



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
April 25, 2023  
6:00 PM  
City Hall**

**MEETING INFORMATION**

This meeting will be conducted in-person and virtually, as well as streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

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

Join by Computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

**Board Members**

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

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**PUBLIC FORUM**

**CONSENT CALENDAR**

1. [April 11, 2023 Planning and Zoning Board Meeting](#)  
[2023-0411 PZB Minutes.docx](#)

**PUBLIC HEARINGS**

2. **Preliminary/Final Plat.** The applicant, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requests approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 10, Block J, Lot 37A into two lots and dedicate right-of-way. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.  
[LocationZoneMap.pdf](#)  
[Lots 37-A-1 and 37-A-2 Block J Unit 10 Rio Rancho Estates - 03-27-2023.pdf](#)  
[ReproductionofNotifications.pdf](#)  
[Review Comments.pdf](#)  
[AuthorizationLetter.pdf](#)
3. **Final Plat.** The applicant, Coal Bank Holdings Ltd., through their agent, Mark Goodwin & Associates, PA, requests approval of a Final Plat for the Stonegate Phase 1 Subdivision, on the property legally described as Stonegate, Tracts 2 and 8, and Rio Rancho Estates, Unit 13, Block 47, Tract B. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and

conditions.

***Final Plat Application Signed.pdf***

***Letter of Authorization.pdf***

***Stonegate Phase 1 Final Plat***

***Engineering Comments***

## **DISCUSSION AND DELIBERATION**

- 4. Preliminary Plat Amendment.** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., requests approval of an amendment to a previously approved preliminary plat for the Sunrise Place Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

***Sunrise Place orig plat.pdf***

***Amended SUNRISE PLACE PLAT - redlined.pdf***

***Letter of Authorization***

- 5. Preliminary Plat Amendment.** The applicant, FNA, LLC, requests approval of an amendment to a previously approved preliminary plat for the Vista Montebella Oeste Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

***Vista Montebella Oeste Preliminary Plat Resubmittal Request 03142023.pdf***

***Preliminary Plat Application Re-Submission 04122023.pdf***

***VISTA MONTEBELLA OESTE PREL PLAT 041223.pdf***

***Changes to Approved Vista Montebella Oeste Preliminary Plat Identified.pdf***

***PreliminaryPlatABM\_10.26.21.pdf***

***LocationZoneMap.pdf***

- 6. Preliminary Plat Amendment.** The applicant, Lomas Encantadas Development Company, requests approval of an amendment to a previously approved preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

***PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-LE1G-PH2.pdf***

***LE 1G PH2 FINAL PLAT - MARKUP.pdf***

***LE 1G PH2 FINAL PLAT.pdf***

***LE 1G Authorization Letter Signed.pdf***

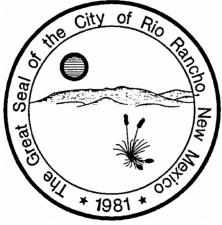
***21-210-26 Prel Plat ABM.pdf***

***LocationZoneMap.pdf***

## **COMMENTS BY BOARD MEMBERS**

## **STAFF REPORTS**

## **ADJOURNMENT**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
April 25, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
April 11, 2023 Planning and Zoning Board Meeting

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**  
Approval

**ATTACHMENT:** [2023-0411 PZB Minutes.docx](#)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

APRIL 11, 2023  
6:00 PM  
Council Chambers, City Hall

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**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Fred Radosevich, District 3, Chair  
Leonel Gallegos, District 1

**STAFF PRESENT:**

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

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Vice-Chair Baker 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.

Vice-Chair Baker 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 28, 2023 Planning and Zoning Board Meeting Minutes**

Sal Tortorici moved to approve the Consent Calendar. Seconded by Kevin Kofchur.

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

**YES:** Kevin Kofchur, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

**NO:** (None)

**PUBLIC HEARINGS**

**2) The applicant, Will Plotner, Jr., through his agent, CSI-Cartesian Surveys, Inc., 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 13, Block 143, Lot 23.**

Staff member, Brian Babyak presented the item, recommending 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 and their decision for approval or denial, and stood for questions.

Applicant, Will Plotner presented on the item extensively and stood for questions.

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

- Keri Mitoff

- 1 • Marcia Filipiak
- 2 • Alex Griego
- 3 • Sherrie Buscemi

4  
5 Members of the public, David and Deanna Clark, spoke on the item

6  
7 Applicant, Will Plotner answered Commissioner Richardson's question.

8  
9 Commissioner Gabaldon recused himself from Item #2 to prevent a conflict of interest.

10  
11 Commissioner Tortorici and Vice-Chair Baker made statements on the character of the neighborhood.  
12 Commissioner Kofchur's question on acreage was answered by member of the public, David Clark.

13  
14 Sal Tortorici moved to approve Item #2. Seconded by Kevin Kofchur.

15 The motion failed by a vote of **0 FOR** and **4 AGAINST**.

16 **YES:** (None)

17 **NO:** Kevin Kofchur, Scottie Richardson, Cheryl Baker, Sal Tortorici

- 18  
19 **3)** The applicant, Lomas Encantadas Development Company LLC, requested approval of a preliminary  
20 plat extension for the Lomas Encantadas 1G, Phase 2 Subdivision on the property legally described as  
21 Lomas Encantadas Tract 12A.

22  
23 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
24 and stood for questions.

25  
26 Applicant, Bryan Aragon, spoke on the item and stood for questions.

27  
28 Robert Gabaldon moved to approve Item #3 as presented. Seconded by Sal Tortorici.

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

30 **YES:** Kevin Kofchur, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

31 **NO:** (None)

- 32  
33 **4)** The applicant, Lomas Encantadas Development Company LLC, requested approval of a preliminary  
34 plat extension for the Lomas Encantadas 1G, Phase 3 Subdivision on the property legally described as  
35 Lomas Encantadas Tract 12A.

36  
37 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
38 and stood for questions.

39  
40 Applicant, Bryan Aragon, spoke on the item and stood for questions.

41  
42 Scottie Richardson moved to approve Item #4 with findings and conditions. Seconded by Robert  
43 Gabaldon.

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

45 **YES:** Kevin Kofchur, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

46 **NO:** (None)

- 47  
48 **5)** The applicant, Lomas Encantadas Development Company LLC, through their agent, Huitt- Zollars, Inc.,  
49 requested approval of a preliminary plat extension for the Lomas Encantadas 1D Phase 1 & 2  
50 Preliminary Plat.

51  
52 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions  
53 and stood for questions.

54  
55 Applicant, Bryan Aragon, stated he reviewed and agreed with staff's recommendations and stood for  
56 questions.

