



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
March 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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

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. [March 14, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0314 PZB Minutes.docx](#)

PUBLIC HEARINGS

2. **Preliminary Plat.** The applicant, Mountain Hawk West Development Company, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision, creating 5 lots zoned R-3: Mixed-Residential. The property is legally described as Mountain Hawk 23 Phase 2, Tract D, and Unit 25, Block 150, Lots 29 and 30. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.
[PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM.pdf](#)
[Hawksite23-Phase 3 -FINAL PLAT.pdf](#)
[2020-09-10 Mountain Hawk 23 Auth Letter HZI.pdf](#)
[Zoning Ordinance: 20-12 O-14](#)
[LocationZoneMap.pdf](#)
[ReproductionofNotifications.pdf](#)
[ReviewerComments.pdf](#)
3. **Final Plat.** The applicant, Norwich Cove Development, LLC, requests approval of a Final Plat for

the Carriage Estates subdivision creating 42 lots and 2 tracts on the property legally described as Unit 13, Block BB, Lots 1-19. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

[Carriage Estates Zoning, Location.pdf](#)

[Application.pdf](#)

[Carriage Estates Final Plat 3-9-2023.pdf](#)

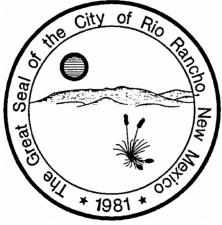
[Water, Wastewater Availability Approval.pdf](#)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:

March 28, 2023

DEPARTMENT:

Development Services

SUBJECT:

March 14, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

Approval

ATTACHMENT: [2023-0314 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 14, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

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

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planner II
Tim Dvorak, Planner II
Liz Ruiz Carlos, Planner I
Sharon Bitah, Administrative Assistant

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.

Due to technical issues, Chairman Radosevich called the meeting to order at 6:11 PM and led those in attendance in the Pledge of Allegiance.

PUBLIC FORUM

CONSENT CALENDAR

1) February 28, 2023 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Cheryl Baker.

The motion carried by a vote of **7 FOR** and **0 AGAINST**.

YES: Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

NO: (None)

PUBLIC HEARINGS

2) The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requested approval of the Scottish Isle Master Plan.

Staff member, Tim Dvorak presented items #2 and #3 regarding the Scottish Isle Master Plan concurrently, recommending approval of both to the Governing Body subject to findings and conditions, and stood for questions.

Agent, Jim Strozier, spoke on the item and stood for questions. He answered Commissioner Gabaldon's question regarding the list of conditions.

Sal Tortorici moved to approve Item #2 with findings and conditions. Seconded by Leonel Gallegos.

The motion carried by a vote of **7 FOR** and **0 AGAINST**.

1 **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson,
2 Cheryl Baker, Sal Tortorici
3 **NO:** (None)
4

- 5 **3)** The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requested approval
6 of a Zone Map Amendment of approx. 22.4 acres from R-1: Single -Family Residential District to R-2:
7 Single-Family Residential District for the subject properties of Rio Rancho Estates Unit 13, Block 45,
8 Lots 1 -21 and 41-62.
9

10 Staff member, Tim Dvorak with nothing further to present, stood for questions.

11
12 Commissioners Kofchur and Tortorici's questions were answered by Development Services Director,
13 Amy Rincon and staff member, Tim Dvorak. Chairman Radosevich commented on the item.
14

15 Robert Gabaldon moved to approve Item #3. Seconded by Cheryl Baker.
16 The motion carried by a vote of **7 FOR** and **0 AGAINST.**

17 **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson,
18 Cheryl Baker, Sal Tortorici
19 **NO:** (None)
20

- 21 **4)** The applicant, Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, through their agent,
22 Matthew Carle, requested approval of an amendment to the Northern Unser Specific Area Plan to
23 change the Proposed Land Use Map.
24

25 Staff member, Brian Babyak presented items #4 and #5 concurrently, recommending approval of both
26 to the Governing Body with findings and stood for questions.
27

28 Vice-Chair Baker recused herself from Items #4 and #5 to prevent a potential conflict of interest.
29

30 Agent, Mathew Carle, agreed with staff's recommendations and stood for questions, after being
31 administered the oath virtually.
32

33 The following members of the public spoke on the item after being administered the oath virtually:

- 34 • Herman Garcia
- 35 • George Chavez
- 36

37 Commissioners Kofchur and Tortorici's questions were answered by staff member, Brian Babyak.
38

39 Sal Tortorici moved to approve Item #4 as presented. Seconded by Leonel Gallegos.
40 The motion carried by a vote of **5 FOR**, **1 AGAINST** and **1 ABSTENTION.**

41 **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson,
42 **NO:** Sal Tortorici
43 **ABSTAINED:** Cheryl Baker
44

- 45 **5)** The applicant, Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, through their agent,
46 Matthew Carle, requested approval of a Zone Map Amendment for the property legally described as
47 Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B from R-1: Single Family
48 Residential and NC: Neighborhood Commercial to C-1: Retail Commercial Zoning District.
49

50 Staff member, Brian Babyak stood for questions.
51

52 Agent, Mathew Carle clarified several points on the item and stood for questions.
53

54 Member of the public, Herman Garcia, spoke on the item.
55

56 Commissioner Tortorici's question was answered by agent, Mathew Carle.

1 Robert Gabaldon moved to approve Item #5 as presented. Seconded by Scottie Richardson.
2 The motion carried by a vote of **6 FOR, 0 AGAINST** and **1 ABSTENTION.**
3 **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson,
4 Sal Tortorici
5 **NO:** (None)
6 **ABSTAINED:** Cheryl Baker

7
8 **DISCUSSION AND DELIBERATION**

9
10 **COMMENTS BY BOARD MEMBERS**

11
12 **STAFF REPORTS**

13
14 **6)** PZ Monthly Building Activity Report – February 2023

15
16 **7)** PZ Monthly Summary Plat Report – February 2023

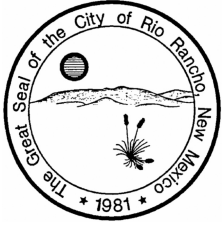
17
18 **ADJOURNMENT**

19
20 Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
21 Chairman Radosevich adjourned the meeting at 7:00 PM.

22
23 **APPROVED THIS 28th DAY OF MARCH, 2023**

24
25
26
27

Fred Radosevich, Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-210-
00001**

AGENDA DATE:
March 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Mountain Hawk West Development Company, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision, creating 5 lots zoned R-3: Mixed-Residential. The property is legally described as Mountain Hawk 23 Phase 2, Tract D, and Unit 25, Block 150, Lots 29 and 30. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Mountain Hawk West Development Company, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision, creating 5 lots zoned R-3: Mixed-Residential. The property is legally described as Mountain Hawk 23 Phase 2, Tract D, and Unit 25, Block 150, Lots 29 and 30.

The proposed subdivision is located in the northwest end of Mountain Hawk Unit 23, with Unser Frontage Rd NE and Unser Blvd NE, an arterial road to the north of the property. The property is accessed from Crowned Eagle Lp NE via Columbine Rd NE. Columbine Rd NE is accessed from Unser Frontage Rd NE via Westphalia Blvd NE, a minor arterial road. All streets unless noted are currently designated as residential streets.

The proposed subdivision is part of the Mountain Hawk Estates Master Plan, originally adopted as the Hawksite Master Plan on March 24, 2001 (R. 27, Enact. 01-027), and amended December 11, 2019 (R. 128, Enact. 19-126).

