Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
February 28, 2023
6:00 PM
City Hall

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

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871
Passcode: 026819

Board Members

Leonel Gallegos, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	Cheryl Baker, District 6, Vice-Chair
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1. January 24, 2023 Planning and Zoning Board Meeting Minutes
2023-0124 PZB Minutes.docx

PUBLIC HEARINGS

2. **Preliminary/Final Plat.** The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Preliminary/Final Plat for Los Diamantes Subdivision, Phase I, Tracts 2-A-1, 3-A-1, and 3-A-2, a replat of Los Diamantes, Tracts 2-A & 3-A; Rio Rancho Estates Unit 10, Block 62, Lots 16-33; and Rio Rancho Estates Unit 10, Block 64, Lot 15. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
PZB Land Use Application Form Signed.pdf
Cover Letter.pdf
DSD COMMENTS_Summary Plat.pdf
Revised Plat_Tracts 2-A-1 3-A-1 3-A-2 Los Diamantes Subdivision Phase 1 02-15-2023 owner pnm lumen gas sparlight.pdf
Prelim-Final Los Diamantes Tracts 2-A-1, 3-A-1 & 3-A-2.jpg
23-200-00002 Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 2.28.23 PZB.pdf
Legal Ad 2.13.23.pdf
O33_23-03.pdf

3. **Preliminary Plat Extension**. The applicant, Shady Ventures through their agent, RESPEC., requests approval of a preliminary plat extension for Idalia Crossing located at the property legally described as Unit 17, Tracts G1, G2, and SUESMT. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Justification Letter.pdf
Idalia Crossing Preliminary Plat.pdf
Water, Wastewater Availability Statement.pdf
Reproduction of Notices.pdf

4. **Preliminary/ Final Plat.** The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests approval of a preliminary/final plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE on the property legally described as Unit 10, Block 28 Lots 2 and 3. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Application.pdf
Authoirzation.pdf
Zoning, Location.pdf
Plat.pdf
Reproduction of Notices.pdf
Engineering Comments.pdf

5. **Master Plan Amendment.** The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, requests approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A. Staff contact is Michelle Costilla, and staff recommends approval.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
Justification Letter.pdf
Reproduction of Notices.pdf
Petroglyph Medical Plaza Master Plan.pdf
Resolution_DRAFT.doc
Exhibit A.docx

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

6. PZ Monthly Building Activity Report - December 2022
PZ Monthly Building Activity Report - DEC 2022.pdf

7. PZ Monthly Summary Plat Report - December 2022
PZ Monthly Summary Plat Report - DEC 2022.pdf

8. PZ Monthly Building Activity Report - January 2023
PZ Monthly Building Activity Report - JAN 2023.pdf

9. PZ Monthly Summary Plat Report - January 2023
PZ Monthly Summary Plat Report - JAN 2023.pdf

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
January 24, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-0124 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JANUARY 24, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Fred Radosevich, District 3, Chair *(Virtual)*	Amy Rincon, Development Services Director
Robert Gabaldon, District 4 *(Virtual)*	Brian Babyak, Planner II
Scottie Richardson, District 5	Michelle Costilla, Planner I
Cheryl Baker, District 6, Vice-Chair	Liz Ruiz Carlos, Planner I
Sal Tortorici, At-Large	Chris Benson, Planner I
MEMBERS ABSENT:	Sharon Bitah, Administrative Assistant
Leonel Gallegos, District 1	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich stated this meeting will convene under the virtual format prescribed by the Attorney General's Office guidance issued for public meetings subject to the Open Meetings Act. This includes virtual or telephonic access via Zoom by members of the public. Instructions on how to access this meeting were made available in advance on the official agenda, as well as on the city's website.

Chairman Radosevich called the meeting to order at 6:00 PM and led those in attendance in the Pledge of Allegiance.

PUBLIC FORUM

CONSENT CALENDAR

1) January 10, 2023 Planning and Zoning Board Meeting Minutes

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

PUBLIC HEARINGS

2) The applicant, WNDG, LLC, through their agent, Consensus Planning, requested approval of a variance to the 300-foot distance requirement from a residentially zoned property for a retail cannabis establishment. The proposed retail cannabis establishment is physically located at 1660 NM HWY 528 SE, and is approximately 200 feet from the nearest property containing residential uses, which is located at 1465 NM HWY 528 SE.

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

Agent, Jim Strozier, commented on the item and stood for questions.

There was considerable discussion and questions from all the commissioners, which were answered by agent Jim Strozier and Development Services Director, Amy Rincon.

Scottie Richardson moved to approve Item #2. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **1 AGAINST**.
YES: Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici
NO: Fred Radosevich

3) The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requested approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision.

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

Agent, Josh Lutz, agreed with staff's findings and stood for questions, after being administered the oath virtually.

Commissioner Tortorici's question was answered by staff member, Liz Ruiz Carlos.

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

4) The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., 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 Broadmoor Heights Unit 5 Subdivision, on the property legally described as Broadmoor Heights 3A, Tract 5A, would not include side or rear easements.

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

Agent, Kelly Klein, concurred with staff and stood for questions, after being administered the oath virtually.

Commissioner Tortorici's question was answered by staff member, Brian Babyak.

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

5) The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requested approval of a Preliminary Plat for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A.

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

Agent, Kelly Klein made comments on the item and stood for questions.

Member of the public, Viola Johnson expressed her concerns, after being administered the oath virtually.

Commissioner Tortorici and Chairman Radosevich had questions, which were answered by agent Kelly Klein and Development Services Director, Amy Rincon.

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

6) The applicant, Priority Development, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a Zone Map Amendment for the property legally described as Unit 25, Block 28, Lots 3-14 & 32-36 and Unit 25, Block 27, Lots 2 & 3A, to change the zoning from TZ: Transitional Zoning to R-4: Single-Family Residential.

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

Agent Nina Villa spoke on the item and stood for questions.

Robert Gabaldon moved to approve Item #6. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Chairman Radosevich commended staff members on clear and detailed reports, which make the information easy to understand.

STAFF REPORTS

ADJOURNMENT

Chairman Radosevich adjourned the meeting at 6:50 PM.

APPROVED THIS 28th DAY OF FEBRUARY, 2023

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-200-00002

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Preliminary/Final Plat for Los Diamantes Subdivision, Phase I, Tracts 2-A-1, 3-A-1, and 3-A-2, a replat of Los Diamantes, Tracts 2-A & 3-A; Rio Rancho Estates Unit 10, Block 62, Lots 16-33; and Rio Rancho Estates Unit 10, Block 64, Lot 15. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Governing Body approved updates to the Los Diamantes Master Plan, the Unit 10 Specific Area Plan, and a Zone Map Amendment from R-1 and R-2: Single Family Residential to R-3: Mixed Residential and R-6: Multi-Family Residential on January 26, 2023. The purpose of the subject preliminary/final plat is to create three tracts of land within the Los Diamantes subdivision and to dedicate and vacate right-of-way for future subdivision access.

The Final Plat for Phase II of Los Diamantes (south of Westside Blvd SE) was approved at the December 13, 2022 Planning and Zoning Board Meeting and was recorded February 9, 2023.

The subject properties of Los Diamantes, Tract 3; Unit 10, Block 62, Lots 16-33; and Unit 10, Block 64, Lot 15 were rezoned from R-1: Single-Family Residential and R-2: Single-Family Residential to R-3: Mixed Residential and R-6: Multi-Family Residential under Ordinance No. 33, Enactment No. 23-03, dated January 26, 2023. Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 would create three tracts, totaling approximately 71.5972 acres and would dedicate approximately 2.8080 acres of public right-of-way to the City of Rio Rancho.

I. GENERAL INFORMATION
A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter from the City of Rio Rancho Utilities Department must be provided for subsequent platting actions within the subject tracts.
C. Drainage: Drainage shall be per the Los Diamantes Master Drainage Plan and will be further defined with subsequent platting actions. All drainage requirements must be approved by the City Engineering Department.
D. Roads & Sidewalks: This plat grants an 86' right-of-way of approximately 2.5199 acres, dedicated to the City of Rio Rancho, which will become the future Los Diamantes Dr SE. The proposed right-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.
E. Recreation Facilities/Open Space: Recreation facilities and open space will be specified in future

platting actions of the proposed tracts.
F. Easements: This preliminary/final plat vacates all existing easements within boundary (listed under H. Vacations) and grants 10' public utility easements on the tract boundaries as shown on sheet 3 of the subject plat.
G. Public Site Dedications: There are no public site dedications for this plat.
H. Vacations: There would be vacations of existing 5' and 10' PUEs, along with an existing temporary 50' turnaround easement. The plat additionally vacates the existing 86' public access, water, and sanitary sewer easement (future Los Diamantes Dr SE). All easements are as shown on Sheet 2 of the subject plat.
I. Variances: No variances are associated with this platting action.

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

III. CONFORMANCE WITH THE ZONING ORDINANCE
The proposed tracts will comply with all dimensional standards of the R-3: Single-Family Residential District, R-6: Multi-Family Residential District, and BP: Business Park District in subsequent platting actions as laid out in R.O. 2003 § 154.50 and 154.51.

Staff recommends the Planning and Zoning Board find the proposed preliminary/final plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN
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 meets all Policy L-1 requirements and is compliant with the Los Diamantes Master Plan; Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Fire and Rescue, and MRMPO reviewed this plat and application. MRMPO, City Engineering, Fire and Rescue, and City PRCS have no adverse comments. City Planning had several administrative edits on the plat itself, which are included as an attachment. The plat and application were also sent to Police and Rio Rancho Public Schools, but staff did not receive comments. FINDING: Criteria is satisfied.

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

NOTIFICATIONS: Adjacent property owners were notified of this hearing via first class mail. A notice sign was posted on the property as required by Ordinance. A legal notice was published in the February 13, 2023 edition of the Albuquerque Journal. All legal notification requirements for this property have been met.

IMPACT:
Staff recommends the Planning and Zoning Board approve the final plat subject to the following findings:

General Findings of Fact:

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

Specific Findings of Fact and Conditions of Approval:
1. The preliminary/final plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The preliminary/final plat conforms to the R-3: Single-Family Residential zoning district requirements.
3. The preliminary/final plat conforms to the R-6: Multi-Family Residential zoning district requirements.
4. The preliminary/final plat conforms to the BP: Business Park zoning district requirements.
5. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
6. Plat will be Book 33, Pages 57-59.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the preliminary/final plat with findings and conditions.
2. Approve the preliminary/final plat with modifications to the findings and conditions.
3. Deny the preliminary/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: PZB Land Use Application Form Signed.pdf
ATTACHMENT: Cover Letter.pdf
ATTACHMENT: DSD COMMENTS_Summary Plat.pdf
ATTACHMENT: Revised Plat_Tracts 2-A-1 3-A-1 3-A-2 Los Diamantes Subdivision Phase 1 02-15-2023 owner pnm lumen gas sparlight.pdf
ATTACHMENT: Prelim-Final Los Diamantes Tracts 2-A-1, 3-A-1 & 3-A-2.jpg
ATTACHMENT: 23-200-00002 Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 2.28.23 PZB.pdf
ATTACHMENT: Legal Ad 2.13.23.pdf
ATTACHMENT: O33_23-03.pdf

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: LD Development, LLC		Phone: 505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: ALBUQUERQUE	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: LD Development, LLC.	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) X	

Agent Name: Mark Goodwin & Associates, PA		Phone: 505-828-2200
Address: PO Box 90606		E-Mail: diane@goodwinengineers.com
City: ALBUQUERQUE	State: NM	ZIP Code: 87114

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

Summary Plat for Los Diamantes Subdivision, Tracts 2-A-1, 3-A-1 and 3-A-2, along with a Vacation request.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Tract 2-A-1, 3-A-1, and 3-A-2	Block(s):	Lot(s):
Existing Zoning: R-2	Proposed Zoning: R-2	
No. of existing lots: 19 Lots, 3 Tracts	No. of proposed lots: 3 Tracts	Total area of site (acres) 71.5972

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: Diane Hoelzer, PE	Applicant:	Agent: X
Signature: Diane Hoelzer		Date: 01/19/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

January 19, 2023

Mr. David Serrano
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

Re: Los Diamantes Drive Extension Summary Plat

Dear Mr. Serrano,

Enclosed, please find our application for Summary Plat and Vacation of Plat for Los Diamantes, Phase 1.

The purpose of the Summary Plat is to take an existing 19 lots and 3 Tracts and create a total of 3 new Tracts within the property. These Tracts will be known as 2-A-1, 3-A-1, and 3-A-2. In addition, a total of 2.808 acres is dedicated for public right-of-way. This includes additional right of way in Westside Blvd., Los Diamantes Drive and Ark Road.

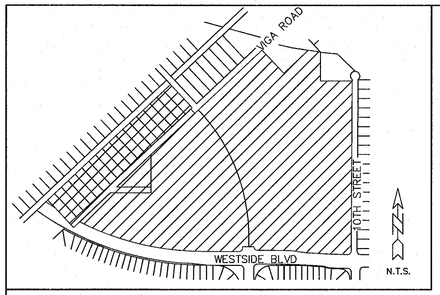
The purpose of the Vacation Request is to vacate a portion of Viga Rd and 18th Ave including the temporary turnaround easement. The vacation of existing PNM easements and the 86' public access, water and sanitary sewer easements will be rededicated as appropriately shown in the summary plat.

If you have any further questions, please feel free to contact our office.

Sincerely,
Mark Goodwin & Associates, PA

Diane Hoelzer, PE
Senior Engineer

DLH/kb



LOCATION MAP

PURPOSE OF PLAT

1. To create Tracts 2–A–1, 3–A–1 and 3–A–2 as shown hereon.
2. To eliminate lot lines as shown hereon.
3. To vacate easements and right–of–way as shown hereon.
4. To grant easements as shown hereon.
5. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 19
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 0
4. Total Number of Tracts Created: 3
5. Gross Subdivision Acreage: 71.5972 Acres

RIGHT–OF–WAY DEDICATION

1. 2.8080 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09–27–2019, VOLUME 3, FOLIO 4441)
   "TRACT A–1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02–06–2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1–A & 1–B, LOS DIAMANTES SUBDIVISION"
   (05–05–2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08–12–2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (– – , VOLUME 3, FOLIO)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2020.
6. City of Rio Rancho, Sandoval County, New Mexico Zone:
   Tract 2–A – BP
   Tract 3–A – R–2
   Lots 16–33, Block 62 – R–1 (OZ OVERLAY)
   Lot 15, Block 64 – R–1 (OZ OVERLAY)
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 and 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10–04–2018 (Tract 2–A & 3–A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.

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

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 2–A and Tract 3–A, Los Diamantes Subdivision, Phase 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 12, 2021, in Volume 3, Folio 4734, together with all of Lots 16 thru 33, Block 62 and Lot 15, Block 64, Rio Rancho Estates, Unit 10, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on May 13, 1968, in Rio Rancho Estates Plat Book 1, Page 74, and all of Tract AAA, Los Diamantes Subdivision, Phase 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on _____, 2022, in Volume 3, Folio _____, and including portions of vacated Viga Road SE and 18th Avenue SE, and containing 71.5972 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and SPARKLIGHT do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of tracts and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right–of–way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): LD Development, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2022, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

SUMMARY PLAT FOR
TRACTS 2–A–1, 3–A–1 & 3–A–2
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACTS 2–A & 3–A, LOS DIAMANTES, PHASE 1; LOTS 16 THRU 33, BLOCK 62 AND LOT 15, BLOCK 64, RIO RANCHO ESTATES , UNIT 10; TRACT AAA, LOS DIAMANTES, PHASE 2; AND A PORTION OF VACATED VIGA ROAD SE AND 18TH AVENUE SE)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
~~NOVEMBER, 2022~~

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2022.

_____
~~Michael Schlichte,~~ Chairman Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved ~~administratively by the Rio Rancho Development Services Department Director~~ on the _____ day of _____, 2022.

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

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

11–05–2022
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

11–05–2022
Timothy Aldrich, P.S. No. 7719 Date

11–05–22 REV

Drawn By:	TA	Date:	05–22–22
Checked By:	TA	Drawing Name:	15010PL4.DWG
Job No.:	15–010	Sheet:	1 of 3

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

SUMMARY PLAT FOR
TRACTS 2-A-1, 3-A-1 & 3-A-2
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACTS 2-A & 3-A, LOS DIAMANTES, PHASE 1; LOTS 16 THRU 33, BLOCK 62 AND LOT 15, BLOCK 64, RIO RANCHO ESTATES , UNIT 10; TRACT AAA, LOS DIAMANTES, PHASE 2; AND A PORTION OF VACATED VIGA ROAD SE AND 18TH AVENUE SE)
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SANDOVAL COUNTY, NEW MEXICO
~~NOVEMBER, 2022~~

EXISTING EASEMENTS
(ALL EXISTING EASEMENTS WITHIN THIS BOUNDARY ARE VACATED BY THIS PLAT)

EXISTING 5' PUE (WITHIN THE BOUNDARY)
(05-13-1968, RRE PLAT BOOK 1, PAGE 74)
(VACATED BY THIS PLAT)

① EXISTING 10' PUE
(09-27-2019, VOLUME 3, FOLIO 4441)
(VACATED BY THIS PLAT)

② EXISTING 50' TEMPORARY TURNAROUND EASEMENT
(09-27-2019, VOLUME 3, FOLIO 4441)
(VACATED BY THIS PLAT)

③ EXISTING 86' PUBLIC ACCESS, WATER AND SANITARY SEWER EASEMENT
(09-27-2019, VOLUME 3, FOLIO 4441)
(VACATED BY THIS PLAT)

④ EXISTING 10' PUE
(08-12-2021, VOLUME 3, FOLIO 4734)
(VACATED BY THIS PLAT)

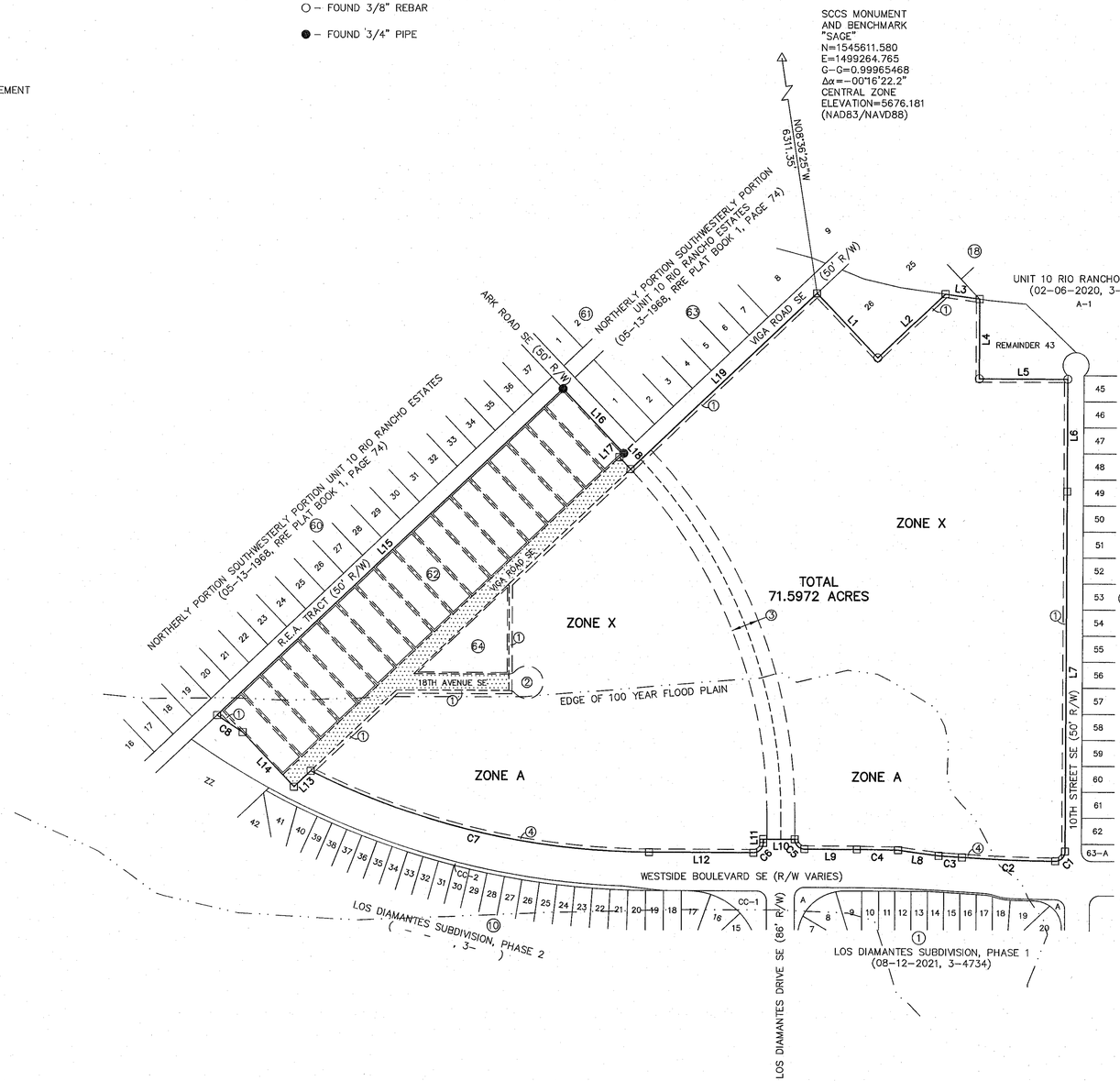
PUBLIC STREET RIGHT-OF-WAY VACATED BY THIS PLAT
(1.9984 ACRES)

PROPERTY CORNERS

□ - FOUND OR SET 1/2" REBAR WITH CAP "LS 7719"

○ - FOUND 3/8" REBAR

● - FOUND 3/4" PIPE



LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
L5	S 89°45'24" E	272.46'
L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 89°42'42" W	97.00'
L11	S 00°17'18" W	12.00'
L12	N 89°42'42" W	321.00'
L13	S 46°41'24" W	70.86'
L14	N 43°16'50" W	229.98'
L15	N 46°41'50" E	1461.70'
	(N46°25'10"E)	(1461.36')
L16	S 43°18'45" E	272.11'
	(S43°34'50"E)	(272.25')
L17	S 46°41'24" W	18.00'
L18	S 43°18'45" E	50.00'
L19	N 46°41'24" E	788.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C7	2347.00'	1079.99'	1070.48'	N 76°31'45" W	26°21'54"
C8	2347.00'	94.76'	94.75'	N 56°18'48" W	02°18'48"

200 0 200 400 600

Scale 1" = 200'

11-05-22 REV

Drawn By:	TA	Date:	05-22-22
Checked By:	TA	Drawing Name:	15010PL4.DWG
Job No.:	15-010	Sheet:	2 of 3

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

SUMMARY PLAT FOR
TRACTS 2–A–1, 3–A–1 & 3–A–2
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACTS 2–A & 3–A, LOS DIAMANTES, PHASE 1; LOTS 16 THRU 33, BLOCK 62 AND LOT 15, BLOCK 64, RIO RANCHO ESTATES , UNIT 10; TRACT AAA, LOS DIAMANTES, PHASE 2; AND A PORTION OF VACATED VIGA ROAD SE AND 18TH AVENUE SE)
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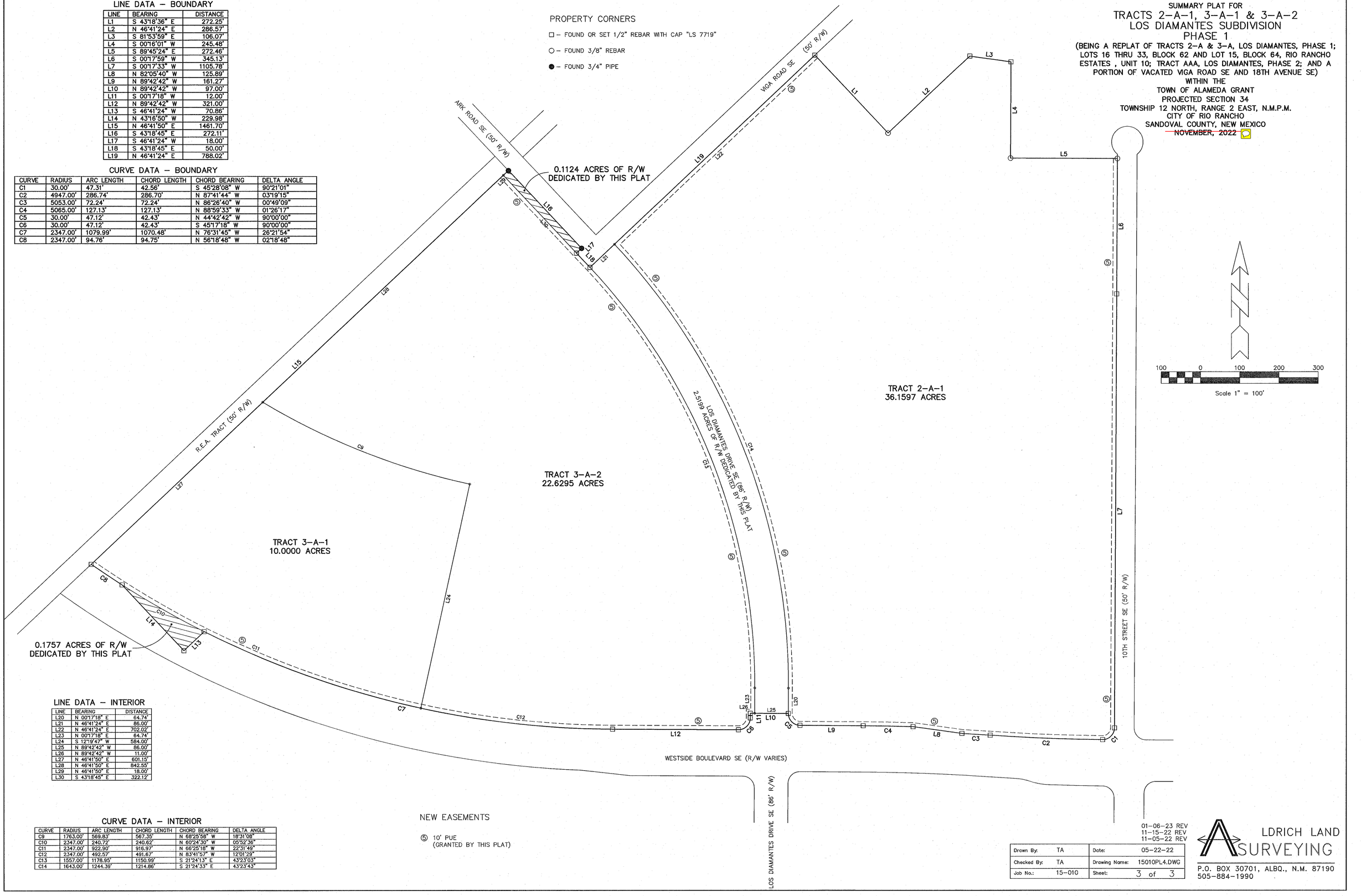
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
NOVEMBER, 2022

PROPERTY CORNERS

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

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE



LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
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L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 89°42'42" W	97.00'
L11	S 00°17'18" W	12.00'
L12	N 89°42'42" W	321.00'
L13	S 46°41'24" W	70.86'
L14	N 43°16'50" W	229.98'
L15	N 46°41'50" E	1461.70'
L16	S 43°18'45" E	272.11'
L17	S 46°41'24" W	18.00'
L18	S 43°18'45" E	50.00'
L19	N 46°41'24" E	788.02'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C7	2347.00'	1079.99'	1070.48'	N 76°31'45" W	26°21'54"
C8	2347.00'	94.76'	94.75'	N 56°18'48" W	02°18'48"

LINE DATA – INTERIOR

LINE	BEARING	DISTANCE
L20	N 00°17'18" E	64.74'
L21	N 46°41'24" E	86.00'
L22	N 46°41'24" E	702.02'
L23	N 00°17'18" E	64.74'
L24	S 12°19'47" W	584.00'
L25	N 89°42'42" W	86.00'
L26	N 89°42'42" W	11.00'
L27	N 46°41'50" E	601.15'
L28	N 46°41'50" E	842.55'
L29	N 46°41'50" E	18.00'
L30	S 43°18'45" E	322.12'

CURVE DATA – INTERIOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	1763.00'	569.83'	567.35'	N 68°25'58" W	18°31'08"
C10	2347.00'	240.72'	240.62'	N 60°24'30" W	05°52'36"
C11	2347.00'	922.90'	916.97'	N 66°25'18" W	22°31'49"
C12	2347.00'	492.57'	491.67'	N 83°41'57" W	12°01'29"
C13	1557.00'	1178.95'	1150.99'	S 21°24'13" E	43°23'03"
C14	1643.00'	1244.39'	1214.86'	S 21°24'33" E	43°23'43"

NEW EASEMENTS

⑤ 10' PUE
(GRANTED BY THIS PLAT)

01–06–23 REV
11–15–22 REV
11–05–22 REV

Drawn By:	TA	Date:	05–22–22
Checked By:	TA	Drawing Name:	15010PL4.DWG
Job No.:	15–010	Sheet:	3 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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SUMMARY PLAT FOR
TRACTS 2–A–1, 3–A–1 & 3–A–2
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACTS 2–A & 3–A, LOS DIAMANTES, PHASE 1; LOTS 16 THRU 33, BLOCK 62 AND LOT 15, BLOCK 64, RIO RANCHO ESTATES , UNIT 10; TRACT AAA, LOS DIAMANTES, PHASE 2; AND A PORTION OF VACATED VIGA ROAD SE AND 18TH AVENUE SE)
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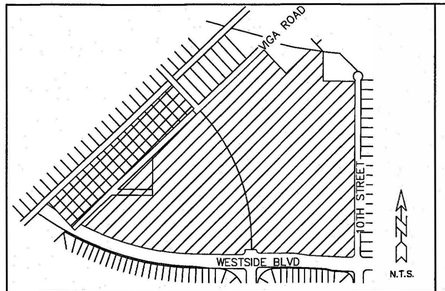
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2023



LOCATION MAP

PURPOSE OF PLAT

1. To create Tracts 2–A–1, 3–A–1 and 3–A–2 as shown hereon.
2. To eliminate lot lines as shown hereon.
3. To vacate easements and right–of–way as shown hereon.
4. To grant easements as shown hereon.
5. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 19
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 0
4. Total Number of Tracts Created: 3
5. Gross Subdivision Acreage: 71.5972 Acres

RIGHT–OF–WAY DEDICATION

1. 2.8080 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09–27–2019, VOLUME 3, FOLIO 4441)
   "TRACT A–1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02–06–2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1–A & 1–B, LOS DIAMANTES SUBDIVISION"
   (05–05–2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08–12–2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02–09–2023, VOLUME 3, FOLIO 5012)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2020.
6. City of Rio Rancho, Sandoval County, New Mexico Zone:
   Tract 2–A – BP
   Tract 3–A – R–2
   Lots 16–33, Block 62 – R–1 (OZ OVERLAY)
   Lot 15, Block 64 – R–1 (OZ OVERLAY)
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 and 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10–04–2018 (Tract 2–A & 3–A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2023 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

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 2–A and Tract 3–A, Los Diamantes Subdivision, Phase 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 12, 2021, in Volume 3, Folio 4734, together with all of Lots 16 thru 33, Block 62 and Lot 15, Block 64, Rio Rancho Estates, Unit 10, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on May 13, 1968, in Rio Rancho Estates Plat Book 1, Page 74, and all of Tract AAA, Los Diamantes Subdivision, Phase 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 9, 2023, in Volume 3, Folio 5012, and including portions of vacated Viga Road SE and 18th Avenue SE, and containing 71.5972 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and SPARKLIGHT do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of tracts and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right–of–way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): LD Development, LLC, a New Mexico limited liability company

Pierre Amestoy, Managing Member — Date 1-26-23

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this 26th day of January, 2023, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public — My Comission Expires 10-5-2024

STATE OF NEW MEXICO
NOTARY PUBLIC
LAVERNE LUCERO
COMMISSION # 1131706
EXPIRES OCTOBER 5, 2024

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho — Date 1/24/2023

New Mexico Gas Company — Date 01/24/2023
Abdul A Bhuiyan

Lumen — Date 01/24/2023

~~Public Service~~ Company of New Mexico — Date 1/24/23
Anthony Lovato

Sparklight — Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2023.

