Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
December 17, 2024
6:00 PM
City Hall Overflow Room

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. November 19, 2024 Planning and Zoning Board Meeting Minutes
2024-1119 PZB Minutes.docx

2. 2025 Planning and Zoning Board Regular Meeting Calendar
2025 PZB Calendar - Revised.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

3. Planning and Zoning Monthly Building Activity Report - November 2024
2024 PZ MONTHLY COMPARISONS.pdf

4. Planning and Zoning Monthly Summary Plat Report - November 2024
Nov Summ Plat.pdf

PUBLIC HEARINGS

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

5. **Postponement.** The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board postpone the application to a meeting date certain of January 14, 2025.

6. **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 denial with findings.
Zoning, Location.pdf
Conditional Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Supporting Documents.pdf
Reproduction of Notices.pdf
Animal Control Citation.pdf
Animal Control Recommendation.pdf
Public Comment 1.pdf
Public Comment 2.pdf
Public Comment 3.pdf
Public Comment 4.pdf
Findings_of_Fact_BMB.docx

7. **Final Plat.** The applicant, LGI Homes-New Mexico, LLC, through their agent, Douglas Chubin, PE, of CVL Consulting, is requesting approval of a Final Plat for the subject property legally described as High Range 5, Tract 1 and 2 and Unit 13, Block 72, Lot 11. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location/Zoning Map.pdf
Application.pdf
Authorization Letter.pdf
High Range 5 Phase 1 Final Plat.pdf
ENGINEERING Comments.pdf

8. **Final Plat**. The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a Final Plat for the Stone Mountain subdivision to create 86 R-4: Single-Family Residential lots and one tract on the property legally described as Unit 13, Block 63, Parks and Recreation Area. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Agent Authorization.pdf
Stone Mountain Final Plat.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:
December 17, 2024

DEPARTMENT:
Development Services

SUBJECT:
November 19, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2024-1119 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

NOVEMBER 19, 2024
6:00 PM
Overflow Room, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) October 22, 2024 Planning and Zoning Board Meeting Minutes

Robert Gabaldon moved to approve the Consent Calendar. Seconded by Lisa Hardisty.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

2) 2025 Planning and Zoning Board Regular Meeting Calendar

STAFF PRESENTATIONS, REPORTS AND COMMENTS

3) Planning and Zoning Monthly Building Activity Report – October 2024.

4) Planning and Zoning Monthly Summary Plat Report – October 2024.

PUBLIC HEARINGS

5) The applicant, Lucas Weidner, had requested 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 member, Michelle Costilla recommended the Planning & Zoning Board postpone the application to the meeting date certain of December 17, 2024, after the hearing for the outstanding citation with Animal Resources has occurred

Sal Tortorici moved to postpone Item #5 to a date certain of December 17, 2024. Seconded by Kevin Kofchur.
The motion carried by a vote of **7 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

6) The applicant, Northern RV LLC, requested approval of a variance to design criteria for fences/walls as outlined by a Corridor Overlay Zone and the Broadmoor Drive Specific Area Plan to allow for chain-link fencing to be an approved fence/wall material. The subject property is legally described as Unit 13, Block 112, Lot 3 and is approximately 1.83 acres in size.

Staff member, Brian Babyak presented the item recommending denial with findings and stood for questions.

Applicant Tim Borror presented on the item and stood for questions after being administered the oath virtually.

There was discussion and questions regarding the wall height, type and possible future alteration from Commissioner Tortorici, Commissioner Gabaldon and Commissioner Hardisty to which, staff member Brian Babyak and applicant Tim Borror were able to provide clarification.

Scottie Richardson moved to approve Item #6 Seconded by Sal Tortorici.
The motion failed by a vote of **0 FOR** and **7 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici

7) The applicant, VIA Real Estate, LLC, through their agent, Diana Myers of Helt Design, requested approval of a variance to the 8' maximum fence height requirement for non-residential properties, for the subject property legally described as U17, Blk 149, Lot 14A.

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

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

Member of the public, Bill Ryan spoke on the item.

Applicant Susan Crosbie elaborated on the acoustical design after being administered the oath virtually, in answer to Commissioner Gabaldon's query on future resolutions.

Ms. Crosbie and Ms. Myers both answered further questions from Commissioner Kofchur and Vice-Chair Richardson.

Lisa Hardisty moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

8) The applicant. Peter Heredia, requested approval of a Zone Map Amendment for the lot legally described as Unit 12, Block 43, Lot 16, from Unzoned to R-1: Single-Family Residential.

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

Applicant, Peter Heredia spoke on the item and stood for questions.

Robert Gabaldon moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

9) The applicants, Michael Ambrosecchia, Hector Gonzalez, and Ella Leeper, through their agent, Patricia Lynne Cordova, requested a Zone Map Amendment from R-1: Single-Family Residential District to C-2: Wholesale and Warehousing Commercial District for the properties legally described as Unit 13, Block 116, Lots 2, 10, 11 & 16.

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

Agent, Patricia Lynne Cordova spoke on the item and stood for questions.

Sal Tortorici moved to approve Item #9. Seconded by Scottie Richardson.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

10) The applicant, Shady Ventures, LLC., through their agent, Community Design Solutions, requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5-foot minimum easements on side and rear lot lines. The proposed request for the Idalia Crossing subdivision, on the property legally described as Unit 17, Tracts G1, G2, and SUESMT

Staff member, Michelle Costilla presented item #10 and item #11 concurrently, recommending approval with findings and stood for questions.

Applicant, Howard Balmer spoke on the item and stood for questions.

The following members of the public spoke on the item:

- Karl Thomas
- Lena Bates
- Rebecca Thomas

Staff member Michelle Costilla confirmed Chairman Radosevich's assertion that this item was not a zoning issue.

Development Services Director, Amy Rincon clarified Commissioner Tortorici's questions on setbacks, easements and lots.

Vice-chair Richardson's drainage and sidewalk questions were explained by agent, Sheldon Greer.

Scottie Richardson moved to approve Item #10. Seconded by Sal Tortorici.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

11) The applicant, Shady Ventures, LLC., through their agent, Community Design Solutions, requested approval of a preliminary plat for Idalia Crossing, creating 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Staff member, Michelle Costilla and applicant, Howard Balmer had no further comments.

The following members of the public spoke on the item:

- Karl Thomas
- Rebecca Thomas

Commissioner Tortorici explained the facts of permissive use and compliance on the item and Chairman Radosevich reiterated the detail of a preliminary plat approval and not a zoning approval.

Robert Gabaldon moved to approve Item #11. Seconded by Kevin Kofchur.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

12) The applicant, Coal Bank Holdings, Ltd., requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5-foot minimum easements on side and rear lot lines; for the proposed Stonegate Phase 3 Subdivision.

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

Vice-Chair Richardson acquired the meeting chair after Chairman Radosevich left at 7:09 PM.

Agent Justin Simonsen spoke on the item and stood for questions.

Robert Gabaldon moved to approve Item #12. 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)

13) The applicant, Coal Bank Holdings, Ltd. requested approval of a preliminary plat for the Stonegate Phase 3 Subdivision, creating 37 lots and 2 tracts on the property legally described as Stonegate, Tracts 1-A and 2A-1.

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

Agent Justin Simonson stood for questions.

Lisa Hardisty moved to approve Item #13. 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)

14) The applicant, Mountain Hawk East Development Company, LLC, through their agent, Cartesian Surveys, Inc., requested approval of a vacation of right-of-way for a portion of Patriot Rd NE.

Staff member, Brian Babyak presented the item recommending approval with findings and stood for questions.

After being administered the oath virtually, applicant Bryan Aragon agreed with staff's findings and stood for questions,

Sal Tortorici moved to approve Item #14. 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)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff on meeting packets.

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:20 PM.

APPROVED THIS 17th DAY OF DECEMBER 2024.

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Fred Radosevich, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
December 17, 2024

DEPARTMENT:
Development Services

SUBJECT:
2025 Planning and Zoning Board Regular Meeting Calendar

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025 PZB Calendar - Revised.docx

NOTICE OF REGULAR MEETINGS
PLANNING AND ZONING BOARD

The Planning and Zoning Board of the City of Rio Rancho will meet on the following dates at 6:00 PM within the following locations at City Hall – 3200 Civic Center Circle NE:

Overflow Room

January 14, 2025
January 28, 2025

Council Chambers

February 11, 2025
February 25, 2025
March 11, 2025
March 25, 2025
April 8, 2025
April 22, 2025
May 13, 2025
May 27, 2025
June 10, 2025
June 24, 2025
July 8, 2025
July 22, 2025
August 12, 2025
August 26, 2025
September 9, 2025
September 23, 2025
October 14, 2025
October 28, 2025
November 18, 2025
December 16, 2025

Agendas for Planning and Zoning Board meetings are available at least seventy-two hours (unless an emergency meeting is called) in advance in the City Hall Lobby and on the City's website at www.rrnm.gov.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the City Clerk at (505) 891-5004 on or before the Friday prior to the meeting date. 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.

Posting Locations:

- City of Rio Rancho website
- City Hall Lobby

Sharon Bitah, *Administrative Assistant*
December 17, 2024

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
December 17, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2024 PZ MONTHLY COMPARISONS.pdf

2024 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN #s	FEB #s	MAR #s	APR #s	MAY	JUNE	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	SEPTEMBER VALUATION	OCT	OCTOBER VALUATION	NOV	NOVEMBER VALUATION	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2023)	
Single Family	86	78	56	91	107	114	76	$15,843,882	55	$11,969,314	79	$15,644,771	80	$18,065,143	85	$16,436,028		907	$187,365,552	966	$204,503,567
Additions/Residential	12	13	16	19	15	12	10	$399,737	20	$726,285	6	$180,206	7	$174,724	5	$172,738		135	$4,731,410	165	$5,734,314
New Commercial	1	4	2	1	0	0	0	$0	0	$0	1	$2,000,000	3	$7,366,135	0	$0		12	$45,655,635	9	$28,267,088
New Office/Institution	0	0	2	0	0	0	0	$0	0	$0	1	$6,895,525	0	$0	1	$1,550,000		4	$15,892,176	7	$12,512,251
New Industrial	0	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	1	$55,000,000		1	$55,000,000	3	$6,131,719
Non-Residential Interior Tenant Improvement	3	0	1	1	1	2	3	$1,283,536	2	$58,033	4	$1,395,683	2	$259,453	2	$3,250,910		21	$11,570,260	39	$5,655,181
Office/Institution Addition	0	0	0	0	1	0	0	$0	0	$0	0	$0	0	$0	0	$0		1	$35,000	1	$160,881
Industrial Addition	0	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0		0	$0	0	$0
New Multi-Family	0	0	0	0	0	0	11	$2,392,284	0	$0	7	$515,232	16	$1,172,127	44	$55,691,479		78	$59,771,122	6	$12,900,414
Telecommunication Tower	0	1	0	0	1	4	1	$25,000	1	$45,990	1	$45,990	3	$100,000	0	$0		12	$510,470	16	$243,925
Demolition - Non-Residential	0	0	0	1	0	1	0	$0	0	$0	0	$0	0	$0	0	$0		2	$12,000	4	$613,073
Demolition - Residential	0	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0		0	$0	0	$0
Fence	5	8	13	15	10	13	16	$859,899	10	$57,200	9	$73,500	12	$41,819	6	$9,001		117	$4,187,973	115	$1,088,018
Garages	2	4	6	6	10	6	6	$177,110	6	$131,884	4	$136,855	4	$118,466	5	$256,055		59	$1,972,101	58	$2,350,380
Pool	7	6	9	8	5	13	6	$457,817	8	$567,187	4	$349,000	7	$480,034	1	$164,600		74	$5,344,227	88	$6,362,621
Reroofs/Windows/ Doors	28	43	54	36	62	76	71	$1,010,775	62	$861,805	53	$798,813	72	$1,050,710	77	$1,627,165		634	$9,789,152	725	$10,358,706
Retaining Wall	34	25	25	31	6	9	15	$4,445,210	21	$4,910,180	13	$2,844,720	15	$4,555,115	4	$1,107,450		198	$38,488,476	218	$43,413,314
Small Shed (120 sq.ft. or less)	11	17	17	21	26	26	17	$51,209	17	$63,300	19	$81,533	22	$86,626	16	$102,275		209	$770,463	190	$877,165
Sheds	10	8	8	125	14	13	15	$314,015	15	$200,513	7	$47,256	13	$137,071	14	$526,028		242	$2,152,588	89	$1,743,000
Solar (Rooftop & Ground Mount)	38	48	36	56	43	37	46	$4,094	56	$4,984	79	$15,468	81	$62,958	63	$40,289		583	$6,425,144	1,114	$81,702,232
Business Registrations (Occupancy Inspection)	16	10	11	20	20	11	16	$0	25	$0	28	$0	21	$0	12	$0		190	$0	155	$0
Building Inspections	3,322	3,377	3,364	3,178	3,313	3,266	3,682	$0	3,334	$0	3,307	$0	3,643	$0	3,050	$0		36,836	$0	35,209	$0
Engineering Inspections	255	242	189	179	259	202	174	$0	196	$0	212	$0	263	$0	186	$0		2,357	$0	2,116	$0
R.O.W. Permits (Fees)	35	50	59	43	37	54	42	$30,594	47	$15,016	31	$31,588	40	$50,664	21	$17,052		459	$278,032	378	$162,595
TOTALS:	**3,865**	**3,934**	**3,796**	**3,831**	**3,930**	**3,859**	**4,207**	**$27,295,162**	**3,875**	**$19,611,691**	**3,865**	**$31,056,140**	**4,304**	**$33,721,045**	**3,593**	**$135,951,070**		**43,131**	**$449,951,781**	**41,671**	**$424,780,444**

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Legislation Item:

AGENDA DATE:
December 17, 2024

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Nov Summ Plat.pdf

SUMMARY PLAT ACTIVITY
November 2024

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00017	6/12/2023	LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	

SUMMARY PLAT ACTIVITY

November 2024

24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00021	5/1/2024	SUMMARY PLAT LOT 26-A (RR UNIT 13, BLOCK	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00028	05/30/24	24-200-00028 (SUMMARY PLAT) UNIT 11, BLO	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00035	8/7/2024	UNIT 11, BLOCK V, LOTS 38-39, LOT COMBIN	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00037	9/6/2024	SUMMARY PLAT - PANORAMA HEIGHTS WEST, BL	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00045	10/18/24	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review	
24-200-00046	10/21/24	HAWKSITE, TRACTS 11 AND 12, LOT COMBINAT	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00049	**11/5/2024**	**UNIT 10, BLOCK 5, LOTS 48-50, LOT CONSOL**	**Under Review**	
TOTAL TO DATE:		**59**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 17, 2024

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board postpone the application to a meeting date certain of January 14, 2025.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends postponement of the Plat Extension to a date certain of January 14, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-120-00012

AGENDA DATE:
December 17, 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 denial with findings.

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.

Section 116.20 (A)(10) states that "provisions shall be made for the removal and proper disposal of

animal food, waste, bedding, dead animals and debris. Animal waste must be disposed of at a minimum of once per week or more often as necessary to maintain sanitary conditions."

The property has received multiple Code Enforcement complaints in regards to an excess of dog feces in the yard, and weeds. Code Enforcement case number are as follows:

- 23-5287 for weeds occurred August of 2023,
- 24-1947-1949 for excess dog feces, weeds and vehicle registration occurred April of 2024
- 24-5380-81 for weeds and dog breeding August of 2024

All Code Enforcement cases have been brought into compliance by the applicant. Staff recommends the Board find that the applicant is not in compliance with the entirety Section 116.20 (A) due to the amount of complaints that suggest that the animal waste is not being disposed of at a minimum of once per week or as often necessary to maintain sanitary conditions.

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.

Section 116.20(E)(1)(d) states "in order to minimize disease transmission, and control parasites, offspring (puppies and kittens) shall be vaccinated and dewormed according to the recommendations of a licensed veterinarian."

The property has received a Animal Control citation with one count for not providing a rabies vaccination certificate. This vaccination is also required per Section 90.15, which states "any person owning an animal which is over the age of three months and for which there is a state approved rabies vaccination shall have the animal vaccinated against rabies." Staff recommends the Board find that the applicant is in not compliance with the entirety Section 116.20 (E) or Section 90.

In addition to the count for the rabies vaccination, the property has also received a count of animal cruelty. This is expressly prohibited per Section 90.24 Cruelty, Neglect, or Abandonment Prohibited.

This item was originally heard on October 8, 2024 and was postponed in order to allow the applicant to resolve the Animal Control citation through a trial process. The item was postponed two additional times and the issue has not been resolved. The most recent hearing was to take place on December 4th but was postponed due to the applicant not being present.

Staff finds that the applicant has been given more than a sufficient amount of time to resolve the issue and in the interests of the community, the matter must be moved forward towards a resolution. Therefore, staff recommends the Planning and Zoning Board find that the applicant does not meet the criteria for a Conditional Use Permit by not adhering to the standards of Chapter 116 and Chapter 90, and that the hobby breeder is potentially 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 December 2, 2024. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Comments
DSD Planning and Zoning	Provided within this document
DSD Engineering	No adverse comments
Rio Rancho Public Schools	No comments provided
Fire and Rescue	No adverse comments
Police Department	No comments provided
SSCAFCA	No adverse comments
MRCOG	No comments provided
Parks, Recreation and Community Services	No adverse comments
Animal Resource Center	Citation attached. The ARC recommends denial of this item.

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:
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.
3. The applicant has not adhered to the standards of R.O. 2003 Chapter 90.
4. The hobby breeder is detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

If the Planning & Zoning Board determines that the applicant has adequately addressed the criteria necessary for granting a conditional use permit, then the following specific findings and conditions are recommended:

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.

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 conditional use permit with findings.

