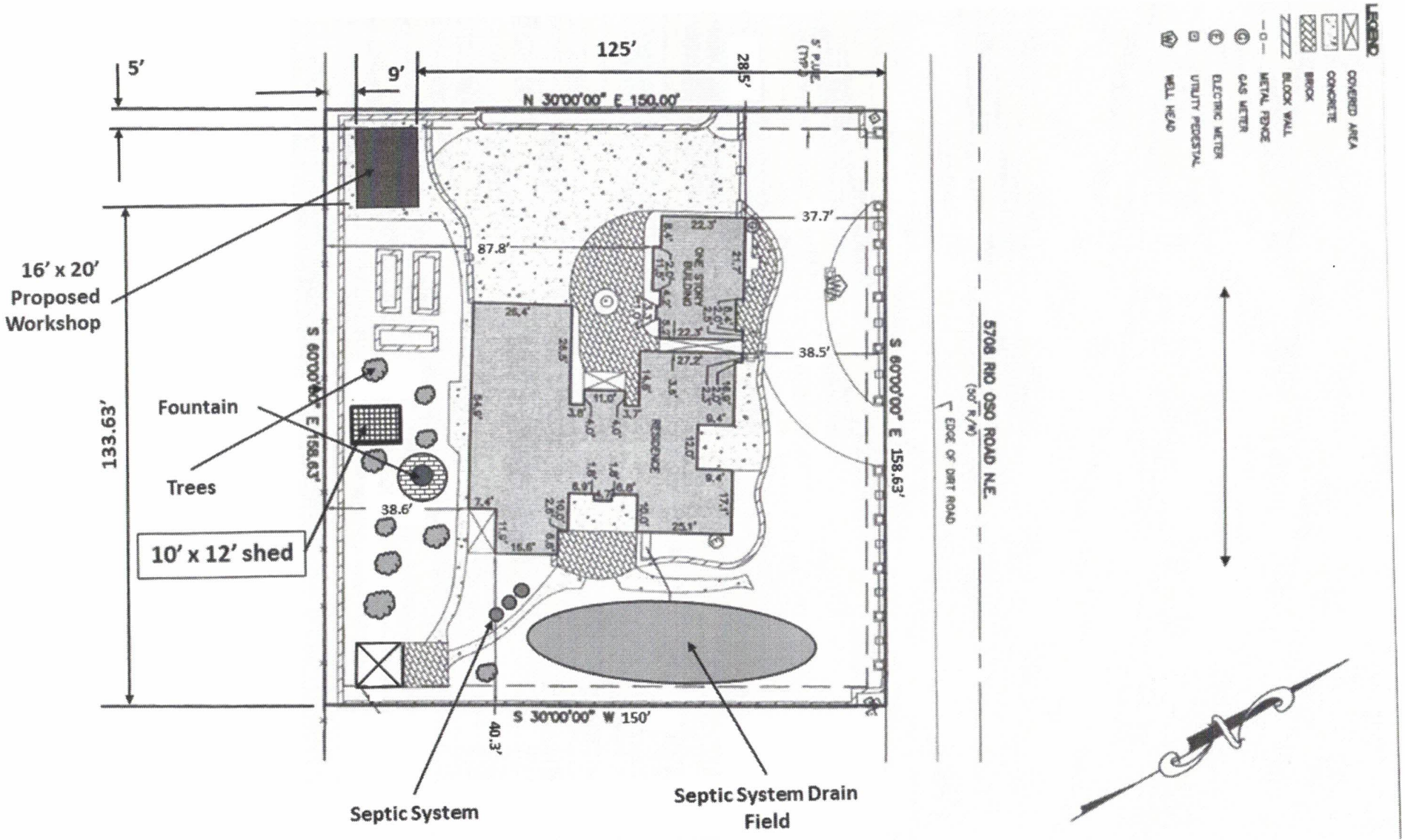
City:_____ State:_____ Zip:_____

Phone:_____ Email:_____

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

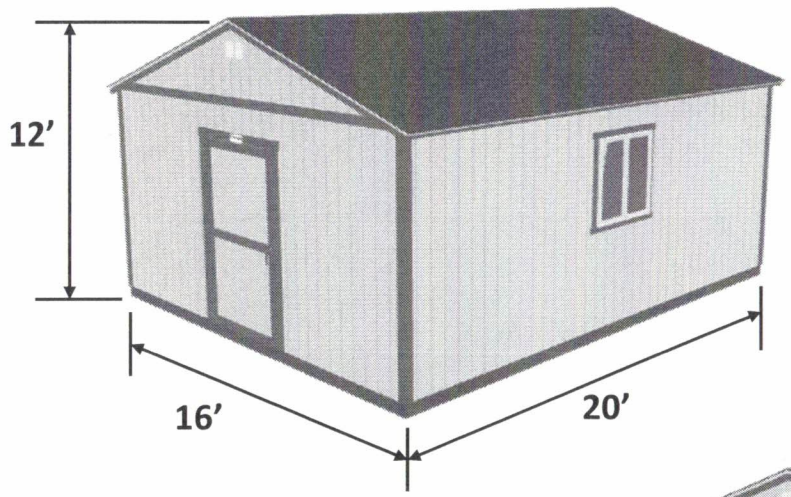
Name (printed)_____ Date_____

Signature_____

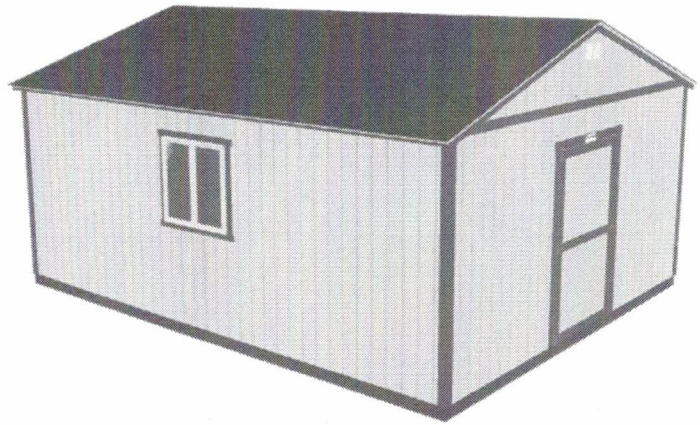

5'
9'
125'
28.5'
5' P.U.E. (TYP.)
N 30°00'00" E 150.00'
37.7'
87.8'
38.5'
16' x 20'
Proposed
Workshop
133.63'
Fountain
Trees
10' x 12' shed
38.6'
S 60°00'00" E 158.63'
S 60°00'00" E 158.63'
5708 RIO OSO ROAD N.E.
(50' R/W)
EDGE OF DIRT ROAD
ONE STORY BUILDING
RESIDENCE
S 30°00'00" W 150'
40.3'
Septic System
Septic System Drain
Field
LEGEND
COVERED AREA
CONCRETE
BRICK
BLOCK WALL
METAL FENCE
GAS METER
ELECTRIC METER
UTILITY PEDESTAL
WELL HEAD

Elevation Views

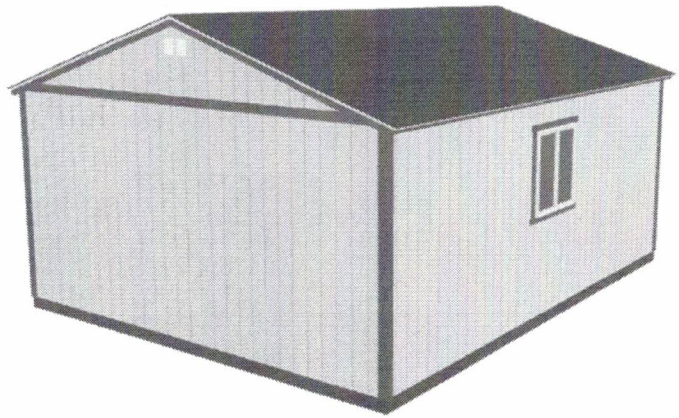
Front



Front



Back



Old Republic National Title Insurance Company
Order Number: 2402384 JK

WARRANTY DEED

Chad Lambson and Saasha L. Lambson, husband and wife, for consideration paid, grant(s) to Joseph E Crepeau and Jennifer J Crepeau, Husband and Wife, as Joint Tenants, whose address is: 5708 Rio Oso Rd NE, Rio Rancho, NM 87144, the following described real estate in Sandoval County, New Mexico,

Lot numbered Three (3) in Block numbered One Hundred Fifty- nine (159) in Unit numbered Seventeen (17), **Rio Rancho Estates**, Sandoval County, New Mexico, as the same is shown and designated on the Plat entitled, "Blocks 154 thru 170, Unit Seventeen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico," filed in the office of the County Clerk of Sandoval County, New Mexico, on July 18, 1969, in Rio Rancho Estates Plat Book No. 1, page 95.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2024 and subsequent years;

with warranty covenants.

Dated: June 5th, 2024

Chad Lambson

Saasha L. Lambson

STATE OF NEW MEXICO
NOTARY PUBLIC
JULIE KALTENBACH
COMMISSION # 1048500
COMMISSION EXPIRES 03/06/2028

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 5, 2024 by **Chad Lambson and Saasha L. Lambson**

Notary Public,
My Commission Expires: 03/06/2028

Joseph and Jennifer Crepeau
5708 Rio Oso Rd NE
Rio Rancho, NM 87144
07/28/2024

City of Rio Rancho Planning and Zoning Department
Development Services Department, Suite 130
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Subject: Zoning Variance Request for Placement of a 16x20 workshop

Dear Members of the Planning and Zoning Department,

We are writing to formally request a zoning variance for the placement of a 16' x 20' workshop on my property located at 5708 Rio Oso Rd NE, Rio Rancho, NM. The current zoning regulations require that any structure larger than 120 sq. ft. must be situated at least 15 feet from the rear property line. We are seeking a variance to place the workshop closer than this distance due to the unique circumstances of my property.

The proposed location for the workshop is in the southwest corner of our lot, positioned on an existing concrete pad. This location was chosen after careful consideration and is the only practical site on the property that can accommodate the workshop's dimensions. The lot's layout, location of septic system, existing trees, walls, and structures do not allow for any other location, making the proposed site the only suitable and functional location. Furthermore, placing the workshop at the proposed location (on an existing concrete slab) will not only ensure it is on a stable foundation but also help maintain the aesthetic and functional harmony of the property. The color and style of the building will match the existing home and shed on the property.

The workshop is for personal use. At our previous residence, we had a 14' x 16' workshop that was insufficient to contain the all our tools, cabinets, and equipment. We were hoping that the increased the size of this workshop would make it more functional. Even if we were to reduce the size to 14' x 16', the workshop would still be 11 feet from the back property line.

The two neighbors adjacent to our property have been informed of the planned placement and have expressed their support. Their letters of support are included. The workshop's proximity to the rear property line will not obstruct any views, cause any adverse effects, or lead to any potential issues for the adjacent properties.

In light of these factors, we respectfully request that the City of Rio Rancho grant a variance to allow the 16' x 20' workshop to be placed closer than 15 feet from the back property line. This variance will enable me to effectively utilize the space on my property while maintaining good relations with my neighbors and utilizing the existing concrete pad.

Thank you for your consideration of this request. We are available to discuss this matter further if needed and would be happy to provide any additional information or documentation that may assist in your decision-making process.

Sincerely,

Joseph and Jennifer Crepeau
505-610-6223, 505-610-6222

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

September 6, 2024

RE: **Variance Request Case No. 24-110-00014 (5708 Rio Oso Rd NE) Variance to R-1: Single-Family Residential Rear Setback**

Dear Property Owner:

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

The applicant, Joseph Crepeau, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District setback of 15 ft to allow for a 5 ft rear setback for a proposed accessory building on the subject property of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 159, Lot 3.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, September 24, 2024** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

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

Respectfully,

Tim Dvorak

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

5708 RIO OSO RD NE
UNIT 17, BLOCK 159, LOT 3
VARIANCE TO R-1 RESIDENTIAL REAR SETBACK



Rio Rancho
City of Vision

0 30 60 120 180 240
Feet

Subject Parcel
Roads
Zoning
R-1

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

Map Created by Tim Dvorak on 8/23/2024

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:	**September 24, 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
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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, Joseph Crepeau, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District setback of 15 ft to allow for a 5 ft rear setback for a proposed accessory building on the subject property of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 159, Lot 3. The PZB will hear the request on September 24, 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, Joseph Crepeau, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District setback of 15 ft to allow for a 5 ft rear setback for a proposed accessory building on the subject property of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 159, Lot 3. The PZB will hear the request on September 24, 2024.

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



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 09/05/2024

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

Ad ID:	**103200**
Description:	
Run Dates:	**09/09/2024 - 09/09/2024**
Class:	**3001**
Orig User:	**master**
Words:	**288**
Lines:	**74**
Agate Lines:	**106**
Depth:	**7.50**
Blind Box:	

Total Ad Cost **$93.02**
Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/09/2024	09/09/2024	1	86.43

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, September 24, 2024:

Variance
Case #24-110-00014
The applicant, Joseph Crepeau, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District setback of 15' to allow for a 5' rear setback for a proposed accessory building on the subject property of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 159, Lot 3.

Conditional Use
Case #24-120-00012
The applicant, Lucas Weidner, is requesting approval of a hobby breeder conditional use permit at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. The permit is for the intermittent breeding of Great Danes.

Variance
Case #24-110-00015
The applicant, Randall Shaffer, requests approval of a Variance for the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The proposed variance to the requirement of applying any stucco/elastomeric masonry paint on the front of his prefab structure facing the street. The Subject property is zoned R-1: Single-Family Residential district and consists of 1.68 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: September 9, 2024.

5708 RIO OSO RD NE
UNIT 17, BLOCK 159, LOT 3
VARIANCE TO R-1 RESIDENTIAL REAR SETBACK



Rio Rancho
City of Vision

0 70 140 280 420 560
Feet

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Map Created by Tim Dvorak on 8/23/2024

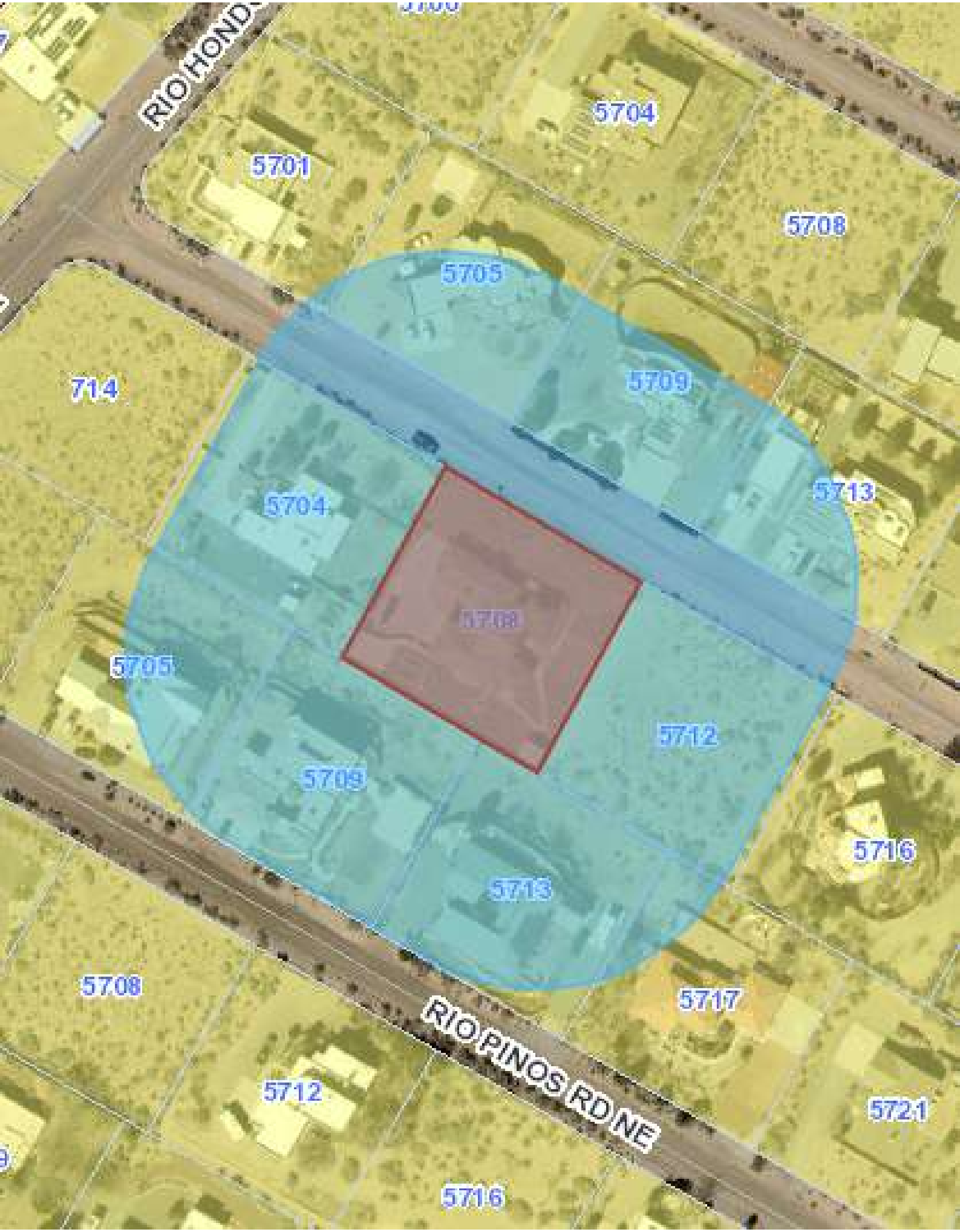
N
W E
S

- Subject Parcel
- Noticed Properties within 100'
- Noticed Properties within 300'
- Roads

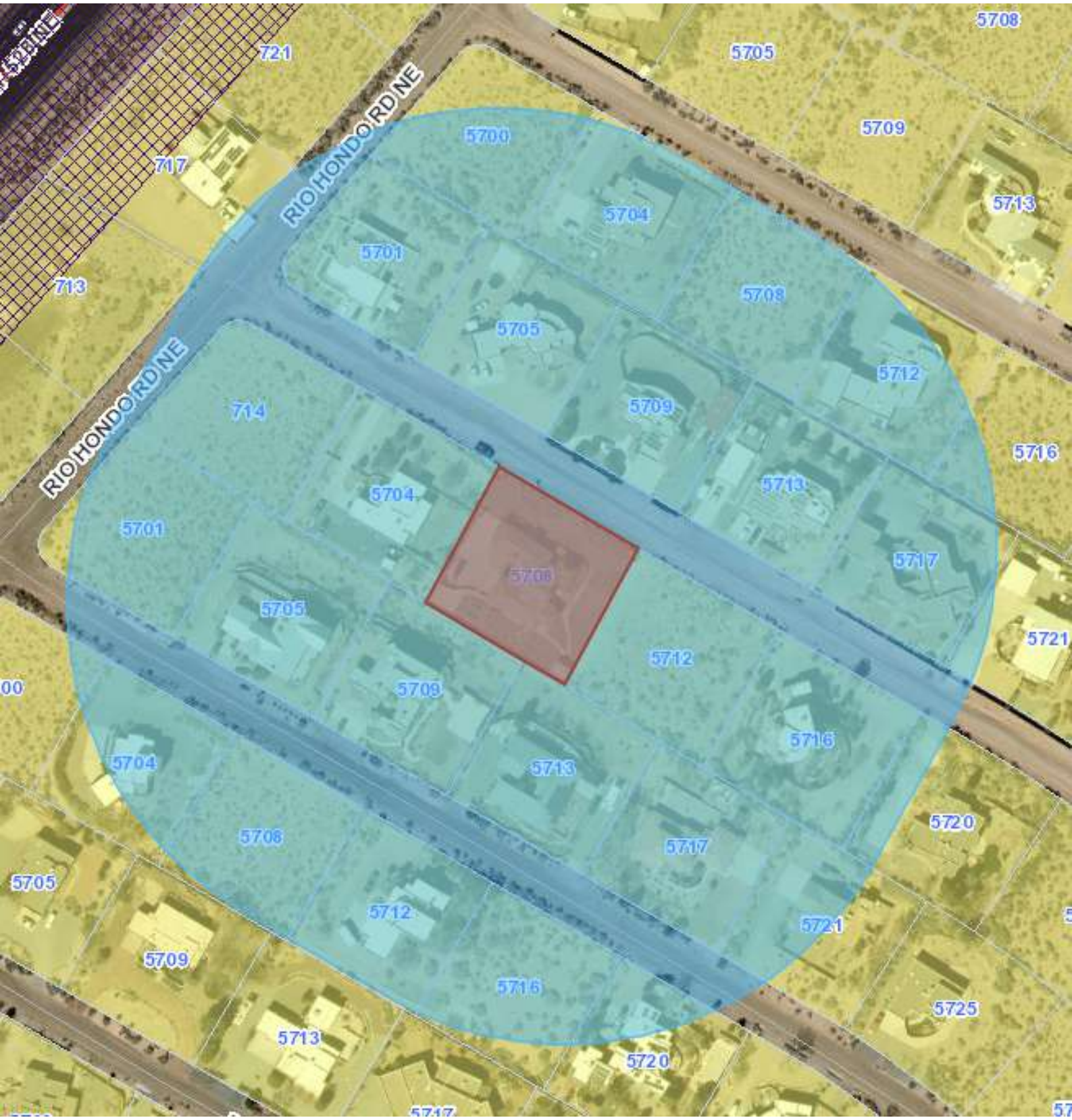
Zoning

- R-1

100' Notice Buffer (Right-of-Way Included)



300' Notice Buffer (Right-of-Way Included)



David and Esther Byrd
5704 Rio Oso Rd NE
Rio Rancho, NM 87144
07/29/2024

City of Rio Rancho Planning and Zoning Department
Development Services Department, Suite 130
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Subject: Support for Zoning Variance Request – 5708 Rio Oso Rd NE

Dear Members of the Planning and Zoning Department,

I am writing to express my support for the zoning variance request submitted by the property owner at 5708 Rio Oso Rd NE, Rio Rancho, NM. The request is for a variance to allow the placement of a 16x20 Tuff Shed closer than the required 15 feet from the rear property line.