Fred Radosevich, Chairman — Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting on the day of_____, 2023.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — Date 11–05–2022

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 — Date 11–05–2022

02–15–23 REV
11–05–22 REV

Drawn By:	TA	Date:	05–22–22
Checked By:	TA	Drawing Name:	15010PL4.DWG
Job No.:	15–010	Sheet:	1 of 3

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

RREBOOK PAGE

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SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2023

EXISTING EASEMENTS
(ALL EXISTING EASEMENTS WITHIN THIS BOUNDARY ARE VACATED BY THIS PLAT)

EXISTING 5' PUE (WITHIN THE BOUNDARY)
(05-13-1968, RRE PLAT BOOK 1, PAGE 74)
(VACATED BY THIS PLAT)

① EXISTING 10' PUE
(09-27-2019, VOLUME 3, FOLIO 4441)
(VACATED BY THIS PLAT)

② EXISTING 50' TEMPORARY TURNAROUND EASEMENT
(09-27-2019, VOLUME 3, FOLIO 4441)
(VACATED BY THIS PLAT)

③ EXISTING 86' PUBLIC ACCESS, WATER AND SANITARY SEWER EASEMENT
(09-27-2019, VOLUME 3, FOLIO 4441)
(VACATED BY THIS PLAT)

④ EXISTING 10' PUE
(08-12-2021, VOLUME 3, FOLIO 4734)
(VACATED BY THIS PLAT)

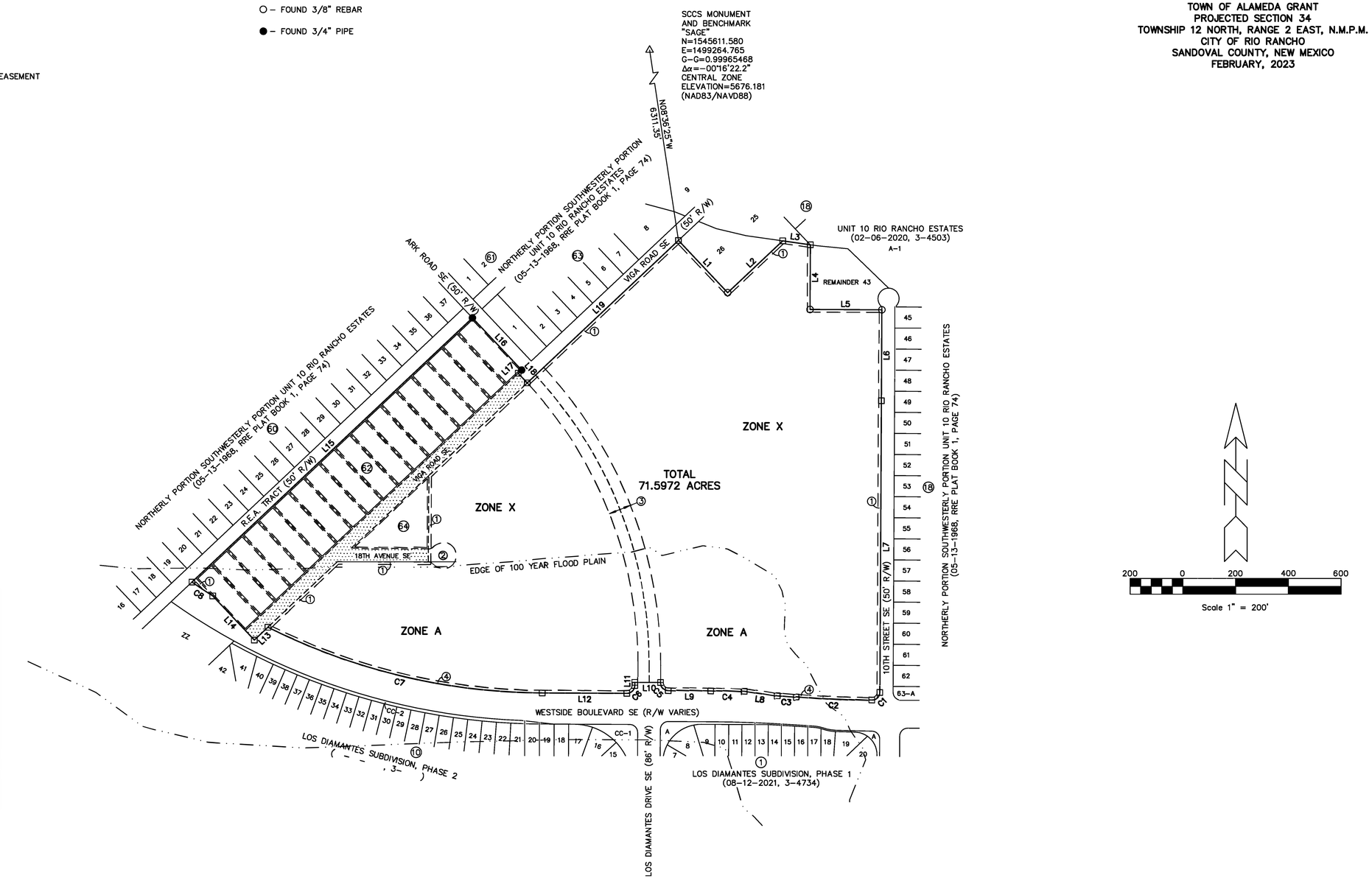
PUBLIC STREET RIGHT-OF-WAY VACATED BY THIS PLAT
(1.9984 ACRES)

PROPERTY CORNERS

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

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE



LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
L5	S 89°45'24" E	272.46'
L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 89°42'42" W	97.00'
L11	S 00°17'18" W	12.00'
L12	N 89°42'42" W	321.00'
L13	S 46°41'24" W	70.86'
L14	N 43°16'50" W	229.98'
L15	N 46°41'50" E	1461.70'
	(N46°25'10"E)	(1461.36')
L16	S 43°18'45" E	272.11'
	(S43°34'50"E)	(272.25')
L17	S 46°41'24" W	18.00'
L18	S 43°18'45" E	50.00'
L19	N 46°41'24" E	788.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C7	2347.00'	1079.99'	1070.48'	N 76°31'45" W	26°21'54"
C8	2347.00'	94.76'	94.75'	N 56°18'48" W	02°18'48"

02-15-23 REV
11-05-22 REV

Drawn By:	TA	Date:	05-22-22
Checked By:	TA	Drawing Name:	15010PL4.DWG
Job No.:	15-010	Sheet:	2 of 3

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

SUMMARY PLAT FOR
TRACTS 2–A–1, 3–A–1 & 3–A–2
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACTS 2–A & 3–A, LOS DIAMANTES, PHASE 1; LOTS 16 THRU 33, BLOCK 62 AND LOT 15, BLOCK 64, RIO RANCHO ESTATES , UNIT 10; TRACT AAA, LOS DIAMANTES, PHASE 2; AND A PORTION OF VACATED VIGA ROAD SE AND 18TH AVENUE SE)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2023

PROPERTY CORNERS

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

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE

LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
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L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 89°42'42" W	97.00'
L11	S 00°17'18" W	12.00'
L12	N 89°42'42" W	321.00'
L13	S 46°41'24" W	70.86'
L14	N 43°16'50" W	229.98'
L15	N 46°41'50" E	1461.70'
L16	S 43°18'45" E	272.11'
L17	S 46°41'24" W	18.00'
L18	S 43°18'45" E	50.00'
L19	N 46°41'24" E	788.02'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
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C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C7	2347.00'	1079.99'	1070.48'	N 76°31'45" W	26°21'54"
C8	2347.00'	94.76'	94.75'	N 56°18'48" W	02°18'48"

0.1124 ACRES OF R/W DEDICATED BY THIS PLAT

0.1757 ACRES OF R/W DEDICATED BY THIS PLAT

ARK ROAD SE (50' R/W)

VIGA ROAD SE (50' R/W)

R.E.A. TRACT (50' R/W)

10TH STREET SE (50' R/W)

WESTSIDE BOULEVARD SE (R/W VARIES)

LOS DIAMANTES DRIVE SE (86' R/W)

2.5199 ACRES OF R/W DEDICATED BY THIS PLAT

TRACT 2–A–1
36.1597 ACRES

TRACT 3–A–2
22.6295 ACRES

TRACT 3–A–1
10.0000 ACRES

100 0 100 200 300

Scale 1" = 100'

LINE DATA – INTERIOR

LINE	BEARING	DISTANCE
L20	N 00°17'18" E	64.74'
L21	N 46°41'24" E	86.00'
L22	N 46°41'24" E	702.02'
L23	N 00°17'18" E	64.74'
L24	S 12°19'47" W	584.00'
L25	N 89°42'42" W	86.00'
L26	N 89°42'42" W	11.00'
L27	N 46°41'50" E	601.15'
L28	N 46°41'50" E	842.55'
L29	N 46°41'50" E	18.00'
L30	S 43°18'45" E	322.12'

CURVE DATA – INTERIOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	1763.00'	569.83'	567.35'	N 68°25'58" W	18°31'09"
C10	2347.00'	240.72'	240.62'	N 80°24'30" W	05°52'36"
C11	2347.00'	922.90'	916.97'	N 66°25'18" W	22°31'49"
C12	2347.00'	492.57'	491.67'	N 83°41'57" W	12°01'29"
C13	1557.00'	1178.95'	1150.99'	S 21°24'13" E	43°23'03"
C14	1643.00'	1244.39'	1214.86'	S 21°24'33" E	43°23'43"

NEW EASEMENTS

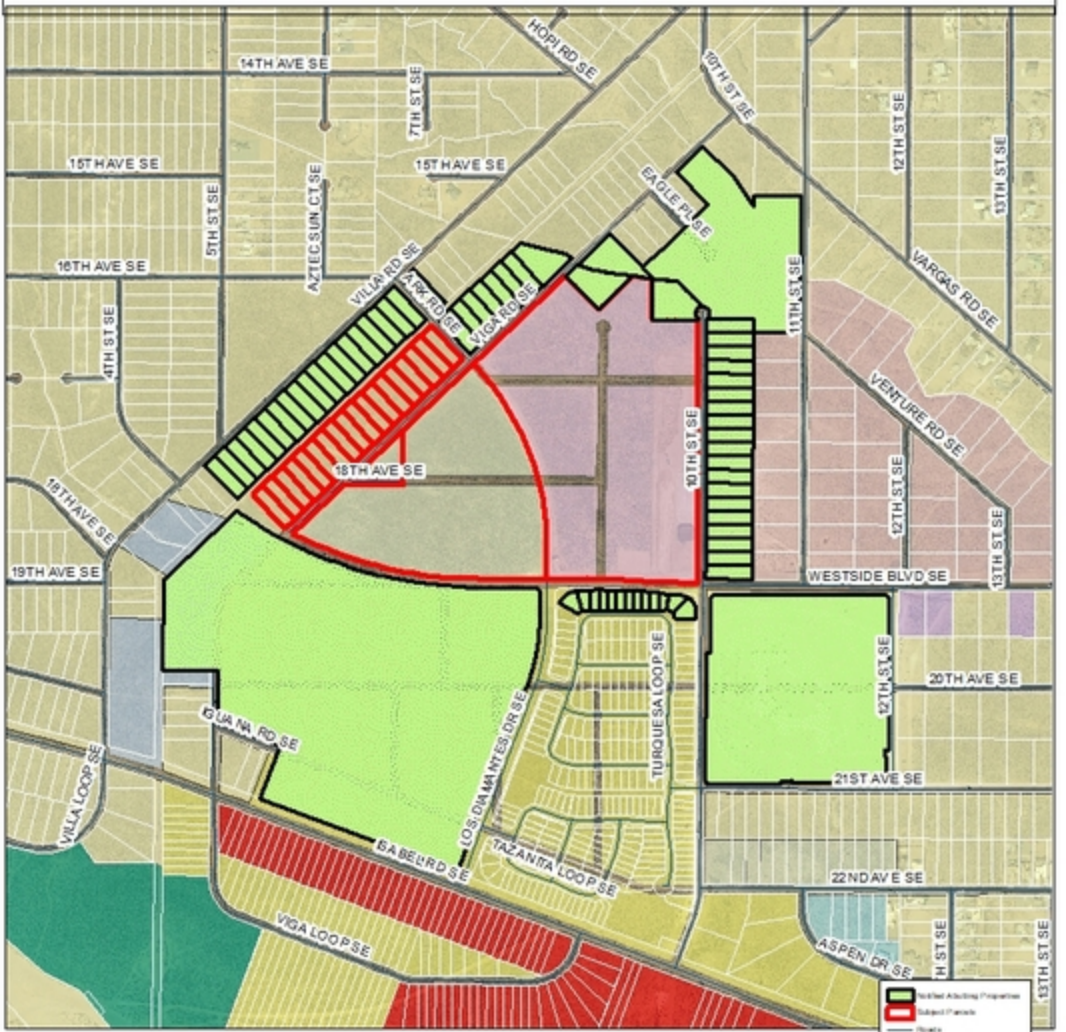
⑤ 10' PUE
(GRANTED BY THIS PLAT)

02- 15- 23 REV
01–06–23 REV
11–15–22 REV
11–05–22 REV

Drawn By:	TA	Date:	05–22–22
Checked By:	TA	Drawing Name:	15010PL4.DWG
Job No.:	15–010	Sheet:	3 of 3

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

LOS DIAMANTES TRACTS 2-A-1, 3-A-1, & 3-A-2
PRELIMINARY/FINAL PLAT



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.

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

RE: Preliminary/Final Plat Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 February 10, 2023

Dear Property Owner:

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

The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a preliminary/final plat creating Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 and vacation of lot lines and portions of right-of-way as shown. The properties are currently legally described as Unit 10, Block 62, Lots 16-33; Unit 10, Block 64, Lot 15; LD Tract 3; and LD Tract 2. These properties comprise approximately 71.5972 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, February 28** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

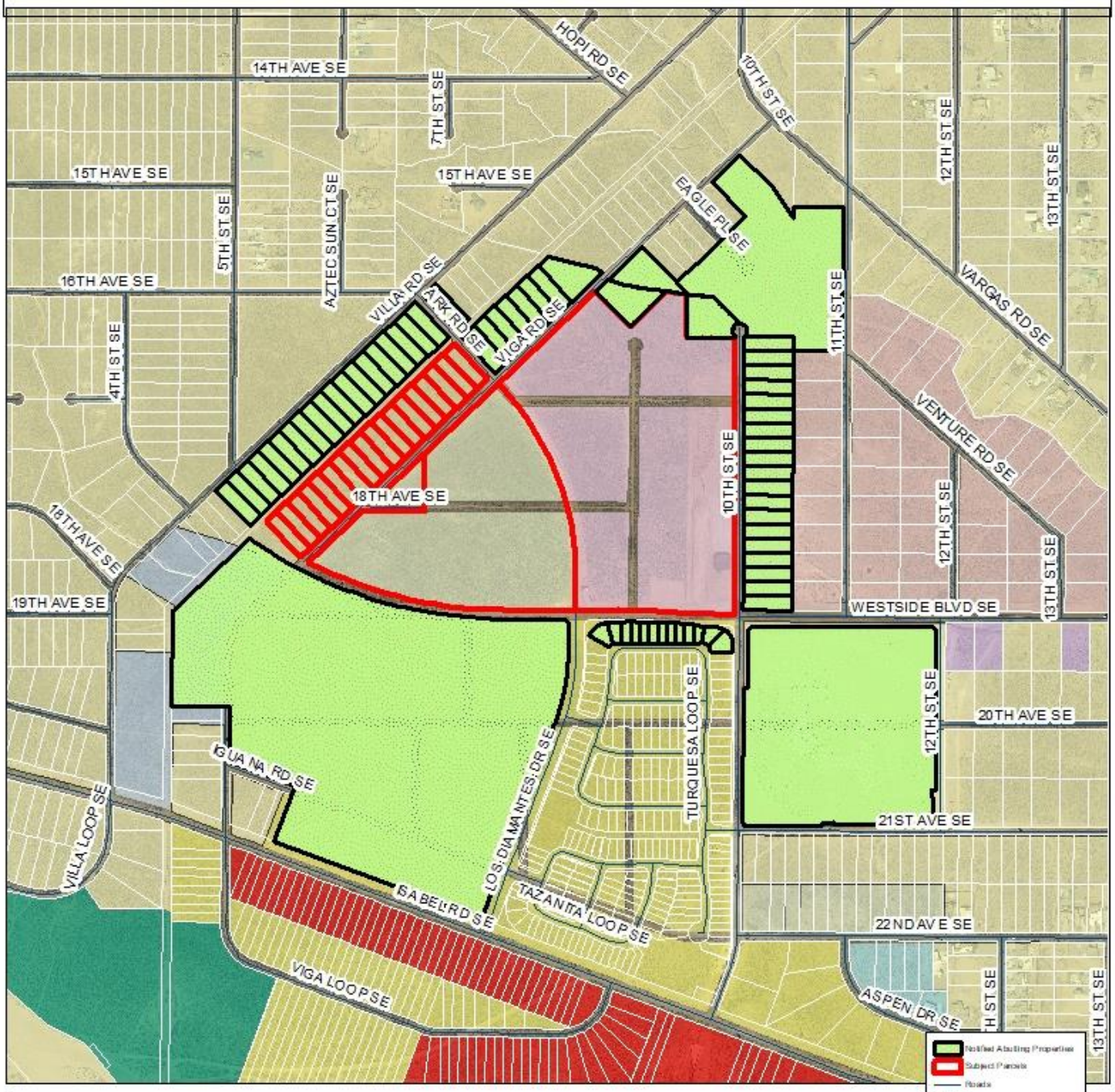
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

LOS DIAMANTES TRACTS 2-A-1, 3-A-1, & 3-A-2
PRELIMINARY/FINAL PLAT



Rio Rancho
City of Vision

0 240 480 960 1,440 1,920
Feet

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

Map Created by Tim Dvorak on 2/10/2023

N
W E
S

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001564385

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail		**PO Number**	230019	
Ad Cost	$114.28	**Sales Rep**	wschult	
Tax Amount	$8.86	**Order Taker**	wschult	
Total Amount	$123.14	**Payment Method**	Credit Card	
Amount Due	$123.14	**Payment Amount**	$0.00	

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001564385-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 146 li		
Color			

Run Date
02/13/2023
02/13/2023
02/13/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, February 28, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #21-210-00027
The applicant, Shady Ventures through their agent, RESPEC, requests approval for a Preliminary Plat Extension for Idalia Crossing to create 68 single-family residential lots, 2 new parcels and 3 tracts on approximately 21.196 acres, zoned for SU: Special Use for R-2 Single Family Residential. The subject property is legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary/ Final Plat
Case #23-220-00001
The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests approval of a Preliminary/ Final Plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE at the property legally described as Unit 10, Block 28 Lots 2 and 3.

Master Plan Amendment
Case #23-410-00001
The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, is requesting approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A.

Preliminary/Final Plat
Case #23-200-00002
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a preliminary/final plat creating Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 and vacation of lot lines and portions of right-of-way as shown. The properties are currently legally described as Unit 10, Block 62, Lots 16-33; Unit 10, Block 64, Lot 15; LD Tract 3; and LD Tract 2.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: February 13, 2023

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 33 **ENACTMENT NO. 23-03**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 10, BLOCK 62, LOTS 24-33; APPROXIMATELY 0.312 ACRES OF RIO RANCHO ESTATES UNIT 10, BLOCK 64, LOT 15; AND APPROXIMATELY 18.618 ACRES OF LOS DIAMANTES, TRACT 3 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT, AND RIO RANCHO ESTATES UNIT 10, BLOCK 62, LOTS 16-23, APPROXIMATELY 0.618 ACRES OF RIO RANCHO ESTATES UNIT 10, BLOCK 64, LOT 15 AND APPROXIMATELY 5.382 ACRES OF LOS DIAMANTES, TRACT 3 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-6: MULTI-FAMILY RESIDENTIAL DISTRICT, AS DEPICTED IN EXHIBIT A OF THIS DOCUMENT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 22-100-00024; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on December 15, 2022 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

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

Section 1. Rezoning of Property and Change in Land Use.

A. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 23.93 acres from R-1: Single-Family Residential District and R-2: Single-Family Residential District to R-3: Mixed Residential District on the lands legally described as:

Rio Rancho Estates Unit 10, Block 62, Lots 24-33 filed in the office of the County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated May 6, 1963.

Rio Rancho Estates Unit 10, Block 64, Lot 15 (approximately 0.312), filed in the office of the County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated May 6, 1963.

Los Diamantes, Tract 3 (approximately 18.618 acres), filed in the office of the County Clerk of Sandoval County New Mexico in Book 28, Pages 95-97 dated September 27, 2019.

B. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 4.618 acres from R-1: Single-Family Residential District and approximately 5.382 acres from R-2: Single-Family Residential District to R-6: Multi-Family Residential District on the lands legally described as:

Rio Rancho Estates Unit 10, Block 62, Lots 16-23 filed in the office of the County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated May 6, 1963.

Rio Rancho Estates Unit 10, Block 64, Lot 15 (approximately 0.618), filed in the office of the County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated May 6, 1963.

Los Diamantes, Tract 3 (approximately 5.382 acres), filed in the office of the County Clerk of Sandoval County New Mexico in Book 28, Pages 95-97 dated September 27, 2019.

C. A plat creating two tracts from the properties legally described as Unit 10, Block 62, Lots 16-33; Unit 10, Block 64, Lot 15; and LD, Tract 3 shall be submitted and recorded on the public records, following approval by the Planning and Zoning Board in order to verify and properly describe the acreage, vacation of right-of-way, and legal description of the subject properties.

Section 2. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this

Ordinance or the regulation so challenged.

Section 3. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 26th DAY OF JANUARY, 2023.

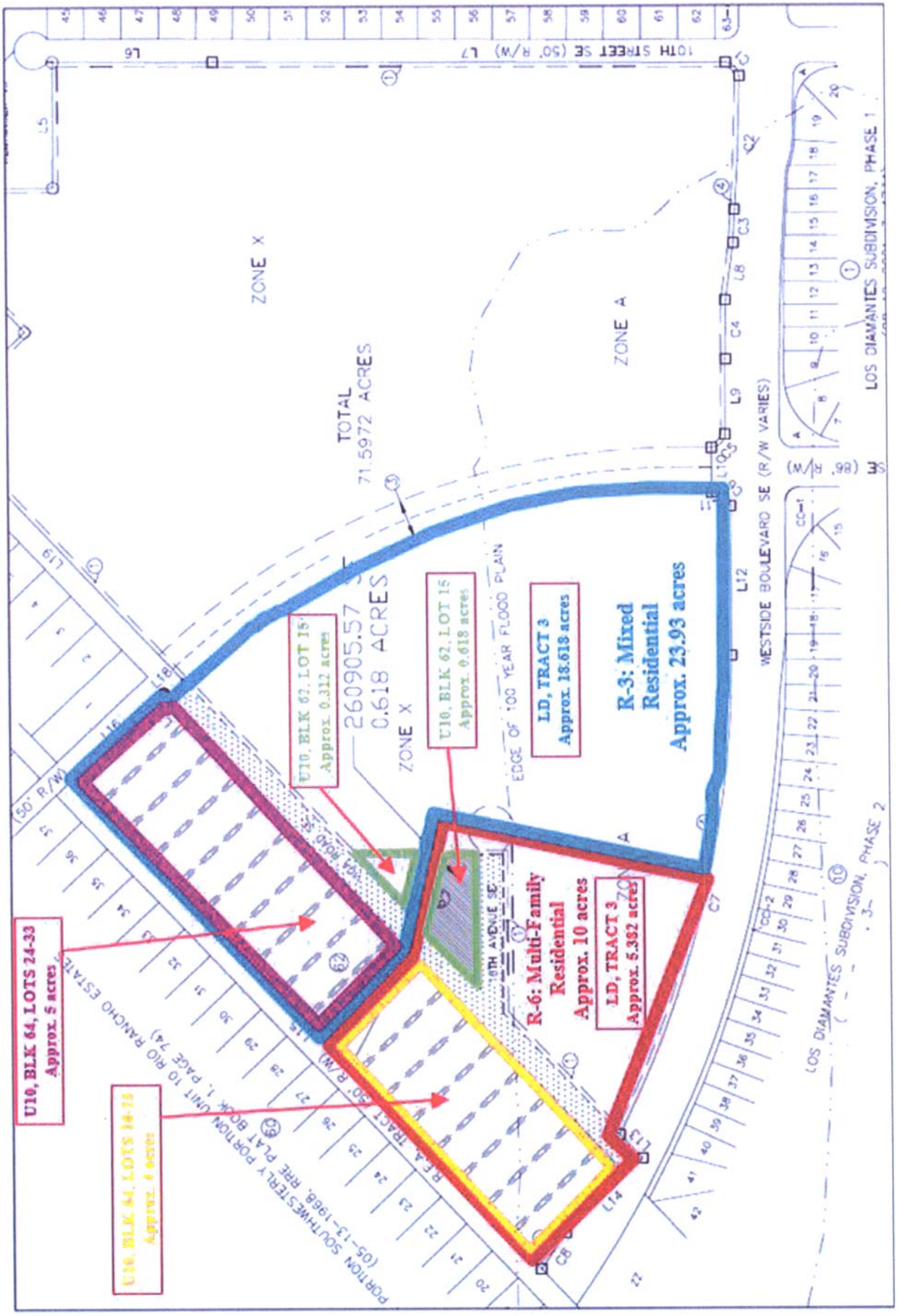
Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

1

Exhibit A:


U10, BLK 64, LOTS 24-33
Approx. 5 acres
U10, BLK 64, LOTS 16-23
Approx. 4 acres
U10, BLK 62, LOT 15
Approx. 0.312 acres
U10, BLK 62, LOT 15
Approx. 0.618 acres
LD, TRACT 3
Approx. 18.618 acres
R-3: Mixed Residential
Approx. 23.93 acres
R-6: Multi-Family Residential
Approx. 10 acres
LD, TRACT 3
Approx. 5.332 acres
TOTAL
71.5972 ACRES
260905.57 SF
0.618 ACRES
ZONE X
ZONE A
EDGE OF 100 YEAR FLOOD PLAIN
10TH STREET SE (50' R/W)
WESTSIDE BOULEVARD SE (R/W VARIES)
LOS DIAMANTES SUBDIVISION, PHASE 1
LOS DIAMANTES SUBDIVISION, PHASE 2
PORTION SOUTHWESTERLY PORTION UNIT 10 RIO RANCHO ESTATES (05-13-1968, RRE PLAT BOOK 1, PAGE 74)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 21-210-00027

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Shady Ventures through their agent, RESPEC., requests approval of a preliminary plat extension for Idalia Crossing located at the property legally described as Unit 17, Tracts G1, G2, and SUESMT. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Shady Ventures through their agent, RESPEC, requests approval of a preliminary plat extension for Idalia Crossing. This subdivision would create 68 single-family residential lots, two (2) new parcels and three (3) tracts on approximately 21.196 acres. The preliminary plat for the Idalia Crossing Subdivision was approved by the Planning and Zoning Board on February 8, 2022. A subdivision variance to the Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines was also approved the same day under case 21-280-00013. This extension request is to keep the project active. According to a justification letter from the applicant dated January18, 2023 they are submitting this request specifically due to current economic conditions.

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

Staff recommends the Planning and Zoning Board finds it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Idalia Crossing Subdivision.

NOTIFICATIONS Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the February 13, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on February 21, 2023. All legal notification requirements for this project have been met.

IMPACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
2. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Melon Ridge Subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the February 8, 2022 preliminary plat approval shall apply to this extension, with those conditions being:

a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
d. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable.

ALTERNATIVES:

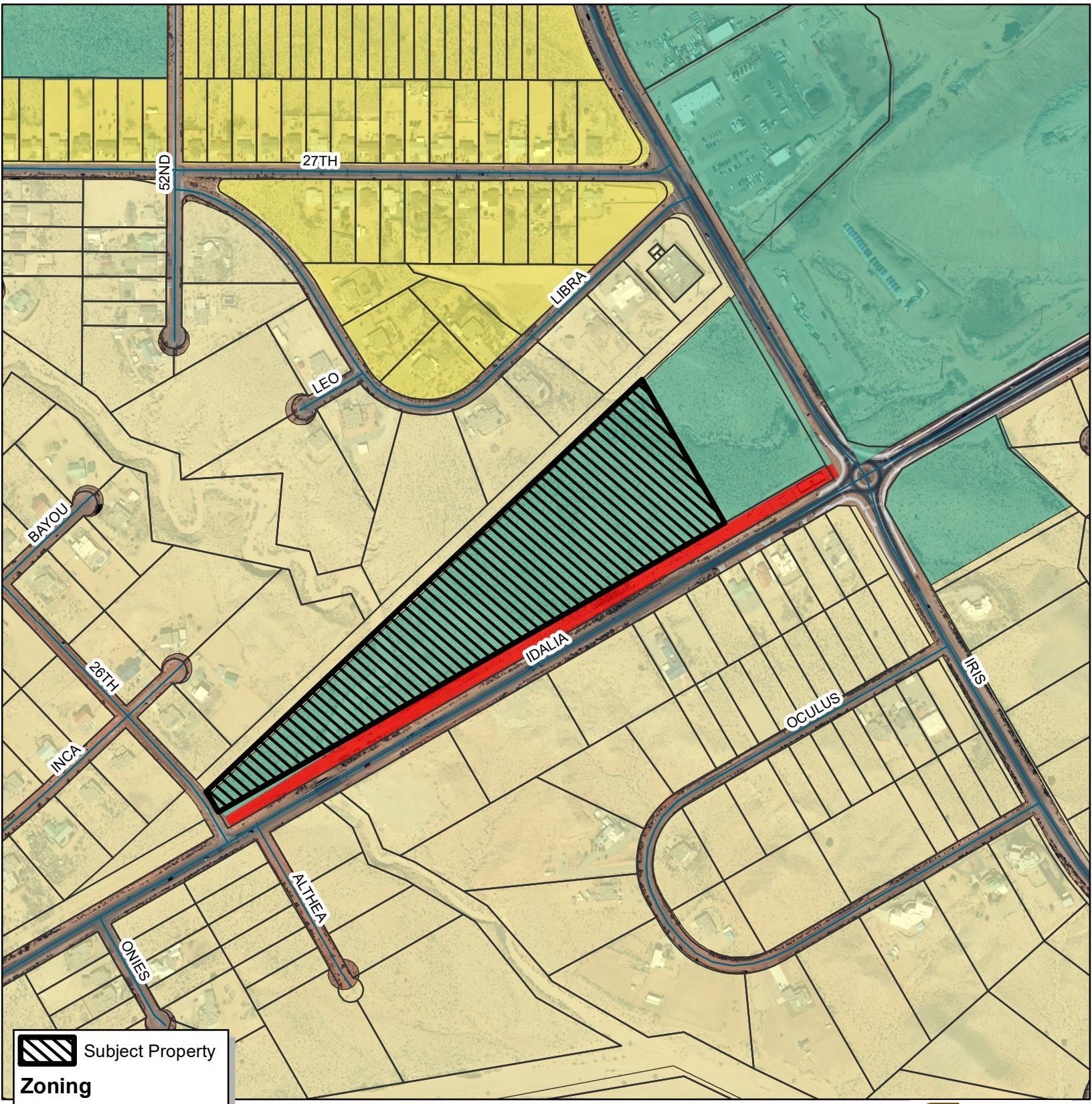
The Planning and Zoning Board may:
1. Approve the preliminary plat with findings and conditions;
2. Approve the preliminary plat with amendments to the findings and/or conditions;
3. Deny the preliminary plat; or
4. Postpone the item and continue the public hearing for the preliminary plat in order to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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Idalia Crossing Preliminary Plat.pdf
ATTACHMENT: Water, Wastewater Availability Statement.pdf
ATTACHMENT: Reproduction of Notices.pdf

IDALIA CROSSING



Subject Property

Zoning

- C-1
- E-1
- R-1
- SU

GIS
Moving Spatial Data Forward

0 237.5 475 950
Feet

N
W E
S

Map Created by Michelle Costilla DATE 1/18/2023

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.

January 18, 2023

Planning & Zoning Division
City of Rio Rancho
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124

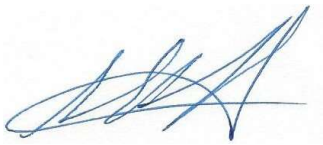
RE: Idalia Crossing
Tracts G-1 and G-2 and Southern Gas Union Gas Company Easement Tract, Rio Rancho Estates, Unit 17

RESPEC, agent for Shady Ventures, LLC, owner of the above reference property, is requesting an extension of the November 8, 2022, approved Preliminary Plat.

We are submitting this request due to current economic conditions.

We appreciate your consideration in this matter. Should you have any questions or discover any omissions with this extension request, please do not hesitate to contact me.

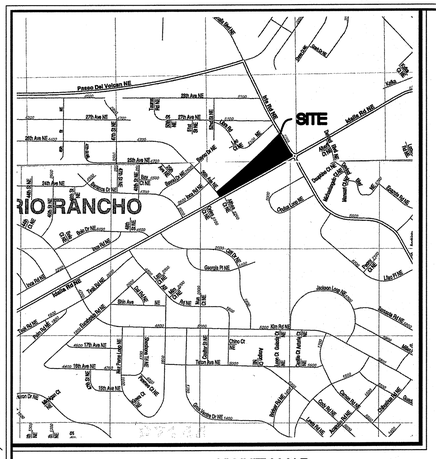
Sincerely,



Sheldon Greer P.E.
RESPEC, Community Design Solutions
505.264.0472
sheldon.greer@respec.com

7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
505.918.1053

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897–0000


SITE
RIO RANCHO
Paseo Del Volcán NE
Idalia Rd NE
Loma Colorada Blvd NE
Meadowlark Ln NE
Chamisa Rd NE
Georgia Pl NE
Jackson Loop NE
Arroyo Del Oso Dr NE
Tierra Dr NE
Tierra Pl NE
Tierra Ct NE
Tierra Cir NE
Tierra Loop NE
Tierra Vista Dr NE
Tierra Vista Pl NE
Tierra Vista Ct NE
Tierra Vista Cir NE
Tierra Vista Loop NE
Tierra Vista Way NE
Tierra Vista Trl NE
Tierra Vista Ln NE
Tierra Vista Rd NE
Tierra Vista Blvd NE
Tierra Vista Ave

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897–0000

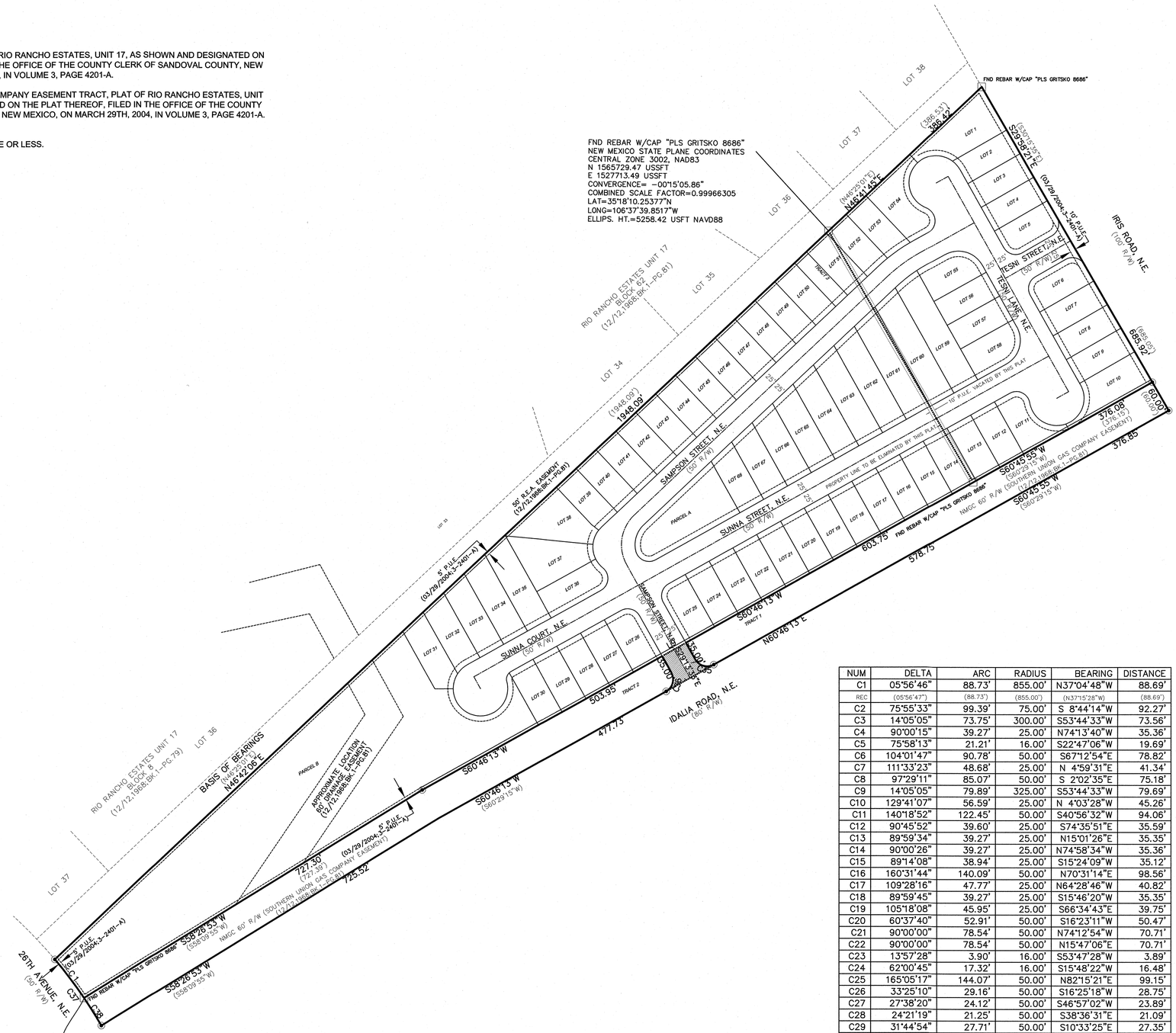
LEGAL DESCRIPTION

TRACTS G-1 AND G-2, PLAT OF RIO RANCHO ESTATES, UNIT 17, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 29TH, 2004, IN VOLUME 3, PAGE 4201-A.
AND
THE SOUTHERN UNION GAS COMPANY EASEMENT TRACT, PLAT OF RIO RANCHO ESTATES, UNIT 17, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 29TH, 2004, IN VOLUME 3, PAGE 4201-A.

