Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
April 11, 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 March 28, 2023 Planning and Zoning Board Meeting Minutes
2023-0328 PZB Minutes.docx

PUBLIC HEARINGS

Preliminary/Final Plat. The applicant, Will Plotner, Jr., through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat which would create two R-1: Single-Family Residential zoned lots from the property legally described as Unit 13, Block 143, Lot 23. Staff contact is Brian Babyak and staff recommends the Planning and Zoning Board acknowledge that the technical standards have been met and consider whether the subdivision fits the character of the surrounding neighborhood.
SUMMARY PLAT SUBMITTAL (2-21-23).pdf
LocationZoneMap.pdf
ReproductionofNotifications.pdf
Reviewer Comments.pdf
Takahashi Public Comment.pdf
Filipiak Letter--City of Rio Rancho 3.30.23.pdf
AragonPublicComment.pdf
Buscemi Letter Opposing Istle Lot Subdiving.pdf

Coral Y Public Comment.pdf
Clark 2501 Istle Rd NE comment letter.pdf
Mitoff Public Comment.pdf
McGlothlinPublicComment.pdf

Preliminary Plat Extension. The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 2 Subdivision on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions
LocationZoneMap.pdf
Pre-Plat Extension LE 1G Ph2 3-17-2023.pdf
ReproductionofNotifications.pdf
21-210-26 Prel Plat ABM.pdf

Preliminary Plat Extension. The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 3 Subdivision on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions
LocationZoneMap.pdf
Pre Plat Extension Application - LE 1G Ph3 - 3-17-2023.pdf
ABM_PrelPlat_22-210-01.pdf
ReproductionofNotifications.pdf

Preliminary Plat Extension. The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1D Phase 1 & 2 Preliminary Plat. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Legal Ad 3.29.23.pdf
Pre Plat Extension LE 1D Ph 1&2 - 03-17-2023.pdf
22-210-00004 Notices for 4.11.23 PZB.pdf
Lomas Encantadas 1D Phases 1 & 2.jpg

Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval for a preliminary plat to create four R-1: Single Family Residential zoned lots from the property legally described as Siesta Hills II, Block 4, Lot 21A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.
Location & Zoning Map
Original Reviewer Comments
SIESTA HILLS_PLAT.pdf
PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-Siesta Hills.pdf
ReproductionofNotifications.pdf
6.8.21 PZB Minutes.pdf

Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval of a preliminary plat, which would create four R-1: Single Family Residential zoned lots in a subdivision to be known as Cedar Hills IV. The property is legally described as Cedar Hills IV, Tract A-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.
LocationZoneMap
Original Review Comments
PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-Cedar Hills 4.pdf
CedarHills4 PrePlat.pdf
10.12.21_PZB_Minutes.pdf
Reproduction of Notifications.pdf

Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc.,

requests approval of a preliminary plat to create 24 residential lots and 2 tracts on the subject property legally described as Northern Meadows, Tract J-1. Staff contact is Brian Babyak and staff recommends the item be approved with findings and conditions.
LocationZoneMap.pdf
PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-TRACT J-1 signed.pdf
Tract J-1 Preliminary Plat 031623.pdf
Lot Summary
21-26 O-24
Original Reviewer Comments
11.9.21_PZB_Minutes.pdf
Reproduction of Notifications.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

Planning and Zoning Monthly Building Activity Report - MAR 2023
PZ Monthly Building Activity Report - MAR 2023.pdf

Planning and Zoning Monthly Summary Plat Report - MAR 2023
PZ Monthly Summary Plat Report - MAR 2023.pdf

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
March 28, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-0328 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 28, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:
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

MEMBERS ABSENT:
Leonel Gallegos, District 1

STAFF PRESENT:
Amy Rincon, Development Services Director
Brian Babyak, Planner II
Michelle Costilla, 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.

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) March 14, 2023 Planning and Zoning Board Meeting Minutes

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

PUBLIC HEARINGS

2) The applicant, Mountain Hawk West Development Company, LLC, through their agent, Huitt-Zollars, Inc., requested 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 member, Brian Babyak presented the item, recommending approval with findings and conditions, and stood for questions.

Applicant, Bryan Aragon, stated his agreement with staff and stood for questions.

Vice-Chair Baker's question was answered by staff member, Brian Babyak.

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

3) The applicant, Norwich Cove Development, LLC, requested 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 member, Michelle Costilla presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Simon Haynes, spoke on the item and stood for questions.

Commissioner Tortorici's question was answered by staff member, Michelle Costilla.

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

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Chairman Radosevich commended Amy Rincon, Development Services Director and her staff on their clear and thorough reports.

STAFF REPORTS

ADJOURNMENT

Cheryl Baker moved to adjourn the meeting. Seconded by Sal Tortorici.
Chairman Radosevich adjourned the meeting at 6:12 PM.

APPROVED THIS 11th DAY OF APRIL, 2023

_____
Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-200-00005

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, Will Plotner, Jr., through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat which would create two R-1: Single-Family Residential zoned lots from the property legally described as Unit 13, Block 143, Lot 23. Staff contact is Brian Babyak and staff recommends the Planning and Zoning Board acknowledge that the technical standards have been met and consider whether the subdivision fits the character of the surrounding neighborhood.

BACKGROUND AND ANALYSIS:
The applicant, Will Plotner, Jr., through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat which would create two R-1: Single-Family Residential zoned lots from the property legally described as Unit 13, Block 143, Lot 23. The property is currently addressed as 2502 Istle Rd NE and is zoned R-1: Single Family Residential under Ordinance No. 81-15.

The subject property has access to City utilities (water and sewer), and is on a paved road. The property does not have a sidewalk adjacent to it, and the developer will need to construct sidewalks under the supervision of the City Engineer and subject to his approval in accordance with the design standards of the city, per Section 155.27 (C)(3) of City Code.

Typically a lot split creating two lots from one lot would be administratively approved. The Rio Rancho Code of Ordinances (R.O. 2003) Section 155.26 (A) states, "In accordance with the alternate summary procedures authorized by NMSA § 3-20-8, the City Development Director, as administrative officer, may approve a subdivision as a combined preliminary and final plat in any case where no public purpose would be served by separate steps. The summary approval shall be given only when one or both of the following conditions exist:
(1) The subdivision contains no more than two lots, provided, however, that submittal of a series of two lot subdivisions on a tract of land will be considered a subterfuge to defeat the purpose of these regulations and the plats shall not be approved.
(2) Resubdivisions, where the combination or recombination of portions of previously platted lots does not increase the total number of lots."

The applicant has stated that he will pay for and provide the infrastructure improvements to be made once the plat is approved, however at this time, staff have not received infrastructure plans. Staff have included the submission and approval of improvement plans for sidewalk and drainage in the conditions of approval for this plat and these plans shall be provided prior to recording of the plat.

Additionally, Section 155.26 (A) of City Code states (as stated above) that the City Development

Director, as administrative officer, may approve a subdivision as a combined preliminary and final plat in any case where no public purpose would be served by separate steps. In this plat request, due to surrounding development and lot sizes, the City Development Director has determined that the separate step of holding a public hearing for the proposed subdivision would serve public purpose. It is beneficial for the surrounding property owners to have the opportunity to weigh in on the lot split and if it meets the character of the road.

I. GENERAL INFORMATION
1. Layout: The proposed subdivision is a lot split from 1 lot into 2 lots.
2. Acreage: 0.5891 acres
3. Access: The proposed development would be directly accessed off Istle Rd NE.
4. Zoning: The subject property is zoned R-1: Single-Family Residential per Ordinance No. 81-15.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One, Centurylink, PNM and Gas Company of New Mexico.
6. Water and Wastewater Availability: The property is serviced by City water and wastewater. The property owner will need to confirm availability for the additional lot.
7. Drainage: Drainage plans will need to be submitted and approved by City Engineering before construction can take place.
8. Roads & Sidewalks: There is no additional right-of-way being granted as part of this subdivision request. The property is accessed off of Istle Rd NE, a paved local street. The property owner will be responsible for providing sidewalk to serve the subdivision. Improvement plans for sidewalk shall be submitted and approved by City Engineering prior to recording of the plat.
9. Recreation Facilities/Open Space: No public park space and/or open space is being dedicated by this action.
10. Easements: There is a 10 foot public utility easement along the front of the property and 5 foot easements along side and rear property lines.
11. Public Site Dedications: None
12. Vacations: None
13. Variances: None

II. CONFORMANCE WITH THE SUBDIVISION CHAPTER OF THE CITY
The Preliminary/Final Plat conforms following submission of improvement plans for sidewalk and drainage improvements.

FINDING: Plat shall conform to subdivision requirements prior to recording.

III. CONFORMANCE WITH THE ZONING ORDINANCE
The property is zoned R-1: Single Family Residential which allows for lot minimums of 7,000 square feet and a 60 foot frontage.

FINDING: The proposed lots meet the R-1: Single Family Residential, minimum lot size requirements for single family homes. The lots have widths of 75.57 and 75.58 ft. The lot sizes are 12,550 and 13,112 sq. ft.

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: The City’s Comprehensive Plan (Section 3.3) notes the problem with antiquatedly platted lots, of which this is one, citing inadequacy of improvements being contrary to the proper development of the City. The subject lot is not in a master planned area, however the property does have access to City water and sewer. For the subject property, the lot meets or may meet all improvement requirements under Chapter 155 of City Code without the need for a variance request.

The property owner will be responsible for storm drainage improvements, to be reviewed and approved by City Engineering. Staff recommends the Planning and Zoning Board find that the proposed subdivision may result in improved drainage and the proposed subdivision may have all required improvements, in conformance with City Code and the Comprehensive Plan.

In Section 3.6.2 "Goals" of the City Comprehensive Plan, Goal A-1 states as a goal to "eliminate antiquated platting where desirable". This application would be an action in meeting the policy of encouraging development and may be deemed desirable with similar subdivisions recently recorded and built out in nearby Suez Development on Suez Road, Abrazo Rd, and Silent Spring Rd. Similar lot splits have been recently approved on properties a block over along Abrazo Road.

Staff recommends the Planning and Zoning Board consider that the subdivision of the subject property may conform with the community character, as lots to the south in an adjacent block are similar to slightly smaller in size at a quarter-acre, however it would not match the size and character of directly adjacent lots. When considering community character and conformance with Chapter 5 of the City Comprehensive Plan, staff recommends the Board find that adjacent lots and properties along Istle Road are generally approximately half an acre in size, and the subdivision would deviate from these lot sizes.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Engineering, Fire and Rescue, SSCAFCA, and MRCOG reviewed this application. The application was also sent to Parks, Recreation and Community Services, Rio Rancho Public Schools, and Police.

FINDING: CONFORMS.

REVIEWER COMMENTS:
City staff received comments from Engineering, Fire and Rescue, SSCAFCA, and MRCOG. The application was also sent to Police, Parks, Recreation and Community Services, and RRPS and staff did not receive any comments from these agencies. Comments are included as an attachment to this report.

NOTIFICATIONS:
Notice of pending development application was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. A legal notice was published in the Rio Rancho Observer on March 27, 2023. A notice sign was posted to the property on April 4. 2022.

IMPACT:

The Development Services Department recommends Planning and Zoning Board acknowledge that the technical standards have been met and consider whether the subdivision fits the character of the surrounding neighborhood.

General Findings:
1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of a Preliminary/Final Plat.
2. The applicant has the authority to apply for a Preliminary/Final Plat.
3. Neighboring property owners and applicant/agent received written notices and were allowed to comment at a public hearing.

If the Planning and Zoning Board determines that the proposed subdivision meets the community character of the surrounding area, then the following specific findings and conditions for approval are recommended:

Specific Findings and Conditions of Approval:
1. The plat conforms to R-1: Single Family Residential District zoning requirements.
2. The plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
3. The plat may conform to R.O. 2003 Chapter 155 Subdivisions upon construction of the required sidewalk improvements.
4. All future development shall conform to all applicable city codes and ordinances.
5. Impact fee assessment will be based on the date of this preliminary/final plat approval and valid for four (4) years from the date of this approval.
6. Prior to final execution by the Planning and Zoning Board Chair and recording, the plat shall be reviewed and approved by the Development Services Department Engineering and Planning Divisions to ensure compliance with requirements to include, but not limited to the sidewalk and drainage improvement requirements in Chapter 155 Subdivisions.

If the Planning and Zoning Board determines that the proposed subdivision does not meet the community character of the surrounding area, then the following specific findings and conditions for denial are recommended

Specific Findings and Conditions of Denial:
1. The plat does not conform to R.O. Chapter 155 Subdivisions.
2. The plat does not conform to the City Comprehensive Plan, Chapter 5 Land Use Element by not being a master planned development or matching the surrounding community character by creating 0.28 and 0.3 acre lots in an area with adjacent and nearby 0.5 acre lots, including developed adjacent lots over 0.5 acres.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the Preliminary/Final Plat with staff findings and conditions.
2. Approve the Preliminary/Final Plat with amendments to findings 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 Planning and Zoning Board acknowledge that the technical standards have been met and consider whether the subdivision fits the character of the surrounding neighborhood.

ATTACHMENT: SUMMARY PLAT SUBMITTAL (2-21-23).pdf
ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: Reviewer Comments.pdf
ATTACHMENT: Takahashi Public Comment.pdf
ATTACHMENT: Filipiak Letter--City of Rio Rancho 3.30.23.pdf
ATTACHMENT: AragonPublicComment.pdf
ATTACHMENT: Buscemi Letter Opposing Istle Lot Subdiving.pdf
ATTACHMENT: Coral Y Public Comment.pdf
ATTACHMENT: Clark 2501 Istle Rd NE comment letter.pdf
ATTACHMENT: Mitoff Public Comment.pdf
ATTACHMENT: McGlothlinPublicComment.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: Will Plotner, Jr.		Phone: (505) 350-5148
Address: P.O. Box 15546		E-Mail:
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest:	List Owners: Karcher Investment Properties, LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: CSI-Cartesian Surveys, Inc.		Phone: (505) 896-3050
Address: P.O. Box 44414		E-Mail: cartesiandenise@gmail.com
City: Rio Rancho	State: NM	ZIP Code: 87174

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

Subdivide existing lot into two separate lots, grant easements.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 13	Block(s): 143	Lot(s): 23
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 2	Total area of site (acres) 0.5891

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: Denise King	Applicant:	Agent: X
Signature: *Denise King*		Date: 2/20/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

CITY OF RIO RANCHO
SUMMARY PLAT CHECKLIST

The following elements constitute a complete application and are to be submitted to the City Development Department.

	SUBMITTAL ITEMS
X	Completed Summary Plat Application Form
X	1 PDF CD disk copy of proposed plat
	Two (2) copies each of: 24"x36" paper copies of the proposed plat (folded to approximately 9"x12") and supporting plat
X	Letters of Authorization from property owner or agent
X	**Each Summary Plat will have:** Survey tied-in property corners (2 minimum) with references to the New Mexico State Plane Central Meridian Datum '83, or a monument that references the New Mexico State Plane Central Meridian Datum '83. (Reference City of Rio Rancho Code Chapter 155.24 (D), (3), (a), and 155.25,(C), (5)).
X	Engineering Scale and North Arrow
X	A Notice of Free Consent with signature line(s) for Property Owner(s)
X	A Purpose of Plat Statement
X	The Legal Description
X	A Plat title
X	A City Book and Page Plat Number (as assigned)
X	A Jurisdictional Affidavit
X	The Surveyor of Record affidavit and signature
X	Surveyor of record Stamp and Date
X	Plat boundary lines. Bearing in degrees, minutes and seconds, with basis or functional reference system; both the record and measured bearings and distances.
X	Numbers or letters to identify each parcel, tract, lot and block within and abutting the platted area.
X	Certification of the Sandoval County Treasurer or by any duly qualified abstract company that the previous 10 years property taxes due and payable have been paid in full.
X	Subdivision data for the plat containing the gross plat acreage to the nearest thousandths of an acre, the total number of lots, parcels and tracts, and the acreage of street ROW or easements if any created or deleted by this plat.
X	Lot lines, easement lines and public ROW lines proposed to be eliminated shown as dashed lines. Vacated easements and ROWs are to be shown as hatched areas.
X	Lot lines and public ROW lines, street names, ROW and street widths, public and proposed; indicate roadways intended to be private; ROWs for public service utilities and any limitations thereof.
X	Perimeter Public Utility Easements to be dedicated with summary plats unless

	otherwise approved by the Development Services Director or other City approved document. These easements are 10 feet wide adjacent to all Right-of-ways and 5 feet wide adjacent to all other properties. These easements coincide with minimum building setbacks.
X	Legal descriptions of adjacent land in each direction from the site.
X	Notes describing any special conditions or characteristics of the plat, including any PZ or GB actions and property owner agreements referenced in the plats.
X	**Utility Approval Signatures:** (currently) Cable One Century Link New Mexico Gas Company Public Service Company of New Mexico City of Rio Rancho (currently) David Serrano
X	**Administrative Approval Signatures**: Development Services Director (currently) Anthony Caravella City Clerk's Signature (currently) Stephen Ruger Sandoval County Treasurer Signature (currently) Laura Montoya (All Affidavits and Notarizations as necessary)
X	City Rio Rancho Mayor's Signature (only as necessary)* Greggory D. Hull
N/A	Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) (only as necessary)*
N/A	New Mexico Department of Transportation (NMDOT) (only as necessary)*
	Payment of Summary Plat Application Fee (See City of Rio Rancho Fee Schedule #)

I have submitted this application for Summary Plat and believe it to be complete to the best of my ability.

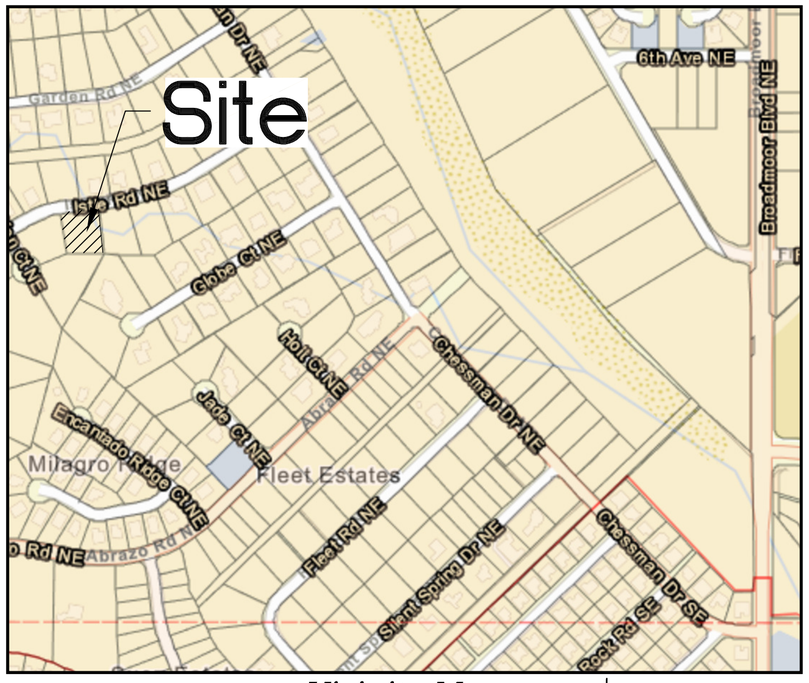
Denise King 2/20/2023

Applicant Date

***The summary plat process will not begin until the application is considered complete.**

I have reviewed the application for Summary Plat and believe it to be complete.

Staff Member Date



Vicinity Map

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 13, 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:	1
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	0.5891 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED, NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND), USING A GROUND TO GRID FACTOR OF 0.99966369, WITH AN ORIGIN (0,0).

Indexing Information

Section 13, Township 12 North, Range 2 East, N.M.P.M.
as Projected into the Town of Alameda Land Grant
Subdivision: Unit 13, Rio Rancho Estates
Owner: Karcher Investment Properties II, LLC
UPC #: 1–012–070–156–160

Legal Description

LOTS TWENTY–THREE (23), IN BLOCK NUMBERED ONE HUNDRED FORTY THREE (143), OF RIO RANCHO ESTATES, UNIT 13, AS SHOWN AND DESIGNATED ON THE MAP OF SAID RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, RECORDED ON OCTOBER 14, 1969 IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 98.

Purpose of Plat

1. SUBDIVIDE EXISTING LOT AS SHOWN HEREON.
2. GRANT EASEMENTS 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 Lots 23-A and 23-B, Block 143, Unit 13, Rio Rancho Estates

Being Comprised of
Lot 23, Block 143
Unit 13, Rio Rancho Estates
City of Rio Rancho
Sandoval County, New Mexico
February 2023

Documents

1. PLAT OF RECORD FILED IN THE SANDOVAL COUNTY CLERKS OFFICE, ON OCTOBER 14, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 98.
2. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERKS OFFICE, ON OCTOBER 04, 2022, BOOK 425, PAGE 27066, AS DOC. NO. 2022027066.
3. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000141041 AND AN EFFECTIVE DATE OF AUGUST 30, 2022.

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

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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. 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.

_____
WILL PLOTNER, JR., Managing Member DATE
KARCHER INVESTMENT PROPERTIES II, LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: WILL PLOTNER JR., Managing Member, KARCHER INVESTMENT PROPERTIES II, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, 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

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

Easement Notes

1. EXISTING 5' UTILITY EASEMENT (TYP) (10/14/1969, BK. 1, PG. 98)
2. ADDITIONAL 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
3. 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Flood Notes

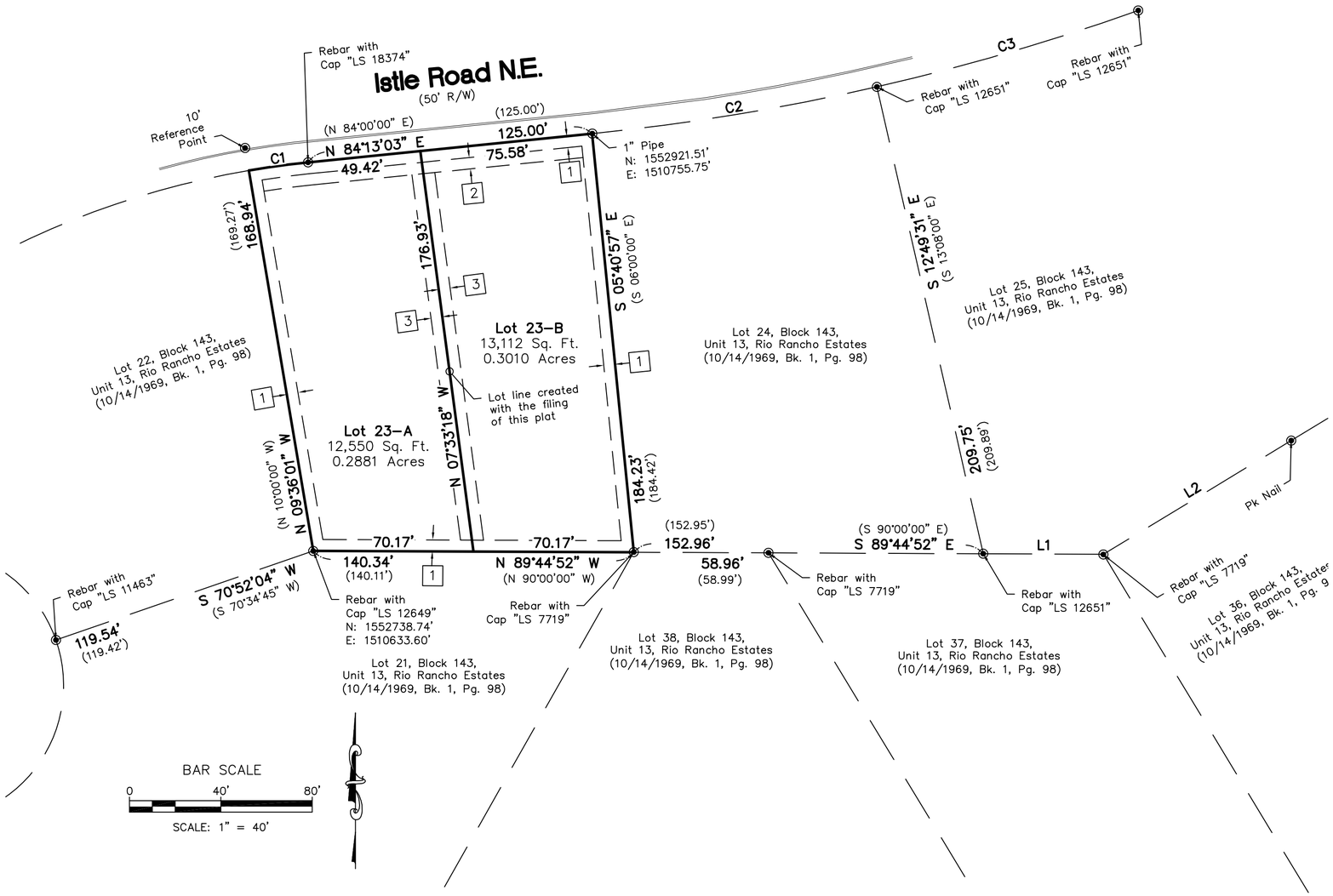
BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1893D, DATED MARCH 18, 2008.

Summary Plat for Lots 23-A and 23-B, Block 143, Unit 13, Rio Rancho Estates

Being Comprised of
Lot 23, Block 143
Unit 13, Rio Rancho Estates
City of Rio Rancho
Sandoval County, New Mexico
February 2023

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.15' (26.18')	375.00' (375.00')	3°59'40"	26.14'	S 82°13'13" W
C2	126.40' (126.37')	1015.00' (1015.00')	7°08'06"	126.32'	N 80°39'00" E
C3	119.25' (119.28')	1015.00' (1015.00')	6°43'54"	119.18'	N 73°43'00" E

Line Table		
Line #	Direction	Length (ft)
L1	S 89°43'11" E (S 90°00'00" E)	52.59' (52.64')
L2	N 58°47'19" E (N 58°30'00" W)	96.16' (96.09')



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/14/1969, BK. 1, PG. 98)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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.

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

Will Plotner, Jr., Managing Member
Karcher Investment Properties II, LLC
PO Box 15546
Rio Rancho, NM 87174

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, Will Plotner, Jr., Managing Member of Karcher Investment Properties II, LLC, do hereby give CSI-Cartesian Surveys, Inc. authorization to represent us as agent in regards to the platting and related matters regarding the following described land:

Lots 23-A and 23-B, Block 143, Rio Rancho Estates, Unit 13, located on Istle Rd. NE, between Chessman Dr. NE and Ken Ct NE.

Thank You,

Will Plotner, Jr., Managing Member — Date
Karcher Investment Properties II, LLC

2-20-2023

2022027066 B: 425 P: 27066 WD
10/04/2022 10:16:11 AM Page 1 of 1
Anne Brady-Romero, County Clerk-Sandoval County, NM

Return To:
Fidelity National Title of New Mexico Inc.
6743 Academy Road NE, Suite A
Albuquerque, NM 87109

GF No.: SP000141041

WARRANTY DEED

Rio Lando, LLC, a New Mexico Limited Liability Company

for consideration paid, grant to

Karcher Investment Properties II, LLC, a New Mexico Limited Liability Company

whose address is 2502 & 2506 Istle Road NE, Rio Rancho, NM 87124

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

Lots Twenty-Three (23) and Twenty-four (24), in Block One Hundred Forty Three (143), of Rio Rancho Estates Unit 13, as shown and designated on the map of said Rio Rancho Estates, Sandoval County, State of New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, recorded on October 14, 1969 in Rio Rancho Estates Plat Book 1, page 98

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2022, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Rio Lando, LLC, a New Mexico Limited Liability Company

BY: _____ MEMBER
Max Wade, Member

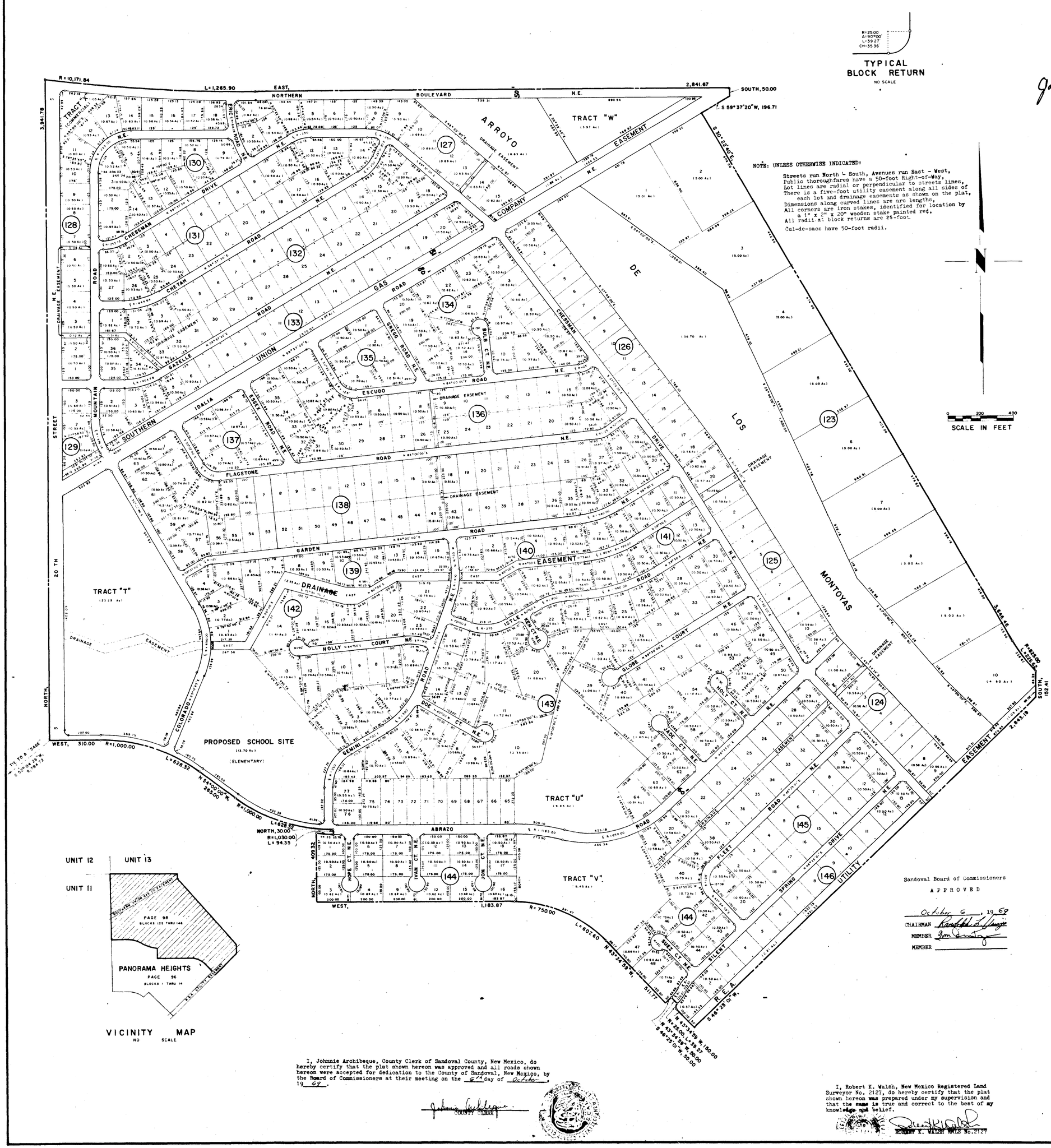
State of NEW MEXICO
County of SANDOVAL

This instrument was acknowledged before me on this 2ND day of OCTOBER, 2022, by Rio Lando, LLC, a New Mexico Limited Liability Company.

_____
Notary Public
My Commission Expires: 8/8/23

[SEAL]

STATE OF NEW MEXICO
NOTARY PUBLIC
STEPHANIE GRANFORS
COMMISSION # 1076300
EXPIRES SEPTEMBER 8, 2023



TYPICAL BLOCK RETURN
NO SCALE

R=25.00
Δ=90°00'
L=39.27
CH=35.36

NOTE: UNLESS OTHERWISE INDICATED:

Streets run North - South, Avenues run East - West,
Public thoroughfares have a 50-foot Right-of-Way,
Lot lines are radial or perpendicular to streets lines,
There is a five-foot utility easement along all sides of each lot and drainage easements as shown on the plat,
Dimensions along curved lines are arc lengths,
All corners are iron stakes, identified for location by a 1" x 2" x 20" wooden stake painted red,
All radii at block returns are 25-foot.

Cul-de-sacs have 50-foot radii.

N

0 200 400
SCALE IN FEET

TRACTS "T", "U", "V", "W", "X" AND BLOCKS 123 THRU 146
UNIT THIRTEEN
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY
NEW MEXICO

The foregoing subdivision of that certain parcel of land situate within the exterior boundaries of the Town of Alameda Grant, Sandoval County, New Mexico, which is more particularly described by metes and bounds survey as follows:

Beginning at the Southwest corner of the parcel herein described, whence the United States Coast and Geodetic Survey Triangulation Station "SAIZ" (having New Mexico State Plane Coordinates x = 359,010.07 and y = 1,545,550.14) bears S 52° 04' 26" W, 9,784.72 feet distance; thence,

NORTH, 3,941.78 feet distance to the Northwest corner of the parcel herein described, a point on the centerline definition of Northern Boulevard NE; thence,

Southeasterly, 1,265.90 feet distance along the arc of a curve bearing to the left(said arc having a radius of 10,171.84 feet and a chord which bears S 86° 26' 05" E, 1,265.08 feet distance) to a Point of Tangency; thence,

EAST, 2,841.67 feet distance along the centerline definition of the aforementioned Northern Boulevard NE to the Northeast corner of the parcel herein described; thence,

SOUTH, 50.00 feet distance to a point on the South Right-of-Way line of Northern Boulevard NE; thence,

S 59° 37' 20" W, 196.71 feet distance to a point; thence,

S 30° 22' 40" E, 3,646.46 feet distance to a Point of Curvature; thence,

Southeasterly, 226.62 feet distance along the arc of a curve bearing to the left (said arc having a radius of 825.00 feet and a chord which bears S 38° 14' 50" E, 225.91 feet distance) to a Point on Curve; thence,

SOUTH, 152.41 feet distance to a point; thence,

S 46° 25' 01" W, 2,843.19 feet distance to the southernmost corner of the parcel herein described; thence,

N 43° 34' 59" W, 150.00 feet distance to a Point of Curvature; thence,

Northeasterly, 39.27 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears N 01° 25' 01" E, 35.36 feet distance) to a Point of Tangency; thence,

N 43° 34' 59" W, 50.00 feet distance to a point; thence,

S 46° 25' 01" W, 50.00 feet distance to a point; thence,

N 43° 34' 59" W, 511.77 feet distance to a Point of Curvature; thence,

Northwesterly, 607.60 feet distance along the arc of a curve bearing to the left(said arc having a radius of 750.00 feet and a long chord which bears N 66° 47' 29.5" W, 591.11 feet distance) to a Point of Tangency; thence,

WEST, 1,183.87 feet distance to a point; thence,

NORTH, 409.32 feet distance to a Point on Curve; thence,

Southeasterly, 94.35 feet distance along the arc of a curve bearing to the left(said arc having a radius of 1,030.00 feet and a chord which bears S 87° 22' 32.5" E, 94.32 feet distance) to a Point of Tangency; thence,

NORTH, 30.00 feet distance to a Point of Curvature; thence,

Northwesterly, 628.32 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,000.00 feet and a long chord which bears N 72° 00' 00" W, 618.03 feet distance) to a Point of Tangency; thence,

N 54° 00' 00" W, 265.00 feet distance to a Point of Curvature; thence,

Northwesterly, 628.32 feet distance along the arc of a curve bearing to the left (said arc having a radius of 1,000.00 feet and a long chord which bears N 72° 00' 00" W, 618.03 feet distance) to a Point of Tangency; thence,

WEST, 310.00 feet distance to the Southwest corner and place of beginning of the parcel herein described.