1 Sal Tortorici moved to approve Item #5. Seconded by Scottie Richardson.

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

3 **YES:** Kevin Kofchur, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

4 **NO:** (None)

- 5  
6 **6)** The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requested approval for  
7 a preliminary plat to create four R-1: Single Family Residential zoned lots from the property legally  
8 described as Siesta Hills II, Block 4, Lot 21A.

9  
10 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
11 and stood for questions.

12  
13 Agent, Bryan Aragon, confirmed he reviewed staff's comments and stood for questions.

14  
15 Member of the public, Brian Montros, spoke on the item, after being administered the oath virtually:

16  
17 Member of the public, Kelly Branchal, spoke on the item.

18  
19 Agent, Bryan Aragon responded to the public concerns, as well as Vice-Chair Baker's question  
20 Commissioner Tortorici's questions were answered by staff member, Brian Babyak and Development  
21 Services Director, Amy Rincon.

22  
23 Robert Gabaldon moved to approve Item #6 as presented with findings and conditions. Seconded  
24 by Scottie Richardson.

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

26 **YES:** Kevin Kofchur, Robert Gabaldon, Cheryl Baker, Sal Tortorici

27 **NO:** Scottie Richardson

- 28  
29 **7)** The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requested approval of  
30 a preliminary plat, which would create four R-1: Single Family Residential zoned lots in a subdivision  
31 to be known as Cedar Hills IV. The property is legally described as Cedar Hills IV, Tract A-1.

32  
33 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
34 and stood for questions.

35  
36 Agent, Bryan Aragon, spoke on the item and stood for questions.

37  
38 Commissioner Richardson's question regarding number of expirations was answered by agent, Bryan  
39 Aragon.

40  
41 Kevin Kofchur moved to approve Item #7. Seconded by Sal Tortorici.

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

43 **YES:** Kevin Kofchur, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

44 **NO:** (None)

- 45  
46 **8)** The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requested approval of  
47 a preliminary plat to create 24 residential lots and 2 tracts on the subject property legally described as  
48 Northern Meadows, Tract J-1.

49  
50 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
51 and stood for questions.

52  
53 Agent, Bryan Aragon, spoke on the item and stood for questions.

54  
55 Agent, Bryan Aragon confirmed the reasons for expirations to Commissioner Richardson.  
56 Commissioner Gabaldon commented on the extensions.

1 Vice-Chair Baker's questions regarding timeframes were answered by agent, Bryan Aragon.  
2

3 Robert Gabaldon moved to approve Item #8 as presented with findings and conditions. Seconded  
4 by Kevin Kofchur.

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

6 **YES:** Kevin Kofchur, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

7 **NO:** (None)  
8

9 **DISCUSSION AND DELIBERATION**

10 **COMMENTS BY BOARD MEMBERS**

11 **STAFF REPORTS**

12  
13  
14  
15 **9)** Planning and Zoning Monthly Building Activity Report - MAR 2023

16  
17 **10)** Planning and Zoning Monthly Summary Plat Report - MAR 2023

18  
19 **ADJOURNMENT**

20  
21 Scottie Richardson moved to adjourn the meeting. Seconded by Sal Tortorici.

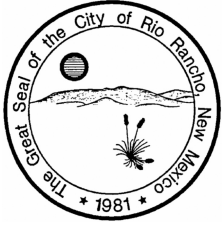
22 Vice-Chair Cheryl Baker adjourned the meeting at 7:33 PM.  
23

24 **APPROVED THIS 25<sup>th</sup> DAY OF APRIL, 2023**  
25  
26

27  
28  

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**Fred Radosevich, Chairman**



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-210-  
00006**

**AGENDA DATE:**  
April 25, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary/Final Plat.** The applicant, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requests approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 10, Block J, Lot 37A into two lots and dedicate right-of-way. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

The applicant, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requests approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 10, Block J, Lot 37A into two lots and dedicate right-of-way. The property is currently addressed as 1021 Isabel Rd SE and is zoned C-1: Retail Commercial under Ordinance No. 83-64. The property is also within the Unit 10 Overlay Zone, adopted under Ordinance No. 20, Enactment No. 18-24.

The property currently does not have access to City Utilities, however development of adjacent property to the north under the Vista Montebella Oeste Subdivision, Preliminary Plat case #21-210-00017, will extended City Utilities. This proposed plat is dedicating new and re-aligned right-of-way for Isabel Road SE. There will be a future platting action vacating the current alignment of Isabel Rd SE.

The subject property is located at the intersection of Isabel Rd SE and Black Arroyo Blvd NW, bordering the City Boundary. The property is about 1 mile west of Unser Blvd SE and half a mile south of Westside Blvd SE (see attached Location Map).

### **I. GENERAL INFORMATION**

1. Layout: The proposed subdivision is a lot split from 1 lot into 2 lots with dedication of right-of-way.
2. Acreage: 0.8218 acres.
3. Access: The proposed development would be directly accessed off Isabel Rd SE.
4. Zoning: The subject property is zoned C-1: Retail Commercial per Ordinance No. 83-64.
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 upon development.
7. Drainage: Drainage and infrastructure plans have been submitted to City Engineering and will be approved pending plat approval.
8. Roads & Sidewalks: There are 0.2275 acres of right-of-way being dedicated with this plat.
9. Recreation Facilities/Open Space: No public park space and/or open space is being dedicated by this action.
10. Easements: The plat is granting a 10 foot public utility easement adjacent to all new right-of-

way. There are existing 5 foot easements along side and rear property lines. There are existing lease areas for an existing cell tower and a 15 ft PUE to the cell tower lease areas. There is an existing 10 ft Drainage, Pedestrian, Bicycle and Public Access Easement to the south of the subject property. The plat is vacating existing PUEs along the present Isabel Rd SE ROW.

11. Public Site Dedications: None

12. Vacations: None

13. Variances: None

#### II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Staff recommends the Planning and Zoning Board find the proposed preliminary/final plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. The infrastructure and improvement plans have been provided and will be approved pending plat approval. Criteria is satisfied.

#### III. CONFORMANCE WITH THE ZONING ORDINANCE:

The proposed lots would not comply with the dimensional standards of the C-1: Retail Commercial zoning district including lot area as laid out in R.O. 2003 § 154.51. The proposed preliminary plat contains two lots which would measure approximately 0.4140 acres and 0.1803 acres, below the half acre minimum lot area of the C-1: Retail Commercial Zoning District. The properties comply with City Zoning Ordinance under City Code Section 154.80 "Nonconforming Uses ... (G) Public acquisition of right-of-way that makes a property fall below the required acreage of the zoning district does not make the lot nonconforming if all other standards in this title can be met." Proposed lot 37-A-1 currently has a cell tower located on the site, the tower meets the standards of Chapter 158. Proposed lot 37-A-2 will in the future be expanded to encompass the future vacation of Isabel Road, the current configuration is an interim state.