CONTAINS 21.1964 ACRES MORE OR LESS.

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
SITUATE WITHIN
PROJECTED SECTION 4, T12N, R3E, NMPM
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2021

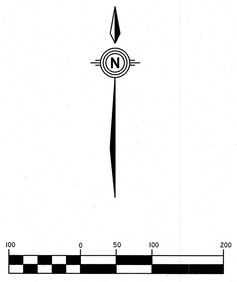


NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	05°56'46"	88.73'	855.00'	N37°04'48"W	88.69'
REC	(05°56'47")	(88.73')	(855.00')	(N37°15'28"W)	(88.69')
C2	75°55'33"	99.39'	75.00'	S 8°44'14"W	92.27'
C3	14°05'05"	73.75'	300.00'	S53°44'33"W	73.56'
C4	90°00'15"	39.27'	25.00'	N74°13'40"W	35.36'
C5	75°58'13"	21.21'	16.00'	S22°47'06"W	19.69'
C6	104°01'47"	90.78'	50.00'	S67°12'54"E	78.82'
C7	111°33'23"	48.68'	25.00'	N 4°59'31"E	41.34'
C8	97°29'11"	85.07'	50.00'	S 2°02'35"E	75.18'
C9	14°05'05"	79.89'	325.00'	S53°44'33"W	79.69'
C10	129°41'07"	56.59'	25.00'	N 4°03'28"W	45.26'
C11	140°18'52"	122.45'	50.00'	S40°56'32"W	94.06'
C12	90°45'52"	39.60'	25.00'	S74°35'51"E	35.59'
C13	89°59'34"	39.27'	25.00'	N15°01'26"E	35.35'
C14	90°00'26"	39.27'	25.00'	N74°58'34"W	35.36'
C15	89°14'08"	38.94'	25.00'	S15°24'09"W	35.12'
C16	160°31'44"	140.09'	50.00'	N70°31'14"E	98.56'
C17	109°28'16"	47.77'	25.00'	N64°28'46"W	40.82'
C18	89°59'45"	39.27'	25.00'	S15°46'20"W	35.35'
C19	105°18'08"	45.95'	25.00'	S66°34'43"E	39.75'
C20	60°37'40"	52.91'	50.00'	S16°23'11"W	50.47'
C21	90°00'00"	78.54'	50.00'	N74°12'54"W	70.71'
C22	90°00'00"	78.54'	50.00'	N15°47'06"E	70.71'
C23	13°57'28"	3.90'	16.00'	S53°47'28"W	3.89'
C24	62°00'45"	17.32'	16.00'	S15°48'22"W	16.48'
C25	165°05'17"	144.07'	50.00'	N82°15'21"E	99.15'
C26	33°25'10"	29.16'	50.00'	S16°25'18"W	28.75'
C27	27°38'20"	24.12'	50.00'	S46°57'02"W	23.89'
C28	24°21'19"	21.25'	50.00'	S38°36'31"E	21.09'
C29	31°44'54"	27.71'	50.00'	S10°33'25"E	27.35'
C30	32°45'21"	28.58'	50.00'	S21°41'43"W	28.20'
C31	8°37'37"	7.53'	50.00'	S42°23'12"W	7.52'
C32	115°35'46"	100.88'	50.00'	S11°06'08"E	84.62'
C33	79°50'35"	69.68'	50.00'	S86°37'02"W	64.17'
C34	24°14'47"	21.16'	50.00'	N41°20'17"W	21.00'
C35	90°00'15"	39.27'	25.00'	S74°13'40"E	35.36'
C36	89°59'45"	39.27'	25.00'	N15°46'20"E	35.35'
C37	9°58'04"	148.74'	855.00'	N35°04'08"W	148.56'
C38	4°01'18"	60.02'	855.00'	N32°05'46"W	60.00'
C39	99°44'08"	87.04'	50.00'	N20°39'10"E	76.46'
C40	99°44'08"	87.04'	50.00'	S59°36'42"E	76.46'

NUM	BEARING	DISTANCE
L1	N29°13'47"W	25.00'
L2	N60°47'06"E	25.00'
L3	N60°47'06"E	25.00'
L4	S89°42'43"W	33.64'
L5	N51°55'36"W	16.68'
L6	N43°18'15"W	21.05'
L7	N29°13'33"W	1.56'
L8	S29°14'05"E	10.65'
L9	S60°46'13"W	50.00'

MONUMENT LEGEND

- ⊡ FOUND MONUMENT AS NOTED
- ◉ SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651" OR NAIL W/TAG



PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

DWG PATH: J:\N0604-04 SHADY VENTURES IDALIA\605\PREL PLAT\IDALIA CROSSING PREL PLAT.dwg
GPS
DATE: 12/01/21
SCALE: 1"= 100'
CREW:
DRAWN: SLN/TWP
JOB NO.: N604-04-605

Community Sciences Corporation
Land Surveying
(505) 897.0000

SHADY VENTURES, LLC

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

PRELIMINARY PLAT FOR

IDALIA CROSSING SUBDIVISION

BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
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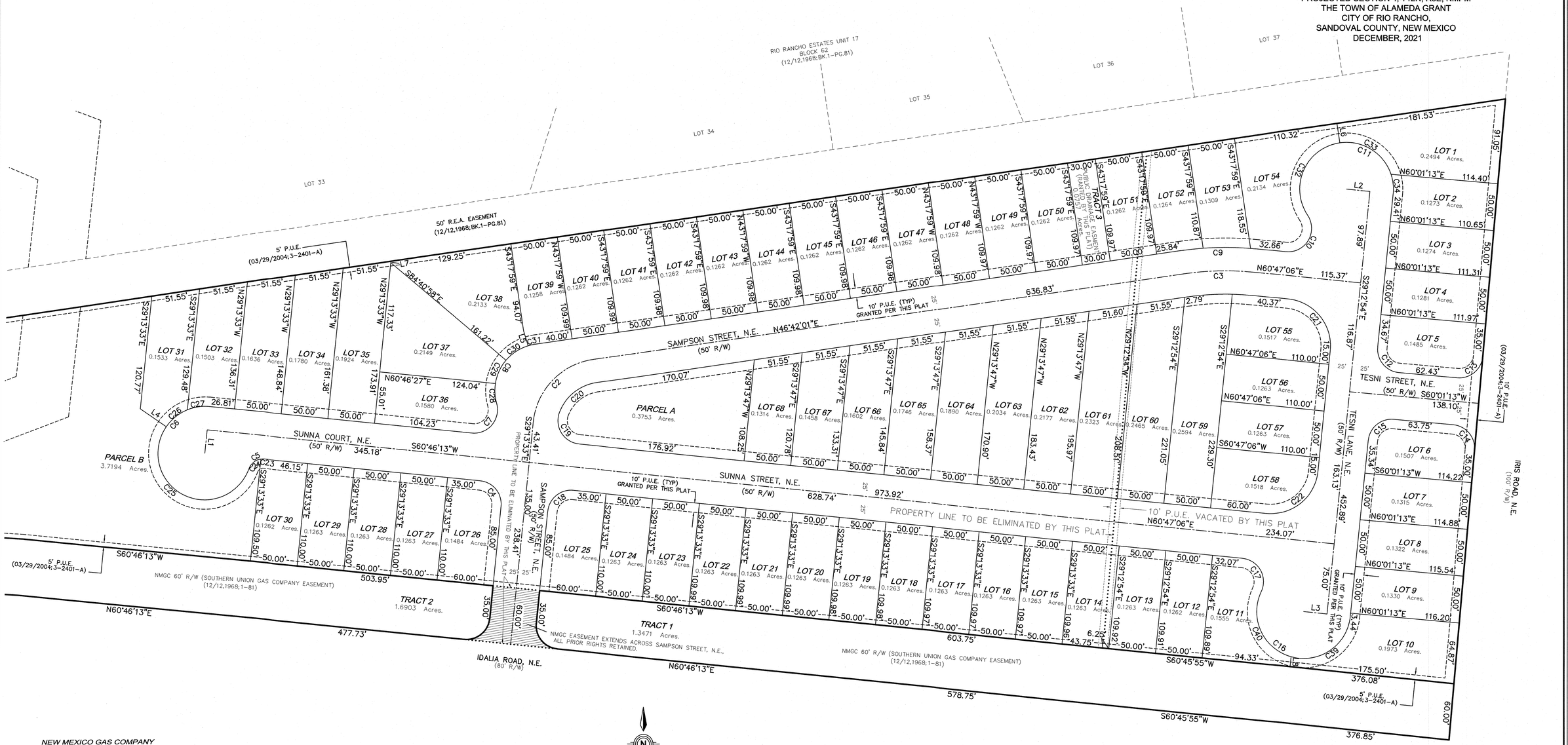
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2021



SCALE: 1"= 50'

NEW MEXICO GAS COMPANY

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 NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

NEW MEXICO GAS COMPANY (NMGC) HAS GRANTED TO THE CITY OF RIO RANCHO THE RIGHT TO ENCROACH UPON THE 60' WIDE GAS LINE EASEMENT, RECORDED DECEMBER 12, 1968, IN VOLUME 1, FOLIO 81, BY MEANS OF THAT ENCROACHMENT AGREEMENT RECORDED _____, THIS AGREEMENT ALLOWS THE CITY OF RIO RANCHO TO ENCROACH ONLY TO THE EXTENT OF THE _____ STREET, N.E. AND IDALIA ROAD N.E. INTERSECTION ROAD IMPROVEMENTS AND FOR ONE UNDERGROUND 30" CMP CULVERT WITHIN NMGC'S SANTA FE MAINLINE EASEMENT, SAID ENCROACHMENTS BEING SITUATED WITHIN NMGC'S EASEMENT BETWEEN NMGC STATION _____ AND _____.

MONUMENT LEGEND

- ☐ FOUND MONUMENT AS NOTED
- ◉ SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651" OR NAIL W/TAG

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

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GPS
DATE: 12/01/21
SCALE: 1"= 100'
CREW:
DRAWN: SLN/TWP
JOB NO.: N604-04-605

Community Sciences Corporation
Land Surveying
(505) 897.0000

SHADY VENTURES, LLC

December 9, 2021

Mr. Jeremy Shell, P.E.
Engineer
Respec, Community Design Solutions
5971 Jefferson Street NE, Suite 101
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for FNA Idalia, 80 Single Family Residential Dwelling Units. Unit 17, Tr G1& Tr G2. Water Demand 27 Acre-Feet/Year, Peak Day Water Demand 52,000 gallons per day. Wastewater Demand Average 14,000 gallons per day to Lift Station 21 and Wastewater Treatment Plant 2. Requirement: Sewer Line 18 inch (Potentially Impact Fee Creditable).

Dear Mr. Shell:

The Utilities Department approves the Water and Wastewater Availability for the development as described above. Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water and wastewater system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: http://ci.rio-rancho.nm.us/index.asp?NID=482 Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

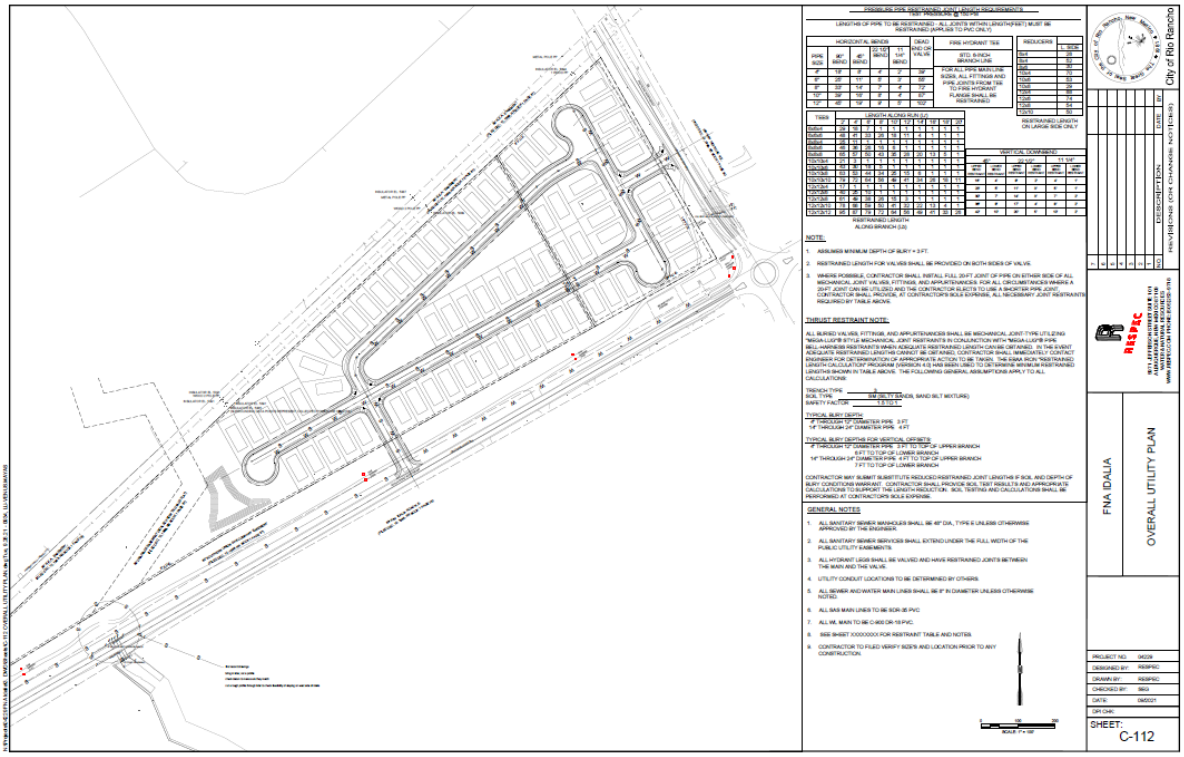
Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,
Deputy Director
Utilities Department



3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201

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

February 8, 2023

RE: Preliminary Plat Extension, Case No. 21-210-00027
Idalia Crossing Preliminary Plat

Dear Property Owner:

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

The applicant, Shady Ventures through their agent, RESPEC, is requesting approval of a Preliminary Plat Extension for the Idalia Crossing subdivision containing 68 single-family residential lots, 2 new parcels and 3 tracts on approximately 21.196 acres, zoned for SU: Special Use for R-2 Single Family Residential. The subject property is legally described Unit 17, Tracts G1, G2, and SUESMT.

The **Planning and Zoning Board** will consider these requests at a public hearing on **Tuesday, February 28, 2023** 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 black hashed outline, as well as a draft of the lot layout.

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

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

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

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

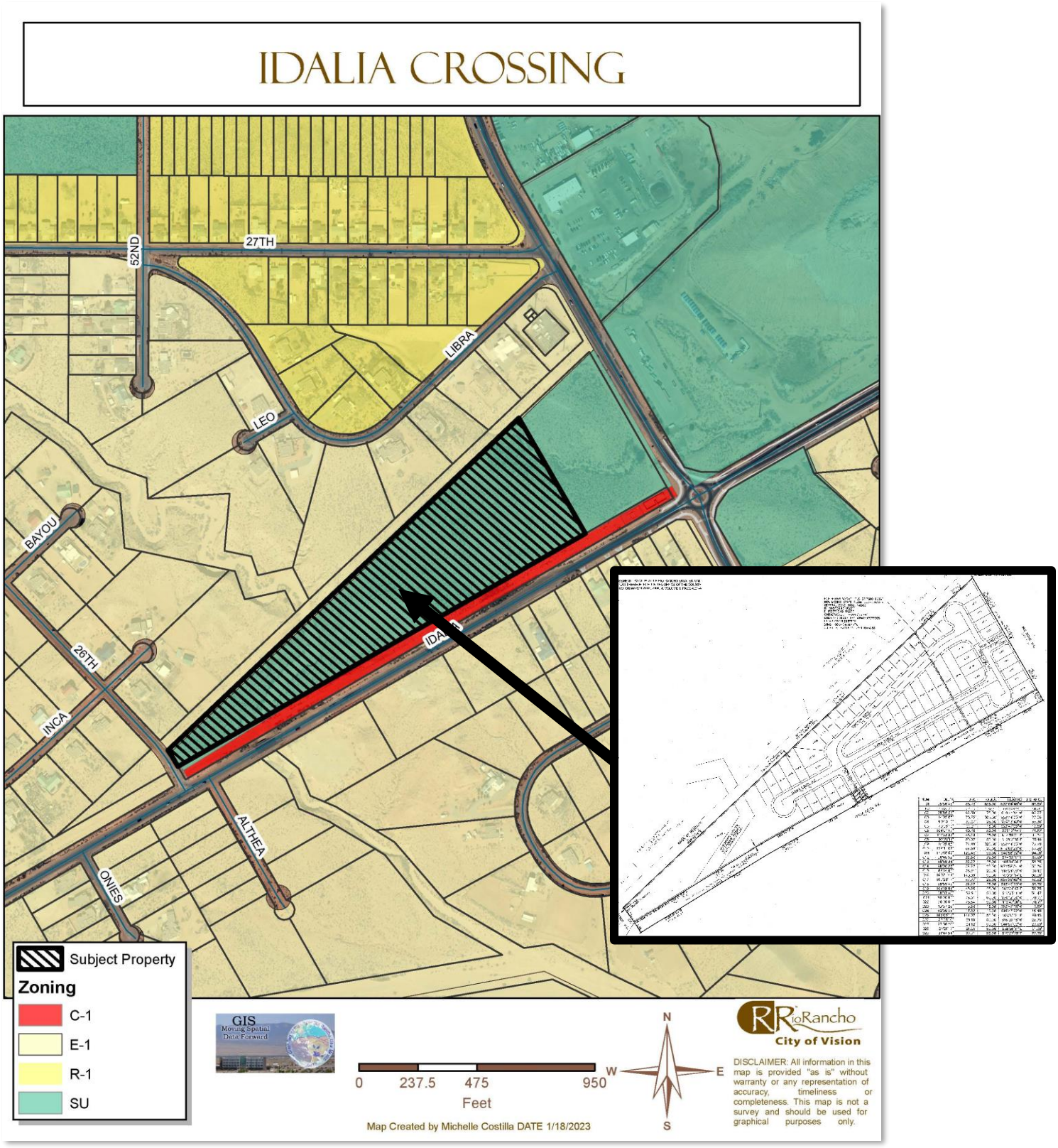
Respectfully,

Michelle Costilla
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

IDALIA CROSSING



ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001564385

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail		**PO Number**	230019	
Ad Cost	$114.28	**Sales Rep**	wschult	
Tax Amount	$8.86	**Order Taker**	wschult	
Total Amount	$123.14	**Payment Method**	Credit Card	
Amount Due	$123.14	**Payment Amount**	$0.00	

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001564385-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 146 li		
Color			

Run Date
02/13/2023
02/13/2023
02/13/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, February 28, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #21-210-00027
The applicant, Shady Ventures through their agent, RESPEC, requests approval for a Preliminary Plat Extension for Idalia Crossing to create 68 single-family residential lots, 2 new parcels and 3 tracts on approximately 21.196 acres, zoned for SU: Special Use for R-2 Single Family Residential. The subject property is legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary/ Final Plat
Case #23-220-00001
The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests approval of a Preliminary/ Final Plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE at the property legally described as Unit 10, Block 28 Lots 2 and 3.

Master Plan Amendment
Case #23-410-00001
The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, is requesting approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A.

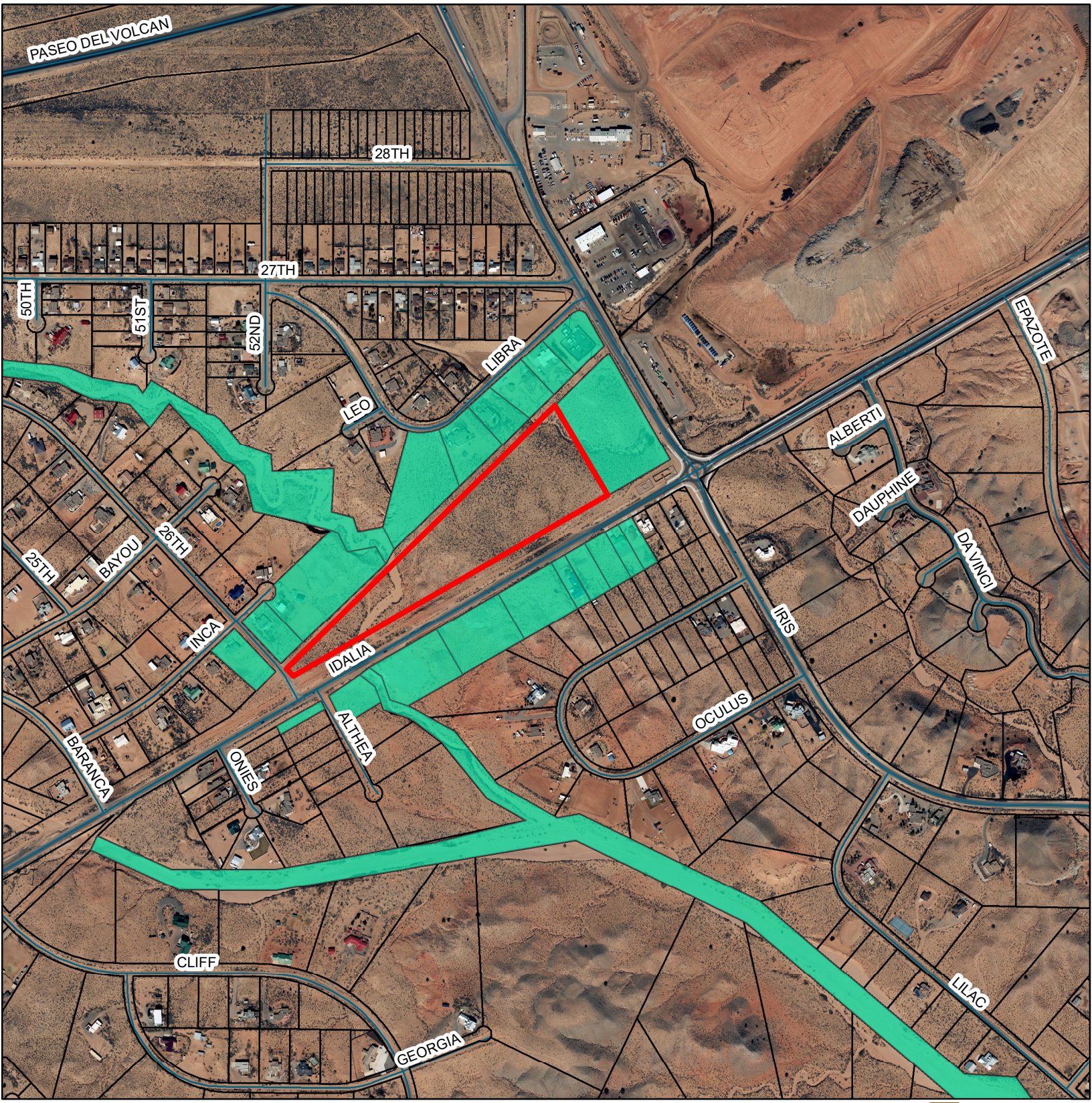
Preliminary/Final Plat
Case #23-200-00002
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a preliminary/final plat creating Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 and vacation of lot lines and portions of right-of-way as shown. The properties are currently legally described as Unit 10, Block 62, Lots 16-33; Unit 10, Block 64, Lot 15; LD Tract 3; and LD Tract 2.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: February 13, 2023

IDALIA CROSSING



Subject Property

Abutting Properties

GIS
Moving Spatial Data Forward

0 370 740 1,480
Feet

N
W E
S

Map Created by Michelle Costilla DATE 1/18/2023

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.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-220-00001

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/ Final Plat. The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests approval of a preliminary/final plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE on the property legally described as Unit 10, Block 28 Lots 2 and 3. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., is requesting approval approval of a preliminary/final plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way of Wellspring Ave SE for the properties at 1901 and 1909 Wellspring Ave SE, legally described as Unit 10, Block 28 Lots 2 and 3. These properties are zoned SU: Special Use for Limited C-1: Retail Commercial per Ordinance No. 23, Enactment 12-23.

This property is also located within two Overlay Zones. Ordinance no. 26, Enactment No. 16-21, Corridor Overlay Zone, imposes additional design standards, access control measures and requires additional setbacks to protect future right-of-way acquisition in areas of Unit 10, based on the development of the Unit 10 Specific Area Plan and Los Diamantes Master Plan. Wellspring Ave. is proposed to function as a collector street based on the residential road connectivity from the southwest to Wellspring Ave. and the potential high traffic generating commercial developments directly to the northwest. It calls for a setback of 43 ft., consisting of 25 ft. of existing right of way plus 18 ft. of future right of way from centerline for properties northside of Wellspring Ave. Access shall be governed by the State Access Management Manual and the Unit 10 Specific Area Plan. The location of any driveway or access to Westside Blvd. and Wellspring Ave. will be determined and enforced by Development Services Department. With the filing of this plat, 18 ft. of right-of-way of Wellspring Ave SE will be dedicated to the City and a private access easement between lots 2 and 3 will also be created and maintained by the owners of said lots. Ordinance No. 20, Enactment 18-24, Unit 10 Overlay Zone, states that its purpose is to create appropriate buffers between higher intensive commercial uses and single-family residential developments. This property is not abutting a residential parcel.

The subject property is located within the Unit 10 Specific Area Plan and the Unser Gateway West Vicinity Plan. The design criteria in these plans is supported by the Overlay Zoning that is property is within such as safe, convenient, and pleasant pedestrian circulation which includes access and buffering guidelines.

CONFORMANCE WITH THE ZONING ORDINANCE:

R.O. 2003 § 155.24 Final Approval; Plans and Data (F) states "Approval of the final plat by the Planning Board shall be deemed to constitute acceptance by the city of dedication of public rights-of-way, other proposed public easements, and public areas shown on the plat, provided the final plat is properly recorded with the Sandoval County Clerk and the City Clerk." Staff recommends the Planning and Zoning Board find this criteria is satisfied.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
In Chapter 7, Transportation Element, Policy TR-9 seeks to "Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property." This application would be an action in meeting this policy. Staff recommends the Planning and Zoning Board find these criteria are satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

NOTIFICATIONS:
Notice of a pending preliminary/final plat application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Albuquerque Journal on February 13, 2023. A notice sign was posted to the property on February 21, 2023. All legal notification requirements have been met.

IMPACT:
The Development Services Department recommends the Planning and Zoning Board approve preliminary/final plat subject to the following conditions of approval and findings of fact:

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

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The preliminary/final plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary/final plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary/final plat conforms to the requirements of the SU: Special Use for Limited C-1: Retail Commercial per Ordinance No. 23, Enactment 12-23.

CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12

months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
2. The applicant shall address all of the preliminary/final plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Application.pdf
ATTACHMENT: Authoirzation.pdf
ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Engineering Comments.pdf

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (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:	Roentgen Wellspring LLC			Phone:	
Address:	409 NM Highway 528 NE			E-Mail:	
City:	Rio Rancho	State:	NM	Zip:	87124
Proprietary Interest:		List Owners:			
Deed or Ownership Verification Provided: (Initials)				Letter of Authorization Provided: (Initials)	

Agent Name:	CSI - Cartesian Surveys, Inc.			Phone:	505-896-3050
Address:	PO Box 44414			E-Mail:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM	ZIP Code:	87174

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

Request summary plat review of replat creating two lots from two existing lots, granting 2 easements and dedicating additional right-of-way to Wellspring Ave SE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Rio Rancho Estates Unit 10	Block(s):	28	Lot(s):	Lots 2 and 3
Existing Zoning:	SU - Special Use	Proposed Zoning:			
No. of existing lots:	2	No. of proposed lots:	2	Total area of site (acres)	2.2003 acres

ACKNOWLEDGEMENT

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

Print Name:	Ryan J. Mulhall	Applicant:		Agent:	x
Signature:				Date:	January 31, 2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
23-220-00001		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 2/1/23

Carey Plant, VP
Roentgen Wellspring LLC
409 NM Highway 528 NE
Rio Rancho, NM 87124

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

RE: Letter of Authorization

To Whom it may concern,

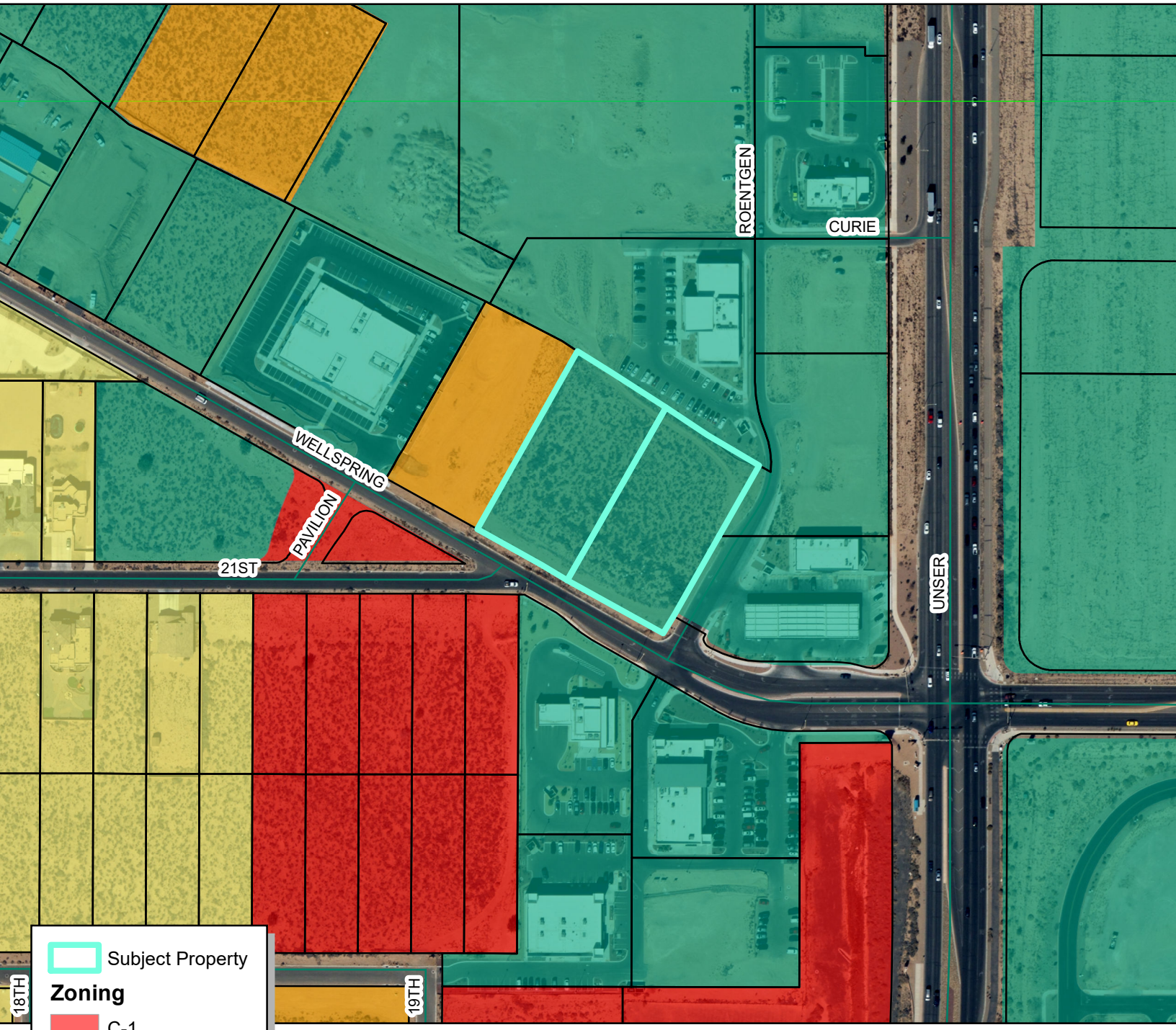
I, Carey Plant, Vice President of Roentgen Wellspring LLC the owner in fee simple of the below property, do hereby give CSI - Cartesian Surveys, Inc. authorization to represent us as agent for the summary plat and any platting related actions to plat the two existing lots into two new lots, dedicate right-of-way to Wellspring Ave SE in fee simple to the city, and grant easements. The property is described as Lots 2 and 3, Block 28 of Rio Rancho Estates Unit 10, located at the northwest corner of Wellspring Avenue and Roentgen Lane SE.