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: Animal Control Citation.pdf
ATTACHMENT: Animal Control Recommendation.pdf
ATTACHMENT: Public Comment 1.pdf
ATTACHMENT: Public Comment 2.pdf
ATTACHMENT: Public Comment 3.pdf
ATTACHMENT: Public Comment 4.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

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

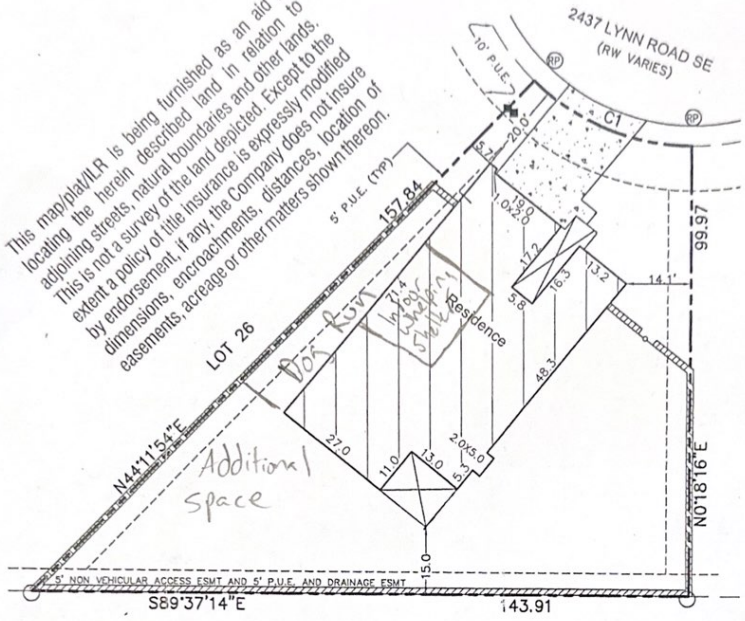
IMPROVEMENT LOCATION REPORT
LOT 27, BLOCK 1
THE ENCLAVE AT VISTA MONTEBELLA
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

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)

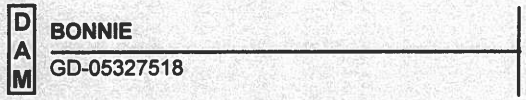
08/21/2024
Date

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, December 17, 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



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 11/26/2024

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

Ad ID:	**148050**
Description:	
Run Dates:	**12/02/2024 - 12/02/2024**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**224**
Lines:	**63**
Agate Lines:	**93**
Depth:	**6.62**
Blind Box:	

Total Ad Cost	**$83.97**
Amount Paid	**$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	12/02/2024	12/02/2024	1	78.02

RRnRanch.nm City of Vision

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, December 17, 2024:

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.

Preliminary Plat (Extension)
Case #21-210-00028
The applicant, Tim Brislin, Mariposa East L.P., through their agent, Josh Lu P.E., Bohannan Houston Inc, is requesting approval of an extension on the preliminary plat for a proposed subdivision containing 186 single-family residential lots, on approximately 46.87 acres zoned R-4: Single Family Residential. The subject property is legally described Mariposa East, Tract 1A-12A.

The meeting is scheduled in the Overflow Room 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: December 2, 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

RIO RANCHO ANIMAL CONTROL
NON-TRAFFIC CITATION

CASE NUMBER

STATE OF NEW MEXICO
COUNTY OF SANDOVAL
CITY OF RIO RANCHO

EVIDENCE SUBMITTED IN THIS CASE [ ]

DEFENDANT'S LAST NAME	FIRST	MI
Weidner	Lucas	J

ADDRESS	CITY	STATE	ZIP CODE	TELEPHONE NUMBER
2437 Lynn Rd SE	Rio Rancho	NM	87124	505-688-0541

DATE OF BIRTH	SOCIAL SECURITY NUMBER	SEX	HEIGHT	WEIGHT	EYES	HAIR	DRIVER'S LICENSE NUMBER	STATE
[redacted]		M					[redacted]	NM

DATE OF OFFENSE / TIME	LOCATION OF OFFENSE
9/7/24 7:30pm	2437 Lynn

The above named Defendant while in the State of New Mexico, County of Sandoval, City of Rio Rancho, did then and there commit the offense(s) of, contrary to:

Offense	Rio Rancho City Ordinance
RABIES VACCINATION	[x] 90.15 1 Count
ANIMALS BITING	[ ] 90.16
POTENTIALLY DANGEROUS, DANGEROUS, AND VICIOUS DOGS	[ ] 90.17
CONFINEMENT OF ANIMALS; RUNNING AT LARGE	[ ] 90.18
CAT SPAY AND NEUTER REQUIREMENTS; INTACT CAT PERMIT; DOG & CAT LICENSES	[x] 90.19 2 Counts
NUMBER OF ANIMALS PERMITTED	[ ] 90.20
ANIMALS DISTURBING THE PEACE	[ ] 90.22
CRUELTY PROHIBITED	[x] 90.24 1 Count
Common Name of Offense	
1.	1 dog
2.	
3.	

Essential Facts / Officer Notes:

On 9/13/24 Paul and Adrian Gallegos filed out Voluntary Statements against 2437 Lynn Rd SE. Mr. Weidner showed no current Rabies and city license at the of Statements.

I CERTIFY THAT I HAVE PROBABLE CAUSE TO BELIEVE THAT THE HEREIN NAMED DEFENDANT COMMITTED THE LISTED OFFENSE(S).

OFFICER: Coccimiglio ID NUMBER: AC04 DATE: 9/19/24

COURT APPEARANCE REQUIRED: I acknowledge receipt of this notice and without admitting guilt agree to appear in:
RIO RANCHO MUNICIPAL COURT – 500 Quantum Rd. NE – Rio Rancho, New Mexico 87124

On (Day):_____ Date:_____, 20_____ at _____am/pm

Defendant's Signature: X Issue Summons

WARNING: I ACKNOWLEDGE RECEIPT OF THIS NOTICE AND AGREE THAT A VIOLATION OF THE LAW HAS BEEN COMMITTED. NO FURTHER ACTION IS REQUIRED

SIGNATURE X_____

Distribution: White – Court Yellow – Department Pink – Defendant

Revised 05-09-12

MICHELLE COSTILLA

From: Cheryll Johns
Sent: Monday, October 7, 2024 2:14 PM
To: MICHELLE COSTILLA
Subject: Fw: Lucas Weidner - Breeder Permit

Hello Michelle, I am forwarding this information that I sent to Bryan Babyak previously regarding this breeder. The Animal Resource Officers will not do an inspection and are not recommending approval for this breeder. Any questions, please feel free to contact me on my cell. I am working out of the office today, but available on my cell.

Thank You.

Cheryll Johns
Facility Manager

City of Rio Rancho
Parks, Recreation & Community Services / Animal Resource Center
Office: 505-891-5089
Cell: 505-205-6885

RRNM.gov |

From: Cheryll Johns
Sent: Tuesday, September 24, 2024 9:20 PM
To: BRIAN BABYAK <bbabyak@rrnm.gov>
Cc: Connie Peterson <cpeterson@rrnm.gov>
Subject: RE: Lucas Weidner - Breeder Permit

Brian, thank you. We are in agreement. The ARC also recommends denial of the breeder permit.
Thanks.

Cheryll Johns
Facility Manager

City of Rio Rancho
Parks, Recreation & Community Services / Animal Resource Center
Office: 505-891-5089

RRNM.gov |

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

MICHELLE COSTILLA

From: Sheryl Easley <easley.sheryl@gmail.com>
Sent: Monday, October 7, 2024 2:28 PM
To: MICHELLE COSTILLA
Subject: Weidner Dog Breeding 2437 Lynn Rd SE

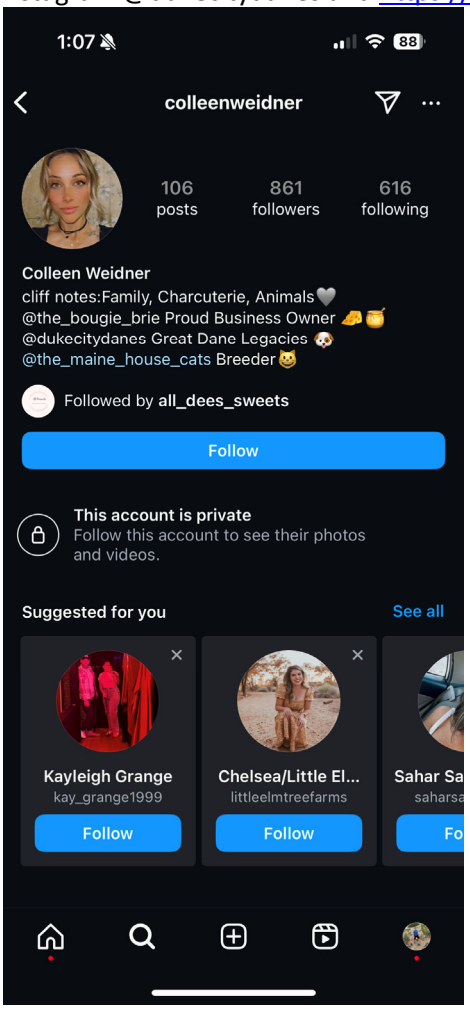
Caution! This message was sent from outside your organization. Report

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

Good Afternoon,

I am writing as a homeowner of 2429 Lynn Rd SE Rio Rancho, NM 87124. I am sending a note on my opposition to the breeding of not only the great danes Mr. Weidner has already been illegally breeding at 2437 Lynn Rd SE Rio Rancho, NM 87124 since I have moved into the neighborhood in early 2021 but also the mancoon cats they are breeding as well at the residence. Mrs. Weidner who also lives at the residence is very active in their already established businesses online. Posting Videos and photos of the animals they are selling from 2437 Lynn Rd SE.

Instagram @dukecitydanes and https://www.facebook.com/people/Duke-City-Danes/100077681983999/?locale=it_IT



The cat breeding is listed as https://www.instagram.com/the_maine_house_cats/

Posting photos in their front yard advertising the young puppies. (*see photos)

https://photos.app.goo.gl/n5bPGwzx1i3JLpR3A

I have voiced my concerns on the Rio Rancho Application to address the issue of dog breeding without the proper permit and I have since been ignored by the Animal Control office and city code enforcement. Incident ID number 4505761, 4166624, 3709234, 3671955, all attempts to look into the dog breeding and the condition of the yard has been ignored by the City of Rio Rancho. I have also called animal control after hearing puppies barking in the garage on a hot summer day in 2023 I was ignored and told that they are not allowed to enter a garage. All attempts to stop this have been ignored.

Concerns of animal neglect are a major concern of mine as I have often smelled animal feces from my driveway. Dogs are often left in the heat with little to no shade or backyard landscape often barking and barking over the cinderblock wall and small gate to the left of their home. Mr. Weidner's dog has wandered into the roadway and we have returned them to their residence. He did not seem concerned for their safety. I don't believe that Mr. and Mrs. Weidner's home offers a suitable living space for young great danes or mancoon cats in their home. They operate a food service business out of their garage and house young animals there as well. There is a major cause for food safety and animal safety.

I hope that you hear us and note that there are not suitable living conditions for animal breeding in a residential area especially given the condition of the property.

MICHELLE COSTILLA

From: Marc Entenberg <mjentenberg@gmail.com>
Sent: Tuesday, October 8, 2024 2:14 PM
To: MICHELLE COSTILLA
Subject: Conditional Use Case No.24-120-00012

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

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

Hello Michelle,

My name is Marc Entenberg, I am the owner of 2433 Lynn Rd SE, the direct neighbor to 2437 Lynn Rd. In regards to the permit for breeding great Danes, I would like to voice that I am against them having a dog breeding license. The odor is extremely strong, and goes into my garage backyard and home especially in the heat. I had to stop working out in my garage because the smell became so strong. I believe it will also make it harder to sell my home which I plan on doing over the next couple of years, so overall I feel that information would need to be disclosed to the buyer and would lower the value of my home and the surrounding properties.

Please feel free to contact me with any questions

Thank you

Marc Entenberg

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 17th day of December, 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.
3. The applicant has not adhered to the standards of R.O. 2003 Chapter 90.
4. The hobby breeder is detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

THEREFORE, the application for a hobby breeder conditional use permit, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on December 17, 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 17th day of December, 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 December 17, 2024, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-220-00011

AGENDA DATE:
December 17, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, LGI Homes-New Mexico, LLC, through their agent, Douglas Chubin, PE, of CVL Consulting, is requesting approval of a Final Plat for the subject property legally described as High Range 5, Tract 1 and 2 and Unit 13, Block 72, Lot 11. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, LGI Homes – New Mexico, LLC, through their agent, Douglas Chubin, PE, of Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 5 Phase 1 Final Plat, for the property legally described as High Range 5, Tract 1 and 2 and Unit 13, Block 72, Lot 11.

The original preliminary plat was heard and approved by the Planning and Zoning Board at their June 14, 2022 meeting, under case #22-210-00002. During the same meeting, a subdivision variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 ft minimum Public Utility Easements on side and rear lot lines, was also approved under case #22-280-00002.

The plat was subsequently extended at the May 23, 2023 Planning and Zoning Board meeting, and again at the April 23, 2024 meeting. An amendment to the plat was approved at the September 10, 2024 Planning and Zoning Board Meeting; to incorporate a previous hold-out lot, and to modify rear lot lines to account for rear yard slopes.

The properties are currently zoned R-4: Single-Family Residential, total approximately 75.2046 acres, and would be platted into 166 lots and 13 tracts.

SURROUNDING LAND USE/ZONING:

GENERAL INFORMATION:
A. Layout: The proposed layout for Phase 1 consists of 166 R-4: Single-Family Residential lots and 13 tracts.
B. Acreage: Approximately 75.2046 acres.
C. Location: The properties are bordered by Inca Rd NE to the south, Guinevere St NE to the east, Montezuma Blvd NE to the north, and Excalibur St NE to the west.
D. Zoning: All internal tracts are zoned R-4: Single-Family Residential.
E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, CenturyLink, Public Service Company of New Mexico (PNM), and New Mexico Gas Company (NMGC).
F. Water and Wastewater Availability: City Utilities Department issued a Water and Wastewater Availability Statement of approval in a letter dated April 28, 2022 for the High Range 5 Subdivision.

G. Drainage: Preliminary drainage plans have been submitted and reviewed.
H. Roads & Sidewalks: See item "L. Vacations," below, as it relates to the existing Galahad St NE ROW. The proposed streets will consist of both 50' and 68' ROW, all of which will be dedicated to the City of Rio Rancho.
I. Recreation Facilities/Open Space: The plat calls out HOA Tract Q as a park, to be maintained by the HOA.
J. Easements: New 10' public utility easements are to be granted along the fronts of all lots. HOA Tracts A, C, D,E, F, G, H, I, J, L, and S are landscape tracts to be owned and maintained by the HOA. HOA tracts B, O, and P are to be HOA maintained ponds and HOA tracts H, K, M, N, and R are to be HOA maintained tracts to be used for public sanitary sewer, waterline, and drainage.
K. Public Site Dedications: N/A
L. Vacations: The plat vacates a portion of Galahad St NE between Inca Rd NE and Lot 34, which will now be accessed off of Largo Dr.
M. Variances: Subdivision variance request case no. 22-280-00002, previously approved for side and rear P.U.E.s.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions, with the approved Subdivision Variance. Staff recommends the Planning and Zoning Board find the proposed final plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed preliminary plat contains lots which would measure approximately 4,590 sf to 11,958 sf, in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with lot widths starting at 40.34 ft wide. Staff recommends the Planning and Zoning Board find the proposed preliminary plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning.

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

Finding: This application would be an action in meeting the policy of encouraging planned development within a master planed area to create a specific community character within the City of Rio Rancho, as it is part of the High Range 5 Master Plan area.

CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT:
The Planning and Zoning Board approved the Preliminary Plat for the High Range Subdivision on June 14, 2022. The plat was subsequently extended at the May 23, 2023 Planning and Zoning Board meeting, and again at the April 23, 2024 meeting. An amendment to the plat was approved at the September 10, 2024 Planning and Zoning Board Meeting. Staff recommends the Planning and Zoning Board find this criteria has been met.

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

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction to approve the applicant's request for Final Plat.
2. The applicant has the authority to make an application to request Final Plat approval.