Said parcel contains 541.860 acres, more or less.

Surveyed, platted and subdivided and comprising Blocks numbered One Hundred Twenty-Three (123) thru One Hundred Forty-Six (146), inclusive, and Tracts lettered "T" thru "X", inclusive, and a 13.70-acre Proposed School Site, of UNIT THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO, with the free consent of, and in accordance with the wishes and desires of, the undersigned owners and proprietors thereof; and that the owners of the property do hereby dedicate all public thoroughfares which are shown hereon to the County of Sandoval, New Mexico; and do hereby grant easements shown on the plat, including easements for the overhang of service wires, and including rights of ingress and egress and the right to trim interfering trees.

VICE-PRESIDENT — ASSISTANT SECRETARY

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

On this 6th day of October, 1969, before Me, a Notary Public in and said County and State, personally appeared John E. Sommerhalder and Sara M. McLain, who, being by Me duly sworn, did say that they are Vice-President and Assistant Secretary, respectively of RIO RANCHO ESTATES, INC., a corporation organized under the laws of the State of New Mexico; that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that said John E. Sommerhalder and Sara M. McLain acknowledged said instrument to be the free act and deed of said corporation.

Catherine Lee Olson
NOTARY PUBLIC

My commission expires on November 3rd, 1972.

Sandoval Board of Commissioners
APPROVED
October 6, 1969
CHAIRMAN
MEMBER
MEMBER

STATE OF NEW MEXICO
COUNTY OF SANDOVAL } SS

This instrument was filed for record on October 14, 1969, at 9:03 am
Recorded in Volume Misc 1, of records of said county, folio 98.
Johnnie Archibeque, County Clerk and Recorder
JOHNNIE ARCHIBEQUE
By _____, Deputy

I, Johnnie Archibeque, County Clerk of Sandoval County, New Mexico, do hereby certify that the plat shown hereon was approved and all roads shown hereon were accepted for dedication to the County of Sandoval, New Mexico, by the Board of Commissioners at their meeting on the 6th day of October, 1969.

COUNTY CLERK

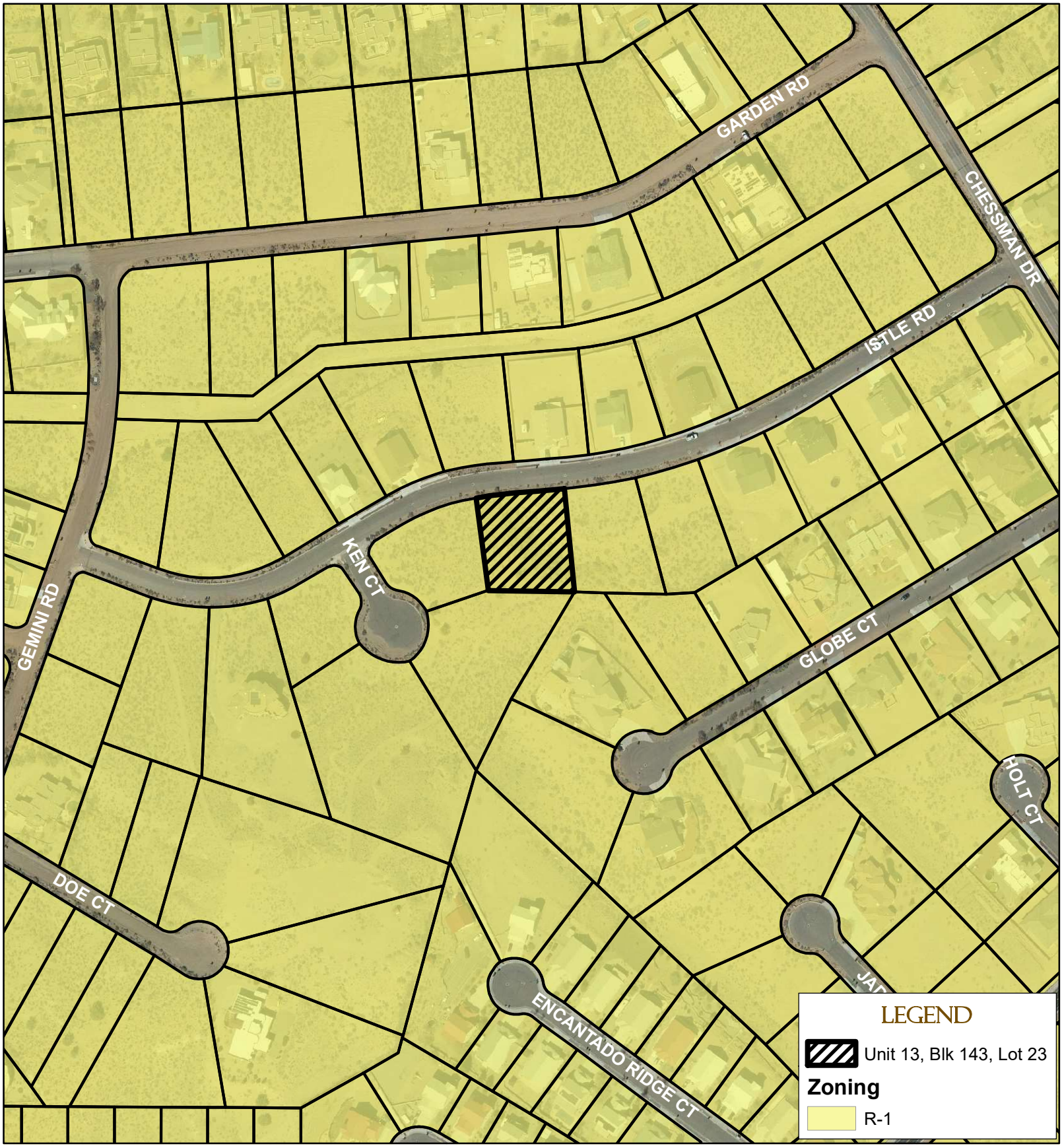
I, Robert K. Walsh, New Mexico Registered Land Surveyor No. 2127, do hereby certify that the plat shown hereon was prepared under my supervision and that the same is true and correct to the best of my knowledge and belief.

ROBERT K. WALSH NMLS No.2127

VICINITY MAP
NO SCALE

WALSH & CO.
N.M.L.S. No. 2127
2314 - A Wisconsin N.E.
Albuquerque, New Mexico
296 - 5551
October, 1969

UNIT 13, BLOCK 143, LOT 23



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.

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on March 22, 2023

0 0.04 0.08 0.16

Miles

N W E S

RioRancho
City of Vision

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, April 11, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 within the Lomas Encantadas Master Plan.

Preliminary/Final Plat
Case #23-200-00005
The applicant, Will Plotner Jr, through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

Preliminary Plat
Case #23-210-00002
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential

Preliminary Plat
Case #23-210-00003
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single--Family Residential.

Preliminary Plat
Case #23-210-00004
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

Preliminary Plat Extension
Case #21-210-00026
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single--Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zol-

lans, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

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 27, 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 22, 2023

RE: Preliminary/Final Plat: Case #23-200-00005
Unit 13, Block 143, Lot 23, Lot Subdivision of 1 Lot into 2 lots

Dear Property Owner:

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

The applicant, Will Plotner Jr.. through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 11, 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 zone map of the subject property.

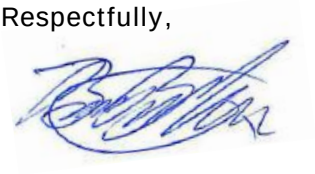
If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my email: bbabyak@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually 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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, 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.

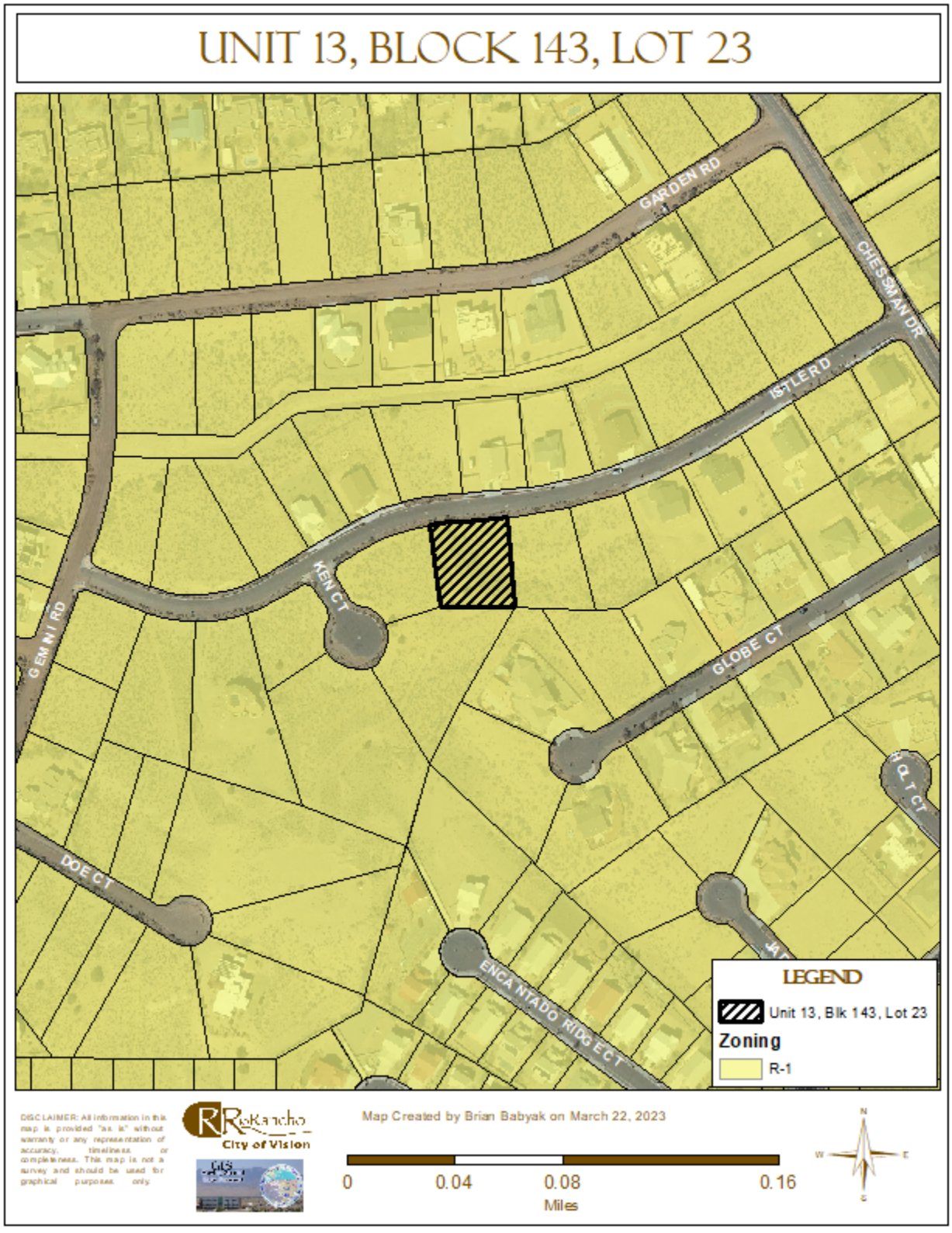
Respectfully,



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

The City of Rio Rancho

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



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 22, 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: **Summary Plat**: DSD #23-200-00005 (please reference this # with any correspondence) Unit 13, Block 143, Lots 23-A and 23-B.

This is a transmittal for a Summary Plat to split the lot legally described as Unit 13, Block 143, Lot 23 into Lots 23-A and 23-B.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **March 8, 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:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Services will need to be provided to new lot per subdivision ordinance.

Peter Prukop 3/8/23

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 22, 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
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RE: **Summary Plat**: DSD #23-200-00005 (please reference this # with any correspondence) Unit 13, Block 143, Lots 23-A and 23-B.

This is a transmittal for a Summary Plat to split the lot legally described as Unit 13, Block 143, Lot 23 into Lots 23-A and 23-B.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **March 8, 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:
(**X**) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Fire has no adverse comments at this time.

Gerard Bauer
Reviewer

3/6/2023
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 22, 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: **Summary Plat**: DSD #23-200-00005 (please reference this # with any correspondence) Unit 13, Block 143, Lots 23-A and 23-B.

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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

MRMPO has no adverse comments.

Peach Anderson-Tauzer
Reviewer

3-2-2023
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 22, 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

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RE: **Summary Plat**: DSD #23-200-00005 (please reference this # with any correspondence) Unit 13, Block 143, Lots 23-A and 23-B.

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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **March 8, 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

SSCAFCA has no comments.

_____ _____
Reviewer Date

BRIAN BABYAK

From: Valynn Takahashi <tak2vinny@gmail.com>
Sent: Thursday, March 30, 2023 11:24 AM
To: BRIAN BABYAK
Cc: Planning
Subject: Case #22-200-00005

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CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
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To: Mr. Brian Babyak
Rio Rancho Planning and Zoning Board

From: Toshi & Valynn Takahashi
2601 Istle Rd
Rio Rancho, NM 87124

Dear Mr. Babyak and Members of the Planning and Zoning Board,

We have become aware of a request by Mr. Will Plotner Jr. and CSI-Cartesian Surveys, Inc. to split lots on Istle Road, Case# 22-200-00005. We would like to express our opposition to this request.

We purchased our property because we liked the ½ acre lots and all that comes with that. Toshi works in Los Alamos. We looked at the subdivisions closer to Highway 550 for a shorter commute, but we didn't like the congestion on the streets caused by the smaller lots.

We are concerned that the infrastructure was planned for the number of homes built on ½ lots. If you increase the amount of homes, the infrastructure is not sufficient to support the extra homes.

We are also concerned how this will affect the value of our home. Whether Mr. Plotner plans of building rental properties or two smaller homes to sell, we feel that our property value will decrease if this is approved. We purchased in an area that was approved for ½ lots. It is not fair for the whole neighborhood to lose home value, so that 1 person can make more money.

We moved to Rio Rancho from Utah about a year ago. We love the city. We love the neighborhood. Your vision for this area was correct. We bought into that vision. We ask that you stick to the vision and not approve the splitting of any of the lots in this community. Thank you for your time and consideration.

Sincerely,

Toshi and Valynn Takahashi
2601 Istle Road NE
Rio Rancho, NM 87124
E-mail: tak2vinny@gmail.com
801-822-9181

March 30, 2023

To: Mr. Brian Babyak
Rio Rancho Planning and Zoning Board

From: Marcia Filipiak
2600 Istle Rd NE
Rio Rancho, NM 87124

Dear Mr. Babyak and Respected Members of the Planning and Zoning Board,

I was recently been made aware of Case #22-200-00005, a request made by Mr. Will Plotner Jr. to split lots on our street to develop them along with CSI-Cartesian Surveys, Inc. As a property owner and business owner in Rio Rancho, I have met Mr. Plotner, Jr. and I am aware of his history of building properties around Rio Rancho to use as rental properties. Therefore, I am concerned about the request by Mr. Plotner to split lots on my street. I built my house in 2016 when I was one of the very first properties on the street. I was specifically looking for an area with custom built homes on ½ acre lots that would be filled with residents that would live in their homes and cherish their home and their surrounding land with love in a way only a homeowner can.

My home has been my primary residence since I moved to Istle Rd almost 7 years ago, back when UPS and FedEx didn't even have our street in their system so it took almost a year to receive packages. Since that time, I have watched the street flourish with other homeowners that have built their home and have taken pride in their land.

Due to Mr. Plotner's history with building and developing properties solely for the rental income they will provide, I have the following concerns: (1) What is the purpose for dividing the lots? (2) Is he planning on living here on Istle Rd (indefinitely as a primary residence) as a homeowner or developing them as homes, townhomes or apartments that he plans to rent out. I am strongly against any plans for Mr. Plotner to split lots and allow him to develop properties that he will then rent out. I moved here from a highly populated city in Wisconsin eight years ago. I chose beautiful New Mexico with a desire to settle into this city as a resident and business owner specifically because of the beauty, nature, peace and solitude that only the city of Rio Rancho can provide.

Research shows that smaller lots and rental properties bring down housing values, create a strain on resources in the area and on public schools and leads to increased crime, congestion and traffic. We have already seen an increase in crime and increased noise levels in our city and on our street in the last year. This will get worse if this request is granted.

I implore you to consider the requests from the current residents on Istle Rd who built our homes with the intention of developing a small close-knit community of property owners that live in our homes as our primary residence. Please deny the request by Mr. Plotner, Jr and anyone else that requests to split lots on or around Istle Rd NE. As an property owner and resident of Rio Rancho, I specifically picked this street because I liked the large lots and the community of home owners that would grow from those lots as they develop. As a business owner in Rio Rancho, I realize that Rio

Rancho needs to develop and grow as a community. However, this is not a change that will benefit the residents of Istle Rd or the city as a whole. Therefore, I would like our property lots on Istle Rd to stay exactly as they were intended many years ago. Please deny this request.

Respectfully yours,

Marcia Filipiak

Marcia Filipiak
2600 Istle Rd NE
Rio Rancho, NM 87124

BRIAN BABYAK

From: Amanda Aragon <amgarcia1212@gmail.com>
Sent: Thursday, March 30, 2023 12:37 PM
To: BRIAN BABYAK
Cc: Planning
Subject: Proposal on Istle

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CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
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Dear Mr. Babyak and Members of the Planning and Zoning Board,

I was recently made aware of Case #22-200-00005 to split lots on our street. As a new homeowner of 2401 Istle we have several concerns. The reason for why we purchased our property back in 2020 is because of all the beautiful surrounding homes and big lots. This house is going to be our forever home. One concern is why does the individual want to split the lot? Is it going to be rental homes? Is it going to decrease the property value of homes? The neighborhood is made for beautiful custom homes and low traffic. We do not think smaller individual homes on a property would be a good fit for our community. We would like the original zoning to stay in place. Therefore, I would like to deny the request to split lots on Istle.

Thank you,
Gabriel & Amanda Aragon

To: Mr. Brian Babyak
Rio Rancho Planning and Zoning Board

From: Sherrie and Stephen Buscemi
2417 Istle Rd NE
Rio Rancho, NM 87124

Dear Mr. Babyak and Members of the Planning and Zoning Board,

After reading the certified letter that we recently received, we have become very concerned about the request referenced in Case #22-200-00005, made by Mr. Will Plotner Jr. and CSI-Cartesian Surveys, Inc. to split lots on Istle Road.

We appreciate the opportunity to respond with our strong opposition to this plan. First, we understand this request is for one lot to be subdivided, but if it is successful, why would Mr. Plotner, or any other developer, stop there?

We purchased our property with the understanding that the lots on Istle would be a certain density that the infrastructure would properly support as the community grew. We do not think the infrastructure is sufficient to handle individual homes on lots smaller than was originally planned.

As one of the early settlers on Istle, we have watched the street grow and flourish as a nice community with high quality homes and wonderful residents who take pride in their lots and homes, and which has already added significant value to the neighborhood.

We do not believe the infrastructure on Istle was designed to handle split lots. Increased traffic, and likely more street parking with the smaller lots, possible lower water pressures, the possibility of increased are legitimate concerns.

Taken individually or together, these factors will result in decreasing the value of the homes on Istle. How is it fair to the homeowners – or the city -- to allow the decrease in value that would come with splitting lots?

We moved from Arizona to New Mexico for Stephen to work in the highly understaffed and stressful health care system here. We specifically

selected Istle Road to build our home in 2016 because the ½ acre lot sizes offered a retreat with uncongested space in a peaceful, convenient, and fairly safe area.

For the reasons presented, we would like the original zoning that was in place when we bought our lot to be honored.

We respectfully ask the request by Mr. Plotner, Jr and anyone else that requests to split lots on or around Istle Rd NE be denied.

Sincerely,

Sherrie A. Buscemi 4/3/2023

4/3/2023

Sherrie and Stephen Buscemi
2417 Istle Road, NE
Rio Rancho, NM 87124
E-mail: sabuscemi@yahoo.com
Phone: 520-429-1786

Coral Y. Trujillo
2608 Istle Rd NE
Rio Rancho, New Mexico 87124

To whom it may concern,

Hello, It has been brought to my attention that Will Plotner Jr, via his agent at CSI-Cartesan Surveys Inc. case #22-200-00005 has requested to subdivide lot legally described as Unit 13, block 143, Lot 23 which is same street that I have built my semi-custom Palo Duro home in 2017 on half acre lot. My home was the third home built on this block and I was sold on the openness between each lot with no home owner association tied to the lot. I have seen additional beautiful single family homes built accordingly of varying contractors and style since. In addition to the homes being built, there has been increase in traffic along with noise from continued construction of other new single family home builds. Construction crews contracted do not always dispose of building materials properly and I have had numerous trips to the local tire shop to repair nails embedded in my vehicles as well. Our current home/property on Istle Rd consists of single family residential dwellings on half acre lots. Our neighborhood is fairly quiet unless there is a sporting event at the local high school. There are many active dog walkers, joggers, parents that walk their children to bus stops and I believe the increase in traffic poses many risks to this neighborhood in that regard.

I would respectfully request to deny approval for such purposes as it imposes a detrimental impact on my and surrounding neighbors home/property values As I am very proud to see our neighborhood flourish, I would love to see another single family resident on Istle Road on the above mentioned lot to keep to the continuity of the street.

Thank you,

Coral Y. Trujillo

To: Mr. Brian Babyak
Rio Rancho Planning and Zoning Board

From: David and Deanna Clark
2501 Istle Rd NE
Rio Rancho, NM 87124

Dear Mr. Babyak and Members of the Planning and Zoning Board,

We received a certified letter from the City of Rio Rancho, Case# 22-200-00005 with a request made by Will Plotner Jr/Cartesian Surveys, Inc. to split Lot 23, Blk 143, Unit 13 directly across from our home.

We purchased our lot and built our home on Istle Rd in 2020/2021 based upon information/listing received from Stephanie Granfor of Granfor Realty with all the lots on Istle Rd being a minimum of ½ acre lots and only single-family dwellings to be built on them.

We are strongly opposed to the subdividing of the lot into 2 smaller lots. David and I as well as many other neighbors on Istle Rd do not believe the infrastructure was designed to split lots? In the short time we have lived here we have already experienced an increase in traffic/speeding and decreased water pressure.

We believe subdividing this lot into 2 smaller lots will **greatly decrease our property values**. These homes should be owned and lived in by the owners not renters. Its not fair to the existing residents on Istle Rd. Who's to say it will only stop at one lot on Istle Rd to be subdivided in the future.

We chose to build our forever home on Istle Rd because of the larger lots, the peacefulness of the area and quality of homes that were currently built. We would hate to see any of this change with smaller possible rental properties.

Please consider the original zoning that was in place when we purchased our lot.

Please **deny this request** from Will Plotner Jt/Cartesian Surveys, Inc and any or all future requests from others for subdividing lots on Istle Rd. ***Strongly opposed!***

Sincerely, David & Deanna Clark

Keri L. Mitoff
Rio Rancho, NM USA
kl@directorofdesign.com
505-585-1696

To: Mr. Brian Babyak
Rio Rancho Planning and Zoning Board

From: Keri L. Mitoff
2517 Istle Rd NE
Rio Rancho, NM 87124

Dear Mr. Babyak and Respected Members of the Planning and Zoning Board,

I was recently been made aware of Case #22-200-00005, a request made by Mr. Will Plotner Jr. to split lots on our street to develop them along with CSI-Cartesian Surveys, Inc. As a property owner and business owner in Rio Rancho, I am very concerned about the request by Mr. Plotner to split lots on my street and am against split lots on Istle RD NE.

My home has been my primary residence since I moved to Istle Rd NE almost 2 years ago. I moved from Las Vegas, NV to Rio Rancho, NM specifically for the ½ acre lots and land for my dogs. I was specifically looking for an area with custom-built homes on ½ acre lots that would be filled with residents that would live in their homes and cherish their home and their surrounding land with love in a way only a homeowner can.

I had three houses fail inspection twice in Rio Rancho before a dear friend found my home on Istle. It took me twenty months to get a home in Rio Rancho and I do not want that experience to be for nothing.

Due to the knowledge provided to me of Mr. Plotner's history with building and developing properties solely for the rental income they will provide, I have the following concerns: (1) What is the purpose of dividing the lots? (2) Is he planning on living here on Istle RD NE (indefinitely as a primary residence) as a homeowner or developing them as homes, townhomes, or apartments that he plans to rent out? I am strongly against any plans for Mr. Plotner or anyone to split lots and allow them to develop properties that will be rented out or even just split lots.

I moved here from the highly populated city of Las Vegas, NV to have space and not be surrounded by a parking lot of cars from renters up and down the street. I chose beautiful New Mexico with a desire to settle into this city as a resident and business owner that works from home specifically because of the beauty, nature, spectacular views, peace, and privacy that only the city of Rio Rancho can provide.

Research shows that smaller lots and rental properties bring down housing values, create a strain on resources in the area and on public schools, and leads to increased crime, congestion, and traffic. We have already seen an increase in crime and increased noise levels in our city and on our streets in the last year. This will get worse if this request is granted.

I implore you to consider the requests from the current residents on Istle RD NE who bought or built our homes with the intention of developing a small close-knit community of property owners that live in our homes as our primary residence. Please deny the request by Mr. Plotner, Jr and anyone else that requests to split lots on or around Istle Rd NE. As a property owner and resident of Rio Rancho, I specifically picked this street because I liked the large lots and the community of home owners that would grow from those lots as they develop. As a business owner in Rio Rancho, I realize that Rio Rancho needs to develop and grow as a community. However, this is not a change that will benefit the residents of Istle Rd or the city as a whole. Therefore, I would like our property lots on Istle RD NE to stay exactly as they were intended and zoned many years ago. Please deny this request to split lots on Istle RD NE.

Respectfully,

Keri L. Mitoff
2517 Istle Rd NE
Rio Rancho, NM 87124

BRIAN BABYAK

From: Susan McGlothlin <sjm41952@gmail.com>
Sent: Tuesday, April 04, 2023 12:28 PM
To: BRIAN BABYAK
Cc: Planning
Subject: #23-200-00005

Some people who received this message don't often get email from sjm41952@gmail.com. Learn why this is important

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CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
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Dear Planning and Zoning Board,

My husband and I are writing this letter in response to a proposal by Will Plotner Jr.to subdivide a lot on Istle Rd. here in Rio Rancho.

In our home search about a year and a half ago, we were drawn to this street because of the large lots (all 1/2 acre), the quiet and the general lack of traffic. When we bought our home at 2605 Istle Rd., the market was crazy but we felt we had invested well in a neighborhood that would keep its value.

To date, the homes that have been built fit together well in regard to size, design and aesthetics which keeps the value of our neighborhood intact. The icing on the cake has been the wonderful, diverse, multi-generational families that live here.

As retirees who hope to enjoy the quiet, the lack of traffic and the stable neighborhood for as long as possible, we are concerned about the long-term effects of subdividing lots on this street which would inevitably happen if the first subdivision is approved.

Our concern is that smaller houses more easily become rentals or Airbnb's and the value of adjacent homes decrease while the traffic increases.

We would appreciate your consideration when evaluating Mr. Plotner's proposal.
Please say no to his subdivision proposal and to future subdivision proposals in this neighborhood.

Thank you,

Jerry and Susan McGlothlin
(928)779-0169
2605 Istle Rd. NE
Rio Rancho, NM 87124

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 21-210-00026

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 2 Subdivision on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions

BACKGROUND AND ANALYSIS:
The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 2 Subdivision on the property legally described as Lomas Encantadas Tract 12A. The subdivision would create 58 single-family lots in an area zoned R-4: Single Family Residential. The applicant has stated that the extension is necessary to keep the project active within the City process and that a final plat will be presented to the Planning and Zoning Board soon.

The proposed subdivision is located on the north side of Paseo Del Volcan NE, southwest of Camino Encantadas (a proposed Minor Arterial) and southwest of Enchanted Hills Boulevard NE (see attached location map). Lomas Encantadas 1G, Phase 2 is located in the southwest corner of Tract 12A, to the south and west of Phase I and is about 7 acres of the total 65.7 acres of Tract 12.

The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

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.”

The preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision was approved with conditions by the Planning and Zoning Board on January 11, 2022. The applicant, Lomas Encantadas Development Company LLC, submitted their extension request on March 17, 2023.

The Development Services Department 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 and offsite improvements. 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 plat review and reapproval for the Lomas Encantadas 1G, Phase 2 Subdivision. Staff recommends the Planning

and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and offsite improvements, and that re-approval of the Preliminary Plat is not necessary nor would it serve the public interest.

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 March 27, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on April 4, 2023. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Preliminary Plat Extension for case no. 21-210-00026 subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of 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).
3. 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 Lomas Encantadas 1G, Phase 2 Subdivision that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the January 11, 2022 preliminary plat approval shall apply to this extension, including the following:

a. All tracts on the plat shall clearly identify in the Dedication and Purpose Blocks that the Tracts are HOA owned and maintained. Public Utility Easement to be granted to the City of Rio Rancho. In addition, Tract C shall clearly identify the storm drain easement dedicated to the City of Rio Rancho.
b. The Pond shown on the Construction Drawings needs to be on the Plat and added to the Dedication that the HOA owns and maintains the Tract. Also, this pond is shown on the Drainage Report on Sheet EX.3 as West Detention Pond, but there are no narrative or calculations for the Pond.
c. Public drainage easements shown for Tract D and Lot 22, Block 1 are not defined on the Construction Drawings as to the purpose of these drainage easements.
d. Water quality easements show for Tracts A, B, D, and E are not defined on the Construction Drawings as to the purpose of these water quality easements.
e. On sheet 2 of 3: Easements keyed notes identify #4 as the 50' drainage easement. However, on the map, it is identified as #8 at the end of Sydney Drive.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary plat extension with findings and conditions;
2. Approve the preliminary plat extension with amendments to the findings and/or conditions;
3. Deny the preliminary plat extension; or
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to

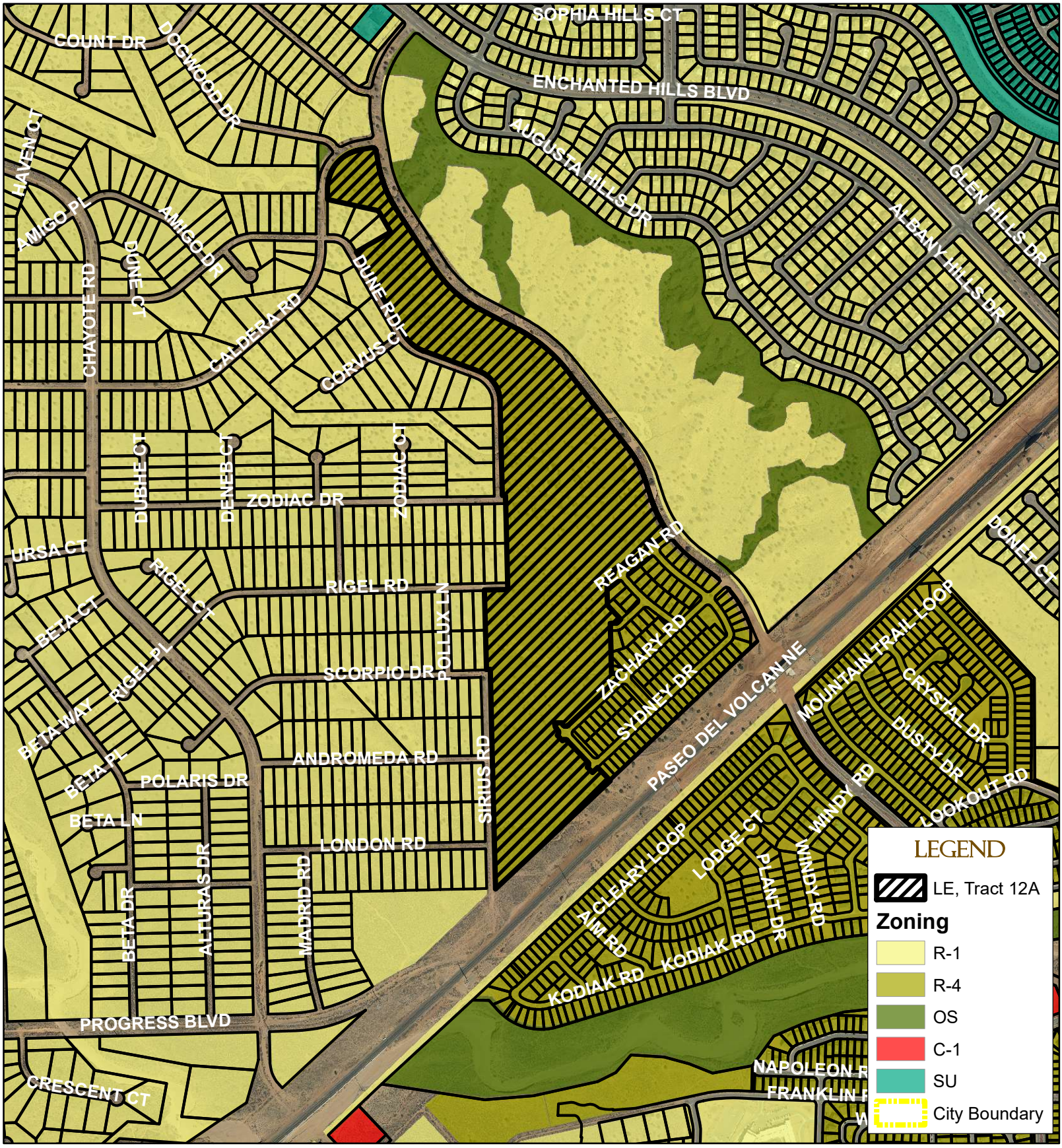
further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: Pre-Plat Extension LE 1G Ph2 3-17-2023.pdf
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: 21-210-26 Prel Plat ABM.pdf

LOMAS ENCANTADAS TRACT 12A



LEGEND

- LE, Tract 12A

Zoning

- R-1
- R-4
- OS
- C-1
- SU
- City Boundary

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.