As the neighbor residing at 5704 Rio Oso Rd NE, I have been informed about the proposed location of the shed, which is in the southwest corner of the property. After considering the proposed location, I believe that the shed's placement will not negatively impact my property or the surrounding area.

I have no objections to the variance and support the request. The proposed location is appropriate and will not cause any disturbances or issues for my property.

I appreciate your consideration of this matter and support the approval of the variance request for 5708 Rio Oso Rd NE. If you require any further information from me, please do not hesitate to reach out.

Sincerely,

David and Esther Byrd
[Neighbor's Contact Information]

Brian and Melissa Ainsworth
5709 Rio Pinos Rd NE
Rio Rancho, NM 87144
08/11/2024

City of Rio Rancho Planning and Zoning Department
Development Services Department, Suite 130
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Subject: Support for Zoning Variance Request – 5708 Rio Oso Rd NE

Dear Members of the Planning and Zoning Department,

I am writing to express my support for the zoning variance request submitted by the property owner at 5708 Rio Oso Rd NE, Rio Rancho, NM. The request is for a variance to allow the placement of a 16x20 workshop closer than the required 15 feet from the rear property line.

As the neighbor residing at 5709 Rio Pinos Rd NE, I have been informed about the proposed location of the workshop, which is in the southwest corner of the property. After considering the proposed location, I believe that the shed's placement will not negatively impact my property or the surrounding area.

I have no objections to the variance and support the request. The proposed location is appropriate and will not cause any disturbances or issues for my property.

I appreciate your consideration of this matter and support the approval of the variance request for 5708 Rio Oso Rd NE. If you require any further information from me, please do not hesitate to reach out.

Sincerely,



Brian Ainsworth
505-927-2189
brian10ainsworth@gmail.com

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00014

REQUEST FOR VARIANCE TO ALLOW FOR A 5' REAR SETBACK FOR A SHED GREATER THAN 120 SQUARE FEET AT THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 17, BLOCK 159, LOT 3.

Applicant: Joseph Crepeau

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 24th day of September 2024, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to R-1: Single-Family Residential rear setback requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the R-1: Single-Family Residential rear setback requirements.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance to allow for a 10' encroachment into the rear setback.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The shed, as identified in the included building permit application #24-9380, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
4. The shed shall comply with all accessory structure requirements under R.O 2003 154.70 (A), including but not limited to:
    a. The height of the structure shall not exceed the height of the primary structure or 24 feet, whichever is greater.
    b. The facade of the structure shall be the same as the primary structure in regards to color, roof, and appearance.

THEREFORE, the application for a 5' rear setback for a shed, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on September 24, 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. 24-110-00014

REQUEST FOR VARIANCE TO ALLOW FOR A 5' REAR SETBACK FOR A SHED GREATER THAN 120 SQUARE FEET AT THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 17, BLOCK 159, LOT 3.

Applicant: Joseph Crepeau

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GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to R-1: Single-Family Residential rear setback requirements.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the R-1: Single-Family Residential rear setback requirements.

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a 5' rear setback for a shed, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on September 24, 2024, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

5708 RIO OSO RD NE
UNIT 17, BLOCK 159, LOT 3
VARIANCE TO R-1 RESIDENTIAL REAR SETBACK



Rio Rancho
City of Vision

0 30 60 120 180 240
Feet

Subject Parcel
Roads
Zoning
R-1

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Map Created by Tim Dvorak on 8/23/2024

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-110-00015

AGENDA DATE:
September 24, 2024

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, Randall Shaffer, requests approval of a Variance to require the same facade as the primary residence for a prefabricated structure located on the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. Staff contact is Sean LaBarbera, and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicant, Randall Shaffer, requests approval of a Variance to the appearance requirements for the facade of an accessory building as outlined by Rio Rancho Municipal Code, (R.O. 2003) Chapter 154 Planning and Zoning, Section 154.70 on the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The subject property is zoned R-1: Single-Family Residential District and consists of 1.68 acres. The applicant's prefabricated structure measures 1080 square feet.

Per section 154.70 of the Rio Rancho Municipal Code, "Accessory Buildings, Structures and Uses": (A)(2) "... Accessory structures greater than 600 square feet shall be constructed of the same materials or have the same facade as the primary structure".

Section 154.03 of City Code, "Definitions", defines facade as "Exterior walls and appearance of a building which are adjacent to or front on a street, park, or plaza". The subject property is a corner lot with two sides fronting streets and would require these two sides of the proposed structure to have a stucco appearance. The applicant is proposing painting the building a color to match the primary, and is a requesting a variance to the requirement to match the stucco material appearance of the primary structure.

The structure, identified in permit #24-1874, was initially reviewed by the Planning and Zoning Division as an "open building" with 4 walls fully open per the submitted plans. In the original Building Permit submittal, documentation by the applicant details the structure as an open building provided in attachments. Included in the attachments are the zoning comments for each step of review of the proposed structure.

On March 11, 2024 after the initial submittal, the application was returned to the applicant to request that the color match the primary house. In the case of an open structure the matching items would be the trim and support poles. On March 12, the applicant noted on the color palate that the colors would match and the open carport permit was approved by Zoning. In the Building Division review, on April 3, staff requested further details on building elevations, at which time the applicant called City staff for clarification and it was communicated verbally by the applicant that the structure would be fully enclosed.

In an effort to reach approval, Building and Planning and Zoning staff met with the applicant on April 3, 2024 to discuss in detail the zoning design criteria requirements that were initially met for an open building, but were lacking on an enclosed building. In the April 3 meeting, the applicant signed off on and agreed to apply an elastomeric stucco material to the pre-fabricated building to meet City Code requirements. City staff signed off and approved the permit on the grounds that the facade of the structure follows section 154.70 regarding color and material appearance. This signed and approved elevation is included in the attachments.

During a building inspection, an Inspector found the building was not following the approved plans because it was missing the stucco. In order to come into compliance with City Code and to be issued a Certificate of Completion, the constructed structure needs to meet the facade requirements or be approved for variance to this design standard.

REVIEW CRITERIA: The applicant submitted a justification letter 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 prefabricated building's warranty "is specific with regards to any materials used such as Stucco, Elastomeric, Masonry Paint etc. will void my warranty. If I am ordered to use any materials that would void the warranty, I must hold the City of Rio Rancho responsible for any repairs or subsequent failures that would normally be covered by the manufacturer warranty."

Staff have evaluated this variance 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 100-300 feet were notified by postcard. A notice sign was erected on the subject property by the applicant on September 17th , 2024, as required by ordinance, and a legal notice was published in the Albuquerque Journal on September 9th, 2024. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:
CoRR Engineering -No adverse comments.
CoRR Fire & Rescue - Fire approves the request.
CoRR Parks, Recreation, and Community Services - No recommendation for or against approval.
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 matching facade requirement for the prefabricated building subject to finds 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 matching facade requirements.
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 a variance as set forth in R.O. 2003 for the matching facade requirement.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The applicant must adhere to all other requirements for accessory buildings and structures as found in R.O. 2003 154.70
4. The structure, as identified in the included building permit application #24-1874, shall conform to all applicable building and engineering codes; approval of this variance does not constitute issuance of Certificate of Completion of the subject building permit any remaining inspections will still need to occur.

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.

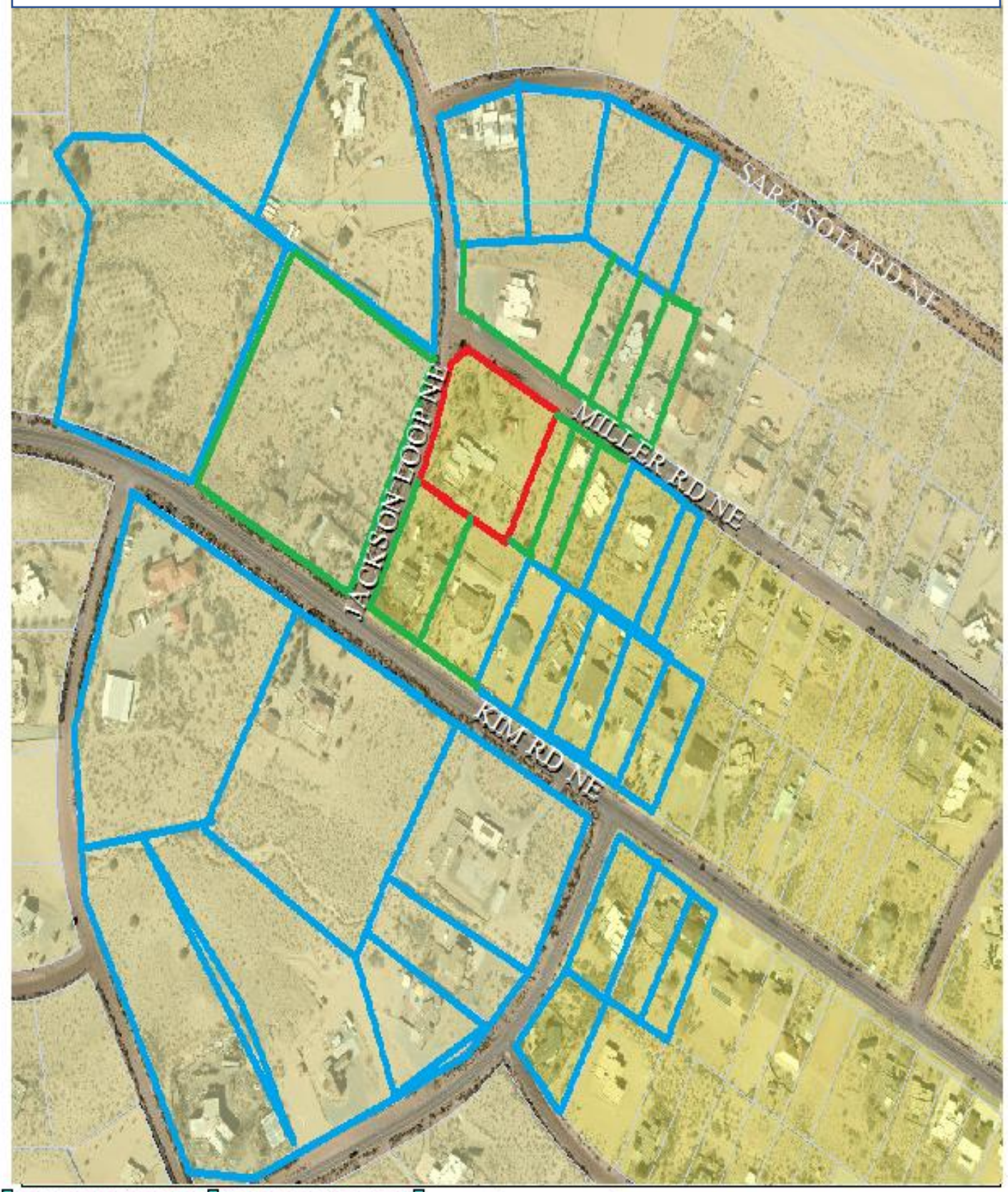
DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location map.pdf
ATTACHMENT: Shaffer RR Planning Package.pdf

ATTACHMENT: Transmittal Comments.docx
ATTACHMENT: Reproduction of Notifications
ATTACHMENT: Neighbor comments of support.pdf
ATTACHMENT: Excerpt of March Building Permit Application Displaying Open Building.pdf
ATTACHMENT: March Zoning Comments
ATTACHMENT: Signed and Approved Elevation Plan_April 3 2024
ATTACHMENT: Findings_of_Fact_5690_Miller_Road_BMB.docx

Variance Case Map for 5690 MILLER ROAD NE



0 165 330 Meters

Legend

R-1: Single Family Residential

E-1: Estate Residential

5690 MILLER RD NE

100 Feet Notice Letter

300 Feet Postcard Notice

Rio Rancho City of Vision

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N W E S

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

Ref: Building Permit # 24-1874

To whom it may concern,

This letter is a request per instructions received from Delvleopment Services Department Personnel, with respect to a variance pertaining to a stucco requirement, that is in conflict with my prefabricated/pre-engineered building manufactured in New Mexico with a warranty from American Steel Carports Inc.

This building was manufactured to meet the color of my existing primary residential structure. It is not attached and is separate from the primary residence. I have received conflicting information regarding the final inspection and certification from the City of Rio Rancho. I am enclosing a color chart that was approved to obtain a permit from the City of Vision. The color conforms to the guidelines I originally received. The warranty is specific with regards to any materials used such as Stucco, Elastomeric, Masonry Paint etc. will void my warranty. If I am ordered to use any materials that would void the warranty, I must hold the City of Rio Rancho responsible for any repairs or subsequent failures that would normally be covered by the manufacturer warranty.

I have discussed the fact that in our immediate residential area there are several metal buildings not attached to a residence that have no stucco coating or stucco like coatings on them. I was told that I needed to make a complaint to the code enforcement division. I have several neighbors who have expressed their dismay at the arbitrary and capricious restrictions placed upon me.

In closing, I am requesting a final inspection and approval of this structure without any further requirements, above the manufacturer warranty, as it conforms to all the other requirements levied to obtain my permit for the building.

Sincerely,

Randall Shaffer
5690 Miller Rd NE
Rio Rancho, NM 87144
(505)263-6949
Randyshaffer1056@gmail.com

American Steel Carports, Inc.
457 North Broadway St.
Joshua, TX 76058
Phone: (866)730-9865
Fax: (888)853-1805

Randy Shaffer

5690 Miller Rd Ne

Rio Rancho, NM 87144

Communication Letter

To Whom It May Concern:

Any modifications to the structure after we install the unit will void all warranties. Applying any Stucco/Elastomeric Masonry Paint is included in those modifications.

American Steel Carports (ASC) products are designed and specifically engineered to provide superior performance as manufactured. However, ASC does not warranty any damages caused to the product resulting from any modifications. Any changes to the design or material could compromise the integrity or value of the material. Therefore, ASC cannot be held liable for any damages or issues arising from modifications made to the product after its initial manufacture.

Please note that this warranty disclaimer applies to all ASC products and any alterations made to them. Customers are advised to refrain from making modifications that could affect the structural integrity or performance of the product.

Should you have any questions or require further clarification regarding our warranty policies, please do not hesitate to contact us.

Sincerely,

Kylie Stover

Engineering Department

(866) 730-9865

Versatile. Strong. Built to Last.

AMERICAN STEEL CARPORTS, INC.

COIL COATING SYSTEM – COLOR CHART

29 GAUGE

Slate Blue

Pebble Beige

Pewter Gray

Earth Brown

White

Burgundy

Evergreen

Barn Red

Clay

Black

Quaker Gray

Raw-hide

Galvalume

Royal Blue

* Colors also available in 26 Ga.
Actual colors may vary from the color samples shown.

SHERWIN-WILLIAMS®
Coil Coatings



VERSATILE. STRONG. BUILT TO LAST.

RioRancho
City of Vision

NOTICE

BUILDING PERMIT NO: 24-1874

POST IN CONSPICUOUS LOCATION

HAS BEEN ISSUED A BUILDING PERMIT FOR CONSTRUCTION BY THE :

CITY OF RIO RANCHO BUILDING INSPECTION DIVISION

3200 CIVIC CENTER CIRCLE NE RIO RANCHO, NM 87144 **(505) 891-5006**

LOCATION: 5690 MILLER RD

OWNER: SHAFFER, RANDALL + TAMARA OCCPANCY:

CONTRACTOR: OWNER BUILDER NM LICENSE#

DATE	TYPE OF INSPECTION	BY	NOTES
	ELECTRICAL TEMP POLE		
4/22/24	BUILDING FOUNDATION	[signature]	Fiber mesh needs Batch Ticket Ticket card 5/30/24 no
	BUILDING REBAR		
	PLUMBING ROUGH IN		
4/22/24	BUILDING PRE-SLAB	[signature]	NO Ufer
	PLUMBING TOP OUT		
	ELECTRICAL PRE-FINAL		
	ELECTRICAL LOW VOLT		
	ELECTRICAL ROUGH IN		
5/30/24	BUILDING SHEAR	NS	Anchors
	BUILDING LATH/STUCCO		
	BUILDING FRAME		
	BUILDING INSULATION		
	BUILDING WALLBOARD		
	ENGINEERING 1		
	ENGINEERING 2		
	ELECTRICAL FINAL		
	MECHANICAL FINAL		
	PLUMBING FINAL		
	BUILDING FINAL		

RioRancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:	RANDALL W. SHAFFER		Phone: 505-263-6949
Address:	5690 MILLER RD		E-Mail: RANDYSHAFFER1056@GMAIL.COM
City:	Rio RANCHO	State: N.M.	Zip: 87144
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)

NOT TO USE ELASTOMERIC STUCCO PAINT OR STUCCO ON FRONT OF METAL BUILDING FACING STREET

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: 17	Block(s): CC	Lot(s): 3-A, 4 AND 5,
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: RANDALL W. SHAFFER	Applicant:	Agent:
Signature: Randall W. Shaffer		Date: 8-6-24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Planning @rrnm.gov

Planning Staff @RRNM.Gov

MILLER RD

PROPERTY FRONT

5690 MILLER RD SITE PLAN FOR PREFAB BUILDING

PROPERTY LINE

CITY OF RIO RANCHO PLANNING AND ZONING DIVISION
ZONING APPROVAL 03.11.2024 AK

Accessory buildings shall not exceed 75% of the size of the primary house or 15% of the lot area, whichever is greater;

The exterior of any accessory building, accessory dwelling unit, and structure encompassing more than 250 square feet shall be constructed of materials similar in color and appearance to those used in the primary structure or shall have a facade similar to that of the primary structure

I RANDALL SHAFFER will make PREFAB BUILDING THAT SAME COLORS AS PRIMARY STRUCTURE

130'

SEPTIC TANK

160'

105'

30'

PROPERTY LINE

PREFAB BUILDING

1080SF

186'

40'

36'

04/03/2024

JACKSON LOOP PROPERTY LINE

45'

130'

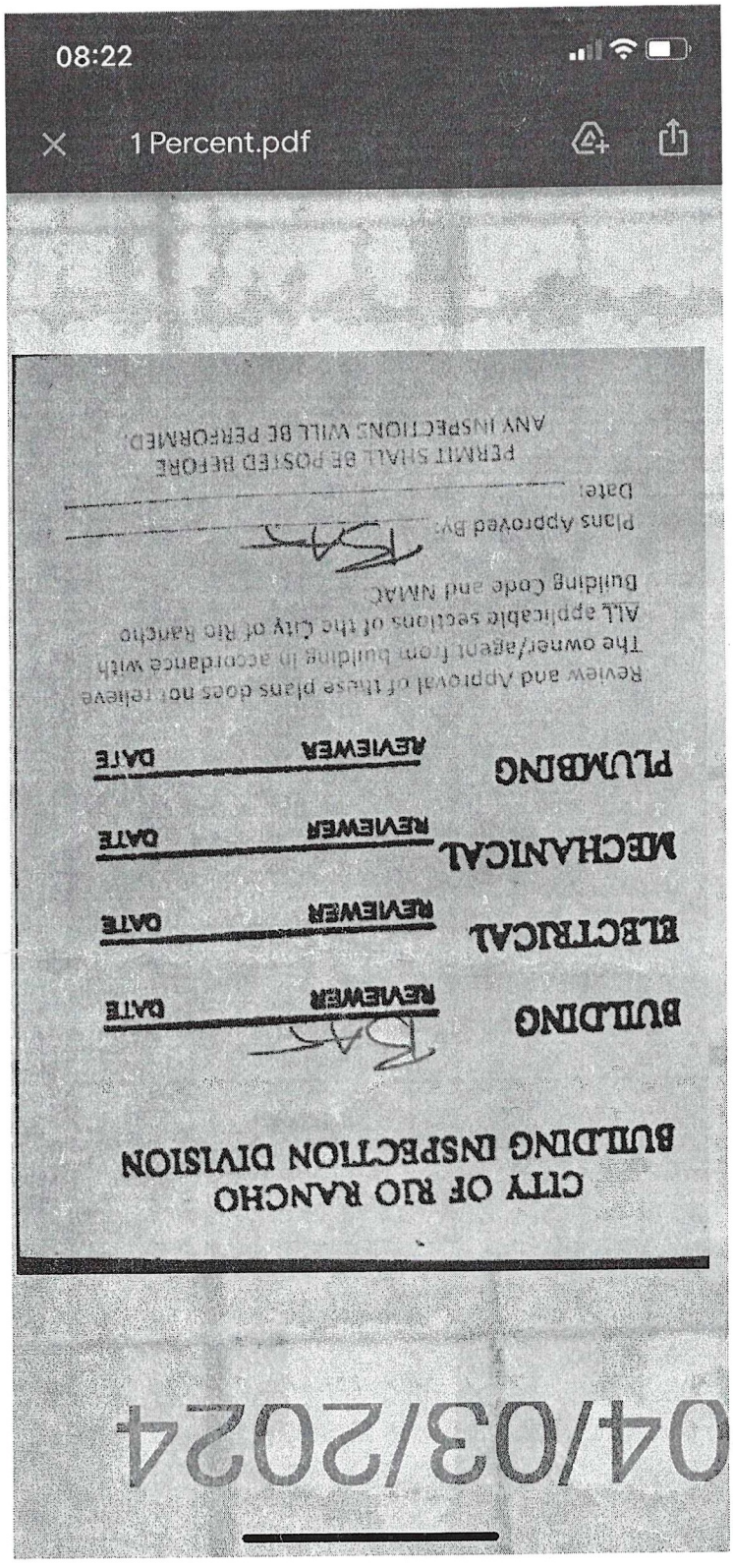
DWELLING

3,200SF

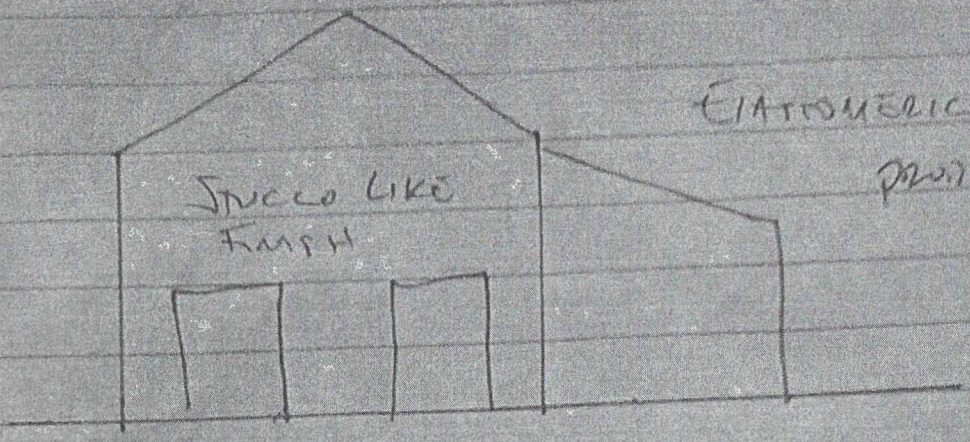
PROPERTY REAR

PROPERTY LINE

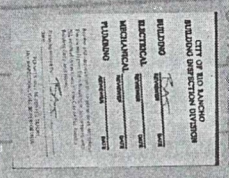
100'


08:22
1 Percent.pdf
CITY OF RIO RANCHO
BUILDING INSPECTION DIVISION
BUILDING
REVIEWER
DATE
ELECTRICAL
REVIEWER
DATE
MECHANICAL
REVIEWER
DATE
PLUMBING
REVIEWER
DATE
Review and Approval of these plans does not relieve
The owner/agent from building in accordance with
ALL applicable sections of the City of Rio Rancho
Building Code and NMAC.
Plans Approved By:
Date:
PERMIT SHALL BE POSTED BEFORE
ANY INSPECTIONS WILL BE PERFORMED.
04/03/2024

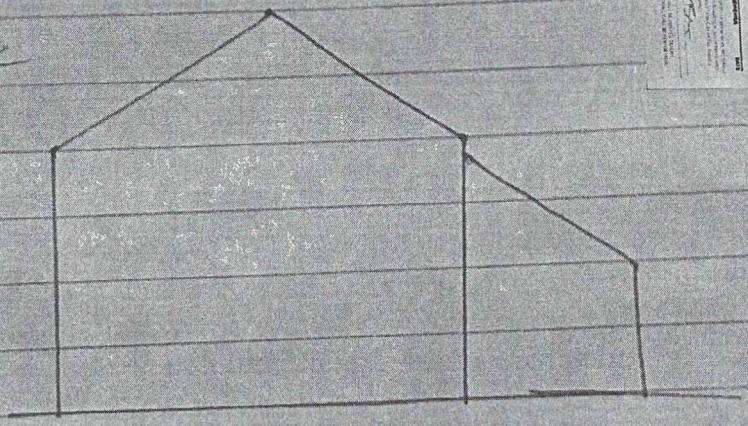
FRONT



ELASTOMERIC
PRODUCT.