3. Due process was provided to the applicant.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. In accordance with R.O. 2003 Chapter 155.24(D)(1), the final plat shall be recorded within 6 months following the Planning and Zoning Board approval or the approval shall become null and void.
3. The Final Plat conforms to the R-4: Single-Family Residential Zoning District.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat if the infrastructure is not complete and accepted prior to recording.
5. The applicant shall address all staff comments prior to recording.
6. Plat will be Book 36, Pg. 37-45

ALTERNATIVES:

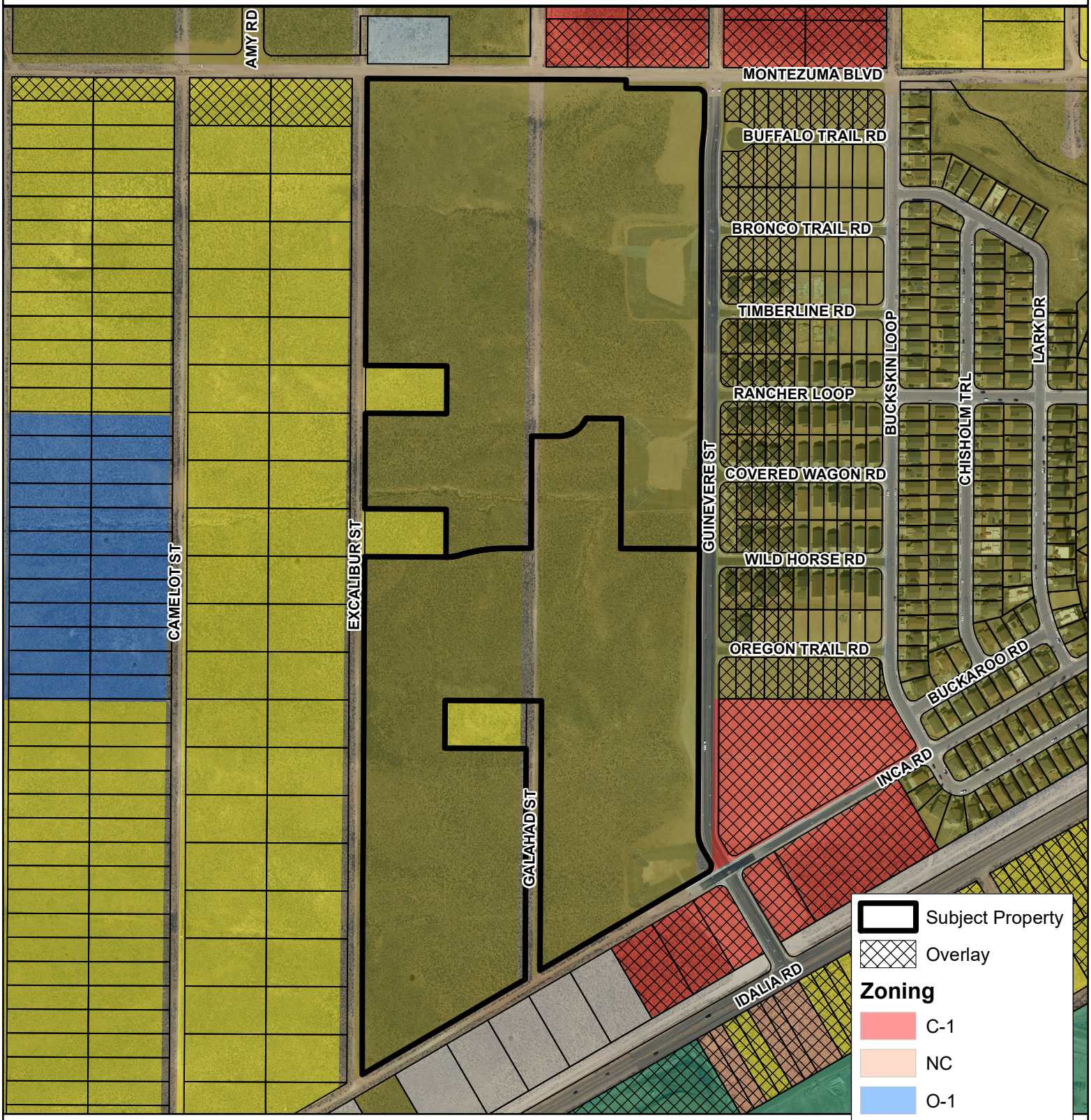
The Planning and Zoning Board may:
1. Approve the final plat with staff recommendations and conditions.
2. Approve the final plat with amendments to recommendations and/or conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing for the final plat in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location/Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization Letter.pdf
ATTACHMENT: High Range 5 Phase 1 Final Plat.pdf
ATTACHMENT: ENGINEERING Comments.pdf

HIGH RANGE 5 - PRELIMINARY PLAT



RioRancho City of Vision

0 250 500 1,000
Feet

N
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GIS Moving Spatial Data Forward

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

Map Created by Liz Ruiz Carlos on 5/27/2022

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: LGI Homes – New Mexico, LLC		Phone: 845-536-2183
Address: 4800 N Scottsdale Rd #1275		E-Mail: eric.berman@lgihomes.com
City: Scottsdale	State: Arizona	Zip: 85251
Proprietary Interest: LGI Homes – New Mexico, LLC	List Owners: LGI Homes – New Mexico, LLC	
Deed or Ownership Verification Provided: (Initials) EB ☐	Letter of Authorization Provided: (Initials) EB ☐	
Agent Name: Douglas W. Chubin, P.E. - CVL Consultants		Phone: 602-264-6831
Address: 4550 N 12th St		E-Mail: dchubin@cvlci.com
City: Phoenix	State: Arizona	ZIP Code: 85014

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

Final Plat for High Range 5 Phase 1.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : High Range 5 Phase 1	Block(s): 1-8 inclusive	Lot(s):
Existing Zoning: R-4	Proposed Zoning:	
No. of existing lots: 2 Tracts	No. of proposed lots: 166	Total area of site (acres) 41.6544 AC

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: Douglas W. Chubin	Applicant:	Agent: X
Signature:		Date: 11/8/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

CVL CONSULTANTS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

August 19, 2024

City of Rio Rancho
Development Services
3200 Civic Center Circle NE,
Rio Rancho, New Mexico 87144

Re: High Range 5 – Letter of Authorization

This letter is to inform you that Coe & Van Loo Consultants Inc. (CVL) is authorized by the undersigned developer to pursue the applications required to amend the subdivision of the High Range 5 property generally located at the northeast corner of Inca Road NE and Excalibur Street NE in Rio Rancho, New Mexico. We appreciate staffs efforts in reviewing the project and all input provided.

Respectfully,

COE & VAN LOO
Consultants, Inc.

Julie Vermillion
Project Manager

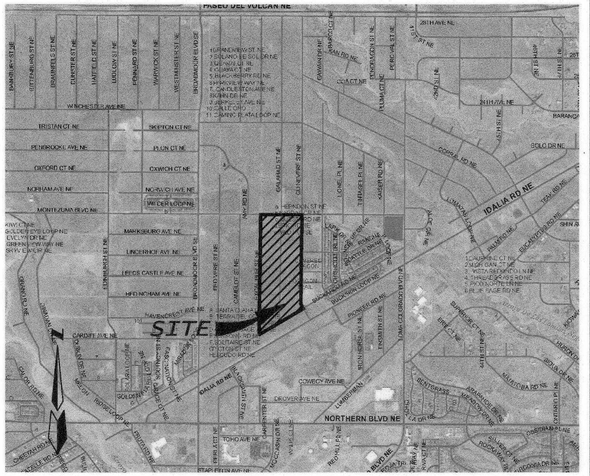
Owner Authorization

By: Rick Taysien

Print Name: Rick Taysien

Title: Officer

Date: 8-19-2024



LOCATION MAP SCALE:NTS

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 340 residential lots and 19 H.O.A. tracts.Tracts.
2. To eliminate any existing property/tract lines as shown hereon.
3. To Vacate any public utility easements as shown.
4. To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
5. To grant all easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
   - PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5" (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)
   - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48")
5. FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
6. TITLE COMMITMENT:
   TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
7. ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
8. CITY OF RIO RANCHO, NEW MEXICO ZONE:
   TRACTS 1 & 2 = R-4
   LOT 11, BLOCK 72 = R-1
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE:	75.2056 AC.
NO. OF EXISTING LOTS:	1 LOT
NO. OF EXISTING TRACTS:	2 TRACTS
NO. OF LOTS CREATED:	166 LOTS
NO. OF TRACTS CREATED:	13 TRACTS
PUBLIC RIGHT OF WAY CREATED:.	9.5041 AC.
DATE OF SURVEY:	NOVEMBER 8th, 2020
HALF WIDTH STREETS	0.22 MILES
FULL WIDTH STREETS	1.99 MILES
TOTAL STREETS	2.21 MILES

FREE CONSENT AND DEDICATION

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

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES – NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILTY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY") . (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien 10-11-2024

Rick Tayrien, Vice President of Land Acquisition — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 11 day of October, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC. on behalf of said Limited Liability Corporation.

Notary Public — My Comission Expires May 11, 2026

State of New Mexico
Notary Public
ERIC MOLINA
Comission # 1137950
Expires: May 11, 2026

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN AND SPARKLIGHT ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NO T SHOWN ON THIS PLAT.

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 20___ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman — Date

UTILITY APPROVALS

City of Rio Rancho — Date 10/01/2024

Public Service Company of New Mexico — Date 10/02/2024

New Mexico Gas Company — Date 10/03/2024

Lumen — Date

Armando Galindo — 10/7/2024

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 at a regular Planning and Zoning Board meeting on the_____day of_____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho — Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 07/20/2024 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 07/20/2024 — Date

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 07/20/2024	Job: 18114	

RRE BOOK PAGE

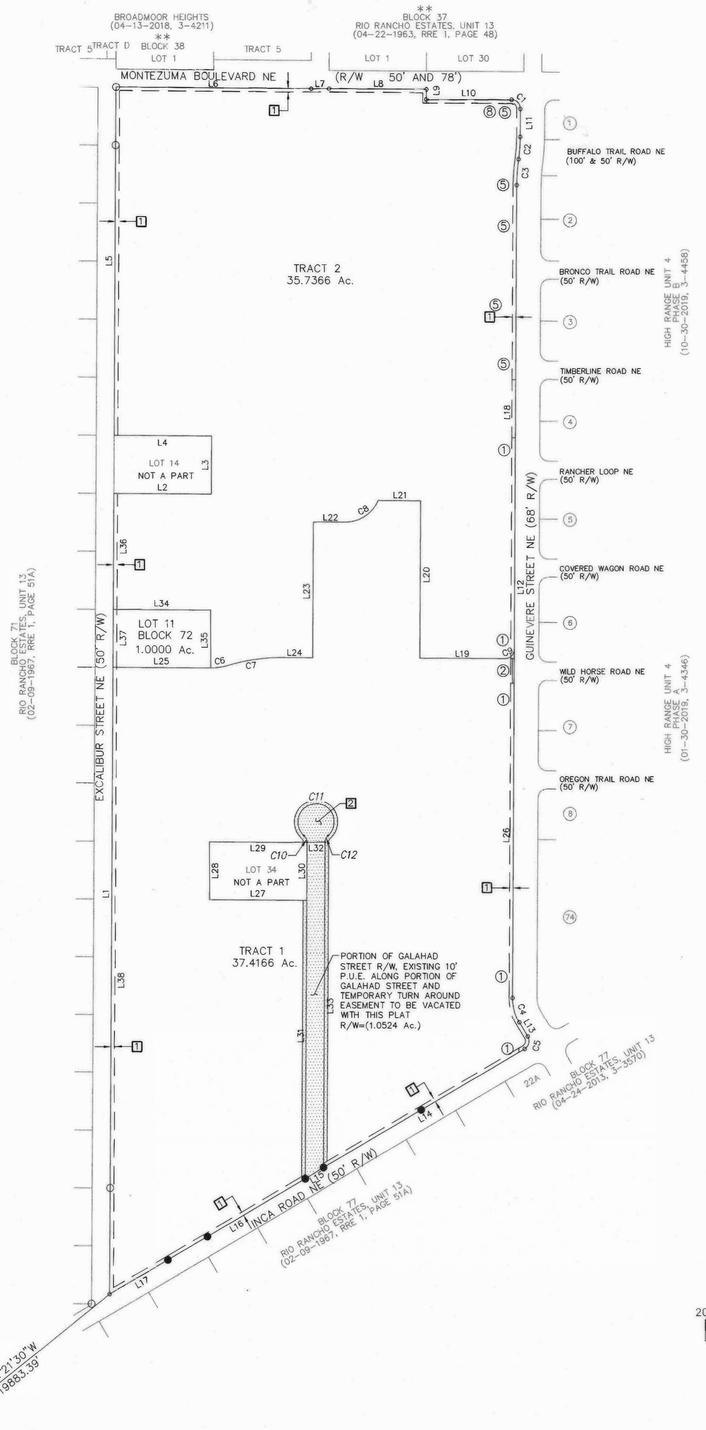
FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 00°17'00" E	2213.28'
L2	S 89°43'00" E	272.25'
L3	N 00°17'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 00°17'00" E	960.00'
L6	S 89°43'00" E	544.50'
L7	N 89°43'00" W	50.00'
L8	N 89°43'00" W	272.25'
L9	N 00°17'00" E	28.00'
L10	S 89°43'00" E	238.25'
L11	S 00°17'00" W	76.77'
L12	S 00°17'00" E	2243.87'
L13	S 30°22'10" E	46.49'
L14	S 59°37'50" W	651.15'
L15	S 59°37'50" W	58.12'
L16	S 59°37'50" W	444.00'
L17	S 59°54'50" W	188.39'
L18	S 00°17'00" W	1281.37'
L19	N 89°43'00" W	239.25'
L20	N 00°17'00" E	435.00'
L21	N 89°43'00" W	118.35'
L22	N 89°43'00" W	90.14'
L23	S 00°17'00" W	375.00'
L24	N 89°43'00" W	82.27'
L25	S 89°43'00" E	272.25'
L26	S 00°17'00" W	962.50'
L27	N 89°43'00" W	272.25'
L28	N 00°17'00" E	160.00'
L29	S 89°43'00" E	272.25'
L30	S 00°31700" W	153.88'
L31	N 00°17'00" E	771.67'
L32	N 89°43'00" W	50.00'
L33	S 00°17'00" W	902.04'
L34	S 89°43'00" E	272.25'
L35	S 00°17'00" W	160.00'
L36	N 00°17'00" E	320.00'
L37	N 00°17'00" E	160.00'
L38	N 00°17'00" E	1733.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.69'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17"W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12"W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04"W	47°56'09"



EXISTING EASEMENTS

[1] EXISTING 10' PUE
(04-11-2022, 3-4853)

[2] EXISTING TEMPORARY TURN AROUND EASEMENT
(04-11-2022, 3-4853)
(TO BE VACATED WITH THIS PLAT)

① EXISTING 10' PUE
(01-30-2019, 3-4346)

② EXISTING 5' PUE
(01-30-2019, 3-4346)

⑤ EXISTING 10' PUE
(10-30-2019, 3-4458)

⑧ EXISTING 1' NO VEHICULAR ACCESS EASEMENT
(10-30-2019, 3-4458)

PROPERTY CORNERS

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

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

200 0 200 400 600
Scale 1" = 200'

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

Designed:DMG/CVL Drawn: TA Checked: ALS
Scale: as shown Date: 07/05/2024 Job: 18114

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
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PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
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OCTOBER, 2024

PROPERTY CORNERS

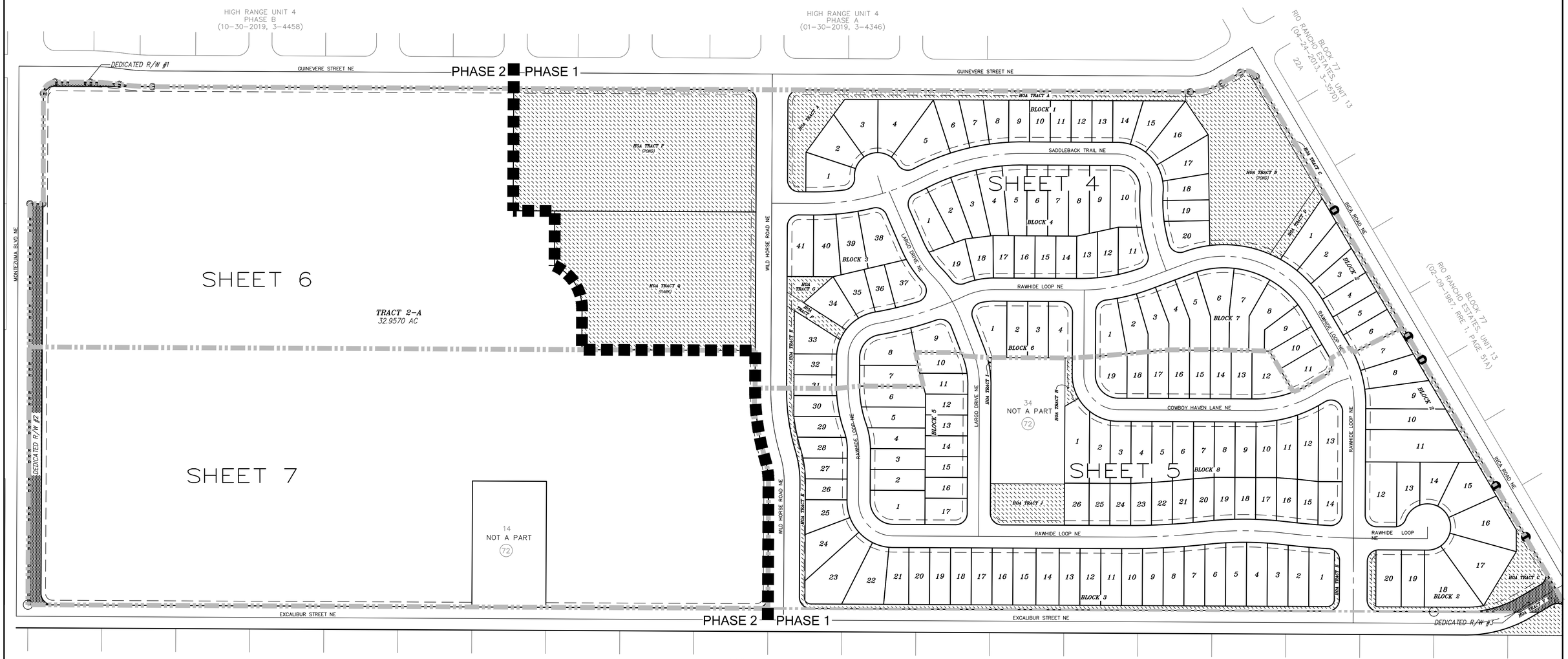
- □ – FOUND 1/2" REBAR WITH CAP "LS 7719"
- ○ – FOUND 1/2" REBAR
- ● – FOUND 1" PIPE

ABBREVIATIONS

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

NOTES:

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



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

NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH–PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

100' 50' 0 100' 200'
SCALE: 1" = 100'

LEGEND
- SHEET INDEX
- PHASE LINE

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	3 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
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SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