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on March 22, 2023

0 0.15 0.3 0.6

Miles

N W E S

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
		Preliminary Plat Extension	☐ 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: Lomas Encantadas Development Company LLC		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: BryanA@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners: Lomas Encantadas Development Company LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

Preliminary Plat Extension for Lomas Encantadas Unit 1G Phase 2 subdivision.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12	Lot(s):
Existing Zoning: R-4	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 58	Total area of site (acres) 7.02 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: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Aragon		Date: March 17, 2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

LOMAS ENCANTADAS DEVELOPMENT COMPANY
409 NM Hwy 528
Rio Rancho, NM 87124

March 17, 2023

Mr. Brian Babyak
Municipal Planner II
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Mr. Babyak,

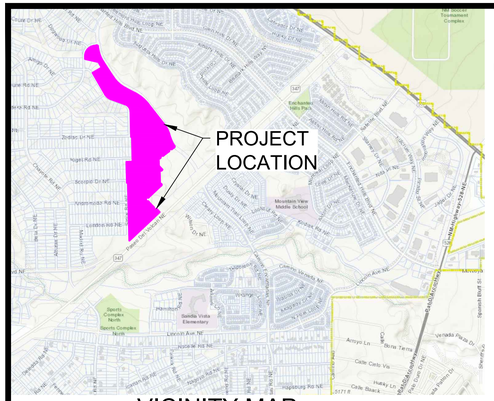
Please accept this letter as a request for an extension on the Lomas Encantadas 1G Phase 2 Preliminary Plat. The original preliminary plat was approved at the January 11, 2022 Planning and Zoning board meeting. The engineering plans were approved by Development Services July 19, 2022. This project is currently under construction and is scheduled to be completed in May of this year.

The extension is necessary to keep the project active within the City process. A final plat for this project will be presented to the Planning and Zoning board soon.

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


PROJECT
LOCATION
Mountain View Middle School
Sports Complex North
Sports Complex North
Sandia Vista Elementary
Meadowlark Ln
Loma Linda Rd NE
Loma Del Norte Rd NE
Loma Del Norte Rd NE
Arroyo Ln
Vista Del Norte Dr NE
Vista Del Norte Dr NE
Vista Del Norte Dr NE

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION
BEING TRACT 12-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 1 SUBDIVISION

FILED XXXXXX, IN BOOK XXX, PAGE XXXX,
AS DOCUMENT NUMBER XXXXXX)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

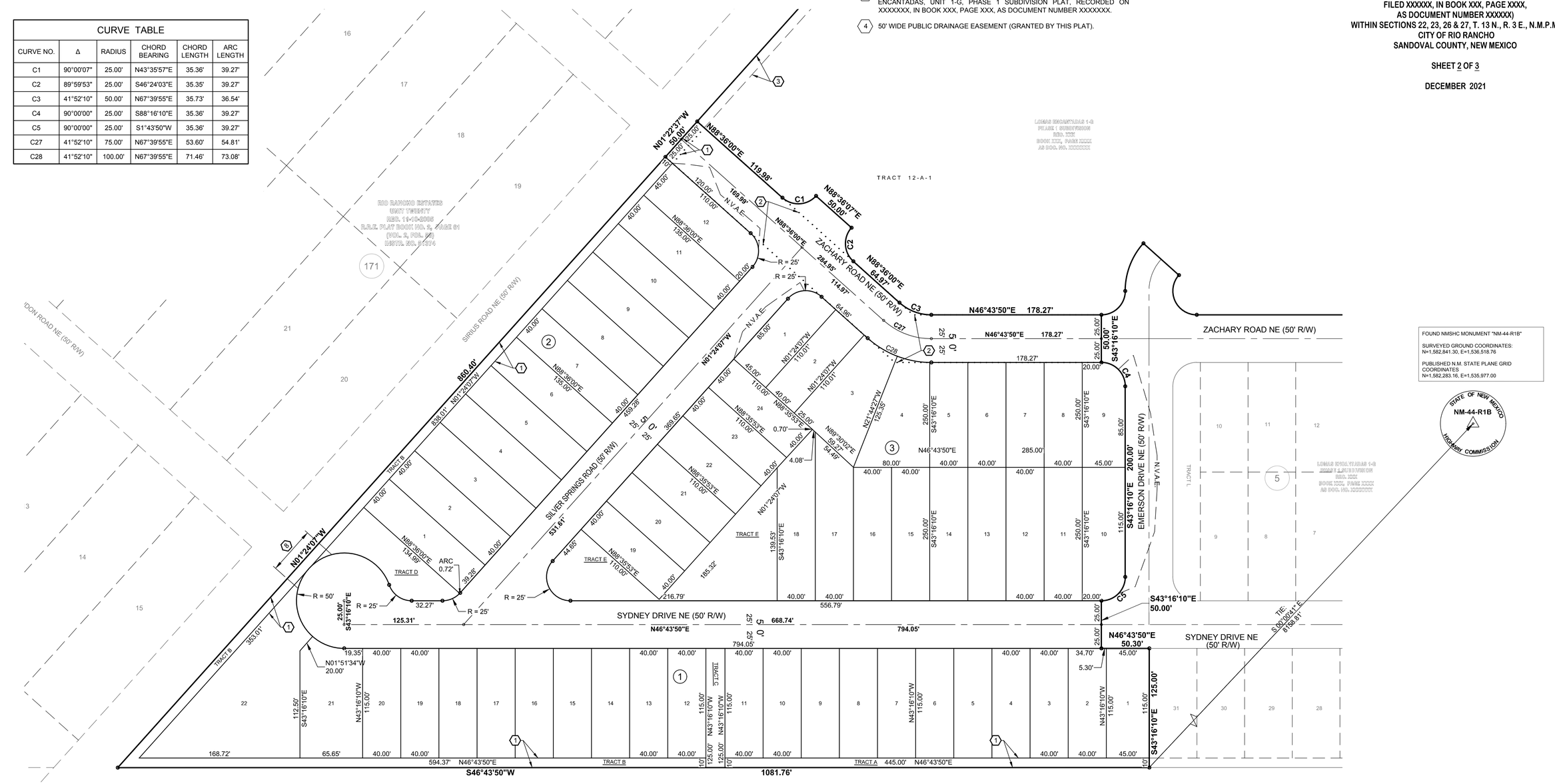
DECEMBER 2021

SCALE: 1" = 50'

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (TO BE VACATED BY THIS PLAT).
2. EXISTING 50' WIDE PUBLIC WATERLINE EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 AND BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (TO BE VACATED BY THIS PLAT).
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX.
4. 50' WIDE PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'07"	25.00'	N43°35'57"E	35.36'	39.27'
C2	89°59'53"	25.00'	S46°24'03"E	35.35'	39.27'
C3	41°52'10"	50.00'	N67°39'55"E	35.73'	36.54'
C4	90°00'00"	25.00'	S88°16'10"E	35.36'	39.27'
C5	90°00'00"	25.00'	S1°43'50"W	35.36'	39.27'
C27	41°52'10"	75.00'	N67°39'55"E	53.60'	54.81'
C28	41°52'10"	100.00'	N67°39'55"E	71.46'	73.08'



FOUND NMSHC MONUMENT "NM-44-R1B"

SURVEYED GROUND COORDINATES:
N=1,582,841.30, E=1,536,518.76

PUBLISHED N.M. STATE PLANE GRID COORDINATES
N=1,582,283.16, E=1,535,977.00

STATE OF NEW MEXICO
NM-44-R1B
HIGHWAY COMMISSION

CHRISTIAN M. WEGMANN
NEW MEXICO
25115
PROFESSIONAL SURVEYOR

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

Plotted: 12/20/2021 12:17:22 PM, By:Mathiesen, Corbin
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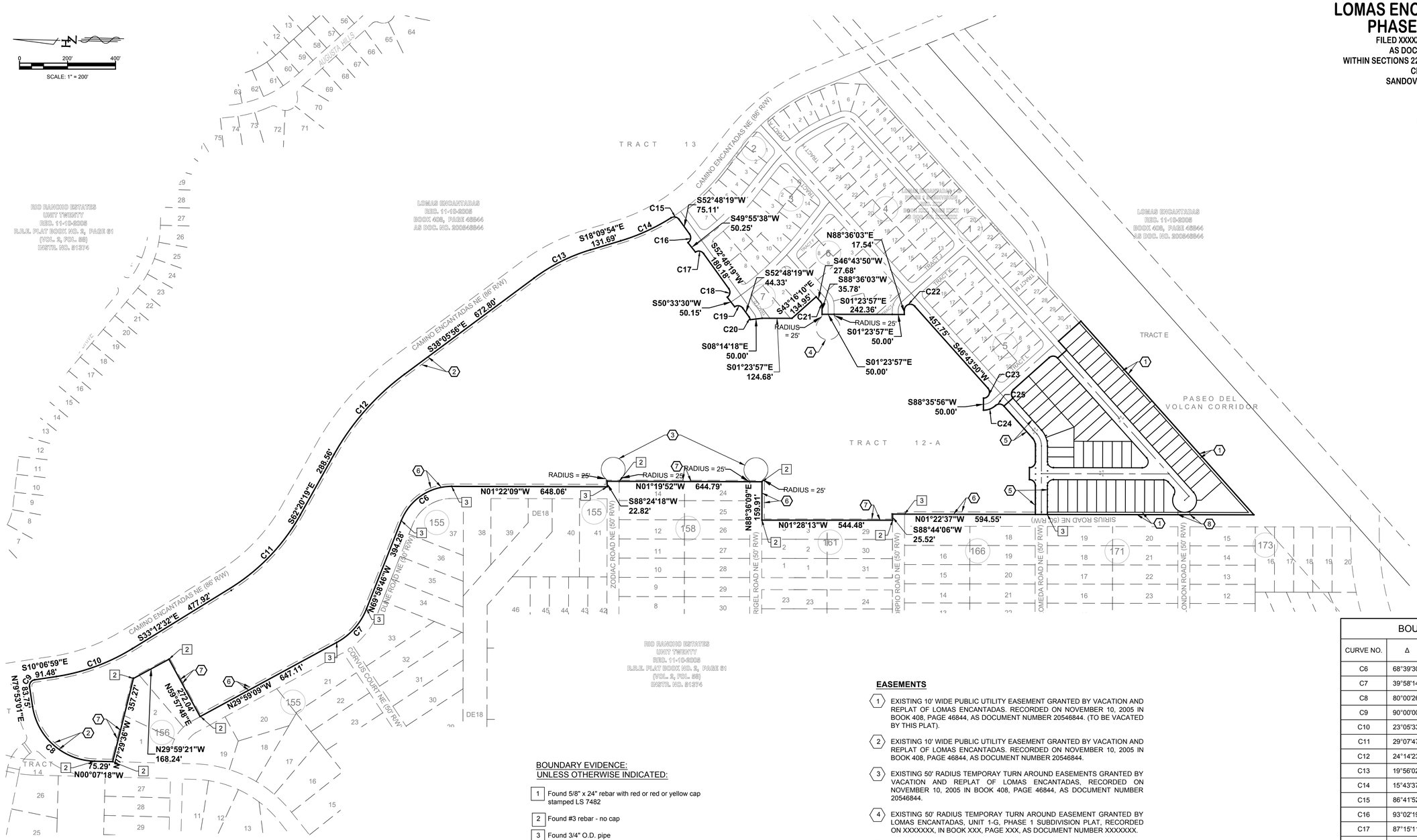
Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION
BEING TRACT 12-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 1 SUBDIVISION

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

DECEMBER 2021



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped LS 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped LS 25115

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3. EXISTING 50' RADIUS TEMPORAY TURN AROUND EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
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6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX.
7. EXISTING 5' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX.
8. 50' WIDE PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).

BOUNDARY CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	68°39'30"	225.00'	N35°47'13"W	253.78'	269.62'
C7	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C8	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C9	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C10	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C11	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C12	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C13	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C14	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C15	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C16	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C17	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C18	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C19	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C20	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C21	41°52'12"	25.00'	S67°39'57"W	17.87'	18.27'
C22	138°07'48"	25.00'	S22°20'03"E	46.70'	60.27'
C23	131°52'06"	25.00'	N67°20'07"W	45.65'	57.54'
C24	41°52'06"	75.00'	S22°20'07"E	53.59'	54.81'
C25	90°00'00"	25.00'	S1°43'50"W	35.36'	39.27'

CHRISTIAN M. WEGMANN
NEW MEXICO
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Plotted: 12/6/2021 12:07:10 PM, By:Mathiesen, Corbin
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Book Page

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 22, 2023

RE: Preliminary Plat Extension: Case #21-210-00026
Lomas Encantadas 1G, Phase II

Dear Property Owner:

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

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 11, 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 zone map of the subject property.

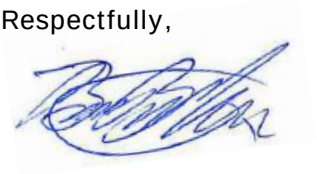
If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my email: bbabyak@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually 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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, 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,

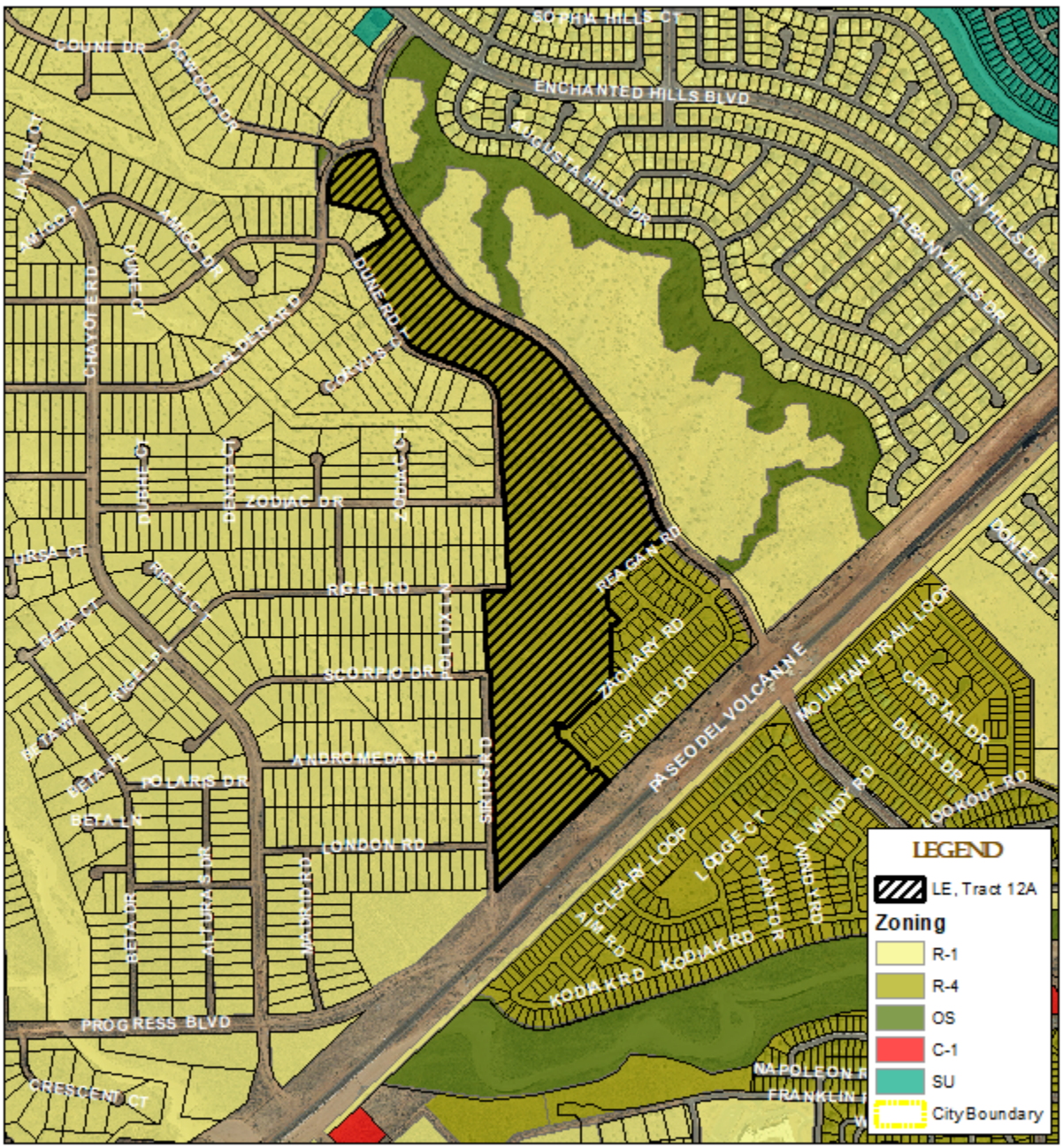


Brian Babyak
Municipal Planner II
Development Services Department
City of Rio Rancho

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

LOMAS ENCANTADAS TRACT 12A



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.

Rio Rancho
City of Vision

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, April 11, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the propertyies legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 within the Lomas Encantadas Master Plan.

Preliminary/Final Plat
Case #23-200-00005
The applicant, Will Plotner Jr, through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

Preliminary Plat
Case #23-210-00002
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential

Preliminary Plat
Case #23-210-00003
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single--Family Residential.

Preliminary Plat
Case #23-210-00004
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

Preliminary Plat Extension
Case #21-210-00026
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single--Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zol-

lans, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

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 27, 2023

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 21-210-00026

AGENDA DATE:
January 11, 2022

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat which would create 58 single-family lots in an area zoned R-4: Single Family Residential for a subdivision to be known as Lomas Encantadas 1G, Phase II. The property is legally described as Lomas Encantadas Tract 12. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat which would create 58 single-family lots in an area zoned R-4: Single Family Residential for a subdivision to be known as Lomas Encantadas 1G, Phase II. The property is legally described as Lomas Encantadas Tract 12. The Preliminary Plat for Lomas Encantadas 2A, Phase I was approved by the Planning and Zoning Board at the March 23, 2021 meeting.

The proposed subdivision is located on the north side of Paseo Del Volcan NE, southwest of Camino Encantadas (a proposed Minor Arterial) and southwest of Enchanted Hills Boulevard NE (see attached location map). Lomas Encantadas 1G, Phase II is located in the southwest corner of Tract 12, to the south and west of Phase I and is about 7 acres of the total 65.7 acres of Tract 12.

The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

I. GENERAL INFORMATION
1. Layout: Lomas Encantadas 1G, Phase II would be comprised of 58 R-4: Single-Family Residential lots and 6 tracts.
2. Acreage: 7.0216 lot acres; 65.7187 Tract acres
3. Access: The proposed development would be directly accessed off of Sirius Rd NE, and also access through 1G Phase I via Zachary Rd and Sydney Dr from Camino Encantadas to the northeast.
4. Zoning: The subject property is zoned R-4: Single-Family Residential under Ordinance No. 36, Enact. 21-02.
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: City Utilities Department issued a Water and Wastewater Availability Statement dated January 3, 2021 for the Lomas Encantadas 1G, Phase II subdivision.
7. Drainage: Developed flow from Unit 1G will flow towards the southeast, toward Venada Arroyo, and be conveyed through the Camino Encantadas storm drain system. A 1.4 acre storm water

quality/temporary detention pond will be placed in Unit 1G (during Phase 4) to remove sediments and reduce peak flow. Staff and SSCAFCA have reviewed the Drainage Report.
8. Roads and Sidewalks: The proposed streets will be standard local street sections with 5 ft sidewalk. Lomas Encantadas 1G, Phase II will have 0.3539 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 wide P.U.E.s on the sides and rear of all lots. Tracts A, B, D, and E are to be dedicated as P.L.W.Q. easements, owned and maintained by the Lomas Encantadas HOA. Tract A will be dedicated as a public drainage easement to the City of Rio Rancho.
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 is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed preliminary plat contains lots which would measure approximately 4,400 sf to 15,998 sf in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with lot widths ranging from 40 ft to 69.9 ft (see attached lot summary).

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). Also in Chapter 5, another policy is to “Promote and support development that incorporates walkability” and “Encourage adequate pedestrian connections to future transit facilities in all residential site development” (5.6.3, Policy L-3 and Policy L-4).

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 LOMAS ENCANTADAS MASTER PLAN:
The Lomas Encantadas Master Plan designates Tract 12, the subject property, as Medium Density Residential with a park. The proposed R-4: Single-Family Residential density and lot layout meets the requirements of the master plan.

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

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

Reviewing Agency	Comments
City of Rio Rancho Engineering	See Attachment
City of Rio Rancho Parks, Recreation, and Community Services	Did not receive comment

City of Rio Rancho Fire and Rescue	See Attachment, Comment #5 addressed with access via Phase I
City of Rio Rancho Police	Did not receive comment
SSCAFCA	No adverse comments, see attachment
MRCOG - MRMPO	Did not receive comment
Rio Rancho Public Schools	Did not receive comment

SURROUNDING LAND USE/ZONING:
The property to the north and west of Tract 12 is vacant land, which is currently zoned R-1 Single Family Residential. Property to the south, across Paseo Del Volcan NE, is zoned R-4 Single-Family Residential, and is currently being developed as Lomas Encantadas Unit 2. Property to the east is zoned R-1 Single-Family Residential with a Building Envelope Overlay Zone, and a portion is zoned as Open Space.

NOTIFICATIONS
Notice of pending development application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Rio Rancho Observer on December 26, 2021. A notice sign was posted to the property on January 3, 2022.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 21-210-00026 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-4: Single-Family Residential Zoning District.
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 reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable. The reviewing comments include:
a. All tracts on the plat shall clearly identify in the Dedication and Purpose Blocks that the Tracts are HOA owned and maintained. Public Utility Easement to be granted to the City of Rio Rancho. In addition, Tract C shall clearly identify the storm drain easement dedicated to the City of Rio Rancho.

b. The Pond shown on the Construction Drawings needs to be on the Plat and added to the Dedication that the HOA owns and maintains the Tract. Also, this pond is shown on the Drainage Report on Sheet EX.3 as West Detention Pond, but there are no narrative or calculations for the Pond.
c. Public drainage easements shown for Tract D and Lot 22, Block 1 are not defined on the Construction Drawings as to the purpose of these drainage easements.
d. Water quality easements show for Tracts A, B, D, and E are not defined on the Construction Drawings as to the purpose of these water quality easements.
e. On sheet 2 of 3: Easements keyed notes identify #4 as the 50' drainage easement. However, on the map, it is identified as #8 at the end of Sydney Drive.

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: LocationZoneMap
ATTACHMENT: LE-U1G - PH2 PRELIM PLAT
ATTACHMENT: Lomas Encantadas 1G PH2 lot summary
ATTACHMENT: PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-LE1G PH2
ATTACHMENT: ReviewerComments
ATTACHMENT: Zoning Ordinance 21-02_O-36
ATTACHMENT: w-ww avail Lomas Encantadas 1-G Phase 2 58 esfdu.pdf
ATTACHMENT: ReproductionofNotifications

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00001

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 3 Subdivision on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions

BACKGROUND AND ANALYSIS:
The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 3 Subdivision on the property legally described as Lomas Encantadas Tract 12A. The subdivision would create 109 single-family lots in an area zoned R-4: Single Family Residential. The applicant has stated that the extension is necessary to keep the project active within the City process and to begin construction on these lots.

The proposed subdivision is located on the north side of Paseo Del Volcan NE, southwest of Camino Encantadas (a proposed Minor Arterial) and southwest of Enchanted Hills Boulevard NE (see attached location map). Lomas Encantadas 1G, Phase 3 is located in the west end of Tract 12A, to the south and west of Phase 1 and to the north of Phase 2. The subdivision is approximately 14.5641 acres of the total 64.7 acres of Tract 12A.

The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

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.”

The preliminary plat for the Lomas Encantadas 1G, Phase 3 Subdivision was approved with conditions by the Planning and Zoning Board on March 8, 2022. The applicant, Lomas Encantadas Development Company LLC, submitted their extension request on March 17, 2023.

The Development Services Department 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 and offsite improvements. 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 plat review and reapproval for the Lomas Encantadas 1G, Phase 3 Subdivision. Staff recommends the Planning

and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and offsite improvements, and that re-approval of the Preliminary Plat is not necessary nor would it serve the public interest.

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 March 27, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on April 4, 2023. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Preliminary Plat Extension for case no. 22-210-00001 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 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).
3. 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 Lomas Encantadas 1G, Phase 3 Subdivision that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the March 8, 2022 preliminary plat approval shall apply to this extension, including the following:
   a. Clarify dedication of Tracts D and G on Plat in conjunction with vacation of easement
   b. Construction Drawings to provide more detail for Tract E (Drainage Easement)
   c. Remove Development Services Department signature block
   d. Remove "administratively" from City Clerks Certificate signature block

ALTERNATIVES:

The Planning and Zoning Board may:

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

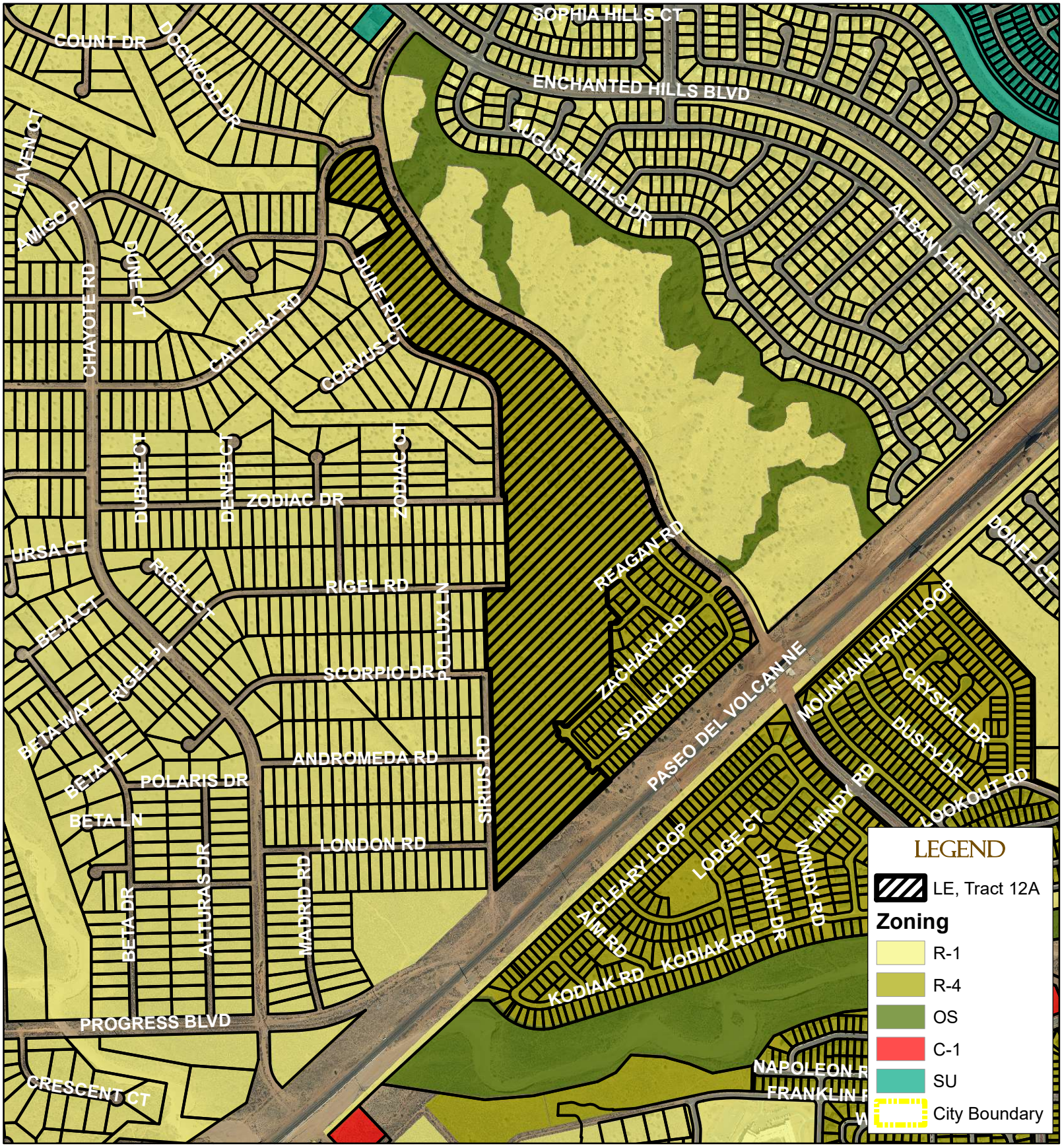
DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: Pre Plat Extension Application - LE 1G Ph3 - 3-17-2023.pdf
ATTACHMENT: ABM_PrelPlat_22-210-01.pdf

ATTACHMENT: ReproductionofNotifications.pdf

LOMAS ENCANTADAS TRACT 12A



LEGEND

- LE, Tract 12A

Zoning

- R-1
- R-4
- OS
- C-1
- SU
- City Boundary

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.

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on March 22, 2023

0 0.15 0.3 0.6

Miles

N W E S

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
		Preliminary Plat Extension	☐ 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: Lomas Encantadas Development Company LLC		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: BryanA@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners: Lomas Encantadas Development Company LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

Preliminary Plat Extension for Lomas Encantadas Unit 1G Phase 3 subdivision.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A	Lot(s):
Existing Zoning: R-4	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 106	Total area of site (acres) 14.74 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: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Aragon		Date: March 17, 2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

LOMAS ENCANTADAS DEVELOPMENT COMPANY LLC
409 NM Hwy 528
Rio Rancho, NM 87124

March 17, 2023

Mr. Brian Babyak
Municipal Planner II
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Mr. Babyak,

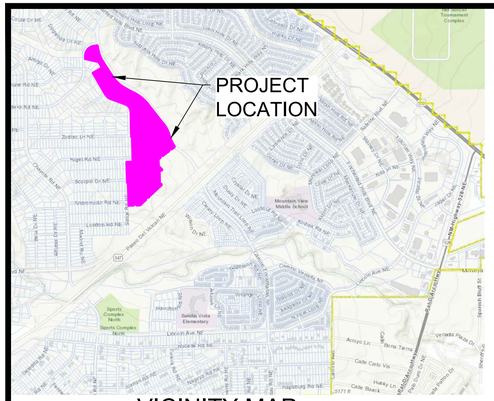
Please accept this letter as a request for an extension on the Lomas Encantadas 1G Phase 3 Preliminary Plat. The original preliminary plat was approved at the March 8, 2022 Planning and Zoning board meeting. The engineering plans were approved by Development Services July 27, 2022.

The extension is necessary to keep the project active within the City process and to begin construction on these lots.

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



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements and existing 50' radius temporary public access easement, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision along with existing ten (10) foot wide and five (5) foot wide public utility easements and one of two existing 50' radius temporary turnaround easements as shown on Vacation and Replat of Lomas Encantadas, all being vacated by this plat as shown hereon.

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision, said easements to remain as granted. There is twenty (20) foot wide public drainage easement (Tract "E") granted to the Lomas Encantadas H.O.A. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Block 5, Lots 1 & 27, and Block 6, Lots 1 & 28. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 2, Lot 1, and Block 3, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Clayton Drive NE from Block 1, Lot 6; Block 2, Lots 11 & 12; Block 3, Lot 1 and Block 4, Lot 1.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. 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 yellow plastic cap stamped LS 25115, or nail with shinner stamped LS25115 (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).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, 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.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

JURISDICTIONAL AFFIDAVIT

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

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

Plotted: 2/9/2022 12:26:21 PM, By:Ricketts, Mark
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Last Saved:2/9/2022 12:24:50 PM, mricketts

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 VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS' AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND' AND 50' RADIUS 'TEMPORARY PUBLIC ACCESS EASEMENTS' AS NOTED AND SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1' INTO 109 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 8 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B', 'C', 'D', 'F' AND 'G' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'E' AS SHOWN HEREON, SAID TRACT TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A., 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. 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.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

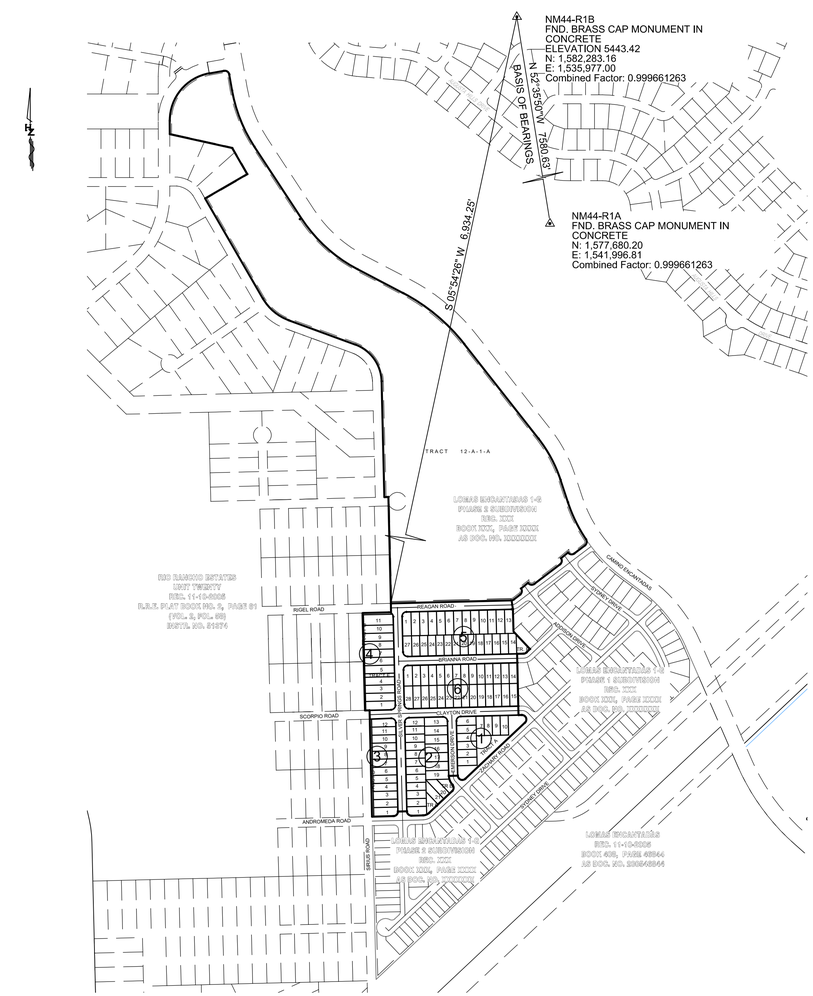
Carey A. Plant, Secretary

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____



PUBLIC UTILITY EASEMENTS

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

A. 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.
B. 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.
C. 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.
D. 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.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable 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/Lumen Date

Sparklight Date

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1A and NM44-R1B being N. 52°35'48" w. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: xxxxxxxxxxxxxx .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO DIVIDE TRACT '12-A-1' INTO 109 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 8 TRACTS AS SHOWN HEREON.
3. TRACTS 'B', 'C', 'D', 'F' AND 'G' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
4. TRACT 'A' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
5. TRACT 'E' TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
6. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
7. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-G PHASE 2		PLAT ACRES	64.7880
NO. OF LOTS:	109	LOT ACRES:	14.5641
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	8	TRACT ACRES:	46.1275
NO. OF EXIST. TRACTS:			1
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.6945
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			4.0964

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION

FILED XXXXXX, IN BOOK XXX, PAGE XXXX,
AS DOCUMENT NUMBER XXXXXX)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

DECEMBER 2021

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1, Lomas Encantadas Unit 1-G Phase 2 Subdivision plat, recorded on xxxxxx in Book xxx, Page xxx, as Document Number xxxxxx, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 64.7880 acres, more or less (109) Lots, (8) Tracts.