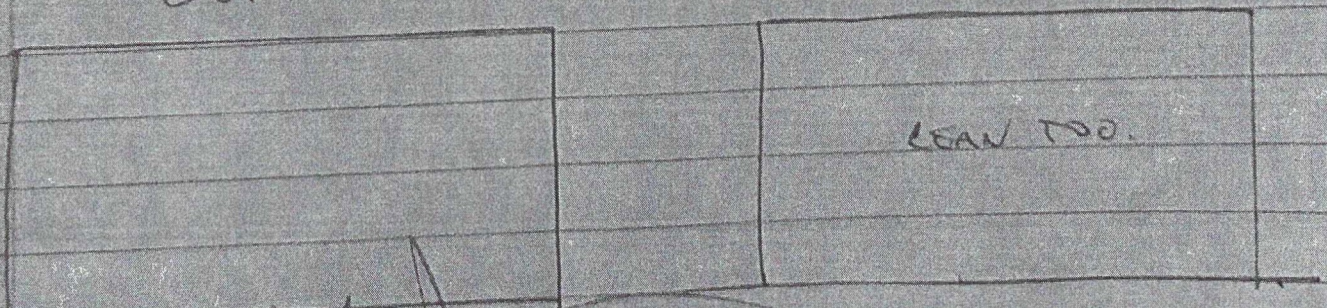


Back



LEFT.

RIGHT



4/3/24
4:09 pm.

4/3/24
PTZ APPROVED

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL COMMENTS

DATE: August 27th, 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 #24-110-00015 (5690 Miller Road NE)

The applicant, Randall Shaffer, requests approval of a Variance for the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The proposed variance to the requirement of applying any stucco/elastomeric masonry paint on the front of his prefab structure facing the street. The Subject property is zoned R-1: Single-Family Residential district and consists of 1.68 acres.

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

Transmittal Comments

- Fire and Safety: Fire approves the request.
- Parks and Recreation: No comments. No recommendation for or against approval.
- SSCAFCA: SSCAFCA has no comments.
- MRMPO: MRMPO has no adverse comments.
- Engineering: No adverse comments
- Rio Rancho Public School: No Comments

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

September 18, 2024

RE: Variance Case #24-110-00015
Matching Façade Variance – 5690 Miller Road NE (Unit 17, Block CC, Lot 3-A-1)

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, Randall Shaffer, requests approval of a Variance for the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The proposed variance to the requirement of applying any stucco/elastomeric masonry paint on the front of his prefab structure facing the street. The Subject property is zoned R-1: Single-Family Residential district and consists of 1.68 acres.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, September 24th 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.

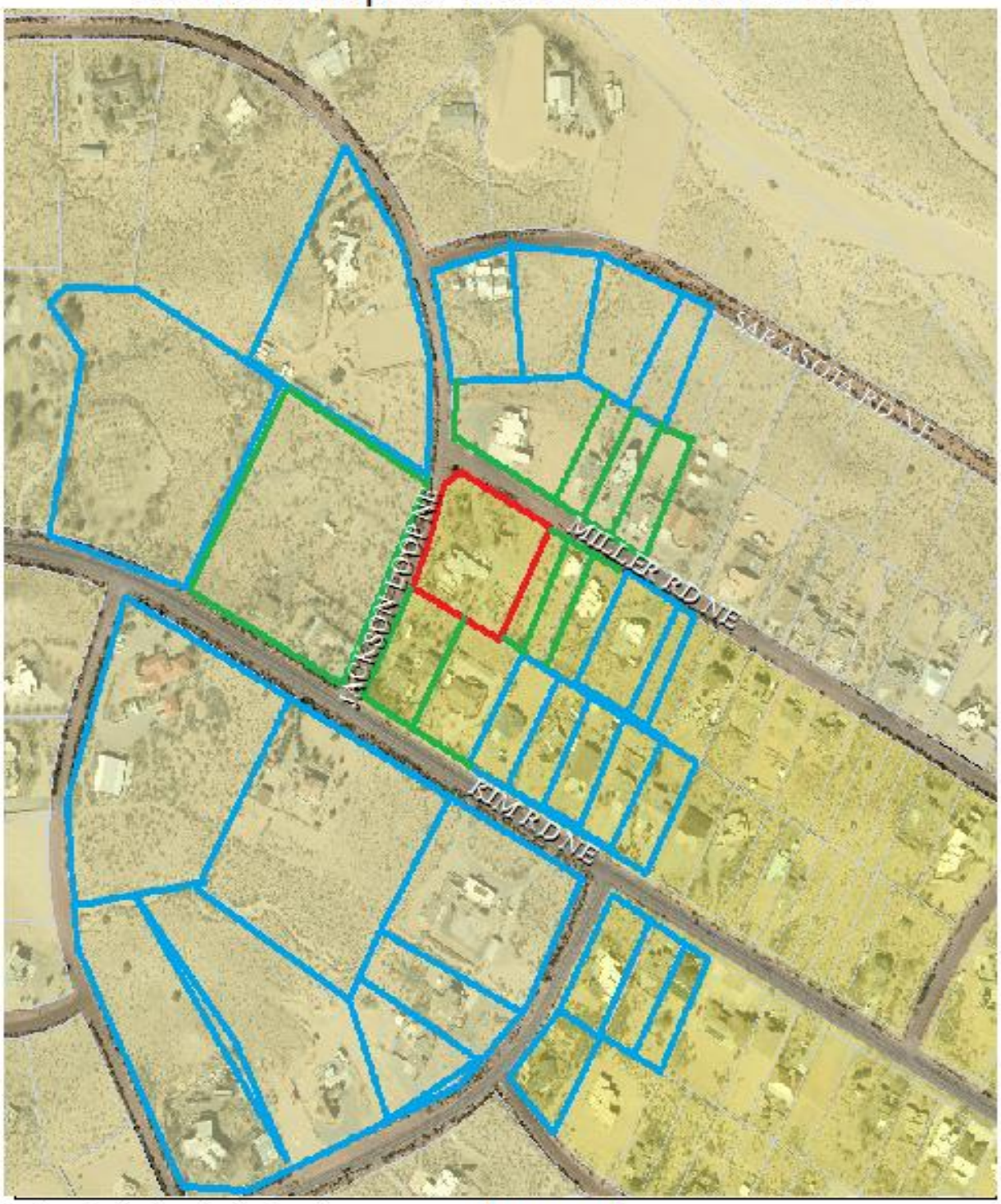
Respectfully,

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

Location map for 5690 MILLER RD NE



0 100 200 400 Meters

Legend

R-1: Single Family Residential

E-1: Estate Residential

5690 MILLER RD NE

100 Feet Notice Letter

300 Feet Postcard Notice

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

The City of Rio Rancho

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

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: **September 24th, 2024**

Time: 6:00PM

Staff Contact: Sean LaBarbera 505-891-5035

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: **September 24th, 2024**

Time: 6:00PM

Staff Contact: Sean LaBarbera 505-891-5035

SlaBarbera@rrnm.gov

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

Application Information

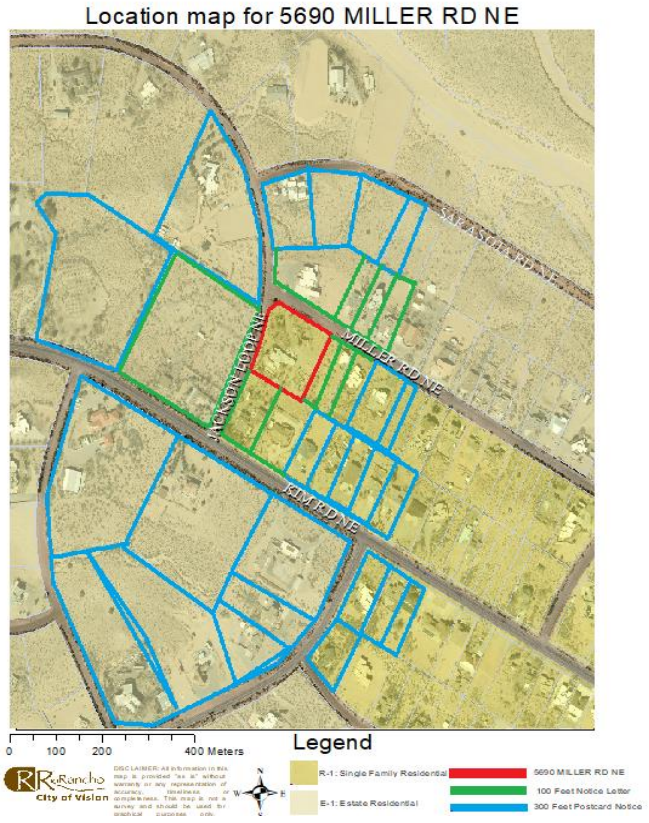
You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Randall Shaffer, requests approval of a Variance for the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The proposed variance to the requirement of applying any stucco/elastomeric masonry paint on the front of his prefab structure facing the street. The Subject property is zoned R-1: Single-Family Residential district and consists of 1.68 acres.

The Planning and Zoning Board is scheduled to review this case on September 24th, 2024 at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

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

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

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



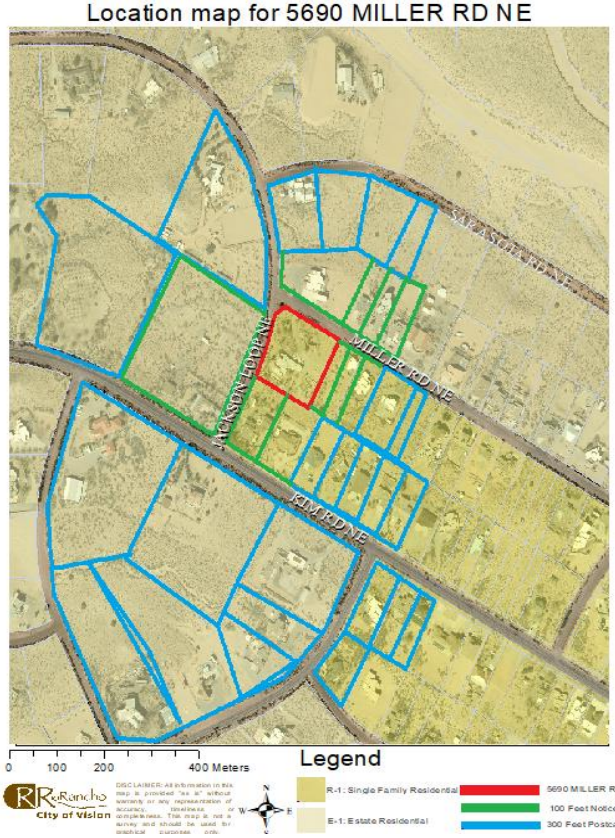
The City of Rio Rancho

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

Application Information

You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicant, 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 is scheduled to review this case on September 24th, 2024 at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**
If you would like to comment on this application, you are encouraged to send in comments in writing to my email, which will be presented to the Planning and Zoning Board.
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Location map for 5690 MILLER RD NE



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 09/05/2024

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

Ad ID:	**103200**
Description:	
Run Dates:	**09/09/2024 - 09/09/2024**
Class:	**3001**
Orig User:	**master**
Words:	**288**
Lines:	**74**
Agate Lines:	**106**
Depth:	**7.50**
Blind Box:	

Total Ad Cost **$93.02**
Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/09/2024	09/09/2024	1	86.43

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, September 24, 2024:

Variance
Case #24-110-00014
The applicant, Joseph Crepeau, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District setback of 15' to allow for a 5' rear setback for a proposed accessory building on the subject property of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 159, Lot 3.

Conditional Use
Case #24-120-00012
The applicant, Lucas Weidner, is requesting approval of a hobby breeder conditional use permit at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. The permit is for the intermittent breeding of Great Danes.

Variance
Case #24-110-00015
The applicant, Randall Shaffer, requests approval of a Variance for the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The proposed variance to the requirement of applying any stucco/elastomeric masonry paint on the front of his prefab structure facing the street. The Subject property is zoned R-1: Single-Family Residential district and consists of 1.68 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: September 9, 2024.

Sean LaBarbera

From: Cathy Harris <cathyharris530@gmail.com>
Sent: Monday, September 9, 2024 4:11 PM
To: Planning
Subject: Variance case #24-110-00015; 5690 Miller Rd NE

Caution! This message was sent from outside your organization. Report

Development Services
Planning Division

I live immediately east of Mr. Shaffer. In fact, his prefab structure is directly next door to me.

I understand that Mr. Shaffer is requesting a variance to NOT apply stucco/elastomeric masonry paint to his prefab structure. I am writing today to support Mr. Shaffer in his variance request. The structure, as it is, blends in with the existing dwelling, and does not present a visual distraction.

Sincerely,

Cathleen Harris

5730 Miller Rd. NE

Rio Rancho, NM 87144

TABLE 4: FRAME SPACING CHART / SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	ENCLOSED BUILDINGS — WIND SPEED (MPH)							OPEN BUILDINGS — WIND SPEED (MPH)						
		105	115	130	140	155	165	180	105	115	130	140	155	165	180
EAVE HEIGHT = 10'-0" TO 12'-0"	30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42	36/42	36	30
	40 / 27	48/60	48/60	42/60	42/54	48	42/48	36/42	48	48	42/48	42	36/42	36	30
	50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36	36	30
	60 / 41	36/42	36/42	36	36	36	36	36	36	36	30	30	30	30	24
	70 / 47	32/36	32/36	32/36	32/36	30	30	30	30	30	30	24	24	24	24
	80 / 54	24	24	24	24	24	24	24	24	24	24	24	24	24	---
	90 / 61	18	18	18	18	---	---	---	18	18	---	---	---	---	---
EAVE HEIGHT = 7'-0" TO 9'-0"	30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/48	36/42	36/42	30/36
	40 / 27	48/60	48/60	42/60	48/54	48	42/48	36/42	48	48	42/48	42/48	36/42	36/42	30/36
	50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36	30/36
	60 / 41	36/48	36/42	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	70 / 47	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30	24
	80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24
	90 / 61	24	24	24	24	24	24	24	18	18	18	18	18	18	18
EAVE HEIGHT = UP TO 6'-0"	30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/54	36/48	36/48	30/36
	40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	36/42	48	48	42/48	42/48	36/48	36/48	30/36
	50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36/42	30/36
	60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	70 / 47	32/42	32/42	32/36	32/36	32/36	32/36	30	32/36	32/36	30	30	30	30	24
	80 / 54	30/36	30/36	30/36	30/36	30/36	30	30	30	30	30	30	30	24	24
	90 / 61	30/36	30/36	30	30	30	30	30	24	24	24	24	---	---	---

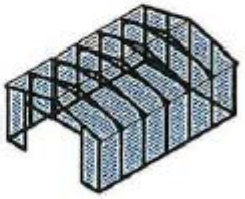
NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

GENERAL NOTES:

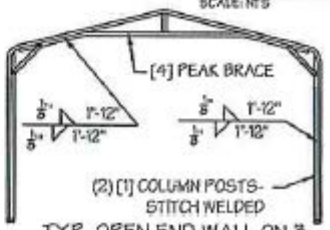
1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).



TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING
SCALE: NTS

MANUFACTURED BY:
AMERICAN STEEL CARPORTS Inc.
457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:
A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1933 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF NEW MEXICO
PROJECT NO.: 033-23-0118
SHEET TITLE: SPACING SCHEDULES & ENCLOSURE NOTES
SHEET NO.: 4 / 11
DRAWN BY: A.W. DATE: 1/24/22
CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:

OMAR A. ABU-YASEIN
NEW MEXICO
16719
LICENSED PROFESSIONAL ENGINEER

STAMP EXPIRY: 12-31-2023
DATE SIGNED: 02-13-2023

BP255U02 CITY OF RIO RANCHO DEVELOPMENT SERVICES 9/19/24
Application Tracking Action Log Maintenance 13:50:45

Application number . . . . . : 24 00001874
Application type . . . . . : SHED/STORAGE/CARPORT
Address . . . . . : 5690 MILLER RD NE
Revision/Path/Step/Seq/Agency: 0 00 00 ZONING REVIEW
Type information, press Enter.
Action date . . . . . : 3/04/24
Action by . . . . . : AK ANGELA KING
Action code . . . . . : RET RETURNED FOR REVISION
Time spent (hours) . . . . ___.00
Correction report item . . N Y=Yes, N=No
1=Add new comment 2=Change comment 4=Delete comment

Opt	Seq	Comments	Print
_	1.000	ZONING REVIEW 03.04.2024 RETURNED FOR REVISION. THE CARPORT SQUARE FOOTAGE EXCEEDS THE MAXIMUM ALLOWED IN THE R-1 ZONE DISTRICT. ADDITIONAL ACCESSORY STRUCTURES SHOW N ON VISION VIEW ARE NOT ON THE SITE PLAN- NEED SQ FOOTAGE OF ALL ACCESSORY STRUCTURES ON THE PROPERTY.	_
_	2.000		

F3=Exit F9=Add standard comment F12=Cancel

BP255U02 CITY OF RIO RANCHO DEVELOPMENT SERVICES 9/19/24
Application Tracking Action Log Maintenance 13:51:27

Application number . . . . . : 24 00001874
Application type . . . . . : SHED/STORAGE/CARPORT
Address . . . . . : 5690 MILLER RD NE
Revision/Path/Step/Seq/Agency: 0 00 00 ZONING REVIEW
Type information, press Enter.
Action date . . . . . : 3/11/24
Action by . . . . . : AK ANGELA KING
Action code . . . . . : RET RETURNED FOR REVISION
Time spent (hours) . . . . ___.00
Correction report item . . N Y=Yes, N=No
1=Add new comment 2=Change comment 4=Delete comment

Opt	Seq	Comments	Print
_	1.000	STRUCTURE SQUARE FOOTAGE AND LOCATION APPROVED BY MANAGEMENT STRUCTURES OVER 600 SQ FT SHALL BE MADE OF THE SAME MATERIALS AND COLORS OR HAVE THE SAME FACADE. HOMEOWNER NEEDS TO PROVIDE ON THE SITE PLAN THE COLOR OF THE ACCESSORY STRUCTURE AND SHOW PROOF OF COMPLIANCE TO ZONING CODE.	_
_	2.000		

F3=Exit F9=Add standard comment F12=Cancel

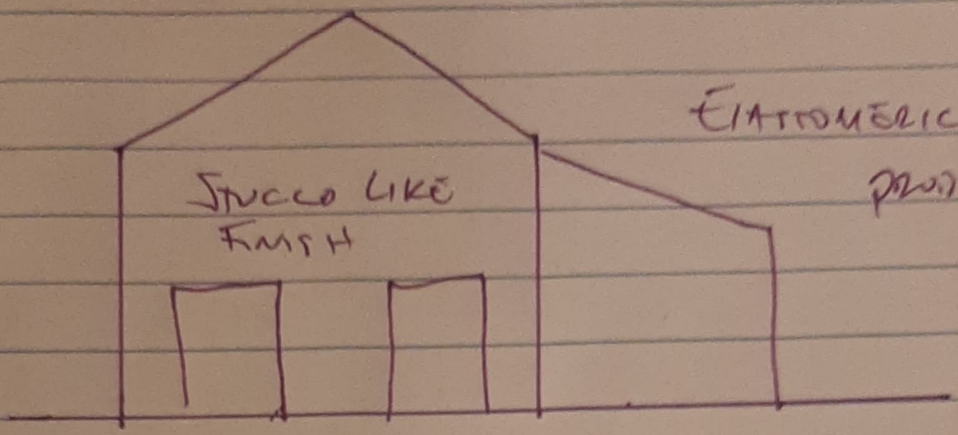
BP255U02 CITY OF RIO RANCHO DEVELOPMENT SERVICES 9/19/24
Application Tracking Action Log Maintenance 13:52:02

Application number . . . . . : 24 00001874
Application type . . . . . : SHED/STORAGE/CARPORT
Address . . . . . : 5690 MILLER RD NE
Revision/Path/Step/Seq/Agency: 0 00 00 ZONING REVIEW
Type information, press Enter.
Action date . . . . . : 3/12/24
Action by . . . . . : AK ANGELA KING
Action code . . . . . : AP APPROVED
Time spent (hours) . . . . ___.00
Correction report item . . N Y=Yes, N=No
1=Add new comment 2=Change comment 4=Delete comment

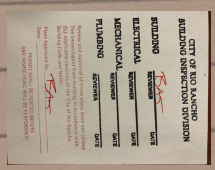
Opt	Seq	Comments	Print
_	1.000	per management - location and size are in compliance with zoning code. applicant has noted on his site plan that the structure will have the same facade color as the house.	_
_	2.000		_
_	3.000		_
_	4.000		

F3=Exit F9=Add standard comment F12=Cancel

FRONT

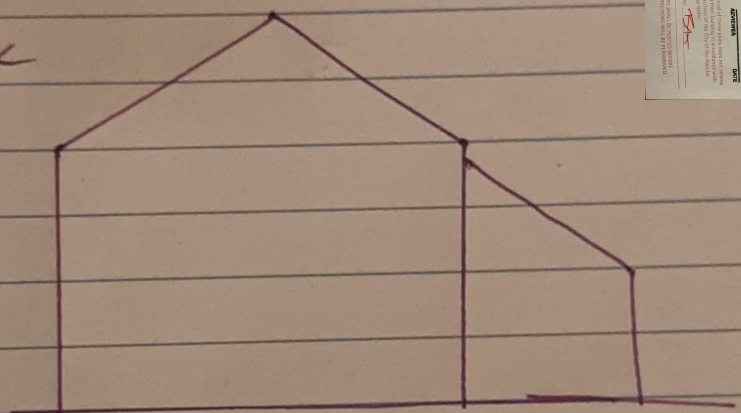


ELASTOMERIC
PAINT.