PROPERTY CORNERS

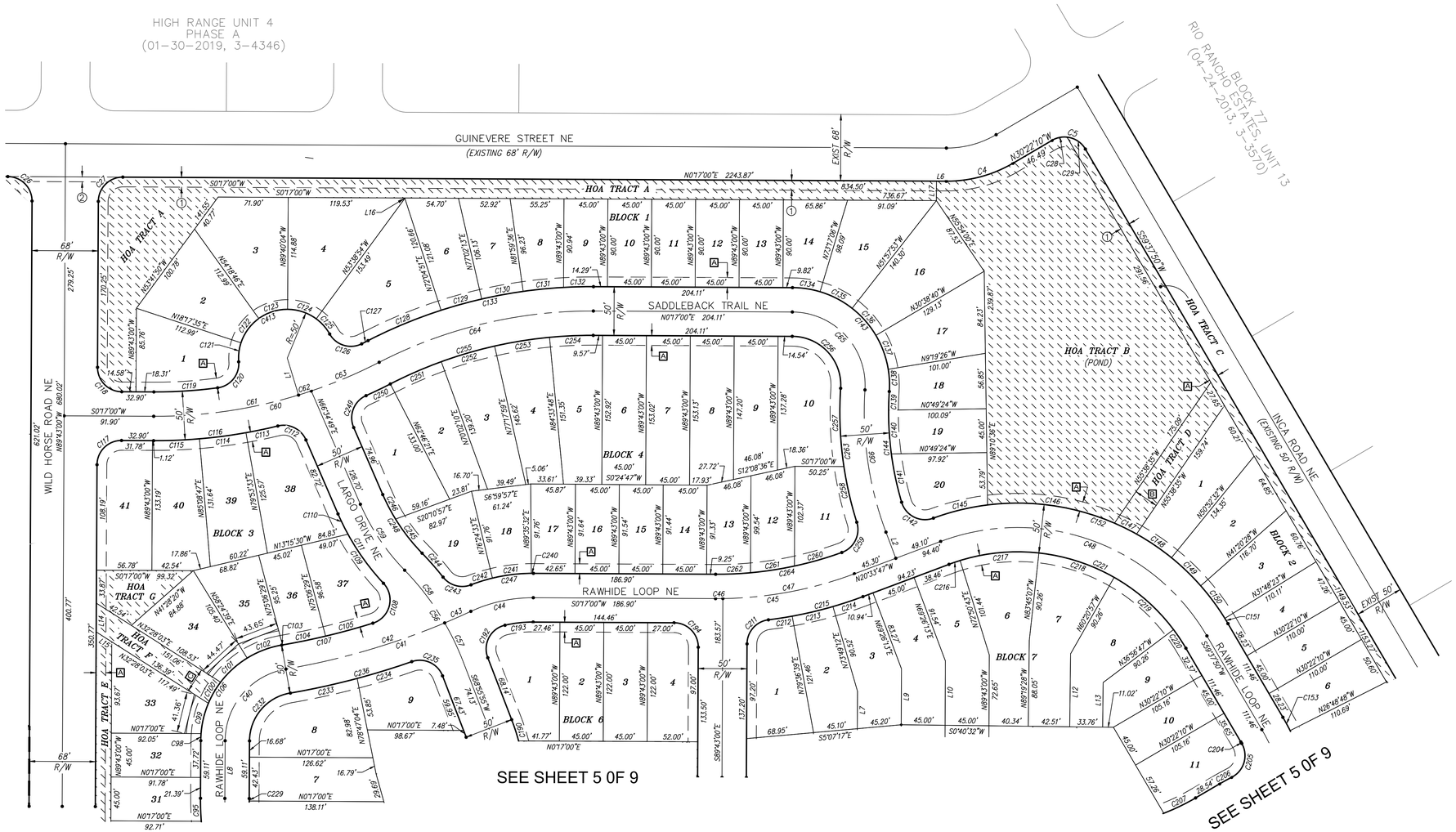
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- ● – FOUND 1" PIPE

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EXISTING EASEMENTS

① EXISTING 10' PUE
(01-30-2019, 3-4346)

② EXISTING 5' PUE
(01-30-2019, 3-4346)

⑤ EXISTING 10' PUE
(10-30-2019, 3-4458)

NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

[B] NEW 25' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF ALL LOTS. HOA TRACT D TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

[C] NEW BLANKET 25' DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. TRACT F FOR THE BENEFIT OF ALL LOTS. TRACT F TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

*SEE SHEETS 8 & 9 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

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

NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH–PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	4 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

EXISTING EASEMENTS

① EXISTING 10' PUE (01-30-2019, 3-4346)

② EXISTING 5' PUE (01-30-2019, 3-4346)

⑤ EXISTING 10' PUE (10-30-2019, 3-4458)

NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

[B] NEW 25' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF ALL LOTS. HOA TRACT D TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

[C] NEW BLANKET 25' DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. TRACT F FOR THE BENEFIT OF ALL LOTS. TRACT F TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

PROPERTY CORNERS

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

○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

ABBREVIATIONS

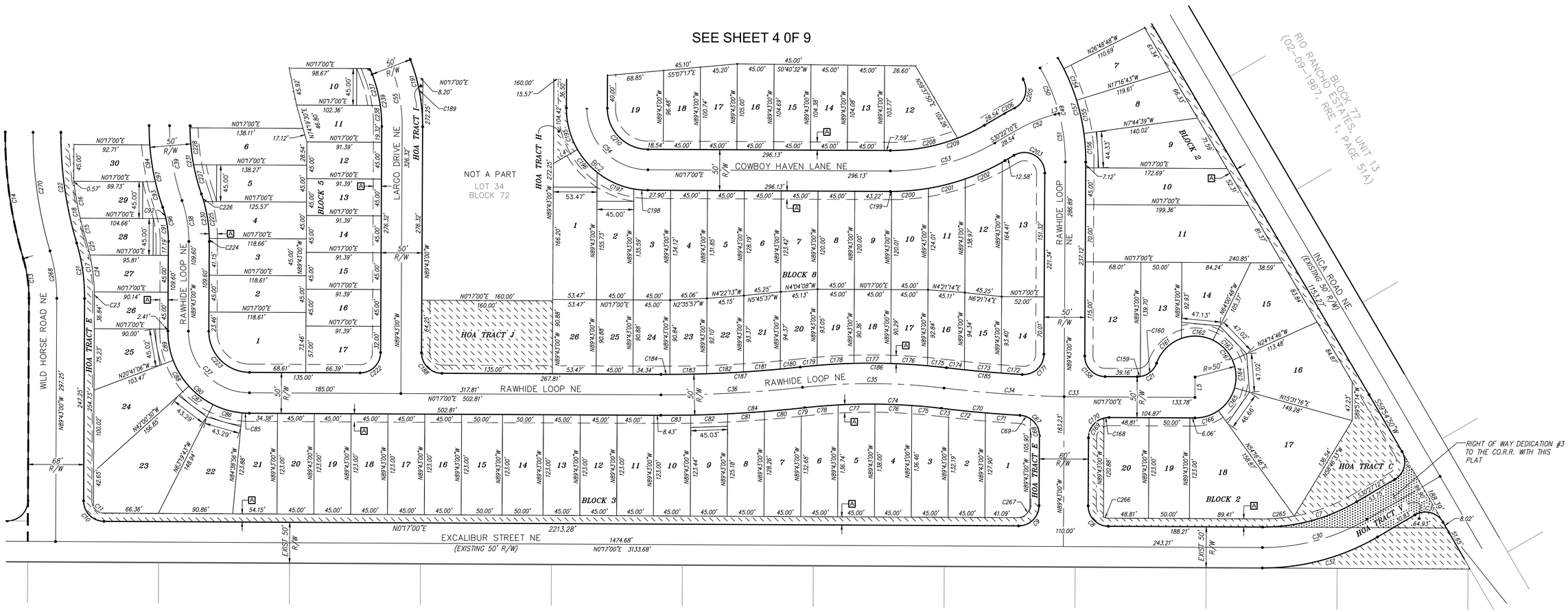
10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, E, G, H, I, J AND V, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
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*SEE SHEETS 8 & 9 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

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505-884-1990

Designed:DMG/CVL	Drawn: TA	Checked: ALS	5 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

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FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

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① EXISTING 10' PUE (01-30-2019, 3-4346)

② EXISTING 5' PUE (01-30-2019, 3-4346)

⑤ EXISTING 10' PUE (10-30-2019, 3-4458)

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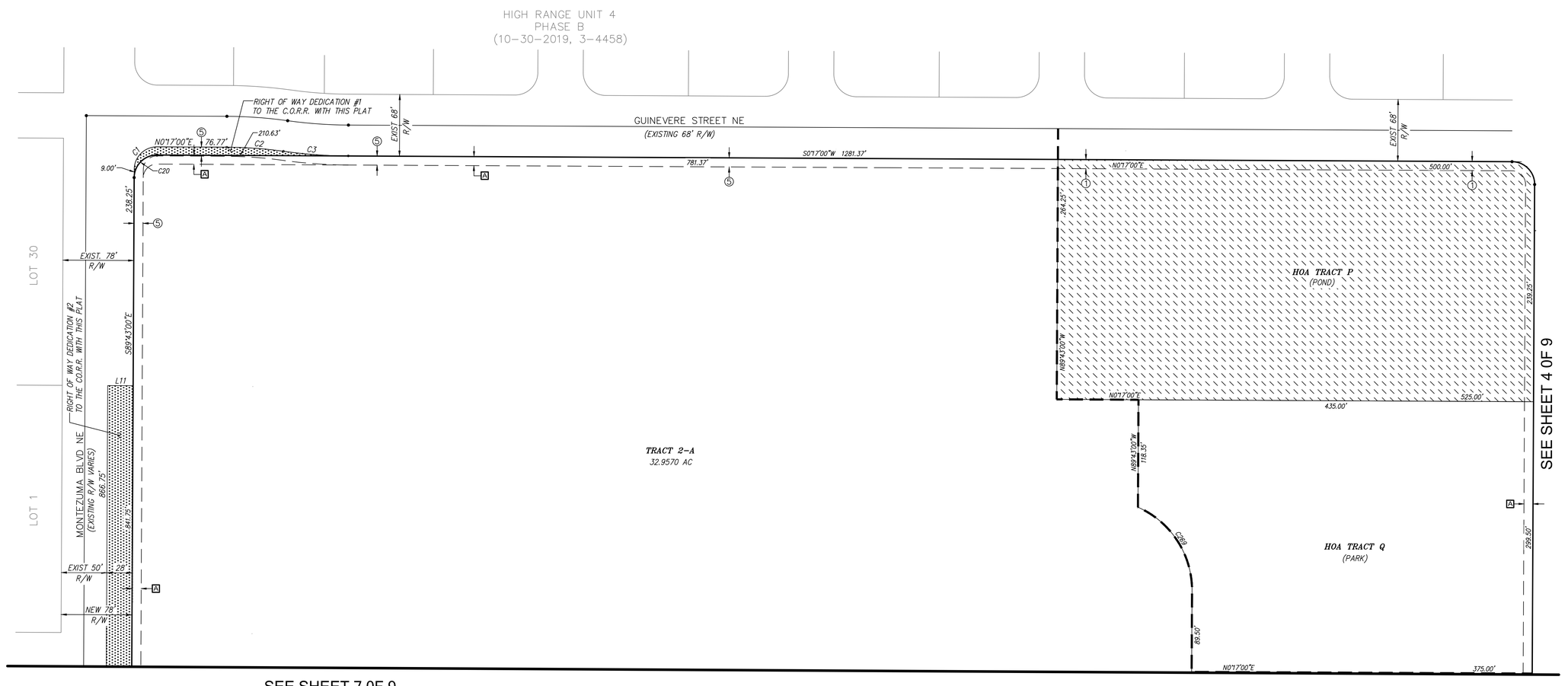
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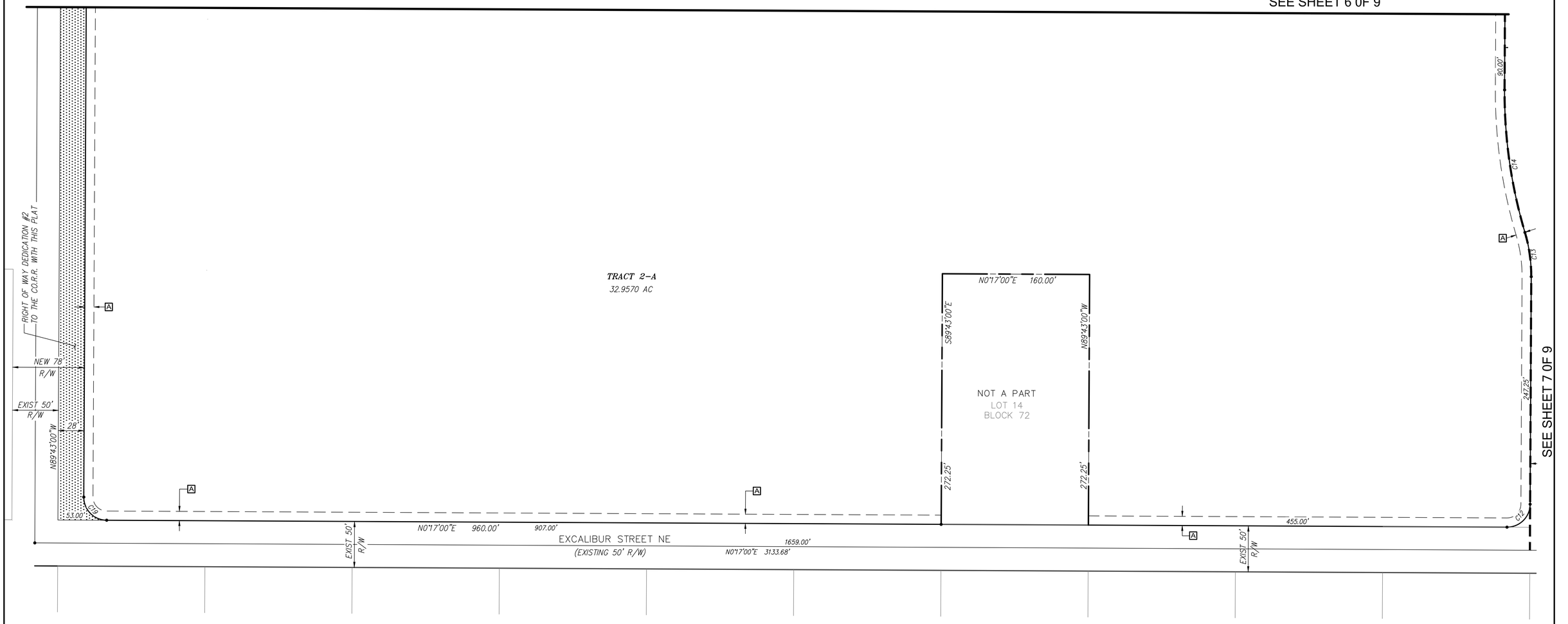
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SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