Thank You,

Carey Plant, VP
Roentgen Wellspring LLC

1/21/23
Date

UNIT 10, BLOCK 28 LOTS 2 AND 3



GIS
Moving Spatial Data Forward

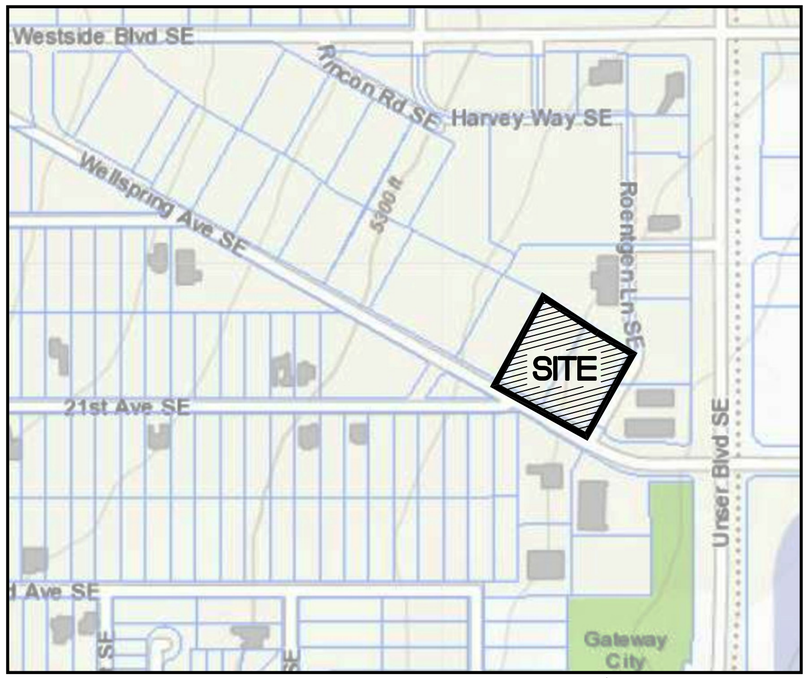
N
W
E
S

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.

0 190 380 760
Feet

Map created by: Michelle Costilla 2/8/2023



Vicinity Map

N.T.S.

Indexing Information

Section 35, Township 12 North, Range 2 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates, Unit 10
Owner: Roentgen Wellspring LLC
UPC #: 1-011-067-334-180 (Lot 2)
UPC #: 1-011-067-321-187 (Lot 3)

Purpose of Plat

1. GRANT EASEMENTS AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Summary Plat for
Lot 2-A and 3-A, Block 28
Rio Rancho Estates Unit 10
Being Comprised of
Lots 2 and 3, Block 28
Rio Rancho Estates Unit 10
City of Rio Rancho
Sandoval County, New Mexico
January 2023

Legal Description

LOTS NUMBERED TWO (2) AND THREE (3) IN BLOCK NUMBERED TWENTY-EIGHT (28), UNIT 10, RIO RANCHO ESTATES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 31, 1962, IN RIO RANCHO ESTATES BOOK 1, PAGE 12.

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 35, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM, WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	2
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0.1317 ACRES
TOTAL PLATTED ACREAGE:	2.2003 ACRES

6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS. . . . . .
7. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND), USING A GROUND TO GRID FACTOR OF 0.999672103, WITH AN ORIGIN OF (0,0).

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

Free Consent and Dedication

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

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR WELLSPRING AVENUE SE TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
CAREY PLANT, VICE PRESIDENT DATE
ROENTGEN WELLSPRING LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: CAREY PLANT, VICE PRESIDENT, ROENTGEN WELLSPRING LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
PLANNING & ZONING BOARD CHAIR

CITY CLERK'S CERTIFICATE:

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

BY: _____
REBECCA MARTINEZ, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

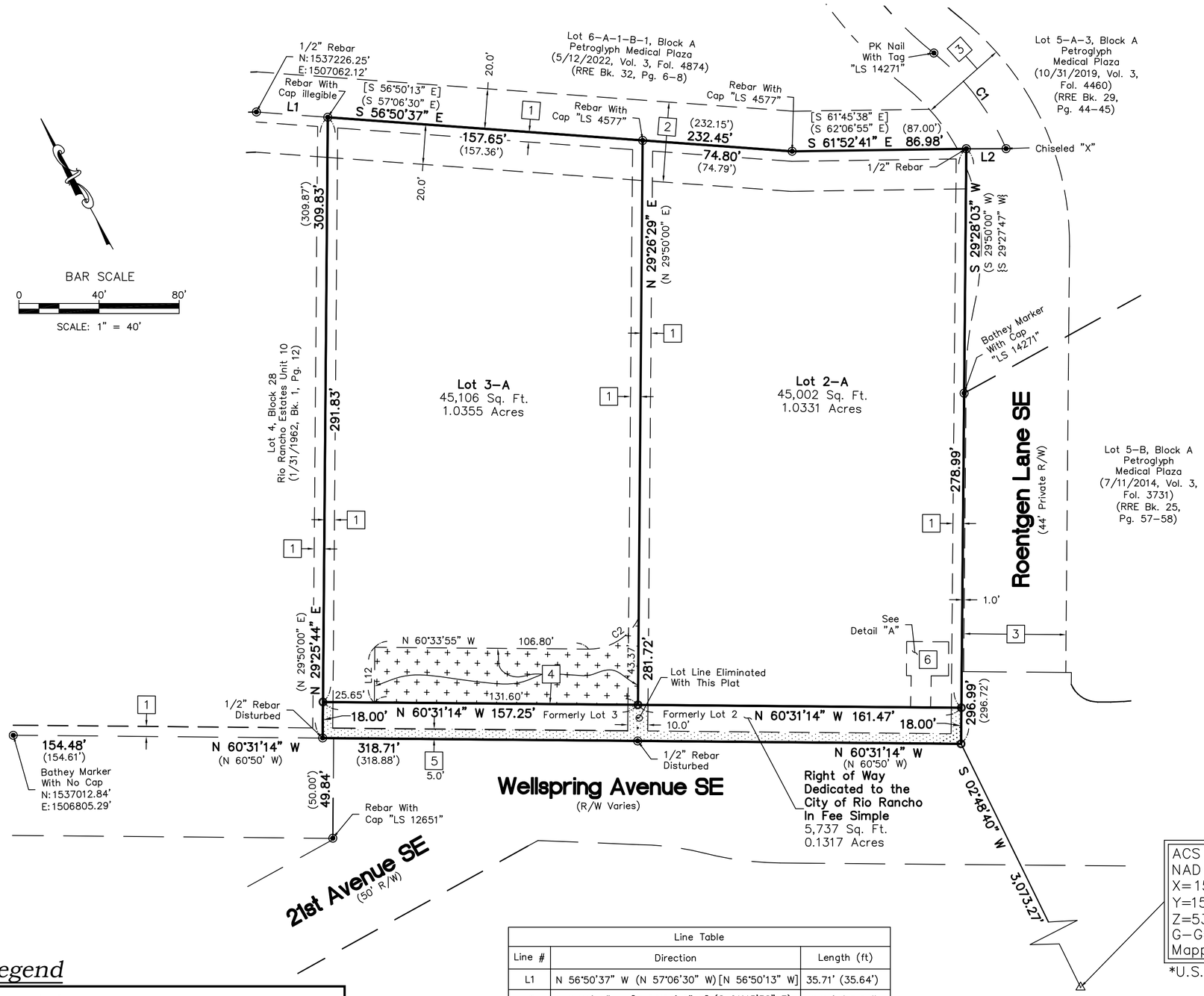
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER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

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

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

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

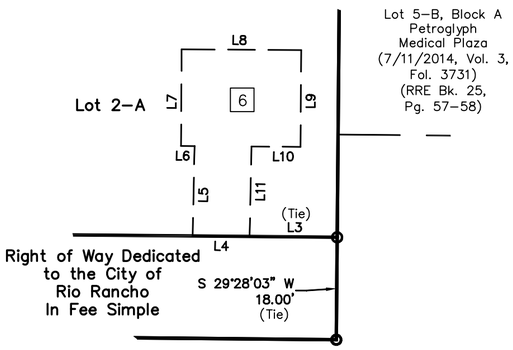
Summary Plat for
Lot 2-A and 3-A, Block 28
Rio Rancho Estates Unit 10
Being Comprised of
Lots 2 and 3, Block 28
Rio Rancho Estates Unit 10
City of Rio Rancho
Sandoval County, New Mexico
January 2023



Easement Notes

1. EXISTING 5' P.U.E. (1/31/1962, RRE BK. 1, PG. 12)
2. EXISTING 40' DRAINAGE EASEMENT (1/31/1962, BK. 1, PG. 12)
3. EXISTING PRIVATE ROADWAY, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT–WIDTH VARIES (7/7/2011, VOL. 3, FOL. 3350) (RRE BK. 23, PG. 43–45)
4. PRIVATE ACCESS EASEMENT BENEFITING LOTS 2–A AND 3–A, TO BE MAINTAINED BY THE OWNERS OF SAID LOTS GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS + + + +
5. PORTIONS OF EXISTING P.U.E. (01/31/1962, RRE BK. 1, PG. 12) VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS .....
6. PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "A"

Detail "A"
N.T.S.



Line Table		
Line #	Direction	Length (ft)
L1	N 56°50'37" W (N 57°06'30" W)[N 56°50'13" W]	35.71' (35.64')
L2	S 61°11'46" E [S 56°50'13" E] {S 61°45'38" E}	19.87' {19.93'}
L3	S 60°31'14" E	15.37'
L4	N 60°31'14" W	10.00'
L5	N 30°08'19" E	15.81'
L6	N 60°39'25" W	2.38'
L7	N 29°20'35" E	17.00'
L8	S 60°39'25" E	21.00'
L9	S 29°20'35" W	17.00'
L10	N 60°39'25" W	8.62'
L11	S 30°08'19" W	15.82'
L12	N 29°26'29" E	27.51'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	60.39' [60.39']	122.00'[122.00']	28°21'47"	59.78'	N 08°10'10" W
C2	31.02'	27.40'	64°51'29"	29.39'	N 87°00'21" E

ACS Monument "9_A11"
NAD 1983 CENTRAL ZONE
X=1506571.019 *
Y=1533206.142 *
Z=5301.647 * (NAVD 1988)
G-G=0.999670857
Mapping Angle= -0°15'30.20"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (1/31/1962, RRE BK. 1, PG. 12)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (7/11/2014, VOL. 3, FOL. 3731) (RRE BK. 25, PG. 57–58)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (5/12/2022, VOL. 3, FOL. 4874) (RRE BK. 32, PG. 6–8)
◉	FOUND MONUMENT AS INDICATED
o	SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
. . . . .	LOT LINE ELIMINATED WITH THIS PLAT

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

Public Utility Easements

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

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

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

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

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

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

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

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

Documents

1. PLAT OF RECORD FILED IN THE SANDOVAL COUNTY CLERKS OFFICE, ON JANUARY 31, 1962, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, FOLIO 12.

2. SPECIAL WARRANTY DEED FOR LOTS 2 AND 3, BLOCK 28, RRE UNIT 10 FILED IN THE SANDOVAL COUNTY CLERKS OFFICE, ON APRIL 15, 2022, IN BOOK 425, PAGE 11185, AS DOC. NO. 2022011185.

3. PLAT FOR LOTS 5–A AND 5–B, BLOCK A, PETROGLYPH MEDICAL PLAZA, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JULY 11, 2014, IN VOL. 3, FOL. 3731 (RRE BK. 25, PG. 57–58).

4. SUMMARY PLAT FOR LOT 6–A–1–B–1, BLOCK A, PETROGLYPH MEDICAL PLAZA, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 12, 2022, IN VOL. 3, FOL. 4874 (RRE BK. 32, PG. 6–8).

5. PLAT FOR LOTS 5–A–1–, 5–A–2 AND 5–A–3, PETROGLYPH MEDICAL PLAZA, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 31, 2019, IN VOL. 3, FOL. 4460 (RRE BK. 29, PG. 44–45).

Summary Plat for
Lot 2-A and 3-A, Block 28
Rio Rancho Estates Unit 10
Being Comprised of
Lots 2 and 3, Block 28
Rio Rancho Estates Unit 10
City of Rio Rancho
Sandoval County, New Mexico
January 2023

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

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

February 10, 2023

RE: Case No. 23-220-00001: Preliminary/Final Plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE. Unit 10, Block 28 Lots 2 and 3.

Dear Property Owner:

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

The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE for the properties at 1901 and 1909 Wellspring Ave SE, legally described as Unit 10, Block 28 Lots 2 and 3.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, February 28, 2023** 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 light blue outline.

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

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

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

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

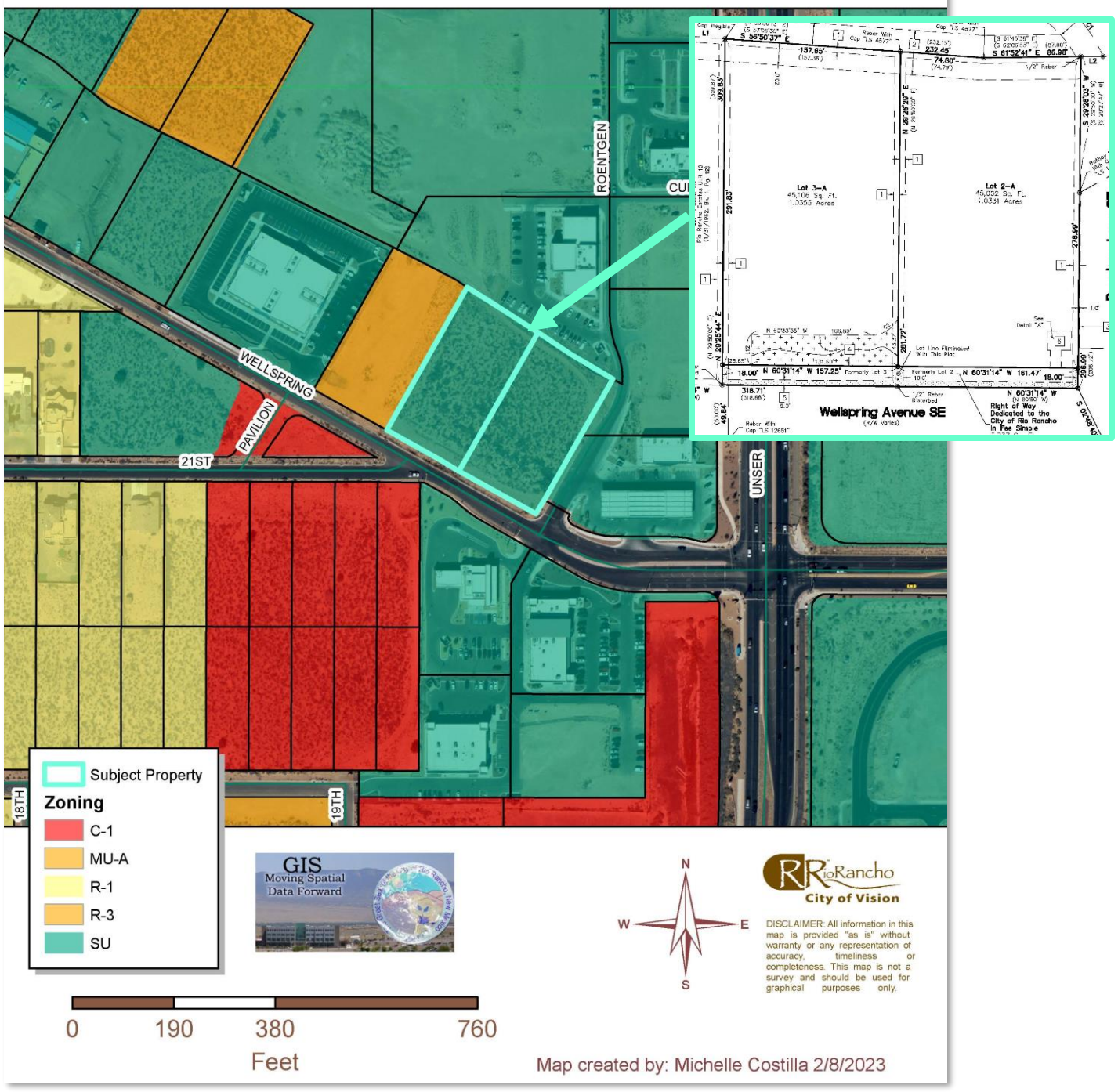
Respectfully,

Michelle Costilla
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

UNIT 10, BLOCK 28 LOTS 2 AND 3



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 2/8/2023

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001564385

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail		**PO Number**	230019	
Ad Cost	$114.28	**Sales Rep**	wschult	
Tax Amount	$8.86	**Order Taker**	wschult	
Total Amount	$123.14	**Payment Method**	Credit Card	
Amount Due	$123.14	**Payment Amount**	$0.00	

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001564385-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 146 li		
Color			

Run Date
02/13/2023
02/13/2023
02/13/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, February 28, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #21-210-00027
The applicant, Shady Ventures through their agent, RESPEC, requests approval for a Preliminary Plat Extension for Idalia Crossing to create 68 single-family residential lots, 2 new parcels and 3 tracts on approximately 21.196 acres, zoned for SU: Special Use for R-2 Single Family Residential. The subject property is legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary/ Final Plat
Case #23-220-00001
The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests approval of a Preliminary/ Final Plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE at the property legally described as Unit 10, Block 28 Lots 2 and 3.

Master Plan Amendment
Case #23-410-00001
The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, is requesting approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A.

Preliminary/Final Plat
Case #23-200-00002
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a preliminary/final plat creating Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 and vacation of lot lines and portions of right-of-way as shown. The properties are currently legally described as Unit 10, Block 62, Lots 16-33; Unit 10, Block 64, Lot 15; LD Tract 3; and LD Tract 2.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: February 13, 2023

UNIT 10, BLOCK 28 LOTS 2 AND 3

Subject Property
Abutting Properties

GIS
Moving Spatial Data Forward

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W E
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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.

0 150 300 600
Feet

Map created by: Michelle Costilla 2/8/2023

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 1, 2023

TO:
(X) Development Services – Amy Rincon, David Serrano, Cedric Smith, Peter Prukop
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
(X) SSCAFCA –Andy Edmondson, John Stomp
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Preliminary/Final Plat: DSD #23-220-00001 (please reference this # with any correspondence) Unit 10, Block 28 Lots 2 and 3.

This is a transmittal for a Preliminary/Final Plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE at the property legally described as Unit 10, Block 28 Lots 2 and 3.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **February 15, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Michelle Costilla at 505-896-8362 or e-mail mcostilla@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

10-foot PUE is required adjacent to Wellspring Ave.

David Serrano — Reviewer

02/13/2023 — Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-410-00001

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, requests approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A. Staff contact is Michelle Costilla, and staff recommends approval.

BACKGROUND AND ANALYSIS:
The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, requests approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A.

The subject property is zoned SU: Special Use for C-1 Commercial Uses for a Commercial-Office Development as described in the Petroglyph Medical Plaza Master Plan, per Ordinance No. 51, Enactment 09-48. The Petroglyph Medical Plaza Master Plan sets forth specific design guidelines regarding parking, signage, lighting, and general architectural requirements. A letter is required from the Petroglyph Architectural Control Committee (ACC), which reviews and determines approval of the project while considering these guidelines.

REVIEW CRITERIA:
The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific Land Use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide Land Use decision making by the Governing Body." As mentioned above, this subject property is within the Petroglyph Medical Plaza Master Plan. According to the Proposed Building Pad Plan of this plan, the property is located on Pad 6. The vision for Building Pads 1 through 6 is to situated retail, restaurant, gasoline fueling station and convenience store, grocery store, hotel and other retail uses along Unser Blvd. and West Side Blvd. The height limitation set forth in the Petroglyph Medical Plaza Master Plan is as follows: Two Stories Height Limitation in Building Pads 1-6, (which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet) and a Four Story Height Limitation for Building Pad 7 (which shall in all cases not exceed 60 feet as measured from the finished grade to the top of the parapet).

A justification letter provided by the applicant states, "We are working with a Buyer who is interested in purchasing Lots 6-A-1-A and 7-A-1 in the Petroglyph Medical Plaza. The Buyer has requested that we combine the two lots into one by eliminating the common lot line (see Exhibit 'C'). The re-platting will be handled as an administrative action through Development Services. Any relocation

or elimination of Internal easements will have to be delt with subsequently by the Buyer and his Site Development Plan." It later continues, " In the future, there may be some confusion as to what is the permitted building height on the new combined lot, or the two separate lots if they remain uncombined. As a result, we are requesting that the Petroglyph Medical Plaza Master Plan be amended to allow the current Four Story (not to exceed 60 feet) to apply to both Lot 7-A-1 and 6-A-1-A or the subsequent surveyors number as created on the replat.

In Chapter 5, Land Use Element, Goal L-2 seeks to "Encourage consolidation of lots to promote a variety of land uses in a planned manner." This application would be an action in meeting this policy and avoiding confusion as to the height limitation once the lots are combined. Staff recommends the Planning and Zoning Board find this criteria as satisfied.

This property is also located within the Unit 10 Specific Area Plan and the Unser Gateway West Vicinity Plan. The purpose of the Unit 10 Area Plan is to guide and manage the physical development within the area by outlining a generalized land use plan, identifying access management strategies and listing implementation methods. The Unser Gateway West Vicinity Plan addresses specific issues such as architectural controls, design guidelines, and transportation access elements. These plans have been taken into consideration by staff and staff has determined that the request for an amendment to the height limitations set forth in the Petroglyph Medical Plaza Master Plan does not interfere with the goals and objectives of these plans.

SITE ANALYSIS AND SURROUNDING LAND USE: This subject property is 1.99 acres, bounded by Rincon Rd SE and Harvey Way SE to the north, which are located off of Westside Blvd, a minor arterial. The property is bounded by adjacent parcels to the west, south, and east. The properties to the east and north are zoned SU per the same Ordinance as the subject property. The property to the south is zoned SU: Special Use for Limited C-1: Retail Commercial and the property to the west is zoned MU-A: Mixed Use Activity Center.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

NOTIFICATIONS: Property owners within Petroglyph Medical Plaza Master Plan and within 100 feet, excluding right of way, were notified by first class mail. A legal advertisement was placed in the February 13, 2023 edition of the Albuquerque Journal and a notice sign was posted to the property on February 21, 2023. All legal notification requirements have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions:

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Petroglyph Medical Plaza Master Plan.
2. The applicant has the authority to make an application to request an amendment to the Petroglyph Medical Plaza Master Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact for Approval
1. The change height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A does not adversely affect the goals and objectives of the Petroglyph Medical Plaza Master Plan.
2. The future consolidation of lots and amendment to the height limitation so that the lots will have the same height limit will be consistent with the goals and policies from the Land Use Element of the Comprehensive Plan.

If the Planning and Zoning Board do not find sufficient justification for amending the Master Plan then the following findings should be noted.

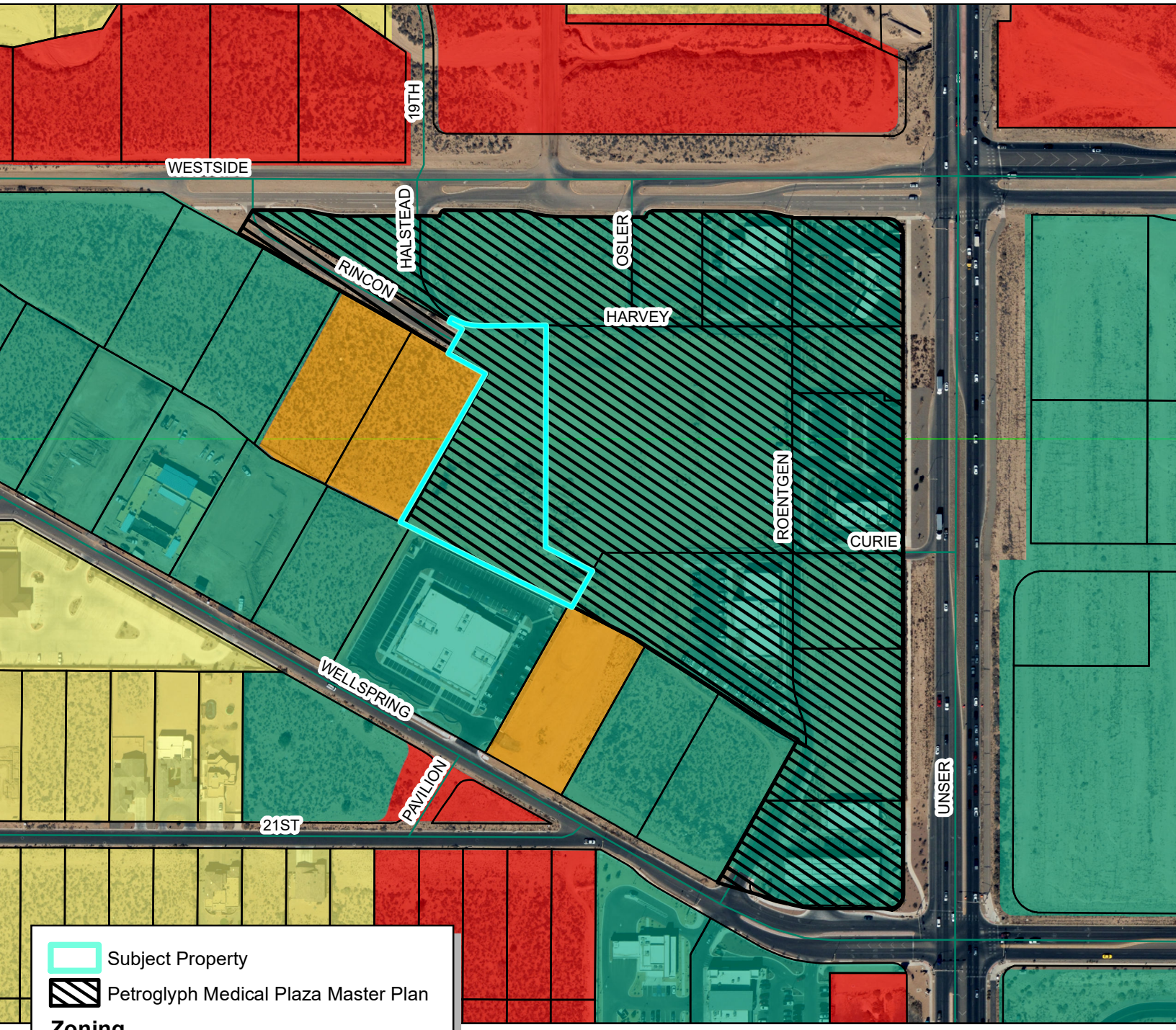
Specific Findings of Fact for Denial:
1. The change of height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A does not comply with the development goals and objectives of the Petroglyph Medical Plaza Master Plan.

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

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

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Petroglyph Medical Plaza Master Plan.pdf
ATTACHMENT: Resolution_DRAFT.doc
ATTACHMENT: Exhibit A.docx

PETROGLYPH MEDICAL PLAZA MASTER PLAN AMENDMENT



- Subject Property
- Petroglyph Medical Plaza Master Plan

Zoning

- C-1
- MU-A
- R-1
- SU

GIS
Moving Spatial Data Forward

N
W E
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RioRancho
City of Vision

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0 225 450 900
Feet

Map created by: Michelle Costilla 2/8/2023

6 PAGES TOTAL

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Petroglyph Real Estate Development, LLC — Phone: 505-362-3298
Address: 8220 Constition Place NE Ste 101 — E-Mail: Sam.Brandt@xray NM.com
City: Albuquerque — State: NM — Zip: 87110
Proprietary Interest: — List Owners: Various Doctors
Deed or Ownership Verification Provided: (Initials) — Letter of Authorization Provided: (Initials)

Agent Name: Jeffrey Jesionowski — Phone: 505-259-0991
Address: 9751 Carmel Ave. NE — E-Mail: jeff@AMCdevelopment.NET
City: Albuquerque — State: NM — ZIP Code: 87122

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

Change Height Limitation on Lot 6-A-1-A in the Petroglyph Master Plan to be consistant w/ Adjacent Contiguous Lot 7-A-1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Petroglyph Medical Plaza — Block(s): A — Lot(s): 7-A-1 + 6-A-1-A
Existing Zoning: OS — Proposed Zoning: No Change
No. of existing lots: 10 — No. of proposed lots: 10 — Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Mark Deppe, Managing Partner — Applicant: Petroglyph Real Estate Development
Signature: — Date: 1/30/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
23-410-00001		

APPLICATION ACCEPTED BY: Michelle Costilla — DATE: 1/31/23

Form revised June 2014

Thursday February 16, 2023

Mark Depper, MD
Petroglyph Real Estate Development LLC
8020 Constitution Place NE
Albuquerque, NM 87110

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

RE: Letter of Authorization

To whom it may concern;

I Mark Depper, MD, Manager Member of Petroglyph Real Estate Development, LLC, do hereby give Jeffrey Jesionowski of AMC Development authorization to represent us as an agent in the matter of an amendment to the Petroglyph Master Plan that is being presented to the City of Rio Rancho.

Your sincerely,

Mark Depper, MD, Managing Member

Petroglyph Medical Plaza – Master Plan Amendment

Petroglyph Medical Plaza (PMP) consists of 18.0372 acres and was originally platted into 7 commercial lots in 2011 **(see Exhibit "A")**. At that time, a Master Plan was also approved by the City of Rio Rancho. To date 4 ½ of the 7 original lots have been sold with Lots 1 , 2, portion of Lot 3, a portion of Lot 6 and Lot 7 remain to be developed. Lot 6 is irregularly shaped and located in the rear of the project. In 2015, lot 6 was subdivided into two parcels 1.2711 acres labeled as Lot 6-B and Lot 6-A consisting of 2.6368 acres. Then in 2019, Lot 6-A was subdivided into 2 parcels, Lot 6-A-1-B consisting of .68 acres and Lot 6-A-1-A consisting of 1.985 acres **(see Exhibit "B")** . Lot 6-A-1-B was sold to New Mexico Orthopedics leaving Lot 6-A-1-A as undeveloped. Lot 6-A-1-A is located at the very rear of the PMP, irregularly shaped with limited access.

We are working with a Buyer who is interested in purchasing Lots 6-A-1-A and 7-A-1 in the Petroglyph Medical Plaza. The Buyer has requested that we combine the two lots into one by eliminating the common lot line **(see Exhibit "C")**. The re-platting will be handled as an administrative action through Development Services. Any relocation or elimination of Internal easements will have to delt with subsequently by the Buyer and his Site Development Plan.

Below is an excerpt for the PMP Master Plan Petroglyph Medical Plaza Master Plan regarding building height that applies to the two lots referenced above:

Page 8, Section 3.II.(E) Height. Two Stories Height Limitation in Building Pads 1-6, (which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet) and a Four Story Height Limitation for Building Pad 7 (which shall in all cases not exceed 60 feet as measured from the finished grade to the top of the parapet).

In the future, there may be some confusion as to what is the permitted building height on the new combined lot, or the two separate lots if they remain uncombined. As a result, **we are requesting that the Petroglyph Medical Plaza Master Plan be amended to allow the current Four Story (not to exceed 60 feet) to apply to both Lot 7-A-1 and 6-A-1-A** or the subsequent surveyor s number as created on the replat.