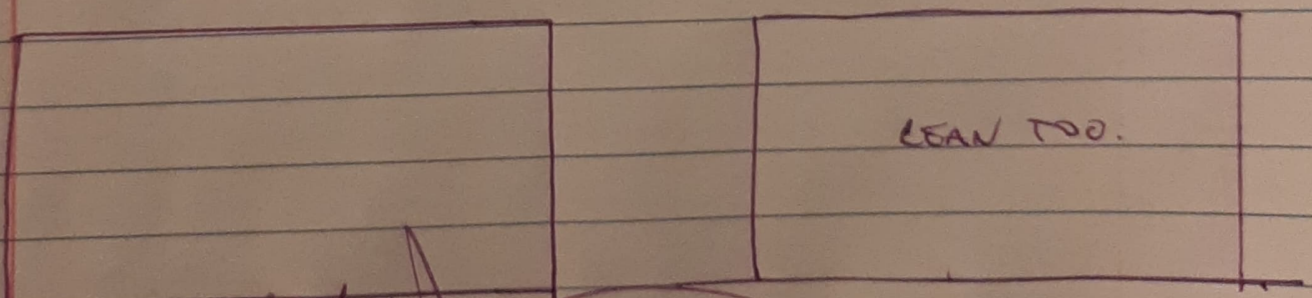
04/03/2024

BACK



LEFT.

RIGHT



4/3/24
4:08 PM.

4/3/24
P+Z APPROVED

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-110-00015

REQUEST FOR A VARIANCE TO THE APPEARANCE REQUIREMENTS FOR THE FACADE OF AN ACCESSORY BUILDING AS OUTLINED IN R.0. 2003 154.70 AT THE PROPERTY LEGALLY DESCRIBED AS UNIT 17, BLOCK CC, LOT 3-A-1

Applicant: Randall Shaffer

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 24th day of September 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 appearance requirements for the façade of a secondary structure.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.70 requiring no material façade matching the primary residence for a secondary structure, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.70.
4. The structure, as identified in the included building permit application #24-1874, shall conform to all applicable building and engineering codes; approval of this variance does not constitute issuance of Certificate of Completion of the subject building permit.

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 September 24th, 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. 24-110-00015

REQUEST FOR A VARIANCE TO THE APPEARANCE REQUIREMENTS FOR THE FACADE OF AN ACCESSORY BUILDING AS OUTLINED IN R.0. 2003 154.70 AT THE PROPERTY LEGALLY DESCRIBED AS UNIT 17, BLOCK CC, LOT 3-A-1

Applicant: Randall Shaffer

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 24th day of September 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 appearance requirements for the façade of a secondary structure.
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 September 24th, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-120-00012

AGENDA DATE:
September 24, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Lucas Weidner, is requesting approval of a Hobby Breeder Conditional Use Permit for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Lucas Weidner, is requesting approval of a Hobby Breeder Conditional Use Permit for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. The subject property is zoned R-4: Single Family Residential per Ordinance No. 10, Enactment No. 14-08, and is approximately 0.22 acres.

Per the R-4 zoning regulations under §154.11 (C), "(3) Hobby breeders or animal foster care providers as regulated by Chapters 90 and 116, provided the lot has an area appropriate to the type and size of the animals being bred" is a listed conditional use. The requested conditional use is to allow the operation of Great Dane hobby breeding for this location. Section 116.20 of City Code regulates hobby breeders of canines and felines.

REVIEW CRITERIA:
The criteria for conditional uses, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.04 (Conditional Use Permit) states:

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

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

116.20 (A) Facilities and maintenance standards.
The applicant will be using their air-conditioned garage as the breeding area. The applicant states that breeding pair consists of a registered Sire and Dam, both of whom are in excellent health and over 24 months old. They state that they are committed to responsible breeding practices, and neither dog will be bred more than once in a 12-month period. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (A).

116.20 (B) Indoor Area.
The applicant states that the garage area that is both clean and spacious, being approximately 250 square feet. It is air-conditioned, which serves to to protect the animals from extreme temperatures. Staff recommends the Board find that the applicant has indicated proper compliance with Section 116.20 (B).

116.20 (C) Outdoor Area.
The applicant states that the garage leads directly to a large outdoor space, which will be routinely cleaned and maintained to ensure a sanitary environment. It is approximately 600 square feet and is enclosed on the northwest side of the property by a 10 foot brick wall with partial shade and uninhibited access to the indoor area. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (C).

116.20 (D) Food and Water.
The applicant states that they will ensure that ample food and water are always available for the dogs. Food will be stored elevated off the ground in a airtight plastic storage container to ensure that it remains dry and free of any contamination due to pests or vermin. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (D).

116.20 (E) Operational standards.
The applicant states that the dogs will receive regular veterinary care from licensed professionals, and any puppies produced will also receive appropriate veterinary care prior to being sold. They will provide each new owner with a written contract that includes a health guarantee and stipulates that the animals are not to be bred, never to be placed in a shelter or rehomed without expressed consent. Additionally, all offspring will come with shot records and a pedigree. New owners will receive comprehensive information on feeding, training, care, and grooming specific to Great Danes to support the well-being of the puppies in their new homes. Staff recommends the Board find that the applicant is in compliance with Section 116.20 (E).

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

SURROUNDING LAND USE/ZONING:
The subject property is surrounded by R-4: Residential Single Family District to the north, east, and west. The properties to the south are in the City of Albuquerque jurisdiction and are zoned R-T: Residential Townhouse Zone District.

NOTIFICATIONS:
Neighboring property owners within 100ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal ad was published in the Albuquerque Journal on September 9, 2024. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments provided within this document.
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments

Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments
Animal Resource Center	X	No comments provided

IMPACT:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.04, the Planning and Zoning Board has jurisdiction over approval of a conditional use request.
2. Following procedures for a conditional use, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a conditional use for a hobby breeder permit.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a conditional use permit to allow for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE.
2. The hobby breeder conditional use permit will not result in adversely affecting the public or surrounding properties.
3. The conditional use permit #24-120-00012 shall conform to all applicable Parks, Recreation and Community services and Animal Resource Center codes and regulations.
4. Approval and issuance of the hobby breeder permit is pending final inspection and determination by the Animal Resource Center, and the Parks, Recreation, and Community Services Department.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the conditional use permit subject to the findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Conditional Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Supporting Documents.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact.docx
ATTACHMENT: Public Comment.pdf
ATTACHMENT: Public Comment 2.pdf

VISTA MONTEBELLA, BLOCK 1, LOT 27



Subject Property

Zoning

R-1

R-4

GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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

0 95 190 380

Feet

Map created by: Michelle Costilla 9/6/2024

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

Conditional Use Application

Applicant

Fee $67.00

Name (Print): Lucas Weidner

Address: 2437 Lynn Rd SE

City: Rio Rancho State: NM Zip: 87124

Phone: 505-688-0541 Alt phone:

Email: lukeweidner@yahoo.com

Agent

Name: Lucas Weidner

Address: 2437 Lynn Rd SE

City: Rio Rancho State: NM Zip: 87124

Phone (W): 505-688-0541 Phone (Other):

Email: lukeweidner@yahoo.com

Property Owner

Name: Lucas Weidner

Address: 2437 Lynn Rd SE

City: Rio Rancho State: NM Zip: 87124

Phone (W): 505-688-0541 Phone (Other):

Email: lukeweidner@yahoo.com

Legal Description

Subdivision/Unit: Block: Lot:

Tract/Parcel: Zoning:

Location of Property

Address: 2437 Lynn Rd SE

City: Rio Rancho State: NM Zip: 87124

Reason for Request (use additional sheets if necessary)

For the intermittent breeding of Great Danes

Applicant's Signature Date

For Office Use Only

Received by: Michelle Costilla **Date:** 8/28/24

Application No: 24-120-00012 **Receipt No:** _____

Scheduled Planning and Zoning Meeting Date:

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

_____

_____

_____

Lucas Weidner
2437 Lynn Rd SE
Rio Rancho NM 87124
lukeweidner@yahoo.com
505-688-0541

08/26/2024

Michelle Castillo
Municipal Planner II
Development Services Planning and Zoning Division

Subject: Letter of Intent for Conditional Use Permit for Hobby Breeding

I am writing to express our intent to apply for a conditional use permit for hobby breeding purposes. We are dedicated members of the Continental Kennel Club (CKC) and plan to engage in the responsible breeding of purebred Great Danes. Our breeding program will focus on maintaining the health and quality of the breed, and we adhere to strict ethical guidelines.

Our breeding pair consists of a registered Sire, Enzo, and a registered Dam, Bonnie, both of whom are in excellent health and over 24 months old. We are committed to responsible breeding practices, and as such, neither Enzo nor Bonnie will be bred more than once in a 12-month period.

The breeding activity will take place in a converted, air-conditioned garage area that is both clean and spacious. This area leads directly to a large outdoor space, which will be routinely cleaned and maintained to ensure a sanitary environment. We will ensure that ample food and water are always available for our dogs.

Both Enzo and Bonnie receive regular veterinary care from licensed professionals, and any puppies produced will also receive appropriate veterinary care prior to being sold. We will provide each new owner with a written contract that includes a health guarantee and stipulates that the animals are not to be bred, never to be placed in a shelter or rehomed without our express consent. Additionally, all offspring will come with shot records and a pedigree.

New owners will receive comprehensive information on feeding, training, care, and grooming specific to Great Danes to support the well-being of the puppies in their new homes.

Thank you for considering our application. We are committed to maintaining high standards of care and ensuring the welfare of our dogs and their offspring. Please feel free to contact me if you require any additional information.

Sincerely,

Lucas Weidner

DATE:	9/24/2020
SCALE:	1" = 30'
CREW:	ATS
DRAWN:	DKS
JOB NO.	N949-02

Community Sciences Corporation
Land Surveying
(505) 897.0000

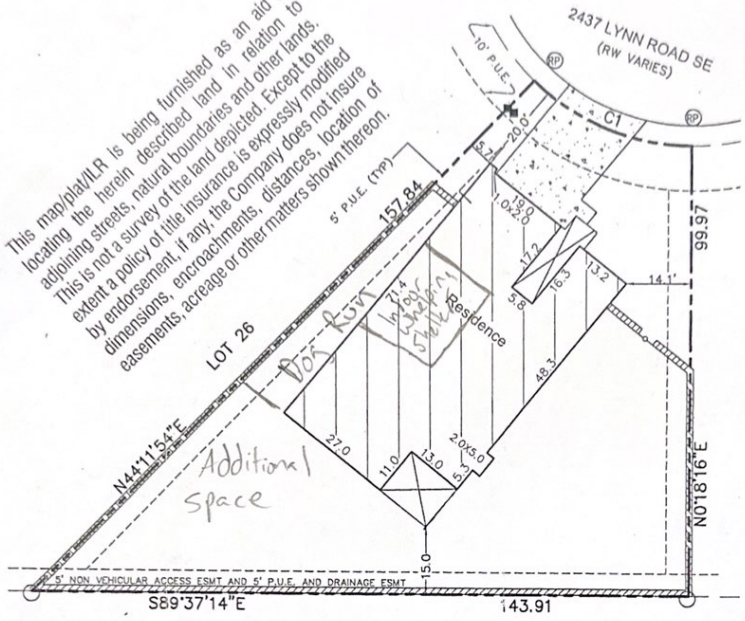
IMPROVEMENT LOCATION REPORT
LOT 27, BLOCK 1
THE ENCLAVE AT VISTA MONTEBELLA
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

LEGEND

- FND REFERENCE POINT
- FND LINE ONLY MARK (INK)
- UTILITY PEDESTAL
- COVERED AREA
- BLOCK WALL (HT VARIES) (TYP.)
- FENCE/GATE (TYP)

NOTES:
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.
2. THIS IS NOT A BOUNDARY SURVEY.
3. NO PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP (DFIRM) FOR THIS AREA, DATED MARCH 18, 2008, MAP NO. 35043C2102-D). THE SURVEYOR MAKES NO GUARANTY AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION.

This map/plat/ILR is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other lands. This is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage or other matters shown thereon.



C1
R=50.00
L=38.24
C=37.31
CB=N67°42'40"W
Δ= 43°49'08"

BLACK ARROYO BOULEVARD NW
(50' R/W)

LEGAL DESCRIPTION

LOT NUMBERED TWENTY SEVEN (27) IN BLOCK NUMBERED ONE (1), OF THE ENCLAVE AT VISTA MONTEBELLA, BEING A REPLAT OF LOTS 1-9 & 13-20, BLOCK 80, RIO RANCHO ESTATES UNIT 10, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 15, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MARCH 12, 2019 AS DOCUMENT NO. 2019P01359 IN VOLUME 3, FOLIO 4363.

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
No. 4972
CLIFF A. SPIROCK

Community Sciences Corporation
N.M. Professional Surveyor # 4972
Date: 9/24/2020

THIS IS TO CERTIFY:
TO TITLE COMPANY FIDELITY NATIONAL TITLE COMPANY ; TO UNDERWRITER: FIDELITY NATIONAL TITLE INSURANCE COMPANY ;
TO LENDER: CARDINAL FINANCIAL COMPANY LP ISAOA ATMA That on SEPTEMBER 23 2020, I CLIFF A. SPIROCK
N.M.P.S. No. 4972, made an inspection of the premises situated at 2437 LYNN ROAD SE City of Rio Rancho, Sandoval County, New Mexico briefly described as THE ENCLAVE AT VISTA MONTEBELLA LOT 27, BLOCK 1 ,

PLAT REFERENCE:
Bearings, distances and/or curve data are taken from the following plat See Legal Description , Easements shown hereon are listed in the Title Commitment provided by the Title Company. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT TO REMOVE THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roods, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises; *
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises; *
3. Evidence of cemeteries or family burial grounds located on said premises; *
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties; *
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages; *
6. Apparent encroachments. If the building projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises; *
7. Specific physical evidence of boundary lines on all sides; AS SHOWN ABOVE
8. Approximate distance of structures from at least two (2) lot lines;

* NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH

RIO RANCHO FIRE AND RESCUE DEPARTMENT
1526 STEPHANIE ROAD SE
RIO RANCHO, NM 87124
(505) 891-5871

Criteria for Home Occupation Business Fire Inspections

If the business involves any of the below listed functions, you shall be required to obtain a fire inspection prior to obtaining a new business registration or renewing a current registration.

☐ Yes ☑ No	Care of children or adults other than your own?
☐ Yes ☑ No	Storage of flammable liquids in the residence that are necessary for the operation or function of your business?
☐ Yes ☑ No	Storage of chemicals in the residence, other than common household cleaner that are necessary for the operation or function of your business?

If you answered "No" to all of the above questions, a fire inspection is not required. If you answered "Yes" to any of the above questions call the Fire Prevention Office at (505) 891-5871 to schedule a fire inspection. By signing below, the business owner/occupant acknowledges and agrees to abide by all conditions and provisions of Rio Rancho Uniform Fire Code.

The Fire and Rescue Department reserves the right to request entry onto the premises and reserves the right of entry pursuant to the provisions of the Rio Rancho Fire Code.

Owner/Occupant (Signature)

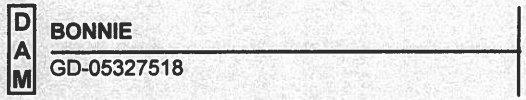
08/21/2024
Date

Duke City Danes LLC
Business Name

2437 Lynn Rd SE Rio Rancho NM 87124
Address (No P.O. Box)

Continental Kennel Club
Pedigree Information





KLAUS
ORIGINAL STOCK
ORIGINAL STOCK
ORIGINAL STOCK
ORIGINAL STOCK

KAMMI
ORIGINAL STOCK
ORIGINAL STOCK
ORIGINAL STOCK
ORIGINAL STOCK

MANDA'S MARVELOUS TUCKER
GD-05311054
LEAN ON ME LAZARUS
ORIGINAL STOCK
ORIGINAL STOCK
ROCKIN S LEAN ON ME TORI
ORIGINAL STOCK
ORIGINAL STOCK

VALLEY DANES ROXY TRACY
GD-05201809
VALLEY DANES HANNIBAL LECTER
GD-04885392
DIESEL NANCE
GD-04112098
LEXIE MCPHERSON
GD-04364904

DEANS ENVY KARMA
GD-04885393
LEAN ON ME DEXTER
GD-04779847
DEAN'S IT MUST BE BLACK MAGIC
GD-04792047

Application Number: 2373731
BREEDER: LUCAS WEIDNER
BREED: GREAT DANE
LITTER DATE: 7/11/2022

CONTINENTAL KENNEL CLUB ©2020

CONTINENTAL KENNEL CLUB®

NAME : BONNIE

BREED: GREAT DANE

COLOR : FAWN

SIRE: MANDA'S MARVELOUS TUCKER
GD-05311054

DAM: VALLEY DANES ROXY TRACY
GD-05201809

CKC # : GD-05327518

SEX : FEMALE

BIRTHDATE : Dec 18, 2020

REG DATE : Feb 17, 2021

BREEDER: AMANDA TRACY

PUREBRED

OWNER: LUCAS WEIDNER
ADDRESS: 2437 LYNN RD SE
C\S\ZIP RIO RANCHO, NM 87124
COUNTRY: UNITED STATES

4552532

CERTIFICATE OF REGISTRATION

CONTINENTAL KENNEL CLUB®

NAME: ENZO

BREED: GREAT DANE

COLOR: MERLE

SIRE: KLAUS
NN-00000000

DAM: KAMMI
NN-00000000

CKCNUM: GD-05445020

SEX: MALE

BIRTHDATE: Dec 12, 2020

REGDATE: Mar 24, 2022



PUREBRED

OWNER: LUCAS WEIDNER
ADDRESS: 2437 LYNN RD SE
C\S\ZIP: RIO RANCHO, NM 87124
COUNTRY: UNITED STATES

4758991

CERTIFICATE OF REGISTRATION

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

RE: Conditional Use, Case No. 24-120-00012
Vista Montebella, Block 1, Lot 27

Dear Property Owner:

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

The applicant, Lucas Weidner, is requesting approval of a hobby breeder conditional use permit at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. The permit is for the intermittent breeding of Great Danes.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, September 24, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

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

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

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

Michelle Costilla
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

VISTA MONTEBELLA, BLOCK 1, LOT 27



RioRancho City of Vision

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

Map created by: Michelle Costilla 9/6/2024

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 09/05/2024

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

Ad ID:	**103200**
Description:	
Run Dates:	**09/09/2024 - 09/09/2024**
Class:	**3001**
Orig User:	**master**
Words:	**288**
Lines:	**74**
Agate Lines:	**106**
Depth:	**7.50**
Blind Box:	

Total Ad Cost **$93.02**
Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/09/2024	09/09/2024	1	86.43

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, September 24, 2024:

Variance
Case #24-110-00014
The applicant, Joseph Crepeau, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District setback of 15' to allow for a 5' rear setback for a proposed accessory building on the subject property of 5708 Rio Oso Rd NE, legally described as RRE Unit 17, Block 150, Lot 3.

Conditional Use
Case #24-120-00012
The applicant, Lucas Weidner, is requesting approval of a hobby breeder conditional use permit at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. The permit is for the intermittent breeding of Great Danes.

Variance
Case #24-110-00015
The applicant, Randall Shaffer, requests approval of a Variance for the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. The proposed variance to the requirement of applying any stucco/elastomeric masonry paint on the front of his prefab structure facing the street. The Subject property is zoned R-1: Single-Family Residential district and consists of 1.68 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: September 9, 2024.

VISTA MONTEBELLA, BLOCK 1, LOT 27



Subject Property

100 ft.

GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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

0 112.5 225 450

Feet

Map created by: Michelle Costilla 9/6/2024

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-120-00012

REQUEST FOR A HOBBY BREEDER CONDITIONAL USE PERMIT FOR THE PROPERTY LEGALLY DESCRIBED AS VISTA MONTEBELLA, BLOCK 1, LOT 27.

Applicant: Lucas Weidner

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 24th day of September, 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 § 150.04, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a conditional use permit.
2. Following procedures for approval of a conditional use permit, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a conditional use permit.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a conditional use permit as set forth in R.O. 2003 § 150.04.
2. The applicant has not provided adequate justification for meeting the criteria outlined in R.O. 2003 § 116.20 for granting a hobby breeder permit.