SEE SHEET 6 0F 9

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

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N40°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S40°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C13	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'
C14	534.00'	156.90'	16°50'06"	S81°51'57"W	156.34'
C15	454.00'	27.88'	3°31'08"	N75°12'28"E	27.88'
C16	454.00'	45.20'	5°42'17"	N79°49'11"E	45.18'
C17	246.00'	64.11'	14°55'58"	S80°54'53"W	63.93'
C18	454.00'	73.09'	9°13'25"	S78°03'37"W	73.01'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C21	234.00'	68.76'	16°50'06"	N81°51'57"E	68.51'
C22	466.00'	136.92'	16°50'06"	N81°51'57"E	136.43'
C23	246.86'	8.17'	1°53'43"	N89°19'49"E	8.17'
C24	246.00'	45.42'	10°34'45"	N83°05'30"E	45.36'
C25	246.00'	18.69'	4°21'14"	N75°37'31"E	18.69'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°03'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S0°46'54"W	26.09'
C34	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	13°14'21"	N01°17'00"E	172.92'
C36	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C42	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C43	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°52'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	13°14'21"	S01°17'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'26"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N3°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'19"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.55'	6°12'57"	S73°57'17"W	32.53'
C94	300.00'	45.59'	8°42'24"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	25.09'	14°22'28"	S59°57'55"E	25.02'
C101	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C102	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C103	725.00'	0.79'	0°03'45"	N9°45'45"W	0.79'
C104	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C105	725.00'	50.32'	3°58'37"	S15°20'42"E	50.31'
C106	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C107	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C108	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C109	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C110	250.00'	23.19'	5°18'50"	N63°55'24"E	23.18'
C111	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C112	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C113	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°45'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S8°19'25"W	131.49'
C147	250.00'	25.26'	5°47'21"	S26°17'56"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S67°57'15"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C159	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S3°17'05"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°12'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	6.26'	14°20'43"	N6°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17"	N51°53'22"W	30.66'
C170	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C171	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C172	1475.00'	25.74'	0°59'59"	S3°47'28"W	25.74'
C173	1475.00'	45.17'	1°45'16"	S5°10'05"W	45.16'
C174	1475.00'	22.08'	0°51'27"	S6°28'27"W	22.07'
C175	775.00'	23.17'	1°42'47"	S6°02'47"W	23.17'
C176	775.00'	45.08'	3°19'38"	S3°31'25"W	45.07'
C177	775.00'	45.01'	3°19'38"	S0°11'37"W	45.00'
C178	775.00'	45.09'	3°20'00"	S3°08'12"E	45.08'
C179	775.00'	20.74'	1°31'59"	S5°34'12"E	20.73'
C180	1475.00'	24.51'	0°57'08"	S5°51'37"E	24.51'
C181	1475.00'	45.16'	1°45'15"	S4°30'25"E	45.16'
C182	1475.00'	45.07'	1°45'02"	S2°45'17"E	45.06'
C183	1475.00'	45.01'	1°44'55"	S1°00'18"E	45.01'
C184	1475.00'	10.66'	0°24'51"	S0°04'34"W	10.66'
C185	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C186	775.00'	179.08'	13°14'21"	N01°17'00"E	178.68'
C187	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'
C188	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C189	225.00'	60.92'	15°30'52"	N82°31'34"E	60.74'
C190	225.00'	22.92'	5°50'13"	S71°51'02"W	22.91'
C191	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C192	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C193	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C194	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C195	100.00'	53.13'	30°26'31"	S75°03'44"W	52.51'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C196	100.00'	36.95'	21°10'18"	N49°15'20"E	36.74'
C197	100.00'	49.82'	28°32'34"	N24°23'54"E	49.30'
C198	100.00'	17.18'	9°50'37"	N5°12'18"E	17.16'
C199	275.00'	1.78'	0°22'12"	N0°05'54"E	1.78'
C200	275.00'	45.23'	9°25'24"	N4°47'54"W	45.18'
C201	275.00'	46.57'	9°42'07"	N14°21'39"W	46.51'
C202	275.00'	49.58'	10°19'50"	N24°22'38"W	49.52'
C203	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C204	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C205	25.00'	40.60'	93°02'45"	S73°20'04"E	36.28'
C206	225.00'	13.97'	3°33'29"	S28°35'26"E	13.97'
C207	225.00'	36.25'	9°13'55"	S25°45'13"E	36.21'
C208	225.00'	84.12'	21°25'15"	S10°25'38"E	83.63'
C209	225.00'	120.37'	30°39'10"	S15°02'35"E	118.94'
C210	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C211	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C212	425.00'	24.66'	3°19'28"	N8°43'37"W	24.66'
C213	425.00'	42.95'	5°47'26"	N13°17'04"W	42.93'
C214	425.00'	32.51'	4°22'59"	N18°22'17"W	32.50'
C215	425.00'	100.12'	13°29'53"	N13°48'50"W	99.89'
C216	200.00'	11.90'	3°24'29"	N18°51'32"W	11.90'
C217	200.00'	81.69'	23°24'10"	N5°27'12"W	81.12'
C218	200.00'	81.69'	23°24'10"	N17°56'58"E	81.12'
C219	200.00'	81.69'	23°24'10"	N41°21'08"E	81.12'
C220	200.00'	22.96'	6°34'37"	N56°20'31"E	22.94'
C221	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C222	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C223	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C224	175.00'	3.85'	1°15'43"	S89°39'08"W	3.85'
C225	175.00'	45.66'	14°56'55"	S81°32'49"W	45.53'
C226	175.00'	9.85'	3°13'33"	S72°27'35"W	9.85'
C227	250.00'	36.95'	8°28'03"	S75°04'51"W	36.91'
C228	250.00'	45.29'	10°22'48"	S84°30'16"W	45.23'
C229	250.00'	2.57'	0°35'19"	S89°59'20"W	2.57'
C230	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C231	250.00'	84.81'	19°26'11"	N80°33'54"E	84.40'
C232	50.00'	69.80'	79°59'07"	S49°43'26"E	64.27'
C233	775.00'	70.50'	5°12'43"	N12°20'14"W	70.47'
C234	775.00'	58.62'	4°20'02"	N17°06'37"W	58.61'
C235	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C236	775.00'	129.12'	9°32'45"	S14°30'15"E	128.97'
C237	175.00'	39.44'	12°54'44"	N75°23'17"E	39.35'
C238	175.00'	25.78'	8°26'21"	N86°03'49"E	25.75'
C239	175.00'	65.21'	21°21'05"	S79°36'28"W	64.84'
C240	175.00'	2.11'	0°41'28"	S0°03'44"E	2.11'
C241	175.00'	40.27'	13°10'59"	S6°59'57"E	40.18'
C242	175.00'	23.06'	7°33'05"	S17°22'00"E	23.05'
C243	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C244	300.00'	32.62'	6°13'51"	S48°49'24"W	32.61'
C245	200.00'	44.46'	12°44'14"	S52°04'36"W	44.37'
C246	200.00'	28.40'	8°08'07"	S62°30'46"W	28.37'
C247	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C248	200.00'	72.86'	20°52'20"	N56°08'39"E	72.46'
C249	25.00'	38.92'	89°12'21"	S68°49'00"E	35.11'
C250	525.00'	27.62'	3°00'50"	S25°43'15"E	27.61'
C251	450.00'	57.05'	7°15'49"	N23°35'45"W	57.01'
C252	450.00'	57.05'	7°15'49"	N16°19'56"W	57.01'
C253	450.00'	57.05'	7°15'49"	N9°04'07"W	57.01'
C254	450.00'	44.92'	5°43'12"	N2°34'36"W	44.91'
C255	450.00'	216.07'	27°30'39"	S13°28'20"E	214.00'
C256	50.00'	81.59'	93°29'27"	S47°01'43"W	72.83'
C257	375.00'	80.53'	12°18'15"	N87°37'19"E	80.38'
C258	375.00'	58.70'	8°58'07"	N76°59'08"E	58.64'
C259	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C260	375.00'	50.63'	7°44'07"	S16°01'08"E	50.59'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C261	375.00'	45.58'	6°57'52"	S8°40'08"E	45.55'
C262	375.00'	35.80'	5°28'12"	S2°27'06"E	35.79'
C263	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C264	375.00'	132.01'	20°10'11"	N9°48'06"W	131.33'
C265	215.00'	38.93'	10°22'32"	S4°54'17"E	38.88'
C266	15.00'	6.39'	24°23'23"	S12°28'41"W	6.34'
C267	15.00'	22.51'	85°58'05"	N46°53'08"W	20.45'
C268	200.00'	58.77'	16°50'06"	S81°51'57"W	58.55'
C269	100.00'	115.93'	66°25'19"	S57°04'20"W	109.54'
C270	500.00'	89.05'	10°12'17"	N78°33'02"E	88.94'

LOT WIDTH AT SETBACK

Block No.	Lot No.	Width	Setback	Minimum Width
2	9	44.33'	15.00'	40.00'
2	14	47.13'	15.00'	40.00'
2	15	47.02'	15.00'	40.00'
2	16	47.02'	15.00'	40.00'
2	17	46.66'	15.00'	40.00'
3	9	45.03'	15.00'	40.00'
3	22	43.29'	15.00'	40.00'
3	23	43.29'	15.00'	40.00'
3	25	45.02'	15.00'	40.00'
3	28	45.00'	15.00'	40.00'
3	29	45.00'	15.00'	40.00'
3	33	41.36'	15.00'	40.00'
3	34	44.47'	15.00'	40.00'
3	35	43.65'	15.00'	40.00'
5	5	45.00'	15.00'	40.00'
5	10	45.00'	15.00'	40.00'
8	1	53.47'	15.00'	40.00'
8	2	45.00'	15.00'	40.00'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	8 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
19	BLOCK 2	6150.0000 sf
20	BLOCK 2	6760.6882 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 6	7437.3689 sf
2	BLOCK 6	5490.0000 sf
3	BLOCK 6	5490.0000 sf
4	BLOCK 6	6209.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5462.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
DEDICATED ROW #1	DEDICATED ROWS	1504.5992 sf
DEDICATED ROW #2	DEDICATED ROWS	24403.1261 sf
DEDICATED ROW #3	DEDICATED ROWS	5513.8048 sf

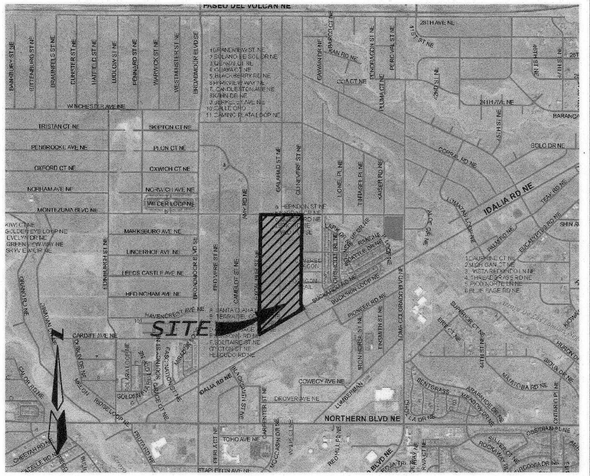
Parcel Line Table		
Line #	Direction	Length
L1	S73°00'44"W	39.61
L2	S69°26'13"W	28.64
L3	S15°02'35"E	4.83
L4	S30°09'31"E	34.05
L5	N89°43'00"W	25.00
L6	N00°17'00"E	10.00
L7	N89°43'00"W	38.38
L8	S89°43'00"E	59.11
L9	S00°17'00"W	20.00
L10	N44°43'00"W	26.76
L11	N00°17'00"E	28.00
L12	N89°43'00"W	57.40
L13	N89°43'00"W	65.98
L14	N89°43'00"W	29.54
L15	S32°28'03"W	18.90
L16	S72°04'51"W	0.42
L17	N89°43'00"W	20.00

Parcel Area Table		
Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	8371.2169 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT V	HOA TRACTS	792.3842 sf
TRACT 2-A	TRACTS	1435605.4826 sf

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	9 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE



LOCATION MAP SCALE:NTS

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 340 residential lots and 19 H.O.A. tracts.Tracts.
2. To eliminate any existing property/tract lines as shown hereon.
3. To Vacate any public utility easements as shown.
4. To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
5. To grant all easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
   - PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5" (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)
   - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48")
5. FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
6. TITLE COMMITMENT:
   TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
7. ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
8. CITY OF RIO RANCHO, NEW MEXICO ZONE:
   TRACTS 1 & 2 = R-4
   LOT 11, BLOCK 72 = R-1
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE:	75.2056 AC.
NO. OF EXISTING LOTS:	1 LOT
NO. OF EXISTING TRACTS:	2 TRACTS
NO. OF LOTS CREATED:	166 LOTS
NO. OF TRACTS CREATED:	13 TRACTS
PUBLIC RIGHT OF WAY CREATED:.	9.5041 AC.
DATE OF SURVEY:	NOVEMBER 8th, 2020
HALF WIDTH STREETS	0.22 MILES
FULL WIDTH STREETS	1.99 MILES
TOTAL STREETS	2.21 MILES

FREE CONSENT AND DEDICATION

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

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES – NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILTY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY") . (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien 10-11-2024

Rick Tayrien, Vice President of Land Acquisition — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 11 day of October, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC. on behalf of said Limited Liability Corporation.

Notary Public — My Comission Expires May 11, 2026

State of New Mexico
Notary Public
ERIC MOLINA
Comission # 1137950
Expires: May 11, 2026

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN AND SPARKLIGHT ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NO T SHOWN ON THIS PLAT.

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 20___ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman — Date

UTILITY APPROVALS

City of Rio Rancho — Date 10/01/2024

Public Service Company of New Mexico — Date 10/02/2024

New Mexico Gas Company — Date 10/03/2024

Lumen — Date

Armando Galindo — 10/7/2024

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 at a regular Planning and Zoning Board meeting on the_____day of_____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho — Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 07/20/2024 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 07/20/2024 — Date

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 07/20/2024	Job: 18114	

RRE BOOK PAGE

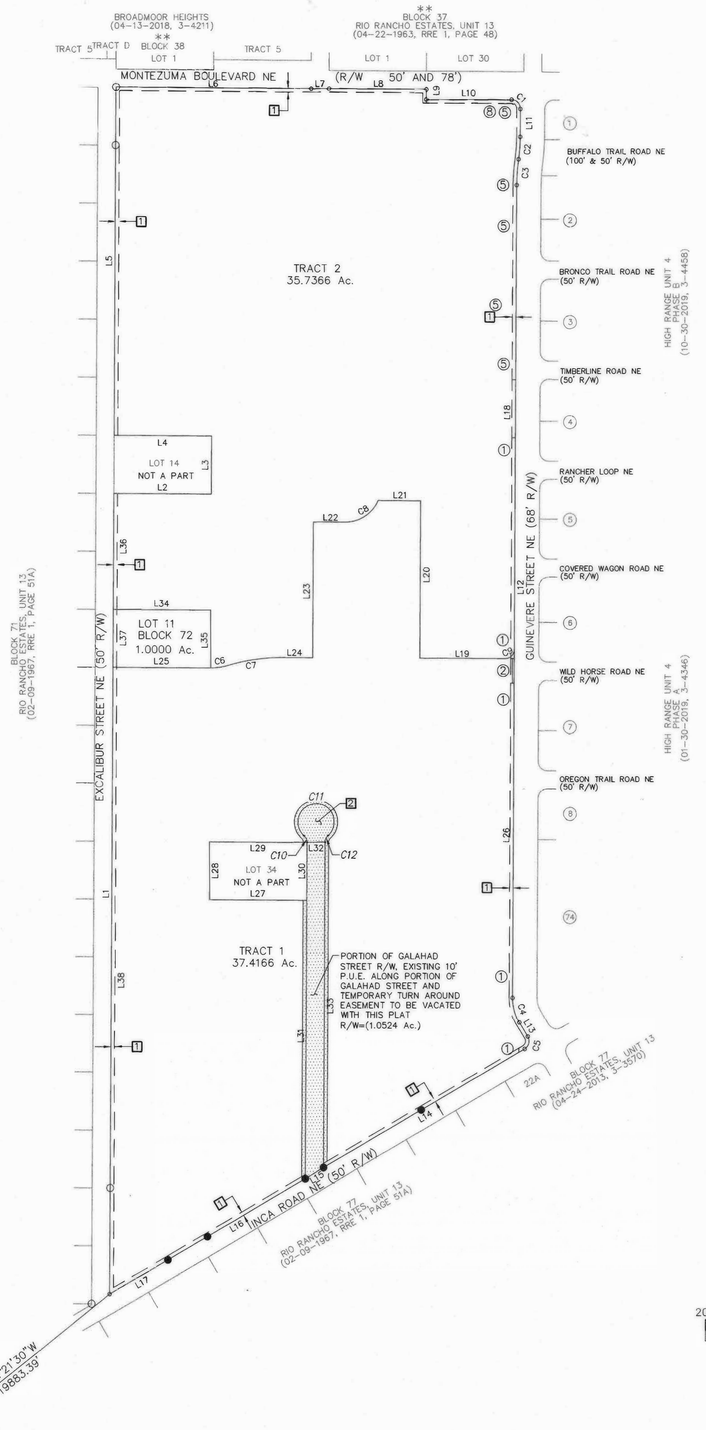
FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
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THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 00°17'00" E	2213.28'
L2	S 89°43'00" E	272.25'
L3	N 00°17'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 00°17'00" E	960.00'
L6	S 89°43'00" E	544.50'
L7	N 89°43'00" W	50.00'
L8	N 89°43'00" W	272.25'
L9	N 00°17'00" E	28.00'
L10	S 89°43'00" E	238.25'
L11	S 00°17'00" W	76.77'
L12	S 00°17'00" E	2243.87'
L13	S 30°22'10" E	46.49'
L14	S 59°37'50" W	651.15'
L15	S 59°37'50" W	58.12'
L16	S 59°37'50" W	444.00'
L17	S 59°54'50" W	188.39'
L18	S 00°17'00" W	1281.37'
L19	N 89°43'00" W	239.25'
L20	N 00°17'00" E	435.00'
L21	N 89°43'00" W	118.35'
L22	N 89°43'00" W	90.14'
L23	S 00°17'00" W	375.00'
L24	N 89°43'00" W	82.27'
L25	S 89°43'00" E	272.25'
L26	S 00°17'00" W	962.50'
L27	N 89°43'00" W	272.25'
L28	N 00°17'00" E	160.00'
L29	S 89°43'00" E	272.25'
L30	S 00°31700" W	153.88'
L31	N 00°17'00" E	771.67'
L32	N 89°43'00" W	50.00'
L33	S 00°17'00" W	902.04'
L34	S 89°43'00" E	272.25'
L35	S 00°17'00" W	160.00'
L36	N 00°17'00" E	320.00'
L37	N 00°17'00" E	160.00'
L38	N 00°17'00" E	1733.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.69'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17"W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12"W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04"W	47°56'09"



EXISTING EASEMENTS

[1] EXISTING 10' PUE
(04-11-2022, 3-4853)

[2] EXISTING TEMPORARY TURN AROUND EASEMENT
(04-11-2022, 3-4853)
(TO BE VACATED WITH THIS PLAT)

① EXISTING 10' PUE
(01-30-2019, 3-4346)

② EXISTING 5' PUE
(01-30-2019, 3-4346)

⑤ EXISTING 10' PUE
(10-30-2019, 3-4458)

⑧ EXISTING 1' NO VEHICULAR ACCESS EASEMENT
(10-30-2019, 3-4458)

PROPERTY CORNERS

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

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

200 0 200 400 600
Scale 1" = 200'

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

Designed:DMG/CVL Drawn: TA Checked: ALS
Scale: as shown Date: 07/05/2024 Job: 18114

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

PROPERTY CORNERS

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

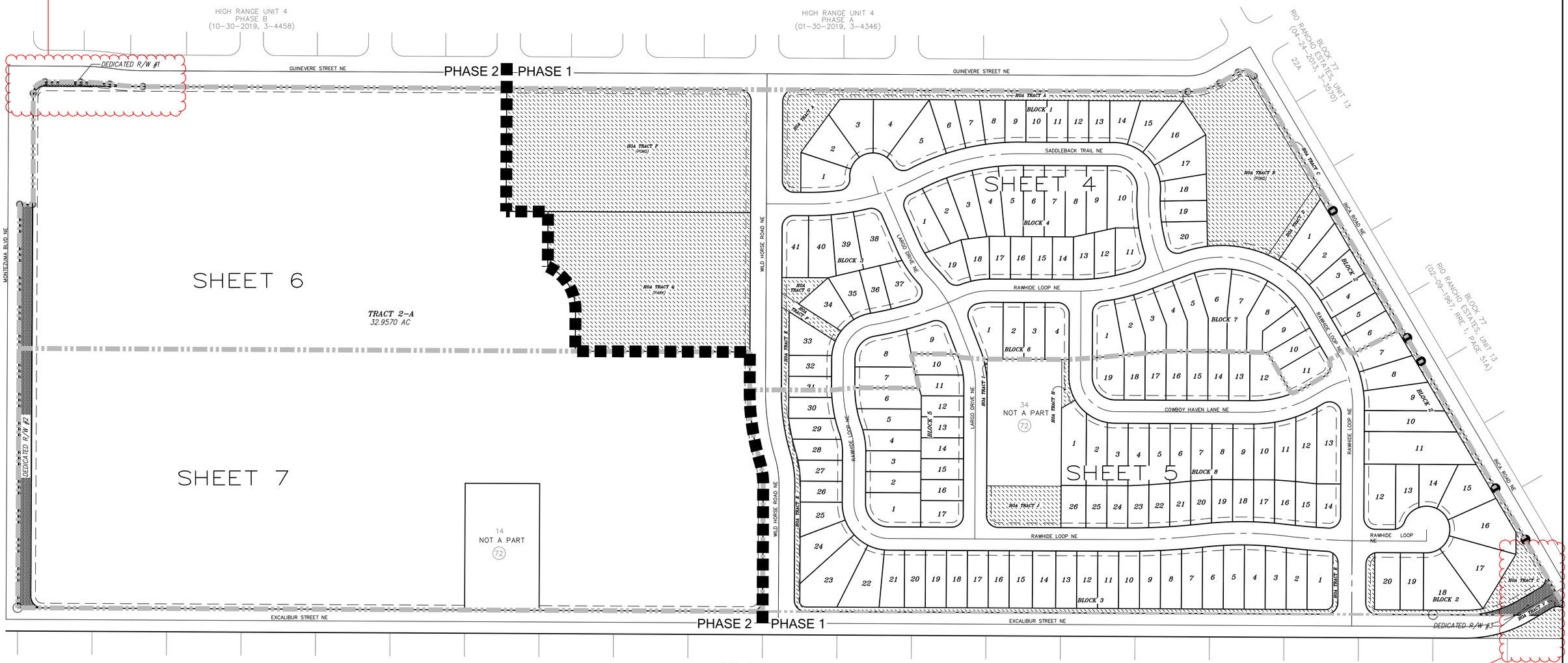
ABBREVIATIONS

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

NOTES:

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

It is unclear why dedication of right-of-way on the west side of Guinevere at the intersection with Montezuma is shown.