I. GENERAL INFORMATION

1. Layout: Mountain Hawk 23, Phase 3 would be comprised of 5 R-3: Mixed-Residential lots and 1 tract, with a Temporary Public Access Easement on the property currently legally described as Unit 25, Block 150, Lots 29 and 30. The subdivision will be developed as single-family detached dwelling units per the Zoning Ordinance (O.14, Enact 20-12).
2. Acreage: 0.8775 acres
3. Access: The proposed development would be directly accessed off of Crowned Eagle Lp NE via Columbine Rd NE.
4. Zoning: The subject property is zoned R-3: Mixed-Residential, limited to single-family detached dwelling units under Ordinance No. 14, Enact. 20-12.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: Rio Rancho Utilities issued a Water/Wastewater Availability Statement for the Mountain Hawk Unit 23 Subdivision on September 4, 2020.
7. Drainage: Storm runoff will be conveyed by the internal street network and collected by an

internal storm drain network in Crowned Eagle Lp that will ultimately discharge into a large pond on the north side of Northwest Lp Rd. A revised drainage study for Mountain Hawk Unit 23 was submitted by Huitt-Zollars, agent for the applicant, for staff review and approval.

8. Roads and Sidewalks: The proposed streets will be standard local street sections with 5 ft sidewalk. Mountain Hawk Unit 23, Phase 3 will have 0.0265 road miles dedicated to the City of Rio Rancho.

9. Recreation Facilities/Open Space: None.

10. Easements: There will be a ten foot wide public utility easement within all new lots adjacent to road right-of-way and five foot public utility easements on the sides and rear of each lot. There is a 1 foot wide "No Vehicular Access Easement" to prevent prevent vehicle access to Unser Blvd. NE and Unser Frontage Road NE from Block 1, Tract 'D'. There will be a "Temporary Access Easement" granted to the City of Rio Rancho on Lots 29 and 30 in Block 50, Unit 25 with a turnaround 50 ft in radius.

11. Public Site Dedications: None.

12. Vacations: None.

13. Variances: None

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Staff recommends the Planning and Zoning Board find the proposed preliminary plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria may be satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:

The proposed lots would comply with the dimensional standards of the R-3: Mixed-Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed preliminary plat contains lots which would measure approximately 4,948 sf to 7,923 sf in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with a minimum lot width of 45 ft.

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

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:

In Chapter 5, Land Use Element, a policy is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan", (5.6.3, Policy L-1). This application would be an action in meeting the policy of encouraging planned development.

Staff recommends the Planning and Zoning Board find this criteria is satisfied.

CONFORMANCE WITH THE MOUNTAIN HAWK MASTER PLAN:

The proposed R-3: Mixed-Residential density meets the requirements of the master plan, as listed on page 17 of the master plan. The proposed right-of-way which connects to the west conforms with future layout and plans for the Mountain Hawk West Master Plan, adopted under R. 124, Enact. 22-125.

Staff recommends the Planning and Zoning Board find the proposed plat conforms to the requirements of the Mountain Hawk Master Plan.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

The Departments of Development Services, Fire & Rescue, MRCOG, and SCAFCA received this application and associated plans and have no adverse comments. Comments are attached. Application was also sent to Parks, Recreation, and Community Services, Police, and RRPS, however staff did not receive any comments.

SURROUNDING LAND USE/ZONING:

Properties to the west are zoned R-3: Mixed-Residential; to the south, properties are zoned TZ: Transitional zoning; to the east, properties are zoned SU: Special Use, R-3: Mixed-Residential uses; to the north, properties are zoned C-1: Retail Commercial and TZ: Transitional Zoning.

NOTIFICATIONS: Notice of the pending development application was sent via first class mail to property owners 100 ft from the subject property 15 days prior to the hearing. A legal notification was published in the Rio Rancho Observer on March 13, 2023. A notification sign was posted on the property one week prior to the hearing on March 21, 2023.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 23-210-00001 subject to the following findings of fact and conditions of approval:

General Findings of Fact:

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

Specific Findings of Fact and Conditions of Approval:

1. The preliminary plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary plat conforms to the requirements of the R-3: Mixed-Residential Zoning District.
4. The preliminary plat conforms to the Mountain Hawk Master Plan, adopted as amended under Resolution No. 128, Enactment No. 19-126.
4. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
5. 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.
6. Impact fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.
7. The applicant shall address all of the preliminary 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 plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM.pdf](#)

ATTACHMENT: [Hawksite23-Phase 3 -FINAL PLAT.pdf](#)

ATTACHMENT: [2020-09-10 Mountain Hawk 23 Auth Letter HZI.pdf](#)

ATTACHMENT: [Zoning Ordinance: 20-12 O-14](#)

ATTACHMENT: [LocationZoneMap.pdf](#)

ATTACHMENT: [ReproductionofNotifications.pdf](#)

ATTACHMENT: [ReviewerComments.pdf](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> 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: MOUNTAIN HAWK WEST DEVELOPMENT COMPANY, LLC		Phone: 505-892-9200
Address: 409 NM HWY 528 NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: OWNER	List Owners: MOUNTAIN HAWK WEST DEVELOPMENT CO.	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address: 333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: nvilla@huitt-zollars.com
City: RIO RANCHO	State: NM	ZIP Code: 87124

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

PRELIMINARY PLAT SUBMITTAL FOR MOUNTAIN HAWK UNIT 23 PHASE 3

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : HAWKSITE SUBDIVISION TRACT 23	Block(s):	Lot(s):
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 1	No. of proposed lots: 5	Total area of site (acres) 0.9

ACKNOWLEDGEMENT

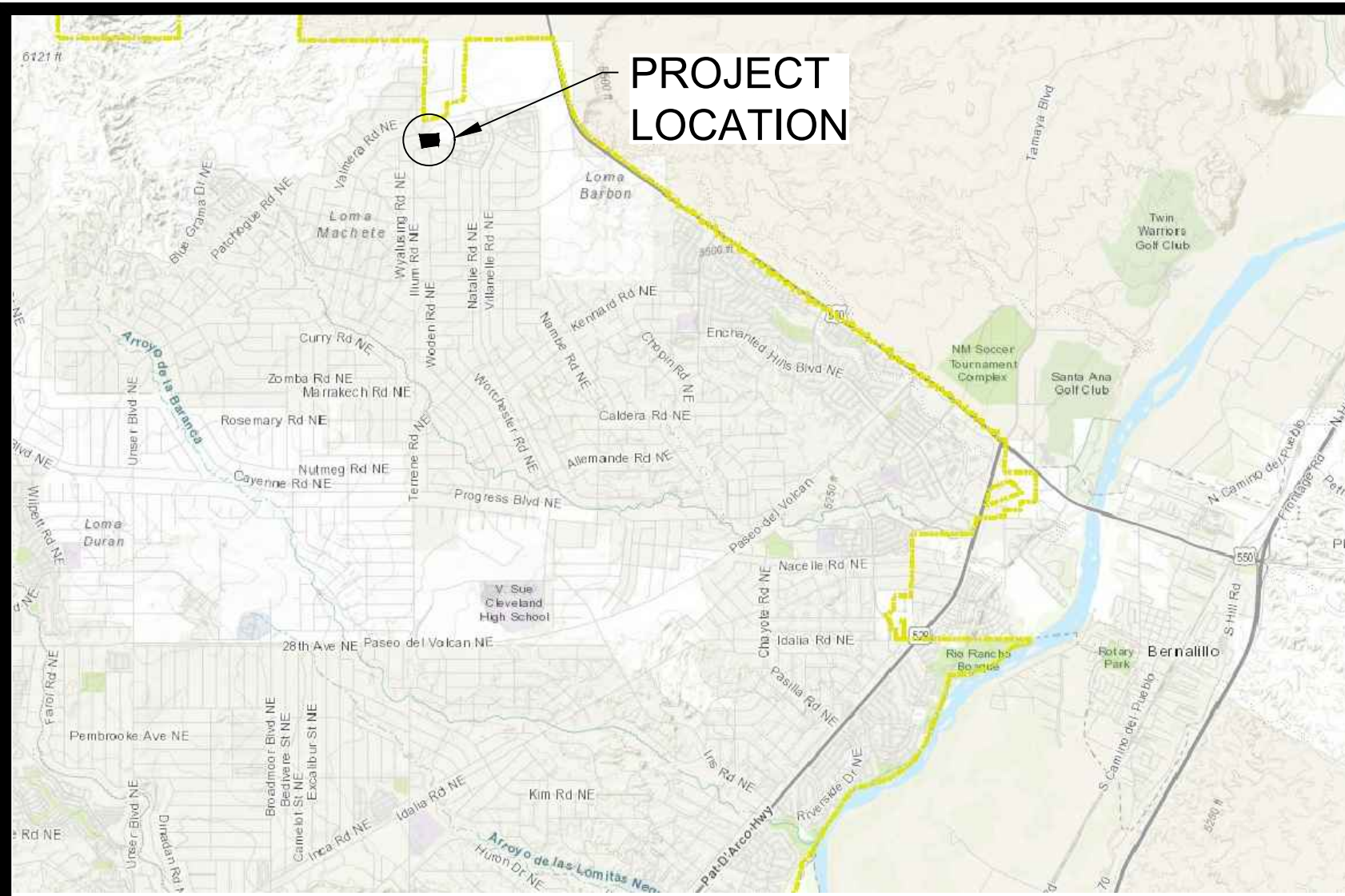
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 2-22-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