THEREFORE, the application for a hobby breeder conditional use permit, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on September 24, 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. 24-120-00012

REQUEST FOR A HOBBY BREEDER CONDITIONAL USE PERMIT FOR THE PROPERTY LEGALLY DESCRIBED AS VISTA MONTEBELLA, BLOCK 1, LOT 27.

Applicant: Lucas Weidner

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 24th day of September, 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 § 150.04, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a conditional use permit.
2. Following procedures for approval of a conditional use permit, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a conditional use permit.
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 conditional use permit as set forth in R.O. 2003 § 150.04.
2. The applicant has provided adequate justification for meeting the criteria outlined in R.O. 2003 § 116.20 for granting a hobby breeder permit.
3. The hobby breeder conditional use permit will not result in adversely affecting the public or surrounding properties.
4. The conditional use permit #24-120-00012 shall conform to all applicable Parks, Recreation and Community services and Animal Resource Center codes and regulations.

THEREFORE, the application for a hobby breeder conditional use permit, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on September 24, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

MICHELLE COSTILLA

From: Susan Dillon <susanhdillon@yahoo.com>
Sent: Friday, September 13, 2024 10:15 AM
To: MICHELLE COSTILLA
Cc: Susan Dillon
Subject: Lucas Weidner request for hobby breeder permit 2437 Lynn Rd SE

Caution! This message was sent from outside your organization.

[You don't often get email from susanhdillon@yahoo.com. Learn why this is important at https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus-east-2.protection.sophos.com%2F%3Fd%3Daka.ms%26u%3DaHR0cHM6Ly9ha2EubXMvTGVhcm5BYm91dFNlbmRlcklkZW50aWZpY2F0aW9u%26p%3Dm%26i%3DNjNhMjNjZTRmMDNkNmMxMTVmMmNlZjUw%26t%3DcThuRDVVdU1nOCtCZ0sraldPZVVINjBvdHJTRS9mb1dGWmRiNlQvaFUyST0%3D%26h%3D1f41bbe43deb4f138d3e7a4c618bc6f5%26s%3DAVNPUEhUT0NFTkNSWVBUSVYUwJ2JJMc29v65-klW09eARokihDOKQrHUXMIb_rw5pA&data=05%7C02%7Cmcostilla%40rrnm.gov%7C793fe5d793214e4a147408dcd40f561a%7C85f89ab989ad408d8ea95572052f806c%7C0%7C0%7C638618409549769150%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C40000%7C%7C%7C&sdata=MpwmdKjxrPqs47uF1PFs8lFpkk9SXslzjjVrUv%2BS4oM%3D&reserved=0]

Dear Ms. Costilla;

I live at 2449 Lynn Rd SE, which is two houses away from Mr. Weidner's property at 2437 Lynn Rd SE. I cannot attend the planning and zoning board meeting, on September 24, 2024.

I would like make the planning and zoning board aware that I vote "no" for Mr. Weidner's request. This neighborhood is residential and having a kennel here is not appropriate. Mr. Weidner has been breeding Great Dane dogs since he moved into the neighborhood, about four years ago, and I suspect he has routinely had more than five dogs at his residence during the past four years. The dogs are left outside during the day in a dirt area located on the side of Mr. Weidner's house. Presently, the dogs do not have any kennel facilities, so no sanitary care has been taken to mitigate urine and feces from the dirt area the animals are confined in during the day. Also, the dogs loud barking is disruptive to other neighbors.

Thank you,
Susan Dillon
2449 Lynn Rd SE
Rio Rancho, NM 87124

Susanhdillon@yahoo.com

MICHELLE COSTILLA

From: paul_gallegos@me.com
Sent: Thursday, September 19, 2024 1:50 PM
To: MICHELLE COSTILLA
Subject: Feedback regarding conditional use case number24-120-00012

Caution! This message was sent from outside your organization. Report

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

To Whom it May Concern,

I'm writing to express opposition to the approval of the requested conditional permit for hobby breeding. We live in a small neighbor with homes that are very close to each other. Any additional traffic related to the viewing, sale or care of these dogs will generate traffic and parking concerns. Additionally, the proposed property has had several Great Danes at their house since moving in. These are large breeds and are very loud when barking adding to additional noise to the neighborhood. That plus the additional odor of the dog's waste bring significant concerns.

I also have concerns related to the care of the animals residing at the house. Me and/or my family have been involved in two incidents related to dogs at the home. This concern has been raised to animal control for investigation.

I plan to be at the planning and zoning board meeting on Tuesday, September 24th to speak my opposition.

Best Regards,
Paul Gallegos

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-220-00008

AGENDA DATE:
September 24, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The Applicant, Enclave Scottish Isle, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Scottish Isle Subdivision creating 123 residential lots, 3 tracts, and 2 parcels zoned R-2: Single Family Residential District on the property legally described as Unit 13, Block 45, Lots 1-21 & 41-62. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The Applicant, Enclave Scottish Isle, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Scottish Isle Subdivision.

The Scottish Isle Master Plan was approved by the Governing Body on March 23, 2023. All properties comprising the subject subdivision are zoned R-2: Single-Family Residential District per Ordinance No. 6, Enactment No. 23-08, approved by the Governing Body on March 23, 2023.

The Preliminary Plat for the Scottish Isle Subdivision was approved by the Planning and Zoning Board on December 12, 2023 with findings and conditions.

The Scottish Isle Subdivision consists of one singular phase comprised of 123 lots, 3 tracts, and 2 parcels zoned R-2: Single-Family Residential District, with approximately 16.9621 lot acres, 0.9840 tract acres, and 0.3706 parcel acres. The remaining acreage of the subdivision comprises approximately 4.2386 acres of new road and approximately 0.7065 road miles, both dedicated to the City of Rio Rancho.

The subject subdivision is located between Leeds Castle Ave NE, a future major collector, and Hedingham Ave NE, a residential road. The subdivision will be accessed via Broadmoor Blvd NE to the east, a minor arterial; and Edinburgh St NE, a major collector, to the west.

Adjacent zoning includes R-1: Single-Family Residential to the north and east, R-2: Single-Family Residential to the south and east, and R-3: Mixed Residential District to the west. The subject subdivision is additionally near multiple master planned areas:

- Stonegate Master Plan (West across Edinburgh St NE)
- Tierra del Oro Master Plan (South across Hedingham Ave NE)
- Tierra del Norte Master Plan (East along Leeds Castle Ave NE)

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, Comcast, PNM, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter from the Utilities Department was granted for the Scottish Isle Subdivision on November 22, 2023.
C. Drainage: The proposed development will comply with the City of Rio Rancho development requirements. A drainage study for the Scottish Isle Subdivision dated July 2023 has been submitted and reviewed by staff.
D. Roads & Sidewalks: Proposed internal streets will be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. There are approximately 4.2386 acres of new road and 0.7065 road miles dedicated to the City. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41. Parcels A and B will be allocated as public roadway rights-of-way, dedicated to the City of Rio Rancho. A condition of approval will be the revision of Parcel A so it reflects as a completely enclosed parcel, or two separate parcels. Currently, the southern boundary of Parcel A remains open across Stornaway Dr NE, which must be revised.
E. Recreation Facilities/Open Space: Tract B will serve as a private pocket park, dedicated to and to be maintained by the Homeowners Association.
F. Easements: There will be 10' public utility easements on the front of all lots and tracts, with 5' public utility easements on all side and rear lot lines. Tract A will additionally have a blanket drainage easement. The subject Final Plat has added an additional tract, "Tract C" in the southeast corner of the subdivision to serve as a PNM easement, to be owned and maintained by the Homeowners Association. The tract comprises approximately 0.0084 acres. As the addition of this tract constitutes a minor change, staff does not see the need for an amended Preliminary Plat to be heard by the Board.
G. Public Site Dedications: None.
H. Vacations: None.
I. Variances: None.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE
The proposed lots would comply with the dimensional standards of the R-2: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1205 acres (approximately 5,248 sf) to 0.4635 acres (approximately 20,190 sf), in compliance with the 5,000 sf minimum lot area of the R-2: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 50 ft, with a lot width range of approximately 50' to 69.5'.

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

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

FINDING: Staff finds the proposed Final Plat, is consistent with the previously approved Preliminary Plat approved December 12, 2023. Staff additionally finds the plat to be in conformance with the Scottish Isle Master Plan. As the Scottish Isle Master Plan is in close proximity to multiple master-

planned subdivisions, staff finds the subject plat to be complementary to these surrounding planned communities. This application meets all Policy L-1 requirements, establishing a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The application and associated materials were provided to the following departments:

DSD Planning	Comments in ABM.
DSD Engineering	Comments Attached as "Reviewer Comments"
Rio Rancho Fire & Rescue	Comments Attached as "Reviewer Comments"
Parks, Recreation, & Community Services	No adverse comments.
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned R-1: Single-Family Residential to the north and east, R-2: Single-Family Residential to the south and east, and R-3: Mixed Residential District to the west.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

IMPACT:

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

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of a Final Plat.
2. The applicant has the authority to apply for a Final Plat.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The Final Plat conforms to the R-2: Single-Family Residential zoning district requirements.
3. The Final Plat is consistent with the Preliminary Plat as approved by the Planning and Zoning Board on December 12, 2023.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 35, Pages 84-86.
6. The Applicant shall address all staff comments, but not limited to:
a. Include Tract C under Free Consent and Dedication section.
b. Revise Parcel A to reflect as an enclosed parcel across Stornaway Dr NE.
c. Label Block 1 of the Final Plat (Lots 1-27, Tract A).

ALTERNATIVES:

The Planning and Zoning Board may:

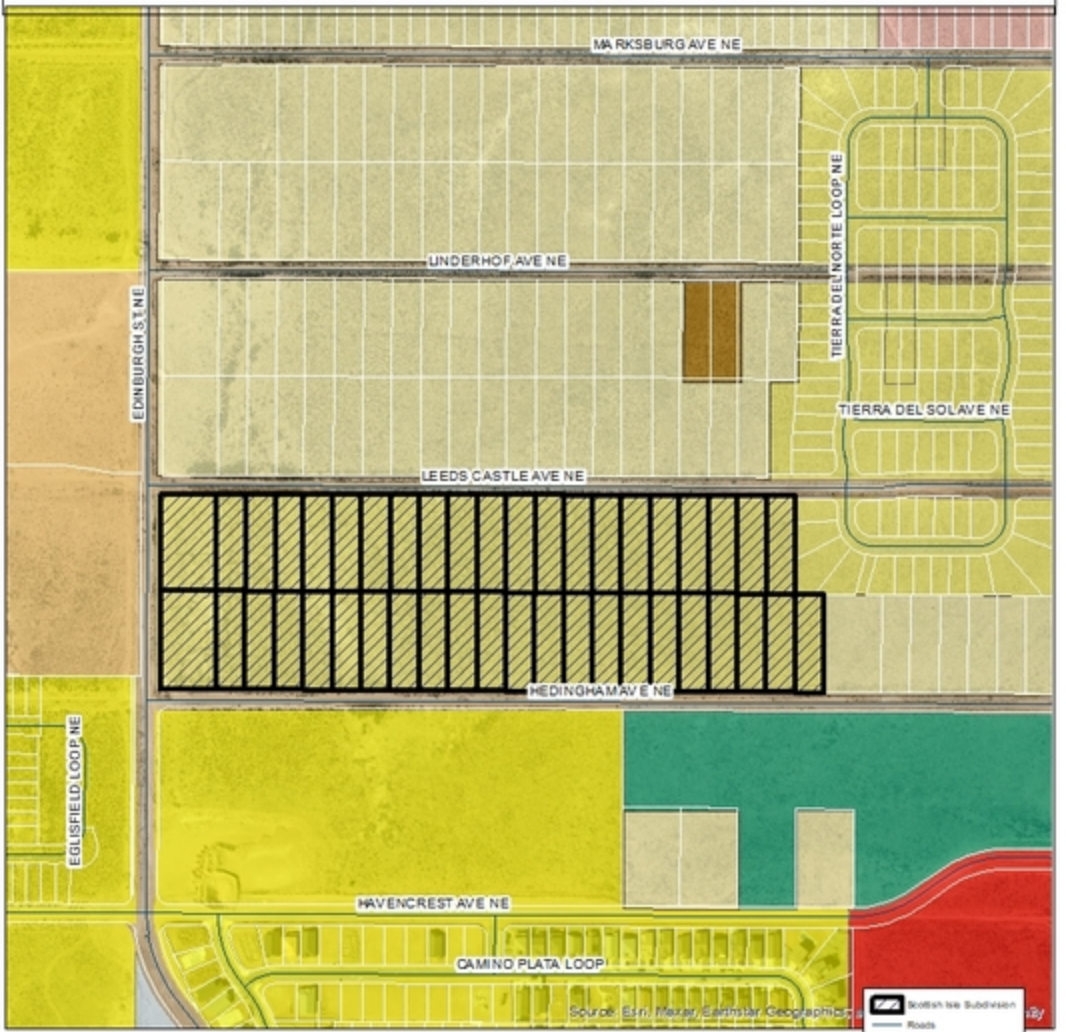
1. Approve the Final Plat with findings and conditions.
2. Approve the Final Plat with modifications to the findings and conditions.
3. Deny the Final Plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Final Plat
ATTACHMENT: Scottish Isle Lot Dimensions
ATTACHMENT: Plat Checklist
ATTACHMENT: Reviewer Comments

SCOTTISH ISLE SUBDIVISION
FINAL PLAT



City of Vision

0 115 230 460 690 920 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 9/10/2024

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:	ENCLAVE SCOTTISH ISLE, LLC			Phone:	505-510-4626
Address:	9798 COORS BLVD. NW			E-Mail:	mackenzie@abrazohomes.com
City:	Albuquerque	State:	NM	Zip:	87114
Proprietary Interest:	OWNER	List Owners:	ENCLAVE SCOTTISH ISLE, LLC		
Deed or Ownership Verification Provided: (Initials)			Letter of Authorization Provided: (Initials)		
Agent Name:	HUITT-ZOLLARS, INC.			Phone:	505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101			E-Mail:	nvilla@huitt-zollars.com
City:	RIO RANCHO	State:	NM	ZIP Code:	87124

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

FINAL PLAT SUBMITTAL FOR SCOTTISH ISLE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	UNIT 13	Block(s):	45	Lot(s):	1-21 AND 41-62
Existing Zoning:	R-2	Proposed Zoning:	R-2		
No. of existing lots:	43	No. of proposed lots:	123	Total area of site (acres)	22.5

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:	NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:			Date: 8-30-24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

GAMMA
DEVELOPMENT

July 24, 2023

Re: Agency Letter –Scottish Isle Masterplan

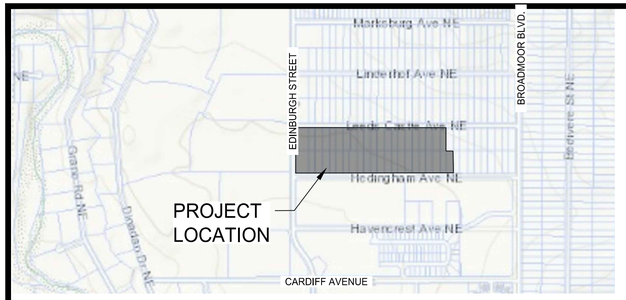
To Whom It May Concern:

Whereas
I hereby authorize Huitt-Zollars staff to act as our agent for all matters pertinent to the application for the above referenced project. The legal description for this proposed new residential subdivision is as follows:

Lots 1-21 & 41-62, Block 45, Unit 13, Rio Rancho Estates

Sincerely,

Chris K. Scott
Member, Gamma Development, LLC



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

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

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

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

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

D.E. - DRAINAGE EASEMENT

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

P.U.E. - PUBLIC UTILITY EASEMENT

RAD - RADIAL BEARING

AC - ACRES

FREE CONSENT AND DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE A PORTION OF BLOCK 45 INTO 123 SINGLE FAMILY RESIDENTIAL LOTS, 3 TRACTS, AND 2 PARCELS. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED AND AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A' AND 'B', AS SHOWN HEREON. SAID TRACTS 'A' AND 'B' ARE HEREBY RESERVED AS PRIVATE LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). TRACT 'A' WILL ALSO HAVE A BLANKET DRAINAGE EASEMENT. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON AND TO THE CREATION OF PARCELS 'A' AND 'B' TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

ENCLAVE SCOTTISH ISLE, LLC

_____
MACKENZIE BISHOP, MEMBER DATE

STATE OF _____)
)SS
COUNTY OF _____)

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

SCOTTISH ISLE
A REPLAT OF A PORTION OF BLOCK 45
UNIT THIRTEEN
WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

NOVEMBER 2023

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOTS 1 THRU 21 AND LOTS 41 THRU 62 IN BLOCK 45 WITHIN UNIT THIRTEEN, PROJECTED SECTION 12, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, RECORDED ON APRIL 22, 1963 IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 49 (VOL. RR1, FOLIO 49), TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

SAID PARCEL CONTAINS 22.5469 ACRES, MORE OR LESS, (123) LOTS, (3) TRACTS, AND (2) PARCELS.

PURPOSE OF PLAT

1. TO REPLAT A PORTION OF BLOCK 45 IN UNIT THIRTEEN INTO 123 SINGLE FAMILY RESIDENTIAL UNITS, 3 TRACTS, AND 2 PARCELS.
2. TRACTS 'A' AND 'B' WILL BE PRIVATE LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
3. TRACT 'A' WILL ALSO HAVE A BLANKET DRAINAGE EASEMENT FOR A POND.
4. TRACT 'C' WILL BE A PNM EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. PARCEL 'A' AND 'B' WILL BE PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF RIO RANCHO.

SUBDIVIDER:

GAMMA DEVELOPMENT, LLC
9798 COORS BLVD. NW
ALBUQUERQUE, NM 87114
MACKENZIE BISHOP, PHONE NO. (505) 510-4626

AGENT/ENGINEER:

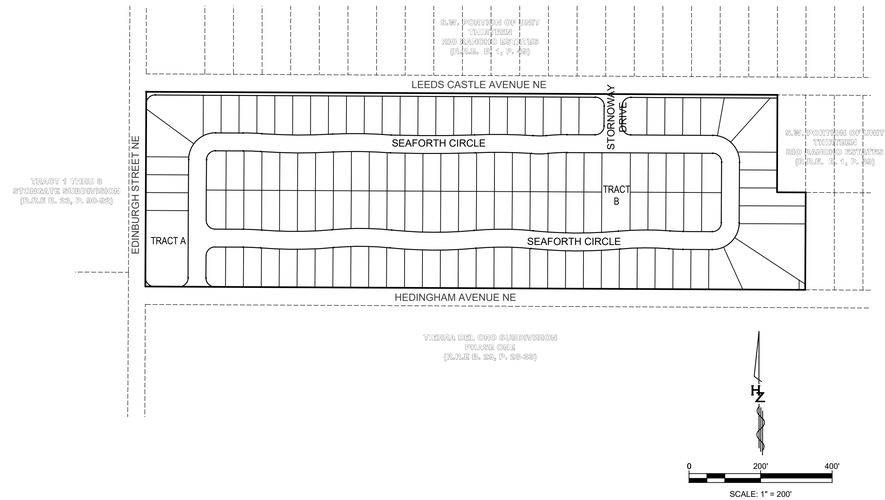
HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA VILLA, PHONE NO. (505) 892-5141

SUBDIVISION DATA

SUBDIVISION: SCOTTISH ISLE		PLAT ACRES	22.5469
NO. OF LOTS:	123	LOT ACRES:	16.9621
NO. OF PARCELS:	2	PARCEL ACRES:	0.3706
NO. OF TRACTS:	3	TRACT ACRES:	0.9840
NO. OF EXIST. TRACTS:	0		

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.7065

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 4.2386



PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

_____
CITY OF RIO RANCHO DATE

_____
PNM ELECTRIC SERVICES DATE

_____
NM GAS COMPANY DATE

_____
QWEST D/B/A/CENTURYLINK QC DATE

_____
SPARKLIGHT DATE

CITY CLERKS CERTIFICATE

I, NOEL C. DAVIS, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED BY THE RIO RANCHO PLANNING AND ZONING BOARD AT THEIR MEETING ON THE ____ DAY OF _____, 2024.