Staff recommends the Planning and Zoning Board find the proposed preliminary/final plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning, as the public acquisition of right-of-way allows the properties to fall under the acreage requirements of the zoning district if the other standards can be met for development [154.80(G)].

#### IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN:

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

This application would be an action in meeting the policy of encouraging planned development by improving access and circulation through the dedication of right-of-way for future re-alignment of Isabel Rd SE. The subject property is not within a Master Planned area.

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

#### V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

The Departments of Engineering, Fire and Rescue, SCAFCA, and MRCOG reviewed this application. The application was also sent to Parks, Recreation and Community Services, Rio Rancho Public Schools, and Police. Comments are included as an attachment to this report.

#### IMPACT:

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

##### General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a 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.

Specific Findings of Fact and Conditions of Approval:

1. The plat conforms to R.O. 2003 Chapter 154 Planning and Zoning.
2. The plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
3. The plat conforms to R.O. 2003 Chapter 155 Subdivisions.
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. A Water / Waste Water Availability statement from the Utility Division is required prior to future commercial site development.
7. Infrastructure shall be installed and accepted prior to the recording of the plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to recording.
8. 10 ft. Public Utility Easement shall remain along the currently platted Isabel Rd SE.

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 approve of the Preliminary/Final Plat.

ATTACHMENT: [LocationZoneMap.pdf](#)

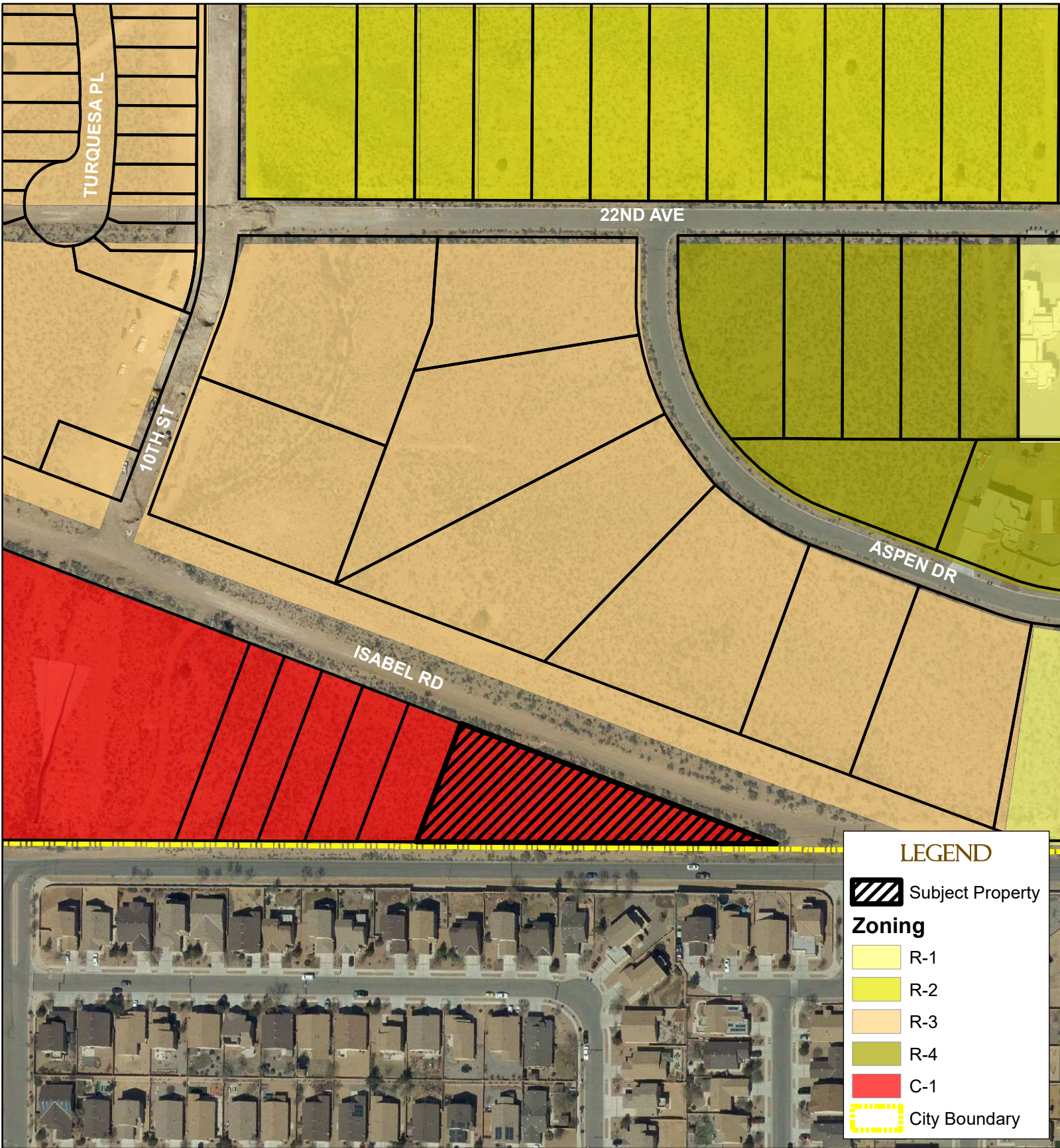
ATTACHMENT: [Lots 37-A-1 and 37-A-2 Block J Unit 10 Rio Rancho Estates - 03-27-2023.pdf](#)

ATTACHMENT: [ReproductionofNotifications.pdf](#)








ATTACHMENT: [Review Comments.pdf](#)

ATTACHMENT: [AuthorizationLetter.pdf](#)