VICINITY MAP
NOT TO SCALE
ZONE ATLAS SHEET NO. 167

NOTES: UNLESS OTHERWISE INDICATED:

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Unser Blvd. NE and Unser Frontage Road NE from Block 1, Tract 'D'.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to road rights-of-way being granted hereon. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shinner stamped LS7482 (unless otherwise indicated). Distances are horizontal ground distances in feet. Information in parenthesis () are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

- N.V.A.E. - No Vehicle Access Easement
- P.U.E. - Public Utility Easement
- RAD - Radial bearing
- AC - Acres

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING PUBLIC WATER, SANITARY SEWER, DRAINAGE AND PRIVATE LANDSCAPE EASEMENTS WITHIN TRACT 'D'. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT 'D' INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 1 TRACT AS SHOWN HEREON. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AND 'NO VEHICULAR ACCESS' EASEMENTS AS NOTED AND SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'E' AS SHOWN HEREON. SAID TRACT 'E' IS HEREBY RESERVED AS A PRIVATE TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE OWNER. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

MOUNTAIN HAWK WEST DEVELOPMENT COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Jarrold D. Likar, Vice President

STATE OF _____)
COUNTY OF _____)SS

On this _____ day of _____, 20____, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrold D. Likar, who being by me duly sworn, did say that he is the Vice President of Mountain Hawk West Development Company LLC, a New Mexico Limited Liability Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

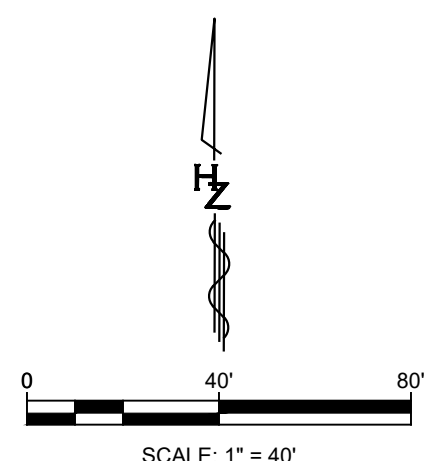
My Commission Expires _____

SUBDIVIDER:

MOUNTAIN HAWK WEST DEVELOPMENT COMPANY, LLC
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
JARROLD LIKAR, PHONE NO. (505) 892-9200

AGENT/ENGINEER:

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



NOTES

1. Basis of Bearings: Plat of Mountain Hawk 23 Subdivision, Phase 1, recorded on August 20, 2021 in Book 3, Page 4738, as Document Number 2021P01734.
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.9996513.
4. Elevations are NAVD83.
5. No buildings existing on the surveyed property.

SUBDIVISION DATA

SUBDIVISION: MOUNTAIN HAWK 23, PHASE 3	PLAT ACRES	0.8775
NO. OF LOTS: 5	LOT ACRES:	0.6363
NO. OF PARCELS: 0	PARCEL ACRES:	0
NO. OF TRACTS: 1	TRACT ACRES:	0.0709
NO. OF EXIST. TRACTS: 1		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.0265
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		0.1703

SURVEYOR'S CERTIFICATE

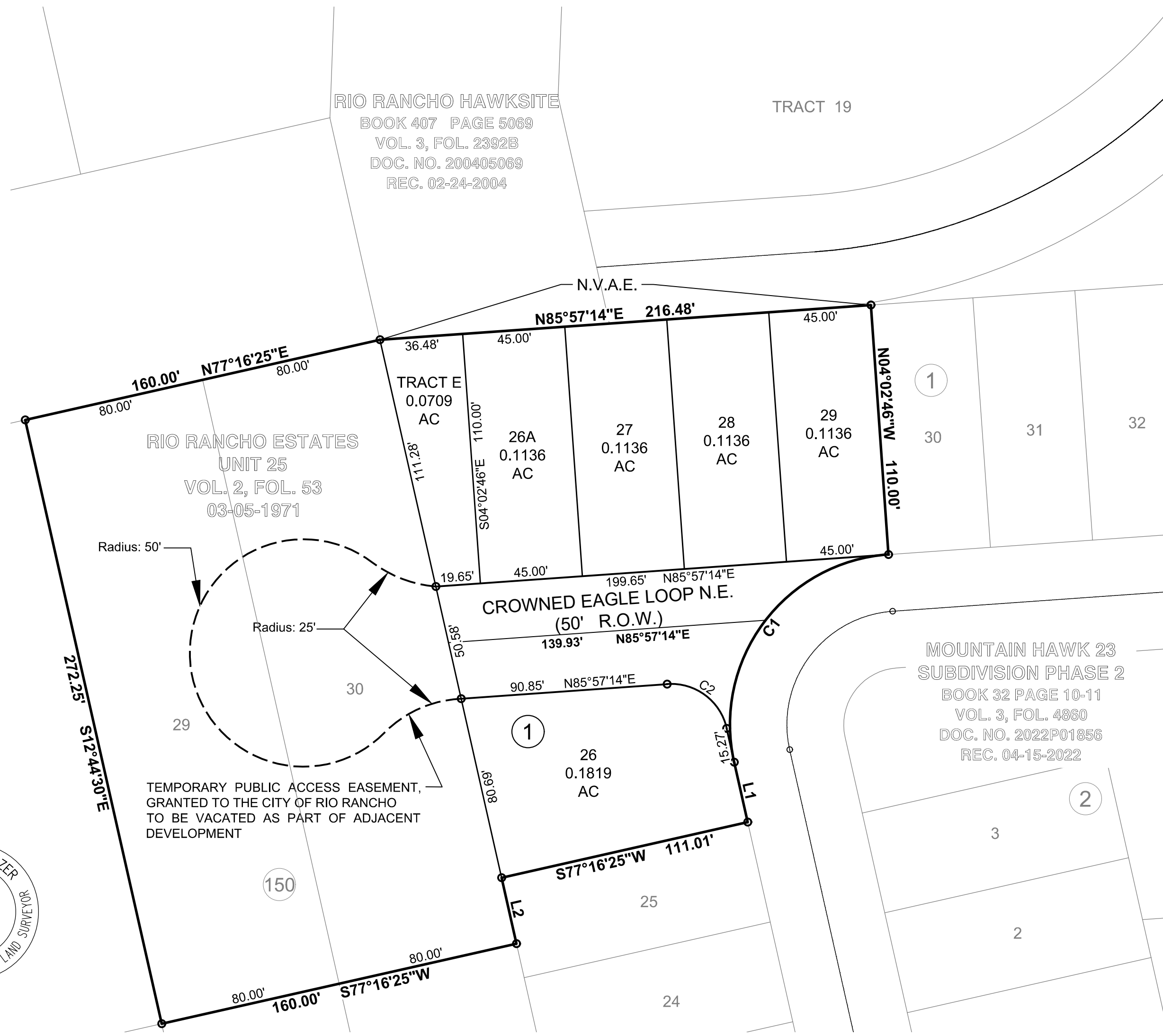
I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico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