SUBDIVIDER:
AMREP SOUTHWEST INC.
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:
HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
SCOTT EDDINGS, PHONE NO. (505) 892-5141

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 administratively 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

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____ 20____.

Stephen Ruger, Acting Director

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

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION

FILED XXXXXX, IN BOOK XXX, PAGE XXXX,
AS DOCUMENT NUMBER XXXXXX)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

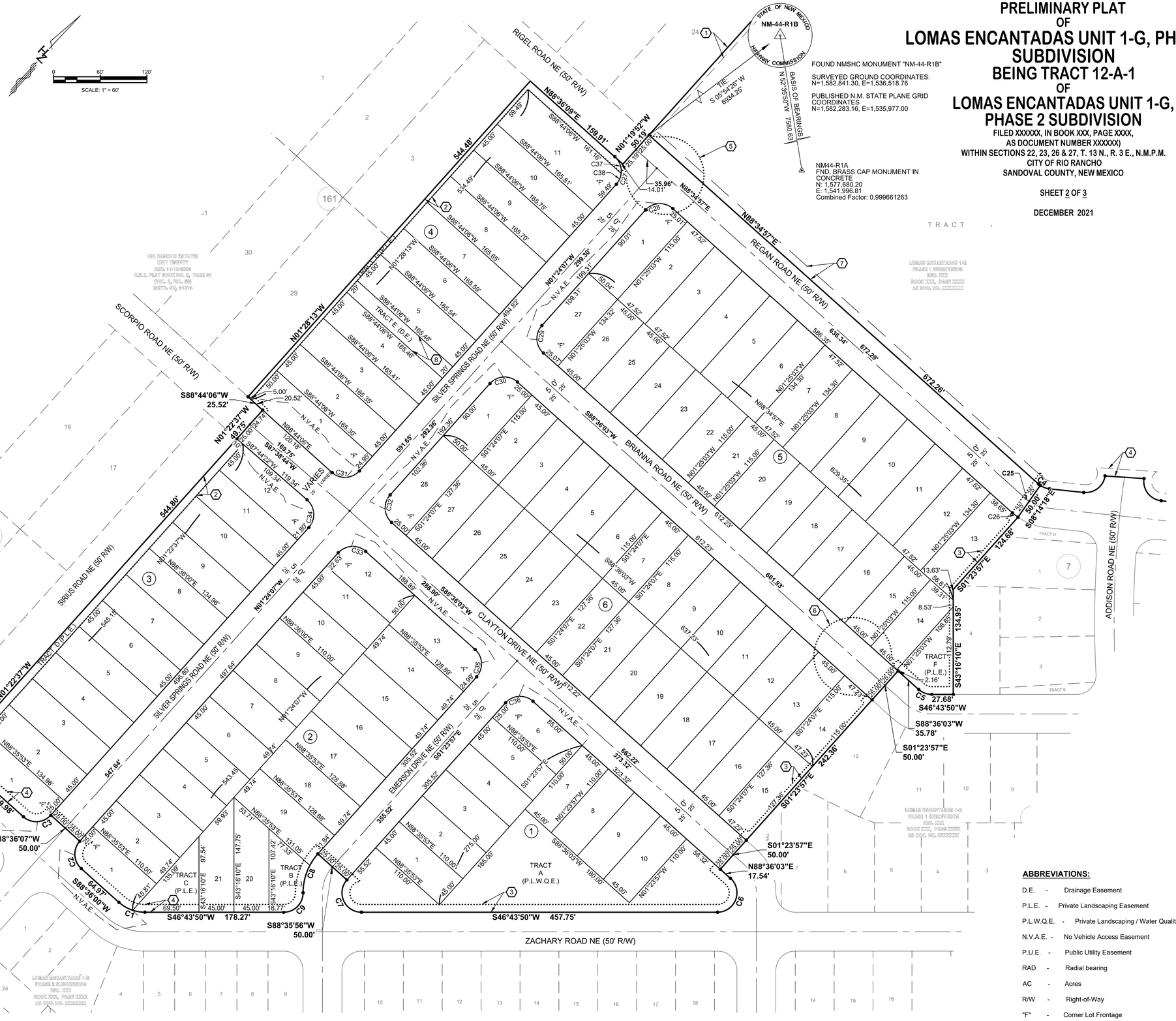
DECEMBER 2021

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 2 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX.
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX\ (VACATED BY THIS PLAT).
7. 10' WIDE (P.U.E.) ADJACENT TO REAGAN ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A (GRANTED BY THIS PLAT).
8. 20' WIDE PUBLIC DRAINAGE EASEMENT ENCUMBERING TRACT 'E' (GRANTED BY THIS PLAT).

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	41°52'10"	50.00'	S67°39'55"W	35.73'	36.54'
C2	89°59'53"	25.00'	N46°24'03"W	35.35'	39.27'
C3	90°00'07"	25.00'	S43°35'57"W	35.36'	39.27'
C4	6°49'14"	25.00'	N85°10'19"E	2.97'	2.98'
C5	41°52'12"	25.00'	S67°39'57"W	17.87'	18.27'
C6	138°07'48"	25.00'	S22°20'03"E	46.70'	60.27'
C7	131°52'06"	25.00'	N67°20'07"W	45.65'	57.54'
C8	41°52'06"	75.00'	S22°20'07"E	53.59'	54.81'
C9	90°00'00"	25.00'	S1°43'50"W	35.36'	39.27'
C25	6°49'14"	50.00'	N85°10'19"E	5.95'	5.95'
C26	6°49'14"	75.00'	N85°10'19"E	8.92'	8.93'
C27	89°59'44"	25.00'	N46°23'59"W	35.35'	39.27'
C28	89°59'03"	25.00'	S43°35'25"W	35.35'	39.26'
C29	89°59'51"	25.00'	S46°24'02"E	35.35'	39.27'
C30	90°00'09"	25.00'	S43°35'58"W	35.36'	39.27'
C31	88°55'23"	25.00'	N43°03'35"E	35.02'	38.80'
C32	89°59'51"	25.00'	S46°24'02"E	35.35'	39.27'
C33	90°00'09"	25.00'	S43°35'58"W	35.36'	39.27'
C34	90°57'10"	25.00'	N46°52'42"W	35.65'	39.69'
C35	90°00'00"	25.00'	N46°23'57"W	35.36'	39.27'
C36	90°00'00"	25.00'	S43°36'03"W	35.36'	39.27'
C37	54°11'26"	25.00'	N64°18'08"W	22.77'	23.65'
C38	35°48'18"	25.00'	N19°18'16"W	15.37'	15.62'

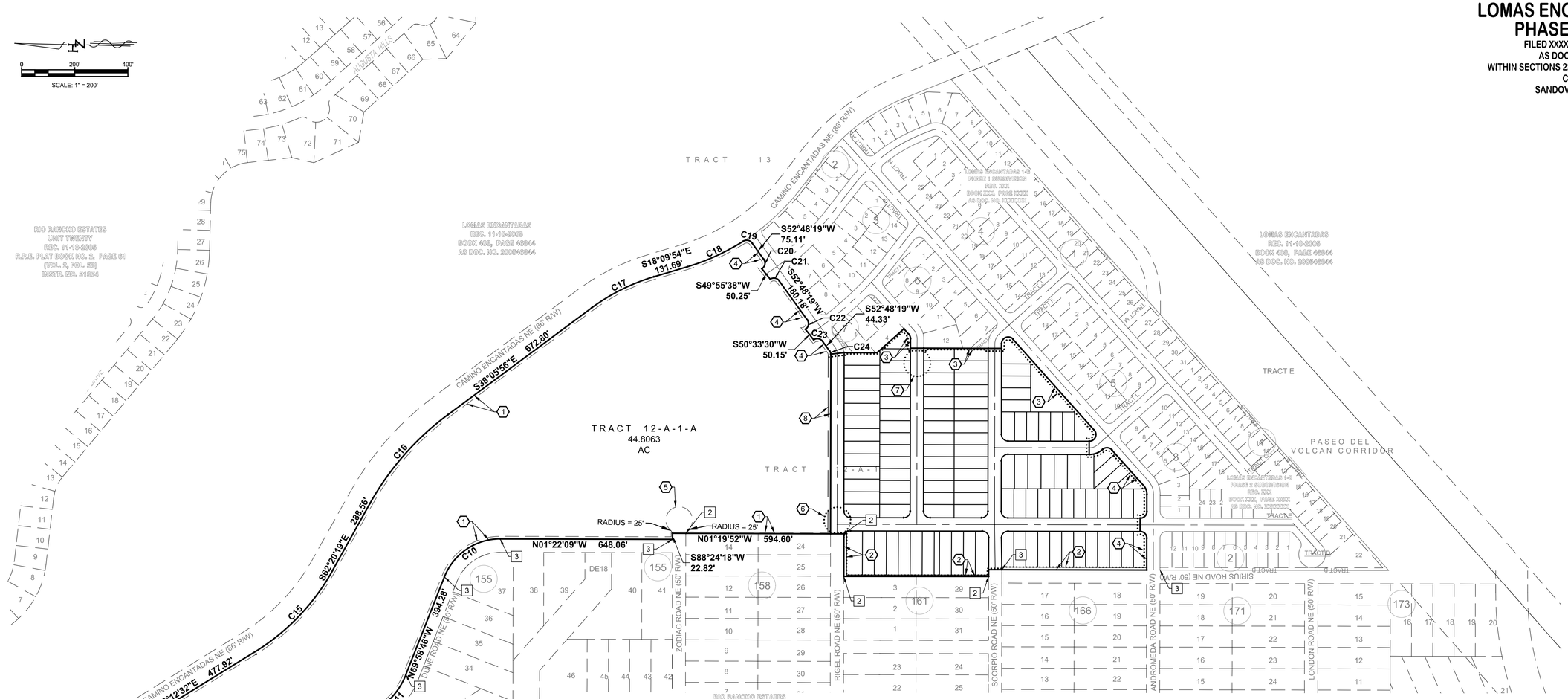

SCALE: 1" = 60'
RIGEL ROAD NE (50' R/W)
SCORPIO ROAD NE (50' R/W)
SILVER SPRINGS ROAD NE (50' R/W)
REGAN ROAD NE (50' R/W)
BRIANNA ROAD NE (50' R/W)
CLAYTON DRIVE NE (50' R/W)
EMERSON DRIVE NE (50' R/W)
SIRIUS ROAD NE (50' R/W)
ANDROMEDA ROAD NE (50' R/W)
ZACHARY ROAD NE (50' R/W)
ADDISON ROAD NE (50' R/W)
SILVER SPRINGS ROAD NE (60' R/W)
STATE OF NEW MEXICO
NM-44-R1B
HIGHWAY COMMISSION
FOUND NMSHC MONUMENT "NM-44-R1B"
SURVEYED GROUND COORDINATES:
N=1,582,841.30, E=1,536,518.76
PUBLISHED N.M. STATE PLANE GRID COORDINATES
N=1,582,283.16, E=1,535,977.00
TIE
S 05°54'26" W
6934.25'
BASIS OF BEARINGS
N 52°35'50" W
7580.03'
NM44-R1A
FND. BRASS CAP MONUMENT IN CONCRETE
N: 1,577,680.20
E: 1,541,996.81
Combined Factor: 0.999661263
N88°36'09"E 159.91'
N01°19'52"W 50.19'
544.48'
N01°24'07"W 299.30'
N88°34'57"E 672.29'
672.26'
636.34'
S88°36'03"W 592.36'
S01°23'57"E 242.36'
S88°36'03"W 35.78'
S01°23'57"E 50.00'
S88°14'19"E 124.68'
S01°23'57"E 134.95'
S43°16'10"E 27.68'
S46°43'50"W
S88°36'03"W 612.23'
S88°36'03"W 681.83'
S88°36'03"W 612.22'
S01°23'57"E 373.32'
S01°23'57"E 50.00'
N88°36'03"E 17.54'
S88°36'00"W 119.98'
S88°36'07"W 50.00'
S88°36'00"W 64.97'
S46°43'50"W 178.27'
S88°35'56"W 50.00'
S46°43'50"W 457.75'
N01°22'37"W 49.75'
S88°44'06"W 25.52'
N01°22'37"W 547.64'
N01°24'07"W 494.82'
N01°28'13"W 544.80'
S87°44'22"W 169.75'
N01°28'13"W
S01°24'07"E 592.36'
S01°24'07"E 612.23'
S01°24'07"E 637.23'
N01°25'03"W 612.79'
N01°25'03"W 629.35'
N01°25'03"W 134.30'
N88°34'57"E 134.32'
N01°25'03"W 134.32'
N88°34'57"E 134.30'
S01°24'07"E 127.36'
S01°23'57"E 127.36'
N88°35'53"E 134.96'
N88°36'00"E 134.96'
N88°35'53"E 128.89'
N88°35'53"E 131.05'
N88°35'53"E 110.00'
S01°23'57"E 110.00'
N01°23'57"W 110.00'
S88°36'03"W 180.00'
N01°23'57"W 165.00'
N88°35'53"E 275.00'
S88°44'06"W 165.81'
S88°44'06"W 165.75'
S88°44'06"W 165.70'
S88°44'06"W 165.65'
S88°44'06"W 165.59'
S88°44'06"W 165.54'
S88°44'06"W 165.48'
S88°44'06"W 165.46'
S88°44'06"W 165.41'
S88°44'06"W 165.35'
S88°44'06"W 165.30'
N88°44'06"E 120.16'
N88°44'06"E 109.34'
N01°24'07"W 299.30'
N01°23'57"W 305.52'
N01°24'07"W 497.64'
N01°22'37"W 486.80'
N01°22'37"W 543.49'
N01°28'13"W 543.49'
S43°16'10"E 97.54'
S43°16'10"E 141.75'
S43°16'10"E 107.42'
S43°16'10"E 16.77'
S43°16'10"E 77.33'
S43°16'10"E 53.71'
S43°16'10"E 59.93'
S43°16'10"E 45.81'
N01°24'07"W 90.00'
N01°24'07"W 109.36'
N01°24'07"W 102.36'
S01°24'07"E 127.36'
S01°24'07"E 115.00'
S01°24'07"E 108.86'
S01°24'07"E 112.79'
S01°24'07"E 417.22'
S01°24'07"E 417.23'
S01°24'07"E 417.52'
N01°25'03"W 115.00'
N01°25'03"W 108.86'
N01°25'03"W 112.79'
N01°25'03"W 417.52'
N01°25'03"W 134.32'
N01°25'03"W 134.30'
N88°34'57"E 134.30'
N88°34'57"E 134.32'
N88°34'57"E 417.52'
N88°34'57"E 417.23'
N88°34'57"E 417.22'
N88°34'57"E 417.52'
N88°34'57"E 115.00'
N88°34'57"E 108.86'
N88°34'57"E 112.79'
N88°34'57"E 13.63'
N88°34'57"E 8.53'
N88°34'57"E 2.16'
N88°34'57"E 36.68'
N88°34'57"E 38.68'
N88°34'57"E 39.31'
N88°34'57"E 36.68'
N88°34'57"E 58.32'
N88°34'57"E 55.52'
N88°34'57"E 49.74'
N88°34'57"E 45.81'
N88°34'57"E 69.50'
N88°34'57"E 45.00'
N88°34'57"E 18.77'
N88°34'57"E 21.80'
N88°34'57"E 22.63'
N88°34'57"E 24.95'
N88°34'57"E 25.01'
N88°34'57"E 25.00'
N88°34'57"E 25.19'
N88°34'57"E 25.07'
N88°34'57"E 25.00'
N88°34'57"E 25.00'
N88°34'57"E 25.00

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION

FILED XXXXXX, IN BOOK XXX, PAGE XXXX,
AS DOCUMENT NUMBER XXXXXX)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

DECEMBER 2021



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped LS 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped LS 25115

EASEMENTS

1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 2 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX.
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
6. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
7. EXISTING 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX\ (VACATED BY THIS PLAT).
8. 10' WIDE (P.U.E.) ADJACENT TO REAGAN ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A (GRANTED BY THIS PLAT).
9. 20' WIDE PUBLIC DRAINAGE EASEMENT ENCUMBERING TRACT 'E' (GRANTED BY THIS PLAT).

BOUNDARY CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	68°39'30"	225.00'	N35°47'13"W	253.78'	269.62'
C11	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C12	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C13	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C14	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C15	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C16	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C17	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C18	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C19	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C20	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C21	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C22	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C23	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C24	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 2/9/2022 12:29:22 PM, By:Ricketts, Mark
H:\proj\R313975.02 - LE1G Ph 3\05 Design\05.11 Survey\PLAT\LE-U1G - PH3 PRELIM PLAT.dwg
Last Saved:2/9/2022 12:24:50 PM, mricketts

Book Page

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00001

AGENDA DATE:
March 8, 2022

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat which would create 106 single-family lots in an area zoned R-4: Single Family Residential for a subdivision to be known as Lomas Encantadas 1G, Phase III. The property is legally described as Lomas Encantadas Tract 12. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat which would create 106 single-family lots in an area zoned R-4: Single Family Residential for a subdivision to be known as Lomas Encantadas 1G, Phase II. The property is legally described as Lomas Encantadas Tract 12. The Preliminary Plat for Lomas Encantadas 2A, Phase I was approved by the Planning and Zoning Board at the March 23, 2021 and the Preliminary Plat for Lomas Encantadas 2A, Phase II was approved at the January 11, 2022 Board meeting.

The proposed subdivision is located on the north side of Paseo Del Volcan NE, southwest of Camino Encantadas (a proposed Minor Arterial) and southwest of Enchanted Hills Boulevard NE (see attached location map). Lomas Encantadas 1G, Phase III is located in the southwest corner of Tract 12, to the south and west of Phase I and to the north of Phase I (see plat page 1 for location within tract). The subdivision 14.7438 acres of the total 65.7 acres of Tract 12.

The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

I. GENERAL INFORMATION
1. Layout: Lomas Encantadas 1G, Phase III would be comprised of 106 R-4: Single-Family Residential lots and 6 tracts.
2. Acreage: 14.7438 lot acres; 65.7187 Tract acres.
3. Access: The proposed development would be directly accessed off of Sirius Rd NE on the southwest side, through 1G Phase II via Zachary Rd and from Addison Drive via Zachary Road and Camino Encantadas. See attached Plat for access points.
4. Zoning: The subject property is zoned R-4: Single-Family Residential under Ordinance No. 36, Enact. 21-02.
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: City Utilities Department issued a Water and Wastewater Availability Statement of approval in a letter dated March 1, 2022 for the Lomas Encantadas 1G

Phase 3 Subdivision.
7. Drainage: Developed flow from Unit 1G will flow towards the southeast, toward Venada Arroyo, and be conveyed through the Camino Encantadas storm drain system. A 1.4 acre storm water quality/temporary detention pond will be placed in Unit 1G (during Phase 4) to remove sediments and reduce peak flow. Staff and SSCAFCA have reviewed the Drainage Report.
8. Roads and Sidewalks: The proposed streets will be standard local street sections with 5 ft sidewalk. Lomas Encantadas 1G, Phase III will have 0.6945 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 wide P.U.E.s on the sides and rear of all lots. There is twenty (20) foot wide public drainage easement (Tract 'E') granted to the Lomas Encantadas H.O.A. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Block 5, Lots 1 & 27, and Block 6, Lots 1 & 28. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 2, Lot 1, and Block 3, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Clayton Drive NE from Block 1, Lot 6; Block 2, Lots 11 & 12; Block 3, Lot 1 and Block 4, Lot 1. Tracts B, C, D, F, and G are reserved a private landscaping easements, to be owned and maintained by the Lomas Encantadas HOA. Tract A is reserved as a private landscaping/water quality easement, to be owned and maintained by the HOA.
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 is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed preliminary plat contains lots which would measure approximately 4,950 sf to 8,269 sf in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with lot widths ranging from 45 ft to 49.74 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). Another policy in Chapter 5 is to “Promote and support development that incorporates walkability” and “Encourage adequate pedestrian connections to future transit facilities in all residential site development” (5.6.3, Policy L-3 and Policy L-4).

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 LOMAS ENCANTADAS MASTER PLAN:
The Lomas Encantadas Master Plan designates Tract 12, containing the subject property, as Medium Density Residential with a park. The proposed R-4: Single-Family Residential density and

lot layout meets the requirements of the master plan.

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

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

Reviewing Agency	Comments
City of Rio Rancho Engineering	See Attachment
City of Rio Rancho Parks, Recreation, and Community Services	No adverse comments
City of Rio Rancho Fire and Rescue	See Attachment
City of Rio Rancho Police	Did not receive comment
SSCAFCA	Did not receive comment
MRCOG - MRMPO	No adverse comment, see attachment
Rio Rancho Public Schools	Did not receive comment

SURROUNDING LAND USE/ZONING:
The property to the north and west of Tract 12 is vacant land, which is currently zoned R-1 Single Family Residential. Property to the south, across Paseo Del Volcan NE, is zoned R-4 Single-Family Residential, and is currently being developed as Lomas Encantadas Unit 2. Property to the east is zoned R-1 Single-Family Residential with a Building Envelope Overlay Zone, and a portion is zoned as Open Space.

NOTIFICATIONS
Notice of pending development application was sent via first class mail to property owners adjacent to the subject property 15 days prior to the hearing. A legal notice was published in the Rio Rancho Observer on February 20, 2021. A notice sign was posted to the property on March 1, 2022.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 22-210-00001 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-4: Single-Family Residential Zoning District.
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 reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable. The reviewing comments include:
a. Clarify dedication of Tracts D and G on Plat in conjunction with vacation of easement
b. Construction Drawings to provide more detail for Tract E (Drainage Easement)
c. Remove Development Services Department signature block
d. Remove "administratively" from City Clerks Certificate signature block

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: Application_authorization_letter.pdf
ATTACHMENT: Zoning Ordinance 21-02_O-36
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: ReviewerComments.pdf
ATTACHMENT: LocationZoneMap.JPG
ATTACHMENT: Sign Posting Preliminary Plat LE1G Ph3.jpg
ATTACHMENT: w-ww avail Lomas Encantadas 1-G Phase 3
ATTACHMENT: LE-U1G - PH3 PRELIM PLAT 030722.pdf

Rio Rancho
City of Vision

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, April 11, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the propertyies legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 within the Lomas Encantadas Master Plan.

Preliminary/Final Plat
Case #23-200-00005
The applicant, Will Plotner Jr, through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

Preliminary Plat
Case #23-210-00002
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential

Preliminary Plat
Case #23-210-00003
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single--Family Residential.

Preliminary Plat
Case #23-210-00004
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

Preliminary Plat Extension
Case #21-210-00026
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single--Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zol-

lars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

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 27, 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 22, 2023

RE: Preliminary Plat Extension: Case #22-210-00001
Lomas Encantadas 1G, Phase III

Dear Property Owner:

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

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 11, 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 zone 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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, 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.

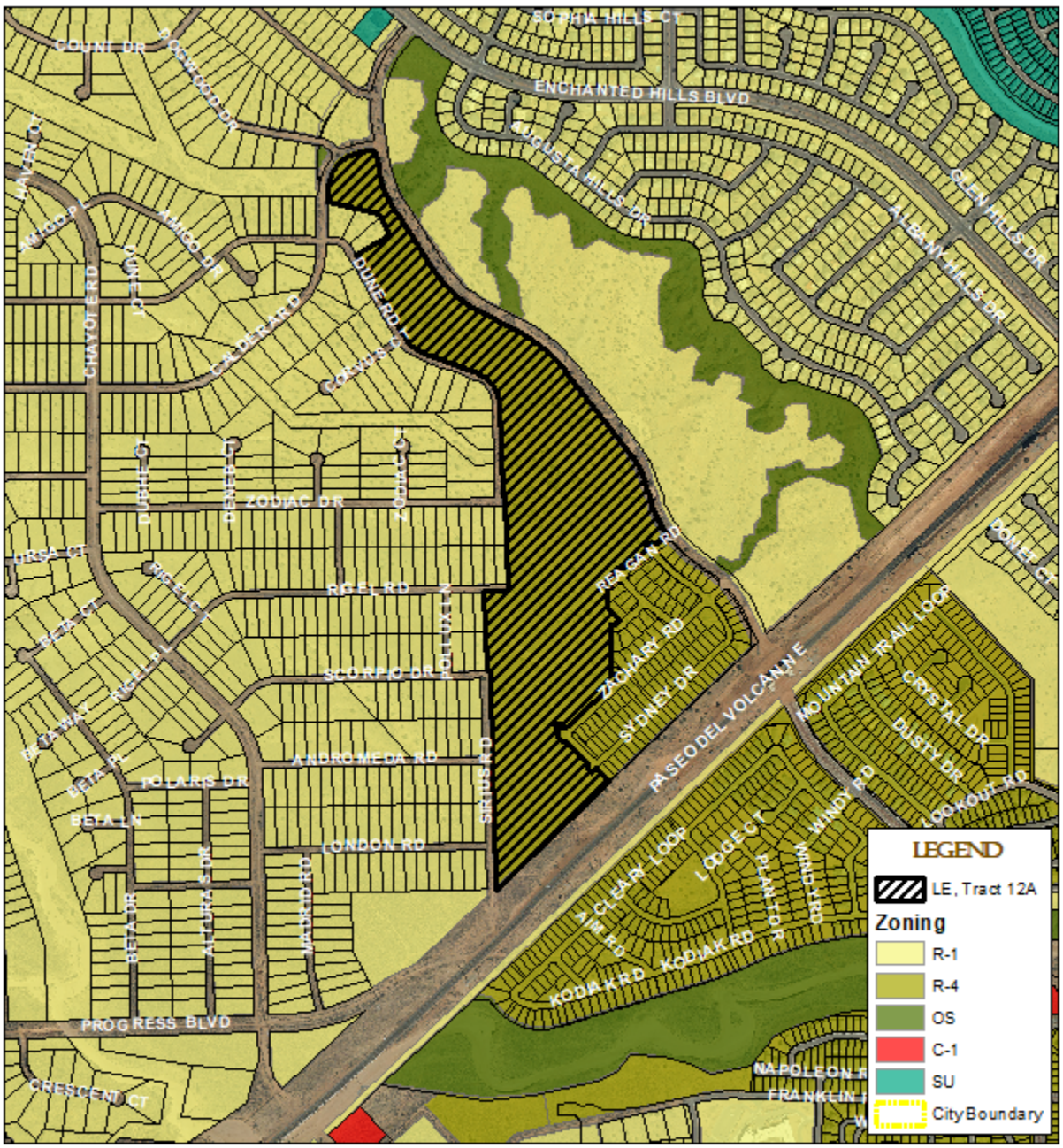
Respectfully,

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

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

LOMAS ENCANTADAS TRACT 12A



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: 22-210-00004

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1D Phase 1 & 2 Preliminary Plat. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1D, Phase 1 & 2 Preliminary Plat.

The applicant states in their justification letter, "The engineering plans are currently under review by Development Services and Southern Sandoval County Arroyo Flood Control Authority. The extension is necessary to keep the project active within the City process and to begin construction on these lots."

Lomas Encantadas 1D, Phase 1 and 2 is comprised of 167 lots and 14 tracts zoned R-4: Single-Family Residential District, with approximately 21.3913 lot acres and 29.0235 tract acres. The subject property is located on the north side of Paseo del Volcan, a principal arterial, and west of Camino Encantadas NE, a future minor arterial. Adjacent zoning includes R-4: Single-Family Residential to the south, and R-1: Single-Family Residential to the east, west, and north.

The City Subdivision Ordinance R.O. 2003 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.” The preliminary plat for Lomas Encantadas 1D, Phase 1 & 2 was approved with conditions by the Planning and Zoning Board on April 26, 2022 under Case No. 22-210-00004.

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 plat review and re-approval for the Lomas Encantadas 1D, Phase 1 & 2 Preliminary Plat.

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 March 29, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property per Ordinance. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the preliminary plat extension with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a 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 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 Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. 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 approval of the Lomas Encantadas 1D Phase 1 & 2 Preliminary Plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the April 26, 2022 Preliminary Plat Approval shall apply to this extension, with those conditions being:
    a. The applicant shall address all of the preliminary plat reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including: providing further information for Pond 207R in the drainage plan and finalize ownership transfer from SSCAFCA to the City of Rio Rancho for parcel U20, Block 155, Lot ARROYO AKA "6222 Caldera Rd NE." The applicant shall make the following revisions on the plat:
        1. Necessary text revisions to correct errors as detailed by staff.
        2. Under Purpose of Plat, Note No. 4, correctly reflect "167 R-4: Single Family Residential Units."
6. The preliminary plat extension is effective until April 11, 2024.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Legal Ad 3.29.23.pdf
ATTACHMENT: Pre Plat Extension LE 1D Ph 1&2 - 03-17-2023.pdf
ATTACHMENT: 22-210-00004 Notices for 4.11.23 PZB.pdf
ATTACHMENT: Lomas Encantadas 1D Phases 1 & 2.jpg

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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001567494

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	$46.28	**Sales Rep**	wschult		
Tax Amount	$3.59	**Order Taker**	wschult		
Total Amount	$49.87	**Payment Method**	Credit Card		
Amount Due	$49.87	**Payment Amount**	$0.00		

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001567494-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICECORRECTIONTHEAPRIL1120 23PLANNINGANDZONINGBOARDMEE TINGNOTICEREGARDINGTHEPRELIM INARYPLATEXTENSIONCASE
Ad Size	1 X 45 li		
Color			

Run Date
03/29/2023
03/29/2023
03/29/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE
CORRECTION

The April 11, 2023 Planning and Zoning Board Meeting Notice regarding the Preliminary Plat Extension, Case #22-210-00004 should have read as follows:

Preliminary Plat Extension, Case #22-210-00004

The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 and Lot Arroyo within the Lomas Encantadas Master Plan.

Journal: March 29, 2023

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
		Preliminary Plat Extension	☐ 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: Lomas Encantadas Development Company LLC		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: BryanA@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners: Lomas Encantadas Development Company LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

Preliminary Plat Extension for Lomas Encantadas Unit 1D Phases 1 and 2 subdivision.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A-1-A	Lot(s): 34-41, Arroyo
Existing Zoning: R-4	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 167	Total area of site (acres) 57.2967 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: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Arag		Date: March 17, 2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised January 26, 2017

LOMAS ENCANTADAS DEVELOPMENT COMPANY LLC
409 NM Hwy 528
Rio Rancho, NM 87124

March 17, 2023

Mr. Brian Babyak
Municipal Planner II
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Mr. Babyak,

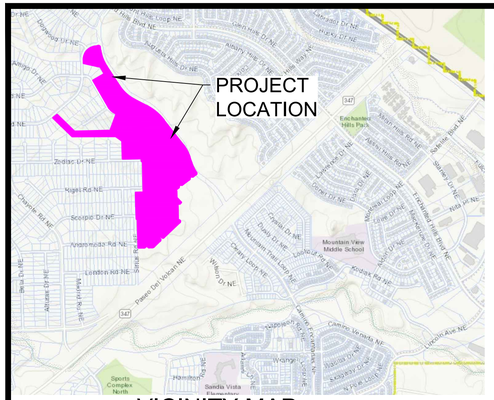
Please accept this letter as a request for an extension on the Lomas Encantadas 1D Phase 1 and 2 Preliminary Plat. The original preliminary plat was approved at the April 26, 2022 Planning and Zoning board meeting. The engineering plans are currently under review by Development Services and Southern Sandoval County Arroyo Flood Control Authority.

The extension is necessary to keep the project active within the City process and to begin construction on these lots.

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



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements and existing 50' radius temporary public access easement, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision along with existing ten (10) foot wide and five (5) foot wide public utility easements and one of two existing 50' radius temporary turnaround easements as shown on Vacation and Replat of Lomas Encantadas, all being vacated by this plat as shown hereon.