_____
NOEL C. DAVIS, CITY CLERK

RIO RANCHO PLANNING AND ZONING BOARD

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

_____
CHAIRMAN

TREASURER'S CERTIFICATE

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

_____
JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

COUNTY FILING CERTIFICATION

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

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

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

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

_____
COUNTY CLERK DATE

SURVEYOR'S CERTIFICATE

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

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

_____
Kim C. Stelzer, NMPS No. 7482 Date

JURISDICTIONAL AFFIDAVIT

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

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

_____
Kim C. Stelzer, NMPS No. 7482 Date

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

Plotted: 8/30/2024 4:34:24 PM, By: Villa, Nina
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Book Page

SCOTTISH ISLE

A REPLAT OF A PORTION OF BLOCK 45

UNIT THIRTEEN

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

SHEET 2 OF 3

NOVEMBER 2023

S.W. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES (M.R.R.S. D-, P. 45)

62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

PARCEL A 0.3675 AC

9' WIDE RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT

LEEDS CASTLE AVENUE NE (50' RW)

EDINBURGH STREET NE (ROW WIDTH VARIES)

STORNOWAY DRIVE NE (50' RW)

SEAFORTH CIRCLE NE (50' RW)

HEDINGHAM AVENUE NE (50' RW)

TRACT A 0.5747 AC

TRACT B 0.4009 AC

TRACT C 0.0084 AC

PARCEL B 0.0031 AC

1763.73' S89°42'41"E

544.52' N00°15'19"E

N89°42'59"W 1843.79'

S00°10'07"W 272.22'

S00°19'45"W 272.14'

S89°42'39"E 80.00'

TRACT 1 TRACT B STORMGATE SUBDIVISION (B.L.R.S. D, 53, P. 60-62)

TIERRA DEL ORO SUBDIVISIONS PHASE ONE (B.L.R.S. D, 52, P. 52-53)

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

SCALE: 1" = 60'

Book Page

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SCOTTISH ISLE

A REPLAT OF A PORTION OF BLOCK 45

UNIT THIRTEEN

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

SHEET 3 OF 3

NOVEMBER 2023

S.W. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES (N.M.R.A. B. 1, P. 48)

62 61 60 59 58 57 56 55 44 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

LEEDS CASTLE AVENUE NE
(50' RW)

EDINBURGH STREET NE
(ROW WIDTH VARIES)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

S.W. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES (N.M.R.A. B. 1, P. 48)

TRACT 1 UNIT 8 STODDARD SUBDIVISION (N.M.R.A. B. 33, P. 90-92)

LOT LINES AND EASEMENTS BEING DELETED BY THIS PLAT

45

62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

HEDINGHAM AVENUE NE
(50' RW)

TIERRA DEL ORO SUBDIVISION PHASE ONE (N.M.R.A. B. 33, P. 92-93)

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

N

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

Book Page

Plotted: 11/21/2023 1:56:02 PM, By:Villa, Nina
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Scottish Isle Lot Dimensions
November 15, 2023

Block	Lot	Pad Width (FT)	Pad Depth (FT)	Max. Pad Depth (FT)
1	1	40	70	
1	2	40	70	
1	3	40	70	
1	4	40	70	
1	5	40	75	92
1	6	40	70	
1	7	40	70	
1	8	40	70	
1	9	40	71	
1	10	40	73	
1	11	40	74	
1	12	40	72	
1	13	40	70	
1	14	40	70	
1	15	40	70	
1	16	40	72	
1	17	40	73	
1	18	40	74	
1	19	40	73	
1	20	40	72	
1	21	40	70	
1	22	40	70	
1	23	40	70	
1	24	40	72	
1	25	40	70	
1	26	40	70	
1	27	40	70	
2	1	40	75	
2	2	40	75	
2	3	40	73	
2	4	40	71	
2	5	40	70	
2	6	40	70	
2	7	40	71	
2	8	40	73	
2	9	40	73	
2	10	40	72	
2	11	40	70	
2	12	40	70	
2	13	40	70	
2	14	40	70	
2	15	40	71	
2	16	40	73	

2	17	40	74
2	18	40	72
2	19	40	70
2	20	40	72
2	21	40	75
2	22	40	75
2	23	40	75
2	24	40	75
2	25	40	75
2	26	40	75
2	27	40	70
2	28	40	70
2	29	40	74
2	30	40	72
2	31	40	70
2	32	40	70
2	33	40	78
2	34	40	79
2	35	40	77
2	36	40	73
2	37	40	70
2	38	40	70
2	39	40	70
2	40	40	73
2	41	40	77
2	42	40	79
2	43	40	77
2	44	40	73
2	45	40	70
2	46	40	70
2	47	40	70
2	48	40	74
2	49	40	77
2	50	40	78
2	51	40	76
2	52	40	74
2	53	40	74
2	54	40	74
3	1	40	76
3	2	40	76
3	3	40	74
3	4	40	71
3	5	40	71
3	6	40	71
3	7	40	72
3	8	40	76
3	9	40	79

3	10	40	77	
3	11	40	73	
3	12	40	71	
3	13	40	70	
3	14	40	71	
3	15	40	73	
3	16	40	77	
3	17	40	80	
3	18	40	77	
3	19	40	73	
3	20	40	70	
3	21	40	70	
3	22	40	70	
3	23	40	72	
3	24	40	76	
3	25	40	79	
3	26	40	77	
3	27	40	76	
3	28	40	76	
3	29	40	76	
3	30	40	75	113
3	31	40	75	155
3	32	40	75	150
3	33	40	70	
3	34	40	70	
3	35	40	70	
3	36	40	75	88
3	37	40	75	78
3	38	40	70	
3	39	40	70	
3	40	40	70	
3	41	40	70	
3	42	40	70	

Scottish Isle Lot Dimensions
November 29, 2023

Block	Lot	Lot Width at Property Line (FT)	Lot Width at 20' Setback Line (FT)
1	1	50.0	50.0
1	2	50.0	50.0
1	3	50.0	50.0
1	4	40.1	52.7
1	5	34.6	54.0
1	6	51.4	50.8
1	7	50.0	50.0
1	8	50.0	50.0
1	9	50.0	50.0
1	10	50.0	50.0
1	11	50.0	50.0
1	12	50.0	50.0
1	13	50.0	50.0
1	14	50.0	50.0
1	15	50.0	50.0
1	16	50.0	50.0
1	17	50.0	50.0
1	18	50.0	50.0
1	19	50.0	50.0
1	20	50.0	50.0
1	21	50.0	50.0
1	22	50.0	50.0
1	23	50.0	50.0
1	24	50.0	50.0
1	25	50.0	50.0
1	26	50.0	50.0
1	27	84.3	69.5
2	1	69.3	54.5
2	2	50.0	50.0
2	3	50.0	50.0
2	4	50.0	50.0
2	5	50.0	50.0
2	6	50.0	50.0
2	7	50.0	50.0
2	8	50.0	50.0
2	9	50.0	50.0
2	10	50.0	50.0
2	11	50.0	50.0
2	12	50.0	50.0
2	13	50.0	50.0

2	14	50.0	50.0
2	15	50.0	50.0
2	16	50.0	50.0
2	17	50.0	50.0
2	18	50.0	50.0
2	19	50.0	50.0
2	20	50.0	50.0
2	21	50.0	50.0
2	22	50.0	50.0
2	23	50.0	50.0
2	24	50.0	50.0
2	25	50.0	50.0
2	26	50.0	50.0
2	27	69.3	54.5
2	28	69.3	54.5
2	29	50.0	50.0
2	30	50.0	50.0
2	31	50.0	50.0
2	32	50.0	50.0
2	33	50.0	50.0
2	34	50.0	50.0
2	35	50.0	50.0
2	36	50.0	50.0
2	37	50.0	50.0
2	38	50.0	50.0
2	39	50.0	50.0
2	40	50.0	50.0
2	41	50.0	50.0
2	42	50.0	50.0
2	43	50.0	50.0
2	44	50.0	50.0
2	45	50.0	50.0
2	46	50.0	50.0
2	47	50.0	50.0
2	48	50.0	50.0
2	49	50.0	50.0
2	50	50.0	50.0
2	51	50.0	50.0
2	52	50.0	50.0
2	53	50.0	50.0
2	54	69.3	54.5
3	1	69.3	54.5
3	2	50.0	50.0
3	3	50.0	50.0
3	4	50.0	50.0
3	5	50.0	50.0
3	6	50.0	50.0

3	7	50.0	50.0
3	8	50.0	50.0
3	9	50.0	50.0
3	10	50.0	50.0
3	11	50.0	50.0
3	12	50.0	50.0
3	13	50.0	50.0
3	14	50.0	50.0
3	15	50.0	50.0
3	16	50.0	50.0
3	17	50.0	50.0
3	18	50.0	50.0
3	19	50.0	50.0
3	20	50.0	50.0
3	21	50.0	50.0
3	22	50.0	50.0
3	23	50.0	50.0
3	24	50.0	50.0
3	25	50.0	50.0
3	26	50.0	50.0
3	27	50.0	50.0
3	28	50.0	50.0
3	29	41.9	50.6
3	30	41.6	52.7
3	31	41.6	53.2
3	32	50.0	50.0
3	33	50.0	50.0
3	34	50.0	50.0
3	35	50.8	50.5
3	36	33.7	50.9
3	37	41.6	52.7
3	38	47.1	50.6
3	39	50.0	50.0
3	40	50.0	50.0
3	41	50.0	50.0
3	42	84.3	69.5

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

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

Letter of Authorization – *1 copy*

Yes	No	
☑	☐	Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – *7 copies*

Yes	No	
☑	☐	Copy of Findings of Fact noting conditions of preliminary plat approval.

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

Yes	No		
		A.	**IDENTIFICATION**
☑	☐		Subdivision name
☑	☐		Date of Plat
☑	☐		Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
☑	☐		North Arrow
☑	☐		Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
☑	☐		Reference To:
		(A)	Federal Section
		(B)	Projected Section
		(C)	Land Grant
		(D)	County and City Control Systems

Yes	No	
☑	☐	Disclosure Statement

B. MONUMENTS

☑	☐	Subdivision Control Monuments

(A) Centerline Monumentation

(B) Block Control with Surveyor's Registration Number

(C) Type of Corners Found or Set

(D) Bond

☑	☐	Permanent Survey Monuments

(A) Type of Monuments

(B) Monuments, Existing or Set

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

(D) Reference Zone

(E) Delta Alpha

(F) Combined Ground to Grid Factor

(G) Bond

☑	☐	Bench Marks

(A) Location Found or Set

(B) Bond

C. PERIMETER

☑	☐	Written Description, Metes & Bounds
☑	☐	Bearing in Degrees, Minutes & Seconds
☑	☐	Distances in Feet & Hundredths
☑	☐	Record Distances & Bearings

Yes	No	
☑	☐	Measured Distances & Bearings
☑	☐	Basis for Bearings Shall Be Grid or Rotation Factor to Grid
☑	☐	Total Gross Acreage of Subdivision
☑	☐	Property Corners Found or Set
☑	☐	Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

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

E. ADJACENT LAND

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

F. STREET RIGHT-OF-WAY

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

NA

Yes	No	
☑	☐	Private Streets or Access Easements so Designated
☐	☑	Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility

NA

G. EASEMENTS

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

H. DRAINAGE RIGHT-OF-WAY

☑	☐	Location
☑	☐	Dimension

I. PUBLIC AREAS

☑	☐	Location
☑	☐	Dimension
☑	☐	Purpose

J. FREE CONSENT

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

Yes No

K. CERTIFICATIONS

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

L. DEDICATION

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

M. ACKNOWLEDGMENT

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

N. SURVEY

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

Yes No

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

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

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

☑ ☐ Content

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

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

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

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

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

☑ ☐ File format

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

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

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

☑ ☐ File names

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

☑ ☐ Quality assurance

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

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

Final Construction Plans – *7 copies*

Yes	No	
☑	☐	Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review. ON FILE

Drainage Report – *3 copies*

Yes	No	
☑	☐	Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review. ON FILE

Soils Analysis – *3 copies*

Yes	No	
☑	☐	Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review. ON FILE

Traffic Impact Analysis – *3 copies*

Yes	No	
☑	☐	Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review. ON FILE
☐	☑	Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway. NA

Infrastructure List – *7 copies*

Yes	No	
☑	☐	List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – *2 copies*

Yes	No	
☑	☐	List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

Development Agreement – *3 copies*

Yes	No	
☑	☐	Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – *3 copies*

Yes	No	
☑	☐	Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

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

Name (Print): NINA VILLA ☐ Applicant ☑ Agent

Signature: _____ Date: 8-30-24

For Office Use Only

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

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

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

_____

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: September 3, 2024

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

FROM: Development Services Department, Planning & Zoning Division

RE: Final Plat: DSD #24-220-00008 (Scottish Isle Subdivision)

The applicant, Enclave Scottish Isle, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Scottish Isle Subdivision, which will create 123 single-family lots, 3 tracts, and 2 parcels, all zoned R-2: Single-Family Residential District. The subject properties comprising the proposed subdivision are currently legally described as Unit 13, Block 45, Lots 1-21 & 41-62 and comprise approximately 22.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, September 11, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Identify the appropriate dedication for Tract “C”.

David Serrano — Reviewer
09/10/24 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: September 3, 2024

TO:
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(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – Lt. Scott Pope
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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 wit the following requirements. Hydrants shall be placed every 500'. All turning radii shall be 28'

Fire Marshal James Wenzel — Reviewer
09/4/2024 — Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-220-00007

AGENDA DATE:
September 24, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a Final Plat for the Montreal Phase 1 subdivision to create 47 single family residential lots and three tracts on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2A. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a final plat for the Montreal Phase 1 subdivision to create 47 single family residential lots and three tracts on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2A. The property is approximately 23.03 acres of vacant land located northwest of Mountain View Middle School off of Montreal Loop NE. The subject property is zoned R-1: Single-Family Residential per Ordinance No. 21 Enactment No. 94- 021 and R-4: Single Family Residential per Ordinance No. 10, Enactment No. 07-13.

A Mini Master Plan for this area was heard by the Planning and Zoning Board on May 24, 2022. The Board recommended approval to the Governing Body with a vote of three for and two against. The item was then heard by the Governing Body on June 23, 2022. A resolution requires a majority approval from the entire Governing Body, which amounts to four votes. Six members were present at this meeting and two members recused themselves from the item. The item failed by a vote of three for and one against due to the item not receiving the required amount of four votes in the affirmative. At the Governing Body meeting on July 28, 2022 Councilor Owen made a motion to reconsider the item for the August 25, 2022 agenda, which passed with a vote of five for and none against. The item was ultimately approved on August 25, 2022 with a vote of 5 for and none against.

SURROUNDING LAND USE/ZONING:
The subject property is located between two existing developments, Lomas Encantadas to the southwest, zoned R-4 and Enchanted Hills to the north, zoned R-1.

GENERAL INFORMATION:
1. Layout: The Montreal Phase 1 subdivision will consist of 47 Single Family Residential lots and 3 tracts.
2. Acreage: 21.9254 acres.
3. Access: The development will ultimately have three access points. The developer and owner of the Lomas Encantadas Subdivision has reserved lots that were specifically intended to be reconfigured as part of the platting action associated with this development to provide two separate

access points off of Mountain Trail Loop, a fifty foot-wide residential road. A third access point will be provided by extending Loire Drive from the existing intersection at Montreal Loop, a sixty-foot-wide major collector road.
4. Zoning: The subject property is zoned R-1: Single-Family Residential per Ordinance No. 21 Enactment No. 94-021 and R-4: Single Family Residential per Ordinance No. 10, Enactment No. 07-13
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, Comcast, and Gas Company of New Mexico.
6. Water and Wastewater Availability: The applicant has received an approved water/wastewater availability statement from the Utilities Department.
7. Drainage: As stated in the Drainage Report provided by the applicant, "According to the recommendations and findings presented in the Mountain View Middle School Master Drainage Plan as prepared by Wilson & Company, the school pond was sized to accommodate the developed condition run-off generated across the 20.42 acre parcel. Coordination with the school will assure that no additional impacts will result from excessive stormwater discharge as may be generated across the proposed Montreal Subdivision development."
8. Roads and Sidewalks: There are two new public roads proposed for this subdivision to be named Loire Court NE and Loire Lane NE. The total miles of road created in Phase 1 will be 0.3897 miles.
9. Recreation Facilities/Open Space: None.
10. Easements: There will be 5' wide public utility easements provided and dedicated on each side of all rear lot lines and is listed as a condition of approval. There is an existing 5' drainage and utility easement along with an existing 10' PUE easement along the western portion of the plat which runs along Montreal Loop.
11. Public Site Dedications: None.
12. Vacations: Portions of existing 5' public utility easements typical for all side and rear lot lines will be vacated. An existing drainage easement, private landscape easement and pedestrian easement that will also be vacated with the filing of this plat.
13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Governing Body finds the proposed preliminary plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots range are in compliance with the minimum lot area requirements of the R-1 and R-4, based on their location, as laid out in R.O. 2003 §154.50; the minimum lot size as provided to staff, is 7,000 sf in compliance with the 7,000 sf minimum for R-1 zoning regulations. The lot widths also comply with the minimum lot width requirements, measured at the setback, per the same section as mentioned; the minimum lot width is indicated as 60 ft per the attachment highlighting lot widths, in compliance with the 60 ft minimum lot width for R-1 zoning.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND MONTREAL MINI MASTER PLAN:
The Montreal Subdivision in alignment with the Montreal Mini-Master Plan would comply with and further the goals and policies of the Comprehensive Plan and integrate with the adjacent Lomas Encantadas and Enchanted Hills Master Plans. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

Coordinating of the walking trails and roadways from the adjacent communities also furthers Policy L-3 from the Comprehensive Plan which is to "promote and support development that incorporates walkability" and Policy L-4 which is to "encourage adequate pedestrian connections to future transit facilities in all residential site development." Staff recommends the Planning and Zoning Board find this criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT FOR 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-1 and R-4: Single Family Residential Zoning District.

CONDITIONS OF APPROVAL:

1. In accordance with R.O. 2003 Chapter 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.
2. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of final plat.
3. The applicant shall address all of the staff comments prior to submitting construction plans or the final plat, whichever is applicable.
4. A ten foot wide public utility easement within all new lots adjacent to road right-of-way is required along with a five foot wide public utility easement within all new lots on all side and rear property lines in conformance with R.O. 2003 § 155.43.
5. The City Clerk signature block shall be updated.
6. The acreage calculations for each lot and tract shall be provided on the plat.
7. Minimum lot area and lot widths that are within the R-1 District shall be in compliance with R.O. 2003 Chapter 154.50.
8. Tracts shall be dedicated correctly.
9. All future Development Services Engineering comments shall be addressed prior to recording of the plat.
10. The final plat will be filed under Book 35, Pages 90-97.

ALTERNATIVES:

The Planning and Zoning Board may:

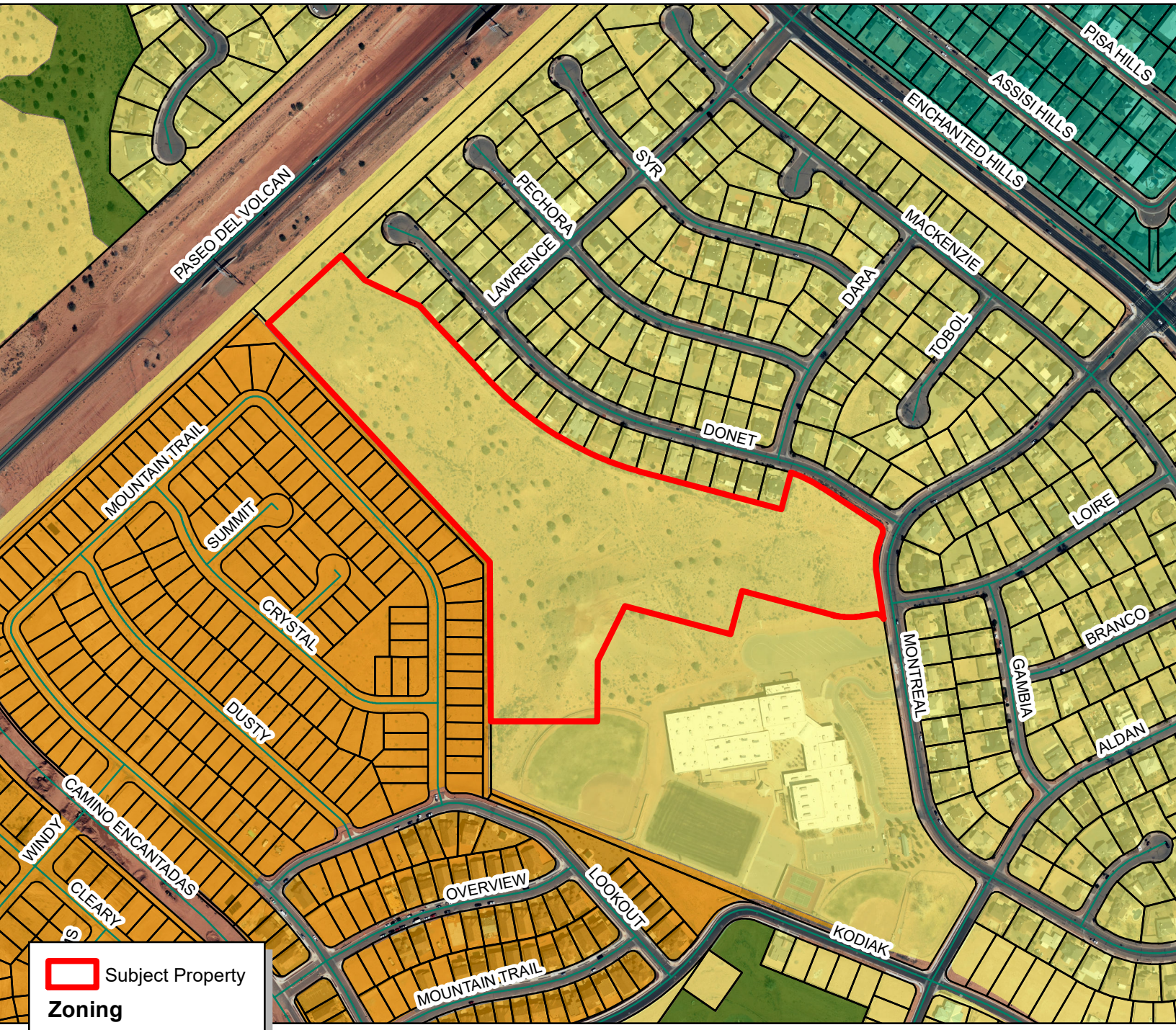
1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the final plat with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Final Plat.pdf
ATTACHMENT: Block 2, Lots 11-15, and Block 3, Lots 41 and 40 Minimum Width Requirements Met.pdf
ATTACHMENT: Staff Comments.pdf

MONTREAL PRELIMINARY PLAT



GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 370 740 1,480
Feet

Map created by: Michelle Costilla 11/22/2022

August 16, 2024

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

RE: **REQUEST FOR FINAL PLAT APPROVAL**
4101 MONTREAL LOOP NE RIO RANCHO, NM 87144
MONTREAL SUBDIVISION LOTS 30-34 AND 46-49, TRACT C, BLOCK 1
LOMAS ENCANTADAS UNIT 2-Z, ENCHANTED HILLS UNIT 2

Dear Mr. Radosevich:

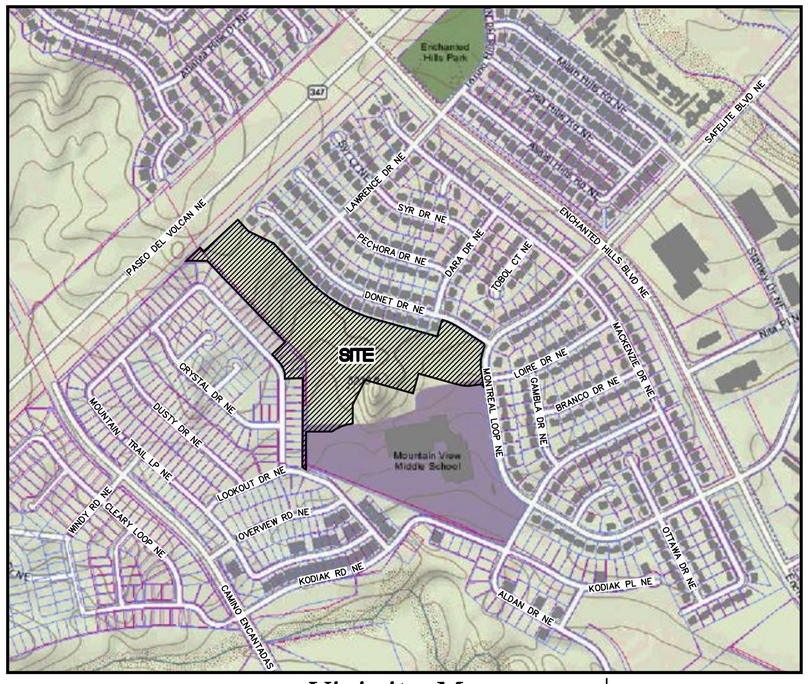
The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of Lomas Encantadas Development Company, LLC pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

JACOB LIKAR
Print Name

Signature

VP- LAND DEV
Title

8/19/24
Date



Vicinity Map

N.T.S.