Kim C. Stelzer, NMPS No. 7482 _____ Date _____

JURISDICTIONAL AFFIDAVIT

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

Kim C. Stelzer, NMPS No. 7482 _____ Date _____



CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	98°40'49"	75.00'	S36°36'49"W	113.79'	129.17'
C2	81°19'11"	25.00'	S53°23'11"E	32.58'	35.48'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S12°43'35"E	27.00'
L2	S12°44'30"E	29.70'

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
- E. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

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

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

City of Rio Rancho	_____	Date _____
PNM Electric Services	_____	Date _____
NM Gas Company	_____	Date _____
Qwest d/b/a/CenturyLink QC	_____	Date _____
Sparklight	_____	Date _____

PLAT OF
MOUNTAIN HAWK 23 SUBDIVISION
PHASE 3
BEING TRACT D
OF
MOUNTAIN HAWK 23 SUBDIVISION
PHASE 2

FILED APRIL 15, 2022, IN BOOK 3, PAGE 4860
DOCUMENT NUMBER 2022P01856
AND
UNIT TWENTY-FIVE
BLOCK 150, LOTS 29 AND 30
FILED MARCH 5, 1971, IN BOOK 2, PAGE 53
WITHIN PROJECTED SECTION 8 & 9, T. 13 N., R. 3 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 1
MARCH 2023

LEGAL DESCRIPTION:

A Tract of land being all of Tract D, Mountain Hawk 23 Subdivision, Phase 2, recorded on April 15, 2022 in Book 3, Page 4860, as Document Number 2022P01856, being located within projected Sections 8 and 9, Township 13 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico. Said Tract contains 0.8775 acres, more or less, (5) Lots, and (1) Tract.

A temporary public access easement to be granted on Block 150, Lots 29 and 30 of Unit Twenty-Five, recorded on March 5, 1971 in Book 2, Page 53, being located within projected Sections 8 and 9, Township 13 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

PURPOSE OF PLAT

1. TO DIVIDE TRACT 'D' INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 1 TRACT.
2. TRACT 'E' WILL BE A PRIVATE TRACT TO BE OWNED AND MAINTAINED BY THE OWNER.
3. VACATE THE EXISTING PUBLIC WATER EASEMENT, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT, AND LANDSCAPE EASEMENT ON TRACT 'D'.
4. TO GRANT A TEMPORARY PUBLIC ACCESS EASEMENT TO THE CITY OF RIO RANCHO. THIS EASEMENT WILL BE VACATED UPON FUTURE DEVELOPMENT.

CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____, 20____.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____, 20____.

Chairman

TREASURER'S CERTIFICATE

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

Jennifer A. Taylor, Sandoval County Treasurer _____ Date _____

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.)
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS
DOCUMENT NO. _____
ON THE _____ DAY OF _____, 20____, AT _____
O'CLOCK ____M. AND DULY RECORDED IN PLAT BOOK _____, PAGES
_____ OF THE RECORDS OF SAID COUNTY.
(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK _____ DATE _____

Picked: 3/13/2023 3:06:33 PM, By: Nina Villalobos, NINA VILLALOBOS, 333 RIO RANCHO DRIVE NE, SUITE 101, RIO RANCHO, N.M. 87124, (505) 892-5141
 HUITT-ZOLLARS, INC. 333 RIO RANCHO DRIVE NE, SUITE 101, RIO RANCHO, N.M. 87124, (505) 892-5141
 PLAT.dwg
 Last Saved: 3/13/2023 3:04:22 PM, nvlla



September 10, 2020

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Mountain Hawk Tract 23

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO. 014

ENACTMENT NO. 20-12

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS TRACT 23, RIO RANCHO HAWKSITE SUBDIVISION FROM R-1: SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 20-100-00006; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 12, 2020, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on June 10, 2020 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

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

1 **Section 1. Rezoning of Property:**

2 The Official Zone Ordinance is hereby amended by assigned a zoning designation on
3 approximately 14.95 acres from R-1: Single-Family Residential District to R-3: Mixed
4 Residential District on the land legally described as:

5 Tract 23, Hawksite Subdivision, as shown on the plat entitled, "PLAT OF RIO
6 RANCHO HAWKSITE, A SUBDIVISION OF UNPLATTED PROPERTY,
7 WITHIN UNIT 25, RIO RANCHO ESTATES, BEING A PORTION OF
8 SECTION 8, 9, AND 17, TOWNSHIP 13 NORTH, RANGE 3 EAST, NEW
9 MEXICO PRINCIPLE MERIDIAN, CITY OF RIO RANCHO, SANDOVAL
10 COUNTY, NEW MEXICO, JAN. 2003," filed in the office of the County Clerk
11 on February 24, 2004, Book 407, Page 5069, and Rio Rancho Estates Plat
12 Book 17, Pages 16-19.
13

14 **Section 2. Land Use, Conditions, Development Standards/Regulations and use of**
15 **PROPERTY:** The Property identified in Section 1, above is subject to:

- 16 A. All zoning regulations of the R-3: Mixed Residential District as set forth in
17 R.O. 2003 Section 154.10 R-3: Mixed Residential District as of the effective
18 date of this ordinance.
19 B. Conditional Uses, except those as may be restricted by Section 2C below,
20 require a conditional use permit approved by the Planning and Zoning Board.
21 C. The applicant has put forth, and the city accepts, that residential development
22 will be limited to single-family detached dwelling units.
23

24 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of this
25 Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated
26 hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity,
27 illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect
28 the validity of the remaining portions of this Ordinance or the regulation so challenged.
29

30 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
31 adoption.
32

33 ADOPTED THIS 10th OF JUNE, 2020.
34

35 
36 _____
37 Gregory D. Hull, Mayor


38 ATTEST:

39 
40 _____
41 Rebecca A. Martinez, City Clerk
42 (SEAL)
43






MOUNTAIN HAWK 23, PHASE 3



LEGEND

 Mountain Hawk 23, Ph 3

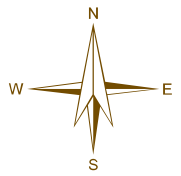
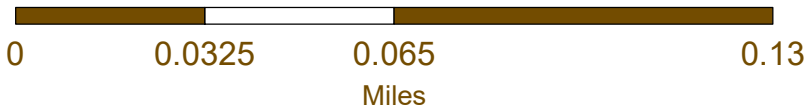
Zoning

-  R-3
-  R-6
-  C-1
-  TZ
-  SU

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 Brian Babyak on March 10, 2023





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

March 10, 2023

RE: Preliminary Plat: Case #23-210-00001

Dear Property Owner:

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

The applicant, Mountain Hawk West Development Company, LLC, through their agent, Huitt-Zollars, requests approval of a Preliminary Plat for the Mountain Hawk 23, Phase 3 Subdivision. The subdivision is creating 5 lots and dedicating right-of-way and a Public Access Easement on property zoned R-3: Mixed-Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, March 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 and zoning map of the subject property.

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

If you would like to participate virtually during the meeting please use the following information to join the meeting: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>, or call +1(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

Please do not hesitate to contact me via the e-mail above, or call me at 505-896-8756, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov one week prior to the meeting.