Exhibit "A"

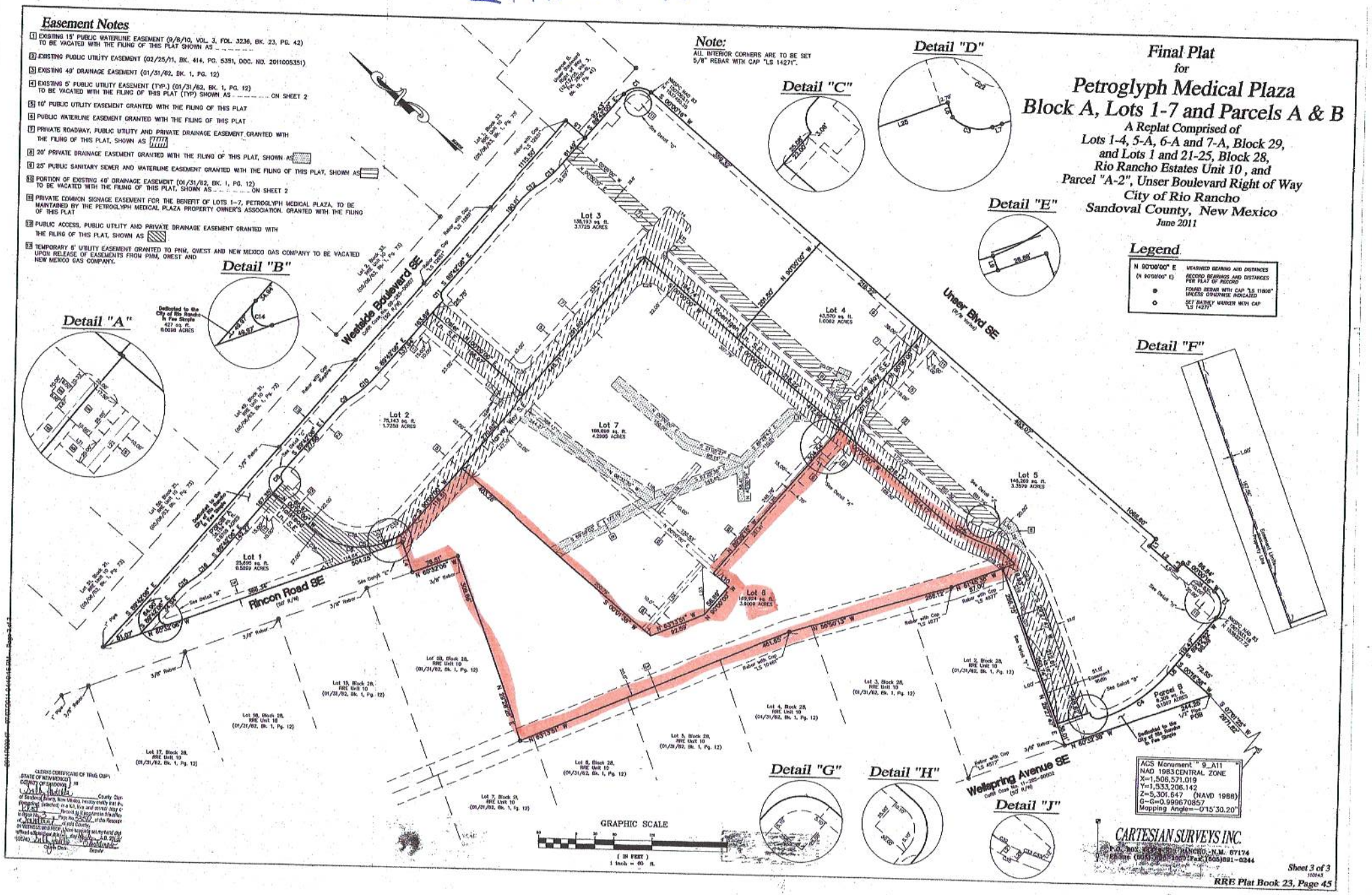
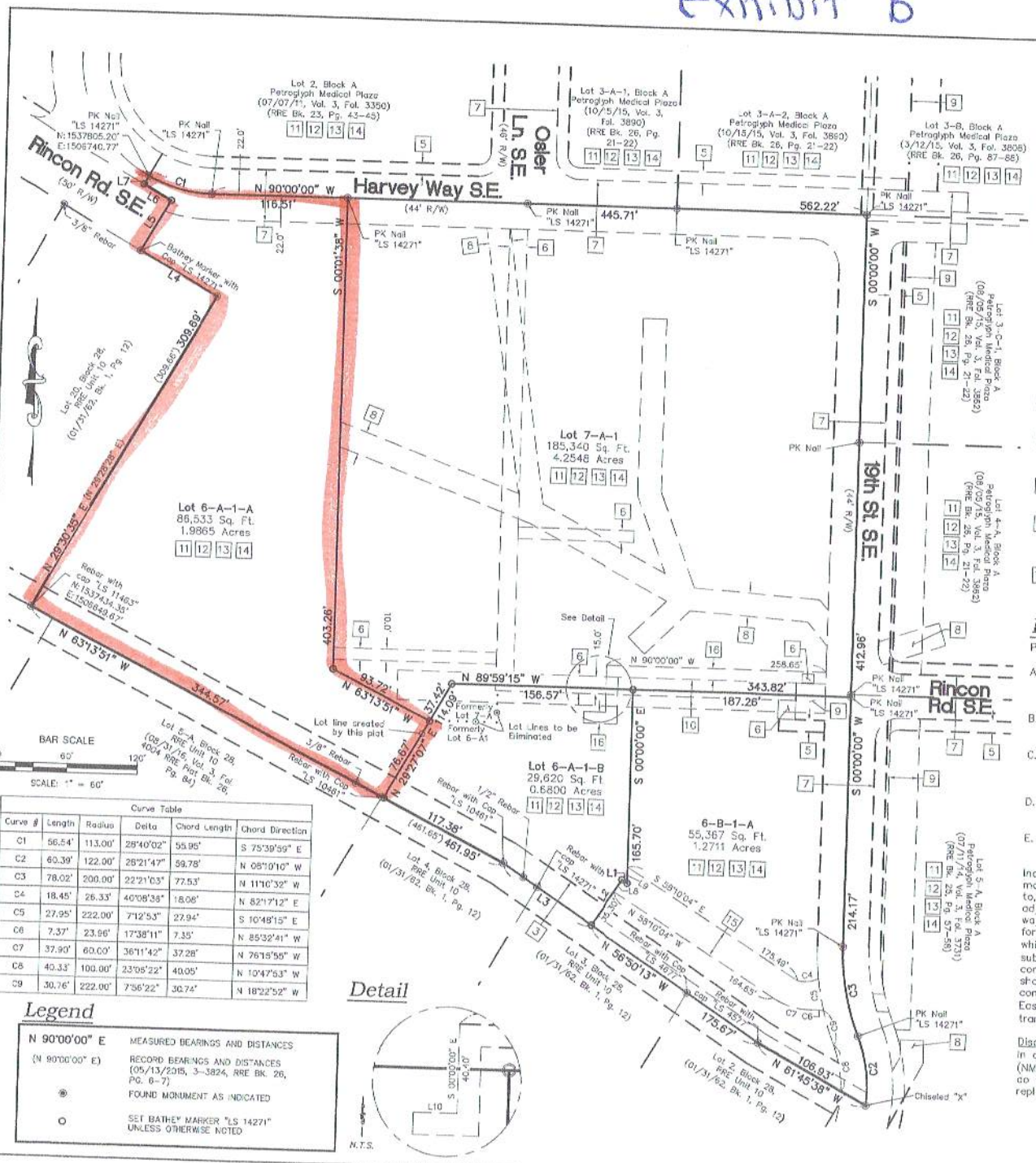

Easement Notes
[1] EXISTING 15' PUBLIC WATERLINE EASEMENT (9/8/10, VOL. 3, FOL. 3236, BK. 23, PG. 42) TO BE VACATED WITH THE FILING OF THIS PLAT SHOWN AS
[2] EXISTING PUBLIC UTILITY EASEMENT (02/25/11, BK. 414, PG. 5351, DOC. NO. 2011005351)
[3] EXISTING 40' DRAINAGE EASEMENT (01/31/82, BK. 1, PG. 12)
[4] EXISTING 5' PUBLIC UTILITY EASEMENT (TYP.) (01/31/82, BK. 1, PG. 12) TO BE VACATED WITH THE FILING OF THIS PLAT (TYP) SHOWN AS ..... ON SHEET 2
[5] 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
[6] PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
[7] PRIVATE ROADWAY, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN AS
[8] 20' PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN AS
[9] 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN AS
[10] PORTION OF EXISTING 40' DRAINAGE EASEMENT (01/31/82, BK. 1, PG. 12) TO BE VACATED WITH THE FILING OF THIS PLAT, SHOWN AS ..... ON SHEET 2
[11] PRIVATE COMMON SIGNAGE EASEMENT FOR THE BENEFIT OF LOTS 1-7, PETROGLYPH MEDICAL PLAZA, TO BE MAINTAINED BY THE PETROGLYPH MEDICAL PLAZA PROPERTY OWNER'S ASSOCIATION. GRANTED WITH THE FILING OF THIS PLAT
[12] PUBLIC ACCESS, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN AS
[13] TEMPORARY 6' UTILITY EASEMENT GRANTED TO PNM, QWEST AND NEW MEXICO GAS COMPANY TO BE VACATED UPON RELEASE OF EASEMENTS FROM PNM, QWEST AND NEW MEXICO GAS COMPANY.
Note:
ALL INTERIOR CORNERS ARE TO BE SET 5/8" REBAR WITH CAP "LS 14271".
Final Plat
for
Petroglyph Medical Plaza
Block A, Lots 1-7 and Parcels A & B
A Replat Comprised of
Lots 1-4, 5-A, 6-A and 7-A, Block 29,
and Lots 1 and 21-25, Block 28,
Rio Rancho Estates Unit 10, and
Parcel "A-2", Unser Boulevard Right of Way
City of Rio Rancho
Sandoval County, New Mexico
June 2011
Legend
Detail "A"
Detail "B"
Detail "C"
Detail "D"
Detail "E"
Detail "F"
Detail "G"
Detail "H"
Detail "J"
Westside Boulevard SE
Unser Blvd SE
Rincon Road SE
Wellspring Avenue SE
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Parcel B
GRAPHIC SCALE
1 inch = 60 ft.
ACS Monument "9_A11"
NAD 1983 CENTRAL ZONE
X=1,506,571.019
Y=1,533,206.142
Z=5,301.647 (NAVD 1988)
G-G=0.999670857
Mapping Angle=-0°15'30.20"
CARTESIAN SURVEYS INC.
Sheet 3 of 3
RRE Plat Book 23, Page 45

Exhibit "B"



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	56.54'	113.00'	28°40'02"	55.95'	S 75°39'59" E
C2	60.39'	122.00'	28°21'47"	59.78'	N 05°10'10" W
C3	78.02'	200.00'	22°21'03"	77.53'	N 11°16'32" W
C4	18.45'	26.33'	40°08'38"	18.06'	N 82°17'12" E
C5	27.95'	222.00'	7°12'53"	27.94'	S 10°48'15" E
C6	7.37'	23.96'	17°38'11"	7.35'	N 85°32'41" W
C7	37.90'	60.00'	36°11'42"	37.28'	N 76°15'55" W
C8	40.33'	100.00'	23°05'22"	40.05'	N 10°47'53" W
C9	30.76'	222.00'	7°56'22"	30.74'	N 18°22'52" W

Line Table		
Line #	Direction	Length (ft)
L1	N 58°10'14" W	5.25'
L2	S 33°09'36" W	47.57'
L3	N 56°50'13" W	92.44'
L4	N 60°33'10" W	76.40'
L5	N 29°27'54" E	50.00'
L6	N 60°32'06" W	26.85'
L7	N 29°06'51" E	8.08'
L8	N 33°09'36" E	12.27'
L9	N 90°00'00" E	13.81'
L10	N 90°00'00" W	20.00'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (05/13/2015, 3-3824, RRE BK. 26, PG. 6-7)
◉	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Detail

Summary Plat for Lots 6-A-1-A, 6-A-1-B, 6-B-1-A and 7-A-1, Block A Petroglyph Medical Plaza

Being Comprised of

Lots 6-A-1, 6-B-1 and 7-A, Block A Petroglyph Medical Plaza

City of Rio Rancho

Sandoval County, New Mexico

June 2019

Easement Notes

3 EXISTING 40' DRAINAGE EASEMENT (01/31/1962, BK. 1, PG. 12)

5 EXISTING 10' P.U.E. (07/07/2011, BK. 3, PG. 3350)

6 EXISTING PUBLIC WATERLINE EASEMENT (07/07/2011, BK. 3, PG. 3350)

7 EXISTING PRIVATE ROADWAY, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT-WIDTH VARIES (07/07/2011, BK. 3, PG. 3350)

8 EXISTING 20' PRIVATE DRAINAGE EASEMENT (07/07/2011, BK. 3, PG. 3350)

9 EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (07/07/2011, BK. 3, PG. 3350)

10 EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (05/13/2015, BK. 3, PG. 3824)

Easement Notes (cont'd)

11 EXISTING PERPETUAL EXCLUSIVE EASEMENT FOR INGRESS/EGRESS AND PARKING (07/02/2014, DOC. NO. 2014013554)

12 EXISTING PERPETUAL NON-EXCLUSIVE STORM DRAINAGE EASEMENT (07/02/2014, DOC. NO. 2014013554)

13 EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE OPERATION AND SERVICING OF ANY IMPROVEMENTS LOCATED IN THE COMMON MAINTENANCE AREAS (07/02/2014, DOC. NO. 2014013554)

14 EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE OPERATION & SERVICING OF INTERNAL STREET LIGHTS (07/02/2014, DOC. NO. 2014013554)

15 24' ACCESS EASEMENT FOR THE BENEFIT OF LOT 6-A-1-B TO BE MAINTAINED BY THE OWNERS OF LOT 6-A-1-B AND 6-B-1-A GRANTED WITH THE FILING OF THIS PLAT.

16 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

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

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

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

E. 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.

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Disclaimer

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CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896-3050 Fax (505) 891-0244

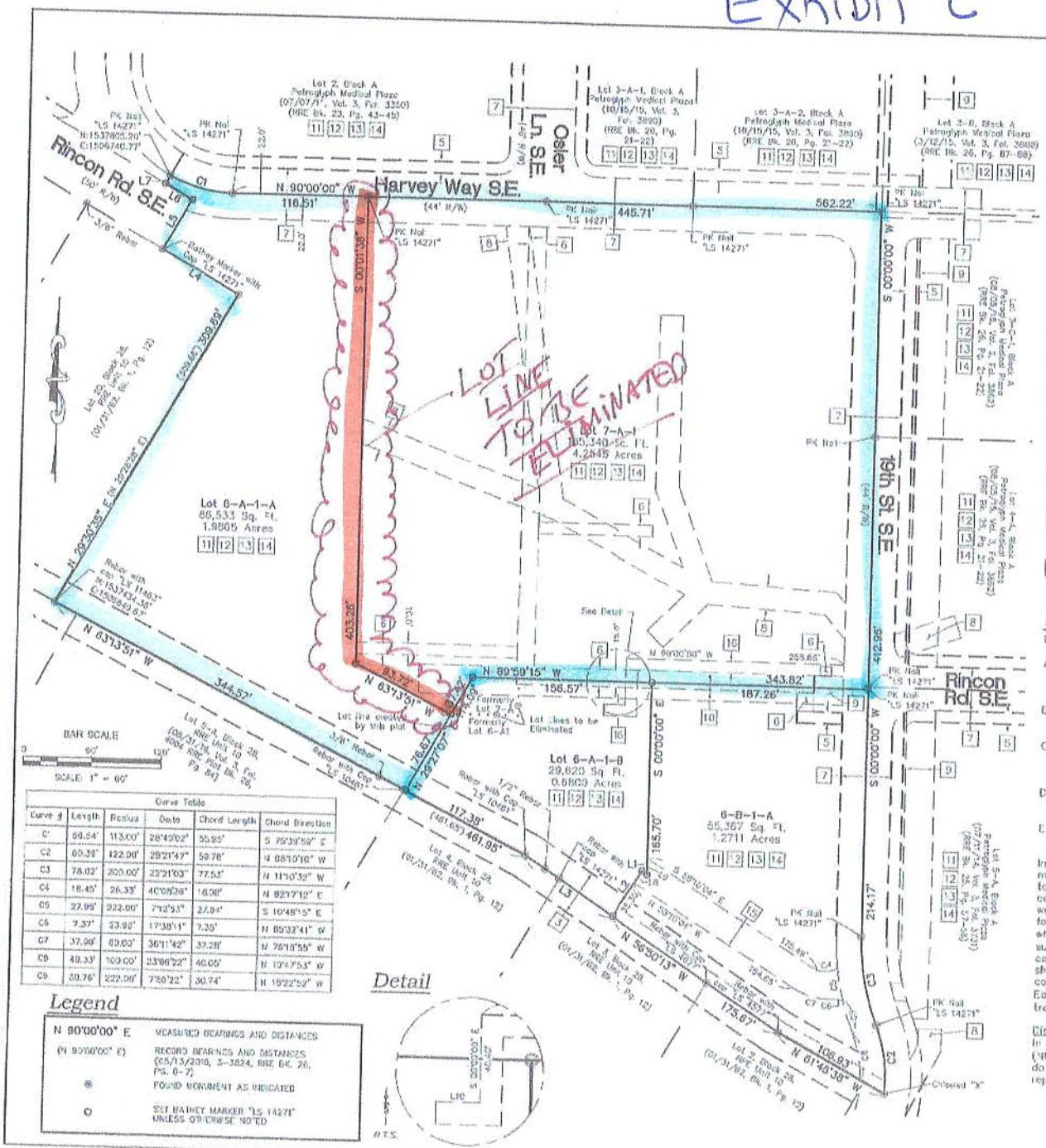
wplotnerjr@gmail.com

Exhibit "C"

Summary Plat for Lots 6-A-1-A, 6-A-1-B, 6-B-1-A and 7-A-1, Block A Petroglyph Medical Plaza

Being Comprised of Lots 6-A-1, 6-B-1 and 7-A, Block A Petroglyph Medical Plaza

City of Rio Rancho
Sandoval County, New Mexico
June 2019



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	66.54'	113.00'	28°43'02"	55.95'	S 75°39'59" E
C2	60.39'	122.00'	28°21'47"	59.78'	N 08°10'16" W
C3	78.02'	200.00'	22°21'03"	77.53'	N 11°10'32" W
C4	18.45'	26.33'	40°08'36"	18.08'	N 82°17'12" E
C5	32.99'	922.00'	2°02'53"	32.84'	S 10°48'15" E
C6	7.37'	23.00'	17°38'41"	7.35'	N 89°32'41" W
C7	37.99'	69.00'	36°11'42"	37.28'	N 76°15'55" W
C8	49.33'	103.00'	23°06'22"	48.05'	N 19°47'53" W
C9	39.76'	222.00'	7°50'22"	39.74'	N 19°22'52" W

Line Table		
Line #	Direction	Length (ft)
L1	N 58°16'14" W	5.25'
L2	S 33°09'38" W	47.67'
L3	N 56°20'13" W	92.44'
L4	N 60°33'10" W	76.40'
L5	N 29°27'54" E	50.00'
L6	N 60°32'06" W	24.88'
L7	N 29°06'51" E	8.08'
L8	N 33°09'38" E	12.27'
L9	N 00°00'00" E	13.81'
L10	N 90°00'00" W	20.00'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (05/13/2015, 3-3824, RRE BK. 26, PG. 6-7)
⊕	FOUND MONUMENT AS INDICATED
O	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

1. EXISTING 40' DRAINAGE EASEMENT (01/31/1962, BK. 1, PG. 12)
5. EXISTING 10' P.U.E. (07/07/2011, BK. 3, PG. 3350)
8. EXISTING PUBLIC WATERLINE EASEMENT (07/07/2011, BK. 3, PG. 3350)
7. EXISTING PRIVATE ROADWAY, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT-WIDTH VARIES (07/07/2011, BK. 3, PG. 3350)
6. EXISTING 20' PRIVATE DRAINAGE EASEMENT (07/07/2011, BK. 3, PG. 3350)
9. EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (07/07/2011, BK. 3, PG. 3350)
10. EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (05/13/2015, BK. 3, PG. 3824)

Easement Notes (cont'd)

11. EXISTING PERPETUAL EXCLUSIVE EASEMENT FOR INGRESS/EGRESS AND PARKING (07/02/2014, DOC. NO. 2014013554)
12. EXISTING PERPETUAL NON-EXCLUSIVE STORM DRAINAGE EASEMENT (07/02/2014, DOC. NO. 2014013554)
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Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 2 of 2
190829
RRE Plat Book 29, Page 6

II. Pad 7 (See Exhibit D for Building Pads):

Permissive Uses:

(1) Stores for the sale of retail goods and products;
(2) Restaurants and bars
(3) Hospitals
(4) Medical Office Buildings
(5) Office (all the permissive uses in the O-1 zone)
(6) Research and development office;
(7) Public facilities;
(8) Nursing homes and similar institutions;
(9) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material not to exceed five months.
(10) Drive-in or drive-up window restaurants, and/or convenience stores
(11) Pharmacy and Drug Store
(12) Gift Shop
(13) Restaurants situated within office buildings or within medical office buildings
(14) Museum

(D) Lot Area Requirements within Pad 1-7: Minimum 1/4 acre

(E) Height. Two Stories Height Limitation in Building Pads 1-6, (which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet) and a Four Story Height Limitation for Building Pad 7 (which shall in all cases not exceed 60 feet as measured from the finished grade to the top of the parapet).

(F) Building Setback. Ten-foot minimum setback from internal roadways and Unser Blvd. and Westside Blvd. If any structure is adjacent to residential zoned property then the front, rear, and side setback adjacent to the residential property shall be equal to those in the residential zone.

(G) Off-street parking. Off-street parking shall be permitted in Building Pads 1-7, provided it is approved as part of a Site Development Plan, and the policies of the off street parking shall be guided by the regulations set forth in § 154.20.

(H) Landscaping. Appropriate landscaping shall be provided for visual relief along the frontage of the parcels in Building Pads 1 through 7, provided that no less than 10% of the lot shall be landscaped or open space. Landscape Buffers shall be provided for any lots adjacent to residential development. The Landscape Buffer shall be 10 feet in width, with a six foot wall and include hedges or trees that visually reduce the impact of situating structures adjacent to the residential uses. The City staff shall approve required landscape buffer elements as part of the site development plan review, for any structures located within the Master Plan Area.

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

February 10, 2023

RE: Master Plan Amendment
Case No. 23-410-00001 (Petroglyph Medical Plaza, Block A, Lot 6A1A)

Dear Property Owner:

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

The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, requests approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A.

The **Planning & Zoning Board** will consider the request and decide their recommendation on **Tuesday, February 28, 2022** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

The **Governing Body** will consider the request and have the final approval on **Thursday, March 9, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

On the back of this letter is a location map of the project, with the subject property identified a light blue 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 and Governing Body. These meetings 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 & Zoning 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

For the **Governing Body meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741 Passcode: 789419 Join via phone: 1-346-248-7799 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.

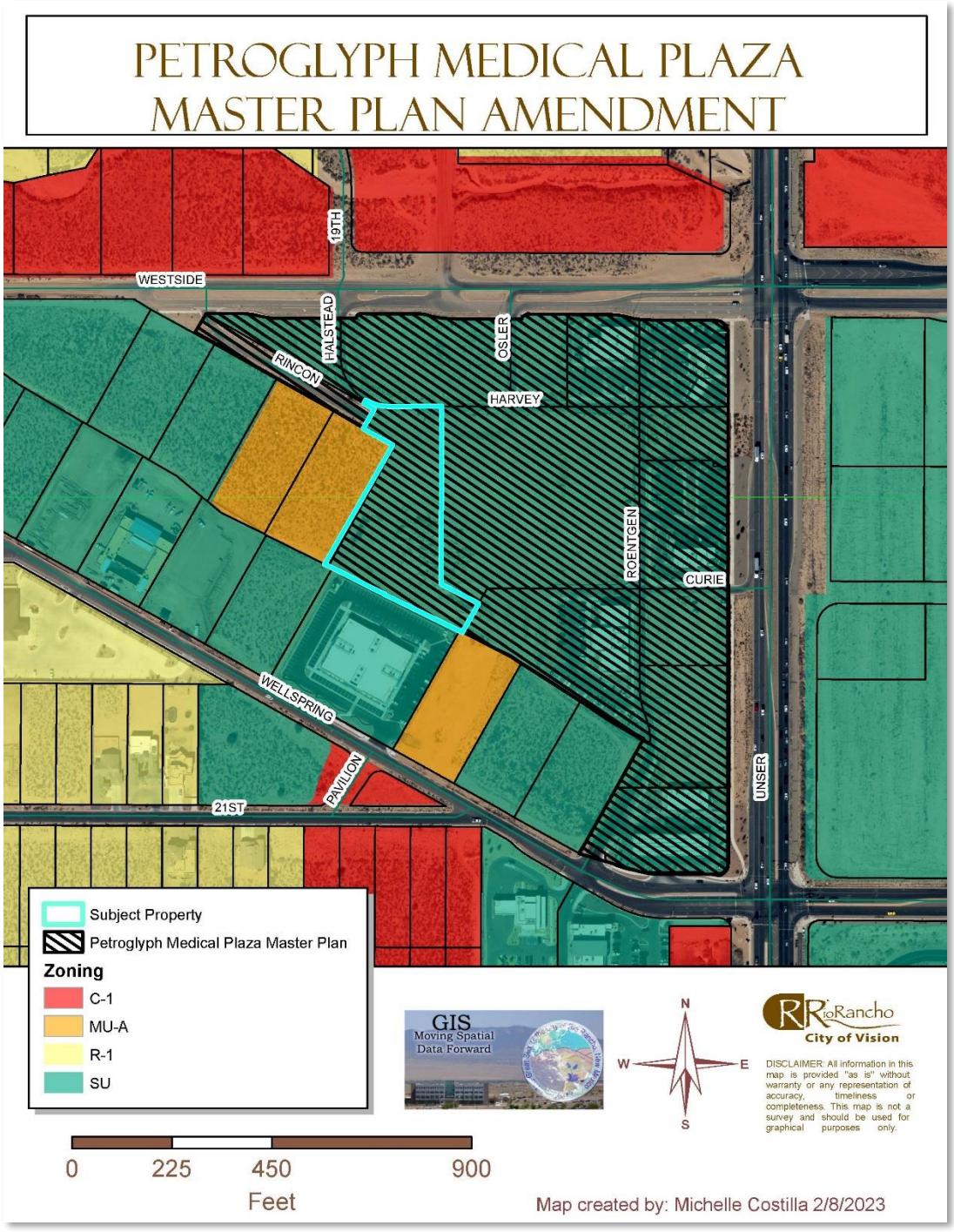
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

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

Respectfully,

Michelle Costilla
Municipal Planner I
Development Services Department
City of Rio Rancho



ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001564385

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail		**PO Number**	230019	
Ad Cost	$114.28	**Sales Rep**	wschult	
Tax Amount	$8.86	**Order Taker**	wschult	
Total Amount	$123.14	**Payment Method**	Credit Card	
Amount Due	$123.14	**Payment Amount**	$0.00	

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001564385-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 146 li		
Color			

Run Date
02/13/2023
02/13/2023
02/13/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, February 28, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #21-210-00027
The applicant, Shady Ventures through their agent, RESPEC, requests approval for a Preliminary Plat Extension for Idalia Crossing to create 68 single-family residential lots, 2 new parcels and 3 tracts on approximately 21.196 acres, zoned for SU: Special Use for R-2 Single Family Residential. The subject property is legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary/ Final Plat
Case #23-220-00001
The applicant, Roentgen Wellspring LLC, through their agent, Cartesian Surveys Inc., requests approval of a Preliminary/ Final Plat to create two lots from two existing lots, grant two easements and dedicate additional right-of-way to Wellspring Ave SE at the property legally described as Unit 10, Block 28 Lots 2 and 3.

Master Plan Amendment
Case #23-410-00001
The applicant, Petroglyph Real Estate Development, LLC, through their agent, AMC Development, is requesting approval of an amendment to the Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. SE, legally described as PMP, Block A, Lot 6A1A.

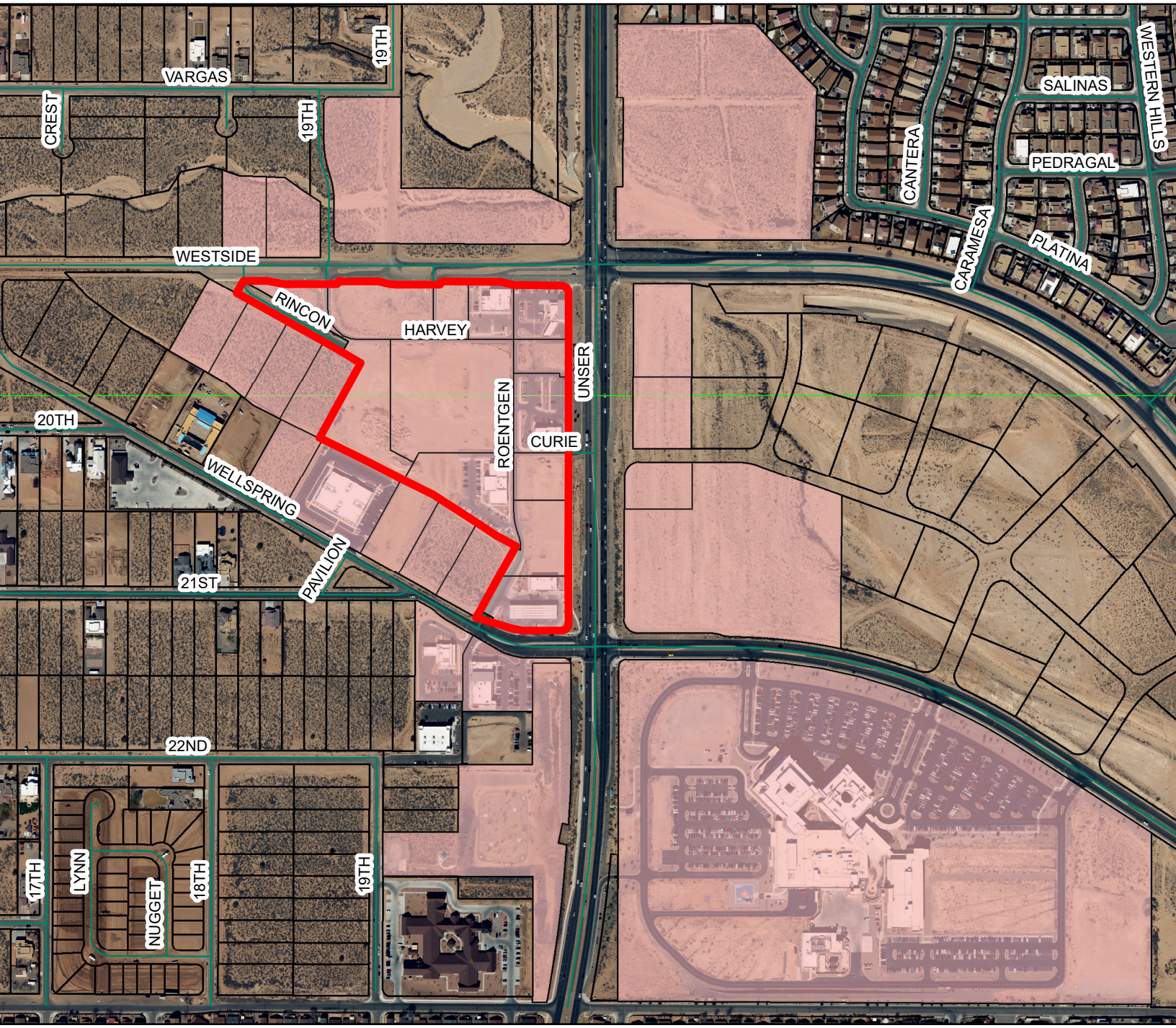
Preliminary/Final Plat
Case #23-200-00002
The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requests approval of a preliminary/final plat creating Los Diamantes Tracts 2-A-1, 3-A-1, & 3-A-2 and vacation of lot lines and portions of right-of-way as shown. The properties are currently legally described as Unit 10, Block 62, Lots 16-33; Unit 10, Block 64, Lot 15; LD Tract 3; and LD Tract 2.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: February 13, 2023

PETROGLYPH MEDICAL PLAZA MASTER PLAN AMENDMENT



Petroglyph Medical Plaza Master Plan

Notified Properties

GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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

0 445 890 1,780

Feet

Map created by: Michelle Costilla 2/8/2023

PETROGLYPH MEDICAL PLAZA

MASTER PLAN & AMENDMENT TO THE UNSER GATEWAY VICINITY PLAN

(REVISED AMENDMENT – JANUARY 2013)
AS GUIDED BY THE
"VISION 2020 INTEGRATED COMPREHENSIVE PLAN"

LANDOWNER:
PETROGLYPH REAL ESTATE DEVELOPMENT, L.L.C.

DEVELOPER:
AMC DEVELOPMENT

TABLE OF CONTENTS

1. **INTRODUCTION AND HISTORY**

2. **SITE LOCATION AND PHYSICAL CONDITIONS**

3. **INTEGRATED COMPREHENSIVE PLAN ELEMENTS & LAND USE**
    a. **Master Plan & Amendment to Unser Gateway Vicinity Plan**
    b. **Land use element**
        i. **Permissive Uses within Building Pads 1-7**
        ii. **Prohibited Uses within Building Pads 1-7**
        iii. **building heights, setbacks, landscape buffers**
        iv. **landscape buffers in Plan Areas 1 & 6**

4. **INFRASTRUCTURE IMPROVEMENTS FOR MASTER PLAN AREA**

5. **DESIGN GUIDELINES:**

    a. **SIGNAGE**

    b. **BUILDING ORIENTATION STANDARDS**

    c. **LIGHTING STANDARDS**

    d. **OUTDOOR STORAGE**

    e. **PARKING**

    f. **BICYCLE FACILITIES**

    g. **GENERAL ARCHITECTURAL REQUIREMENTS**

    h. **BUILDING MATERIAL STANDARDS**

    i. **SITE PLANNING**

    j. **SITE PLANNING EXCEPTIONS**

    k. **SITE LANDSCAPE**

    l. **SUGGESTED PLANT PALETTE**

    m. **NOISE, REFUSE AND SAFETY**

1. INTRODUCTION AND HISTORY

In August 2001, the City of Rio Rancho adopted an Integrated Comprehensive Plan (ICP) designed to be the guiding document for the City in its continuing development through the horizon year of 2020. Subsequently, the following applications have occurred in the area that has an influence over the Petroglyph Medical Plaza Master Plan application:

- VASA Ranch LLC requested approximately 3.8 acres fronting on 20th Street (now Unser Blvd.) as a rezone from R-1 to SU/C-1 with design guidelines.

- The properties of Tom and Rose Willoughby requested a zone map amendment from R-1 to SU/C-1 zoning for approximately 6.1 acres. This application "joined" with that of VASA and other abutting property owners to comprise the Unser Gateway West Vicinity Plan, consisting of 31+ acres.

- In 2005, Mr. Franz Springer requested and received approval for a zone change from R-1 to C1 for approximately 7.6 acres located at 19th Avenue SE and Unser Boulevard.

- In 2008, Petroglyph Real Estate Development, LLC acquired property from the Springer Four, LLC thereby assembling the property in the master plan subject area.

- In 2008, the Presbyterian Healthcare Services ("PHS") purchased the tract of land across the street from Unser Blvd. PHS is grading and performing infrastructure improvements in anticipation of constructing a regional medical facility in 2010/2011.

- In 2009, the landowner of the southeast corner of Unser Blvd. and Westside Boulevard submitted a TIDD application in reliance on constructing a "lifestyle" center retail outdoor shopping center.

- On November 9, 2010 this Original Master Plan was submitted to the City of Rio Rancho and approved by the Governing Body.

- Because of changes in building sizes, locations and adjustments to project entry points, this Amendment dated December 16, 2010 is being submitted to the City of Rio Rancho for consideration and approval.

- On December 16, 2010 this Original Master Plan was amended and submitted to the City of Rio Rancho and approved by the Governing Body.

- On August 22, 2012 The properties to the west and south of Petroglyph Plaza were granted a rezone from R-1 and MU-A to SU for "Limited C-1/Retail Commercial", eliminating the adjacent residential zoning.

- Because of the elimination of the adjacent residential zoning and for clarification of inconsistent design standards, this Amendment dated _____, 2013 is being submitted to the City of Rio Rancho for consideration and approval.

PROJECT VISION:

The Petroglyph Medical Plaza will consist of an 18 acre (+/-) commercial development located in the gateway of Rio Rancho (on the southwest corner of Unser and 19th Avenue SE). The project centerpiece (Situated in Building Pad 7) is a planned 60,000+ square feet medical office building that will be home to an Urgent Care, X Ray Associates of New Mexico Imaging Center, and additional health care professionals. The balance of the 18+ acre campus will include commercial opportunities for the surrounding community in the form of six super pads (see Exhibit D) with potential end users ranging from hotels to gas stations to restaurants.

The Petroglyph Medical Plaza has also planned for the relocation of the storm drain pond for the Special Assessment District 7A ("SAD 7A") to the south of Ronda Road and adjacent to Unser Road, where it will become a joint use facility allowing for adequate storm water discharge as well as a regional park and related equipment. The extensive infrastructure and park improvements have given rise to the Applicant submitting a GRIP application to aid in the reimbursement of these community-wide facilities. The park will impact the existing Unser Gateway Vicinity Plan by moving the SAD 7A storm pond facility from its previously planned location into an area where it can act as a community wide solution to the storm water collection and provide recreational opportunities. The joint use pond and park details are currently being developed.

ICP PLAN GOALS: Public testimony and active involvement with the City of Rancho has transpired during the Integrated Comprehensive Plan review process and with economic development forums. Those activities have suggested that the City of Rancho must expand their opportunities for Gross Receipts Tax Revenue with quality commercial, higher density residential and mixed use opportunities that will enhance the City's sustainability. Accordingly, this Master Plan is proposing to develop a commercial center to include medical office facilities, and various retail and commercial sites to enhance Rio Rancho's sustainability and to visually enhance the gateway of Rio Rancho.