Clearly identify right of way to remain. Make sure it matches the other pages.

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

NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH–PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

LEGEND

SHEET INDEX
PHASE LINE

100' 50' 0 100' 200'
SCALE: 1" = 100'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	3 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
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OCTOBER, 2024

PROPERTY CORNERS

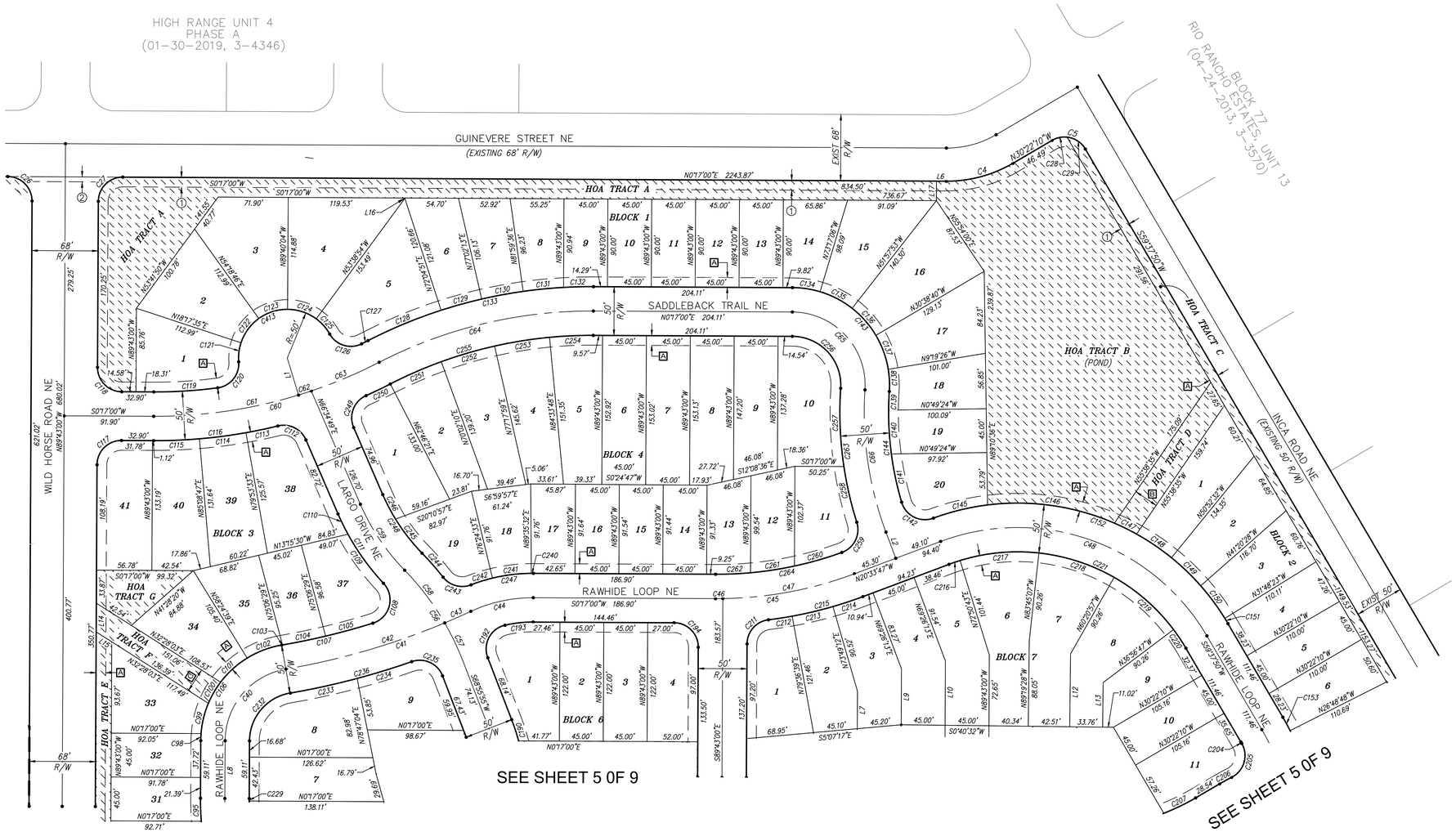
- □ – FOUND 1/2" REBAR WITH CAP "LS 7719"
- ○ – FOUND 1/2" REBAR
- ● – FOUND 1" PIPE

ABBREVIATIONS

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

NOTES:

1. HOA TRACTS A, C, E, G, H, I, J AND V, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
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NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH–PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

EXISTING EASEMENTS

① EXISTING 10' PUE (01-30-2019, 3-4346)
② EXISTING 5' PUE (01-30-2019, 3-4346)
⑤ EXISTING 10' PUE (10-30-2019, 3-4458)

NEW EASEMENTS

[A] NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
[B] NEW 25' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF ALL LOTS. HOA TRACT D TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.
[C] NEW BLANKET 25' DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. TRACT F FOR THE BENEFIT OF ALL LOTS. TRACT F TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	4 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

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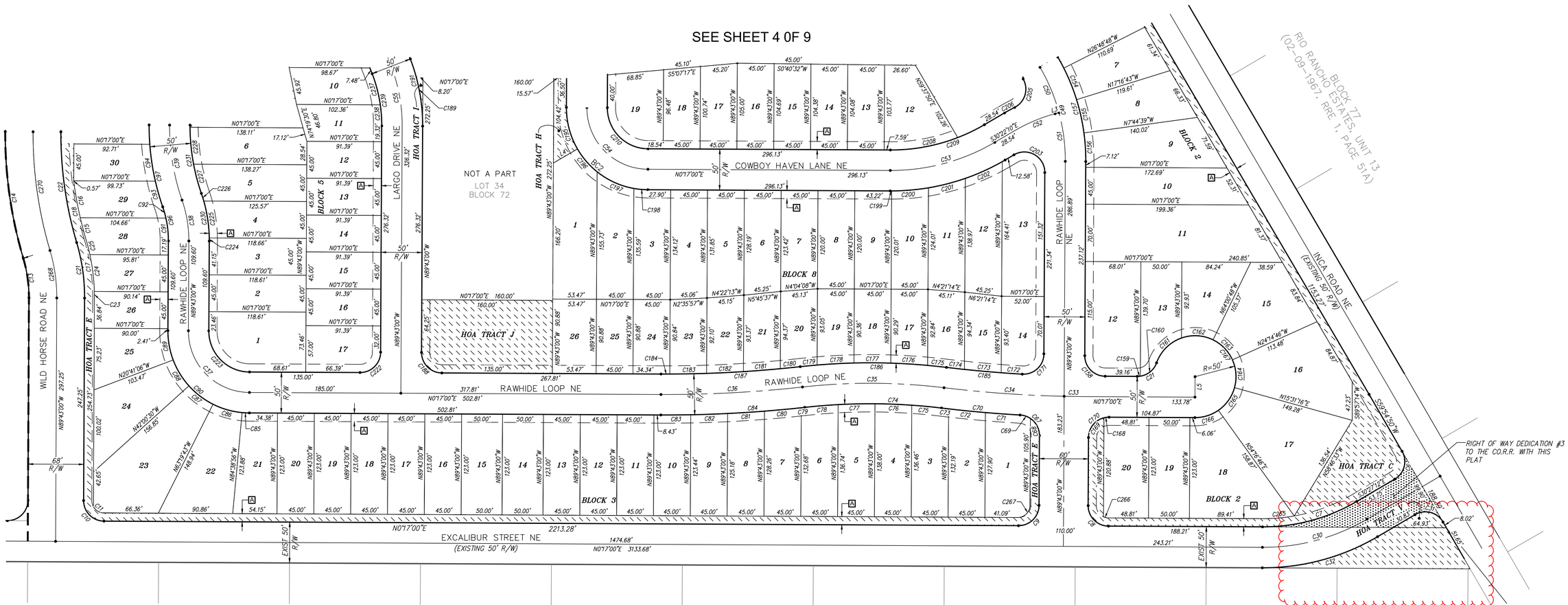
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FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

SEE SHEET 7 0F 9

SEE SHEET 4 0F 9



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Clearly identify right of way to remain. Make sure it matches the other pages.

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	5 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

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FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