# UNIT 10, BLOCK J, LOT 37 A - ROW DEDICATION



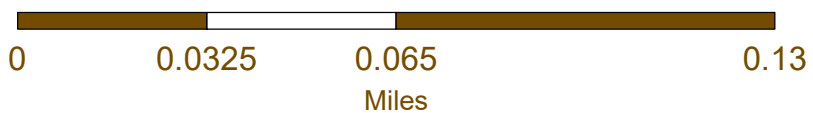
**LEGEND**

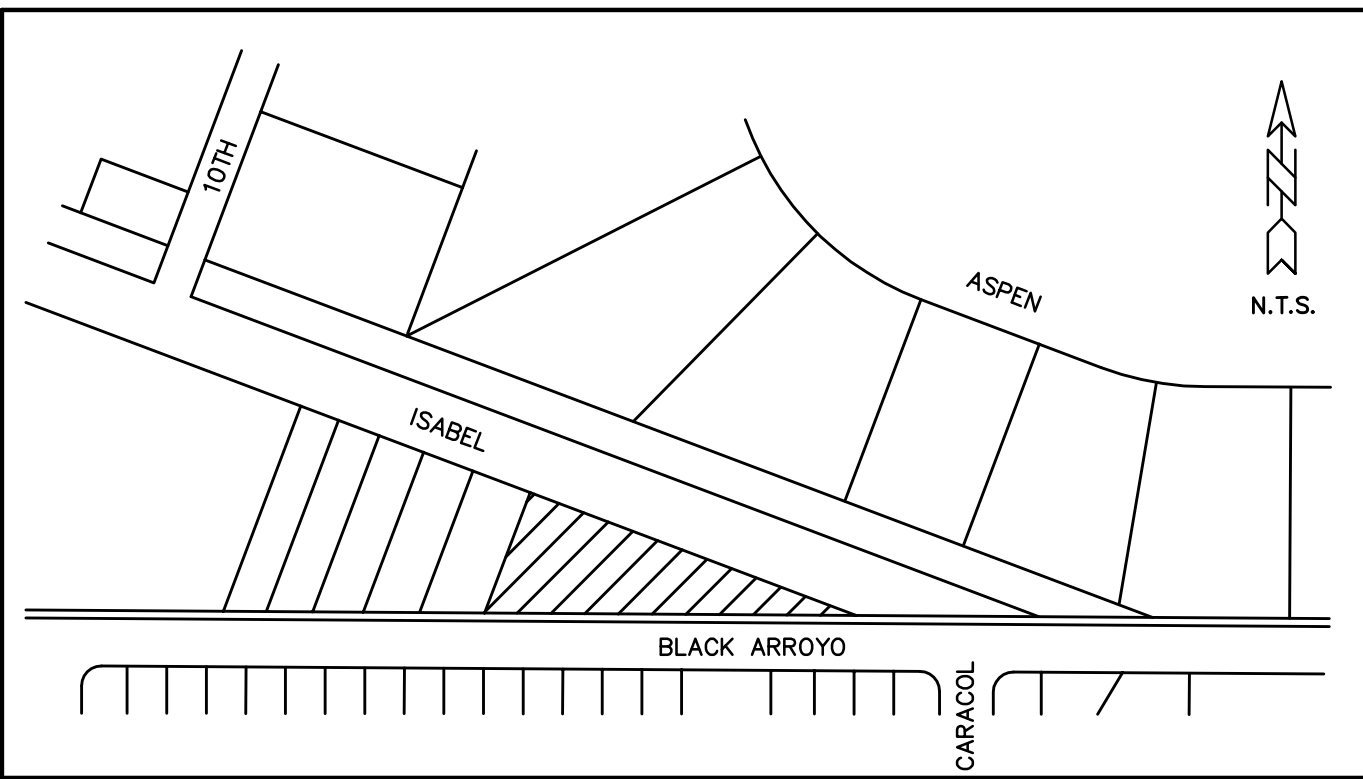
-  Subject Property
- Zoning**
-  R-1
-  R-2
-  R-3
-  R-4
-  C-1
-  City Boundary

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.



Map Created by Brian Babyak on March 29, 2023





LOCATION MAP

PURPOSE OF PLAT

1. To create Lots 37-A-1 and 37-A-2 as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
4. Vacate portions of easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 1
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 2
4. Total Number of Tracts Created: 0
5. Gross Subdivision Acreage: 0.8218 Acres

RIGHT-OF-WAY DEDICATION

1. 0.2275 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
  - "SOUTHERLY PORTION UNIT TEN RIO RANCHO ESTATES" (05-13-1968, RRE PLAT BOOK 1, PAGE 75)
  - "LOT 37-A, BLOCK J, UNIT 10, RIO RANCHO ESTATES" (02-10-2021, VOLUME 3, FOLIO 4647)
 all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2022.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: Lot 37-A = C-1 (OZ OVERLAY)
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 2104 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008.
8. Title Commitment: None provided
9. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the \_\_\_\_\_th day of \_\_\_\_\_, 2023 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume \_\_\_\_, Folio \_\_\_\_\_, records of said County.

(Rio Rancho Estates Plat Book \_\_\_\_\_, Page \_\_\_\_\_)

Anne Brady-Romero, County Clerk and Recorder

By: \_\_\_\_\_  
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lot 37-A, Block J, Unit 10, Rio Rancho Estates, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 10, 2021, in Volume 3, Folio 4647, and containing 0.8218 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

DISCLAIMER

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

FREE CONSENT AND DEDICATION

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

Owner(s): Gravity Pad Partners II, LLC, a Delaware limited liability company

Daniel Hasselman, Co-CEO \_\_\_\_\_ Date

STATE OF NEW MEXICO )  
SAN DIEGO COUNTY ) SS

On this \_\_\_\_\_day of \_\_\_\_\_, 2023, this instrument was acknowledged before me by Daniel Hasselman, Co-CEO, Gravity Pad Partners II, a Delaware limited liability company on behalf of said limited liability company.

\_\_\_\_\_  
Notary Public My Commission Expires

SUMMARY PLAT FOR  
LOTS 37-A-1 & 37-A-2  
BLOCK J  
RIO RANCHO ESTATES, UNIT 10  
(BEING A REPLAT OF LOT 37-A, BLOCK J, RIO RANCHO ESTATES, UNIT 10  
TOGETHER WITH A PORTION OF ISABEL ROAD SE R/W)  
WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 34  
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023

DSD CASE NO. \_\_\_\_\_

UTILITY APPROVALS

City of Rio Rancho \_\_\_\_\_ Date

New Mexico Gas Company \_\_\_\_\_ Date

Lumen \_\_\_\_\_ Date

Public Service Company of New Mexico \_\_\_\_\_ Date

Sparklight \_\_\_\_\_ Date

PLANNING AND ZONING BOARD

Approved on the \_\_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Fred Radosevich, Chairman \_\_\_\_\_ Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the \_\_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Rebecca A. Martinez, City Clerk, City of Rio Rancho \_\_\_\_\_ Date

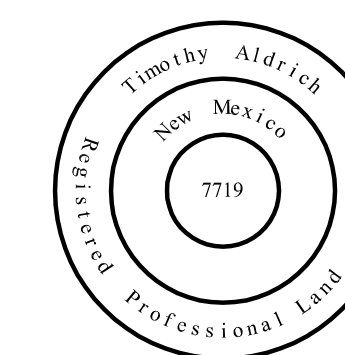
TREASURER'S CERTIFICATE

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

\_\_\_\_\_  
Jennifer Taylor, Sandoval County Treasurer \_\_\_\_\_ Date

JURISDICTIONAL AFFIDAVIT

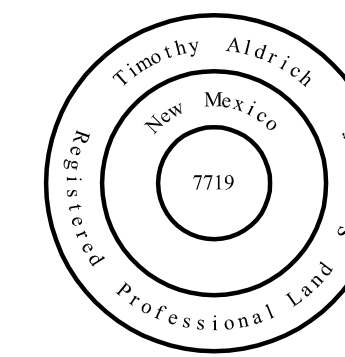
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.