MASTER PLAN COMPLIES WITH ICP PLAN: The Master Plan Application is consistent with the adopted elements of the Comprehensive Plan by "*promoting development of high-density, mixed use activity centers*" at the development node forming at the corner of 19th Avenue SE and Unser Blvd. The medical office buildings and retail/commercial pads will provide for a nice mix of uses and at densities that will support the kind of responsible urban development clearly articulated in the City of Rio Rancho Comprehensive Plan.

Consistent with Page 5.1.5 of the Comprehensive Plan, the Master Plan Application will "*Promote infill and limit strip commercial and sprawling disjointed development*," by creating one development entity that mandates via the CCR's a visually cohesive collection of buildings. The master plan application is attempting to avoid a "disjointed" development that typically results in side by side "strip centers." We believe the Petroglyph Medical Plaza is exactly the kind of project that the City of Rio Rancho is seeking and it is certainly congruent with the policies of the Comprehensive Plan.

The Master Plan application is consistent with the safety, morals and general welfare of the City for the following reasons: (1) **Park**. The construction of a community park supports the health and welfare of the City of Rio Rancho by providing citizens of all ages an opportunity to recreate at a local park, play soccer games, jog or walk the park, and overall promote exercise and community activities (2) **Job Creation**. The Petroglyph Medical Plaza will create a number of jobs in the construction, engineering, architectural and consulting industries to implement the project. (3) **Rio Rancho Medical and Retail Services.** The Petroglyph Medical Plaza will provide the residents of Rio Rancho accessibility to an urgent care, X Ray Assoc. of NM imaging services, health care professionals, and local retail for restaurants, banks, and shop space. This will benefit the environment by reducing the miles traveled by Rio Rancho citizens for services and provide Gross Receipts Tax and Property Tax increases that will benefit Sandoval County and the City of Rio Rancho.

ZONING AND MASTER PLAN PROCESS: Upon approval of the Master Plan Application and Zone Map Amendment presented by Petroglyph Real Estate Development, LLC together with necessary attachments and addenda, the next process for project approval would be the GRIP application. The final step would be specific site development plan applications which must follow the zoning code amendment and this approved Amended Master Plan. The requested zoning will be for Special Use Zoning (SU) with Commercial Uses (C-1) and this will accompany a future site development plan application. After that time, future site specific development plans can be approved administratively by the Planning Director if they reasonably comply with the Master Plan (See Planning Director Flexibility Provision Below)

2. SITE LOCATION AND PHYSICAL CONDITIONS

The Building Pad AS-100 plan of this Master Plan (see Exhibit D) is legally described as:

Legal Description of Master Plan Amendment
Lots 1-4, Lot 5-A, 6-A and 7, Block 29, Lot 1 and Lots 21-25, Block 28, Rio Rancho Estates, Unit 10, and the North Portion of Parcel A, Plat of Unser Blvd. R/W.

Off-site pond/recreational field
Lots 6-7 and 11-14, Block 82, Rio Rancho Estates, Unit 10, and the South Portion of Parcel A, Plat of Unser Blvd. R/W.

The Petroglyph Medical Plaza master plan is approximately 18 acres located primarily on the southwest corner of Unser Blvd. and 19th Avenue SE. Since the property is highly visible, these areas should comply with the provisions of the ICP and prior studies for an attractive, well balanced land use mix together with design guidelines that can accomplish non-residential growth to the advantage of the City of Rio Rancho.

3. INTEGRATED COMPREHENSIVE PLAN ELEMENTS & LAND USE

This is a Master Plan, however, where the property contained in this Master Plan overlaps with the currently adopted "**Unser West Gateway Plan"** this Master Plan will amend and supersede the Unser West Gateway Plan. The attached revised November 10, 2010 land use and building pad plans (See **Exhibit D**) will govern all of the proposed future site development plan applications within this Master Plan boundary.

Petroglyph Medical Plaza Master Plan and Establishment of an SU Zoning District:

The Petroglyph Medical Plaza Master Plan is being submitted pursuant to **154.14 SU: SPECIAL USE DISTRICT** of the Rio Rancho Zoning Code. Specifically, the zoning district being established (SU – C-1) is suitable for property which is special because of its potential effect on surrounding property in the Unser Blvd. and Westside Blvd. corridors. This special use zoning application is also appropriately used to:

(a) To restrict uses otherwise permitted in an underlying zoning district,

(b) To allow a combination of uses not otherwise permitted in an underlying district,

(c) To establish requirements or conditions that are unique to the property.

Also, as a benefit of the SU/C-1 Zone, it is the intention of the landowner and developer to form a Common Area Maintenance Association amongst the tenants for the maintenance of landscaping, internal private roads, parking areas, parking lot lighting, and other elements incorporated as amenities for the benefit of the occupants in the development.

Further, this Master Plan establishes permanent access easements and cross parking easements for all occupants of the development.

The Petroglyph Medical Plaza Permitted Land Uses for each of the Building Pads [an application for a change to SU zoning must state the proposed land use(s)]. It is anticipated that some of the super pads will be subdivided in future Site Development Plans:

I. Building Pads/Super Pads 1, 2, 3, 4, 5, 6, and 7 (See Exhibit D for Building Pads):

Permissive Uses:

(1) Stores for the sale of retail goods and products;

(2) Restaurants, bars, and lounges which exclude drive up liquor dispensing windows;

(3) Repair shops-electrical, radio, and television appliances, keys, and similar articles;

(4) Shops-dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

(5) Banks, theaters, and office buildings;

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

(7) Bakeries and confectioneries where goods are sold at retail prices;

(8) Parks, recreational parks, open spaces, and public utilities;

(9) Nursery schools and daycare facilities;

(10) Undertaking establishments;

(11) Club houses, buildings for fraternal organizations, nonprofit public service organizations;

(12) Medical complexes, professional offices associated with medical complexes, and veterinarians;

(13) Construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed.

(14) Photocopying and blueprinting;

(15) Public facilities;

(16) Nursing homes and similar institutions;

(17) Hospitals;

(18) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material provided they remain for no longer than five months.

(19) Drive-in or drive-up window restaurants, and/or convenience stores, provided drive up liquor dispensing windows are excluded at such establishments; bowling alleys and other indoor recreational uses. As per 154.09 C-1

(19) Residential uses within the structures; and

(20) Office Uses stated in the O-1 Zone

(21) Pharmacy and Drug Store

(22) Grocery Store

(23) Amusement enterprises:

(a) Indoor: Auditorium, billiard or pool hall, dance hall, theater, skating rink.

(24) Automotive dealerships and Gasoline services stations with adjoining convenience stores that sell alcohol for off premises consumption provided that:

(a) Lubricating, minor repairs, and associated activities are conducted within a completely enclosed building; or

(b) A solid masonry wall at least six feet high is erected between the activity and any abutting or contiguous residential zone.

(25) Hotel or Motel: provided Hotels and Motels are permissive in Building Pads #2 through 6.

II. Pad 7 (See Exhibit D for Building Pads):

Permissive Uses:

(1) Stores for the sale of retail goods and products;
(2) Restaurants and bars
(3) Hospitals
(4) Medical Office Buildings
(5) Office (all the permissive uses in the O-1 zone)
(6) Research and development office;
(7) Public facilities;
(8) Nursing homes and similar institutions;
(9) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material not to exceed five months.
(10) Drive-in or drive-up window restaurants, and/or convenience stores
(11) Pharmacy and Drug Store
(12) Gift Shop
(13) Restaurants situated within office buildings or within medical office buildings
(14) Museum

(D) Lot Area Requirements within Pad 1-7: Minimum 1/4 acre

(E) Height. Two Stories Height Limitation in Building Pads 1-6, (which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet) and a Four Story Height Limitation for Building Pad 7 (which shall in all cases not exceed 60 feet as measured from the finished grade to the top of the parapet).

(F) Building Setback. Ten-foot minimum setback from internal roadways and Unser Blvd. and Westside Blvd. If any structure is adjacent to residential zoned property then the front, rear, and side setback adjacent to the residential property shall be equal to those in the residential zone.

(G) Off-street parking. Off-street parking shall be permitted in Building Pads 1-7, provided it is approved as part of a Site Development Plan, and the policies of the off street parking shall be guided by the regulations set forth in § 154.20.

(H) Landscaping. Appropriate landscaping shall be provided for visual relief along the frontage of the parcels in Building Pads 1 through 7, provided that no less than 10% of the lot shall be landscaped or open space. Landscape Buffers shall be provided for any lots adjacent to residential development. The Landscape Buffer shall be 10 feet in width, with a six foot wall and include hedges or trees that visually reduce the impact of situating structures adjacent to the residential uses. The City staff shall approve required landscape buffer elements as part of the site development plan review, for any structures located within the Master Plan Area.

Prohibited Uses within Building Pads 1 through 7:

(1) Adults-only bookstores, adults-only motion picture theaters, adult entertainment centers, massage parlors, and saunas.
(2) Self storage facilities
(3) Recycling collection centers
(4) Gun shops or shooting ranges
(5) Circuses or outdoor carnival activities
(6) Auto Dismantling Yard, or auto storage yard.
(7) Manufacture or storage of food products, including beverage blending or bottling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning, packing and processing of meat and poultry products, distilling of beverages, but not slaughtering of poultry or animals;
(8) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics and printing and finishing of textiles and fibers into fabric goods;
(9) Manufacture of boxes, crates, furniture, baskets, veneer, and other wood products

Petroglyph Medical Plaza Master Plan and Future Site Plan Submittal:

The SU zoning designation established within this Petroglyph Medical Plaza Master Plan requires that a site plan be approved by the Governing Body. The Petroglyph Medical Plaza Master Plan does not include conceptual site plan. The official site development plan for Pad 7 is included as a separate Site Development Plan submittal. All other super pads will be submitted as Site Development Plans in the future, which is authorized by the Rio Rancho Zoning Code. Approval of the site plan must be obtained prior to any development of the property. The site plan at a minimum shall contain the following information:

(a) Scale and north arrow;
(b) Lot boundaries and easements;
(c) Existing and proposed utilities;
(d) Existing and proposed rights-of-way;
(e) Proposed structures with uses dimensions, and setbacks;
(f) Proposed ingress, egress, parking and circulation;
(g) Landscaping and landscape buffers;
(h) Elevations;
(i) Adjacent property characteristics;
(j) Preliminary drainage plan.

Petroglyph Medical Plaza Master Plan Establishes Flexibility with the Director of Development Services for Future Changes to an Approved Site Plan:

The Director of Development Services may approve minor changes to an approved Petroglyph Medical Plaza site plan if the change is consistent with the use and other written requirements and/or conditions of approval. Substantial changes to an approved Petroglyph Medical Plaza site plan must be approved by the Governing Body. Substantial changes are defined as square footage within building pads that exceed 10% of the

building pad changes in the Super Pad configuration or any change that will substantially aggrieve the city or immediately adjacent neighboring property owners.

Elements Considered With This Master Plan & Gateway Vicinity Plan:

- The site is scaled to the type of transportation situated on Unser Blvd. and 19th Avenue SE.

- The proposed activities (medical office, retail, commercial, restaurant, hotel, etc.) reflect the appropriate scale proximity to other zoning districts and affects on growth nodes in the area. For example, the employment and pedestrian traffic caused by the Presbyterian facility situated across from Unser Blvd. will be seeking the retail, lodging and medical office uses that this Master Plan contemplates.

- The building pad and land use plans attached to this Master Plan encourage pedestrian-friendly uses and bicycle connections running east and west along 19th Avenue SE.

- **Medical Office Building Vision for Building Pad #7**

A. General. The vision for the Building Pad #7 is the construction of a medical office building. The design and tenant mix is subject to change as tenants and owner/users needs are modified over the coming months.

- **Retail/Office Vision for Building Pads #1-6**

- **General:** The vision for Building Pads 1 through 6 is to situated retail, restaurant, gasoline fueling station and convenience store, grocery store, hotel and other retail uses along Unser Blvd. and West Side Blvd. These retail uses will provide great shopping opportunities for local residents and provide for "walkable" retail opportunities for the employees and patients being situated within Building Pad 7. The Vision for Building Pads 1 and 6 is to allow the flexibility of either retail/commercial build out or office facilities.

- **Circulation:** The goal is to create a "frontage road" allowing vehicles to easily access the site from the Ronda Road intersection or the full access off of West Side Blvd.

4. INFRASTRUCTURE IMPROVEMENTS FOR THE MASTER PLAN AREA

SAD 7A

Just recently the City of Rio Rancho substantially completed construction of SAD 7A in the area surrounding the site. These improvements consist of new paving, water and sewer lines, storm drain system, and a new regional pond that was constructed along the west side of Unser Blvd. just south of the Petrogylph site. This new drainage pond collects runoff for the entire upstream basin and then it outfalls to the east through pipes beneath Unser Blvd., which in turn flows into an existing storm drain system further east of Unser. The owners of Petroglyph paid to acquire additional land to expand the SAD pond and also paid additional monies for modifications to the SAD's existing storm drain

system to specifically allow for the receipt of fully developed runoff from their site. Outlays for future landscaping and supplemental recreational amenities to be installed within and around the pond have also been funded by Petroglyph. The expanded pond was also shifted further south so that connection of Ronda Road to Unser Blvd. could be accomplished.

UTILITIES

The SAD built a new water line just west of Unser Blvd. between 19th Ave./Westside and Ronda Road, along with a new line in 19th Ave./Westside Blvd. from Unser west along the full length of the Petroglyph project. The SAD also extended a new sanitary sewer line west up Ronda Road from the east side of Unser. For the south end of Petrogylph new sanitary sewer lines within the project will drain south to the new sanitary line in Ronda, while the balance of the project will drain north to an existing manhole in 19th Ave./Westside located directly west of Unser Blvd. Additional new lines to accommodate proposed new buildings within the site will be extended off of these new utility lines. A new on-site water line will be extended west through the site and loop north to connect to with the existing water line in 19th Ave./Westside (at Rincon Road).

In fall of 2009, the Rio Rancho Utility Commission approved Petroglyph's request for providing water and sewer service to this site (attached as **Exhibit F**). Petroglyph is committed to working with the Rio Rancho Fire and Rescue Department to ensure adequate fire flow and the on-site water line looping was created with their involvement.

TRANSPORTATION

Access to and from the site will be off 19th Ave./Westside on the north and through a new signalized intersection to be constructed at Ronda Road and Unser Blvd. off the southeast corner of the site. The Ronda Road extension west from Unser lines up with the proposed Wellspring Road extension being built just east of Unser for the new Presbyterian Hospital. Full access to the site on its north side will be provided at the realigned intersection of 19th Ave./Westside, approximately 1000 feet west of Unser Blvd. Limited access off Westside will be provided approximately 550 feet west of Unser (right-in, right-out and a left-in) and at Rincon Road (right-in and right-out only). A new private road will circulate through the site between 19th Ave./Westside and Ronda Road that will run parallel 19th St./Westside and Unser. A new right-in off Unser Blvd. into the site will be provided halfway between 19th Ave./Westside and Ronda Road.

VACATION OF RINCON ROAD

At the present time Rincon Road runs diagonally in a southeast direction though the site from its intersection with 19th Ave./Westside to a cul-de-sac located just west of Unser. Except for its western extent where it fronts four vacant lots, Rincon Road will be vacated through the site. The area of this vacation is expected to be approximately the same as the area of proposed R/W dedication along Ronda Road and Along 19th Ave./Westside.

GRADING AND DRAINAGE

The existing site contains well-drained sandy soils covered by sagebrush, Four-winged Saltbush and related native grasses. The land surface slopes down from northwest to southeast at a grade of approximately two to three percent. There is a difference of 40 feet between the NW and SE corners of the site. The site's existing, undeveloped runoff now collects in a low-point along the west side of Unser where it eventually passes east beneath Unser through a corrugated metal pipe just north of Ronda Road. Overflow not able to pass in this pipe flows south and into the new SAD 7A pond.

To account for the significant grade differential across the site, buildings across the site will have to be stepped-down in order to follow the slope of the landscape. Relatively short retaining walls will be necessary at selected locations within the site to accommodate larger buildings that are oriented east-west over the naturally sloping terrain. Other buildings on-site will be graded flat and the surrounding local areas will be tiered-down or sloped-down as necessary from west to east. Along the eastern portion of the site new surfaces will be effectively graded to drain south toward the new ponding south of Ronda Road. New storm drain pipe will also be installed within the site to convey runoff that exceeds surface flow capacity. Water-quality features will be integrated into the new storm drain system design so that potentially adverse surface pollution can be prevented from reaching the new regional ponding area south of the site.

5. DESIGN GUIDELINES

The following goals, policies and terms shall govern all of the development residing with the Petroglyph Medical Plaza Master Plan:

a. SIGNAGE

Monument and Signage: All proposed signage shall be reviewed and approved by the City Development Department in accordance with the City of Rio Rancho's Sign Code and this Plan. The sign locations, dimensions and design shall be determined pursuant to the subsequent Site Development Plan application(s).

<u>Design and Dimensions of Monument Sign to be Included in Site Development Plan:</u>
The design and dimensions of the monument signs shall be submitted with the site development plan application which will be subsequent to the adoption of the Petroglyph Master Plan. The Monument Sign demonstrated on the Conceptual Building Elevations page (Exhibit E) is conceptual in nature. The signs will incorporate multiple tenants on to each monument sign and will be of high quality design and construction. Each monument sign shall include landscaping within the signage easements to help beautify the appearance of the monument sign and to avoid every tenant/owner using their site for signage.

Building Signage: Except as noted under awnings, all signage shall be channel type lettering. Letters shall be internally illuminated. Exposed neon signage, if used, must be within channel lettering, and/or logos, if applicable.

b. BUILDING ORIENTATION STANDARDS

Building Setbacks: Building setbacks are described above in the Land Use Section and shall be a minimum of ten feet from Unser Blvd. and 19th Ave SE. The setbacks shall take into consideration the City's Zoning Ordinance and final locations of buildings shall be vetted as part of any approved Site Development Plan. Buildings situated adjacent to residential development shall include landscape buffering and be setback to afford a buffer from any residential zoned properties.

c. LIGHTING STANDARDS

On Site Lighting: Exterior lighting shall comply with the New Mexico Night Sky Protection Act (HB 39) and any City lighting regulations. The use of "low level" lighting is encouraged should it be deemed necessary for security purposes. All exterior lighting shall not be directed toward adjacent streets and/or adjacent properties. No mercury vapor exterior fixtures shall be allowed on the Property without directed shielding design features. All exterior lighting should be directed such that minimal light trespasses onto adjacent property. All outdoor pole lighting fixtures shall be high-pressure sodium lights in shielded shoebox type light lens to be flushed with bottom of fixture. Light emitted from the site shall not exceed .2 horizontal and .75 vertical foot-candles when measured from the property line of each parcel, as is the method used by the city development department to measure light. Unshielded light fixtures shall be prohibited. All lights must be downward facing and white lights are permitted in canopies only, but must be recessed within the canopy.

* All parking areas, pedestrian walkways and roadways shall be illuminated with metal halide 24'-0" tall light poles, regularly spaced through each area. The site lighting shall be part of a full cut off system, complying with the Night Sky Protection Act.

d. OUTSIDE STORAGE

Outside Storage: If outside storage is required, it shall be fully screened by a minimum of a six foot tall solid wall (for ex. a stucco'd CMU block wall) that eliminates views of the storage from adjacent properties and rights of way.

e. PARKING

The intent of the standards for the development of parking areas is to: mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide, accessible, safe circulation within and adjacent to the parking areas.

* Parking aisles shall be 24'-0" in width.

* Large parking areas shall be broken into smaller parking areas by including a minimum of 8-foot wide pedestrian walkways.

* ADA-compliant parking shall be located adjacent to main building entries.

* Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian walks at approximately 30 feet on center.

* Sidewalks and/or pedestrian paths that are perpendicular and at the front of parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6 foot wide, clear pedestrian area.

* Landscaped islands shall be distributed throughout parking areas. The maximum distance from any parking space to a tree/planter shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement, but may not be used to fulfill street tree requirements. A minimum of 75 percent of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months and reduce shading during the winter months.

* Parking spaces shall be 9 feet (wide) x 20 feet (long), typ. 25% of spaces may be 9 feet (wide) x 15 feet (long), and will be labeled as "COMPACT".

* Parking Area Setbacks: To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- Parking areas are to be set back from interior roadways to accommodate 3 feet of landscape on road side, 6 feet sidewalk, and 5' landscape on parking side.

* Drive-thru facilities located within Building Pads 1-7 shall be designed so that they do not interfere with main pedestrian ways or create conflicts between pedestrians and vehicles.

f. BICYCLE FACILITIES

* Bicycle parking for employees shall be provided to promote alternative vehicle use. 1 bicycle parking spaces per 100 total parking spaces is required for the site, and shall be conveniently located near building entrances, but not within pedestrian pathways or landscape areas.

* The bicycle facilities will be located on the Site Development Plans which will be submitted subsequent to the adoption of the Master Plan. The bicycle facilities are to be reviewed during each Site Plan Review.

g. GENERAL ARCHITECTURAL REQUIREMENTS

All buildings and structures shall be built using a similar architectural theme, where possible. Decorative accents (i.e., overhangs, vigas, beams, pedestrian walkways, trims, etc.) shall be the same in color and style throughout Building Pads 1-7. Tinted windows

shall be allowed on all buildings and required on building windows facing west. It will be a goal to break up long buildings by utilizing a vertical or horizontal offset in the façade. The retail buildings situated on Building Pads 1-5 shall have flexibility in architectural style.

h. BUILDING MATERIAL STANDARDS

Exterior materials shall consist of the following or a combination thereof:

- Earth tone plasters
- Stone
- Tile in earth tone colors
- Glazing
- No reflective coatings shall be allowed on glazing.
- Glazing colors shall be muted and consist of clear, light blue or light green. Colors shall be consistent on entire building.
- Glazing frames shall be silver, bronze or dark bronze.
- Mechanical units shall be screened from view.
- Metal roofs are allowed and shall be compatible with surrounding buildings.
- Architectural pre-finished metal wall panels

i. SITE PLANNING

The intent of the following guidelines is to create pedestrian-friendly environments for employees and visitors. A goal is to enhance the opportunities for interaction and the exchange of ideas.

* As individual parcels are created, cross access easements shall be provided between adjoining parcels. Additionally, there shall be cross parking easements executed for all Building Pads that mandate retail/commercial structures to share parking with their adjacent property owners. This will ensure adequate circulation and alleviate parking congestion.

* The following design standards are applicable to all structures located with Building Pads 1-7:

* Sidewalks, a minimum of six feet in width, shall be provided along the entire length of major facades containing primary entrances. The width of the sidewalk shall be increased as follows:

* Ten feet in width for buildings over 30,000 square feet.

* The width of the required sidewalk may vary along the entire length of the facade provided the average required width is maintained and provided the width of the sidewalk along the facade does not fall below 6 feet.

* A six-foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.

* The building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.

* Amenities, landscaping, vending and customer pick-up may be incorporated into the width of the sidewalk as long as they do not encroach upon the clear width as stated above.

* Patios, plazas, courtyards, and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or shade structures that are architecturally integrated with the building.

* Pedestrian connections (minimum 6-foot clear path) shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 30 feet in planters that have a minimum interior dimension of 5' x 5'.

* Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material.

* Pedestrian pathways, at a minimum, shall be 8 feet wide where there is overlapping parking on two sides; 6 feet wide where there is parking on one side; and 6 feet wide where there is no adjacent parking.

* All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

* A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring attention in a visual and tactile way for safe pedestrian crossing.

* Paving of primary pedestrian connections and primary outdoor activity areas shall use patterned, stained or integrally colored concrete, and/or concrete inlaid with tile, concrete pavers, brick pavers and/or stone pavers when crossing vehicular pathways.

* Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

j. SITE PLANNING EXCEPTIONS

Where primary entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation provided a pedestrian connection is provided to connect the public sidewalk with the entrance(s).

Where a vestibule or other projecting entryway is provided, the depth of the vestibule or entryway may be included in the sidewalk calculation, provided 6 feet of sidewalk is located in front of the vestibule or projecting entryway in order to allow pedestrian connectivity along the entire length of the façade.

k. SITE LANDSCAPE

* Landscape plans must comply with the City's Ordinances, and be approved by staff . It is the intent of Petroglyph Real Estate Development, LLC to submit a complete landscape and irrigation plan with each subsequent Site Development Plan(s) which will be submitted subsequent to the adoption of the Master Plan. That landscape and irrigation plan will indicate the location of irrigation water meter, location and type of backflow preventer and controller. All mainline/s lateral lines, and valves shall be indicated. Subsequent Site Development Plan(s) shall also include details on how the **parking lot meets the requirements for tree cover,** specifically in the parking areas and the plan shall demonstrate how the facility will utilize water harvesting.

Future Site Development Plan Goals: This section has been removed. The off-site park and pond was submitted and approved independently from this Master Plan. **Exhibit A (**C-101 – Conceptual Grading & Drainage Plan)

* A minimum of 10 percent of the site area (minus building square footage) shall be devoted to landscape materials. Organic landscape material shall provide coverage per City ordinances at a minimum.

* A mixture of drought tolerant species and lawn areas shall be used at landscaped areas and in conformance with the City's Water Conservation Ordinance. Live plant materials shall, at a minimum, comply to city ordinances.

* Gravel, mulch, cobble, bark, and similar materials are acceptable as a mulch for landscape areas; however, they are not to be considered a focal landscape element.

* Minimum 10-foot wide landscape buffer shall be provided along West Side Blvd SE.

* Minimum plant material sizes at the time of installation shall be as follows:

- Canopy trees-- 2" caliper B&B
- Evergreen trees-- 8 foot minimum height
- Accent trees-- I 1/2" caliper B&B
- Shrubs and groundcovers-- I gallon minimum

- Low water use turf shall be provided at a maximum of 5 percent of the landscape area.

* Landscape materials shall be used as a transition between land uses.

* Street trees (located within the public right-of-way or within 20 feet from the back of curb) shall be installed at a frequency of 25-30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced; however, there shall be no more than a 50 foot gap between groupings. There shall be a 70:30 percent mix of deciduous to evergreen trees.

* Landscape areas shall be a minimum of 36 square feet and a minimum interior width of 3'-0" or 6'-0" x 6'-0" outside curb dimension.

l. SUGGESTED PLANT PALETTE

The suggested plant materials were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

*** Street Trees**

Fraxinus spp.	Ash varieties
Gleditsia spp.	Honeylocust varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Platanus wrightii	Arizona Sycamore
Prunus spp.	Flowering Plum varieties
Robinia x ambigua	Purple Robe Locust

*** General Use Plant Materials**

Trees

Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koelreuteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine

M. NOISE, REFUSE AND SAFETY

Any equipment operating at greater than seventy (70) decibels at a seventy-foot distance shall only run Monday through Friday from 7:00 am to 5:00 PM.

Crime Prevention: Crime Prevention Through Environmental Design (CPTED) concepts shall be incorporated into the Site Plan.

Refuse Collection Areas: Refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

EXHIBITS INDEX

EXHIBIT A: Grading and Drainage Plan for Petroglyph Medical Plaza
EXHIBIT B: Vicinity Map for Petroglyph Medical Plaza
EXHIBIT C: Master Utility Plan for Petroglyph Medical Plaza Master Plan
EXHIBIT D: Petroglyph Medical Plaza Building Pad Plan (AS-100)
EXHIBIT E: Conceptual Building Elevations (A-200)
EXHIBIT F: Wastewater Availability Statement from Rio Rancho

EXHIBIT A
Conceptual Grading and Drainage Plan for Petroglyph Medical Plaza

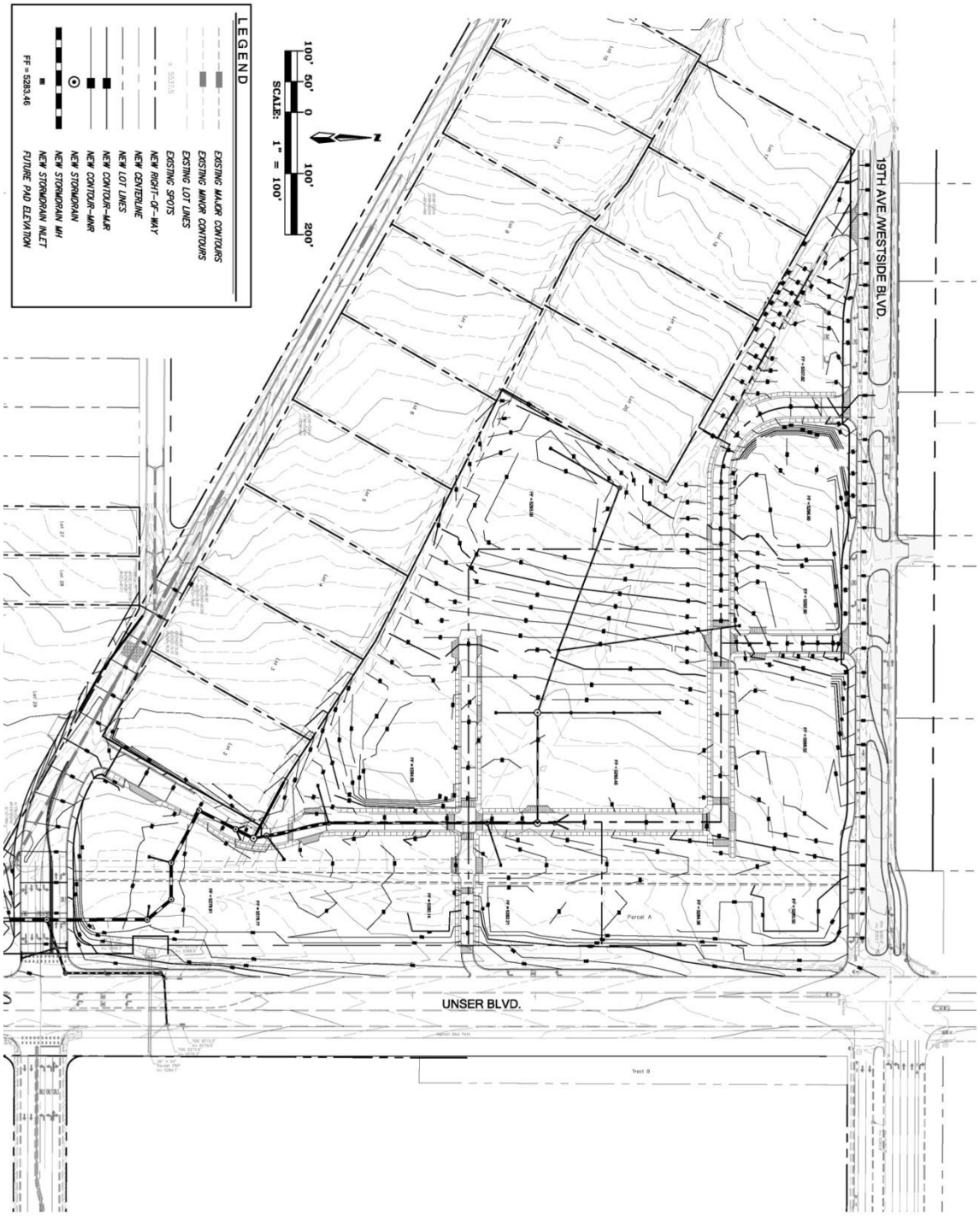


EXHIBIT B
VICINITY MAP PETROGLYPH MEDICAL PLAZA

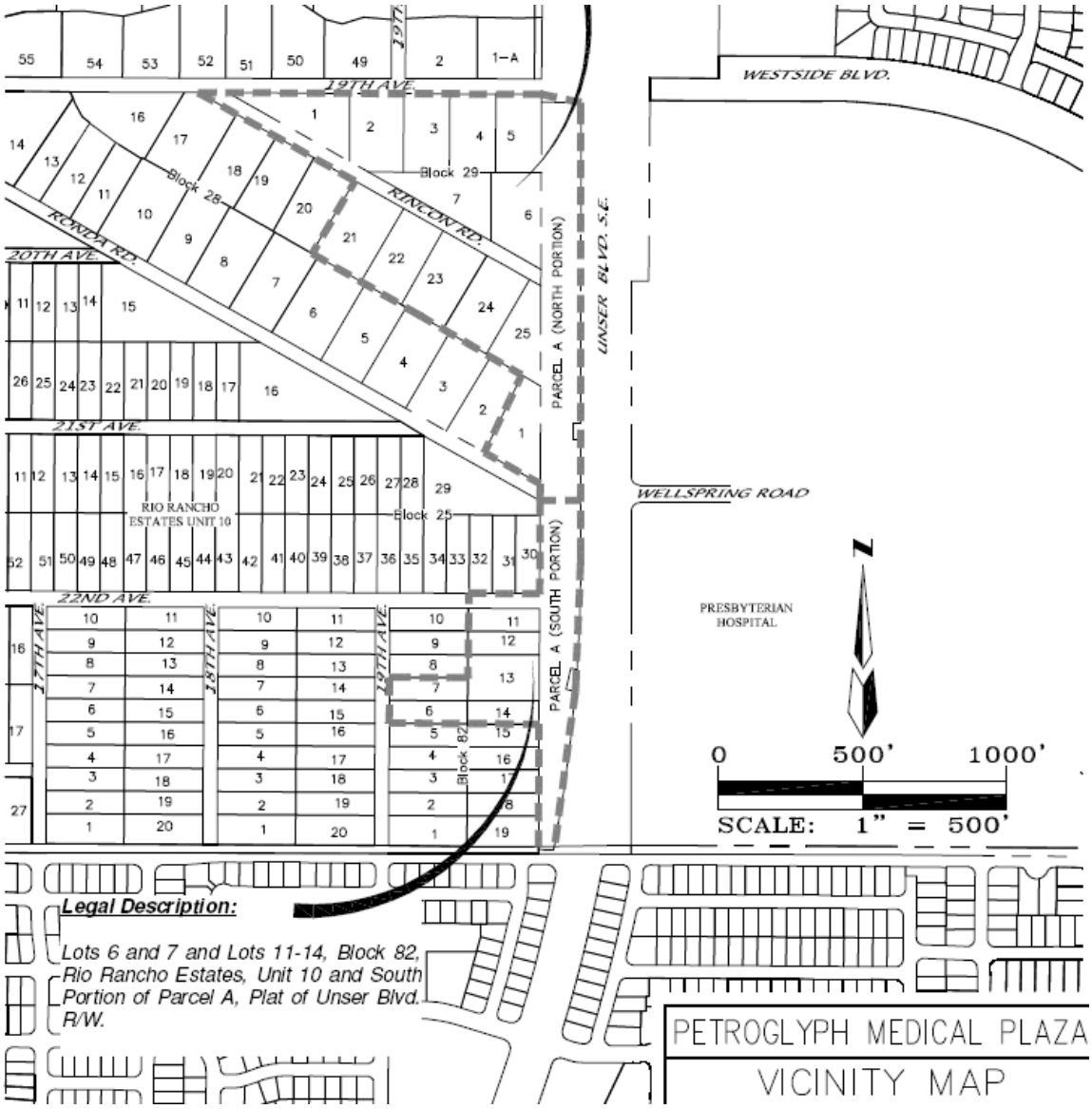


EXHIBIT C
CONCEPTUAL MASTER UTILITY PLAN
FOR PETROGLYPH MEDICAL PLAZA

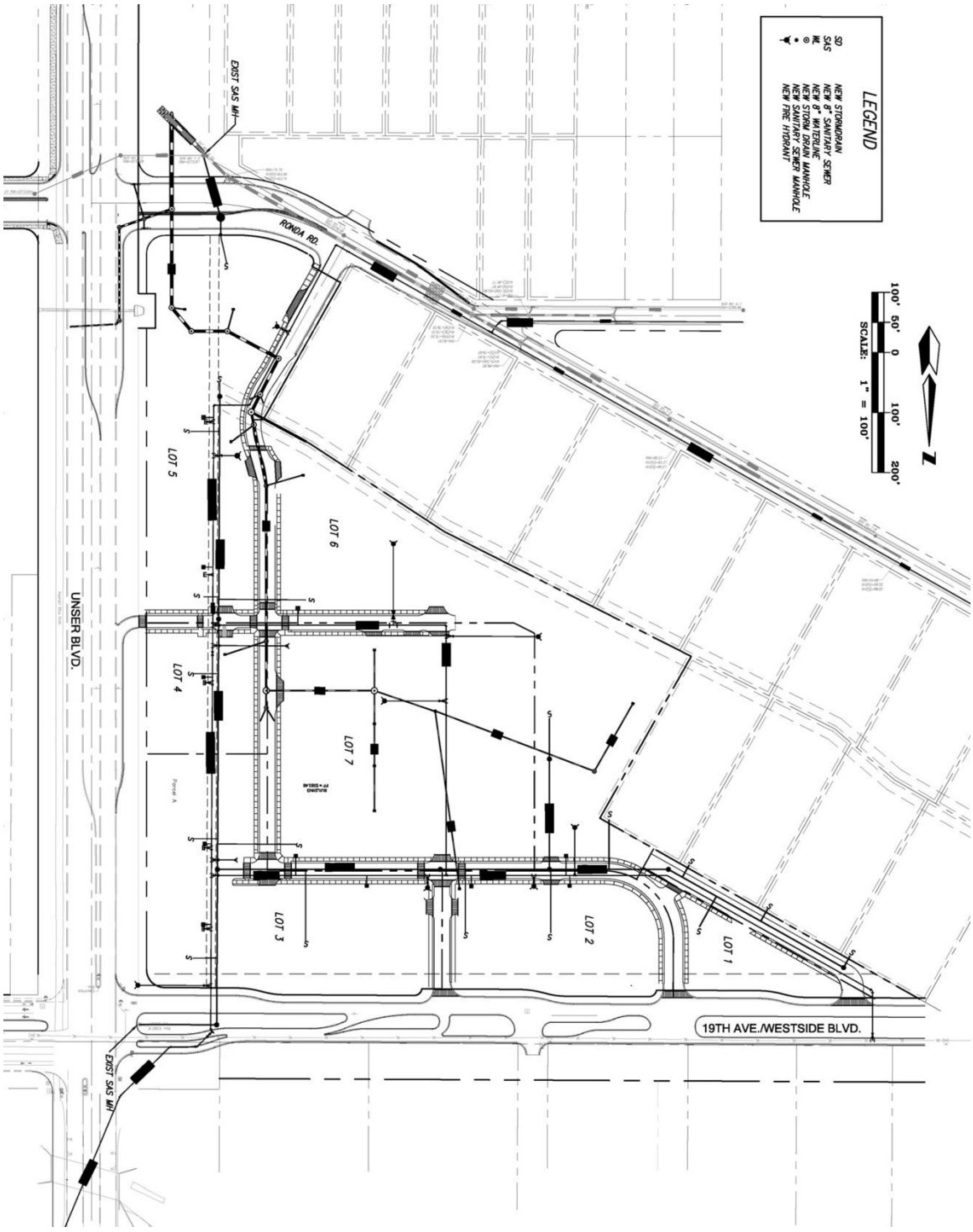


EXHIBIT D
Petroglyph Medical Plaza Proposed Building Pad Plan (AS-100)