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


Respectfully,

Brian Babyak
Municipal Planner II
Development Services Department
City of Rio Rancho






MOUNTAIN HAWK 23, PHASE 3



LEGEND

 Mountain Hawk 23, Ph 3

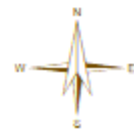
Zoning

-  R-3
-  R-8
-  C-1
-  TZ
-  SU

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 Brian Babyak on March 10, 2023





**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, March 28, 2023 at 6:00 pm:

**Preliminary Plat
Case #23-210-00001**

The applicant, Mountain Hawk West Development Company, LLC, through their agent, Huit-Zollars, Inc., request approval of a Preliminary Plat to subdivide 1 tract into 5 lots and dedicate right-of-way for the Mountain Hawk 23, Phase 3 Subdivision, zoned R-3: Mixed-Residential.

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 this application, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: March 13, 2023



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 24, 2023

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

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat: DSD #23-210-00001 (please reference this # with any correspondence) Mountain Hawk 23, Phase 3

This is a transmittal for a Preliminary Plat for Mountain Hawk 23, Phase 3, creating 5 lots and dedicating right-of-way on 0.8775 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **March 10, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

1. (M) Dead end streets (cul-de-sacs), designed to be so permanently, shall not be longer than 500 feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet.
2. Trip gen report is required
3. Provide revised drainage report to include new developed area.

Peter Prukop
Reviewer

3/6/2023
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 24, 2023

- TO:**
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This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
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Fire has no adverse comments at this time. Upon development there will be requirements.

Gerard Bauer
Reviewer

3/6/2023
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 24, 2023

TO: (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith
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This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
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- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

MRMPO has no adverse comments. For informational purposes:

- Northwest Loop is functionally classified as Principal Arterial.
- Westphalia is identified as a Community Principal Arterial in the Long Range Roadway System (LRRS).
- An existing bike route and proposed bike lane are identified on Northwest Loop and Westphalia in the Long Range Bikeway System (LRBS).
- Northwest Loop is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency’s Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

Peach Anderson-Tauzer
Reviewer

3-8-23
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 24, 2023

- TO:**
- (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith
 - (X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
 - (X) Police - Justin Garcia, Andrew Rodriguez
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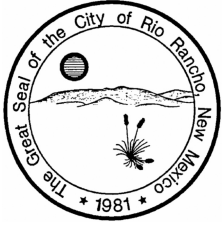
This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

[Type Comments Here or use separate sheet]
 SSCAFCA has informed the CORR and Amrep about an issue associated with the Master Drainage plan for and it’s amendment and that SSCAFCA needs a revision to the plan. Due to the size of this project area SSCAFCA will accept the drainage plan; However please be aware that future submittals for drainage in of large areas may require additional information from Amrep before SSCAFCA will approve the drainage plans.

Reviewer

Date



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-220-
00002**

AGENDA DATE:
March 28, 2023

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Norwich Cove Development, LLC, requests approval of a Final Plat for the Carriage Estates subdivision creating 42 lots and 2 tracts on the property legally described as Unit 13, Block BB, Lots 1-19. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Norwich Cove Development, LLC, requests approval of a Final Plat for the Carriage Estates subdivision on the property legally described as Unit 13, Block BB, Lots 1-19. The Preliminary Plat for Carriage Estates was approved by the Planning and Zoning Board on December 14, 2021 under case #21-210-00025. An extension to the Preliminary Plat was approved on January 10, 2023 to complete the infrastructure work prior to submitting for the final replat.

GENERAL INFORMATION:

1. Layout: The Carriage Estates subdivision will consist of 42 R-4 Single Family Residential lots and 2 tracts.
2. Acreage: 5.9401 acres.
3. Access: The main access to the site will be provided via Norwich Avenue NE, a residential road, which is located off of Broadmoor Boulevard, a minor arterial road. An additional access point will be off of Pennard Street NE, a residential road.
4. Zoning: The subject property is zoned R-4: Single Family Residential per Ordinance No. 15, Enactment No. 21-17.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: The applicant has received an approved water/wastewater availability statement from the Utilities Department.
7. Drainage: As stated in the Drainage Report, a swale is proposed along the northern boundary of the subdivision that will flow from east to west. The swale then turns and flows south along the eastern boundary. The swale conveying these offsite flows will ultimately discharge to Norwich Avenue, as they have historically. Runoff will be conveyed in the internal roadways. From there flows will be collected by a sump inlet and outfall into the proposed detention pond located at the southeast corner of the subdivision. Runoff will be routed through the pond and then outfall into Norwich Avenue.
8. Roads and Sidewalks: There are two (2) new public roads proposed for this subdivision to be named Camden Lane and Dover Court. Camden Lane will total approximately 135 feet while Dover Court will total approximately 886 feet. An additional access point from Dover Court will be created to connect the subdivision to Pennard Street along with road improvements.
9. Recreation Facilities/ Open Space: None.

10. Easements: There will be 10' wide public utility easements within the front of all proposed lots and tracts. There are 7' private drainage easements on the rear of lots 12-34 and Tract B will serve as a 25' public water and sanitary sewer easement .

11. Public Site Dedications: None.

12. Vacations: All existing 5' public utility easements.

13. Variances: A subdivision variance to R.O. 2003 Chapter 155.43, requiring 5' public utility easements on side and rear lot lines was approved in conjunction with this preliminary plat application under case #21-280-00012.

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 finds this criteria has been met.

CONFORMANCE WITH THE ZONING ORDINANCE:

The proposed lots would comply with the dimensional standards of the R-4: Single Family Residential zoning district including the area and lot width as laid out in R.O. 2003 Chapter 154.50. The proposed preliminary plat contains lots which would have a minimum size of 4,377 sf, in compliance with the 4,000 sf minimum lot area of the R-4: Single Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft. Staff recommends the Planning and Zoning Board find the proposed preliminary plat conforms to the requirements of R.O. Chapter 154 Planning and Zoning. Criteria is satisfied.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SIERRA VISTA SPECIFIC AREA 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). The Sierra Vista Specific Area Plan designates this area as Medium Density Residential. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

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

SURROUNDING LAND USE/ZONING

The attached location map shows the surrounding zoning. The properties to the east of the subject property are zoned R-4:Single-Family Residential under the same Ordinance as the subject property. The properties to the north and west are vacant land zoned TZ: Transitional Zoning. Properties to the south are zoned R-4 and are part of the Rock Ridge subdivision.

IMPACT:

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

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the preliminary plat.
2. The applicant has the authority to make an application to request Final Plat approval.
3. Due process was provided to the applicant.

Specific Findings of Fact and Conditions of Approval:

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. The Final Plat conforms to the R-4: Single-Family Residential zoning district requirements.
3. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. The Final Plat will be filed under Book 33, Pages 81 and 82.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