\_\_\_\_\_  
Timothy Aldrich, P.S. No. 7719 \_\_\_\_\_ Date

SURVEYOR'S CERTIFICATION

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



\_\_\_\_\_  
Timothy Aldrich, P.S. No. 7719 \_\_\_\_\_ Date

03-27-23 REV  
03-01-23 REV  
07-24-22 REV



Drawn By:	TA	Date:	05-27-22
Checked By:	TA	Drawing Name:	22077PL3.DWG
Job No.:	22-077	Sheet:	1 of 3

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

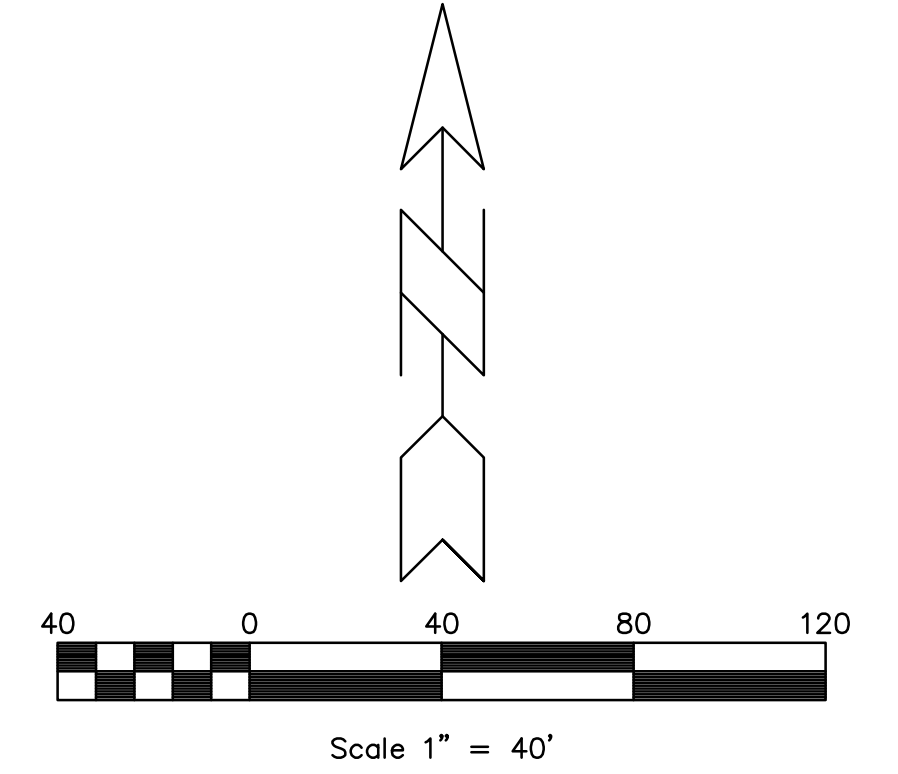
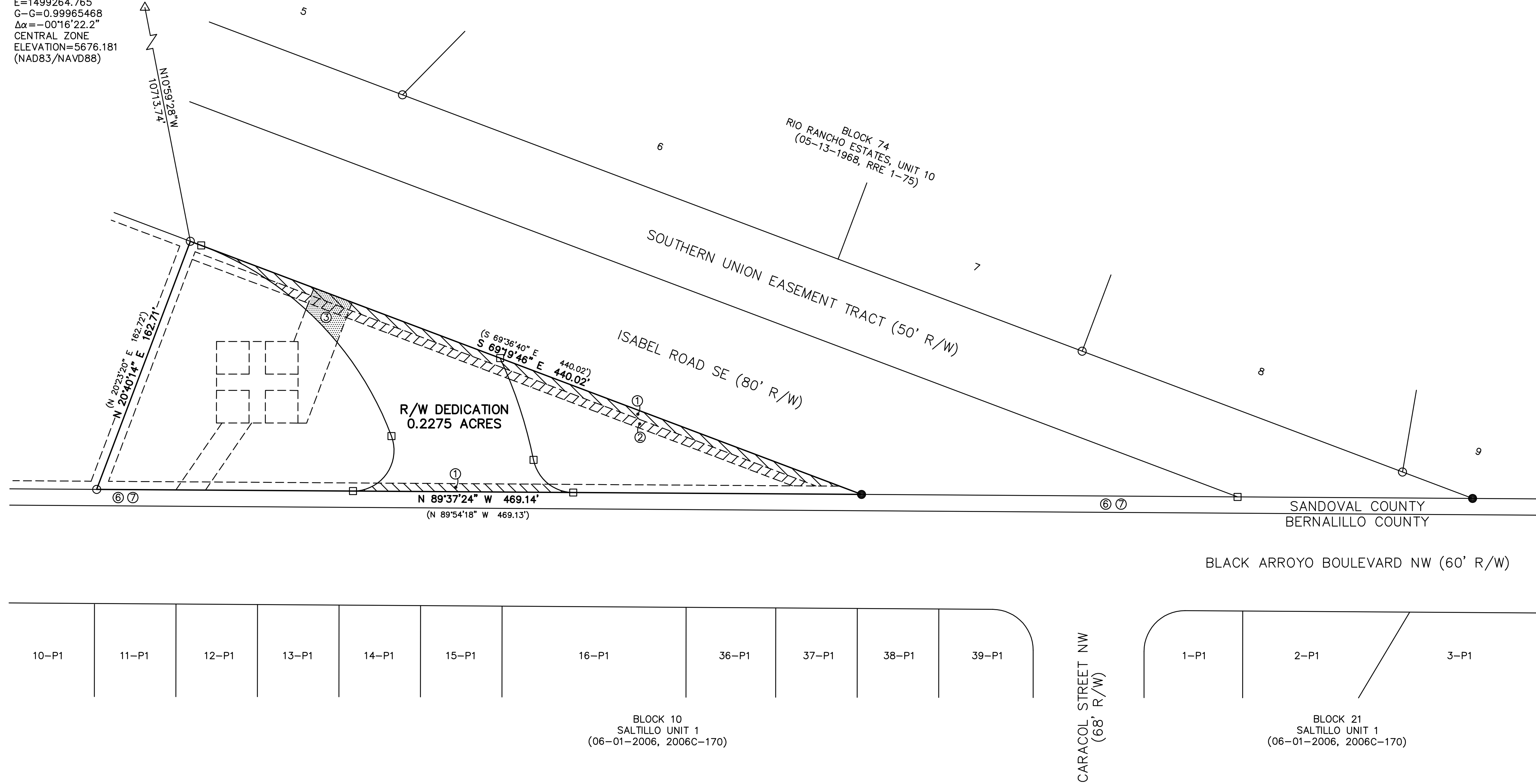
# EXISTING CONDITIONS