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision, said easements to remain as granted. There is twenty (20) foot wide public drainage easement (Tract "E") granted to the Lomas Encantadas H.O.A. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Block 5, Lots 1 & 27, and Block 6, Lots 1 & 28. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 2, Lot 1, and Block 3, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Clayton Drive NE from Block 1, Lot 6; Block 2, Lots 11 & 12; Block 3, Lot 1 and Block 4, Lot 1.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. 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 yellow plastic cap stamped 17122, or nail with shinner stamped 17122 (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).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, 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.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

JURISDICTIONAL AFFIDAVIT

I, Jason D. Smith, New Mexico Registered Land Surveyor No. 17122, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

JASON D. SMITH NEW MEXICO 17122 REGISTERED PROFESSIONAL LAND SURVEYOR

Jason D. Smith, NMPS No. 17122 Date

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

Plotted: 4/7/2022 5:57:08 PM, By:Duneman, Donnie
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLLE - 1D - PH 1-2 PRELIM PLAT.dwg
Last Saved:4/7/2022 10:42:44 AM, mricketts

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 VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS' AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND' AND 50' RADIUS 'TEMPORARY PUBLIC ACCESS EASEMENTS' AS NOTED AND SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 167 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 14 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A', C', 'D', 'E', 'H', 'I', 'J', AND 'M' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'B' AND 'F' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'G' AS SHOWN HEREON, SAID TRACT IS TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'L' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE POND OWNED AND MAINTAINED BY CITY OF RIO RANCHO. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'K' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED FOR SINGLE FAMILY RESIDENTIAL LOTS OWNED AND MAINTAINED BY AMREP SOUTHWEST. 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. 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.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Carey A. Plant, Secretary

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

SSCAFCA

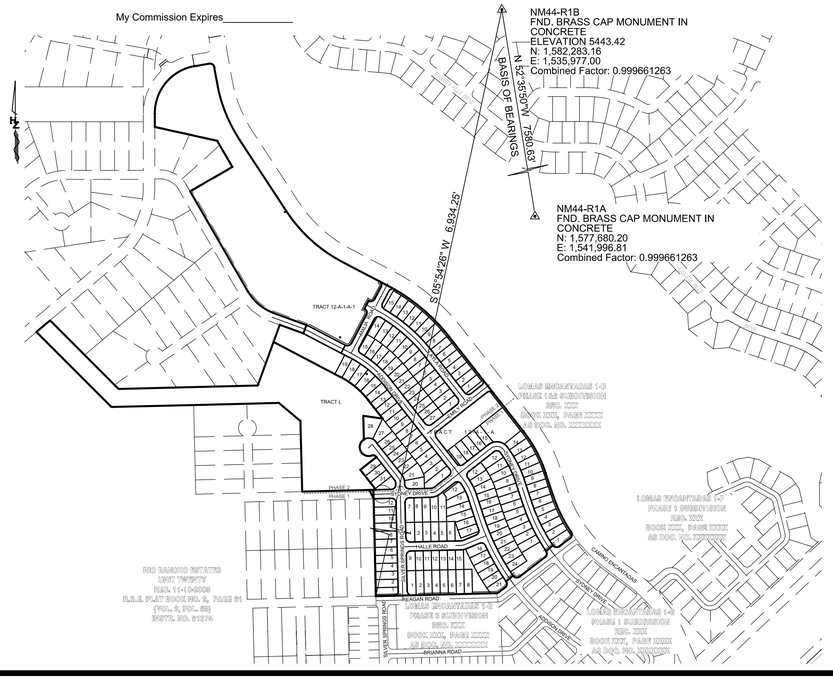
Dave Gatterman, Executive Engineer SSCAFCA

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____



PUBLIC UTILITY EASEMENTS

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

A. 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.
B. 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.
C. 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.
D. 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.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable 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/Lumen Date

Sparklight Date

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1A and NM44-R1B being N. 52°35'48" w. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: xxxxxxxxxxxxxx .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
4. TO DIVIDE TRACT '12-A-1-A' INTO 166 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 14 TRACTS AS SHOWN HEREON.
5. TRACTS 'A', 'C', 'D', 'E', 'H', 'I', 'J' AND 'M' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
6. TRACTS 'B' AND 'F' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
7. TRACT 'G' TO BE DEDICATED AS A PUBLIC PARK OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. AS NOTED AND SHOWN HEREON.
8. TRACT 'L' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
9. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
10. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1&2		PLAT ACRES	57.2967
NO. OF LOTS:	167	LOT ACRES:	21.3913
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	14	TRACT ACRES:	29.0235
NO. OF EXIST. TRACTS:			1
NO. OF EXIST. LOTS			9
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			1.2639
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			6.8819
ROAD MILES VACATED:			0.2116

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3 SUBDIVISION

FILED JUNE 19 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 1 OF 5

APRIL 2022

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A, Lomas Encantadas Unit 1-G Phase 3 Subdivision plat, recorded on xxxxxx in Book xxx, Page xxx, as Document Number xxxxxx, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 21.3913 acres, more or less (167) Lots, (14) Tracts.

and

A Tract of land being all of Lots 34 thru 41 and Lot Arroyo of Block 155, Unit Twenty, recorded on June 19 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

SUBDIVIDER:

AMREP SOUTHWEST INC.
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

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

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____.

Fred Radosevich, Chairman

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Approved this _____ day of _____ 20____.

Dave Gatterman, Executive Engineer

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

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1 AND 2 SUBDIVISION
BEING TRACT 12-A-1-A
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SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 2 OF 5

APRIL 2022

SCALE: 1" = 60'

EASEMENTS

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6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).

ABBREVIATIONS:

D.E. - Drainage Easement
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P.L.W.Q.E. - Private Landscaping / Water Quality Easement
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Book Page

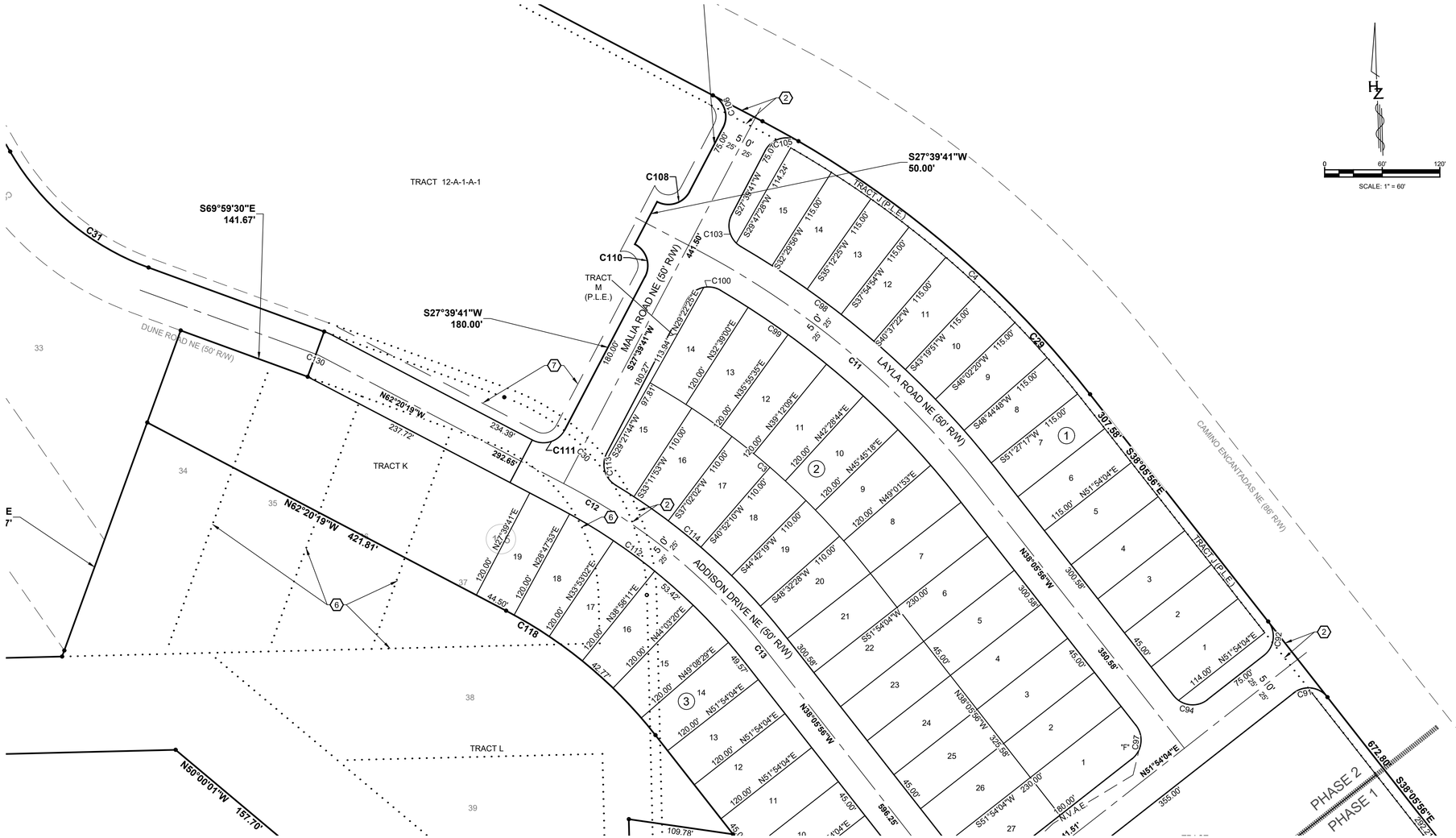
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SHEET 3 OF 5

APRIL 2022



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CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C3	22°32'21"	762.00'	N49°22'06"W	297.83'	299.76'
C4	22°06'37"	1047.00'	S49°09'14"E	401.53'	404.03'
C6	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C7	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C8	19°56'02"	462.00'	N28°07'55"W	159.93'	160.74'
C9	15°30'12"	1138.00'	N25°54'59"W	306.99'	307.92'
C10	15°30'12"	1138.00'	N25°54'59"W	306.99'	307.92'
C11	24°14'36"	906.87'	N50°13'07"W	380.86'	383.72'
C12	24°14'23"	627.00'	N50°13'07"W	263.29'	265.26'
C13	24°14'23"	627.00'	N50°13'07"W	263.29'	265.26'
C14	36°46'03"	50.00'	N19°42'54"W	31.54'	32.09'
C16	36°30'13"	50.00'	S70°09'11"W	31.32'	31.86'
C18	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C19	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C20	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C21	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C22	21°17'56"	50.00'	S78°01'10"W	18.48'	18.59'
C26	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C27	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C28	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C29	24°14'23"	1057.00'	N50°13'07"W	443.85'	447.18'
C47	89°44'10"	25.00'	S43°32'13"W	35.27'	39.15'
C48	90°15'50"	25.00'	N46°27'47"W	35.44'	39.39'
C49	36°46'03"	75.00'	N19°42'54"W	47.31'	48.13'
C50	36°46'03"	25.00'	S19°42'54"E	15.77'	16.04'
C51	250°31'44"	50.00'	S16°38'13"W	81.65'	218.63'
C52	70°31'44"	25.00'	S73°21'48"E	28.87'	30.77'
C53	90°00'00"	25.00'	S6°54'04"W	35.36'	39.27'
C54	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C57	90°00'00"	25.00'	S6°54'04"W	35.36'	39.27'
C58	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C59	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C60	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C63	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C64	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C65	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C66	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C67	17°59'25"	352.00'	S27°09'36"E	110.07'	110.52'
C68	36°30'13"	75.00'	N70°09'11"E	46.98'	47.78'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C69	89°44'10"	25.00'	N43°32'13"E	35.27'	39.15'
C71	90°00'00"	25.00'	N46°19'52"W	35.36'	39.27'
C74	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C76	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C77	90°00'00"	25.00'	N43°40'08"E	35.36'	39.27'
C81	21°17'56"	75.00'	N78°01'10"E	27.72'	27.88'
C83	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C84	10°14'01"	1298.00'	S29°54'46"E	231.53'	231.83'
C85	89°54'49"	25.00'	N43°37'32"E	35.33'	39.23'
C86	90°05'12"	25.00'	N46°22'28"W	35.38'	39.31'
C87	90°15'50"	25.00'	N46°27'47"W	35.44'	39.39'
C89	90°00'00"	25.00'	S83°05'56"E	35.36'	39.27'
C91	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C92	90°00'00"	25.00'	S6°54'04"W	35.36'	39.27'
C94	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C97	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C98	21°43'54"	932.35'	N48°58'08"W	351.51'	353.63'
C99	21°26'53"	882.00'	N48°49'22"W	328.24'	330.17'
C100	92°47'31"	25.00'	S74°03'26"W	36.21'	40.49'
C103	87°30'00"	25.00'	S16°05'19"E	34.58'	38.18'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C105	92°19'05"	25.00'	S73°49'14"W	36.06'	40.28'
C106	90°00'00"	25.00'	S17°20'19"E	35.36'	39.27'
C108	90°00'00"	25.00'	S72°39'41"W	35.36'	39.27'
C110	90°00'00"	25.00'	S17°20'19"E	35.36'	39.27'
C111	90°00'00"	25.00'	S72°39'41"W	35.36'	39.27'
C112	24°14'23"	602.00'	S50°13'07"E	252.79'	254.68'
C113	86°27'54"	25.00'	S15°34'16"E	34.25'	37.73'
C114	20°42'17"	652.00'	S48°27'04"E	234.33'	235.61'
C130	7°38'56"	50.00'	N66°09'47"W	6.67'	6.67'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
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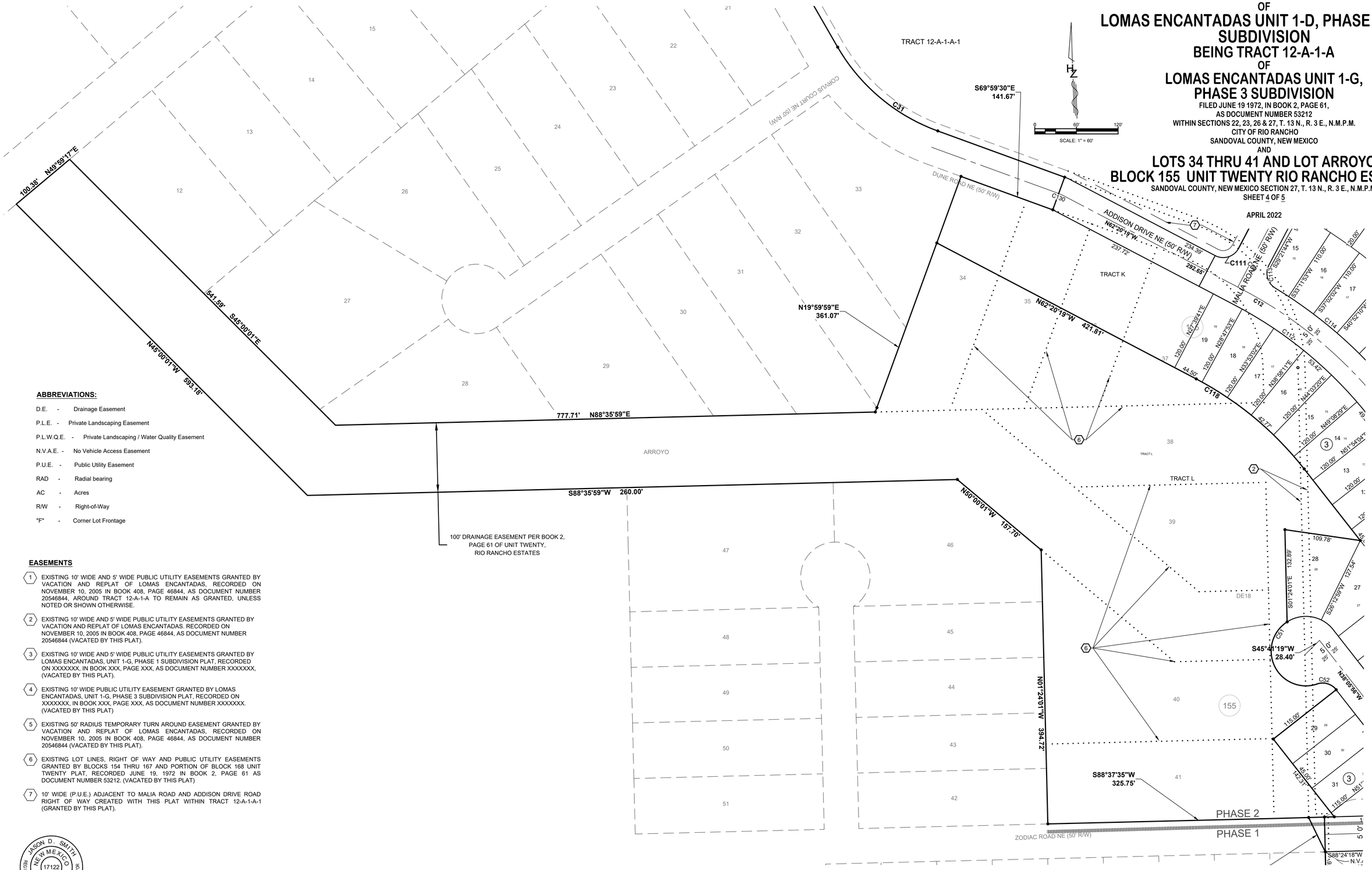
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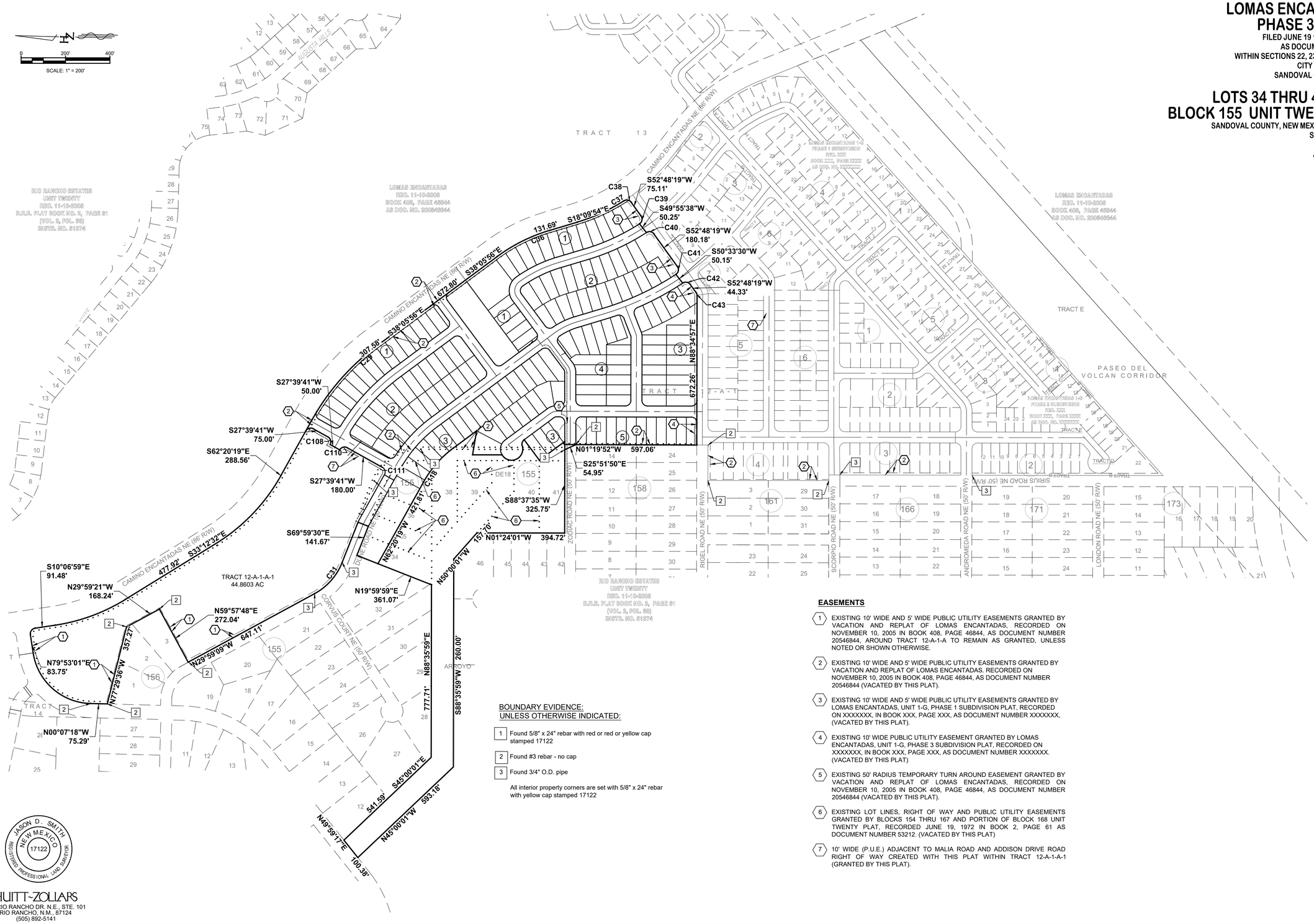
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SANDOVAL COUNTY, NEW MEXICO SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SHEET 5 OF 5

APRIL 2022



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped 17122
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped 17122

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3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3 SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A-1 (GRANTED BY THIS PLAT).

JASON D. SMITH
NEW MEXICO
17122
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 4/7/2022 10:29:15 AM, By:Ricketts, Mark
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1-2 PRELIM PLAT.dwg
Last Saved:4/7/2022 9:46:49 AM, mricketts

Book Page

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

RE: Preliminary Plat Extension #22-210-00004 Lomas Encantadas 1-D, Phases 1 & 2 Lomas Encantadas Tract 12. **March 24, 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, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the properties legally described as LE, Tract 12; Rio Rancho Estates Unit 20, Block 155, Lots 34-41 and Lot Arroyo within the Lomas Encantadas Master Plan. On the back of this letter is a location map of the project.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, April 11, 2023** 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.

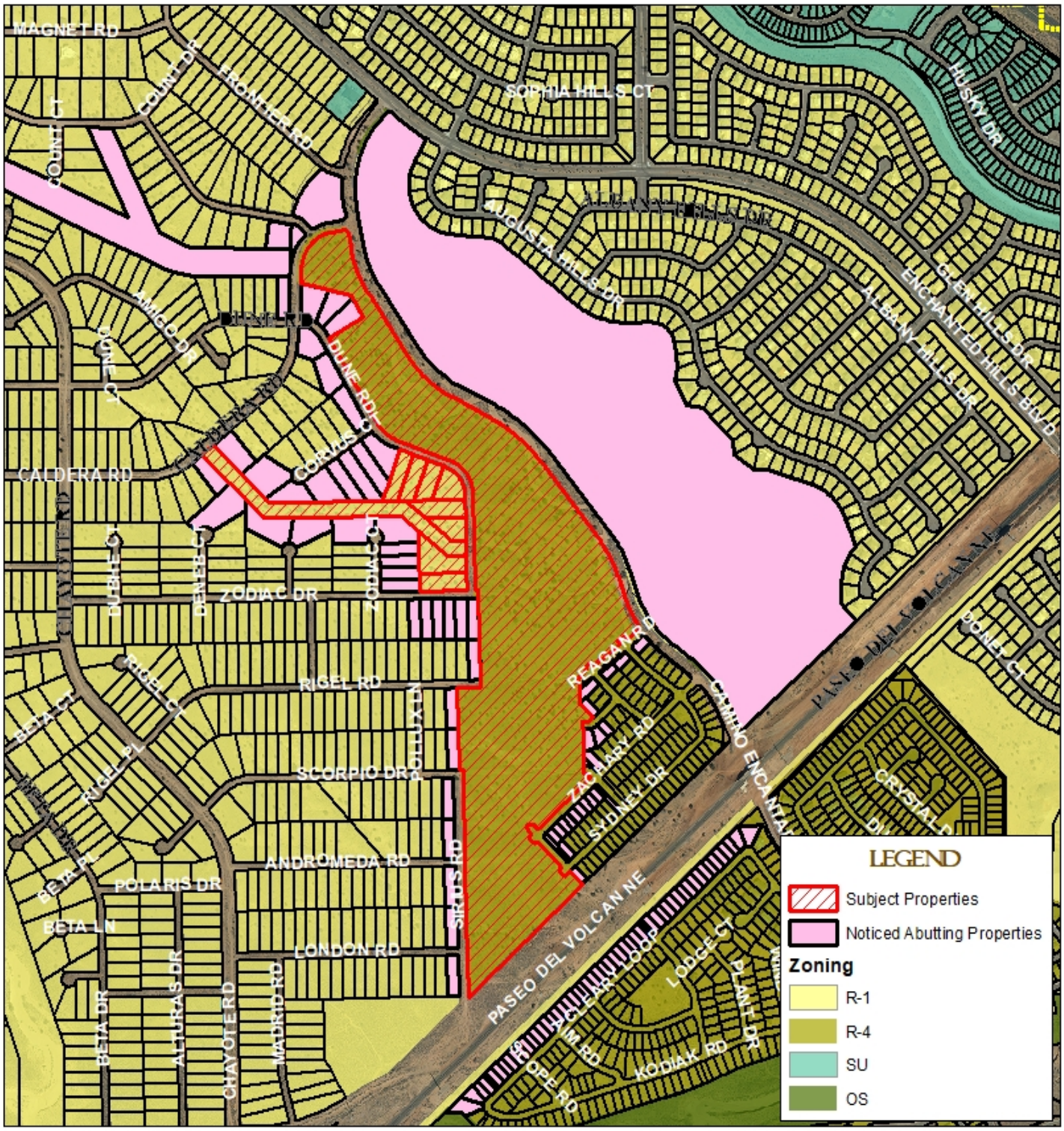
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOMAS ENCANTADAS ID, PHASES I & II
PRELIMINARY PLAT EXTENSION



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.

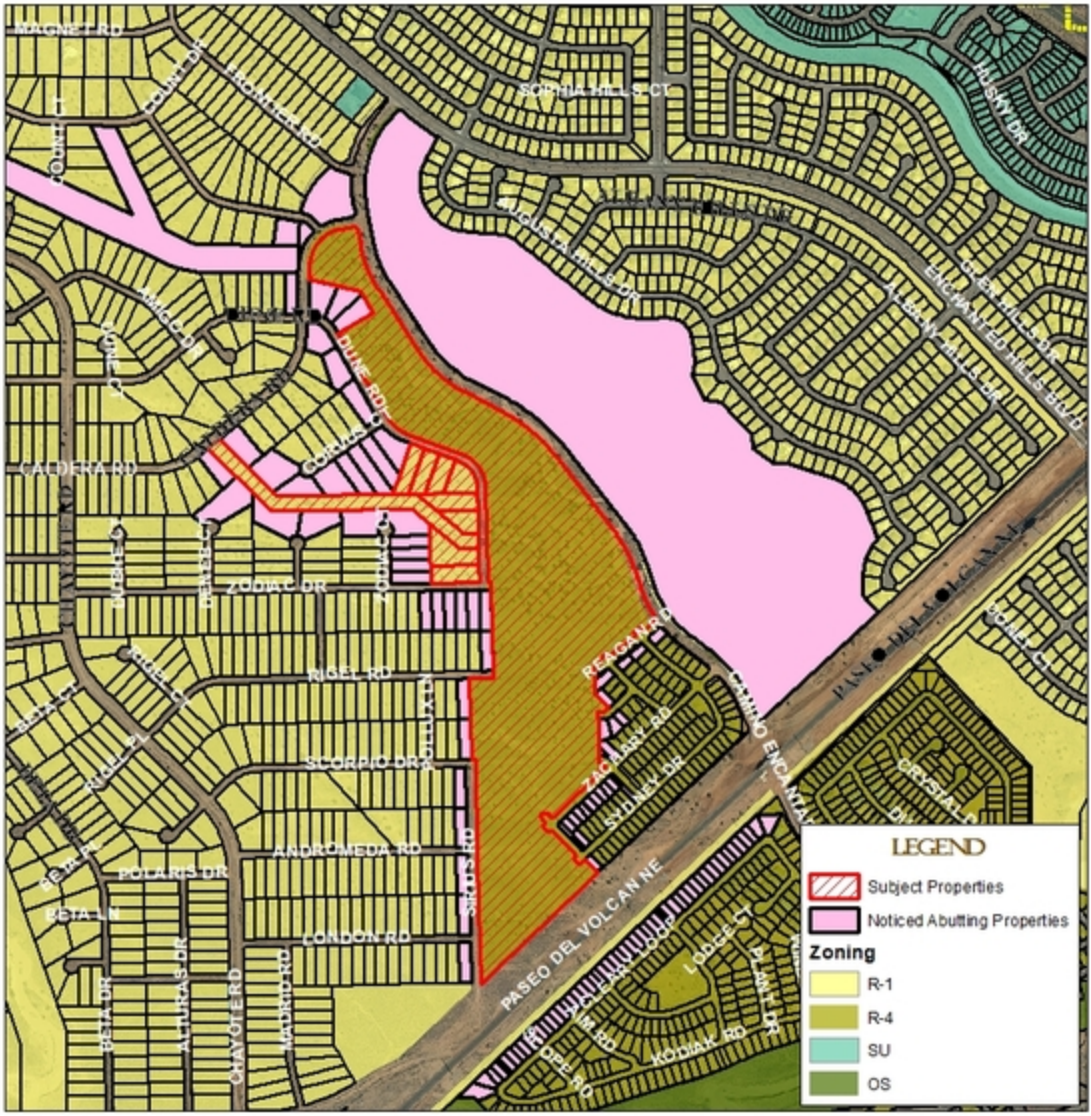
Rio Rancho
City of Vision

Map Created by Tim Dvorak on March 23, 2023

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LOMAS ENCANTADAS ID, PHASES I & II
PRELIMINARY PLAT EXTENSION



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.

Rio Rancho
City of Vision

Map Created by Tim Dvorak on March 23, 2023

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CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00002

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval for a preliminary plat to create four R-1: Single Family Residential zoned lots from the property legally described as Siesta Hills II, Block 4, Lot 21A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval for a preliminary plat for Siesta Hills to create four R-1: Single Family Residential zoned lots from the property legally described as Siesta Hills II, Block 4, Lot 21A. The property is 0.72 acres, located on the southwest corner of Bali Road SE and Ivory Road SE, one mile west of Unser Blvd SE and about a quarter mile south of Tulip Road SE.

This Preliminary Plat was originally heard by the Planning and Zoning Board on June 8, 2021 under case #21-210-00009, and approved by a vote of 5 for and 0 against. The plat has since expired as it has been over a year since the plat's approval and an extension or Final Plat has not been filed. The plat has not been modified since the first Preliminary Plat submittal. Per Condition #4 of the approved Preliminary Plat case #21-210-00009: "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."

The property owner has begun initial improvement and construction work on the property, however has since paused work with the plat expiration.

I. General Information
1. Layout: Siesta Hills would be 4 R-1: Single-Family Residential lots.
2. Acreage: 0.7179 Acres
3. Access: The proposed development would be accessed off of Bali Road SE, a residential road, via Ivory Road SE, a minor collector or from Tulip Road SE, a minor collector.
4. Zoning: The subject property is zoned R-1: Single-Family Residential per Ordinance 81-15, the original City of Rio Rancho Zone Map.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One/Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: A water and wastewater availability approval letter was issued by the City of Rio Rancho Utilities Department for the Siesta Hills Subdivision on May 20, 2021
7. Drainage: Storm runoff will drain southeast toward Bali Road and into Ivory Road. The internal drainage of Ivory Road drains into an existing arroyo known as the Sugar Channel. The applicant

and developer must work with SSCAFCA to provide design for floodwall, bank protection, and review SSCAFCA's Star Heights Drainage Assessment.
8. Roads and Sidewalks: The existing street will be standard local street sections with sidewalk. The right- of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.
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 wide public utility easement within all new lots on all side and rear property lines.
11. Public Site Dedications: None
12. Vacations: None
13. Variances: None

II. Conformance with the Subdivision Requirements

The proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions.

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

III. Conformance with the Zoning Ordinance

The proposed lots would comply with the dimensional standards of the R-1: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1612 acres (approximately 7,021 sf) to 0.2334 acres (approximately 10,166 sf) in compliance with the 7,000 sf minimum lot area of the R-1: Single Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 60 ft, as the smallest lot frontage in this subdivision is 78 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.

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 would be an action in meeting the policy of encouraging development, however it is not in a master planned area. The development improves upon storm drainage, utilities, and accessibility with additional sidewalks, within the City of Rio Rancho. 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, SSCAFCA, and Rio Rancho Public Schools reviewed this application and related infrastructure plans. Their comments are presented as attachment III. The plat and related infrastructure plans were also sent to Police and the Mid-Region Council of Governments but staff did not receive any comments. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING:
Surrounding properties are all zoned R-1: Single Family Residential.

NOTIFICATIONS:

Notice of pending development application was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. A legal notice was published in the Rio Rancho Observer on March 27, 2023. A notice sign was posted to the property on April 4, 2023.

REVIEWER COMMENTS:

Agency/Department	Comments
City of Rio Rancho Engineering	See Attachment III
City of Rio Rancho Fire and Rescue	See Attachment III
SSCAFCA	See Attachment III
City of Rio Rancho Parks, Recreation, and Community Services	Park & Trail Impact Fees to be paid, no further comment
Rio Rancho Public Schools	No adverse comment
City of Rio Rancho Police	Did not receive comment
MRCOG - MRMPO	Did not receive comment

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 23-210-00002 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-1: Single-Family Residential Zoning District.
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. Final Plat to include 10 ft. easement adjacent to all public right-of-way and 5 ft. easements on all side and rear property lines.
8. Prior to submission of final plat, applicant may need to address and coordinate with SSCAFCA on drainage and bank protection.

ALTERNATIVES:

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: Location & Zoning Map
ATTACHMENT: Original Reviewer Comments
ATTACHMENT: SIESTA HILLS_PLAT.pdf
ATTACHMENT: PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-Siesta Hills.pdf
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: 6.8.21 PZB Minutes.pdf

SIESTA HILLS II, BLOCK 4, LOT 21A



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.

ReRancho City of Vision

Map Created by Brian Babyak on May 17, 2021

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Miles

N W E S

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 10, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00009 (please reference this # with any correspondence) Siesta Hills – Siesta Hills II, Block 4, Lots 21A

This is a transmittal for a Preliminary Plat for Siesta Hills, splitting Siesta Hills II, Block 4, Lot 21A into 4 lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 21, 2021**. 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
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

1. Provide availability letter for sewer and water.
2. Drainage appears to be through the lots? Please clarify.
3. Provide 10’ PUE along ROW.
4. Provide 5’ PUE along lots.

Joe Mauser
Reviewer

5/19/2021
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 10, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00009 (please reference this # with any correspondence) Siesta Hills – Siesta Hills II, Block 4, Lots 21A

This is a transmittal for a Preliminary Plat for Siesta Hills, splitting Siesta Hills II, Block 4, Lot 21A into 4 lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 21, 2021**. 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:
(X_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Fire department comments.:
1. Confirm the approved distances and locations of fire hydrants. Including existing.
2. Confirm Turning radius shall be 28 ft.

Further fire department comments may be required upon development.

Thank you

Jonathan Garcia — Reviewer
May 17, 2021 — Date

From: Junko Boat
To: BRIAN BABYAK
Cc: DAVID SERRANO; Andres Sanchez
Subject: RE: Siesta Hills Preliminary Plat Transmittal
Date: Friday, May 21, 2021 5:14:47 PM
Attachments: image001.png
image002.png
image003.png
2018_08_07 Conley Engineering Star Heights Drainage Assessment Final Report SSCAFCA_reduced.pdf

****
****
CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
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****

Brian,

I accidentally hit the send button before finishing. Please ignore the earlier email and correct the list of comments to below:

Drainage Plan

1. Provide design for floodwall. Provide backup calculation for determining dimensions and extent of the floodwall.
2. The back of the proposed lots should be protected from lateral migration of the Sugar Channel by providing bank protection.