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

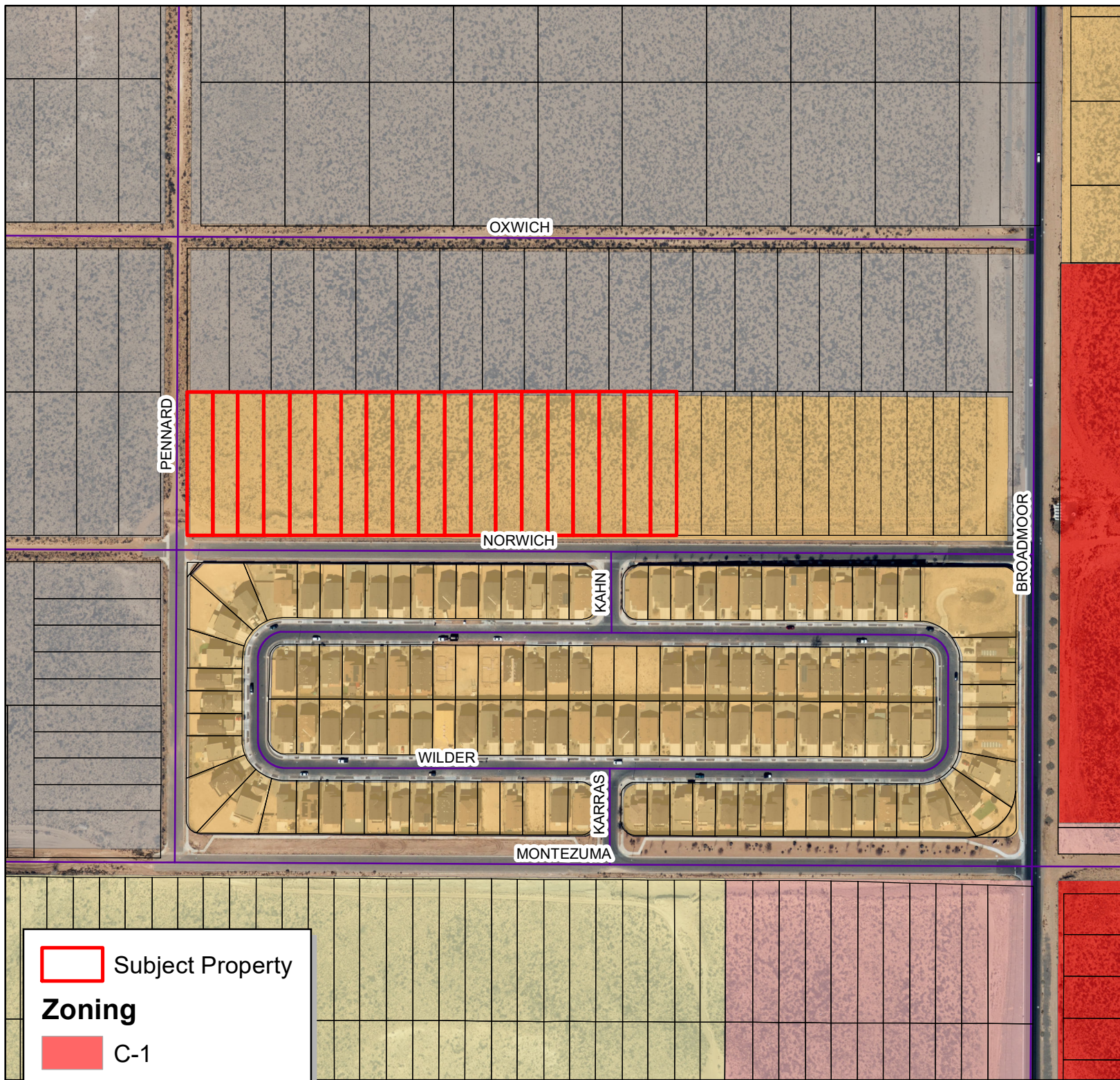
ATTACHMENT: [Carriage Estates Zoning, Location.pdf](#)


ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Carriage Estates Final Plat 3-9-2023.pdf](#)






ATTACHMENT: [Water, Wastewater Availability Approval.pdf](#)

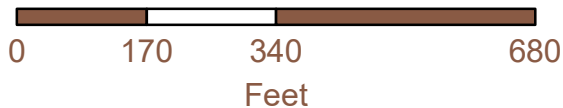
CARRIAGE ESTATES ZONING



 Subject Property

Zoning

-  C-1
-  NC
-  R-1
-  R-4
-  TZ



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.

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> 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: Norwich Cove Development, LLC		Phone: 505-898-6622
Address: PO Box 9043		E-Mail: scooter@scmpartners.com & julia@scmpartners.com
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Fee Simple Owner		List Owners: Norwich Cove Development, LLC
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: N/A		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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


Review and approval of final plat for the "Carriage Estates Subdivision"

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): BB	Lot(s): 1-19
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 19	No. of proposed lots: 45	Total area of site (acres) 5.94

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.

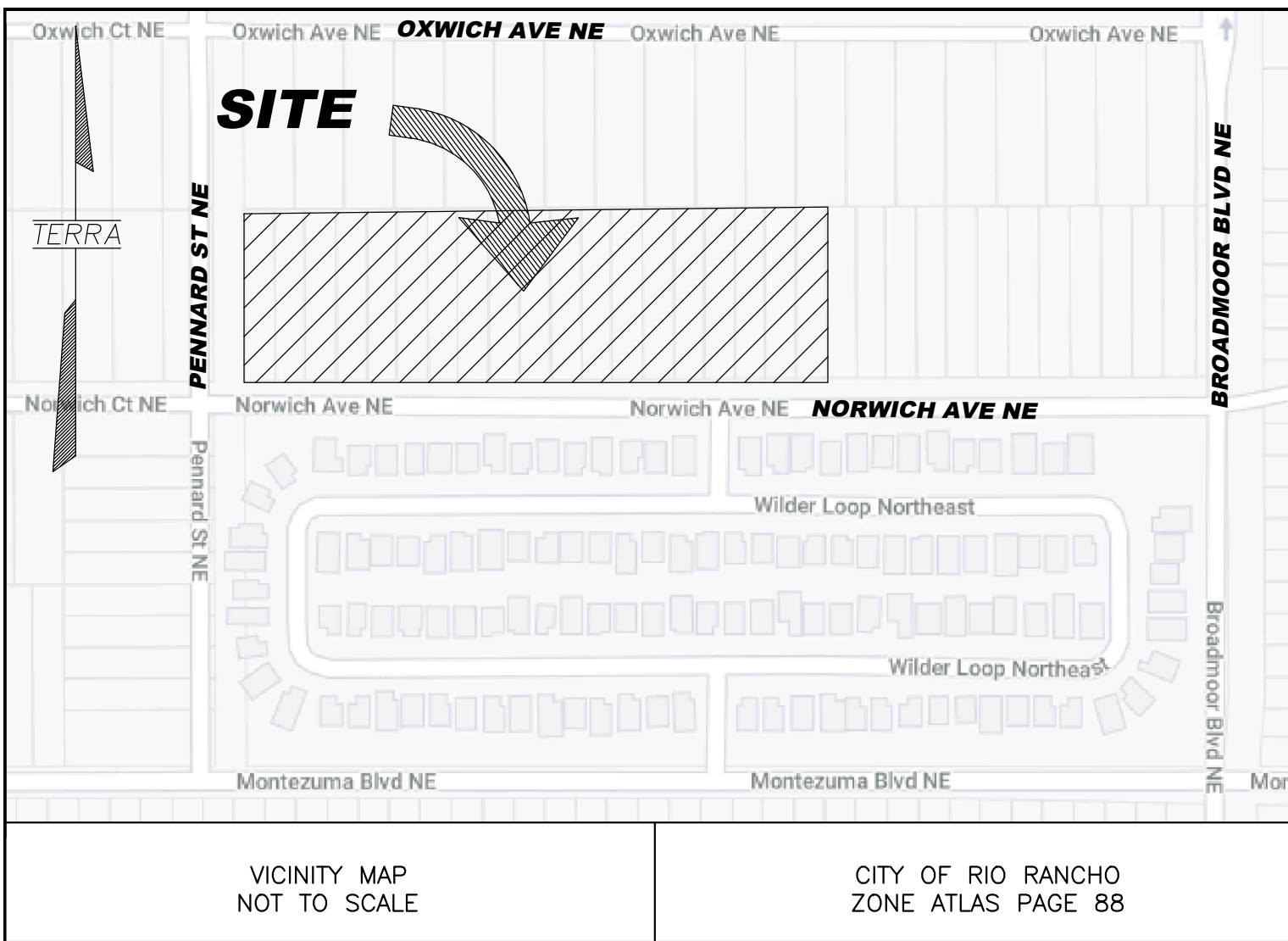
Print Name: Scooter Haynes, Manager of Norwich Cove Development, LLC	Applicant:	Agent:
Signature: 	Date: 3/10/2023	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 3/10/23



VICINITY MAP
NOT TO SCALE

CITY OF RIO RANCHO
ZONE ATLAS PAGE 88

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES INTO 42 LOTS, 2 TRACTS, GRANT DRAINAGE EASEMENTS, GRANT PUBLIC UTILITY EASEMENTS, AND DEDICATE PUBLIC STREET RIGHT-OF-WAY.