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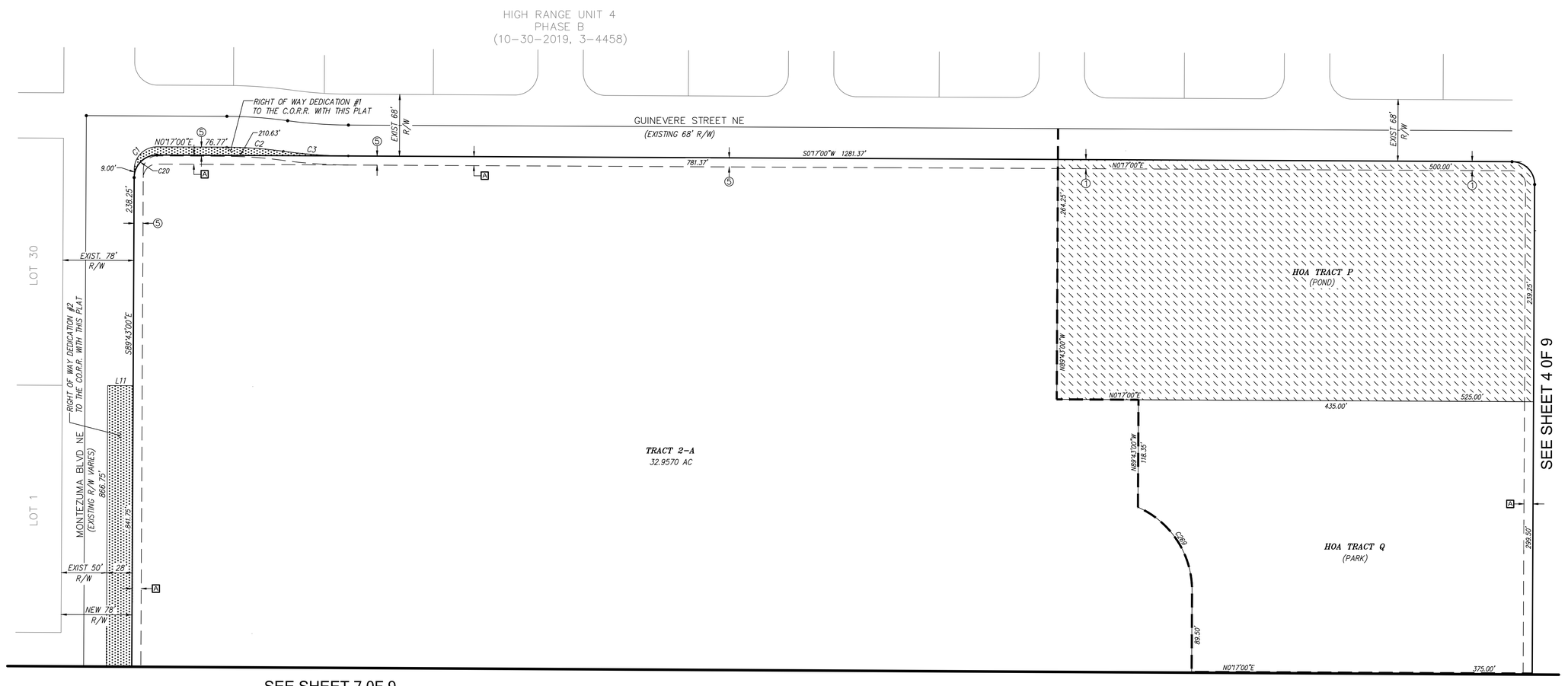
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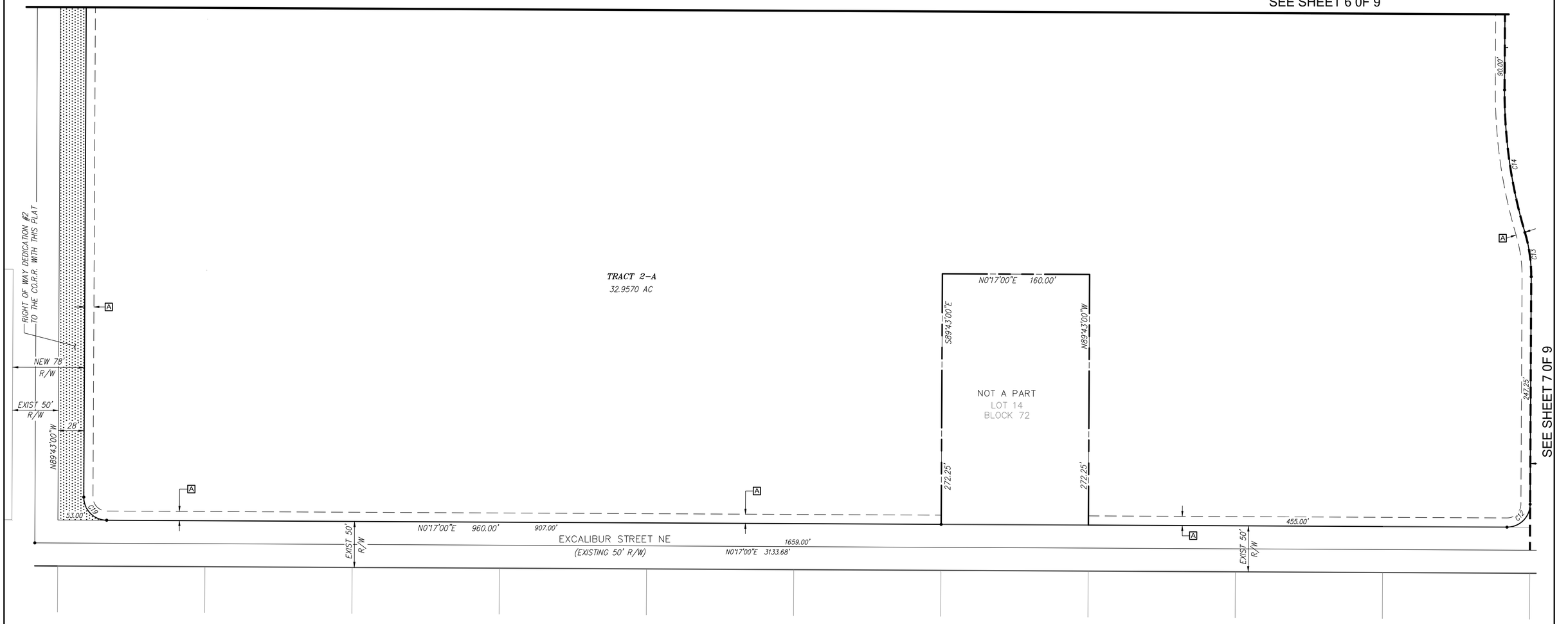
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SANDOVAL COUNTY, NEW MEXICO
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SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N40°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S40°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C13	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'
C14	534.00'	156.90'	16°50'06"	S81°51'57"W	156.34'
C15	454.00'	27.88'	3°31'08"	N75°12'28"E	27.88'
C16	454.00'	45.20'	5°42'17"	N79°49'11"E	45.18'
C17	246.00'	64.11'	14°55'58"	S80°54'53"W	63.93'
C18	454.00'	73.09'	9°13'25"	S78°03'37"W	73.01'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C21	234.00'	68.76'	16°50'06"	N81°51'57"E	68.51'
C22	466.00'	136.92'	16°50'06"	N81°51'57"E	136.43'
C23	246.86'	8.17'	1°53'43"	N89°19'49"E	8.17'
C24	246.00'	45.42'	10°34'45"	N83°05'30"E	45.36'
C25	246.00'	18.69'	4°21'14"	N75°37'31"E	18.69'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°03'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S0°46'54"W	26.09'
C34	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	13°14'21"	N0°17'00"E	172.92'
C36	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C42	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C43	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°15'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	13°14'21"	S01°17'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'26"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N3°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'19"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.55'	6°12'57"	S73°57'17"W	32.53'
C94	300.00'	45.59'	8°42'24"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	25.09'	14°22'28"	S59°57'55"E	25.02'
C101	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C102	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C103	725.00'	0.79'	0°03'45"	N9°45'45"W	0.79'
C104	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C105	725.00'	50.32'	3°58'37"	S15°20'42"E	50.31'
C106	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C107	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C108	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C109	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C110	250.00'	23.19'	5°18'50"	N63°55'24"E	23.18'
C111	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C112	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C113	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°45'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S8°09'25"W	131.49'
C147	250.00'	25.26'	5°47'21"	S26°17'56"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S67°57'15"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C159	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S31°17'05"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°12'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	6.26'	14°20'43"	N6°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17"	N51°53'22"W	30.66'
C170	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C171	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C172	1475.00'	25.74'	0°59'59"	S3°47'28"W	25.74'
C173	1475.00'	45.17'	1°45'16"	S5°10'05"W	45.16'
C174	1475.00'	22.08'	0°51'27"	S6°28'27"W	22.07'
C175	775.00'	23.17'	1°42'47"	S6°02'47"W	23.17'
C176	775.00'	45.08'	3°19'38"	S3°31'25"W	45.07'
C177	775.00'	45.01'	3°19'38"	S0°11'37"W	45.00'
C178	775.00'	45.09'	3°20'00"	S3°08'12"E	45.08'
C179	775.00'	20.74'	1°31'59"	S5°34'12"E	20.73'
C180	1475.00'	24.51'	0°57'08"	S5°51'37"E	24.51'
C181	1475.00'	45.16'	1°45'15"	S4°30'25"E	45.16'
C182	1475.00'	45.07'	1°45'02"	S2°45'17"E	45.06'
C183	1475.00'	45.01'	1°44'55"	S1°00'18"E	45.01'
C184	1475.00'	10.66'	0°24'51"	S0°04'34"W	10.66'
C185	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C186	775.00'	179.08'	13°14'21"	N0°17'00"E	178.68'
C187	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'
C188	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C189	225.00'	60.92'	15°30'52"	N82°31'34"E	60.74'
C190	225.00'	22.92'	5°50'13"	S71°51'02"W	22.91'
C191	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C192	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C193	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C194	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C195	100.00'	53.13'	30°26'31"	S75°03'44"W	52.51'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C196	100.00'	36.95'	21°10'18"	N49°15'20"E	36.74'
C197	100.00'	49.82'	28°32'34"	N24°23'54"E	49.30'
C198	100.00'	17.18'	9°50'37"	N5°12'18"E	17.16'
C199	275.00'	1.78'	0°22'12"	N0°05'54"E	1.78'
C200	275.00'	45.23'	9°25'24"	N4°47'54"W	45.18'
C201	275.00'	46.57'	9°42'07"	N14°21'39"W	46.51'
C202	275.00'	49.58'	10°19'50"	N24°22'38"W	49.52'
C203	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C204	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C205	25.00'	40.60'	93°02'45"	S73°20'04"E	36.28'
C206	225.00'	13.97'	3°33'29"	S28°35'26"E	13.97'
C207	225.00'	36.25'	9°13'55"	S25°45'13"E	36.21'
C208	225.00'	84.12'	21°25'15"	S10°25'38"E	83.63'
C209	225.00'	120.37'	30°39'10"	S15°02'35"E	118.94'
C210	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C211	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C212	425.00'	24.66'	3°19'28"	N8°43'37"W	24.66'
C213	425.00'	42.95'	5°47'26"	N13°17'04"W	42.93'
C214	425.00'	32.51'	4°22'59"	N18°22'17"W	32.50'
C215	425.00'	100.12'	13°29'53"	N13°48'50"W	99.89'
C216	200.00'	11.90'	3°24'29"	N18°51'32"W	11.90'
C217	200.00'	81.69'	23°24'10"	N5°27'12"W	81.12'
C218	200.00'	81.69'	23°24'10"	N17°56'58"E	81.12'
C219	200.00'	81.69'	23°24'10"	N41°21'08"E	81.12'
C220	200.00'	22.96'	6°34'37"	N56°20'31"E	22.94'
C221	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C222	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C223	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C224	175.00'	3.85'	1°15'43"	S89°39'08"W	3.85'
C225	175.00'	45.66'	14°56'55"	S81°32'49"W	45.53'
C226	175.00'	9.85'	3°13'33"	S72°27'35"W	9.85'
C227	250.00'	36.95'	8°28'03"	S75°04'51"W	36.91'
C228	250.00'	45.29'	10°22'48"	S84°30'16"W	45.23'
C229	250.00'	2.57'	0°35'19"	S89°59'20"W	2.57'
C230	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C231	250.00'	84.81'	19°26'11"	N80°33'54"E	84.40'
C232	50.00'	69.80'	79°59'07"	S49°43'26"E	64.27'
C233	775.00'	70.50'	5°12'43"	N12°20'14"W	70.47'
C234	775.00'	58.62'	4°20'02"	N17°06'37"W	58.61'
C235	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C236	775.00'	129.12'	9°32'45"	S14°30'15"E	128.97'
C237	175.00'	39.44'	12°54'44"	N75°23'17"E	39.35'
C238	175.00'	25.78'	8°26'21"	N86°03'49"E	25.75'
C239	175.00'	65.21'	21°21'05"	S79°36'28"W	64.84'
C240	175.00'	2.11'	0°41'28"	S0°03'44"E	2.11'
C241	175.00'	40.27'	13°10'59"	S6°59'57"E	40.18'
C242	175.00'	23.06'	7°33'05"	S17°22'00"E	23.05'
C243	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C244	300.00'	32.62'	6°13'51"	S48°49'24"W	32.61'
C245	200.00'	44.46'	12°44'14"	S52°04'36"W	44.37'
C246	200.00'	28.40'	8°08'07"	S62°30'46"W	28.37'
C247	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C248	200.00'	72.86'	20°52'20"	N56°08'39"E	72.46'
C249	25.00'	38.92'	89°12'21"	S68°49'00"E	35.11'
C250	525.00'	27.62'	3°00'50"	S25°43'15"E	27.61'
C251	450.00'	57.05'	7°15'49"	N23°35'45"W	57.01'
C252	450.00'	57.05'	7°15'49"	N16°19'56"W	57.01'
C253	450.00'	57.05'	7°15'49"	N9°04'07"W	57.01'
C254	450.00'	44.92'	5°43'12"	N2°34'36"W	44.91'
C255	450.00'	216.07'	27°30'39"	S13°28'20"E	214.00'
C256	50.00'	81.59'	93°29'27"	S47°01'43"W	72.83'
C257	375.00'	80.53'	12°18'15"	N87°37'19"E	80.38'
C258	375.00'	58.70'	8°58'07"	N76°59'08"E	58.64'
C259	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C260	375.00'	50.63'	7°44'07"	S16°01'08"E	50.59'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C261	375.00'	45.58'	6°57'52"	S8°40'08"E	45.55'
C262	375.00'	35.80'	5°28'12"	S2°27'06"E	35.79'
C263	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C264	375.00'	132.01'	20°10'11"	N9°48'06"W	131.33'
C265	215.00'	38.93'	10°22'32"	S4°54'17"E	38.88'
C266	15.00'	6.39'	24°23'23"	S12°28'41"W	6.34'
C267	15.00'	22.51'	85°58'05"	N46°53'08"W	20.45'
C268	200.00'	58.77'	16°50'06"	S81°51'57"W	58.55'
C269	100.00'	115.93'	66°25'19"	S57°04'20"W	109.54'
C270	500.00'	89.05'	10°12'17"	N78°33'02"E	88.94'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	8 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

FINAL PLAT
FOR
HIGH RANGE 5 SUBDIVISION PHASE 1

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
19	BLOCK 2	6150.0000 sf
20	BLOCK 2	6760.6882 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 6	7437.3689 sf
2	BLOCK 6	5490.0000 sf
3	BLOCK 6	5490.0000 sf
4	BLOCK 6	6209.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5462.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
DEDICATED ROW #1	DEDICATED ROWS	1504.5992 sf
DEDICATED ROW #2	DEDICATED ROWS	24403.1261 sf
DEDICATED ROW #3	DEDICATED ROWS	5513.8048 sf

Parcel Line Table		
Line #	Direction	Length
L1	S73°00'44"W	39.61
L2	S69°26'13"W	28.64
L3	S15°02'35"E	4.83
L4	S30°09'31"E	34.05
L5	N89°43'00"W	25.00
L6	N00°17'00"E	10.00
L7	N89°43'00"W	38.38
L8	S89°43'00"E	59.11
L9	S00°17'00"W	20.00
L10	N44°43'00"W	26.76
L11	N00°17'00"E	28.00
L12	N89°43'00"W	57.40
L13	N89°43'00"W	65.98
L14	N89°43'00"W	29.54
L15	S32°28'03"W	18.90
L16	S72°04'51"W	0.42
L17	N89°43'00"W	20.00

Parcel Area Table		
Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	8371.2169 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT V	HOA TRACTS	792.3842 sf
TRACT 2-A	TRACTS	1435605.4826 sf

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	9 of 9
Scale: as shown	Date: 10/30/2024	Job: 18114	

RRE BOOK PAGE

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-220-00012

AGENDA DATE:
December 17, 2024

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a Final Plat for the Stone Mountain subdivision to create 86 R-4: Single-Family Residential lots and one tract on the property legally described as Unit 13, Block 63, Parks and Recreation Area. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, TDO Development, LLC, through their agent, Aldrich Land Surveying, requests approval of a final plat for the Stone Mountain subdivision to create 86 R-4: Single-Family Residential lots and one tract on the property legally described as Unit 13, Block 63, Parks and Recreation Area.

The property is approximately 14.41 acres of vacant land located between Cardiff Ave NE and Candleston Ave NE to the north and south, and between of Edinburgh St NE and Candleston Ave NE to the east and west. The subject property is zoned R-4: Single- Family Residential per Ordinance No. 28 Enactment No. 04-027.

The preliminary plat for the Stone Mountain subdivision was approved by the Planning and Zoning Board on November 2, 2020. The preliminary plat was later amended and approved by the Planning and Zoning Board on June 8, 2021. The approved amendment to the preliminary plat increased the lot width of the majority of lots from 40' to 50', which decreased the overall lot count from 106 to 86, and one tract. The approved preliminary plat has been extended three times since it's approval.

GENERAL INFORMATION:
1. Layout: The Stone Mountain subdivision will consist of 86 Single Family Residential lots and one tract.
2. Acreage: 14.4102 acres.
3. Access: The development will have three access points. Two of the access points will be off of Dublin Rd NE, a residential road, and one will be off of Candleston Ave. NE, also a residential road.
4. Zoning: The subject property is zoned R-4: Single- Family Residential per Ordinance No. 28 Enactment No. 04-02.
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 will be required to provide an updated water and wastewater availability letter. This is listed as a condition of approval.
7. Drainage: The applicant will be required to provide an updated drainage report. This is listed as a

condition of approval.
8. Roads and Sidewalks: There are 3 new public roads proposed for this subdivision to be named Dublin Rd NE, Marble Ave. NE, and Travertine Ave NE. The total amount of road created will be 3.164 acres.
9. Recreation Facilities/Open Space: None.
10. Easements: There will be ten foot wide public utility easements within all new lots adjacent to road right-of-way. There will also be a 20 foot public drainage easement located in between lots 17 and 18.
11. Public Site Dedications: None.
12. Vacations: Existing 5 foot public utility easement surrounding the property will be vacated.
13. Variances: A variance to R.O. 2003 § 155.43 to vacate the required side and rear 5 ft. Public Utility Easements under case no. 20-280-00006 was approved.

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 with the previously approved subdivision variance (case no. 20-280-06). Staff recommends the Planning and Zoning Board find this criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE
The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots range in size from 0.1210 acres (approximately 5,270.76 sf) to 0.2242 acres (approximately 9,766.152 sf) in compliance with the 4,000 sf minimum lot area of the R-4: Single Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft. Staff recommends the Planning and Zoning Board find this criteria has been met.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN
In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1). Staff recommends the Planning and Zoning Board find this criteria has been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Comments
DSD Planning and Zoning	Provided within this document
DSD Engineering	Comments Pending
Rio Rancho Public Schools	No comments provided
Fire and Rescue	No adverse comments
Police Department	No comments provided
SSCAFCA	No comments provided
MRCOG	No comments provided
Parks, Recreation and Community Services	No 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 final plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The final plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The final plat conforms to the requirements of the R-4: Single Family Residential Zoning District.

CONDITIONS OF APPROVAL:
1.In accordance with R.O. 2003 Chapter 155.24(D)(1), the final plat shall be recorded within 6 months following the Planning and Zoning Board approval or the 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. Provide an updated water and wastewater availability letter.
5. Provide updated drainage reports.
6. Provide a new trip generation report, and provide a Traffic Impact Analysis (TIA) if the trip generation report is over the thresholds.

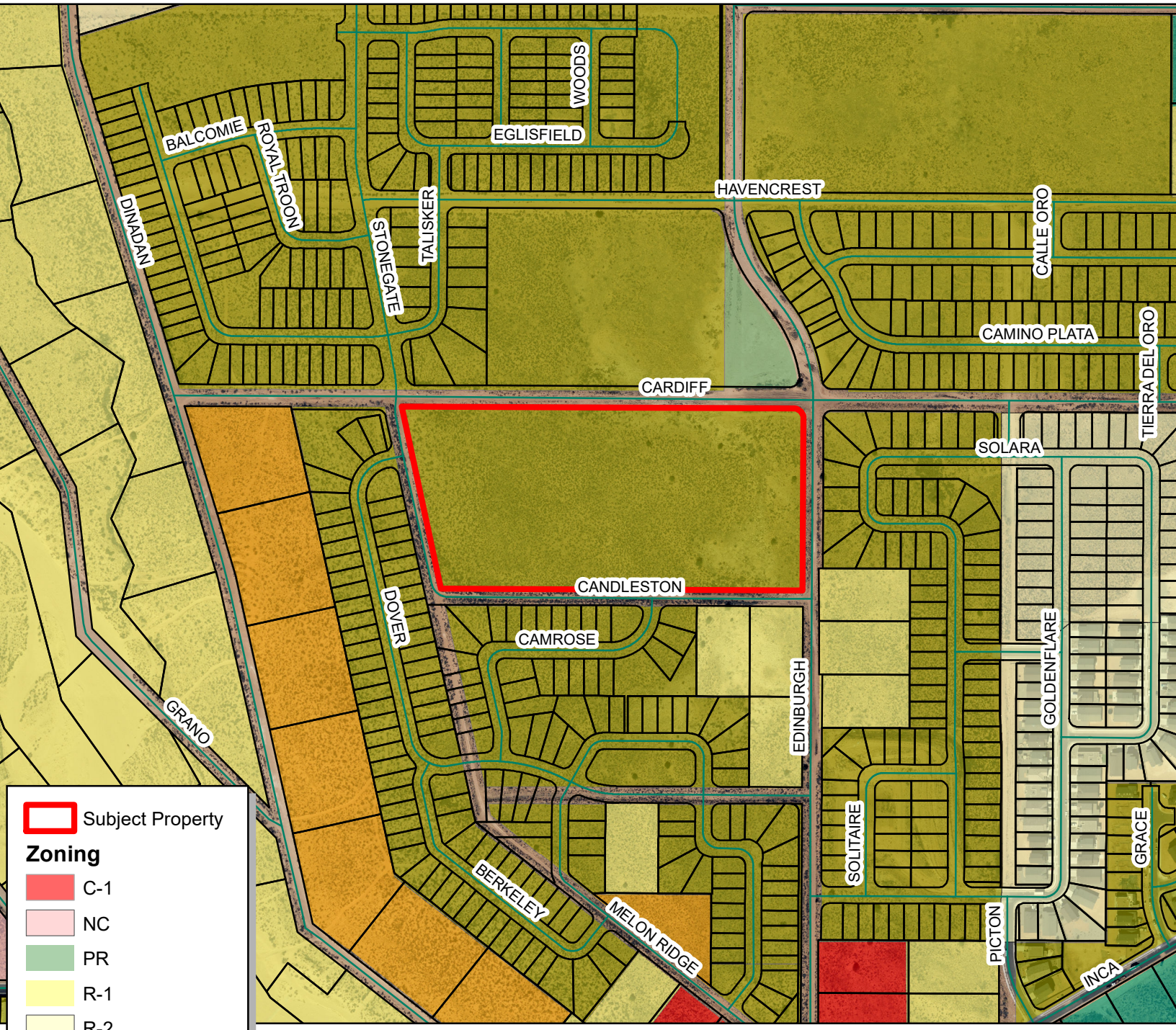
ALTERNATIVES:
The Planning and Zoning Board may:

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: Agent Authorization.pdf
ATTACHMENT: Stone Mountain Final Plat.pdf

STONE MOUNTAIN



GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
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 12/11/2024

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

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

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

These actions will be represented by the following entities:

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

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

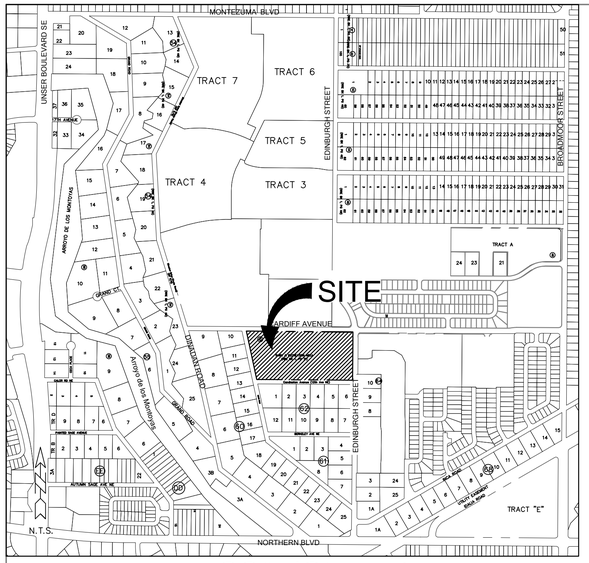
Forestar (USA) Real Estate Group, Inc.