****ADD TO THE COMMENT****

Please coordinate with SSCAFCA on the bank protection.

3. SSCAFCA can provide the Applicant with SSCAFCA's Star Heights Drainage Assessment Report (2018) – attached to this email.

Relevant Items in the Report

a. AP12C on Plates 10 (PDF Page 22) = 141 cfs Floodwall design to be based on this flowrate.
b. Appendix C culvert analysis crossing 6-C2 on Plates 10 (PDF Page 22)
c. PDF Page 49 System C Reach C2 Observations – Evidence of flow over-topping the curb at the culverts on both the east and west sides of Ivory Road.

4. Rundowns on Ivory Rd into the Sugar Channel should be evaluated for capacity.

****ADD TO THE COMMENTS ABOVE****

5. No turned blocks are allowed along the property boundary along the SSCAFCA ROW.

Sorry for the confusion and thank you,

Junko

From: Junko Boat
Sent: Friday, May 21, 2021 5:06 PM
To: 'BRIAN BABYAK' <BBABYAK@rrnm.gov>

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 10, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00009 (please reference this # with any correspondence) Siesta Hills – Siesta Hills II, Block 4, Lots 21A

This is a transmittal for a Preliminary Plat for Siesta Hills, splitting Siesta Hills II, Block 4, Lot 21A into 4 lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 21, 2021**. 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:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Park and Trail Impact Fees will be paid for each residence. No additional comments.

Dyane N. Sonier *05/11/2021*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: May 10, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00009 (please reference this # with any correspondence) Siesta Hills – Siesta Hills II, Block 4, Lots 21A

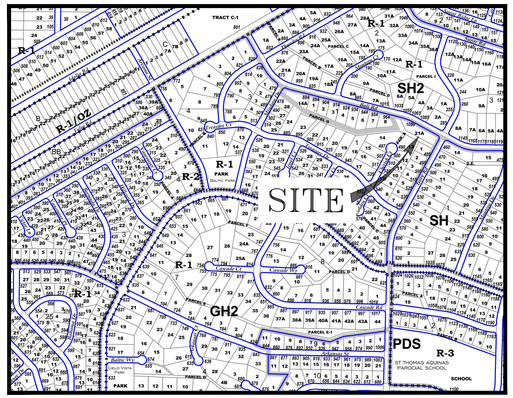
This is a transmittal for a Preliminary Plat for Siesta Hills, splitting Siesta Hills II, Block 4, Lot 21A into 4 lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 21, 2021**. 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

No Comments

Reviewer _____ Date _____


SITE
SH2
SH
R-1
R-2
R-1/DZ
GH2
PDS
R-3
TRACT C-1
PARCEL C-1
PARCEL D-1
PARCEL E-1
PARCEL F-1
PARCEL G-1
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PARCEL 20-1
PARCEL

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:	AMREP SOUTHWEST, INC.			Phone:	505-389-2191
Address:	409 NM HWY 528 NE			E-Mail:	BryanA@aswinc.com
City:	RIO RANCHO	State:	NM	Zip:	87124
Proprietary Interest:	100%	List Owners:	AMREP SOUTHWEST, INC.		
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 for Siesta Hills

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Rio Rancho Estates Unit 11	Block(s):	4	Lot(s):	21A
Existing Zoning:	R-1	Proposed Zoning:	R-1		
No. of existing lots:	1	No. of proposed lots:	4	Total area of site (acres)	0.72

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:	3-16-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

RioRancho
City of Vision

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, April 11, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the propertyies legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 within the Lomas Encantadas Master Plan.

Preliminary/Final Plat
Case #23-200-00005
The applicant, Will Plotner Jr, through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

Preliminary Plat
Case #23-210-00002
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential

Preliminary Plat
Case #23-210-00003
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single--Family Residential.

Preliminary Plat
Case #23-210-00004
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

Preliminary Plat Extension
Case #21-210-00026
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single--Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zol-

lans, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

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 27, 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 22, 2023

RE: Preliminary Plat: Case #23-210-00002
Siesta Hills: Subdividing 1 lot into 4 lots

Dear Property Owner:

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

The applicant, AMREP Southwest Inc.. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 11, 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 zone map of the subject property.

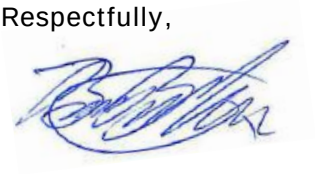
If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my email: bbabyak@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually 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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, 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,

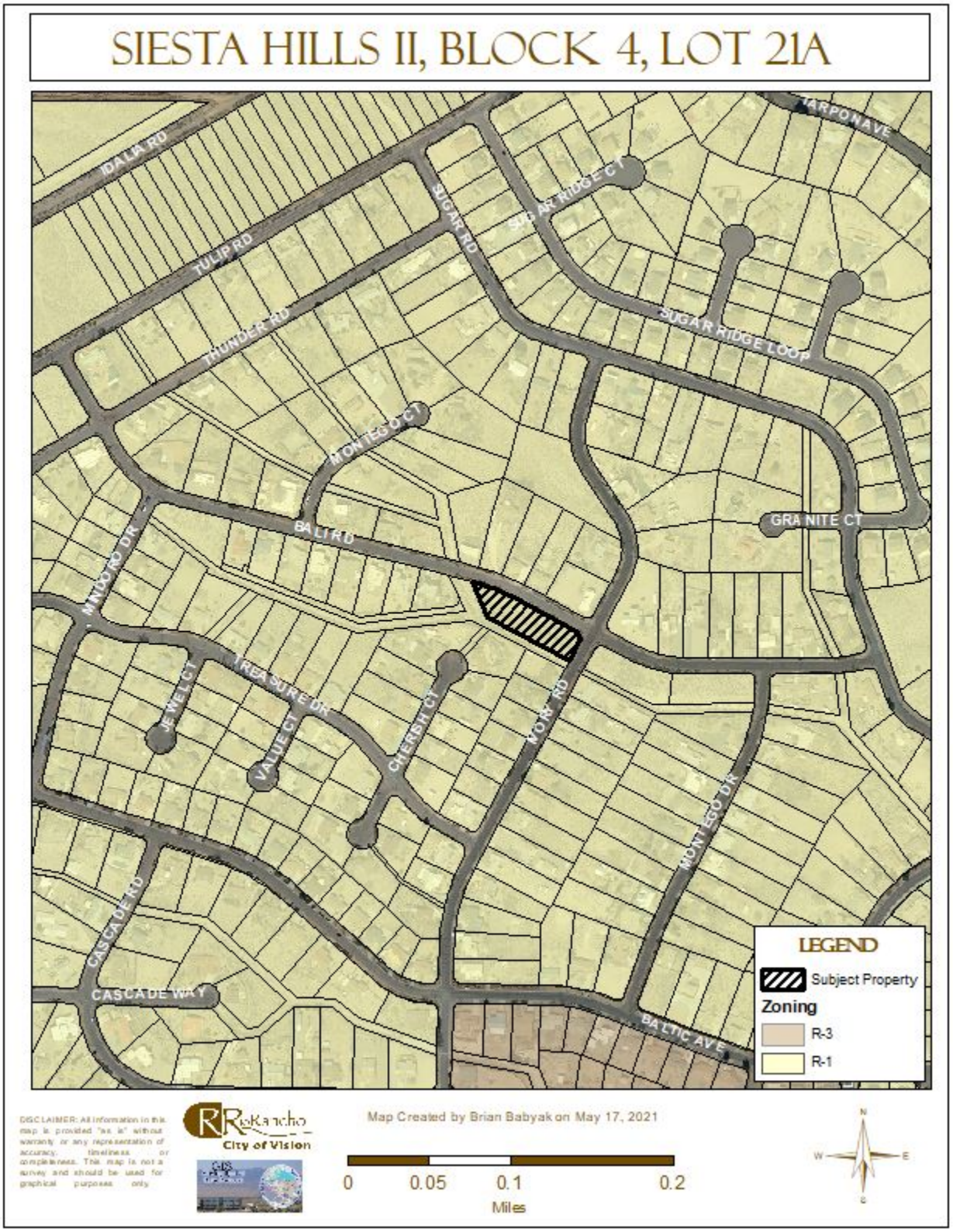


Brian Babyak
Municipal Planner II
Development Services Department
City of Rio Rancho

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

SIESTA HILLS II, BLOCK 4, LOT 21A



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

June 8, 2021
6:00 PM
Council Chambers, City Hall

Board Members

MEMBERS PRESENT:
Michael Lizzi, District 2
Fred Radosevich, District 3, Vice-Chair
Anthony Anastasi, District 4
Sal Maniaci, District 5
Cheryl Baker, District 6
Michael Schlichte, At Large, Chair

MEMBERS ABSENT:
Carlos Sanchez, District 1

STAFF PRESENT:
Matt Geisel, Acting Development Services Director
Amy Rincon, Planning and Zoning Manager
Alex Lopez, Planner I
Brian Babyak, Planner I
Rebekah Longstreet, Planner II
Thomas Lampo, Planner II
Taylor Begay, Recording Secretary

Call to Order and Pledge of Allegiance
Chairman Schlichte called the meeting to order at 6:00pm and lead the Pledge of Allegiance.

In order to comply with the Emergency Public Health Order restricting public gatherings in effect, Vice Chair Radosevich announced the Planning and Zoning meeting will convene under the virtual format prescribed by the Attorney General's Office. The direction, subject to the Open Meetings Act, included remote on-line access instructions via Zoom and telephonic participation by Planning and Zoning members and other individuals wishing to be in attendance is to be made available in advance on the official agenda as well as on the City's website. For the record, the following Board members participated remotely: Carlos Sanchez, District 1; and Michael Schlichte, Chair at Large

Consent Calendar

1. May 11, 2021 PZB Meeting Minutes

Anthony Anastasi moved to **approve consent calendar,** seconded by Cheryl Baker.
The motion carried by a vote of 5 FOR and 0 AGAINST.
YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.
NO: (none)

Public Forum

No one spoke on under public forum.

Public Hearings

2. The applicant, Alan C. Boissy, is requesting a variance to permit a proposed carport structure that is located within the side yard setback on the subject property, located at 1102 Kathy Rd SE. Staff contact is Alex Lopez and staff recommends denial with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. Applicant Alan and Karen Boissy spoke on the item to let the Board know they had additional information. No members of the public spoke.

Anthony Anastasi moved to **approve the variance request,** seconded by Fred Radosevich.

The motion carried by a vote of 4 FOR and 1 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, and Cheryl Baker.
NO: Anthony Anastasi.

3. The applicant, Alan C. Boissy, is requesting a variance to Chapter 154.70 (A)(3), for the property located at 1102 Kathy Rd SE, zoned R-1: Single-Family Residential District. Staff contact is Alex Lopez and Staff recommends denial with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. Applicant Alan and Karen Boissy spoke on the item once again and clarified they did not know they needed a permit. No members of the public spoke.

Fred Radosevich moved to **approve the variance request with findings and conditions,** seconded by Carlos Sanchez.

The motion carried by a vote of 4 FOR and 1 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, and Cheryl Baker.
NO: Anthony Anastasi.

4. The applicant, Eduardo Maes, is requesting a variance to allow the construction of an accessory structure within the rear setback of the subject property, located at 5728 Rio Oso Road NE. Staff contact is Thomas Lampo, and Staff recommends denial.

Staff member, Thomas Lampo, presented the item recommended denial with findings and conditions and stood for questions. The applicant, Eduardo Maes, was administered the oath and disagreed with staff's recommendation. Commissioner Anastasi asked a question regarding the placement of the structure in or near an easement. Staff clarified that the structure would directly abut the easement.

Anthony Anastasi moved to **approve the variance request with findings and conditions**, seconded by Cheryl Baker

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

5. Applicant, Macritchie Storage Ventures, through their agent, Stephen Litsas, are requesting approval of a site plan for a self-storage facility located at 301 NM Hwy 528. Staff contact is Alex Lopez and staff recommends approval with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. Agent for the applicant, Stephen Litsas spoke for the item and had a brief presentation for the project. Board member Anastasi inquired about the number of units within the facility.

Carlos Sanchez moved to **approve the site plan with findings and conditions,** seconded by Fred Radosevich

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

6. The applicant, Red Roan Enterprises, LLC, through their agent, Consensus Planning, Inc., are requesting approval of an amendment to the Broadmoor Drive Specific Area Plan to reflect a change in zoning as found in case 21-100-00009. Staff contact is Thomas Lampo and staff recommends approval with findings and conditions.

Staff member, Thomas Lampo, presented the item, recommended approval with findings and conditions and stood for questions. The agent, Jim Strozier, was administered the oath then gave a presentation for Items 6 and 7, and stood for questions. There was commissioner discussion and questions.

Fred Radosevich moved to **recommend approval to the Governing Body for the proposed amendments to the Broadmoor Drive Specific Area Plan,** seconded by Carlos Sanchez

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

7. The applicant, Red Roan Enterprises, LLC, through their agent, Consensus Planning, Inc., are requesting approval of a zone map amendment for Unit 13, Block 112, Lots 13-18, to amend the zoning from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial District. Staff contact is Thomas Lampo and staff recommends approval.

Staff member, Thomas Lampo, presented the item, recommended approval and stood for questions. The agent, Jim Strozier, stood for questions.

Anthony Anastasi moved to **recommend approval of the zone map amendment to the Governing Body with findings and conditions,** seconded by Cheryl Baker The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

8. The applicant, Rio Rancho Holdings LLC, through their agent, Huitt-Zollars, requests approval of an amendment to a previously approved preliminary plat for the Melon Ridge subdivision. Staff contact is Rebekah Longstreet and staff recommends approval.

Staff member, Rebekah Longstreet, presented the item recommending approval with findings and conditions. The agent, Nina Villa of Huitt-Zollars, was administered the oath and stood for questions. There was no public comment and no commissioner discussion.

Fred Radosevich moved to **approve the amendments to the Melon Ridge Preliminary Plat with findings and conditions.** Seconded by Anthony Anastasi.

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

9. Applicant, Craig and Patricia Jeanlouis, request a variance to the lot width requirements of the R1 Zoning District. Staff contact is Rebekah Longstreet and staff recommends approval with findings and conditions.

Staff member, Rebekah Longstreet, presented the item recommending approval with findings and conditions. The applicant, Patricia Jeanlouis, presented and stood for questions. Commissioner Sanchez called on Joe Donahue who gave a public comment. Chairman Schlichte asked about restrictions on manufactured homes in the area. There was commissioner discussion and questions on the item.

Cheryl Baker moved to **approve the variance request with findings and conditions,** seconded by Anthony Anastasi

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

10. The applicant, MVS Development LLC, through their agent, Mark Goodwin and Associates, requests approval of a subdivision variance to create stub streets with a turn around in a

subdivision to be known as Cielo Azul. Staff contact is Rebekah Longstreet and staff recommends approval with findings and conditions.

Staff member, Rebekah Longstreet, presented the item recommending approval with findings and conditions. The agent, Mark Goodwin, was administered the oath, presented, and stood for questions. Commissioner Anastasi asked for clarification on the written public comments included in the packet. Commission Radosevich asked for clarification that the vote was only for the variance. Staff member, Rebekah Longstreet, answered the questions.

Fred Radosevich moved to **approve the subdivision request with findings and conditions,** seconded by Carlos Sanchez

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

11. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval for a preliminary plat to create four R-1: Single Family Residential zoned lots from the property legally described as Siesta Hills II, Block 4, Lot 21A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

Staff member, Brian Babyak, presented the item recommending approval with findings and conditions and stood for any questions. The applicant, Bryan Aragon of AMREP Southwest, agreed with staff's recommendation, addressed written public comment, and stood for questions. Member of the public, Kelly Branchal spoke on the item. The applicant, Jarrod Likar of AMREP Southwest answered questions.

Fred Radosevich moved to **approve the Siesta Hills Preliminary Plat with findings and conditions,** seconded by Anthony Anastasi The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

12. The applicant, Hoech Real Estate Corporation, through their agent, Mark H. Burak, P.E., are requesting approval of a preliminary plat for the Vista Grande subdivision to create 92 lots and 2 tracts on approximately 18.66 acres, zoned for R-4: Single-Family Residential District. Staff contact is Alex Lopez and staff recommends approval with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. Applicant, Donald Hoech, was having audio issues and was unable to provide comment. No member of the public spoke nor was there any questions from the Board.

Carlos Sanchez moved to **approve the Vista Grande Preliminary Plat with findings and conditions,** seconded by Fred Radosevich The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

13. Applicant, Emerald Village LLC, through their agent, Kula Partners LLC, are requesting approval of an amendment to the Lomas Negras Specific Area Plan. Staff contact is Alex Lopez and staff recommends approval with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. Agent for the applicant, Howard Balmer, spoke about the project and a member from the applicant group Philip Ward, spoke in regards to quality and style of the homes. From the public, John Pearse spoke on the item.

Anthony Anastasi moved to **Motion to recommend approval of the Lomas Negras Specific Area Plan amendments to the Governing Body with findings and conditions,** seconded by Carlos Sanchez

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

14. Applicant, Emerald Village LLC, through their agent, Kula Partners LLC, are requesting approval of a zone map amendment for Unit 13, Block 77, Lots 13-17, to amend the zoning from Unzoned & R-4: Single-Family Residential to R-3: Mixed Residential District. Staff contact is Alex Lopez and staff recommends approval with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. No member from the public spoke.

Anthony Anastasi moved to **recommend approval of the zone map amendment request to the Governing Body,** seconded by Fred Radosevich

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

15. The applicant, AMREP Southwest, Inc., through their agent, Matt Spangler, are requesting approval of a zone map amendment for Northern Meadows, Tract J-1, to amend the zoning from C-1: Retail Commercial to R-3: Mixed Residential District. Staff contact is Thomas Lampo and staff recommends approval.

Staff member, Thomas Lampo, presented the item, recommended approval and stood for questions. The agent, Matt Spangler was administered the oath then gave a presentation for Item 15, and stood for questions. John Pearse, a member of the public spoke.

Anthony Anastasi moved to **recommend approval of the zone map amendment request to the Governing Body,** seconded by Fred Radosevich
The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

16. The applicant, LD Development LLC, through their agent, Mark Goodwin & Associates, PA, are requesting approval of a final plat for the first phase of the Los Diamantes subdivision. Staff contact is Alex Lopez and staff recommends approval with findings and conditions.

Staff member, Alex Lopez, presented the item and stood for questions. Agent, Mark Goodwin, spoke in regards to the item. No member of the public had comment.

Cheryl Baker moved to **approve the Los Diamantes Final Plat with findings and conditions,** seconded by Carlos Sanchez

The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

17. The applicant, Stone Mountain, LLC, through their agent, Mark Goodwin & Associates, PA, are requesting approval of an amendment to a previously approved preliminary plat for the Stone Mountain subdivision. Staff recommendation is approval with findings and conditions. Staff contact is Alex Lopez.

Staff member, Alex Lopez, presented the item and stood for questions. Agent, Mark Goodwin, spoke in regards to the item and stood for questions. No member of the public had a comment.

Anthony Anastasi moved to **approve the Stone Mountain Preliminary Plat with findings and conditions,** seconded by Fred Radosevich. The motion carried by a vote of 5 FOR and 0 AGAINST.

YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.

NO: (none)

Discussion and Deliberation

Comments by Board Members

Staff Reports, no action required on these items.

18. Planning and Zoning Monthly Building Activity Report for April 2021

19. Planning and Zoning Monthly Summary Plat Report for April 2021

Adjournment
Meeting adjourned at 8:20pm.

Anthony Anastasi moved to **adjourn the meeting,** seconded by Michael Sclichte.
The motion carried by a vote of 5 FOR and 0 AGAINST.
YES: Michael Schlichte, Carlos Sanchez, Fred Radosevich, Anthony Anastasi, and Cheryl Baker.
NO: (none)

Public Participation

Approved on:

Chair Michael Schlichte

10-14-21
Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00003

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval of a preliminary plat, which would create four R-1: Single Family Residential zoned lots in a subdivision to be known as Cedar Hills IV. The property is legally described as Cedar Hills IV, Tract A-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval of a preliminary plat, which would create four R-1: Single Family Residential zoned lots in a subdivision to be known as Cedar Hills IV. The property is legally described as Cedar Hills IV, Tract A-1. The property is located on Pecos Loop SE, about a quarter mile north of Southern Blvd SE and less than half a mile east of Rainbow Blvd SE.

The property is currently zoned R-1: Single Family Residential per the original City of Rio Rancho Zoning Ordinance 81-15.

This Preliminary Plat was originally heard by the Planning and Zoning Board on October 12, 2021 under case #21-210-00016, and approved by a vote of 5 for and 0 against. The plat has since expired as it has been over a year since the plat's approval and an extension or Final Plat has not been filed. Per Condition #4 of the approved Preliminary Plat case #21-210-00016: "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."

The plat has not been modified since the first Preliminary Plat submittal. The property owner has begun initial improvement and construction work on the property, however has since paused work with the plat expiration.

I. GENERAL INFORMATION
1. Layout: Cedar Hills IV would be 4 R-1: Single-Family Residential lots.
2. Acreage: 0.8019 acres
3. Access: The proposed development would be accessed off of Pecos Lp SE, a minor collector road via either Atlantic Rd SE, a minor collector, or Nyasa Rd SE, a residential road. Both roads go south to Southern Blvd SE (see attached location map). Pecos Loop SE can also be accessed to the west via Rainbow Blvd SE.
4. Zoning: The subject property is zoned R-1: Single-Family Residential per Ordinance 81-15
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 reached out to utilities requesting a water and wastewater availability statement. Staff has not received an availability statement and this will be a condition of approval prior to final plat.
7. Drainage: Cedar Hills will drain towards Pecos Loop and into Rainbow Tributary. Rainbow Tributary drains into the Calabacillas Arroyo Watershed.
8. Roads and Sidewalks: There are no new proposed streets for this subdivision. The existing street will be standard local street sections.
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 a five foot wide public utility easement within all new lots on all side and rear property lines. There is an existing 20 ft wide Public Access Easement and Public Utility Easement on the east side of lot 4.
11. Public Site Dedications: None
12. Vacations: None
13. Variances: None

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS
The proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions.

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

III. CONFORMANCE WITH THE ZONING ORDINANCE
The proposed lots would comply with the dimensional standards of the R-1: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1854 acres (approximately 8,077.6 sf) to 0.2159 acres (approximately 10,166 sf) in compliance with the 7,000 sf minimum lot area of the R-1: Single Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 60 ft, as the smallest lot frontage in this subdivision is 60 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.

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 would be an action in meeting the policy of encouraging development, however it is not in a master planned area. The development improves upon storm drainage, landscape, and utilities within the City of Rio Rancho, and is an example of an infill project. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Engineering), Parks, Recreation and Community Services, Fire and Rescue, SSCAFCA, and Rio Rancho Public Schools reviewed this application and related infrastructure plans. Their comments are presented as Attachment III. The plat and related infrastructure plans were also sent to Police and the Mid-Region Council of Governments but staff did not receive any comments. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING:
Surrounding properties are all zoned R-1: Single Family Residential.

NOTIFICATIONS:

Notice of pending development application was sent via certified mail to the abutting property owners of the subject property 15 days in advance of the hearing. A legal notice was published in the Rio Rancho Observer on March 27, 2023. A notice sign was posted to the property on April 4, 2023.

REVIEWER COMMENTS:

Agency/Department	Comments
City Engineering	See Attachment III
City Fire & Rescue	See Attachment III
City Parks, Rec, Community Services	Park & Impact fees to be paid, no adverse comments
SSCAFCA	See Attachment III
Rio Rancho Public Schools	Did not receive comment
City Police	Did not receive comment
MRCOG - MRMPO	Did not receive comment

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 23-210-00003 subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over the 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-1: Single-Family Residential Zoning District.
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. Water and wastewater availability statement needed prior to final plat approval.
8. Compliance with Rio Rancho Municipal Code Chapter 152 "Flood Hazard Prevention" is required.
9. Show Flood Plain Zone A and X as shown on summary plat.
10. SSCAFCA access easement shall not be blocked during development.
11. Access easement improvements and gate may be installed per SSCAFCA agreement and coordination prior to final plat submission.
12. Remove Note 5, Sheet G2.

ALTERNATIVES:

The Planning and Zoning Board may:

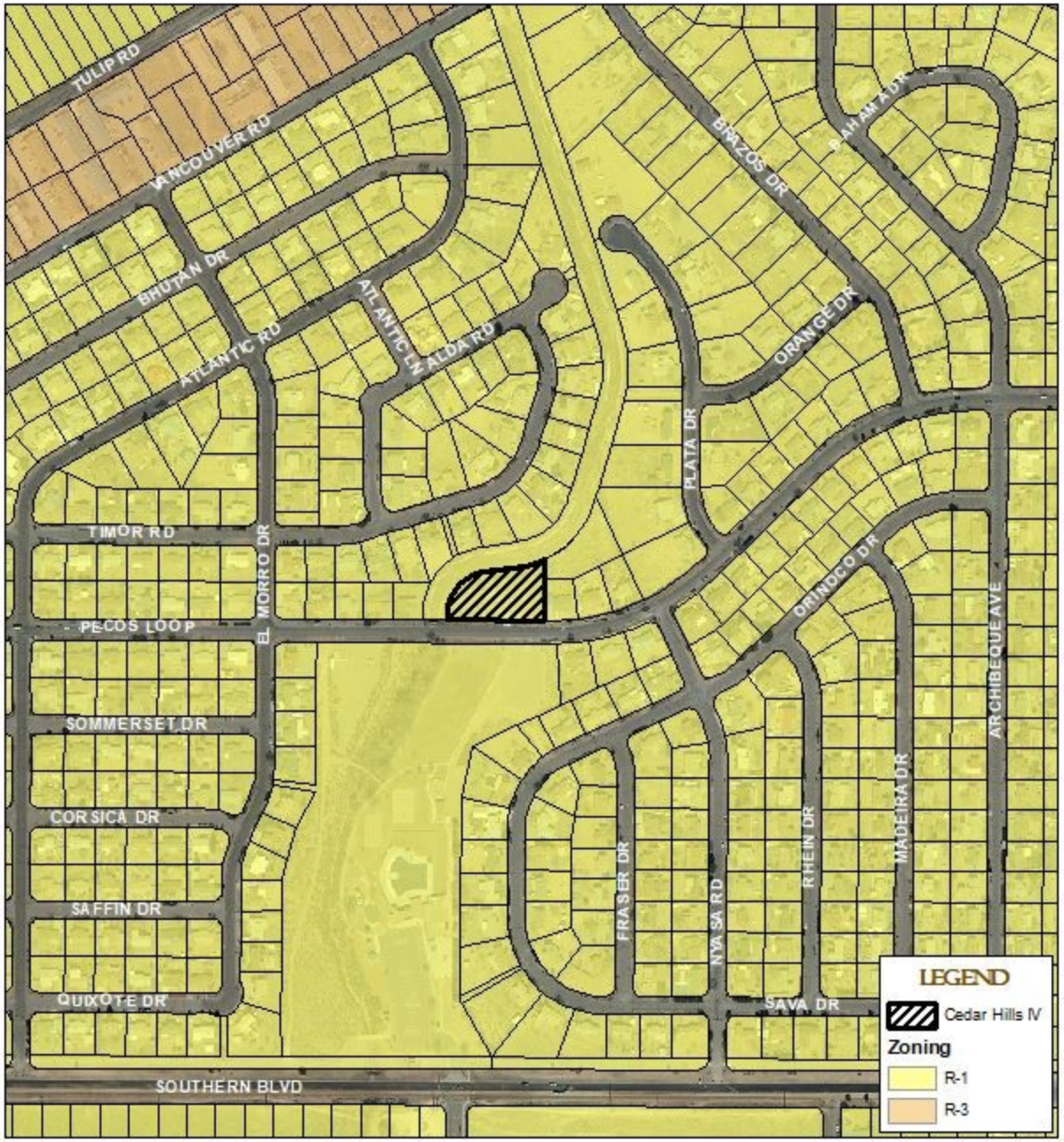
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: LocationZoneMap
ATTACHMENT: Original Review Comments
ATTACHMENT: PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-Cedar Hills 4.pdf
ATTACHMENT: CedarHills4 PrePlat.pdf
ATTACHMENT: 10.12.21_PZB_Minutes.pdf
ATTACHMENT: Reproduction of Notifications.pdf

CEDAR HILLS IV



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 Vision

Map Created by Brian Babyak on September 24, 2021

0 0.05 0.1 0.2
Miles

N W E S

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: September 14, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00016 (please reference this # with any correspondence) Cedar Hills IV – Cedar Hills IV, Tract A-1

This is a transmittal for a Preliminary Plat for Cedar Hills, splitting Cedar Hills IV, Tract A-1 into 4 lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **September 28, 2021**. 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

[Type Comments Here or use separate sheet]

1. Please do not block SSCAFCA access easement on east side of property
2. SSCAFCA requests a gate be installed where the access easement enters property owned by SSCAFCA
3. Recommend hardening the access easement (crusher fines, etc.) Trailers and heavy equipment will be using the easement
4. Remove Note 5 Sheet G2 – it is SSCAFCA's understanding that lots drain to street – Note not needed.
5. Ensure all grading between lot fences and drainage channel forces the water to sheet flow over edge of concrete into channel and does not allow water to run parallel to top of concrete and cause an erosion under the concrete
6. Please note there will be a minor increase in runoff qty into drainage system and streets after lot split (increase in non-pervious surface)

Reviewer _____ Date _____

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: September 14, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00016 (please reference this # with any correspondence) Cedar Hills IV – Cedar Hills IV, Tract A-1

This is a transmittal for a Preliminary Plat for Cedar Hills, splitting Cedar Hills IV, Tract A-1 into 4 lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **September 28, 2021**. 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
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

1. Need water and sewer availability statement.
2. Missing information in the Legal Description.
3. Show Flood Plain Zone A and X that is shown on the summary plat.
4. Compliance with Rio Rancho Municipal Code Chapter 152 “Flood Hazard Prevention” is required.

Joe Mauser — Reviewer

9/23/21 — Date

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:	AMREP SOUTHWEST, INC.			Phone:	505-389-2191
Address:	409 NM HWY 528 NE			E-Mail:	BryanA@aswinc.com
City:	RIO RANCHO	State:	NM	Zip:	87124
Proprietary Interest:	100%	List Owners:	AMREP SOUTHWEST, INC.		
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 for Cedar Hills 4

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Rio Rancho Estates Unit 11	Block(s):	Cedar Hills IV	Lot(s):	Tract A-1
Existing Zoning:	R-1	Proposed Zoning:	R-1		
No. of existing lots:	1	No. of proposed lots:	4	Total area of site (acres)	0.8

ACKNOWLEDGEMENT

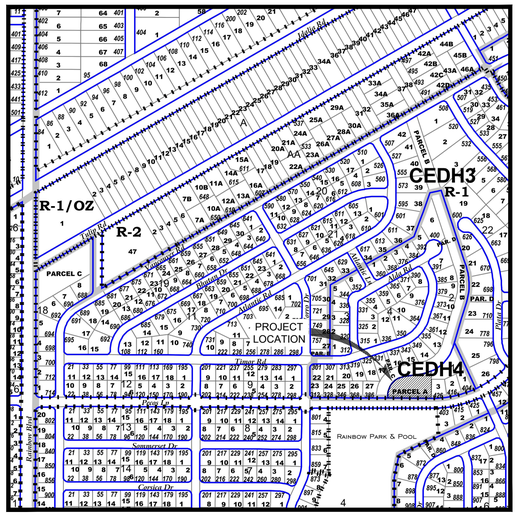
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Nina Villa	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:			Date: 3-16-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**



VICINITY MAP

NOT TO SCALE

Zone Atlas Page 52

N.T.S.

NOTES: UNLESS OTHERWISE INDICATED:

EXISTING TEN (10) WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG ALONG RIGHT-OF-WAY FRONTAGE, FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE EXISTING LOTS LINES, AND TWENTY (20) FOOT WIDE PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT AS SHOWN ON SUMMARY PLAT OF TRACTS A-1 AND A-2 CEDAR HILLS IV.

THERE ARE FIVE(5) FOOT WIDE PUBLIC UTILITY EASEMENTS FOR ALL NEW LOTS BEING GRANTED HEREON.

ALL PROPERTY CORNERS ARE FOUND OR 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).

D.E. - DRAINAGE EASEMENT

P.L.E. - PRIVATE LANDSCAPE EASEMENT

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

P.U.E. - PUBLIC UTILITY EASEMENT

RAD - RADIAL BEARING

AC - ACRES

R/W - RIGHT-OF-WAY

"F" - CORNER LOT FRONTAGE

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

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 3/16/2023 4:31:40 PM, By:Villa, Nina
H:\Transfer\Nina\CedarHills4\05 Design\05.11 Survey\05.11.1 Plat\CedarHills4 Preliminary Plat.dwg
Last Saved:3/16/2023 4:28:49 PM, nvilla

SUBDIVISION DATA

SUBDIVISION: CEDAR HILLS 4

NO. OF LOTS: 4

NO. OF PARCELS: 0

NO. OF TRACTS: 0

NO. OF EXIST. TRACTS: 1

PLAT ACRES 0.8019

LOT ACRES: 0.8019

PARCEL ACRES: 0

TRACT ACRES: 0

PUBLIC UTILITY EASEMENTS

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

A. 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.

B. 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.

C. 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.

D. 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.

E. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE 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

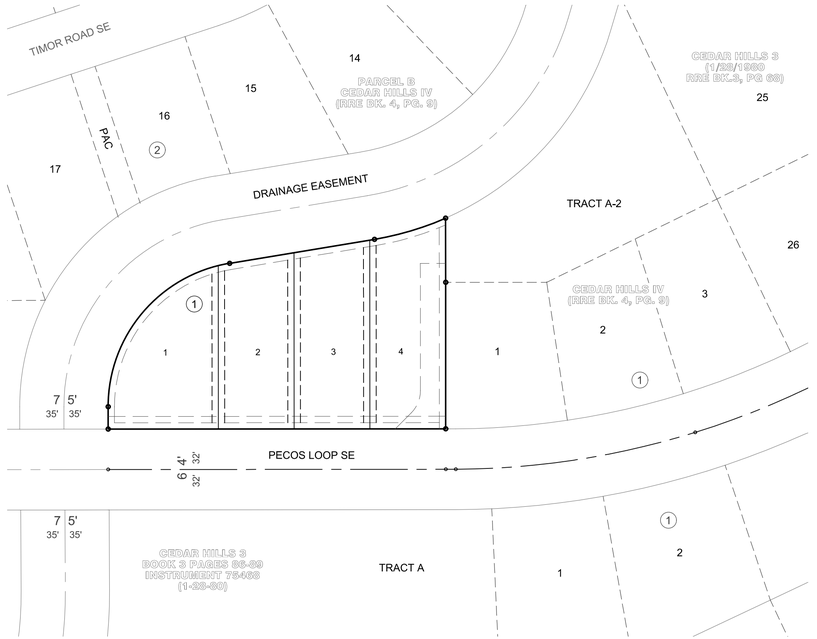
SPARKLIGHT DATE

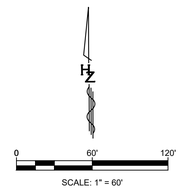
PURPOSE OF PLAT

1. TO DIVIDE TRACT A-1 INTO 4 SINGLE FAMILY RESIDENTIAL UNITS.
2. NO ACREAGE DEDICATED TO RIGHT-OF-WAY.

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (NAD 83 CENTRAL ZONE)
2. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THE COMBINED GROUND TO GRID FACTOR IS: 0.99965468.
4. ELEVATIONS ARE NAVD88.
5. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.