SUBDIVIDER:
NORWICH COVE DEVELOPMENT
P.O. BOX 9043
ALBUQUERQUE, NM 87119

ENGINEER:
SHELDON GREER
314 EL PUEBLO ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

SURVEYOR:
TERRA LAND SURVEYS, LLC
P.O. BOX 2532
CORRALES, NEW MEXICO 87048

SUBDIVISION DATA

SUBDIVISION: CARRIAGE ESTATES SUBDIVISION

NO. OF EXISTING LOTS: 19

NO. OF LOTS CREATED: 42

NO. OF TRACTS CREATED: 2

GROSS SUBDIVISION ACREAGE: 5.9401 ACRES

LOT ACREAGE: 4.3467

TRACT ACREAGE: 0.2840

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 1.3094

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.1981

TRACT NOTES:

- TRACT A HEREBY DEDICATED TO THE CARRIAGE ESTATES HOME OWNERS ASSOCIATION TO OWN AND MAINTAIN WITH THE FILING OF THIS PLAT.
- TRACT B HEREBY DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC WATER AND SEWER AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT.

NOTES:

- FIELD SURVEY PERFORMED OCTOBER, 2021.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BASIS OF BEARINGS IS THE NORTH LINE OF BLOCK BB BEING REFERENCED TO STATE PLANE NAD 83 NM CENTRAL ZONE BASED ON A COMBINATION OF GNSS OBSERVATIONS AND THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING UTILITY SERVICE (OPUS).
- SET PROPERTY CORNERS ARE A 1/2 INCH REBAR WITH CAP STAMPED "C.A. MEDINA PS 15702".
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED DOCUMENTS REFERENCED IN DOCUMENTS USED.
- TRACT A TO BE DEDICATED TO THE CARRIAGE COVE OWNERS ASSOCIATION AND WILL BE RESPONSIBLE FOR MAINTENANCE OF TRACT.
- TRACT B TO BE DEDICATED TO THE CITY OF RIO RANCHO AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT.

DOCUMENTS USED:

- PLAT OF UNITS SEVEN AND THIRTEEN, RIO RANCHO ESTATES, BOOK 1, PAGE 69, FILED ON JUNE 13, 1966.
- PLAT OF N.W. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES, BOOK 1, PAGE 44, FILED ON APRIL 22, 1963.
- PLAT OF ROCK RIDGE, BOOK 410, PAGE 41760, FILED ON OCTOBER 26, 2007, DOC. #200741760, RR BOOK 20, PAGES 63 AND 64.

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED WITH THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 13, 1966, IN VOLUME RR1, FOLIO 69, AND SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 12 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO; SAID TRACT OF LAND CONTAINING 5.9401 ACRES (258,750.71 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED AS CARRIAGE ESTATES SUBDIVISION BEING COMPRISED OF LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AND DEDICATE STREET RIGHT-OF-WAY AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SIMON T. HAYNES, MANAGER
NORWICH COVE DEVELOPMENT, LLC

DATE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2023 BY SIMON T. HAYNES, MANAGER NORWICH COVE DEVELOPMENT, LLC

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

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

- PUBLIC SERVICE COMPANY OF NEW MEXICO** ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY** FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURY LINK** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- SPARKLITE** FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
- CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER)** FOR INSTALLATION, MAINTENANCE, AND SERVICE 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 ERRECTED 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, DECKINGS, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

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

UTILITY APPROVALS:

CITY OF RIO RANCHO

DATE

NEW MEXICO GAS COMPANY

DATE

QWEST CORPORATION D/B/A/ CENTURY LINK

DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO

DATE

SPARKLITE

DATE

**FINAL PLAT OF
CARRIAGE ESTATES SUBDIVISION**
(REPLAT OF LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES)
**SITUATE WITHIN PROJECTED SECTION 1
T. 12 N., R. 2 E., N.M.P.M
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH 2023**

CITY OF RIO RANCHO PLANNING AND ZONING BOARD

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

VICE CHAIRMAN

CITY CLERK'S CERTIFICATE

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

REBECCA A. MARTINEZ, CITY CLERK

SANDOVAL COUNTY 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.

BY: _____
JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER

DATE

SANDOVAL COUNTY CLERK FILING CERTIFICATE

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS
DOCUMENT NO. _____
ON THE _____ DAY OF _____ 20____, AT _____
O'CLOCK ____M. AND DULY RECORDED IN PLAT BOOK _____, PAGES _____,
OF THE RECORDS OF SAID COUNTY.
(RIO RANCHO ESTATES BOOK _____, PAGES _____)

ANNE BRADY-ROMERO, COUNTY CLERK

DATE

JURISDICTIONAL AFFIDAVIT

I, CHRISTOPHER A. MEDINA, A NEW MEXICO PROFESSIONAL LAND SURVEYOR NO. 15702, HEREBY AFFIRM THAT THE PROPERTY DESCRIBED HEREIN DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

Christopher A Medina

CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702

MARCH 9, 2023

DATE

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF RIO RANCHO SUBDIVISION ORDINANCES. THAT THIS SURVEY SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) MADE KNOWN TO ME BY THE OWNERS AND OTHER INTERESTED PARTIES; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A Medina

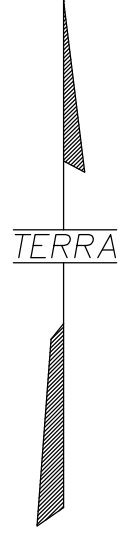
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

MARCH 9, 2023

DATE



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	90°00'00"	S44°42'42" E	35.36
C2	39.27	25.00	90°00'00"	S45°17'18" W	35.36
C3	39.27	25.00	90°00'00"	N44°42'42" W	35.36
C4	39.27	25.00	90°00'00"	N45°17'18" E	35.36
C5	30.77	25.00	70°31'44"	S34°26'50" E	28.87
C6	184.73	50.00	188°45'58"	N66°26'04" E	99.71
C7	15.79	25.00	36°11'14"	N71°37'05" W	15.53
C8	14.98	25.00	34°20'29"	S36°21'13" E	14.76
C9	136.55	50.00	156°29'48"	N50°17'30" E	97.90
C10	39.27	25.00	89°59'57"	N44°42'43" W	35.36
C11	39.27	25.00	90°00'03"	N45°17'17" E	35.36
C12	39.27	25.00	89°59'57"	N44°42'43" W	35.36
C13	28.17	50.00	32°17'08"	S35°19'32" E	27.80

TRACT NOTES:

- TRACT A HEREBY DEDICATED TO THE CARRIAGE ESTATES HOME OWNERS ASSOCIATION TO OWN AND MAINTAIN WITH THE FILING OF THIS PLAT.
- TRACT B HEREBY DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC WATER AND SEWER AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT.