SUMMARY PLAT FOR  
 LOTS 37-A-1 & 37-A-2  
 BLOCK J  
 RIO RANCHO ESTATES, UNIT 10  
 (BEING A REPLAT OF LOT 37-A, BLOCK J, RIO RANCHO ESTATES, UNIT 10  
 TOGETHER WITH A PORTION OF ISABEL ROAD SE R/W)  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 34  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
 MARCH, 2023

PROPERTY CORNERS

- - SET 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 3/8" REBAR
- - FOUND 3/4" PIPE

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



PORTIONS OF EXISTING EASEMENTS VACATED BY THIS PLAT

- ① EXISTING 5' PUE (05-13-1968, RRE 1, PAGE 75)
- ② EXISTING 5' PUE (02-10-2021, VOLUME 3, FOLIO 4647)
- ③ EXISTING 25' ACCESS AND PUE (02-10-2021, VOLUME 3, FOLIO 4647)

Drawn By:	TA	Date:	05-27-22
Checked By:	TA	Drawing Name:	22077PL3.DWG
Job No.:	22-077	Sheet:	2 of 3

03-27-23 REV  
 03-01-23 REV  
 07-24-22 REV

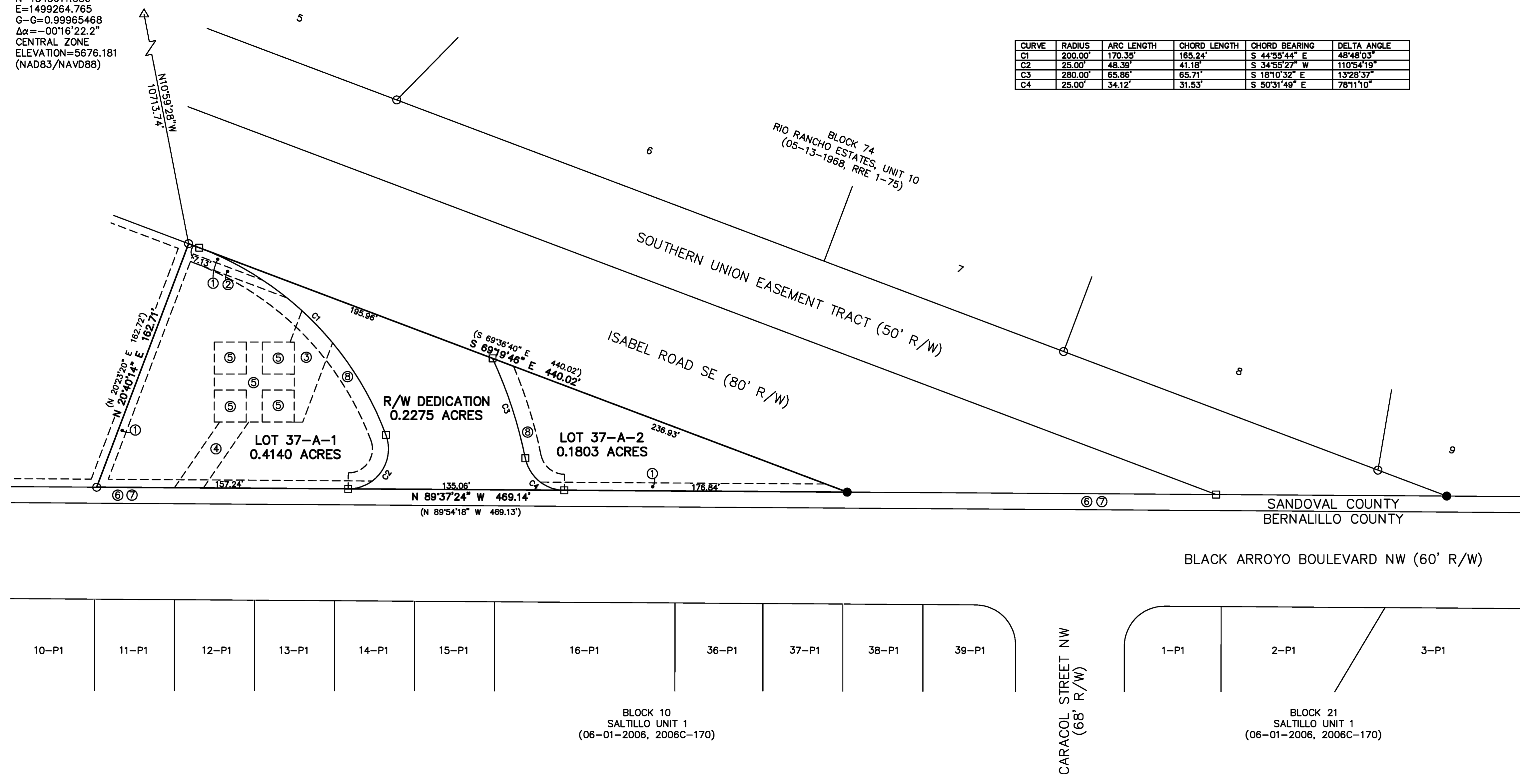
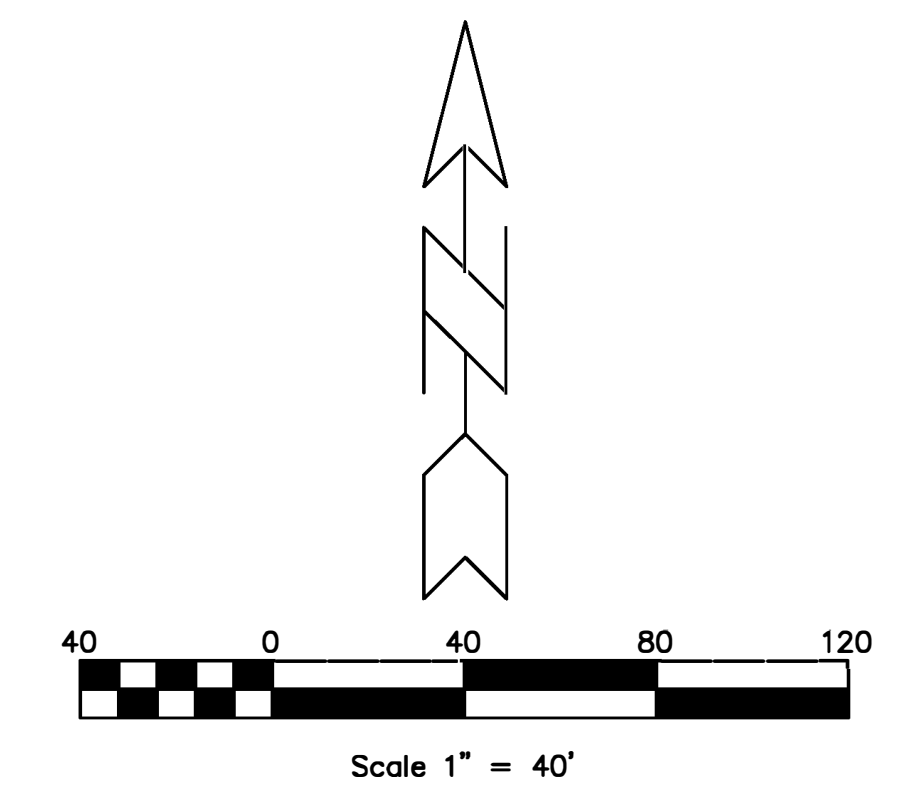
LDRICH LAND  
 SURVEYING  
 P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