Respectfully,

By:

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

FINAL PLAT FOR
STONE MOUNTAIN SUBDIVISION
(BEING A REPLAT OF PARKS AND RECREATION AREA, BLOCK 63, RIO RANCHO ESTATES UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2024



LOCATION MAP

SUBDIVISION DATA

Gross Acreage:	14.4102 Ac.
No. of Existing Lots eliminated:	0 Lots
No. of Existing Tracts eliminated:	1 Tract
No. of Lots created:	86 Lots
No. of Tracts created:	1 Tract
Public Right of way created:	3.1640 AC
Date of Survey:	July 14, 2015

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do herby consent to the granting of public and private easements as shown hereon, including the right to construct, operate, inspect and maintain facilities therein. Said owner(s) and/or proprietor(s) do hereby grant all public utility easements shown hereon for the common and joint use of gas, electric, water, sewer and communication services, where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby dedicate Tract "A" to the Stone Mountain Homeowner's Association in fee simple. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the property subdivided hereon.

OWNERSHIP:

Owner(s) Fourstar (USA) Real Estate Group, Inc., a Delaware corporation

Brian Konderil, LEED AP ND — Date
Region President – Southwest Pacific Region

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
BERNALILLO COUNTY SS)

On This _____ day of _____, 2025, this instrument was acknowledged before me by Brian Konderick LEED AP ND, Region President – Southwest Pacific Region of Fourstar (USA) Real Estate Group, Inc., a Delaware corporation on behalf of said corporation.

Notary Public — My commission expires:

LEGAL DESCRIPTION:

A certain tract of land situate within Block numbered Sixty-three (63) of Unit numbered Thirteen (13), designated as "PARK & RECREATION AREA", said tract being bounded on the North by Cardiff Avenue N.E., on the East by Edinburgh Street N.E., on the South by Candleston Avenue N.E., and on the West by Dublin Road N.E., as the same is shown and designated on the Plat entitled, "REPLAT OF BLOCKS WITHIN UNITS TWELVE & THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on February 9, 1967 in Rio Rancho Estates Plat Book No. 1, Page 71, and containing 14.4102 acres more or less.

PURPOSE OF PLAT

1. To Subdivide all of Park & Recreation Area into 86 RESIDENTIAL LOTS and 1 TRACT.
2. To dedicate public Right of Way to the City of Rio Rancho as shown hereon.
3. To grant easements as shown hereon.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

   "REPLAT OF BLOCKS WITHIN UNITS TWELVE AND THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO" (02-09-1967, RRE PLAT BOOK NO. 1, PAGE 71)

   "S.W. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO" (04-22-1963, RRE PLAT BOOK NO. 1, PAGE 49)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed July 14, 2015.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2305680, Revision No. 3, Commitment Date: April 15, 2024.
7. Address of Property: 2415 Cardiff Avenue NE, Rio Rancho, NM 87144.
8. City of Rio Rancho, New Mexico Zone: R-4, Overlay Zone, COZ.
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 1889 and 1893 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008. This property does not lie within the 100 Year Flood Plain.
10. Encroachments:
    A. None apparent
11. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

UTILITY APPROVALS:

City of Rio Rancho — Date

New Mexico Gas Company — Date

Lumen — Date

Public Service Company of New Mexico — Date

Sparklite — Date

Comcast — Date

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the____th day of_____, 2025 in, Sandoval County, New Mexico, and was recorded in Volume___, Folio_____, records of said County.

(Rio Rancho Estates Plat Book_____, Page_____)

Anne Brady Romero, County Clerk and Recorder

By:
Deputy

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Sparklite (SPARKLITE) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
6. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide services.

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

DISCLAIMER

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

DSD CASE NO._____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the_____ day of _____, 2025.

Fred Radosevich, Chairman — Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Planning and Zoning Board on the___day of_____, 2025.

Noel C. Davis, City Clerk, City of Rio Rancho — Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

JURISDICTIONAL AFFIDAVIT

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

12/03/2024
Timothy Aldrich, P.S. No. 7719 — Date

SURVEYOR'S CERTIFICATION

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

12/03/2024
Timothy Aldrich, P.S. No. 7719 — Date

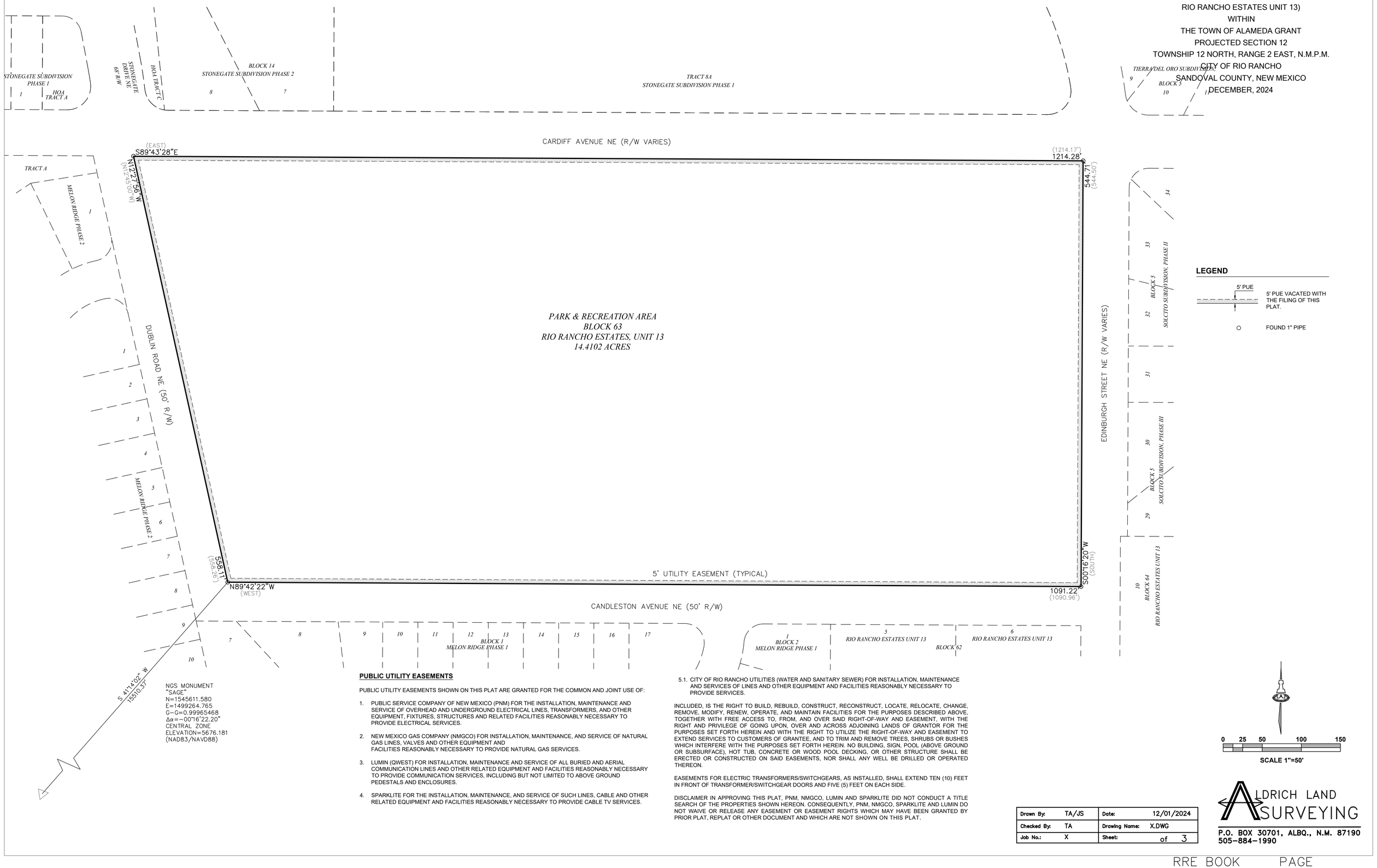
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Designed: TA	Drawn: TA	Checked: TA	1 of 3
Scale: AS SHOWN	Date: 12/03/2024	Job: 14-091	

RRE BOOK PAGE

FINAL PLAT FOR
STONE MOUNTAIN SUBDIVISION

(BEING A REPLAT OF PARKS AND RECREATION AREA, BLOCK 63
RIO RANCHO ESTATES UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2024



LEGEND

- 5' PUE — 5' PUE VACATED WITH THE FILING OF THIS PLAT.
- ○ FOUND 1" PIPE

0 25 50 100 150

SCALE 1"=50'

PUBLIC UTILITY EASEMENTS

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. LUMIN (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. SPARKLITE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

5.1. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

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

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMIN AND SPARKLITE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLITE AND LUMIN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

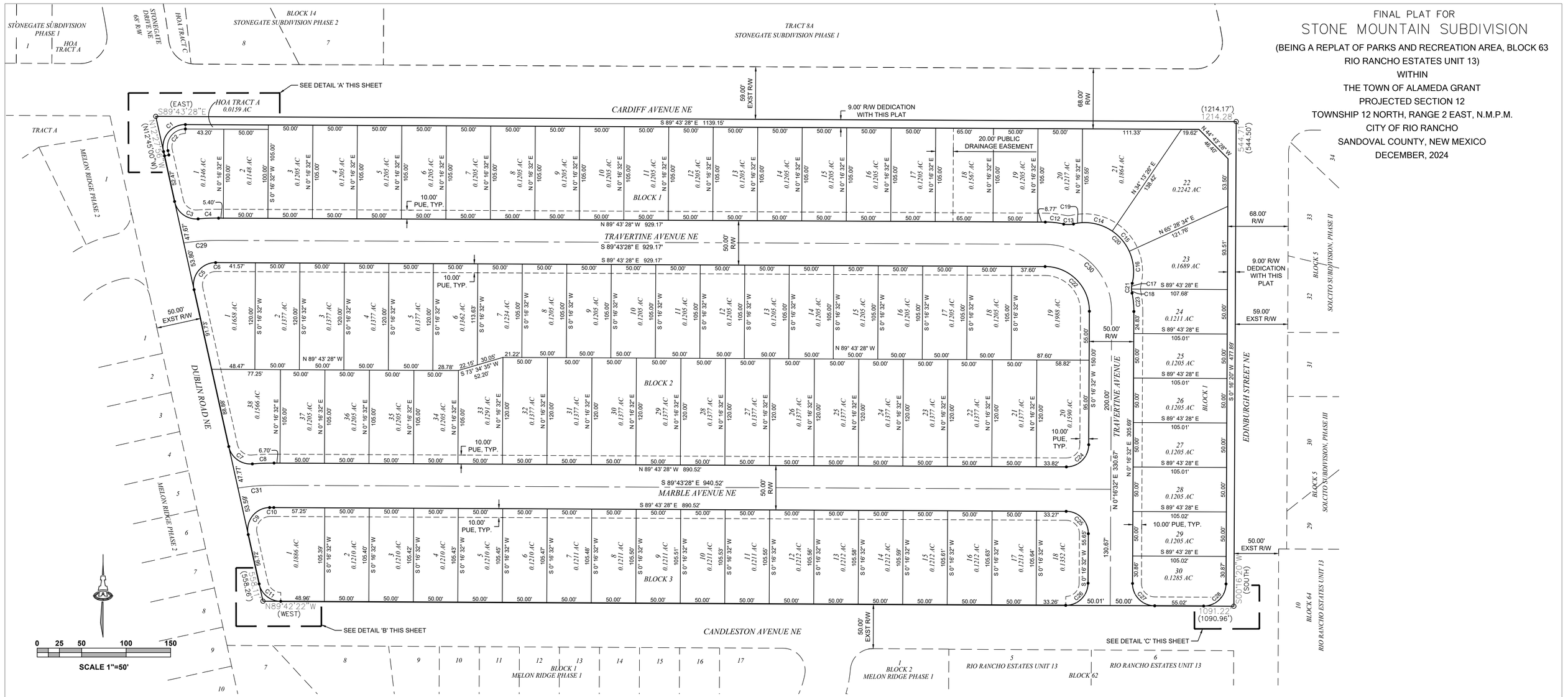
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Checked By:	TA	Drawing Name:	X.DWG
Job No.:	X	Sheet:	of 3

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

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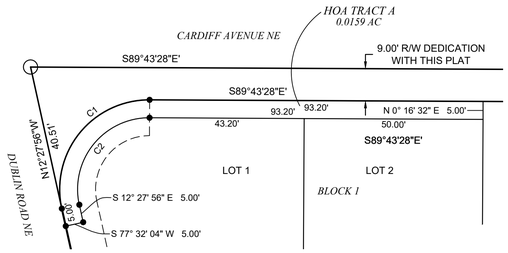
FINAL PLAT FOR
STONE MOUNTAIN SUBDIVISION

(BEING A REPLAT OF PARKS AND RECREATION AREA, BLOCK 63
RIO RANCHO ESTATES UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2024

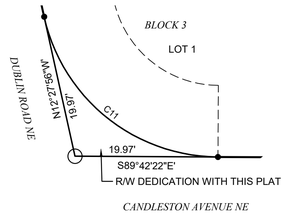


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	44.83'	25.00'	31.28'	39.06'	N 38°54'19" E	102°44'27"
C2	35.86'	20.00'	25.03'	31.25'	S 38°54'18" W	102°44'28"
C3	35.81'	25.00'	21.76'	32.82'	S 53°29'50" E	82°03'49"
C4	23.06'	275.00'	11.54'	23.05'	N 87°52'23" E	4°48'17"
C5	44.49'	25.00'	30.85'	38.84'	S 38°30'40" W	101°57'11"
C6	3.09'	225.00'	1.55'	3.09'	S 89°52'53" W	0°47'17"
C7	35.93'	25.00'	21.86'	32.91'	S 53°38'06" E	82°20'20"
C8	24.38'	275.00'	12.20'	24.37'	N 87°44'08" E	5°04'48"
C9	44.30'	25.00'	30.62'	38.73'	S 38°18'07" W	101°32'06"
C10	4.74'	225.00'	2.37'	4.74'	S 89°40'21" W	1°12'22"
C11	33.70'	25.00'	19.97'	31.21'	S 51°05'09" E	77°14'26"
C12	20.77'	100.00'	10.42'	20.73'	S 83°46'32" E	11°53'53"
C13	11.11'	25.00'	5.65'	11.02'	N 89°26'23" E	25°28'04"
C14	35.90'	55.00'	18.62'	35.27'	S 74°28'35" E	37°24'02"
C15	30.00'	55.00'	15.38'	29.63'	S 40°09'00" E	31°15'08"
C16	36.82'	55.00'	19.13'	36.14'	S 5°20'35" E	38°21'41"
C17	6.53'	25.00'	3.29'	6.51'	S 6°21'04" W	14°58'22"

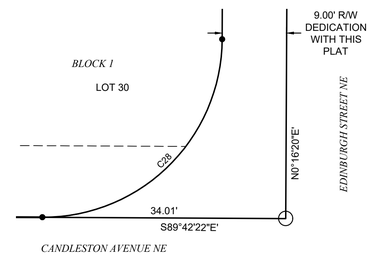
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C18	4.58'	25.00'	2.30'	4.57'	S 6°22'58" E	10°29'42"
C19	9.71'	55.00'	4.87'	9.70'	N 81°45'53" E	10°07'04"
C20	112.44'	55.00'	89.98'	93.86'	N 44°43'42" W	117°07'55"
C21	11.11'	25.00'	5.65'	11.02'	N 1°06'13" E	25°28'04"
C22	78.54'	50.00'	50.00'	70.71'	N 44°43'28" W	90°00'00"
C23	20.78'	100.00'	10.43'	20.74'	S 5°40'38" E	11°54'21"
C24	39.27'	25.00'	25.00'	35.36'	N 45°16'32" E	90°00'00"
C25	39.27'	25.00'	25.00'	35.36'	N 44°43'28" W	90°00'00"
C26	39.28'	25.00'	25.01'	35.36'	N 45°17'05" E	90°01'06"
C27	39.26'	25.00'	24.99'	35.35'	S 44°42'55" E	89°58'54"
C28	39.28'	25.00'	25.01'	35.36'	N 45°16'59" E	90°01'19"
C29	39.16'	250.00'	19.62'	39.12'	S 85°47'17" W	8°58'29"
C30	117.81'	75.00'	75.00'	106.07'	N 44°43'28" W	90°00'00"
C31	40.59'	250.00'	20.34'	40.55'	S 85°37'27" W	9°18'10"



DETAIL 'A'
SCALE: 1"=20'



DETAIL 'B'
SCALE: 1"=10'



DETAIL 'C'
SCALE: 1"=10'

Drawn By:	TA/JS	Date:	12/01/2024
Checked By:	TA	Drawing Name:	X.DWG
Job No.:	X	Sheet:	of 3

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