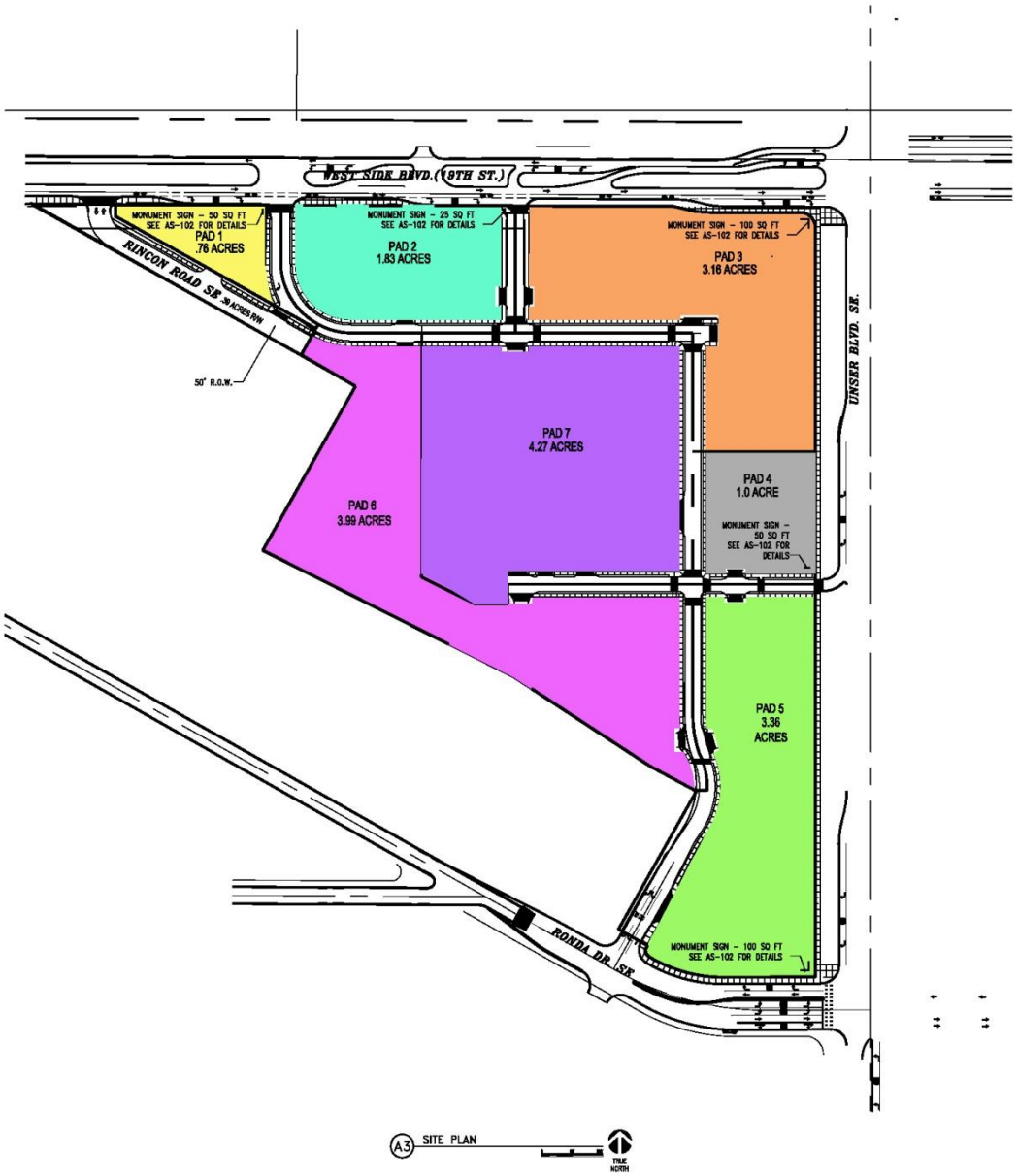


EXHIBIT E
Conceptual Building Elevations (A-200)

BUILDING ELEVATION CONCEPTS

TYPICAL PAD BUILDING

SIGNAGE

EAST ELEVATION

WEST ELEVATION

ARCHITECTURAL FEATURES:
- CANOPIES OVER WALKWAYS AND ENTRANCES
- SCREEN OUTDOOR DINING AREAS
- BALCONIES
- SCREEN WALLS TO BE SPLITFACE OR STUCCO
- LOADING AREAS WILL HAVE SCREEN WALLS

MATERIAL PALETTE:
- STUCCO/PLASTER IN EARTH TONE COLORS
- STONE
- EARTH TONE TILE

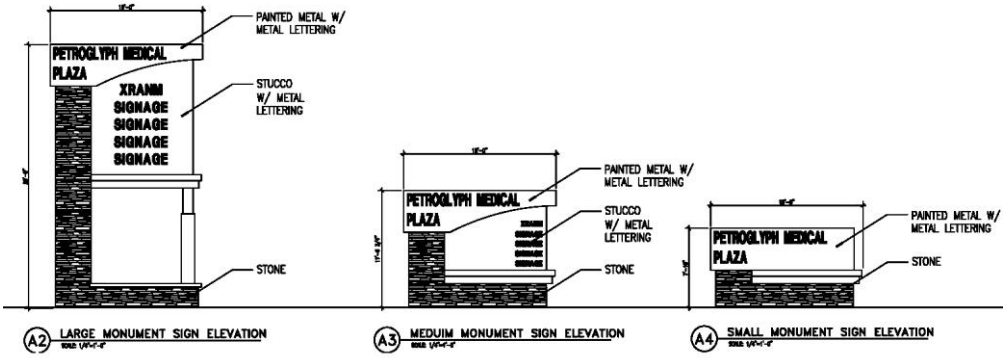


EXHIBIT F
Wastewater Availability Statement

Rio Rancho
City of Vision

October 20, 2009

Mr. John MacKenzie P.E.
D. Mark Goodwin and Associates, P.A.
Consulting Engineers
P.O. Box 90606
Albuquerque, NM 87199

Re: **Letter Granting Water & Wastewater Availability with conditions for Petroglyph Medical Plaza**
Location: Unit 10, Blocks 28 & 29, 20-acre site. Southwest corner of 19th Avenue/Westside Boulevard and Unser Boulevard.

Dear Mr. MacKenzie

The Utilities Commission approves the granting of this Wastewater Availability Statement based on the following conditions. Initial water model results indicate a fire flow of 3,200 gpm to 3,400 gpm. Developer shall work with the City of Rio Rancho Fire and Rescue Department to ensure adequate fire flow for the anticipated buildings.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 18 months of approval by the Commission and is complete within 3 years of approval. If you have questions regarding this Availability Statement or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative Assistant, at (505) 896-8715 or myself at 891-5046.

Sincerely,

Steve Gallegos,
Utilities System Engineer

3200 Civic Center Circle NE Rio Rancho, New Mexico 87124
Office (505) 896-8715 Fax (505) 891-5201

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE PETROGLYPH MEDICAL PLAZA MASTER PLAN

WHEREAS: The State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: The Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: The Governing Body of the City of Rio Rancho approved the Petroglyph Medical Plaza Master Plan on November 18, 2009 with Resolution No. 127 Enactment No. 09-124, which was amended on March 27, 2013; and,

WHEREAS: The Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Petroglyph Medical Plaza Master Plan at their meeting held on February 28, 2023, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: The Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 23-410-00001) to the Petroglyph Medical Plaza Master Plan at their meeting held on March 9, 2023, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Petroglyph Medical Plaza Master Plan as detailed in Exhibit A, attached to this resolution.

Section 2. Effective Date:
This Resolution shall take effect immediately upon adoption.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

EXHIBIT A

(FORTHCOMING)

Petroglyph MEDICAL plaza

MASTER PLAN & Amendment to the Unser Gateway Vicinity Plan

(Revised Amendment - February 28, 2023) AS GUIDED BY THE "VISION 2020 INTEGRATED COMPREHENSIVE PLAN"

LANDOWNER:
PETROGLYPH REAL ESTATE DEVELOPMENT, L.L.C.

DEVELOPER:
AMC DEVELOPMENT

TABLE OF CONTENTS

1. **INTRODUCTION AND HISTORY**

2. **SITE LOCATION AND PHYSICAL CONDITIONS**

3. **INTEGRATED COMPREHENSIVE PLAN ELEMENTS & LAND USE**
    a. **Master Plan & Amendment to Unser Gateway Vicinity Plan**
    b. **Land use element**
        i. **Permissive Uses within Building Pads 1-7**
        ii. **Prohibited Uses within Building Pads 1-7**
        iii. **building heights, setbacks, landscape buffers**
        iv. **landscape buffers in Plan Areas 1 & 6**

4. **INFRASTRUCTURE IMPROVEMENTS FOR MASTER PLAN AREA**

5. **DESIGN GUIDELINES:**

    a. **SIGNAGE**

    b. **BUILDING ORIENTATION STANDARDS**

    c. **LIGHTING STANDARDS**

    d. **OUTDOOR STORAGE**

    e. **PARKING**

    f. **BICYCLE FACILITIES**

    g. **GENERAL ARCHITECTURAL REQUIREMENTS**

    h. **BUILDING MATERIAL STANDARDS**

    i. **SITE PLANNING**

    j. **SITE PLANNING EXCEPTIONS**

    k. **SITE LANDSCAPE**

    l. **SUGGESTED PLANT PALETTE**

    m. **NOISE, REFUSE AND SAFETY**

1. INTRODUCTION AND HISTORY

In August 2001, the City of Rio Rancho adopted an Integrated Comprehensive Plan (ICP) designed to be the guiding document for the City in its continuing development through the horizon year of 2020. Subsequently, the following applications have occurred in the area that has an influence over the Petroglyph Medical Plaza Master Plan application:

- VASA Ranch LLC requested approximately 3.8 acres fronting on 20th Street (now Unser Blvd.) as a rezone from R-1 to SU/C-1 with design guidelines.

- The properties of Tom and Rose Willoughby requested a zone map amendment from R-1 to SU/C-1 zoning for approximately 6.1 acres. This application "joined" with that of VASA and other abutting property owners to comprise the Unser Gateway West Vicinity Plan, consisting of 31+ acres.

- In 2005, Mr. Franz Springer requested and received approval for a zone change from R-1 to C1 for approximately 7.6 acres located at 19th Avenue SE and Unser Boulevard.

- In 2008, Petroglyph Real Estate Development, LLC acquired property from the Springer Four, LLC thereby assembling the property in the master plan subject area.

- In 2008, the Presbyterian Healthcare Services ("PHS") purchased the tract of land across the street from Unser Blvd. PHS is grading and performing infrastructure improvements in anticipation of constructing a regional medical facility in 2010/2011.

- In 2009, the landowner of the southeast corner of Unser Blvd. and Westside Boulevard submitted a TIDD application in reliance on constructing a "lifestyle" center retail outdoor shopping center.

- On November 9, 2010 this Original Master Plan was submitted to the City of Rio Rancho and approved by the Governing Body.

- Because of changes in building sizes, locations and adjustments to project entry points, this Amendment dated December 16, 2010 is being submitted to the City of Rio Rancho for consideration and approval.

- On December 16, 2010 this Original Master Plan was amended and submitted to the City of Rio Rancho and approved by the Governing Body.

- On August 22, 2012 The properties to the west and south of Petroglyph Plaza were granted a rezone from R-1 and MU-A to SU for "Limited C-1/Retail Commercial", eliminating the adjacent residential zoning.

- Because of the elimination of the adjacent residential zoning and for clarification of inconsistent design standards, this Amendment dated March 9, 2013 is being submitted to the City of Rio Rancho for consideration and approval.

PROJECT VISION:

The Petroglyph Medical Plaza will consist of an 18 acre (+/-) commercial development located in the gateway of Rio Rancho (on the southwest corner of Unser and 19th Avenue SE). The project centerpiece (Situated in Building Pad 7) is a planned 60,000+ square feet medical office building that will be home to an Urgent Care, X Ray Associates of New Mexico Imaging Center, and additional health care professionals. The balance of the 18+ acre campus will include commercial opportunities for the surrounding community in the form of six super pads (see Exhibit D) with potential end users ranging from hotels to gas stations to restaurants.

The Petroglyph Medical Plaza has also planned for the relocation of the storm drain pond for the Special Assessment District 7A ("SAD 7A") to the south of Ronda Road and adjacent to Unser Road, where it will become a joint use facility allowing for adequate storm water discharge as well as a regional park and related equipment. The extensive infrastructure and park improvements have given rise to the Applicant submitting a GRIP application to aid in the reimbursement of these community-wide facilities. The park will impact the existing Unser Gateway Vicinity Plan by moving the SAD 7A storm pond facility from its previously planned location into an area where it can act as a community wide solution to the storm water collection and provide recreational opportunities. The joint use pond and park details are currently being developed.

ICP PLAN GOALS: Public testimony and active involvement with the City of Rancho has transpired during the Integrated Comprehensive Plan review process and with economic development forums. Those activities have suggested that the City of Rancho must expand their opportunities for Gross Receipts Tax Revenue with quality commercial, higher density residential and mixed use opportunities that will enhance the City's sustainability. Accordingly, this Master Plan is proposing to develop a commercial center to include medical office facilities, and various retail and commercial sites to enhance Rio Rancho's sustainability and to visually enhance the gateway of Rio Rancho.

MASTER PLAN COMPLIES WITH ICP PLAN: The Master Plan Application is consistent with the adopted elements of the Comprehensive Plan by "*promoting development of high-density, mixed use activity centers*" at the development node forming at the corner of 19th Avenue SE and Unser Blvd. The medical office buildings and retail/commercial pads will provide for a nice mix of uses and at densities that will support the kind of responsible urban development clearly articulated in the City of Rio Rancho Comprehensive Plan.

Consistent with Page 5.1.5 of the Comprehensive Plan, the Master Plan Application will "*Promote infill and limit strip commercial and sprawling disjointed development*," by creating one development entity that mandates via the CCR's a visually cohesive collection of buildings. The master plan application is attempting to avoid a "disjointed" development that typically results in side by side "strip centers." We believe the Petroglyph Medical Plaza is exactly the kind of project that the City of Rio Rancho is seeking and it is certainly congruent with the policies of the Comprehensive Plan.

The Master Plan application is consistent with the safety, morals and general welfare of the City for the following reasons: (1) **Park**. The construction of a community park supports the health and welfare of the City of Rio Rancho by providing citizens of all ages an opportunity to recreate at a local park, play soccer games, jog or walk the park, and overall promote exercise and community activities (2) **Job Creation**. The Petroglyph Medical Plaza will create a number of jobs in the construction, engineering, architectural and consulting industries to implement the project. (3) **Rio Rancho Medical and Retail Services.** The Petroglyph Medical Plaza will provide the residents of Rio Rancho accessibility to an urgent care, X Ray Assoc. of NM imaging services, health care professionals, and local retail for restaurants, banks, and shop space. This will benefit the environment by reducing the miles traveled by Rio Rancho citizens for services and provide Gross Receipts Tax and Property Tax increases that will benefit Sandoval County and the City of Rio Rancho.

ZONING AND MASTER PLAN PROCESS: Upon approval of the Master Plan Application and Zone Map Amendment presented by Petroglyph Real Estate Development, LLC together with necessary attachments and addenda, the next process for project approval would be the GRIP application. The final step would be specific site development plan applications which must follow the zoning code amendment and this approved Amended Master Plan. The requested zoning will be for Special Use Zoning (SU) with Commercial Uses (C-1) and this will accompany a future site development plan application. After that time, future site specific development plans can be approved administratively by the Planning Director if they reasonably comply with the Master Plan (See Planning Director Flexibility Provision Below)

2. SITE LOCATION AND PHYSICAL CONDITIONS

The Building Pad AS-100 plan of this Master Plan (see Exhibit D) is legally described as:

Legal Description of Master Plan Amendment
Lots 1-4, Lot 5-A, 6-A and 7, Block 29, Lot 1 and Lots 21-25, Block 28, Rio Rancho Estates, Unit 10, and the North Portion of Parcel A, Plat of Unser Blvd. R/W.

Off-site pond/recreational field
Lots 6-7 and 11-14, Block 82, Rio Rancho Estates, Unit 10, and the South Portion of Parcel A, Plat of Unser Blvd. R/W.

The Petroglyph Medical Plaza master plan is approximately 18 acres located primarily on the southwest corner of Unser Blvd. and 19th Avenue SE. Since the property is highly visible, these areas should comply with the provisions of the ICP and prior studies for an attractive, well balanced land use mix together with design guidelines that can accomplish non-residential growth to the advantage of the City of Rio Rancho.

3. INTEGRATED COMPREHENSIVE PLAN ELEMENTS & LAND USE

This is a Master Plan, however, where the property contained in this Master Plan overlaps with the currently adopted "**Unser West Gateway Plan"** this Master Plan will amend and supersede the Unser West Gateway Plan. The attached revised November 10, 2010 land use and building pad plans (See **Exhibit D**) will govern all of the proposed future site development plan applications within this Master Plan boundary.

Petroglyph Medical Plaza Master Plan and Establishment of an SU Zoning District:

The Petroglyph Medical Plaza Master Plan is being submitted pursuant to **154.14 SU: SPECIAL USE DISTRICT** of the Rio Rancho Zoning Code. Specifically, the zoning district being established (SU – C-1) is suitable for property which is special because of its potential effect on surrounding property in the Unser Blvd. and Westside Blvd. corridors. This special use zoning application is also appropriately used to:

(a) To restrict uses otherwise permitted in an underlying zoning district,

(b) To allow a combination of uses not otherwise permitted in an underlying district,

(c) To establish requirements or conditions that are unique to the property.

Also, as a benefit of the SU/C-1 Zone, it is the intention of the landowner and developer to form a Common Area Maintenance Association amongst the tenants for the maintenance of landscaping, internal private roads, parking areas, parking lot lighting, and other elements incorporated as amenities for the benefit of the occupants in the development.

Further, this Master Plan establishes permanent access easements and cross parking easements for all occupants of the development.

The Petroglyph Medical Plaza Permitted Land Uses for each of the Building Pads [an application for a change to SU zoning must state the proposed land use(s)]. It is anticipated that some of the super pads will be subdivided in future Site Development Plans:

I. Building Pads/Super Pads 1, 2, 3, 4, 5, 6, and 7 (See Exhibit D for Building Pads):

Permissive Uses:

(1) Stores for the sale of retail goods and products;

(2) Restaurants, bars, and lounges which exclude drive up liquor dispensing windows;

(3) Repair shops-electrical, radio, and television appliances, keys, and similar articles;

(4) Shops-dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

(5) Banks, theaters, and office buildings;

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

(7) Bakeries and confectioneries where goods are sold at retail prices;

(8) Parks, recreational parks, open spaces, and public utilities;

(9) Nursery schools and daycare facilities;

(10) Undertaking establishments;

(11) Club houses, buildings for fraternal organizations, nonprofit public service organizations;

(12) Medical complexes, professional offices associated with medical complexes, and veterinarians;

(13) Construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed.

(14) Photocopying and blueprinting;

(15) Public facilities;

(16) Nursing homes and similar institutions;

(17) Hospitals;

(18) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material provided they remain for no longer than five months.

(19) Drive-in or drive-up window restaurants, and/or convenience stores, provided drive up liquor dispensing windows are excluded at such establishments; bowling alleys and other indoor recreational uses. As per 154.09 C-1

(19) Residential uses within the structures; and

(20) Office Uses stated in the O-1 Zone

(21) Pharmacy and Drug Store

(22) Grocery Store

(23) Amusement enterprises:

(a) Indoor: Auditorium, billiard or pool hall, dance hall, theater, skating rink.

(24) Automotive dealerships and Gasoline services stations with adjoining convenience stores that sell alcohol for off premises consumption provided that:

(a) Lubricating, minor repairs, and associated activities are conducted within a completely enclosed building; or

(b) A solid masonry wall at least six feet high is erected between the activity and any abutting or contiguous residential zone.

(25) Hotel or Motel: provided Hotels and Motels are permissive in Building Pads #2 through 6.

II. Pad 7 (See Exhibit D for Building Pads):

Permissive Uses:

(1) Stores for the sale of retail goods and products;
(2) Restaurants and bars
(3) Hospitals
(4) Medical Office Buildings
(5) Office (all the permissive uses in the O-1 zone)
(6) Research and development office;
(7) Public facilities;
(8) Nursing homes and similar institutions;
(9) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material not to exceed five months.
(10) Drive-in or drive-up window restaurants, and/or convenience stores
(11) Pharmacy and Drug Store
(12) Gift Shop
(13) Restaurants situated within office buildings or within medical office buildings
(14) Museum

(D) Lot Area Requirements within Pad 1-7: Minimum 1/4 acre

(E) Height. Two Stories Height Limitation in Building Pads 1-5, (which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet) and a Four Story Height Limitation for Building Pad 6 and 7 (which shall in all cases not exceed 60 feet as measured from the finished grade to the top of the parapet).

(F) Building Setback. Ten-foot minimum setback from internal roadways and Unser Blvd. and Westside Blvd. If any structure is adjacent to residential zoned property then the front, rear, and side setback adjacent to the residential property shall be equal to those in the residential zone.

(G) Off-street parking. Off-street parking shall be permitted in Building Pads 1-7, provided it is approved as part of a Site Development Plan, and the policies of the off street parking shall be guided by the regulations set forth in § 154.20.

(H) Landscaping. Appropriate landscaping shall be provided for visual relief along the frontage of the parcels in Building Pads 1 through 7, provided that no less than 10% of the lot shall be landscaped or open space. Landscape Buffers shall be provided for any lots adjacent to residential development. The Landscape Buffer shall be 10 feet in width, with a six foot wall and include hedges or trees that visually reduce the impact of situating structures adjacent to the residential uses. The City staff shall approve required landscape buffer elements as part of the site development plan review, for any structures located within the Master Plan Area.

Prohibited Uses within Building Pads 1 through 7:

(1) Adults-only bookstores, adults-only motion picture theaters, adult entertainment centers, massage parlors, and saunas.
(2) Self storage facilities
(3) Recycling collection centers
(4) Gun shops or shooting ranges
(5) Circuses or outdoor carnival activities
(6) Auto Dismantling Yard, or auto storage yard.
(7) Manufacture or storage of food products, including beverage blending or bottling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning, packing and processing of meat and poultry products, distilling of beverages, but not slaughtering of poultry or animals;
(8) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics and printing and finishing of textiles and fibers into fabric goods;
(9) Manufacture of boxes, crates, furniture, baskets, veneer, and other wood products

Petroglyph Medical Plaza Master Plan and Future Site Plan Submittal:

The SU zoning designation established within this Petroglyph Medical Plaza Master Plan requires that a site plan be approved by the Governing Body. The Petroglyph Medical Plaza Master Plan does not include conceptual site plan. The official site development plan for Pad 7 is included as a separate Site Development Plan submittal. All other super pads will be submitted as Site Development Plans in the future, which is authorized by the Rio Rancho Zoning Code. Approval of the site plan must be obtained prior to any development of the property. The site plan at a minimum shall contain the following information:

(a) Scale and north arrow;
(b) Lot boundaries and easements;
(c) Existing and proposed utilities;
(d) Existing and proposed rights-of-way;
(e) Proposed structures with uses dimensions, and setbacks;
(f) Proposed ingress, egress, parking and circulation;
(g) Landscaping and landscape buffers;
(h) Elevations;
(i) Adjacent property characteristics;
(j) Preliminary drainage plan.

Petroglyph Medical Plaza Master Plan Establishes Flexibility with the Director of Development Services for Future Changes to an Approved Site Plan:

The Director of Development Services may approve minor changes to an approved Petroglyph Medical Plaza site plan if the change is consistent with the use and other written requirements and/or conditions of approval. Substantial changes to an approved Petroglyph Medical Plaza site plan must be approved by the Governing Body. Substantial changes are defined as square footage within building pads that exceed 10% of the

building pad changes in the Super Pad configuration or any change that will substantially aggrieve the city or immediately adjacent neighboring property owners.

Elements Considered With This Master Plan & Gateway Vicinity Plan:

- The site is scaled to the type of transportation situated on Unser Blvd. and 19th Avenue SE.

- The proposed activities (medical office, retail, commercial, restaurant, hotel, etc.) reflect the appropriate scale proximity to other zoning districts and affects on growth nodes in the area. For example, the employment and pedestrian traffic caused by the Presbyterian facility situated across from Unser Blvd. will be seeking the retail, lodging and medical office uses that this Master Plan contemplates.

- The building pad and land use plans attached to this Master Plan encourage pedestrian-friendly uses and bicycle connections running east and west along 19th Avenue SE.

- **Medical Office Building Vision for Building Pad #7**

A. General. The vision for the Building Pad #7 is the construction of a medical office building. The design and tenant mix is subject to change as tenants and owner/users needs are modified over the coming months.

- **Retail/Office Vision for Building Pads #1-6**

- **General:** The vision for Building Pads 1 through 6 is to situated retail, restaurant, gasoline fueling station and convenience store, grocery store, hotel and other retail uses along Unser Blvd. and West Side Blvd. These retail uses will provide great shopping opportunities for local residents and provide for "walkable" retail opportunities for the employees and patients being situated within Building Pad 7. The Vision for Building Pads 1 and 6 is to allow the flexibility of either retail/commercial build out or office facilities.

- **Circulation:** The goal is to create a "frontage road" allowing vehicles to easily access the site from the Ronda Road intersection or the full access off of West Side Blvd.

4. INFRASTRUCTURE IMPROVEMENTS FOR THE MASTER PLAN AREA

SAD 7A

Just recently the City of Rio Rancho substantially completed construction of SAD 7A in the area surrounding the site. These improvements consist of new paving, water and sewer lines, storm drain system, and a new regional pond that was constructed along the west side of Unser Blvd. just south of the Petrogylph site. This new drainage pond collects runoff for the entire upstream basin and then it outfalls to the east through pipes beneath Unser Blvd., which in turn flows into an existing storm drain system further east of Unser. The owners of Petroglyph paid to acquire additional land to expand the SAD pond and also paid additional monies for modifications to the SAD's existing storm drain

system to specifically allow for the receipt of fully developed runoff from their site. Outlays for future landscaping and supplemental recreational amenities to be installed within and around the pond have also been funded by Petroglyph. The expanded pond was also shifted further south so that connection of Ronda Road to Unser Blvd. could be accomplished.

UTILITIES

The SAD built a new water line just west of Unser Blvd. between 19th Ave./Westside and Ronda Road, along with a new line in 19th Ave./Westside Blvd. from Unser west along the full length of the Petroglyph project. The SAD also extended a new sanitary sewer line west up Ronda Road from the east side of Unser. For the south end of Petrogylph new sanitary sewer lines within the project will drain south to the new sanitary line in Ronda, while the balance of the project will drain north to an existing manhole in 19th Ave./Westside located directly west of Unser Blvd. Additional new lines to accommodate proposed new buildings within the site will be extended off of these new utility lines. A new on-site water line will be extended west through the site and loop north to connect to with the existing water line in 19th Ave./Westside (at Rincon Road).

In fall of 2009, the Rio Rancho Utility Commission approved Petroglyph's request for providing water and sewer service to this site (attached as **Exhibit F**). Petroglyph is committed to working with the Rio Rancho Fire and Rescue Department to ensure adequate fire flow and the on-site water line looping was created with their involvement.

TRANSPORTATION

Access to and from the site will be off 19th Ave./Westside on the north and through a new signalized intersection to be constructed at Ronda Road and Unser Blvd. off the southeast corner of the site. The Ronda Road extension west from Unser lines up with the proposed Wellspring Road extension being built just east of Unser for the new Presbyterian Hospital. Full access to the site on its north side will be provided at the realigned intersection of 19th Ave./Westside, approximately 1000 feet west of Unser Blvd. Limited access off Westside will be provided approximately 550 feet west of Unser (right-in, right-out and a left-in) and at Rincon Road (right-in and right-out only). A new private road will circulate through the site between 19th Ave./Westside and Ronda Road that will run parallel 19th St./Westside and Unser. A new right-in off Unser Blvd. into the site will be provided halfway between 19th Ave./Westside and Ronda Road.

VACATION OF RINCON ROAD

At the present time Rincon Road runs diagonally in a southeast direction though the site from its intersection with 19th Ave./Westside to a cul-de-sac located just west of Unser. Except for its western extent where it fronts four vacant lots, Rincon Road will be vacated through the site. The area of this vacation is expected to be approximately the same as the area of proposed R/W dedication along Ronda Road and Along 19th Ave./Westside.

GRADING AND DRAINAGE

The existing site contains well-drained sandy soils covered by sagebrush, Four-winged Saltbush and related native grasses. The land surface slopes down from northwest to southeast at a grade of approximately two to three percent. There is a difference of 40 feet between the NW and SE corners of the site. The site's existing, undeveloped runoff now collects in a low-point along the west side of Unser where it eventually passes east beneath Unser through a corrugated metal pipe just north of Ronda Road. Overflow not able to pass in this pipe flows south and into the new SAD 7A pond.

To account for the significant grade differential across the site, buildings across the site will have to be stepped-down in order to follow the slope of the landscape. Relatively short retaining walls will be necessary at selected locations within the site to accommodate larger buildings that are oriented east-west over the naturally sloping terrain. Other buildings on-site will be graded flat and the surrounding local areas will be tiered-down or sloped-down as necessary from west to east. Along the eastern portion of the site new surfaces will be effectively graded to drain south toward the new ponding south of Ronda Road. New storm drain pipe will also be installed within the site to convey runoff that exceeds surface flow capacity. Water-quality features will be integrated into the new storm drain system design so that potentially adverse surface pollution can be prevented from reaching the new regional ponding area south of the site.

5. DESIGN GUIDELINES

The following goals, policies and terms shall govern all of the development residing with the Petroglyph Medical Plaza Master Plan:

a. SIGNAGE

Monument and Signage: All proposed signage shall be reviewed and approved by the City Development Department in accordance with the City of Rio Rancho's Sign Code and this Plan. The sign locations, dimensions and design shall be determined pursuant to the subsequent Site Development Plan application(s).