SUMMARY PLAT FOR  
 LOTS 37-A-1 & 37-A-2  
 BLOCK J  
 RIO RANCHO ESTATES, UNIT 10  
 (BEING A REPLAT OF LOT 37-A, BLOCK J, RIO RANCHO ESTATES, UNIT 10  
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 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
 MARCH, 2023

- PROPERTY CORNERS
- - SET 1/2" REBAR WITH CAP "LS 7719"
  - - FOUND 3/8" REBAR
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SCCS MONUMENT  
 AND BENCHMARK  
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 G-G=0.99965468  
 Δα=-00'16"22.2"  
 CENTRAL ZONE  
 ELEVATION=5676.181  
 (NAD83/NAVD88)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	170.35'	165.24'	S 44°55'44" E	48°48'03"
C2	25.00'	48.39'	41.18'	S 34°55'27" W	110°54'19"
C3	280.00'	65.86'	65.71'	S 18°10'32" E	132°28'37"
C4	25.00'	34.12'	31.53'	S 50°31'46" E	78°11'10"



- EXISTING EASEMENTS AND LEASE AREAS
- ① EXISTING 5' PUE (05-13-1968, RRE 1, PAGE 75)
  - ② EXISTING 5' PUE (02-10-2021, VOLUME 3, FOLIO 4647)
  - ③ EXISTING 25' ACCESS AND PUE (02-10-2021, VOLUME 3, FOLIO 4647)
  - ④ EXISTING 15' PUE (02-10-2021, VOLUME 3, FOLIO 4647)
  - ⑤ EXISTING LEASE AREAS (02-10-2021, VOLUME 3, FOLIO 4647)
  - ⑥ EXISTING 10' BRIDLE PATH (05-13-1968, RRE 1, PAGE 75)
  - ⑦ EXISTING 10' DRAINAGE, PEDESTRIAN, BICYCLE AND PUBLIC ACCESS EASEMENT (08-25-2000, 2000083674)

- NEW EASEMENT
- ⑧ 10' PUE (GRANTED BY THIS PLAT)

Drawn By:	TA	Date:	05-27-22
Checked By:	TA	Drawing Name:	22077PL3.DWG
Job No.:	22-077	Sheet:	3 of 3


**LDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

03-27-23 REV  
 03-01-23 REV  
 07-24-22 REV



# 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

April 7, 2023

RE: Preliminary/Final Plat: Case #23-210-00006  
Unit 10, Block J, Lot 37A

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, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requests approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 10, Block J, Lot 37A into two lots and dedicate right-of-way. The subject property is zoned C-1: Retail Commercial.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 25, 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, and the proposed plat.

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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](mailto:bbabyak@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](http://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=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>, or call +1(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

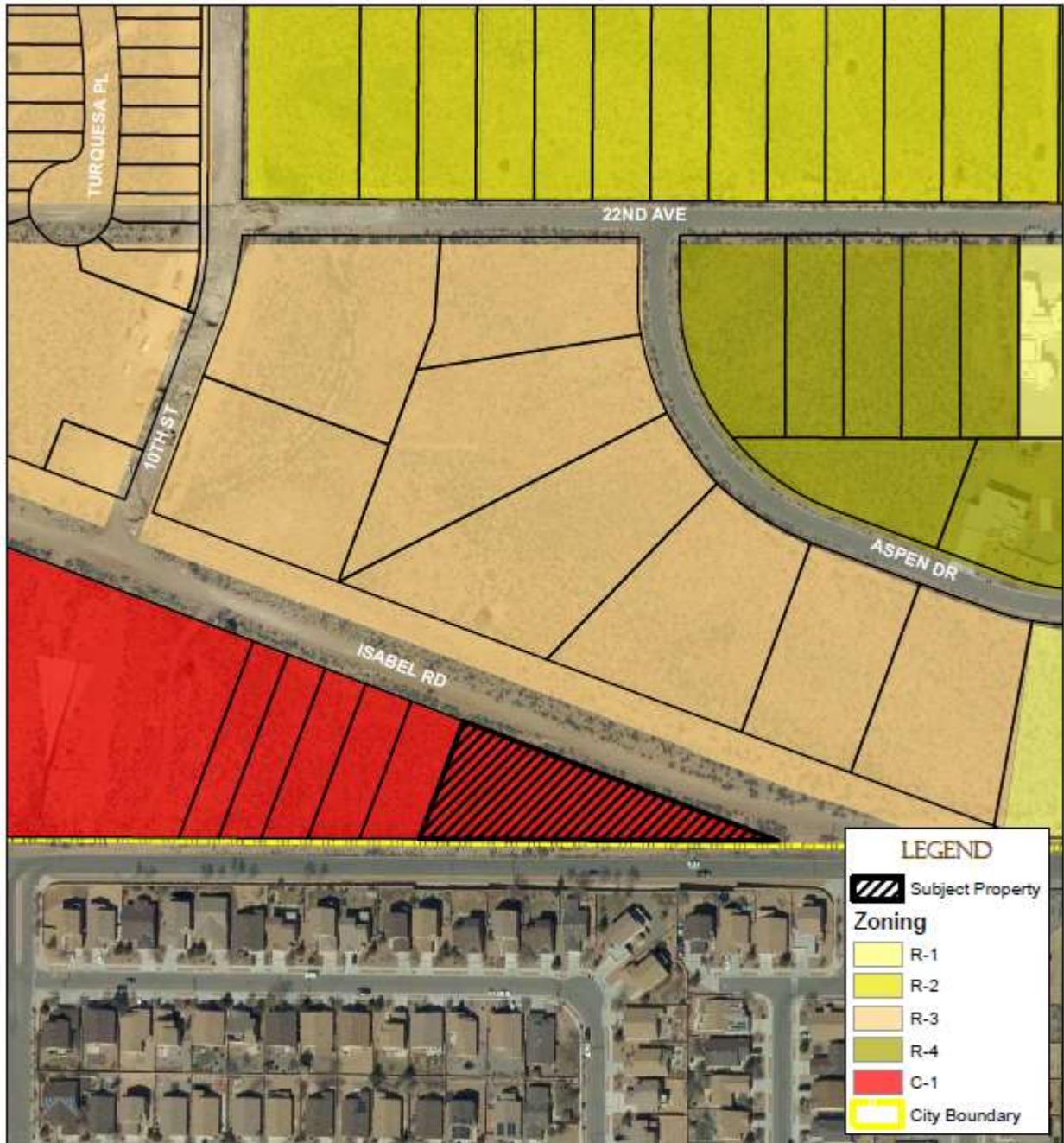
Please do not hesitate to contact me via the e-mail above, or call me at 505-896-8756, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rrnm.gov](http://www.rrnm.gov) one week prior to the meeting.