Documents

1. TITLE POLICY PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2105890 AND AN EFFECTIVE DATE OF JANUARY 6, 2023, AS TO PARCEL C–2–A.
2. SUMMARY PLAT OF RECORD FOR SUBJECT PROPERTY (PARCEL C–2) FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JULY 19, 2021, IN VOLUME 3, FOLIO 4726 (RRE BK. 31, PG. 38–39).
3. PLAT OF ENCHANTED HILLS UNIT 2, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 30, 1995, IN VOL. 3, FOL. 1207–B (RRE BK. 7, PG. 56–58).
4. PLAT OF LOMAS ENCANTADAS, UNIT 2–C, PHASE 3, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MARCH 4, 2020, IN VOL. 3, FOL. 4512 (RRE BK. 29, PG. 84–85).
5. MONUMENTATION MAPS FOR PASEO DEL VOLCAN PHASES 1 AND 2, PROJECT NO. NH–4007(001), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 9, 2008, IN VOL. 3, FOL. 2876–B.
6. WARRANTY DEED FOR TRACT "A", LOMAS ENCANTADAS UNIT 2–D, BEING A PORTION OF THE SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 7, 2017, AS DOCUMENT NO. 2017026414.
7. SUMMARY PLAT FOR PARCELS C–1–A AND C–2–A, ENCHANTED HILLS, UNIT 2, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 9, 2023 IN VOLUME 3, FOLIO 5114 (RRE PLAT BOOK 34, PAGES 40–42).

Indexing Information

Section 26, Township 13 North, Range 3 East, N.M.P.M.

Owner: Lomas Encantadas Development Company, LLC

Lomas Encantadas Unit 2–C, Phase 3
Lot 46, Block 1 – UPC #:1–017–074–332–315
Lot 47, Block 1 – UPC #:1–017–074–336–312
Lot 48, Block 1 – UPC #:1–017–074–340–306
Lot 49, Block 1 – UPC #:1–017–074–340–301
Tract C, Block 1 – UPC #:1–017–074–327–331

Enchanted Hills, Unit 2
Parcel C–2–A – UPC #:1–017–074–372–329

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

Plat for Montreal Subdivision, Phase 1

Being Comprised of
Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
August 2024

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT–OF–WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021 AND APRIL 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 26, TOWNSHIP 13 NORTH, RANGE 3 EAST, NMPM.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	4
NUMBER OF LOTS CREATED:	47
NUMBER OF TRACTS REPLATTED:	2
NUMBER OF TRACTS CREATED:	3
MILES OF ROAD CREATED:	0.3897
ACREAGE IN ROADS:	2.4360 ACRES
TOTAL PLATTED ACREAGE:	21.9254 ACRES

6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS. . . . . .
7. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996662892 AND A BASE POINT OF (0,0).
8. TRACTS 2 AND 3 TO BE USED FOR OPEN SPACE, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT 1 SHALL BE RETAINED BY OWNER AND RESERVED FOR FUTURE DEVELOPMENT.
9. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD FOR PARCEL C–2–A (10/9/2023, VOL. 3, FOL. 5114) (RRE PLAT BK. 34, PG 40–42).

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

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

_____ DAY OF _____, 20__.

BY: _____
REBECCA MARTINEZ, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

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

Jurisdiction Certification

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

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

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

Surveyor's Certificate

I, BRIAN MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS 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 NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

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

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

Legal Description

PARCEL C-2-A, ENCHANTED HILLS, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE SANDOVAL COUNTY CLERK ON OCTOBER 9, 2023, IN VOLUME 3, FOLIO 5114 (RRE BK. 34, PG. 40-42);

AND

LOTS NUMBERED FORTY-SIX (46), FORTY SEVEN (47), FORTY-EIGHT (48), FORTY-NINE (49) AND TRACT LETTERED "C", IN BLOCK NUMBERED ONE (1), OF LOMAS ENCANTADAS, UNIT 2-C, PHASE 3, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 4, 2020, IN VOLUME 3, PAGE 4512 (RRE BOOK 29, PAGE 84-85);

AND BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 34, BLOCK 1, ENCHANTED HILLS, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JANUARY 30, 1995 IN VOLUME 3, FOLIO 1207-B, BEING REFERENCED BY A REBAR WITH CAP "LS 15268" FOUND 5 FEET S 46°43'44" W OF TRUE CORNER;

THENCE, FROM SAID POINT OF BEGINNING, S 42°59'52" E, A DISTANCE OF 103.29 FEET TO AN ANGLE POINT;

THENCE, S 64°25'21" E, A DISTANCE OF 180.14 FEET TO AN ANGLE POINT;

THENCE, S 43°17'02" E, A DISTANCE OF 307.78 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL "LS 15268" FOUND IN TOP OF WALL;

THENCE, 542.70 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, A DELTA OF 31°43'45", AND A CHORD BEARING S 59°08'55" E, A DISTANCE OF 535.79 FEET TO A POINT OF TANGENCY MARKED BY A PK NAIL "LS 15268" FOUND IN TOP OF WALL;

THENCE, S 75°00'47" E, A DISTANCE OF 428.46 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 15268" FOUND IN TOP OF WALL;

THENCE, N 15°04'02" E, A DISTANCE OF 115.13 FEET TO AND ANGLE POINT, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF DONET DRIVE NE;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

112.48 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 17°11'06", AND A CHORD BEARING S 66°22'25" E, A DISTANCE OF 112.05 FEET TO A POINT OF TANGENCY, MARKED BY "A PK NAIL "LS 15268" FOUND IN TOP OF WALL;

S 57°46'52" E, A DISTANCE OF 198.76 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 15268";

35.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 80°32'13", AND A CHORD BEARING S 17°30'46" E, A DISTANCE OF 32.32 FEET TO A POINT OF REVERSE CURVATURE, LYING ON THE WESTERLY RIGHT-OF-WAY OF MONTREAL LOOP NE, BEING MARKED BY A REBAR WITH CAP "LS 15268";

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

155.20 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, DELTA OF 31°45'32" AND A CHORD BEARING S 06°52'35" W, A DISTANCE OF 153.22 FEET TO A POINT OF TANGENCY, BEING MARKED BY A REBAR WITH CAP "LS 15268";

S 09°00'12" E, A DISTANCE OF 115.47 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

THENCE, LEAVING SAID RIGHT-OF-WAY, 40.42 FEET, ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 25.73 FEET, A DELTA OF 90°00'18", AND A CHORD BEARING N 54°00'21" W, A DISTANCE OF 36.39 FEET TO A POINT OF TANGENCY;

THENCE, S 80°59'30" W, A DISTANCE OF 45.24 FEET TO A POINT OF CURVATURE;

THENCE, 94.28 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 24°00'32", AND A CHORD BEARING N 87°00'13" W, A DISTANCE OF 93.59 FEET TO A POINT OF TANGENCY;

THENCE, N 74°59'57" W, A DISTANCE OF 274.23 FEET TO AN ANGLE POINT;

THENCE, S 15°00'03" W, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT;

THENCE, N 74°59'57" W, A DISTANCE OF 327.79 FEET TO AN ANGLE POINT;

THENCE, S 26°14'17" W, A DISTANCE OF 184.20 FEET TO AN ANGLE POINT;

THENCE, S 00°01'53" E, A DISTANCE OF 127.92 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

THENCE, 153.30 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 271.99 FEET, A DELTA OF 32°17'36", A CHORD BEARING S 69°51'16" W, A DISTANCE OF 151.28 FEET TO AN ANGLE POINT;

Legal Description... continued

THENCE, S 89°59'32" W, A DISTANCE OF 177.72 FEET TO AN ANGLE POINT;

THENCE, S 00°01'01" E, A DISTANCE OF 217.55 FEET TO AN ANGLE POINT;

THENCE, S 34°04'55" W, A DISTANCE OF 20.16 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE, LYING ON THE NORTHERLY RIGHT-OF-WAY OF LOOKOUT ROAD NE;

THENCE, COINCIDING SAID RIGHT-OF-WAY, 9.29 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 2°21'58", AND A CHORD BEARING N 69°23'11" W, A DISTANCE OF 9.29 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 00°01'01" W, A DISTANCE OF 589.94 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 49;

THENCE, S 85°55'47" W, A DISTANCE OF 115.67 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE LYING ON THE EASTERLY RIGHT-OF-WAY ON MOUNTAIN TRAIL LOOP NE AND BEING THE SOUTHWEST CORNER OF SAID LOT 49;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

153.52 FEET, ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 39°05'38", AND A CHORD BEARING N 23°42'57" W, A DISTANCE OF 150.56 FEET TO A POINT OF TANGENCY;

N 43°15'46" W, A DISTANCE OF 36.09 FEET TO AN ANGLE POINT, BEING THE MOST WESTERLY CORNER OF SAID LOT 46;

THENCE, LEAVING SAID RIGHT-OF-WAY N 46°44'14" E, A DISTANCE OF 114.85 FEET TO AN ANGLE POINT, BEING THE MOST NORTHERLY CORNER OF SAID LOT 46;

THENCE, N 43°14'44" W, A DISTANCE OF 561.00 FEET TO AN ANGLE POINT;

THENCE, S 85°11'14" W, A DISTANCE OF 151.47 FEET TO AN ANGLE POINT BEING THE MOST WESTERLY CORNER OF SAID TRACT C AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, N 46°43'44" E, A DISTANCE OF 138.70 FEET TO AN ANGLE POINT;

THENCE, S 43°10'22" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT, MARKED BY 5/8" REBAR;

THENCE, N 46°47'00" E, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21.9254 ACRES (955,069 SQ. FT.) MORE OR LESS.

Plat for Montreal Subdivision, Phase 1

Being Comprised of

Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2

City of Rio Rancho
Sandoval County, New Mexico
August 2024

Free Consent & 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 OWNER(S) CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) SHALL CONVEY TRACTS 2 AND 3 TO THE HOMEOWNERS ASSOCIATION AND RETAIN TRACT 1 FOR FUTURE DEVELOPMENT.

SAID OWNER(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR LOIRE DRIVE NE, LOIRE COURT NE AND MOUNTAIN TRAIL LANE NE TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____

CAREY A. PLANT, VICE PRESIDENT — DATE
LOMAS ENCANTADAS DEVELOPMENT COMPANY LLC

STATE OF NEW MEXICO)
} SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
CAREY A. PLANT, VICE PRESIDENT, LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CSI-CARTESIAN SURVEYS INC.
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cartesianbrian@gmail.com

Plat for Montreal Subdivision, Phase 1

Being Comprised of

Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2

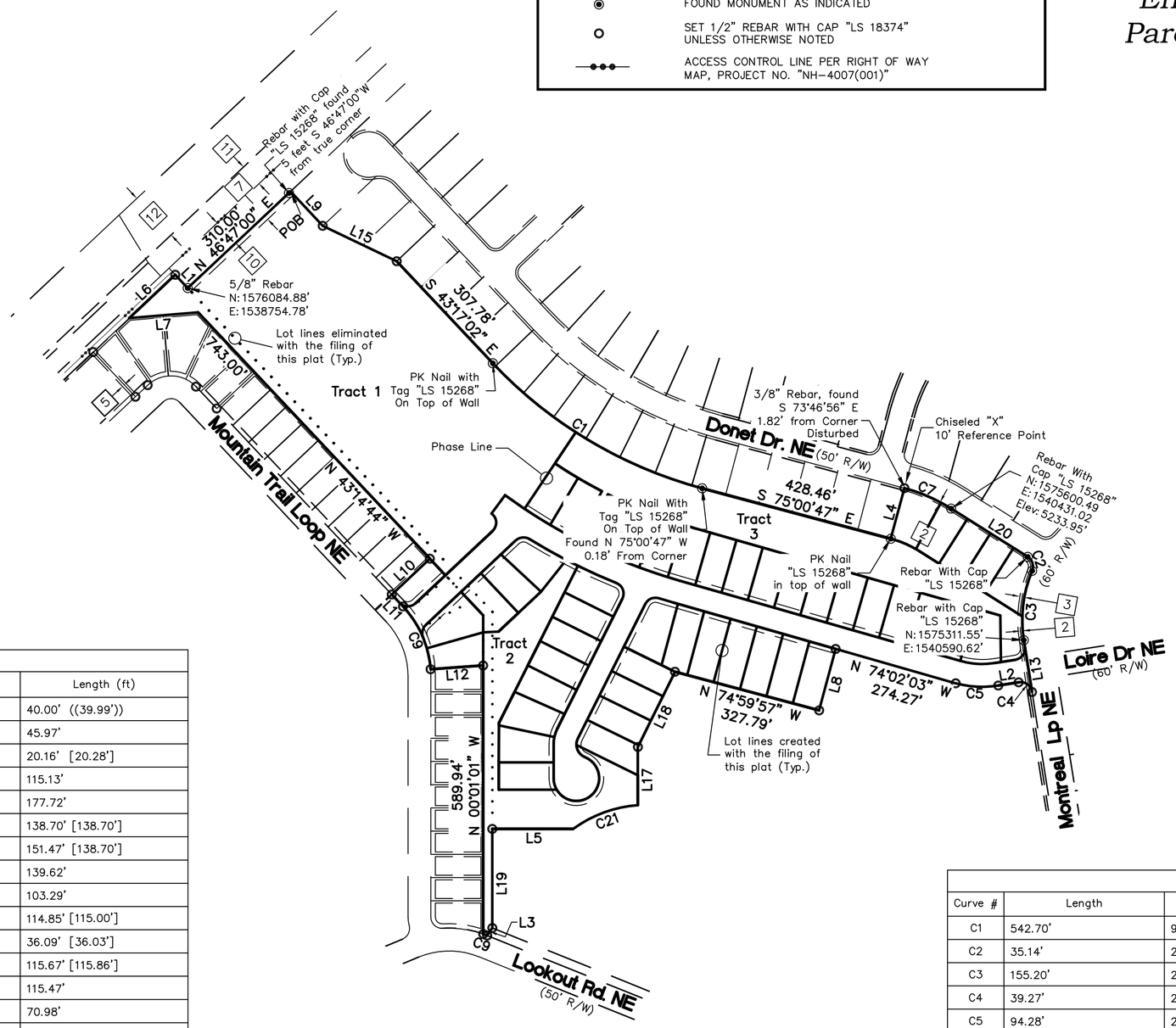
City of Rio Rancho
Sandoval County, New Mexico
August 2024

THIS SHEET SHOWS EXISTING CONDITIONS WITH PROPOSED PHASE LINES AND LOT LINES FOR REFERENCE

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/4/2020, VOL. 3, FOL. 4512)(RRE BK. 29, PG 84–85)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (11/10/2005, VOL. 3, FOL. 2601–A)(RRE BK. 18, PG 73–78)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
●●●	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH–4007(001)"

BAR SCALE
0 200' 400'
SCALE: 1" = 200'



Line Table		
Line #	Direction	Length (ft)
L1	S 43°10'22" E ((S 43°16'15" E))	40.00' ((39.99'))
L2	S 80°59'30" W	45.97'
L3	S 34°04'55" W [S 31°32'20" W]	20.16' [20.28']
L4	N 15°04'02" E	115.13'
L5	S 89°59'32" W	177.72'
L6	S 46°43'44" W [N 46°43'44" E]	138.70' [138.70']
L7	S 85°11'14" W [S 85°11'14" W]	151.47' [138.70']
L8	S 15°00'03" W	139.62'
L9	S 42°59'52" E	103.29'
L10	N 46°44'14" E [S 46°44'14" W]	114.85' [115.00']
L11	N 43°15'46" W [N 43°15'46" W]	36.09' [36.03']
L12	S 85°55'47" W [S 85°55'47" W]	115.67' [115.86']
L13	S 09°00'12" E (S 09°00'37" E)	115.47'
L14	N 80°59'30" E [N 43°15'46" W]	70.98'
L15	S 64°25'21" E [N 46°44'14" E]	180.14'
L16	N 87°35'50" E [SOUTH]	33.69'
L17	S 00°01'53" E	127.92'
L18	S 26°14'17" W	184.20'
L19	S 00°01'01" E	217.55'
L20	S 57°46'52" E	198.76'
L21	S 36°15'41" W	50.00'
L22	N 89°59'31" W	25.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	542.70'	980.00'	31°43'45"	535.79'	S 59°08'55" E
C2	35.14'	25.00'	80°32'13"	32.32'	S 17°30'46" E
C3	155.20'	280.00'	31°45'32"	153.22'	S 06°52'35" W
C4	39.27'	25.00'	90°00'18"	35.36'	N 54°00'21" W
C5	94.28'	225.00'	24°00'32"	93.59'	N 87°00'13" W
C6	9.29' [10.04']	225.00' [225.00']	2°21'58"	9.29'	N 69°23'11" W
C7	112.48'	375.00'	17°11'06"	112.05'	S 66°22'25" E
C8	153.52' [153.90']	225.00' [225.00']	39°05'38"	150.56'	N 23°42'57" W

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Plat for Montreal Subdivision, Phase 1

Being Comprised of

Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2

City of Rio Rancho
Sandoval County, New Mexico
August 2024

THIS SHEET SHOWS EXISTING ZONING, LOT LINES BEING ELIMINATED AND EASEMENTS BEING VACATED

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/4/2020, VOL. 3, FOL. 4512)(RRE BK. 29, PG 84–85)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (11/10/2005, VOL. 3, FOL. 2601–A)(RRE BK. 18, PG 73–78)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
●●●	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH–4007(001)"

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

Parcel 73–2 Paseo Del Volcan Right of Way Map Proj. No. NH–4007(001) (1/9/2008, Vol. 3, Fol. 2876–B)
Parcel 73–1, Paseo Del Volcan ROW Map Project No. NH–4007(001) (1/9/2008, Vol. 3, Fol. 2876–B)
Parcel H Lomas Encantadas (11/11/2005, RRE/ Bk. 18, Pg. 73–78)
Parcel G Lomas Encantadas (11/11/2005, RRE/ Bk. 18, Pg. 73–78)
Parcel B, Enchanted Hills Unit 2 (1/30/1995, Vol. 3, Fol. 1207–B) (RRE Bk. 7, Pg. 56–58)
Rebar with Cap "LS 15268" found 5 feet S 46°47'00" W from true corner
POB
310.00'
N 46°47'00" E
L1
5/8" Rebar N: 1576084.88' E: 1538754.78'
L6
L7
743.00'
Zone R–4
Formerly Tract C
Block 1, Lomas Encantadas, Unit 2–C, Phase 3 (03/04/2020, Vol. 3, Fol. 4512) (RRE Bk. 29, Pg. 84–85)
Block 1, Lomas Encantadas, Unit 2–C, Phase 3 (3/4/2020, Vol. 3, Fol. 4512)(RRE Bk. 29, Pg. 84–85)
Mountain Trail Loop NE
L9
L15
S 43°17'02" E
307.78'
PK Nail with Tag "LS 15268" On Top of Wall
Enchanted Hills Unit 2, Block 1 (1/30/1995, Vol. 3, Fol. 1207–B) (RRE Bk. 7, Pg. 56–58)
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 46
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
C1
Donet Drive NE (50' R/W)
S 75°00'47" E
428.46'
L4
C7
3/8" Rebar, found S 73°46'56" E 1.82' from Corner Disturbed
Chiseled "X" 10' Reference Point
Rebar With Cap "LS 15268" N: 1575600.49 E: 1540431.02 Elev: 5233.95'
PK Nail With Tag "LS 15268" On Top of Wall Found N 75°00'47" W 0.18' From Corner
PK Nail "LS 15268" in top of wall
L20
C2
Rebar With Cap "LS 15268"
C3
Rebar with Cap "LS 15268" N: 1575311.55' E: 1540590.62'
L13
C4
Loire Dr NE (60' R/W)
Montreal Loop NE (60' R/W)
L2
C5
N 74°02'03" W 274.27'
L8
N 74°59'57" W 327.79'
L18
L17
C21
L5
Parcel C–1–A Enchanted Hills Unit 2 (10/9/2023, Vol. 3, Fol. 5114) (RRE Bk. 34, Pg. 40–42) NOT A PART
Formerly Parcel C–2–A Enchanted Hills
Zone R–1
Formerly Lot 46
Lot lines eliminated with the filing of this plat (Typ.)
Formerly Lot 47
Formerly Lot 48
Formerly Lot 49
Zone R–4
L10
L11
C8
L12
N 00°01'01" W
589.94'
Block 1, Lomas Encantadas, Unit 2–C, Phase 3 (3/4/2020, Vol. 3, Fol. 4512) (RRE Bk. 29, Pg. 84–85)
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
Lot 60
L19
Formerly Tract C
Tract E Lomas Encantadas Unit 2–D (5/9/2008, Vol. 3, Fol. 2920–A) (RRE Bk. 21, Pg. 68–70) NOT A PART
C6
L3
Lookout Road NE (50' R/W)
See Matchline - on This Sheet
Matchline - On this Sheet

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Plat for Montreal Subdivision, Phase 1