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 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT A-1 INTO (4) R-1 SINGLE FAMILY RESIDENTIAL LOTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS'. 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.

OWNER: AMREP SOUTHWEST, INC.

JARROD LIKAR, VICE PRESIDENT DATE

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS____DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, JARROD LIKAR, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT OF AMREP SOUTHWEST, INC. A NEW MEXICO CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT HE SIGNED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION AS THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

PRELIMINARY PLAT OF
CEDAR HILLS 4 SUBDIVISON TRACT A-1

WITHIN SECTION 28, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH 2023

SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF TRACT A-1, CEDAR HILLS IV, RECORDED ON SEPTEMBER 19, 2017 IN VOLUME 3, FOLIO 4135, RRE BK. 27, PG. 44, AS DOCUMENT NUMBER 2017P01132, BEING LOCATED WITHIN PROJECTED SECTION 28, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

SAID TRACT CONTAINS .8019 ACRES, MORE OR LESS, AND (4) LOTS.

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

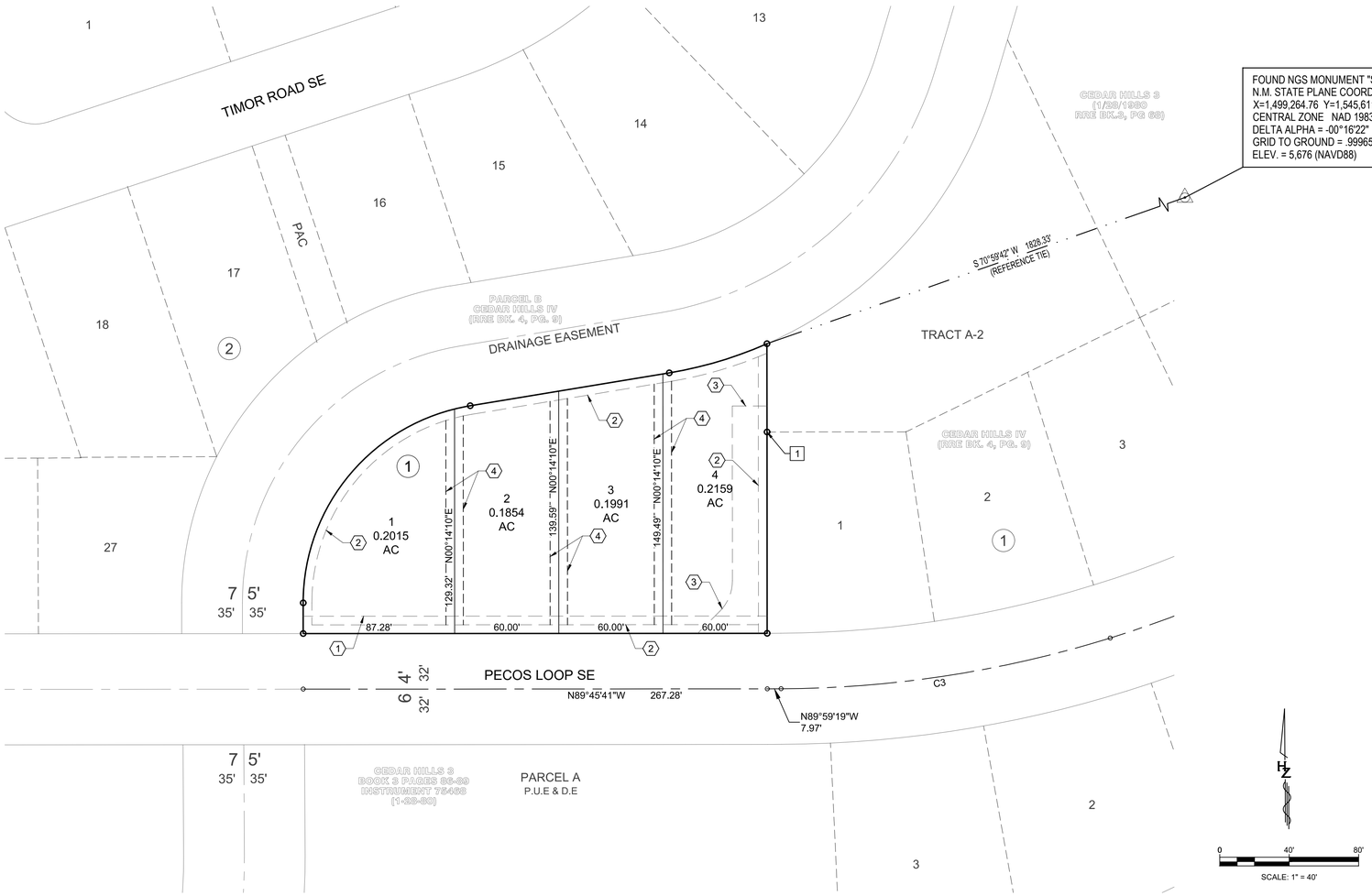
Book xx Page xx

PRELIMINARY PLAT OF

CEDAR HILLS 4 SUBDIVISON
TRACT A-1

WITHIN SECTION 28, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH 2023

SHEET 2 OF 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	80°38'11"	115.02'	N40°33'16"E	148.84'	161.88'
C2	14°21'04"	235.04'	N73°41'49"E	58.72'	58.87'
C3	8°14'00"	650.00'	S85°53'02"W	93.32'	93.40'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°14'10"E	17.69'

EASEMENTS

(1) EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG RIGHT-OF-WAY FRONTAGE GRANTED BY SUMMARY PLAT OF TRACTS A-1 AND A-2 CEDAR HILLS IV.

(2) EXISTING 5' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE EXISTING LOTS LINES GRANTED BY SUMMARY PLAT OF TRACTS A-1 AND A-2 CEDAR HILLS IV.

(3) EXISTING 20' WIDE PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED BY SUMMARY PLAT OF TRACTS A-1 AND A-2 CEDAR HILLS IV.

(4) 5' WIDE PUBLIC UTILITY EASEMENTS (P.U.E) GRANTED BY THIS PLAT.

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

[1] FOUND NO. 5 REBAR W/CAP; LS 7482

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 3/16/2023 4:36:24 PM, By: Villa, Nina
H:\Transfer\Nina\CedarHills4\5 Design\05.11 Survey\05.11.1 Plat\CedarHills4 Preliminary Plat.dwg
Last Saved:3/16/2023 4:28:49 PM, nvilla

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Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

OCTOBER 12, 2021
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Michael Lizzi, District 2	Amy Rincon, Development Services Director
Fred Radosevich, District 3, Vice-Chair	Maida Rubin, Planning and Zoning Manager
Robert Gabaldon, District 4	Brian Babyak, Planner II
Scottie Richardson, District 5	Thomas Lampo, Planner II
Michael Schlichte, At Large, Chair	Sharon Bitah, Administrative Assistant
MEMBERS ABSENT:	
Carlos Sanchez, District 1	
Cheryl Baker, District 6	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

Chairman Schlichte 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 Schlichte, Commissioner Gabaldon and Commissioner Richardson participated virtually.

PUBLIC FORUM

CONSENT CALENDAR

1) September 28, 2021 Planning and Zoning Board Meeting Minutes

Fred Radosevich moved to approve Consent Calendar. Seconded by Michael Lizzi.
The motion carried by a vote of 5 FOR and 0 AGAINST.
YES: Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Michael Schlichte
NO: (None)

PUBLIC HEARINGS

2) The applicant, Mariposa East, L.P., through their agent Bohannan Huston, Inc., requested approval of the Monarch Phase I (Seasons at Monarch) preliminary plat to create 173 residential lots and 14 tracts on a subject property legally described as Mariposa East, Tract 1A-13A.

Director, Amy Rincon explained this item was postponed from the previous meeting; therefore, neither a legal advertisement nor postcards were sent out. All public comments received by 5:00 pm were uploaded and sent out with an updated agenda earlier this evening.

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Staff member, Thomas Lampo presented the item recommending approval subject to findings and conditions.

Agent, Mathew Spangler, after being administered the oath virtually, presented extensively on the item regarding the trails and drainage and stood for questions.

The following members of the public spoke on the item.

- Cassandra D'Antonio
- Susan Bryan
- John D'Antonio
- Terri Merkley
- Richard Trent
- Sara Bryan
- Eric Gregory

The following members of the public spoke via Zoom after being administered the oath:

- Damien Huggard
- Lisa Baird
- Pat Jilek
- Aaron Bell
- Kris Neek

Commissioner Radosevich and Commissioner Lizzi had questions and discussions regarding the trails, which were answered by Agent, Mathew Spangler, Tim Brislin, representative for the developer and Director, Amy Rincon. Chairman Schlichte asked for clarification on water quality and retention ponds, which Agents Mathew Spangler and Yolanda Padilla Moyer answered.

Michael Lizzi moved to approve Item #2 with findings and conditions. Seconded by Fred Radosevich.
The motion carried by a vote of 4 FOR and 1 AGAINST.
YES: Michael Lizzi, Robert Gabaldon, Scottie Richardson, Michael Schlichte
NO: Fred Radosevich

3) The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a preliminary plat, which would create four R-1: Single Family Residential zoned lots in a subdivision to be known as Cedar Hills IV. The property is legally described as Cedar Hills IV, Tract A-1.

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

Agent, Bryan Aragon agreed with the findings and conditions and stood for questions.

Chairman Schlichte asked whether it would be single or double story, which Mr. Aragon stated would be determined by the builder as they proceeded through development and grading of the property.

Robert Gabaldon moved to approve Item #3 with findings and conditions. Seconded by Fred Radosevich.
The motion carried by a vote of 5 FOR and 0 AGAINST.
YES: Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Michael Schlichte
NO: (None)

4) The applicant, Gamma Development, LLC, through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for Las Residencias, the property legally described as Texico Conference Center, Tract 1-A-1.

Staff member, Thomas Lampo presented the item and recommended approval with findings and conditions. He explained the necessity to also approve the addition of condition #6, which requires the addition of the Water/Wastewater Availability Statement from Utilities to DSD.

Agent, Nina Villa was administered the oath virtually and stood for questions.

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Michael Lizzi moved to approve Item #4 with findings and conditions with the addition of condition #6. Seconded by Scottie Richardson
The motion carried by a vote of 5 FOR and 0 AGAINST.
YES: Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Michael Schlichte
NO: (None)

5) The applicant, Pulte Group, through their agent, Bohannan Huston, requested approval of a Final Plat for Rainbow Subdivision, Phase I, on the property legally described as Rainbow, Tracts B-1 and B-2.

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

Agent, Yolanda Padilla Moyer stood for questions.

Fred Radosevich moved to approve Item #5 with findings and conditions. Seconded by Robert Gabaldon.
The motion carried by a vote of 5 FOR and 0 AGAINST.
YES: Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Michael Schlichte
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

6) Staff member Brian Babyak presented information regarding differences between the Preliminary Plat and the Final Plat for Lomas Encantadas 2A, Phase 1.

Commissioner Lizzi asked if any revisions were out of ordinance, which Mr. Babyak explained they were still within R4 zoning standards.

ADJOURNMENT

Michael Lizzi moved to adjourn the meeting. Seconded by Scottie Richardson.

Chairman Schlichte adjourned meeting at 8:07 PM.

APPROVED THIS 26th DAY OF OCTOBER, 2021

Michael Schlichte

Michael Schlichte, Chairman

Rio Rancho
City of Vision

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, April 11, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the propertyies legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 within the Lomas Encantadas Master Plan.

Preliminary/Final Plat
Case #23-200-00005
The applicant, Will Plotner Jr, through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

Preliminary Plat
Case #23-210-00002
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential

Preliminary Plat
Case #23-210-00003
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single--Family Residential.

Preliminary Plat
Case #23-210-00004
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

Preliminary Plat Extension
Case #21-210-00026
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single--Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zol-

lans, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

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 27, 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 22, 2023

RE: Preliminary Plat: Case #23-210-00003
Cedar Hills 4 Subdivision

Dear Property Owner:

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

The applicant, AMREP Southwest Inc.. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single-Family Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 11, 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 zone map of the subject property.

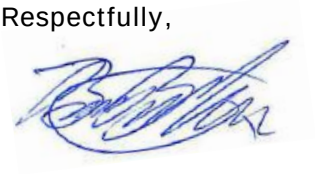
If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my email: bbabyak@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually 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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, 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.

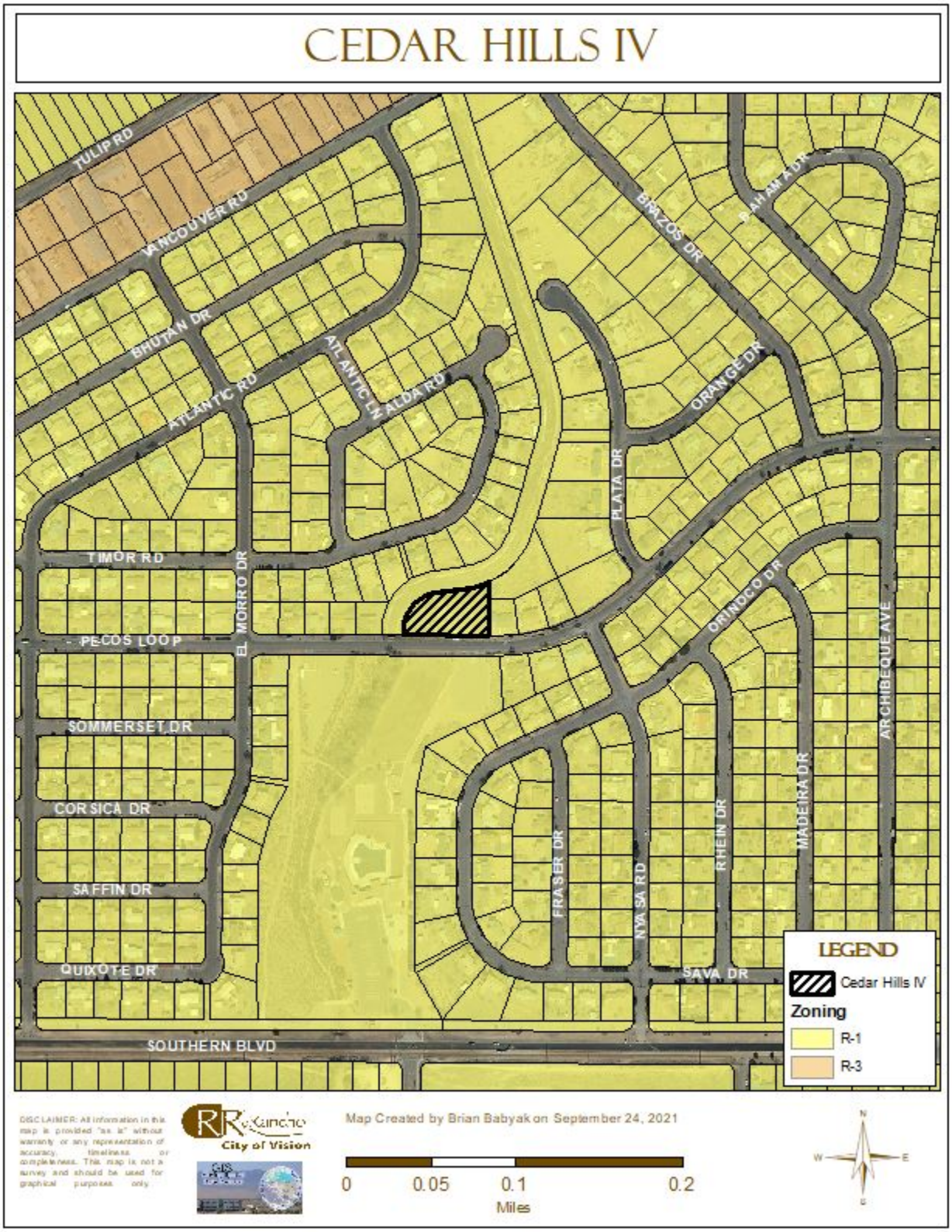
Respectfully,



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

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



CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00004

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat to create 24 residential lots and 2 tracts on the subject property legally described as Northern Meadows, Tract J-1. Staff contact is Brian Babyak and staff recommends the item be approved with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Amrep Southwest, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat to create 24 residential lots and 2 tracts on the subject property legally described as Northern Meadows, Tract J-1, and located near the intersection of King Boulevard NE and Rainbow Boulevard NE.

The subject property is zoned R-3: Mixed Residential, per Ordinance No. 24, Enactment No. 21-26. The site is not within a Specific Area Plan or Master Plan.

This Preliminary Plat was originally heard by the Planning and Zoning Board on November 9, 2021 under case #21-210-00022, and approved by a vote of 7 for and 0 against. The plat has since expired as it has been over a year since the plat's approval and an extension or Final Plat has not been filed. Per Condition #1 of the approved Preliminary Plat case #21-210-00022: "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."

The plat has not been modified since the first Preliminary Plat submittal. The property owner has begun initial improvement and construction work on the property, however has since paused work with the plat expiration.

GENERAL INFORMATION:
1. Layout: The subdivision at Northern Meadows, Tract J-1, will consist of 24 R-3: Mixed Residential lots.
2. Acreage: Northern Meadows, Tract J-1 consists of approximately 2.68 acres.
3. Access: Access to the site will be provided via King Boulevard NE, a minor arterial.
4. Zoning: The subject property is zoned R-3: Mixed Residential, per Ordinance No. 24, Enactment No. 21-26. Requiring lots to be a minimum of 1,200 square feet and a minimum width of 28 feet for attached development. For detached development the standards would require lots of 3,000 square feet and a minimum width of 35 feet. This preliminary plat is for attached homes. The proposed lots would measure approximately 2,400 sf to 4,900 sf, with lot widths of between 29 to 78 feet.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One/Sparklight, Centurylink, PNM, and Gas Company of New Mexico.

6. Water and Wastewater Availability: A site specific water/wastewater availability statement has been provided by the Utilities Department.
7. Drainage: It is stated within the included drainage plan that the site will drain toward Queen Court NE, continue toward King Blvd NE and then eventually drain into the Montoyas Arroyo.
8. Roads and Sidewalks: The proposed Queen Court NE will be a standard local street section with 5 ft sidewalks. A total of 0.973 road miles will be dedicated to the city.
9. Recreational Facilities/Open Space: N/A
10. Easements: Tracts A and B will be dedicated to the HOA as a private landscape easement. A one foot wide "No Vehicle Access Easement" is shown on all properties with a rear lot line along Rainbow Blvd and King Blvd, preventing vehicular access. A 10' wide PUE will be placed within the front of all lots along Queen Court NE, and it is stated that all other lot lines will have a 5' PUE placed on them.
11. Public Site Dedications: N/A
12. Vacations: None
13. Variances: A request for a variance to §155.43, which requires 5' PUEs on all side and rear lot lines was approved by the Planning and Zoning Board for case #21-280-00011 on December 14, 2021.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
A subdivision variance to §155.43, which requires 5' PUE easements on all side and rear lot lines was approved by the Board on December 14, 2021, allowing the proposed plat to conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions.

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

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the R-3: Mixed Residential Attached 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 2,400 sf to 4,900 sf in compliance with the 1,200 sf minimum lot area of the R-3: Mixed Residential Attached zoning district. The proposed lots would also comply with the minimum allowable lot width of 28 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). Also in Chapter 5 (5.6.3), Policy L-3 and L-4 contain the following stated goals: “Promote and support development that incorporates walkability” and “Encourage adequate pedestrian connections to future transit facilities in all residential site development.”

This application would be an action in meeting the policy of encouraging development. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

NOTIFICATIONS:
Notice of pending development application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Rio Rancho Observer on March 27, 2023. A notice sign was posted to the property on April 4, 2023.

SURROUNDING LAND USE/ZONING:
Adjacent properties to the west of the site are designated as TZ: Transitional Zoning, while lots to

the north, east and south of the site (the Northern Meadows subdivision) are zoned SU: Special Use (Single Family Residential and Townhomes/Apartments).

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Comments
DSD Planning and Zoning	Included in this document.
DSD Engineering	Comments attached.
Rio Rancho Public Schools	No comments provided.
Fire and Rescue	Comments attached.
Police Department	No comments provided.
SSCAFCA	Comments attached.
MRCOG	No comments provided.
Parks, Recreation and Community Services	Comments attached.

IMPACT:

RECOMMENDATIONS:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case #21-210-00022 subject to the following conditions of approval and findings of fact.

GENERAL FINDINGS OF FACT:

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

Specific Findings of Fact and Conditional 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. 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. The applicant shall submit updated construction plans addressing comments from DSD Engineering prior to construction.
7. 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.
8. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable.
9. The Dedication title block shall be updated to read "Free Consent and Dedication."

ALTERNATIVES:

The Planning and Zoning Board may:

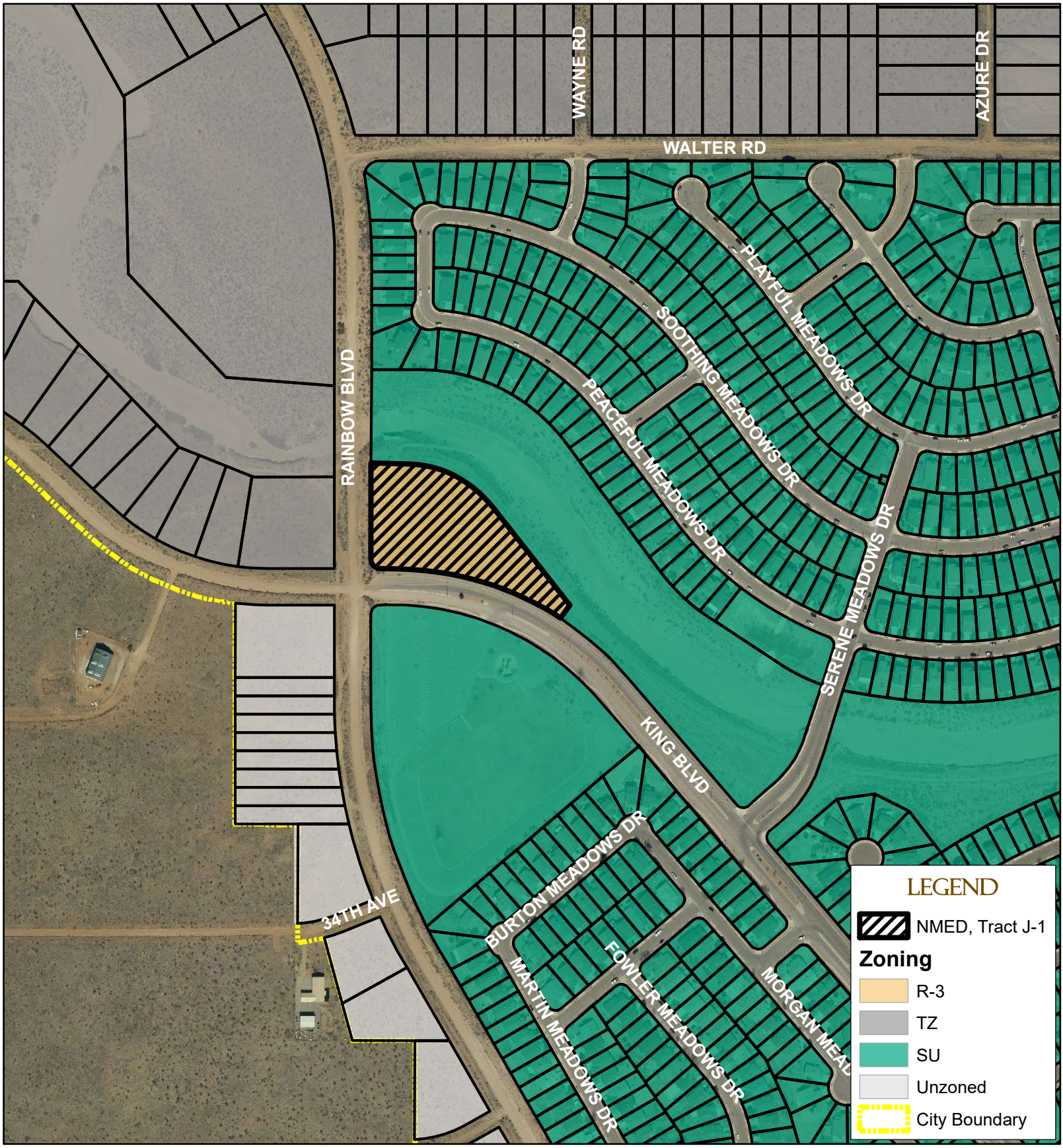
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the preliminary plat with findings and conditions.

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-TRACT J-1 signed.pdf
ATTACHMENT: Tract J-1 Preliminary Plat 031623.pdf
ATTACHMENT: Lot Summary
ATTACHMENT: 21-26 O-24
ATTACHMENT: Original Reviewer Comments
ATTACHMENT: 11.9.21_PZB_Minutes.pdf
ATTACHMENT: Reproduction of Notifications.pdf

NORTHERN MEADOWS, TRACT J-1



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

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on March 22, 2023

0 0.05 0.1 0.2

Miles

N W E S

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ 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:	AMREP SOUTHWEST, INC.		Phone: 505-389-2191
Address:	409 RIO RANCHO DRIVE NE		E-Mail: BryanA@aswinc.com
City:	RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	100%	List Owners:	AMREP SOUTHWEST, INC.
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 for Tract J-1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Northern Meadows	Block(s):		Lot(s):	Tract J-1
Existing Zoning:	R-3	Proposed Zoning:	R-3		
No. of existing lots:	1	No. of proposed lots:	24	Total area of site (acres)	2.7

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: 3-16-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

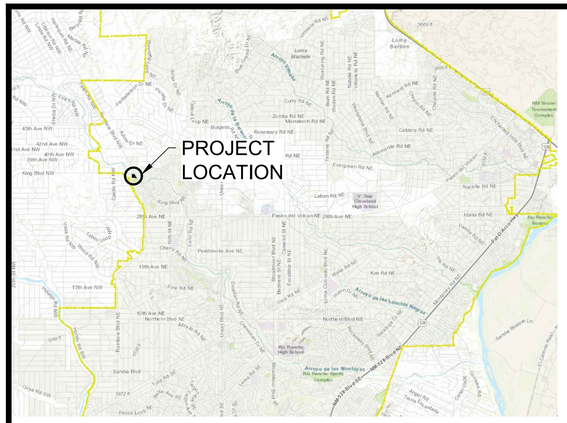
APPLICATION ACCEPTED BY: _____ **DATE:** _____

PRELIMINARY PLAT
OF
TRACT J-1
NORTHERN MEADOWS

FILED JUNE 03, 1999, IN VOLUME 3, FOLIO 1871-A,
AS DOCUMENT NUMBER 14195
WITHIN SECTION 33, T. 13 N., R. 2 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 2

MARCH 2023



VICINITY MAP
NOT TO SCALE
Zone Atlas Page 52

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) wide drainage and public utility easement along Arterial Roadway rights-of-way, as noted on Plat of Tracts C-1, D-1, E-1, F-1, H-1 thru H-3, and J-1: together with Parcels A-1, A-2, A-3, B-1a,D-1, and H-4, Northern Meadows, (being a REPLAT of Tracts C, D, E, F, H, J, and Parcels A, B-1, and D) to remain, except for said easement across subdivision entrance within Unnamed Road right-of-way to be vacated by this plat. There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to King Blvd. NE from Block 1, Lot 1 and Lots 16 thru 24. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Rainbopw Blvd. NE from Block 1, Lots 9 thru 15. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Unnamed Road NE from Block 1, Lot 24.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to Unnamed Road right-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 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).

P.L.E. - Private Landscape Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SUBDIVISION DATA

SUBDIVISION: TRACT J-1		PLAT ACRES	2.6804
NO. OF LOTS:	24	LOT ACRES:	1.7205
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	2	TRACT ACRES:	0.2536
NO. OF EXIST. TRACTS:	1		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.0973
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			0.7063

PURPOSE OF PLAT

1. TO VACATE AN EXISTING 10' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
2. TO DIVIDE TRACT J-1 INTO 24 SINGLE FAMILY RESIDENTIAL UNITS AND 2 TRACTS, WITH SAID 2 TRACTS BEING DESIGNATED AS PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE (H.O.A.).
3. DEDICATE QUEEN COURT AS SHOWN TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT OF WAY.

NOTES

1. Basis of Bearings: Plat of Tracts C-1, D-1, E-1, F-1, H-1 thru H-3, and J-1; together with Parcels A-1, A-2, A-3, B-1A, D-1, and H-4, Northern Meadows, (being a REPLAT of Tracts C, D, E, F, H, J, and Parcels A, B-1, and D) recorded on June 03, 1999 in Volume 3, Folio 1871-A, as Document Number 14195.
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.99965282.
4. Elevations are NAVD88.
5. No buildings existing on the surveyed property.

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

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 3/16/2023 5:03:22 PM, By:Villa, Nina
H:\proj\R3146\64.01 - NM Tract J-1\05 Design\05.11 Survey\05.11.1 Plat\Tract J-1 Preliminary Plat.dwg
Last Saved: 10/18/2021 10:54:25 AM, cmathiesen

PUBLIC UTILITY EASEMENTS

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

A. 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.
B. 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.
C. 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.
D. 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.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable 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

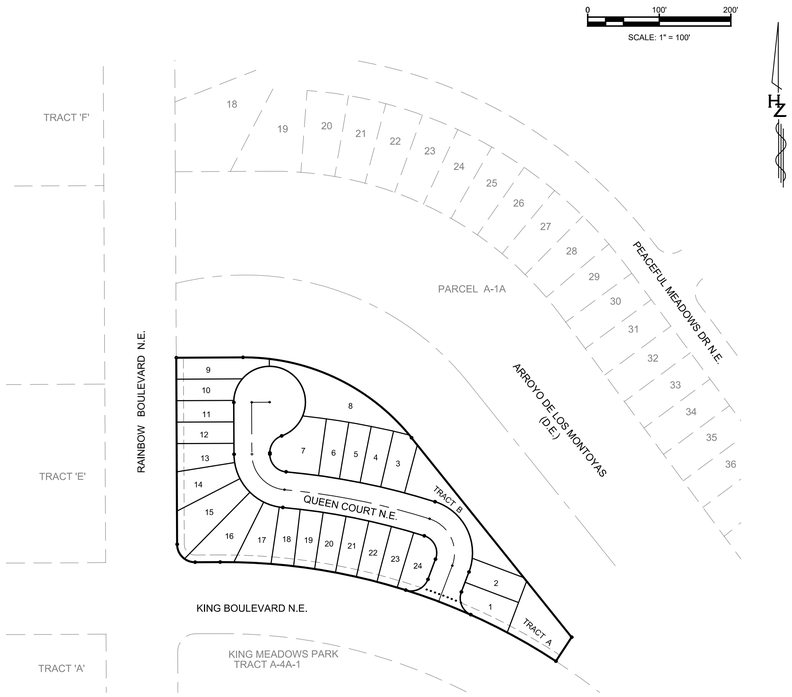
Sparklight Date

SUBDIVIDER:

AMREP SOUTHWEST INC.
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
JARROD 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



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 10' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT J-1' INTO 24 SINGLE FAMILY RESIDENTIAL LOTS AND 2 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AND 'NO VEHICULAR ACCESS' EASEMENTS[AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AND TRACT 'B' AS SHOWN HEREON, SAID TRACTS ARE HEREBY DEDICATED AS PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHT-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. 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.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Carey A. Plant, Secretary

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of AMREP Southwest Inc., a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

LEGAL DESCRIPTION:

A Tract of land being all of Tract J-1, as shown on Plat of Tracts C-1, D-1, E-1, F-1, H-1 thru H-3, and J-1; together with Parcels A-1, A-2, A-3, B-1A, D-1, and H-4, Northern Meadows, (being a REPLAT of Tracts C, D, E, F, H, J, and Parcels A, B-1, and D) recorded on June 03, 1999 in Volume 3, Folio 1871-A, as Document Number 14195, being located within Section 33, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 2.6804 acres.