Design and Dimensions of Monument Sign to be Included in Site Development Plan:
The design and dimensions of the monument signs shall be submitted with the site development plan application which will be subsequent to the adoption of the Petroglyph Master Plan. The Monument Sign demonstrated on the Conceptual Building Elevations page (Exhibit E) is conceptual in nature. The signs will incorporate multiple tenants on to each monument sign and will be of high quality design and construction. Each monument sign shall include landscaping within the signage easements to help beautify the appearance of the monument sign and to avoid every tenant/owner using their site for signage.

Building Signage: Except as noted under awnings, all signage shall be channel type lettering. Letters shall be internally illuminated. Exposed neon signage, if used, must be within channel lettering, and/or logos, if applicable.

b. BUILDING ORIENTATION STANDARDS

Building Setbacks: Building setbacks are described above in the Land Use Section and shall be a minimum of ten feet from Unser Blvd. and 19th Ave SE. The setbacks shall take into consideration the City's Zoning Ordinance and final locations of buildings shall be vetted as part of any approved Site Development Plan. Buildings situated adjacent to residential development shall include landscape buffering and be setback to afford a buffer from any residential zoned properties.

c. LIGHTING STANDARDS

On Site Lighting: Exterior lighting shall comply with the New Mexico Night Sky Protection Act (HB 39) and any City lighting regulations. The use of "low level" lighting is encouraged should it be deemed necessary for security purposes. All exterior lighting shall not be directed toward adjacent streets and/or adjacent properties. No mercury vapor exterior fixtures shall be allowed on the Property without directed shielding design features. All exterior lighting should be directed such that minimal light trespasses onto adjacent property. All outdoor pole lighting fixtures shall be high-pressure sodium lights in shielded shoebox type light lens to be flushed with bottom of fixture. Light emitted from the site shall not exceed .2 horizontal and .75 vertical foot-candles when measured from the property line of each parcel, as is the method used by the city development department to measure light. Unshielded light fixtures shall be prohibited. All lights must be downward facing and white lights are permitted in canopies only, but must be recessed within the canopy.

* All parking areas, pedestrian walkways and roadways shall be illuminated with metal halide 24'-0" tall light poles, regularly spaced through each area. The site lighting shall be part of a full cut off system, complying with the Night Sky Protection Act.

d. OUTSIDE STORAGE

Outside Storage: If outside storage is required, it shall be fully screened by a minimum of a six foot tall solid wall (for ex. a stucco'd CMU block wall) that eliminates views of the storage from adjacent properties and rights of way.

e. PARKING

The intent of the standards for the development of parking areas is to: mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide, accessible, safe circulation within and adjacent to the parking areas.

* Parking aisles shall be 24'-0" in width.

* Large parking areas shall be broken into smaller parking areas by including a minimum of 8-foot wide pedestrian walkways.

* ADA-compliant parking shall be located adjacent to main building entries.

* Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian walks at approximately 30 feet on center.

* Sidewalks and/or pedestrian paths that are perpendicular and at the front of parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6 foot wide, clear pedestrian area.

* Landscaped islands shall be distributed throughout parking areas. The maximum distance from any parking space to a tree/planter shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement, but may not be used to fulfill street tree requirements. A minimum of 75 percent of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months and reduce shading during the winter months.

* Parking spaces shall be 9 feet (wide) x 20 feet (long), typ. 25% of spaces may be 9 feet (wide) x 15 feet (long), and will be labeled as "COMPACT".

* Parking Area Setbacks: To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- Parking areas are to be set back from interior roadways to accommodate 3 feet of landscape on road side, 6 feet sidewalk, and 5' landscape on parking side.

* Drive-thru facilities located within Building Pads 1-7 shall be designed so that they do not interfere with main pedestrian ways or create conflicts between pedestrians and vehicles.

f. BICYCLE FACILITIES

* Bicycle parking for employees shall be provided to promote alternative vehicle use. 1 bicycle parking spaces per 100 total parking spaces is required for the site, and shall be conveniently located near building entrances, but not within pedestrian pathways or landscape areas.

* The bicycle facilities will be located on the Site Development Plans which will be submitted subsequent to the adoption of the Master Plan. The bicycle facilities are to be reviewed during each Site Plan Review.

g. GENERAL ARCHITECTURAL REQUIREMENTS

All buildings and structures shall be built using a similar architectural theme, where possible. Decorative accents (i.e., overhangs, vigas, beams, pedestrian walkways, trims, etc.) shall be the same in color and style throughout Building Pads 1-7. Tinted windows

shall be allowed on all buildings and required on building windows facing west. It will be a goal to break up long buildings by utilizing a vertical or horizontal offset in the façade. The retail buildings situated on Building Pads 1-5 shall have flexibility in architectural style.

h. BUILDING MATERIAL STANDARDS

Exterior materials shall consist of the following or a combination thereof:

- Earth tone plasters
- Stone
- Tile in earth tone colors
- Glazing
- No reflective coatings shall be allowed on glazing.
- Glazing colors shall be muted and consist of clear, light blue or light green. Colors shall be consistent on entire building.
- Glazing frames shall be silver, bronze or dark bronze.
- Mechanical units shall be screened from view.
- Metal roofs are allowed and shall be compatible with surrounding buildings.
- Architectural pre-finished metal wall panels

i. SITE PLANNING

The intent of the following guidelines is to create pedestrian-friendly environments for employees and visitors. A goal is to enhance the opportunities for interaction and the exchange of ideas.

* As individual parcels are created, cross access easements shall be provided between adjoining parcels. Additionally, there shall be cross parking easements executed for all Building Pads that mandate retail/commercial structures to share parking with their adjacent property owners. This will ensure adequate circulation and alleviate parking congestion.

* The following design standards are applicable to all structures located with Building Pads 1-7:

* Sidewalks, a minimum of six feet in width, shall be provided along the entire length of major facades containing primary entrances. The width of the sidewalk shall be increased as follows:

* Ten feet in width for buildings over 30,000 square feet.

* The width of the required sidewalk may vary along the entire length of the facade provided the average required width is maintained and provided the width of the sidewalk along the facade does not fall below 6 feet.

* A six-foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.

* The building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.

* Amenities, landscaping, vending and customer pick-up may be incorporated into the width of the sidewalk as long as they do not encroach upon the clear width as stated above.

* Patios, plazas, courtyards, and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or shade structures that are architecturally integrated with the building.

* Pedestrian connections (minimum 6-foot clear path) shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 30 feet in planters that have a minimum interior dimension of 5' x 5'.

* Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material.

* Pedestrian pathways, at a minimum, shall be 8 feet wide where there is overlapping parking on two sides; 6 feet wide where there is parking on one side; and 6 feet wide where there is no adjacent parking.

* All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

* A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring attention in a visual and tactile way for safe pedestrian crossing.

* Paving of primary pedestrian connections and primary outdoor activity areas shall use patterned, stained or integrally colored concrete, and/or concrete inlaid with tile, concrete pavers, brick pavers and/or stone pavers when crossing vehicular pathways.

* Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.

j. SITE PLANNING EXCEPTIONS

Where primary entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation provided a pedestrian connection is provided to connect the public sidewalk with the entrance(s).

Where a vestibule or other projecting entryway is provided, the depth of the vestibule or entryway may be included in the sidewalk calculation, provided 6 feet of sidewalk is located in front of the vestibule or projecting entryway in order to allow pedestrian connectivity along the entire length of the façade.

k. SITE LANDSCAPE

* Landscape plans must comply with the City's Ordinances, and be approved by staff . It is the intent of Petroglyph Real Estate Development, LLC to submit a complete landscape and irrigation plan with each subsequent Site Development Plan(s) which will be submitted subsequent to the adoption of the Master Plan. That landscape and irrigation plan will indicate the location of irrigation water meter, location and type of backflow preventer and controller. All mainline/s lateral lines, and valves shall be indicated. Subsequent Site Development Plan(s) shall also include details on how the **parking lot meets the requirements for tree cover,** specifically in the parking areas and the plan shall demonstrate how the facility will utilize water harvesting.

Future Site Development Plan Goals: This section has been removed. The off-site park and pond was submitted and approved independently from this Master Plan. **Exhibit A (**C-101 – Conceptual Grading & Drainage Plan)

* A minimum of 10 percent of the site area (minus building square footage) shall be devoted to landscape materials. Organic landscape material shall provide coverage per City ordinances at a minimum.

* A mixture of drought tolerant species and lawn areas shall be used at landscaped areas and in conformance with the City's Water Conservation Ordinance. Live plant materials shall, at a minimum, comply to city ordinances.

* Gravel, mulch, cobble, bark, and similar materials are acceptable as a mulch for landscape areas; however, they are not to be considered a focal landscape element.

* Minimum 10-foot wide landscape buffer shall be provided along West Side Blvd SE.

* Minimum plant material sizes at the time of installation shall be as follows:

- Canopy trees-- 2" caliper B&B
- Evergreen trees-- 8 foot minimum height
- Accent trees-- I 1/2" caliper B&B
- Shrubs and groundcovers-- I gallon minimum

- Low water use turf shall be provided at a maximum of 5 percent of the landscape area.

* Landscape materials shall be used as a transition between land uses.

* Street trees (located within the public right-of-way or within 20 feet from the back of curb) shall be installed at a frequency of 25-30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced; however, there shall be no more than a 50 foot gap between groupings. There shall be a 70:30 percent mix of deciduous to evergreen trees.

* Landscape areas shall be a minimum of 36 square feet and a minimum interior width of 3'-0" or 6'-0" x 6'-0" outside curb dimension.

l. SUGGESTED PLANT PALETTE

The suggested plant materials were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

*** Street Trees**

Fraxinus spp.	Ash varieties
Gleditsia spp.	Honeylocust varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Platanus wrightii	Arizona Sycamore
Prunus spp.	Flowering Plum varieties
Robinia x ambigua	Purple Robe Locust

*** General Use Plant Materials**

Trees

Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koelreuteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine

M. NOISE, REFUSE AND SAFETY

Any equipment operating at greater than seventy (70) decibels at a seventy-foot distance shall only run Monday through Friday from 7:00 am to 5:00 PM.

Crime Prevention: Crime Prevention Through Environmental Design (CPTED) concepts shall be incorporated into the Site Plan.

Refuse Collection Areas: Refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

EXHIBITS INDEX

EXHIBIT A: Grading and Drainage Plan for Petroglyph Medical Plaza
EXHIBIT B: Vicinity Map for Petroglyph Medical Plaza
EXHIBIT C: Master Utility Plan for Petroglyph Medical Plaza Master Plan
EXHIBIT D: Petroglyph Medical Plaza Building Pad Plan (AS-100)
EXHIBIT E: Conceptual Building Elevations (A-200)
EXHIBIT F: Wastewater Availability Statement from Rio Rancho

EXHIBIT A
Conceptual Grading and Drainage Plan for Petroglyph Medical Plaza

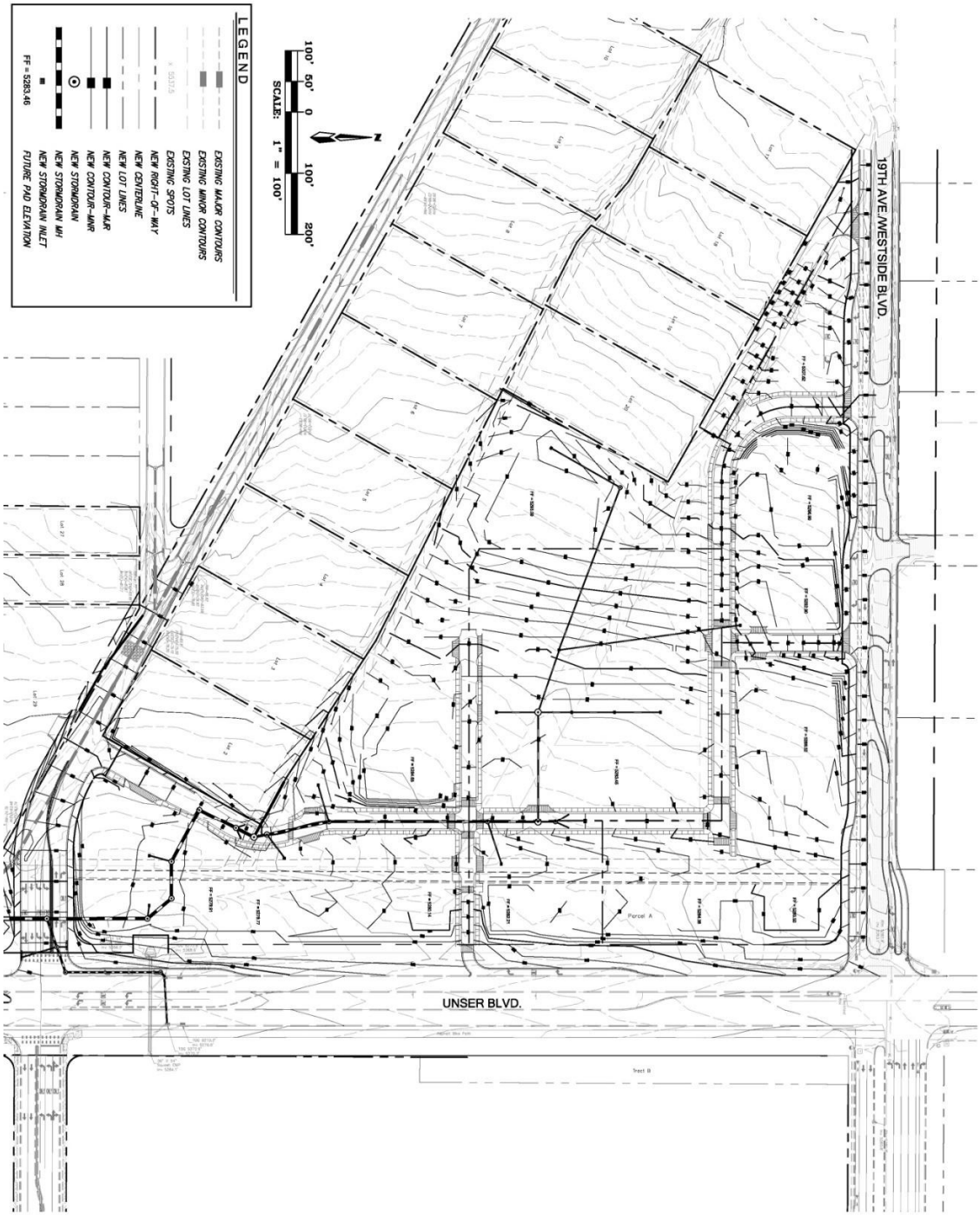


EXHIBIT B
VICINITY MAP PETROGLYPH MEDICAL PLAZA

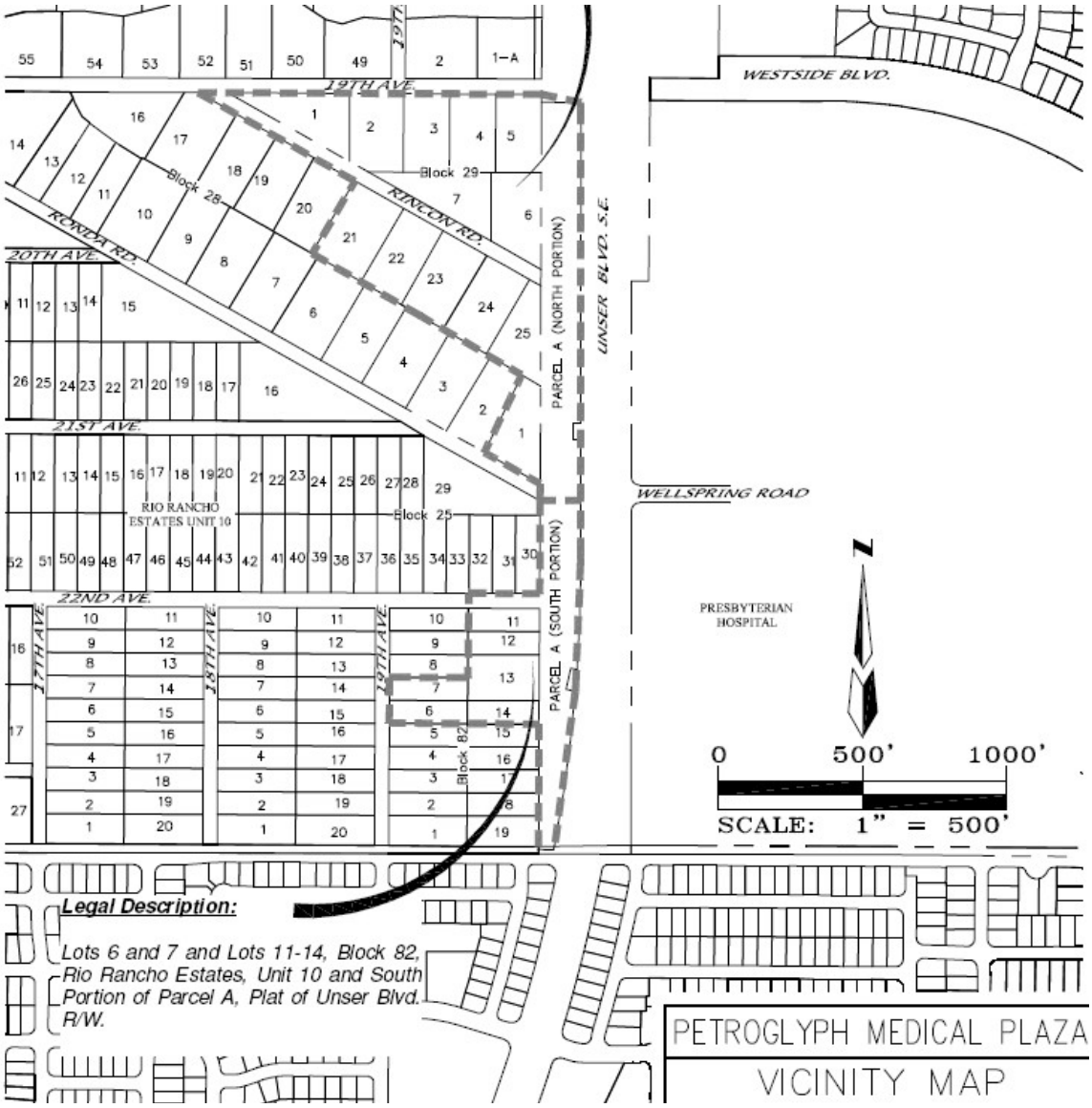


EXHIBIT C
CONCEPTUAL MASTER UTILITY PLAN
FOR PETROGLYPH MEDICAL PLAZA

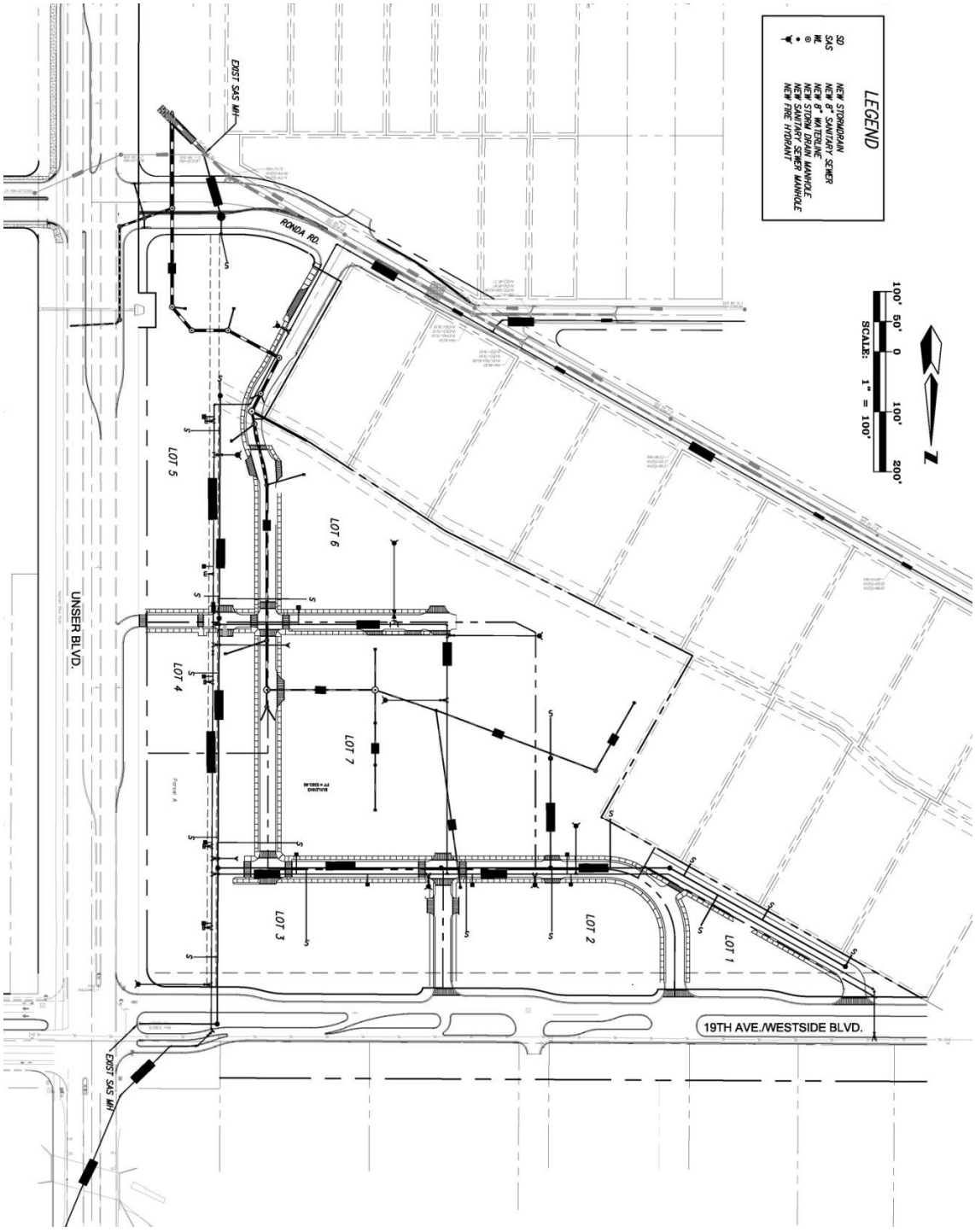


EXHIBIT D
Petroglyph Medical Plaza Proposed Building Pad Plan (AS-100)

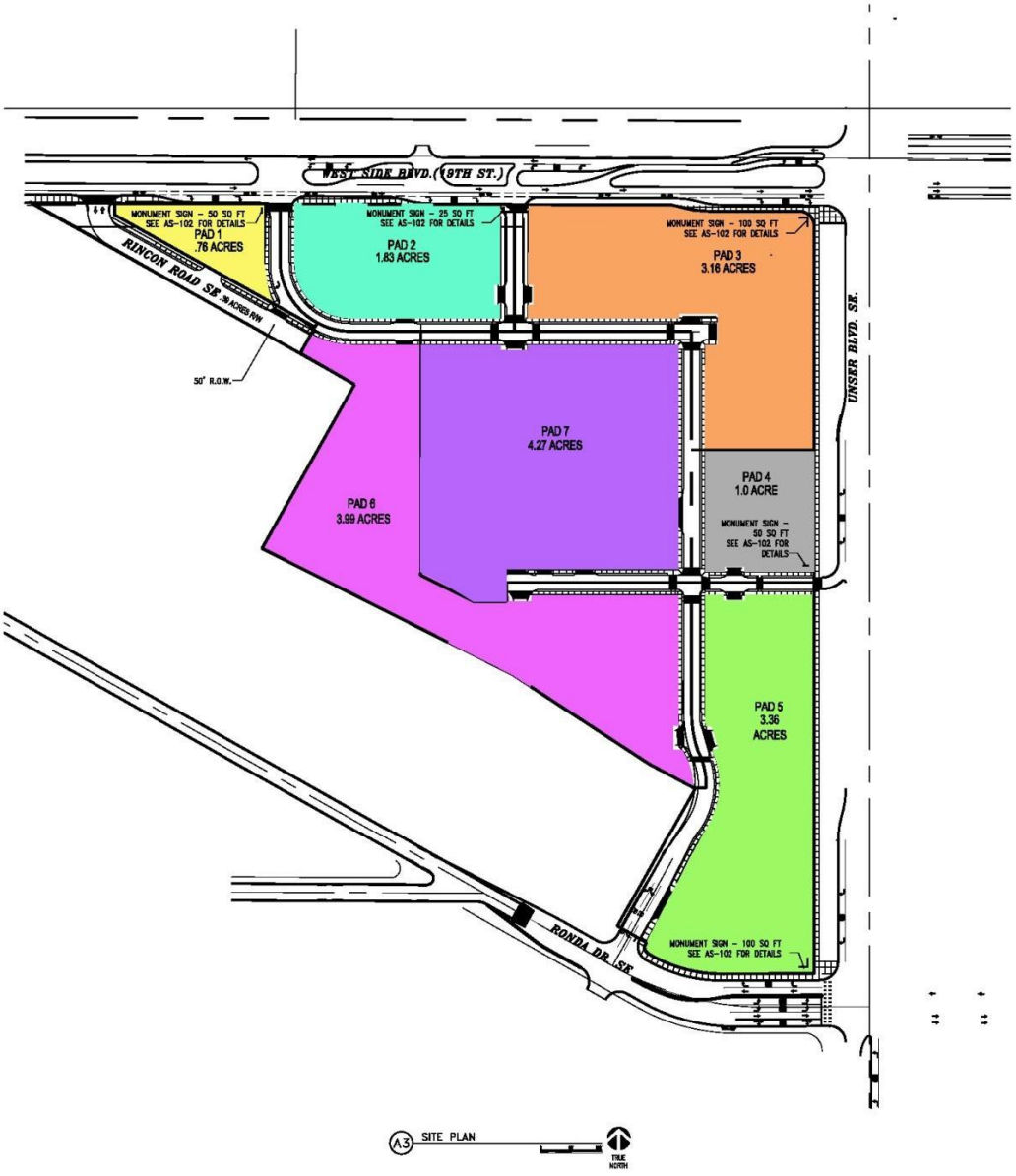


EXHIBIT E
Conceptual Building Elevations (A-200)

BUILDING ELEVATION CONCEPTS

TYPICAL PAD BUILDING

SIGNAGE

EAST ELEVATION

WEST ELEVATION

ARCHITECTURAL FEATURES:
- CANOPIES OVER WALKWAYS AND ENTRANCES
- SCREEN OUTDOOR DINING AREAS
- BALCONIES
- SCREEN WALLS TO BE SPLITFACE OR STUCCO
- LOADING AREAS WILL HAVE SCREEN WALLS

MATERIAL PALETTE:
- STUCCO/PLASTER IN EARTH TONE COLORS
- STONE
- EARTH TONE TILE

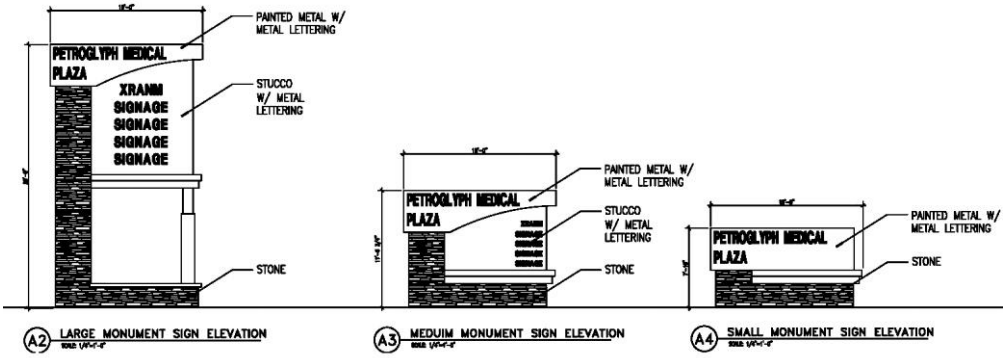


EXHIBIT F
Wastewater Availability Statement

Rio Rancho
City of Vision

October 20, 2009

Mr. John MacKenzie P.E.
D. Mark Goodwin and Associates, P.A.
Consulting Engineers
P.O. Box 90606
Albuquerque, NM 87199

Re: **Letter Granting Water & Wastewater Availability with conditions for Petroglyph Medical Plaza**
Location: Unit 10, Blocks 28 & 29, 20-acre site. Southwest corner of 19th Avenue/Westside Boulevard and Unser Boulevard.

Dear Mr. MacKenzie

The Utilities Commission approves the granting of this Wastewater Availability Statement based on the following conditions. Initial water model results indicate a fire flow of 3,200 gpm to 3,400 gpm. Developer shall work with the City of Rio Rancho Fire and Rescue Department to ensure adequate fire flow for the anticipated buildings.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 18 months of approval by the Commission and is complete within 3 years of approval. If you have questions regarding this Availability Statement or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative Assistant, at (505) 896-8715 or myself at 891-5046.

Sincerely,

Steve Gallegos,
Utilities System Engineer

3200 Civic Center Circle NE Rio Rancho, New Mexico 87124
Office (505) 896-8715 Fax (505) 891-5201

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
PZ Monthly Building Activity Report - December 2022

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: PZ Monthly Building Activity Report - DEC 2022.pdf

BUILDING ACTIVITY COMPARISON
NOVEMBER - DECEMBER 2022

PERMIT TYPES	NOV TOTALS	NOVEMBER VALUATION	DEC TOTALS	DECEMBER VALUATION
Single Family	19	$5,282,199	16	$4,643,572
Additions/Residential	8	$285,569	8	$423,448
New Commercial	1	$1,000,000		
New Office/Institution			1	$555,927
New Industrial			1	$1
Non-Residential Interior Tenant Improvement	8	$1,390,601		
Office/Institution Addition				
Industrial Addition				
New Multi-Family			12	$10,354,000
Demolition - Non-Residential			13	$2,500
Demolition - Residential			1	$28,024
Fence	8	$36,850	7	$57,800
Garages	4	$129,718	5	$249,418
Pool	4	$259,500	2	$151,390
Reroofs/Windows/Doors	73	$1,056,283	64	$853,652
Retaining Wall	8	$663,700	5	$41,800
Small Shed (120 sq.ft. or less)	10	$56,415	15	$75,826
Sheds	7	$172,321	3	$22,292
Solar (Rooftop & Ground Mount)	86	$1,584,433	77	$1,397,193
Telecommunication Tower	2	$26,000	1	$18,000
Business Registrations (Occupancy Inspection)	17		13	
Building Inspections	2,757		2,633	
Engineering Inspections	206		147	
R.O.W. Permits (Fees)	33	$6,426	25	$4,264
TOTALS:	**3,251**	**$11,950,015**	**3,049**	**$18,879,107**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
PZ Monthly Summary Plat Report - December 2022

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: PZ Monthly Summary Plat Report - DEC 2022.pdf

SUMMARY PLAT ACTIVITY
DECEMBER 2022

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
20-200-00010	03/23/20	12A, 16A, 16B, BLOCK 22, U10	Under Review	
21-200-00003	01/27/21	UNIT 16 BLOCK 91 TRACT A SPLIT	RECORDING	X
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00010	3/3/2021	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	3/8/2021	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	3/11/2021	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	3/23/2021	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	RECORDING	
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	Under Review	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00008	03/17/22	UNIT 16, BLOCK F, LOTS 6 & 7 COMBO	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	
22-200-00020	07/06/22	UNIT 16, BLOCK 92, LOTS 15 & 16 COMBO	At County	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	At County	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	Awaiting Signatures	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	Awaiting Signatures	
22-200-00030	10/03/22	CS-H-Lots 14A1 and 16B1B1	Awaiting Signatures	
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00033	10/19/22	RR Estates Unit 16, Blk J, Lot 1	Under Review	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68	Awaiting Signatures	
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Under Review	
22-200-00040	**12/8/2022**	**UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35**	**Under Review**	
TOTAL TO DATE: 29				

GREEN = NEW ITEMS

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
PZ Monthly Building Activity Report - January 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: PZ Monthly Building Activity Report - JAN 2023.pdf

BUILDING ACTIVITY COMPARISON
DECEMBER 2022 - JANUARY 2023

PERMIT TYPES	DEC TOTALS	DECEMBER VALUATION	JAN TOTALS	JANUARY VALUATION
Single Family	16	$4,643,572	43	$8,951,141
Additions/Residential	8	$423,448	137	$4,327,557
New Commercial			1	$946,598
New Office/Institution	1	$555,927		
New Industrial	1	$1		
Non-Residential Interior Tenant Improvement			5	$713,692
Office/Institution Addition				
Industrial Addition				
New Multi-Family	12	$10,354,000		
Demolition - Non-Residential	13	$2,500	1	$175,000
Demolition - Residential	1	$28,024		
Fence	7	$57,800	11	$166,500
Garages	5	$249,418	3	$89,290
Pool	2	$151,390	9	$685,336
Reroofs/Windows/Doors	64	$853,652	41	$648,357
Retaining Wall	5	$41,800	11	$1,322,675
Small Shed (120 sq.ft. or less)	15	$75,826	11	$49,837
Sheds	3	$22,292	3	$24,467
Solar (Rooftop & Ground Mount)	77	$1,397,193	60	$1,297,854
Telecommunication Tower	1	$18,000	1	$15,000
Business Registrations (Occupancy Inspection)	13		13	
Building Inspections	2,633		2,757	
Engineering Inspections	147		143	
R.O.W. Permits (Fees)	25	$4,264	21	$6,424
TOTALS:	**3,049**	**$18,879,107**	**3,271**	**$19,419,728**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
February 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
PZ Monthly Summary Plat Report - January 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: PZ Monthly Summary Plat Report - JAN 2023.pdf

SUMMARY PLAT ACTIVITY
JANUARY 2023

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
20-200-00010	03/23/20	12A, 16A, 16B, BLOCK 22, U10	Under Review	
21-200-00003	01/27/21	UNIT 16 BLOCK 91 TRACT A SPLIT	RECORDING	X
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00010	3/3/2021	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	3/8/2021	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	3/11/2021	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	3/23/2021	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	RECORDING	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Awaiting Signatures	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Under Review	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00008	03/17/22	UNIT 16, BLOCK F, LOTS 6 & 7 COMBO	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)	At County	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	Awaiting Signatures	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDING	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00033	10/19/22	RR Estates Unit 16, Blk J, Lot 1	Under Review	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68	Awaiting Signatures	
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	
23-200-00001	**01/10/23**	**UNIT 11, BLOCK P, LOTS 15 AND 16 COMBO, SUMMARY PLAT**	**Under Review**	
TOTAL TO DATE: 28				

GREEN = NEW ITEMS