Being Comprised of

Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2

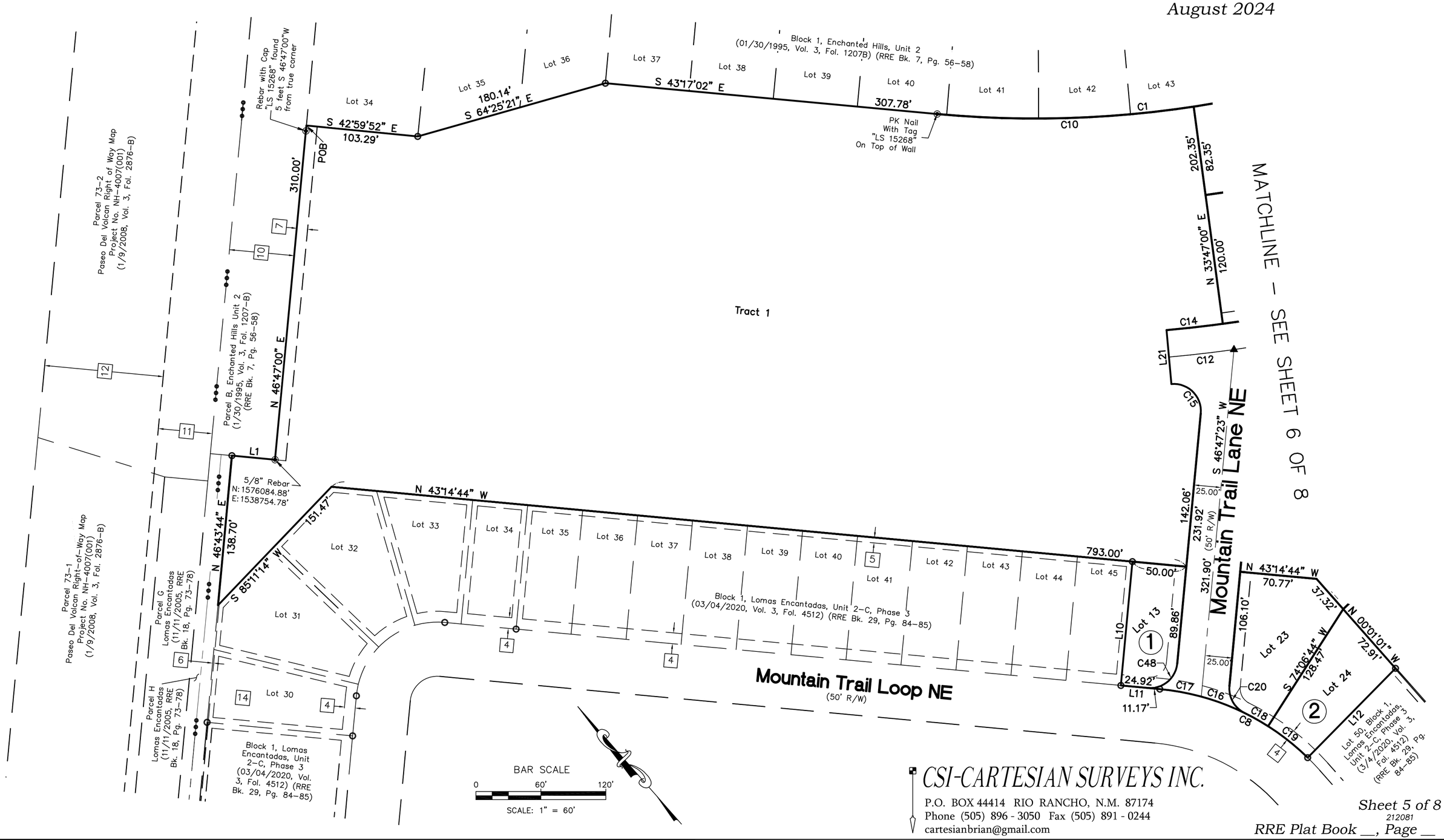
City of Rio Rancho
Sandoval County, New Mexico
August 2024

THIS SHEET SHOWS PROPOSED LOT LINES AND EASEMENTS

SEE SHEET 7 OF 8 FOR A LIST OF EXISTING AND PROPOSED EASEMENTS

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"
▲	SET PK WITH WASHER "LS 18374" FOR CENTERLINE MONUMENTATION, UNLESS OTHERWISE NOTED



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Plat for Montreal Subdivision, Phase 1

Being Comprised of
Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
August 2024

THIS SHEET SHOWS PROPOSED LOT LINES AND EASEMENTS

SEE SHEET 7 OF 8 FOR A LIST OF EXISTING AND PROPOSED EASEMENTS

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

MATCHLINE – SEE SHEET 5 OF 8

Donet Drive NE (50' R/W)

Loire Drive NE (50' R/W)

Loire Court NE

Mountain Trail Lane NE

Montreal Loop NE (60' R/W)

Lookout Road NE (50' R/W)

Block 1, Enchanted Hills, Unit 2 (01/30/1995, Vol. 3, Fol. 1207B) (RRE Bk. 7, Pg. 56–58)

PK Nail With Tag "LS 15268" On Top of Wall Found N 75°00'47" W 0.18' From Corner

Chiseled "X" 10' Reference Point

Rebar With Cap "LS 15268" N:1575600.49 E:1540431.02 Elev:5233.95'

3/8" Rebar, found S 73°46'56" E 1.82' from Corner Disturbed

PK Nail "LS 15268" in top of wall

Tract 3
Open Space

Rebar With Cap "LS 15268"

Rebar with Cap "LS 15268" N:1575311.55' E:1540590.62'

Tract 2
Open Space

Formerly Parcel C-2-A, Enchanted Hills

Right-of-Way Dedicated to the City of Rio Rancho in Fee Simple
106,104 Sq. Ft.
2.4358 Acres

Parcel C-1-A, Enchanted Hills, Unit 2 (10/9/2023, Vol. 3, Fol. 5114) (RRE Bk. 34, Pg. 40–42)

Parcel C-1-A Enchanted Hills Unit 2 (10/9/2023, Vol. 3, Fol. 5114) (RRE Bk. 34, Pg. 40–42) **NOT A PART**

Tract E Lomas Encantadas Unit 2-D (5/9/2008, Vol. 3, Fol. 2920-A) (RRE Bk. 21, Pg. 68–70) **NOT A PART**

Block 1, Lomas Encantadas, Unit 2-C, Phase 3 (3/4/2020, Vol. 3, Fol. 4512) (RRE Bk. 29, Pg. 84–85)

See Matchline A on this sheet
See Matchline A on This Sheet
See Matchline B on This Sheet

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
●●●	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"
▲	SET PK WITH WASHER "LS 18374" FOR CENTERLINE MONUMENTATION, UNLESS OTHERWISE NOTED
NVAE	NO VEHICLE ACCESS EASEMENT ALONG SIDE OF LOT AS SHOWN HEREON

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

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Plat for Montreal Subdivision, Phase 1

Being Comprised of

Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2

City of Rio Rancho
Sandoval County, New Mexico
August 2024

Easement Notes

1 INTENTIONALLY OMITTED

2 EXISTING 5' DRAINAGE EASEMENT AND UTILITY EASEMENT (1/30/1995, VOL. 3, FOL. 1207–B) (RRE BK. 7, PG. 56–58)

3 EXISTING 10' P.U.E. (7/19/2021, VOL. 3, FOL. 4726) (RRE BK. 31, PG. 38–39)

4 EXISTING 10' P.U.E. (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84–85)

5 EXISTING 5' P.U.E., TYPICAL FOR ALL SIDE AND REAR LOT LINES (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84–85) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS ▨ SEE SHEET 4 OF 8

6 EXISTING 1' "NO VEHICULAR ACCESS EASEMENT" (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84–85)

7 EXISTING 10' PNM EASEMENT (1/8/2010, BK.413, PG. 453, DOC. NO. 2010000453)

8 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

9 INTENTIONALLY OMITTED

10 EXISTING 60' P.U.E. AND DRAINAGE EASEMENT AKA PARCEL B, ENCHANTED HILLS UNIT 2 (1/30/1995, VOL. 3, FOL. 1207–B) (RRE BK. 7, PG. 56–58)

11 EXISTING 50' PNM EASEMENT FOR TRANSMISSION LINES AS SHOWN ON PLAT (7/19/2021, VOL. 3, FOL. 4726) (RRE BK. 31, PG. 38–39)

12 EXISTING 110' PNM EASEMENT AS SHOWN ON PLAT (7/19/2020, VOL. 3, FOL. 4726) (RRE BK. 31, PG. 38–39) ALSO A PART OF PARCEL "73–2" PER MONUMENTATION MAP FOR PASEO DEL VOLCAN PHASE 1 AND 2, PROJECT NO. NH–4007(001) FILED (1/9/2008, VOL. 3, FOL. 2876–B)

13 EXISTING DRAINAGE EASEMENT, PRIVATE LANDSCAPE EASEMENT AND PEDESTRIAN ACCESS EASEMENT, BLANKET IN NATURE OVER ALL OF TRACT C (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84–85) VACATED WITH THE FILING OF THIS PLAT, SEE SHEET 4 OF 8

14 5' PUBLIC UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES GRANTED WITH THE FILING OF THIS PLAT

*NVAE INDICATES A "NO VEHICLE ACCESS EASEMENT" ALONG SIDE LOT LINES AS SHOWN HEREON

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	542.70'	980.00'	31°43'45"	535.79'	S 59°08'55" E
C2	35.14'	25.00'	80°32'13"	32.32'	S 17°30'46" E
C3	155.20'	280.00'	31°45'32"	153.22'	S 06°52'35" W
C4	39.27'	25.00'	90°00'18"	35.36'	N 54°00'21" W
C5	94.28'	225.00'	24°00'32"	93.59'	N 87°00'13" W
C6	9.29'	225.00'	2°21'58"	9.29'	N 69°23'11" W
C7	112.48'	375.00'	17°11'06"	112.05'	S 66°22'25" E
C8	153.52'	225.00'	39°05'38"	150.56'	N 23°42'57" W
C9	305.10'	980.00'	17°50'16"	303.87'	S 66°05'39" E
C10	237.60'	980.00'	13°53'29"	237.02'	S 50°13'47" E
C11	120.02'	1090.00'	6°18'31"	119.95'	S 59°22'15" E
C12	60.45'	1235.00'	2°48'16"	60.44'	S 55°08'27" E
C13	302.60'	1235.00'	14°02'19"	301.84'	S 63°33'44" E
C14	52.33'	1210.00'	2°28'41"	52.33'	S 54°58'39" E
C15	43.86'	25.00'	100°31'42"	38.45'	N 03°28'28" W
C16	42.72'	225.00'	10°52'42"	42.66'	N 27°53'36" W
C17	39.00'	225.00'	9°55'49"	38.95'	N 38°17'52" W
C18	25.04'	225.00'	6°22'36"	25.03'	N 19°15'57" W
C19	46.76'	225.00'	11°54'30"	46.68'	N 10°07'24" W
C20	30.21'	25.00'	69°14'38"	28.41'	S 12°10'04" W
C21	153.30'	271.99'	32°17'36"	151.28'	S 69°51'16" W
C22	23.25'	50.00'	26°38'22"	23.04'	S 13°18'46" W
C23	74.40'	1235.00'	3°27'07"	74.39'	S 72°18'27" E
C24	216.36'	50.00'	247°56'08"	82.94'	N 56°01'56" E
C25	87.11'	200.00'	24°57'20"	86.42'	S 86°30'40" E
C26	428.60'	1210.00'	20°17'41"	426.36'	S 63°53'10" E
C27	16.65'	1210.00'	0°47'19"	16.65'	S 62°55'10" E
C28	26.54'	1210.00'	1°15'25"	26.54'	S 73°24'18" E
C29	34.87'	75.00'	26°38'22"	34.56'	S 13°18'46" W
C30	49.52'	30.00'	94°34'05"	44.08'	S 20°39'06" E
C31	19.34'	75.00'	14°46'22"	19.28'	S 19°14'46" W
C32	15.53'	75.00'	11°52'00"	15.51'	S 05°55'35" W
C33	26.38'	50.00'	30°13'56"	26.08'	S 15°06'58" E
C34	28.61'	1260.00'	1°18'04"	28.61'	S 63°10'33" E
C35	189.98'	50.00'	217°42'12"	94.64'	N 40°54'58" E
C36	34.45'	30.00'	65°47'47"	32.59'	S 35°02'15" E
C37	15.06'	30.00'	28°46'18"	14.91'	S 12°14'48" W
C38	66.61'	1210.00'	3°09'15"	66.61'	S 68°02'43" E
C39	66.61'	1210.00'	3°09'15"	66.61'	S 71°11'58" E
C40	66.61'	1210.00'	3°09'15"	66.61'	S 64°53'27" E
C41	66.61'	1210.00'	3°09'15"	66.61'	S 60°56'53" E
C42	66.61'	1210.00'	3°09'15"	66.61'	S 57°47'38" E
C43	203.93'	1090.00'	10°43'11"	203.64'	S 68°40'25" E
C44	7.65'	215.00'	2°02'18"	7.65'	N 58°38'21" W
C45	76.28'	175.00'	24°58'29"	75.68'	S 86°31'15" E
C46	39.27'	25.00'	89°59'42"	35.35'	N 35°59'39" E
C47	65.27'	215.00'	17°23'35"	65.02'	N 66°19'00" W
C48	39.25'	25.00'	89°56'51"	35.34'	S 88°14'11" E
C49	103.04'	280.00'	21°05'07"	102.46'	S 12°12'47" W
C50	52.16'	280.00'	10°40'26"	52.09'	S 03°39'59" E
C51	86.43'	375.00'	13°12'22"	86.24'	N 68°21'47" W
C52	26.04'	375.00'	3°58'44"	26.04'	N 59°46'14" W
C53	57.62'	215.00'	15°21'17"	57.45'	N 67°20'09" W
C54	32.59'	1260.00'	1°28'56"	32.59'	S 73°17'32" E
C55	35.26'	25.00'	80°48'58"	32.41'	S 67°02'26" W
C56	41.32'	25.00'	94°41'27"	36.77'	N 20°42'47" W
C57	93.07'	1260.00'	4°13'56"	93.05'	S 65°56'32" E
C58	92.64'	1260.00'	4°12'46"	92.62'	S 60°25'08" E
C59	60.01'	1090.00'	3°09'15"	60.00'	S 57°47'38" E
C60	60.01'	1090.00'	3°09'15"	60.00'	S 60°56'53" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	214.32'	1260.00'	9°44'45"	214.07'	S 63°11'08" E
C62	60.01'	1090.00'	3°09'15"	60.00'	S 64°53'27" E
C63	60.01'	1090.00'	3°09'15"	60.00'	S 68°02'43" E
C64	60.01'	1090.00'	3°09'15"	60.00'	S 71°11'58" E
C65	23.91'	1090.00'	1°15'25"	23.91'	S 73°24'18" E
C66	32.68'	25.00'	74°53'52"	30.40'	S 84°14'19" W

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 13	Block 1	0.1286	5,602

*LOTS 1–12 INTENTIONALLY OMITTED

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 2	0.1930	8,408
Lot 2	Block 2	0.1944	8,468
Lot 3	Block 2	0.1958	8,529
Lot 4	Block 2	0.1972	8,590
Lot 5	Block 2	0.1986	8,650
Lot 6	Block 2	0.1976	8,608
Lot 7	Block 2	0.2348	10,229
Lot 8	Block 2	0.1725	7,513
Lot 9	Block 2	0.1730	7,537
Lot 10	Block 2	0.1736	7,562
Lot 11	Block 2	0.1914	8,338
Lot 12	Block 2	0.1670	7,275
Lot 13	Block 2	0.1898	8,268
Lot 14	Block 2	0.1898	8,268
Lot 15	Block 2	0.1708	7,438
Lot 16	Block 2	0.1653	7,203
Lot 17	Block 2	0.1653	7,202
Lot 18	Block 2	0.1653	7,201
Lot 19	Block 2	0.1819	7,925
Lot 20	Block 2	0.1975	8,604
Lot 21	Block 2	0.1766	7,693
Lot 22	Block 2	0.1796	7,826
Lot 23	Block 2	0.2200	9,583
Lot 24	Block 2	0.1642	7,152

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 20	Block 3	0.1744	7,597
Lot 21	Block 3	0.1744	7,597
Lot 22	Block 3	0.1744	7,597
Lot 23	Block 3	0.1744	7,597
Lot 24	Block 3	0.1744	7,597
Lot 25	Block 3	0.1689	7,358
Lot 26	Block 3	0.1653	7,200
Lot 27	Block 3	0.1653	7,200
Lot 28	Block 3	0.1653	7,200
Lot 29	Block 3	0.1653	7,200
Lot 30	Block 3	0.1653	7,200
Lot 31	Block 3	0.1653	7,200
Lot 32	Block 3	0.1653	7,200
Lot 33	Block 3	0.1653	7,200
Lot 34	Block 3	0.1653	7,200
Lot 35	Block 3	0.1731	7,539
Lot 36	Block 3	0.1981	8,629
Lot 37	Block 3	0.1932	8,417
Lot 38	Block 3	0.1609	7,009
Lot 39	Block 3	0.1607	7,000
Lot 40	Block 3	0.1711	7,455
Lot 41	Block 3	0.1937	8,436

*LOTS 1–19 INTENTIONALLY OMITTED

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract 1	7.5279	327,914
Tract 2	1.4831	64,604
Tract 3	2.1152	92,139

Preliminary Plat for Montreal Subdivision

Being Comprised of

Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2

City of Rio Rancho
Sandoval County, New Mexico
August 2024

Line Table		
Line #	Direction	Length (ft)
L1	S 43°10'22" E	40.00'
L2	S 80°59'30" W	45.97'
L3	S 34°04'55" W	20.16'
L4	N 15°04'02" E	115.13'
L5	S 89°59'32" W	177.72'
L6	S 46°43'44" W	138.70'
L7	S 85°11'14" W	151.47'
L8	S 15°00'03" W	139.62'
L9	S 42°59'52" E	103.29'
L10	N 46°44'14" E	114.85'
L11	N 43°15'46" W	36.09'
L12	S 85°55'47" W	115.67'
L13	S 09°00'12" E	115.47'
L14	N 80°59'30" E	70.98'
L15	S 64°25'21" E	180.14'
L16	N 87°35'50" E	33.69'
L17	S 00°01'53" E	127.92'
L18	S 26°14'17" W	184.20'
L19	S 00°01'01" E	217.55'
L20	S 57°46'52" E	198.76'
L21	S 36°15'41" W	50.00'
L22	N 89°59'31" W	25.00'

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RRE Plat Book __, Page __

Plat for Montreal Subdivision, Phase 1

Being Comprised of
Lots 46-49 & Tract C, Block 1, Lomas Encantadas Unit 2-C, Phase 3, and Parcel C-2-A, Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
August 2024

THIS SHEET SHOWS PROPOSED LOT LINES AND EASEMENTS

SEE SHEET 7 OF 8 FOR A LIST OF EXISTING AND PROPOSED EASEMENTS

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

MATCHLINE – SEE SHEET 5 OF 8

Donet Drive NE (50' R/W)

Block 1, Enchanted Hills, Unit 2 (01/30/1995, Vol. 3, Fol. 1207B) (RRE Bk. 7, Pg. 56–58)

PK Nail With Tag "LS 15268" On Top of Wall Found N 75°00'47" W 0.18' From Corner

Chiseled "X" 10' Reference Point

3/8" Rebar, found S 73°46'56" E 1.82' from Corner Disturbed

Rebar With Cap "LS 15268" N:1575600.49 E:1540431.02 Elev:5233.95'

S 75°00'47" E 430.78'

Mountain Trail Lane NE (50' R/W)

Loire Drive NE (50' R/W)

Loire Court NE (50' R/W)

Montreal Loop NE (60' R/W)

Lookout Road NE (50' R/W)

Tract 3
Open Space

Tract 2
Open Space

Formerly Parcel C-2-A, Enchanted Hills

Parcel C-1-A, Enchanted Hills, Unit 2 (10/9/2023, Vol. 3, Fol. 5114) (RRE Bk. 34, Pg. 40–42)

Parcel C-1-A Enchanted Hills Unit 2 (10/9/2023, Vol. 3, Fol. 5114) (RRE Bk. 34, Pg. 40–42) **NOT A PART**

Tract E Lomas Encantadas Unit 2-D (5/9/2008, Vol. 3, Fol. 2920-A) (RRE Bk. 21, Pg. 68-70) **NOT A PART**

Block 1, Lomas Encantadas, Unit 2-C, Phase 3 (3/4/2020, Vol. 3, Fol. 4512) (RRE Bk. 29, Pg. 84-85)

15' SETBACK

20' SETBACK

Rebar With Cap "LS 15268"

Rebar with Cap "LS 15268" N: 1575311.55' E: 1540590.62'

Right-of-Way Dedicated to the City of Rio Rancho in Fee Simple
106,104 Sq. Ft.
2.4358 Acres

See Matchline B on This Sheet

See Matchline A on This Sheet

See Matchline A on This Sheet

See Matchline B on This Sheet

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
●●●	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"
▲	SET PK WITH WASHER "LS 18374" FOR CENTERLINE MONUMENTATION, UNLESS OTHERWISE NOTED
NVAE	NO VEHICLE ACCESS EASEMENT ALONG SIDE OF LOT AS SHOWN HEREON

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

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

September 13, 2024

TO: Tierra West LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

RE: Case 24-220-00007

The following are the comments and feedback received in regards to the Montreal Phase 1 Final Plat.

Planning & Zoning Division:

1. Replace Rebecca A. Martinez with Noel C. Davis on the City Clerk's Certificate signature block.
2. Provide the acreage calculations for each lot and tract.
3. Block 2, Lots 11-15, and Block 3, Lots 41 and 40 are zoned R-1, which require a 60-foot minimum lot width. It is not clear if these lots comply. Please demonstrate compliance.
4. State who each tract will be maintained by and dedicated as such.
5. There shall be 5' wide public utility easements provided and dedicated on each side of all rear lot lines and this is listed as a condition of approval.

Fire and Rescue:

1. Cul de sac at the end of Loire court NE shall be 96’ foot in diameter per 2021 IFC table D103.4.
2. Turning radii shall be 28’ to allow for accessibility of aerial fire apparatus, based on manufactures spec.
3. Hydrants shall also be placed every 500’ per appendix C of the 2021 IFC.

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

Respectfully,



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