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 administratively 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

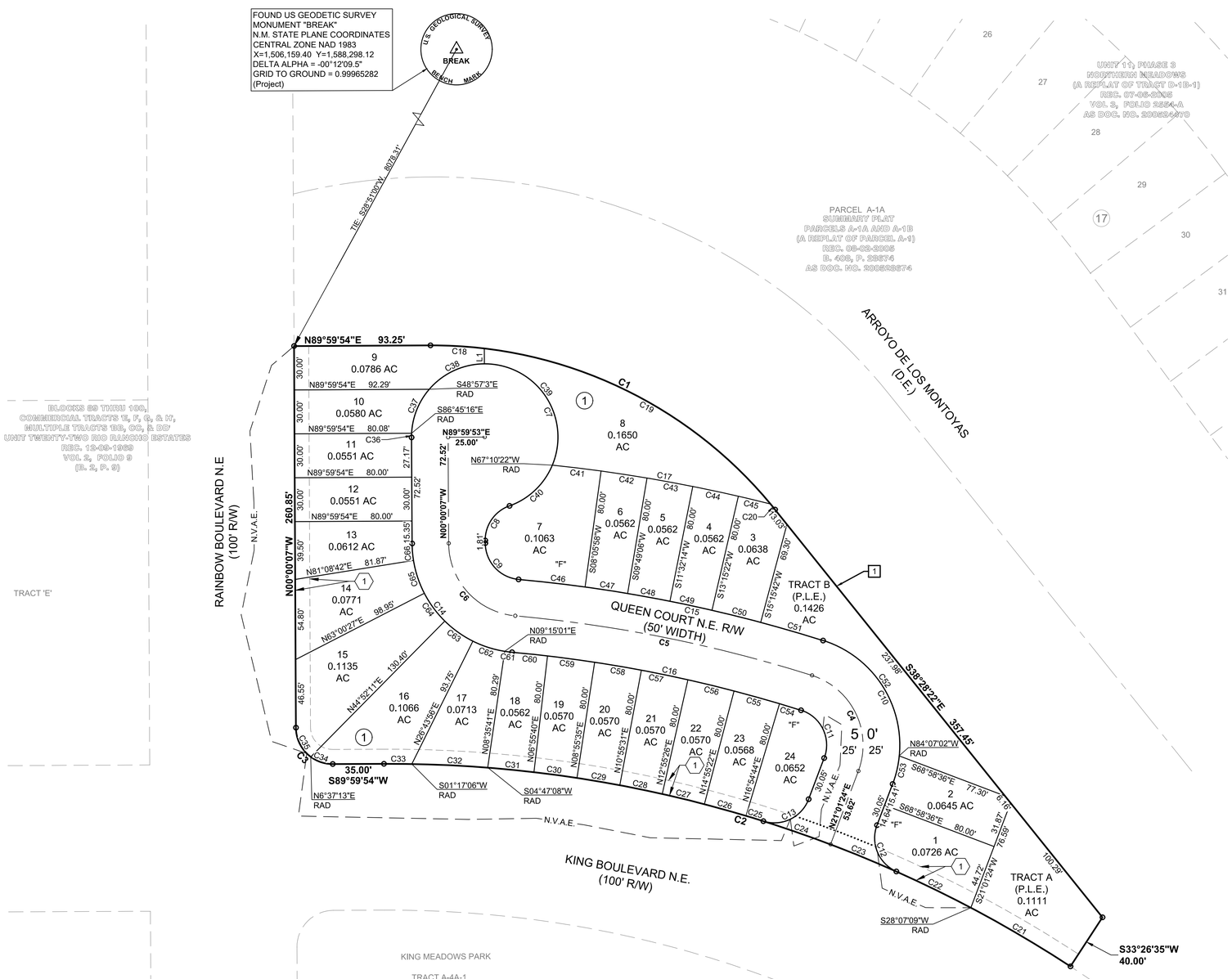
Book Page

PRELIMINARY PLAT
OF
TRACT J-1
NORTHERN MEADOWS

FILED JUNE 03, 1999, IN VOLUME 3, FOLIO 1871-A,
AS DOCUMENT NUMBER 14195
WITHIN SECTION 33, T. 13 N., R. 2 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 2

MARCH 2023



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	250°31'44"	50.00'	N54°44'13"W	81.65'	218.63'
C8	70°31'45"	25.00'	S35°15'46"W	28.87'	30.77'
C9	84°34'33"	25.00'	S42°17'23"E	33.64'	36.90'
C10	93°10'02"	75.00'	N25°33'36"W	108.96'	121.96'
C11	93°09'59"	25.00'	N25°33'36"W	36.32'	40.65'
C12	86°43'27"	25.00'	S22°20'19"E	34.33'	37.84'
C13	52°28'21"	25.00'	N81°30'41"E	22.10'	22.90'
C14	84°34'36"	75.00'	S42°17'23"E	100.93'	110.71'
C15	12°26'02"	980.00'	N78°21'38"W	212.26'	212.67'
C16	12°26'05"	929.94'	N78°21'38"W	201.43'	201.82'
C17	8°11'30"	1060.00'	N79°37'07"W	151.42'	151.55'
C18	7°02'09"	300.00'	N86°29'02"W	36.82'	36.84'
C19	43°32'56"	300.00'	N61°11'30"W	222.57'	228.02'
C20	0°56'39"	300.00'	N38°56'42"W	4.94'	4.94'
C21	5°19'26"	850.00'	N59°13'08"W	78.95'	78.98'
C22	3°49'12"	850.00'	N63°47'27"W	56.66'	56.67'
C23	3°16'33"	850.00'	N67°20'19"W	48.59'	48.60'
C24	3°16'33"	850.00'	N70°36'52"W	48.59'	48.60'
C25	0°49'56"	853.30'	N72°40'10"W	12.39'	12.39'
C26	1°59'14"	850.94'	N74°04'57"W	29.51'	29.51'
C27	1°59'48"	850.90'	N76°04'36"W	29.65'	29.65'
C28	1°59'48"	850.87'	N78°04'32"W	29.65'	29.65'
C29	1°59'48"	850.83'	N80°04'27"W	29.65'	29.65'
C30	1°59'49"	850.80'	N82°04'23"W	29.65'	29.65'
C31	1°46'11"	1028.86'	N84°02'29"W	31.78'	31.78'
C32	3°13'58"	920.43'	N87°01'38"W	51.92'	51.93'
C33	1°17'12"	850.00'	N89°21'30"W	19.09'	19.09'
C34	36°37'19"	25.00'	S71°41'26"E	15.71'	15.98'
C35	53°22'40"	25.00'	S26°41'27"E	22.46'	23.29'
C36	3°14'39"	50.00'	S1°37'15"W	2.83'	2.83'
C37	37°47'47"	50.00'	S22°08'28"W	32.39'	32.98'
C38	48°57'30"	50.00'	S65°31'06"W	41.44'	42.72'
C39	112°49'47"	50.00'	N33°35'15"W	83.31'	98.46'
C40	47°42'00"	50.00'	N46°40'38"E	40.43'	41.63'
C41	1°48'50"	1060.00'	N82°48'27"W	33.56'	33.56'
C42	1°43'08"	1060.00'	N81°02'28"W	31.80'	31.80'
C43	1°43'08"	1060.00'	N79°19'20"W	31.80'	31.80'
C44	1°43'08"	1060.00'	N77°36'12"W	31.80'	31.80'
C45	1°13'15"	1060.00'	N76°08'00"W	22.59'	22.59'
C46	2°40'35"	980.24'	N83°14'21"W	45.78'	45.79'
C47	1°43'01"	981.20'	N81°02'28"W	29.40'	29.40'
C48	1°43'02"	980.96'	N79°19'20"W	29.40'	29.40'
C49	1°43'03"	980.79'	N77°36'12"W	29.40'	29.40'
C50	2°00'15"	980.58'	N75°44'28"W	34.30'	34.30'
C51	2°35'39"	980.22'	N73°26'27"W	44.38'	44.38'
C52	78°01'36"	75.00'	N33°07'49"W	94.43'	102.14'
C53	15°08'26"	75.00'	N13°27'11"E	19.76'	19.82'
C54	0°56'39"	930.03'	N72°36'55"W	15.33'	15.33'
C55	1°59'27"	929.37'	N74°04'58"W	32.29'	32.29'
C56	2°00'08"	928.36'	N76°04'36"W	32.44'	32.44'
C57	2°00'10"	928.10'	N78°04'32"W	32.44'	32.44'
C58	2°00'08"	928.38'	N80°04'27"W	32.44'	32.44'
C59	2°00'01"	929.30'	N82°04'22"W	32.44'	32.44'
C60	1°30'18"	930.06'	N83°49'31"W	24.43'	24.43'
C61	3°49'40"	75.00'	S82°39'51"E	5.01'	5.01'
C62	17°28'55"	75.00'	S72°00'33"E	22.80'	22.88'
C63	18°08'16"	75.00'	S54°11'57"E	23.64'	23.74'
C64	18°08'16"	75.00'	S36°03'41"E	23.64'	23.74'
C65	18°08'16"	75.00'	S17°55'24"E	23.64'	23.74'
C66	8°51'11"	75.00'	S4°25'41"E	11.58'	11.59'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°00'07"W	10.57'

BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1 Found #5 rebar

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped LS 7482

EXISTING EASEMENT

1 EXISTING 10 FOOT WIDE DRAINAGE AND UTILITY EASEMENT (GRANTED BY REPLAT OF NORTHERN MEADOWS FILED ON 06-03-1999 IN VOLUME 3, FOLIO 1871-A) TO BE VACATED BY THIS PLAT.

BOUNDARY CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	51°31'45"	300.00'	S64°14'14"E	260.80'	269.81'
C2	33°26'41"	850.00'	N73°16'45"W	489.15'	496.16'
C3	89°59'59"	25.00'	N45°00'06"W	35.36'	39.27'

CENTERLINE CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	93°10'02"	50.00'	N25°33'36"W	72.64'	81.30'
C5	12°26'02"	955.00'	N78°21'38"W	206.84'	207.25'
C6	84°34'33"	50.00'	N42°17'23"W	67.29'	73.81'

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 3/16/2023 5:05:14 PM, By:Villa, Nina
H:\proj\R314664.01 - NM Tract J-1\05 Design\05.11 Survey\05.11.1 Plat\Tract J-1 Preliminary Plat.dwg
Last Saved:10/19/2021 10:54:25 AM, cmathiesen

Book **Page**

Tract J-1, Northern Meadows

Lot Sizes

Block	Lot	Area (AC)	Area (SF)	Width @ Front Setback (FT)
1	1	0.0726	3162	39.4
1	2	0.0645	2810	35.0
1	3	0.0633	2757	35.0
1	4	0.0562	2448	30.0
1	5	0.0562	2448	30.0
1	6	0.0562	2448	30.0
1	7	0.1063	4630	46.7
1	8	0.1650	7187	78.6
1	9	0.0786	3424	43.0
1	10	0.0580	2526	31.1
1	11	0.0551	2400	30.0
1	12	0.0551	2400	30.0
1	13	0.0612	2666	30.0
1	14	0.0771	3358	30.0
1	15	0.1135	4944	29.9
1	16	0.1066	4643	29.9
1	17	0.0713	3106	29.1
1	18	0.0562	2448	30.0
1	19	0.0570	2483	31.7
1	20	0.0570	2483	31.7
1	21	0.0570	2483	31.7
1	22	0.0570	2483	31.7
1	23	0.0568	2474	31.6
1	24	0.0652	2840	39.6

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 24 **ENACTMENT NO. 21-26**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY LEGALLY DESCRIBED AS NORTHERN MEADOWS, TRACT J-1 FROM C-1: RETAIL COMMERCIAL 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. 21-100-00011; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on June 8, 2021, 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 July 22, 2021 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

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

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

Section 1. Rezoning of Property and Change in Land Use
The Official Zone Map is hereby amended by assigning a zoning designation on approximately 2.68 acres of property from C-1: Retail Commercial to R-3: Mixed Residential on land legally described as:
Northern Meadows, Tract J-1, Unit 22, Rio Rancho Estates, as shown on the plat "Tracts C-1, D-1, E-1, F-1, H-1 thru H-3, and J-1, together with Parcels A-1, A-2, A-3, B-1A, D-1 and H-4 NORTHERN MEADOWS, Sections 33 and 34, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 10, Page 38 on May 11, 1999.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of Property:
The property identified in Section 1, above is subject to all requirements of the R-3: Mixed Residential District zoning designation.

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

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 22ND DAY OF JULY, 2021.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 19, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue – Jessica Duron-Martinez
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andy Edmondson, David Gatterman
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Forest Replogle

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

RE: **Zone Map Amendment**: DSD #21-100-00018 (U13, Block 128, Lots 15-18)

The applicant, Dawn Davide, is requesting a zone map amendment to change the zoning on Unit 13, Block 128, Lots 15-18 from R-1: Single-family Residential to C-1: Retail Commercial. The subject properties consist of a combined 2.2 acres, and have street addresses of 909, 913, 917 and 921 Colorado Mountain Road NE.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, November 2, 2021**. If redline comments are made on the plat, please also provide me with a copy. Please contact me by phone at 505-896-8361 or by e-mail at tlampo@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

No comments. No recommendations for or against approval.

Dyane N. Sonier *10/21/2021*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 18, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00022 (NMED, Tract J-1)

The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval of a preliminary plat for Northern Meadows, Tract J-1. This plat will create 24 residential lots on a subject property consisting of approximately 2.68 acres, which is currently zoned R-3: Mixed Residential.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, November 2, 2021**. If redline comments are made on the plat, please also provide me with a copy. Please contact me by phone at 505-896-8361 or by e-mail at tlampo@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

PRCS does not have any recommendations for or against approval. Because the additional residences were not included in the final master plan for the Northern Meadows development, Park and Trail impact fees will be paid for each residence.

Dyane N. Sonier *11/01/2021*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 18, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

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(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

1. The entrance to the subdivision is required to line up with the entrance to the Park on King Blvd.

Joe Mauser
Reviewer

10/28/21
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 18, 2021

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Joseph Mauser
(X) Fire and Rescue - Jonathan Garcia, Brian Bratcher
(X) Police - Justin Garcia, Timothy Robey, Andrew Rodriguez
(X) SSCAFCA - Andres Sanchez, Junko Boat
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools - Melanie Archibeque
(X) MRCOG - Bianca Borg

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

RE: **Preliminary Plat**: DSD #21-210-00022 (NMED, Tract J-1)

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

Please see attached memo for SSCAFCA comments

Dave Gatterman
Reviewer

11/1/21
Date

Southern Sandoval County Arroyo Flood Control Authority

1041 Commercial Drive SE • Rio Rancho, NM 87124
Ph (505) 892-RAIN (7246) • Fax (505) 892-7241

BOARD OF DIRECTORS
Ronald Abramshe
John Chaney
Mark Conkling
James F. Fahey Jr.
Michael Obrey

EXECUTIVE ENGINEER
Charles Thomas, P.E.

DATE: November 1, 2021

TO: Thomas Lampo, City of Rio Rancho

FROM: David Gatterman, PE

SUBJECT: SSCAFCA Comments, CoRR Development Case 21-210-00022

Please see comments from SSCAFCA regarding the above referenced Development Case number.

Requirements:

None

Recommendations:

None

Other Items:

None

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

NOVEMBER 9, 2021
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	STAFF PRESENT:
Carlos Sanchez, District 1	Amy Rincon, Development Services Director
Michael Lizzi, District 2	Maida Rubin, Planning and Zoning Manager
Fred Radosevich, District 3, Vice-Chair	Brian Babyak, Planner II
Robert Gabaldon, District 4	Thomas Lampo, Planner II
Scottie Richardson, District 5	Michelle Costilla, Planner I
Cheryl Baker, District 6	Liz Ruiz Carlos, Planner I
Michael Schlichte, At Large, Chair	Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

Chairman Schlichte 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.

Commissioner Sanchez, Commissioner Lizzi, Commissioner Gabaldon, and Commissioner Richardson participated virtually.

PUBLIC FORUM

CONSENT CALENDAR

1) October 26, 2021 Planning and Zoning Board Meeting Minutes

Chairman Schlichte proposed moving Items #14 and #15 to be heard between Items #6 and #7 and add to the approval of the Consent Calendar.

Fred Radosevich moved to approve Consent Calendar and agenda item changes. Seconded by Cheryl Baker.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael LIzzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

2) 2022 Planning and Zoning Board Regular Meeting Calendar

Fred Radosevich moved to approve 2022 Calendar. Seconded by Carlos Sanchez.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

PUBLIC HEARINGS

3) The applicant, Andrew DeTommaso, through his agent, Community Sciences Corporation, requested approval of a subdivision variance to the Rio Rancho Municipal Code, Chapter 155.27 Required Improvements, for the installation of Street Improvements, Sidewalks, and Water and Sewer Mains. The request was for the proposed lot split of Unit 17, Block 70, Lot 9.

Staff member, Brian Babyak presented the item recommending postponement and continuation to a date certain of December 14, 2021.

Carlos Sanchez moved to continue Item #3 to the December 14, 2021 meeting. Seconded by Scottie Richardson.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

4) The applicant, Andrew DeTommaso., through his agent, Community Sciences Corporation, requested approval of a Preliminary/Final plat which would create two R-1: Single-Family Residential zoned lots from the property legally described as Unit 17, Block 70, Lot 9.

Staff member, Brian Babyak presented the item recommending postponing the item and continuation to a date certain of December 14, 2021.

Cheryl Baker moved to continue Item #4 to the December 14, 2021 meeting. Seconded by Carlos Sanchez.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

5) The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin and Associates, PA, requested approval of a preliminary plat to create 125 residential lots and 6 tracts in a subdivision to be known as Stonegate Phase 2.

Staff member, Thomas Lampo presented the item recommending postponing the item and continuing to the December 14, 2021 meeting.

Robert Gabaldon moved to postpone Item #5 to the December 14, 2021 meeting. Seconded by Michael Lizzi.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

6) The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requested deferral of a Preliminary Plat, which would create 10 R-1: Single-Family Residential Lots from the property legally described as Lomas Encantadas Tract C-1 and C-2 and Lomas Encantadas Unit 2D, Tract F.

Staff member, Brian Babyak presented the item recommending postponing the item and continuation to a date certain of December 14, 2021, as requested by the applicant.

Robert Gabaldon moved to postpone Item #6 to the December 14, 2021 meeting. Seconded by Fred Radosevich.
The motion carried by a vote of 7 FOR and 0 AGAINST.

YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

14) The applicant AB Southwest, LLC, through their agent, Consensus Planning, Inc., requested approval of the Unit 10, Tract E Master Plan.

Staff member, Brian Babyak presented the item recommending approval to the Governing Body.

Agent, John Lewis was administered the oath virtually and Jim Strozier, Principal, provided a presentation and stood for questions.

The following members of the public spoke on the item:

- Jake Aranda
- Malissia Aranda
- Maria Padilla
- Gael Natal
- Bonny Arseneal
- Sandra Harrison
- Katherine Christensen
- Ariel Ramirez
- Dave Christensen
- Frank Casaus
- Paul Stagner
- Jonathan Singleton
- Robert Arseneal

The following members of the public spoke via Zoom after being administered the oath:

- Jolavon Romero
- Carrie Purse

Commissioner Radosevich, Commissioner Sanchez, Commissioner Baker, Commissioner Lizzi, and Commissioner Schlichte had questions and concerns regarding the item, which were clarified by Jim Strozier, Principal and Agent, John Lewis.

Fred Radosevich moved to approve Item #14 to the Governing body. Seconded by Robert Gabaldon.
The motion failed by a vote of 0 FOR and 7 AGAINST.
YES: (None)
NO: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte

15) The applicant, AB Southwest, LLC, through their agent, Consensus Planning, Inc., requested approval of a Zone Map Amendment for Unit 10, Tract E to amend the zoning from R-1: Single Family Residential to SU: Special Use for R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Chairman Schlichte had a question about proceeding further after related item #14 failed. Director Amy Rincon clarified the item still moves forward to Governing Body for final approval since Planning and Zoning only recommends approval.

Staff member, Brian Babyak presented the item recommending approval with findings and conditions. There were no comments or questions.

Cheryl Baker moved to approve Item #15. Seconded by Robert Gabaldon.
The motion failed by a vote of 0 FOR and 7 AGAINST.
YES: (None)
NO: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte

7) The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a preliminary plat to create 24 residential lots and 2 tracts on a subject property legally described as Northern Meadows, Tract J-1.

Staff member, Thomas Lampo presented the item recommending approval with findings and conditions.

Bryan Aragon, Agent, provided a presentation and stood for questions.

The following members of the public spoke on the item:

- Aaron Reeves
- Jessica Chipera
- Keith Costa

Commissioner Baker, Commissioner Radosevich, Commissioner Sanchez and Commissioner Lizzi had questions or concerns, which were addressed by staff member, Thomas Lampo and Agent, Bryan Aragon.

Robert Gabaldon moved to approve Item #7 with findings and conditions. Seconded by Michael Lizzi.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

8) The applicant, Amestoy Construction and Development II, LLC, through their agent, Mark Goodwin & Associates, PA, 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 Tierra Del Norte Subdivision, on the property legally described as Unit 13, Block 43, Lots 20-28 and 31-39, Block 44, Lots 22-42, Block 45, Lots 22-31 and 39, would not include side or rear easements.

Staff member, Michelle Costilla presented the item recommending approval with findings.

Agent, Mark Goodwin, after being administered the oath virtually, stood for questions. There were no questions or comments.

Cheryl Baker moved to approve Item #8 with findings. Seconded by Carlos Sanchez.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

9) The applicant Amestoy Construction and Development II, LLC, through their agent, Mark Goodwin & Associates, PA, requested approval of a preliminary plat for Tierra Del Norte creating 115 lots and 3 tracts on a subject property legally described as Unit 13, Block 43, Lots 20-28 and 31-39, Block 44, Lots 22-42, Block 45, Lots 22-31 and 39.

Staff member, Michelle Costilla presented the item recommending approval with findings and conditions.

Agent, Mark Goodwin, stood for questions.
Chairman Schlichte had a question on the item, which was answered by staff, Michelle Costilla.

Fred Radosevich moved to approve Item #9 with findings and conditions. Seconded by Michael Lizzi.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

10) The applicant, Los Diamantes Development, LLC, through their agent, Mark Goodwin and Associates, PA, requested approval of a preliminary plat to create 270 residential lots and 26 tracts in a subdivision to be known as Los Diamantes Phase 2.

Staff member, Thomas Lampo presented the item recommending approval with findings and conditions.

Agent, Mark Goodwin stood for questions. There were no comments or questions.

Robert Gabaldon moved to approve Item #10 with findings and conditions. Seconded by Carlos Sanchez.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

11) The applicant, Glenda L Durano, through their agent, Durano Construction, requested approval of Preliminary/Final Plat to alter the building envelope reconfiguration at 2316 Desert Zinnia Rd NE on the property legally described as Desert Highlands Mariposa, Lot 29.

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

Property owners were available for any questions. There were no comments or questions.

Robert Gabaldon moved to approve Item #11 with findings and conditions. Seconded by Scottie Richardson.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

12) The applicant, Diego M Ruiz, requested approval of a preliminary/final plat for a building envelope reconfiguration at 2412 Desert Marigold Rd NE, on the property legally described as Desert Highlands Mariposa, Lot 4.

Chairman Schlichte divulged prior ownership of the lot at 2408 Desert Marigold, which was sold 10 days prior. He stated he would recuse himself if there was a problem and with no objections, he continued.

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

Property owner was available for questions. There were no comments or questions.

Cheryl Baker moved to approve Item #12 with findings and conditions. Seconded by Robert Gabaldon.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

13) The applicant, Dawn Davide, requested approval of a zone map amendment for Unit 13, Block 128, Lots 15 - 18, to amend the zoning from R-1: Single-family Residential to C-1: Retail Commercial.

Staff member, Thomas Lampo presented the item recommending approval to the Governing Body. Commissioner Gabaldon had questions on the item, which were answered by Director, Amy Rincon and staff member, Thomas Lampo.

Fred Radosevich moved to approve Item #13. Seconded by Scottie Richardson.
The motion carried by a vote of 7 FOR and 0 AGAINST.
YES: Carlos Sanchez, Michael Lizzi, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Michael Schlichte
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

14) Planning and Zoning Monthly Report – October 2021 Building Activity

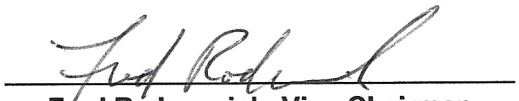
15) Planning and Zoning Monthly Report – October 2021 Summary Plat

ADJOURNMENT

Carlos Sanchez moved to adjourn the meeting. Seconded by Michael Lizzi.

Chairman Schlichte adjourned the meeting at 9:10 PM.

APPROVED THIS 14th DAY OF DECEMBER, 2021



Fred Radosevich, Vice-Chairman

RioRancho
City of Vision

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, April 11, 2023 at 6:00 pm:

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for Lomas Encantadas Unit 1-D Phases 1 & 2 for the propertyies legally described as LE, Tract 12, and Unit 20, Block 155, Lots 34-41 within the Lomas Encantadas Master Plan.

Preliminary/Final Plat
Case #23-200-00005
The applicant, Will Plotner Jr, through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat to subdivide the lot legally described as Unit 13, Block 143, Lot 23. The requested subdivision is from 1 lot into 2 lots, zoned R-1: Single-Family Residential.

Preliminary Plat
Case #23-210-00002
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Siesta Hills II, Block 4, Lot 21A. The requested subdivision is from 1 lot into 4 lots, zoned R-1: Single-Family Residential

Preliminary Plat
Case #23-210-00003
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Cedar Hills 4, Block 1, Tract A-1. The requested subdivision is from 1 Tract into 4 Lots, zoned R-1: Single--Family Residential.

Preliminary Plat
Case #23-210-00004
The applicant, AMREP Southwest Inc. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

Preliminary Plat Extension
Case #21-210-00026
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase II. The proposed subdivision is for 58 R-4: Single--Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

Preliminary Plat Extension
Case #22-210-00004
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zol-

lans, Inc., requests approval of a Preliminary Plat Extension for Lomas Encantadas 1G, Phase III. The proposed subdivision is for 106 R-4: Single-Family Residential Lots on the property legally described as Lomas Encantadas, Tract 12A.

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 27, 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 22, 2023

RE: Preliminary Plat: Case #23-210-00004
Northern Meadows, Tract J-1

Dear Property Owner:

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

The applicant, AMREP Southwest Inc.. through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat to subdivide the lot legally described as Northern Meadows, Tract J-1. The requested subdivision is from 1 Tract into 24 Lots, zoned R-3: Mixed Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 11, 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 zone map of the subject property.

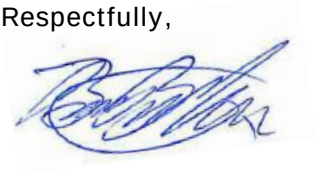
If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my email: bbabyak@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually 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=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, 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.

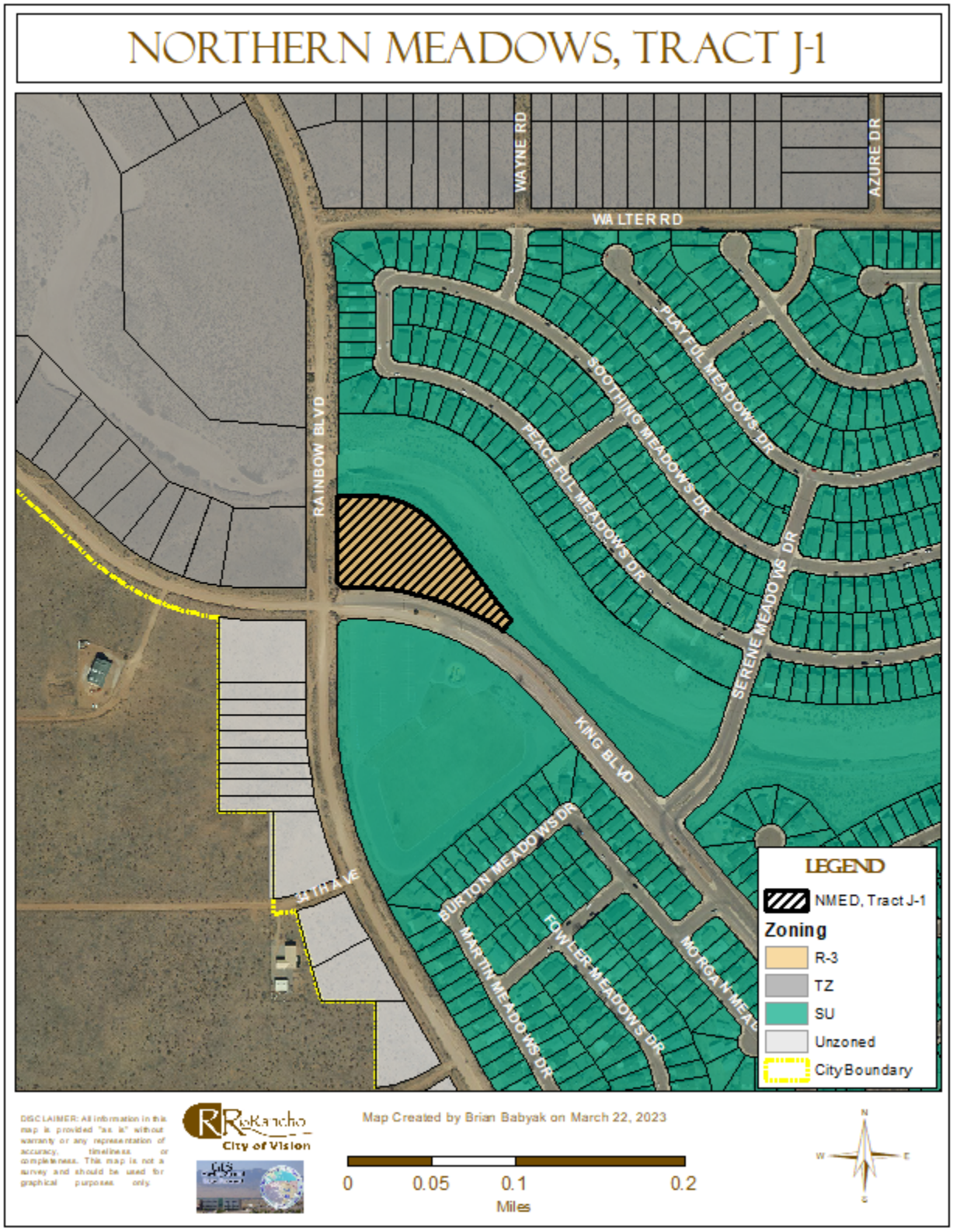
Respectfully,



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

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



CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - MAR 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Review

ATTACHMENT: PZ Monthly Building Activity Report - MAR 2023.pdf

2023 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	FEBRUARY VALUATION	MAR	MARCH VALUATION	ANNUAL TOTALS	
Single Family	43	$8,951,141	46	$8,364,417	94	$18,383,028	**183**	**$35,698,586**
Additions/Residential	12	$274,745	11	$312,161	17	$294,273	**40**	**$881,179**
New Commercial	1	$946,598	2	$11,050,000	0	$0	**3**	**$11,996,598**
New Office/Institution	0		0		0		**0**	**$0**
New Industrial	0		0		0		**0**	**$0**
Non-Residential Interior Tenant Improvement	5	$713,692	7	$771,650	5	$491,649	**17**	**$1,976,991**
Office/Institution Addition	0		0		0		**0**	**$0**
Industrial Addition	0		0		0		**0**	**$0**
New Multi-Family	0		0		3	$4,643,322	**3**	**$4,643,322**
Telecommunication Tower	1	$15,000	1	$27,500	2	$50,000	**4**	**$92,500**
Demolition - Non-Residential	14	$175,000			0		**14**	**$175,000**
Demolition - Residential					0		**0**	**$0**
Fence	11	$166,500	6	$25,880	11	$148,800	**28**	**$341,180**
Garages	3	$89,290	6	$293,155	7	$223,032	**16**	**$605,477**
Pool	9	$685,336	6	$470,945	5	$279,466	**20**	**$1,435,747**
Reroofs/Windows/ Doors	41	$648,357	44	$528,563	77	$938,804	**162**	**$2,115,724**
Retaining Wall	11	$1,322,675	9	$348,001	17	$10,050,500	**37**	**$11,721,176**
Small Shed (120 sq.ft. or less)	11	$49,837	20	$84,063	16	$59,157	**47**	**$193,057**
Sheds	3	$24,467	3	$48,682	8	$90,729	**14**	**$163,878**
Solar (Rooftop & Ground Mount)	60	$1,297,854	57	$984,071	75	$1,499,106	**192**	**$3,781,031**
Business Registrations (Occupancy Inspection)	13		9		15		**37**	**$0**
Building Inspections	2,781		2,080		2,716		**7,577**	**$0**
Engineering Inspections	143		136		142		**421**	**$0**
R.O.W. Permits (Fees)	21	$6,424	25	$4,037	25	$6,091	**71**	**$16,552**
TOTALS:	**3,183**	**$15,366,916**	**2,468**	**$23,313,125**	**3,235**	**$37,157,957**	**8,886**	**$75,837,998**

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
April 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - MAR 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Review

ATTACHMENT: PZ Monthly Summary Plat Report - MAR 2023.pdf

SUMMARY PLAT ACTIVITY
MARCH 2023

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
18-200-00021	08/07/18	GOLF COURSE (EAST 9)		
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	
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00008	02/12/21	UNIT 16 BLOCK J LOTS 6A AND 8A COMBINATION		
21-200-00010	03/03/21	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00021	04/23/21	U17,BLK 77, LOTS 2B & 7 COMBINATION SUMMARY PLAT	Awaiting Signatures	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00028	06/07/21	U 10 BLOCK 35 LOTS 31 AND 32	RECORDED	X
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00008	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	
22-200-00023	07/26/22	SSCAFCA, SUMMARY PLAT LOT CONSOLIDATION, U10 BLK 32 PAR A, U10 BLK 33 PAR B & D, U10 BLK 33 TR B, & PARTIAL REA EASEMENT	Awaiting Signatures	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00025	09/18/22	RAINBOW SUBDIVISION, LOTS 1, 5-10, 12-16, 21-31 - SUMMARY PLAT PROCESS FOR LOT LINE ADJUSTMENT (23 LOTS)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00028	09/16/22	RRE UNIT 13, BLOCK 112, LOTS 10, 11, 12, 19, 20, 21, & 22 TO CONSOLIDATE 7 LOTS TO 1 CREATING LOT 10-A	RECORDING	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00032	10/18/22	CARTESIAN SURVEYS, INC., U12, BLOCK BB, LOTS 35-37, SUMMARY PLAT	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 - LOT COMBINATION	RECORDED	X

SUMMARY PLAT ACTIVITY
MARCH 2023

22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00037	11/23/22	LOT COMBINATION, RRE U17, BLOCK DD, LOTS 3A & 5A, JAG PLANNING & ZONING	Awaiting Signatures	
22-200-00039	12/05/22	SUMMARY PLAT (LOT SPLIT) U10, BLOCK 27, LOT 10A, ALDRICH LAND SURVEYING	Under Review	
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	
23-200-00003	01/23/23	SUMMARY PLAT - RRE UNIT 17, BLOCK 70, LOTS 31-32 - CONSOLIDATE TO LOT 31-A	Awaiting Signatures	
23-200-00004	02/14/23	PETROGLYPH MEDICAL PLAZA, BLOCK A, LOTS 6A1A AND 7A1 COMBINATION SUMMARY PLAT	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00006	**03/03/23**	**LOT COMBINATION, U17, BLK 97, LOTS 24 & 25, CARTESIAN SURVEYS, INC.**	**Under Review**	
23-200-00007	**03/03/23**	**SUMMARY PLAT, LOT SPLIT (TRACT P-1C), CARTESIAN SURVEYS, INC.**	**Under Review**	
23-200-00008	**03/08/23**	**U11, BLK10, LOTS 66 & 67 (LOT COMBO)**	**Awaiting Signatures**	
23-200-00010	**03/13/23**	**UNIT 17, TRACT U SPLIT**	**Under Review**	
23-200-00011	**03/28/23**	**MELON RIDGE, BLK 2, TRACT B AND LOTS 2, 3 LOT LINE ADJUSTMENT**	**Under Review**	
TOTAL TO DATE: 46				

GREEN = NEW ITEMS