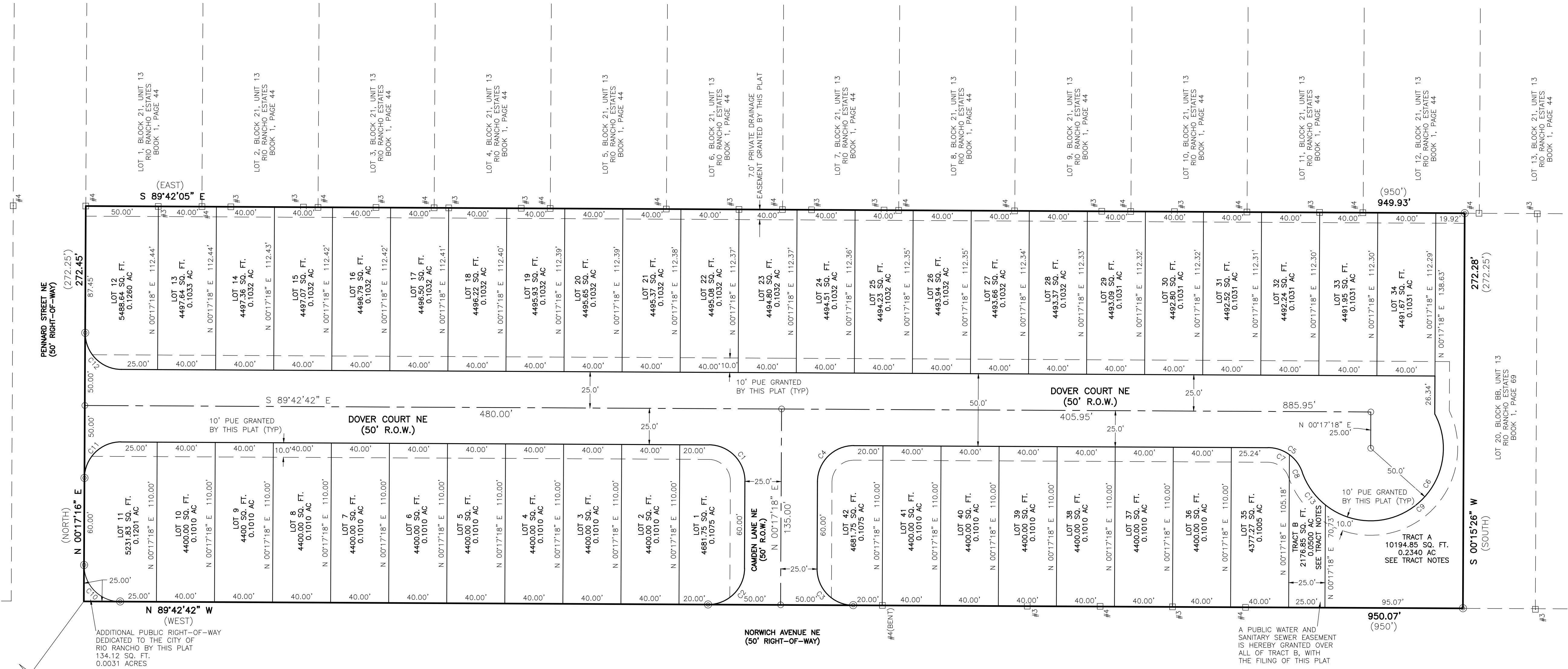
LEGEND

- FOUND #3 OR #4 REBAR, AS NOTED
 - ⊙ SET REBAR WITH PLASTIC CAP STAMPED "C.A. MEDINA PS 15702"
 - CALCULATED POSITION OF STREET CENTERLINE, POINT NOT SET
- NOTE: ALL INTERIOR PROPERTY CORNERS ARE A SET REBAR WITH PLASTIC CAP STAMPED "C.A. MEDINA PS 15702"

FINAL PLAT OF
CARRIAGE ESTATES SUBDIVISION

(REPLAT OF LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES)
SITUATE WITHIN PROJECTED SECTION 1

T. 12 N., R. 2 E., N.M.P.M
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH 2023



N.G.S. CONTROL STATION "SAGE"
NAD 83 NEW MEXICO STATE PLANE
GRID COORDINATES (CENTRAL ZONE)
N:1,545,611.58
E:1,499,264.76
EL.=5676 FEET
COMBINED GROUND TO GRID FACTOR = 0.99965468
DELTA ALPHA = -0°16'22.2"

ROCK RIDGE
BK. 410, PAGE 41760
FILED 10-26-2007
RR BK. 20, PAGES 63 & 64

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



November 1, 2021

Mr. Sheldon Greer, P.E.
Senior Project Manager II
Community Design Solutions
5971 Jefferson Street NE Suite 101
Albuquerque, NM 87109

**Re: Water Wastewater Availability Approval for Unit 13, Blk BB Norwich Subdivision,
Approximately 42 lots.**

Dear Mr. Shell:

The Utilities Department approves the Water and Wastewater Availability for U13 as described above. Individual Pressure Reducing Valves (PRV) on the customer side of the meter will be required. Installation and maintenance of the individual PRV are the responsibility of the customer.

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.

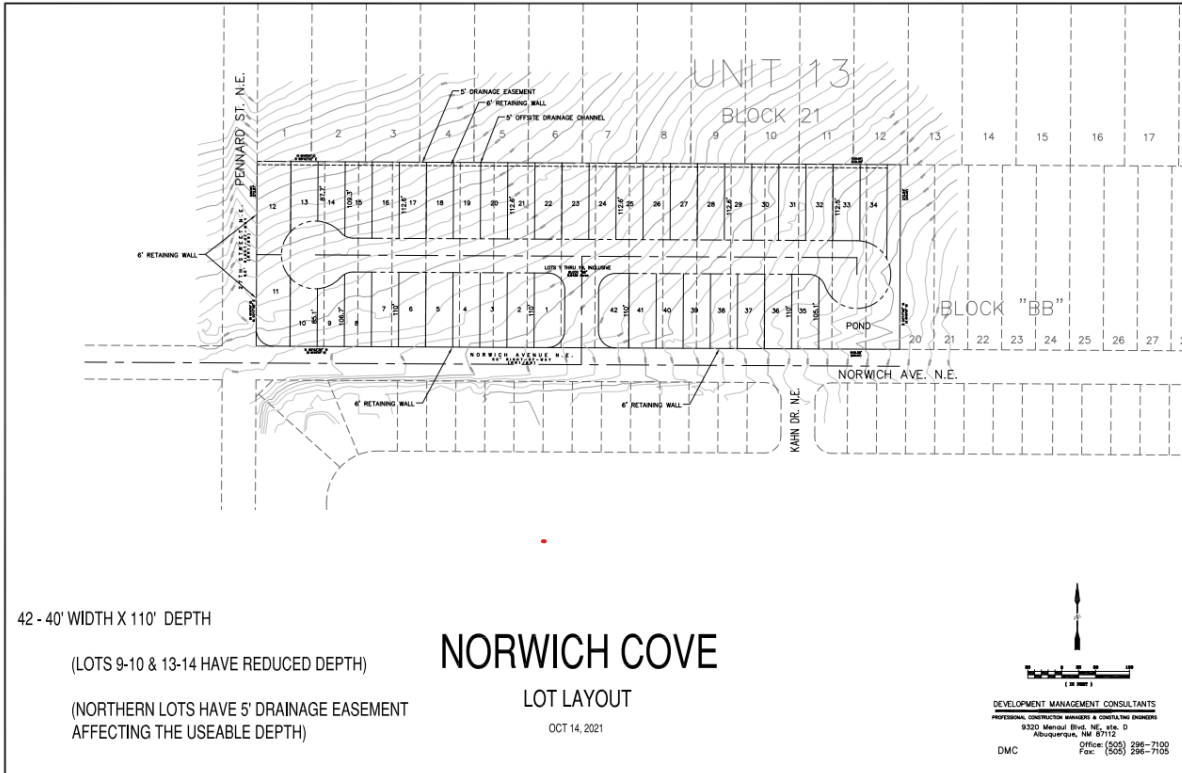
Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to be 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