*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

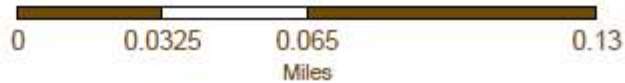
## UNIT 10, BLOCK J, LOT 37 A - ROW DEDICATION



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



Map Created by Brian Babyak on March 29, 2023





**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matter at its regularly scheduled meeting on Tuesday, April 25, 2023 at 6:00 pm:

**Preliminary/Final Plat  
Case #23-210-00006**

The applicant, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requests approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 10, Block J, Lot 37A into two lots and dedicate right-of-way. The subject property is zoned C-1: Retail Commercial.

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.rnm.gov](http://www.rnm.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@rnm.gov](mailto:planning@rnm.gov). Written comments will be inserted into the public record.

Journal: April 10, 2023



**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** March 28, 2023

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

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

**RE: Preliminary/Final Plat:** DSD #23-210-00006 (please reference this # with any correspondence) Lots 37-A-1 and 37-A-2, Block J, Unit 10

This is a transmittal for a Preliminary/Final Plat for the dedication of right-of-way and creation of two lots from the property currently legally described as Unit 10. Block J, Lot 37A.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **April 11, 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](mailto: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

Show PUE dedication along Isabel Road

Peter Prukop

4/10/2023

\_\_\_\_\_  
Reviewer

\_\_\_\_\_  
Date



**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** March 28, 2023

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

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

**RE: Preliminary/Final Plat:** DSD #23-210-00006 (please reference this # with any correspondence) Lots 37-A-1 and 37-A-2, Block J, Unit 10

This is a transmittal for a Preliminary/Final Plat for the dedication of right-of-way and creation of two lots from the property currently legally described as Unit 10. Block J, Lot 37A.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **April 11, 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](mailto: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

4/13/2023

\_\_\_\_\_  
Reviewer

\_\_\_\_\_  
Date



**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** March 28, 2023

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

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

**RE: Preliminary/Final Plat:** DSD #23-210-00006 (please reference this # with any correspondence) Lots 37-A-1 and 37-A-2, Block J, Unit 10

This is a transmittal for a Preliminary/Final Plat for the dedication of right-of-way and creation of two lots from the property currently legally described as Unit 10. Block J, Lot 37A.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **April 11, 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](mailto: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]

**SSCAFCA has no comment**

\_\_\_\_\_  
Reviewer

\_\_\_\_\_  
Date



**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** March 28, 2023

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

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

**RE: Preliminary/Final Plat:** DSD #23-210-00006 (please reference this # with any correspondence) Lots 37-A-1 and 37-A-2, Block J, Unit 10

This is a transmittal for a Preliminary/Final Plat for the dedication of right-of-way and creation of two lots from the property currently legally described as Unit 10. Block J, Lot 37A.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Tuesday, **April 11, 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](mailto: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

MRMPO has no adverse comments.

Peach Anderson-Tauzer  
Reviewer

4-11-2023  
Date



December 22, 2022

*Sent via email*

David Serrano, P.E.  
Deputy Director  
City of Rio Rancho – Development Services  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144  
(phone) 505-891-5005  
(email) [dserrano@rrnm.gov](mailto:dserrano@rrnm.gov)

*Re: Plat application\_Gravity Pad Partners II, LLC*

*Lots 37 and 38, Block J of Rio Rancho Estates, Unit 10("the Property")*

*USNM007\_#L1178188\_ "Twin Peaks"*

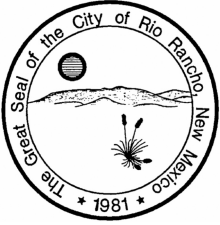
Dear Mr. Serrano:

By this letter, we hereby confirm that we are working in conjunction with Rick Squires from Bokay Construction on a new plat/re-parcel application and submission with respect to the Property referenced above. Mr. Squires is authorized to submit the new plat application on our behalf so long as Gravity Pad Partners II, LLC can reserve the right of final written approval before any new plat or parcel is certified by the City of Rio Rancho.

Please let me know if you have any additional questions or wish to discuss further.

Kind regards,

Rob Mitchell  
Director of Tower Development  
Gravity Pad Partners II, LLC - IconTower



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-210-00005**

**AGENDA DATE:**  
April 25, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Final Plat.** The applicant, Coal Bank Holdings Ltd., through their agent, Mark Goodwin & Associates, PA, requests approval of a Final Plat for the Stonegate Phase 1 Subdivision, on the property legally described as Stonegate, Tracts 2 and 8, and Rio Rancho Estates, Unit 13, Block 47, Tract B. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

A preliminary plat for the Stonegate Phase 1 Subdivision was approved by the Planning and Zoning Board on April 13, 2021, under Case No. 21-210-00005. The subject property is within the Lomas Negras Specific Area Plan and Stonegate Master Plan. The subject property consists of approximately 38.8720 acres, is legally described as Stonegate, Tracts 2 and 8, and Rio Rancho Estates, Unit 13, Block 47, Tract B; and is zoned R-4: Single-Family Residential. Stonegate Phase 1 would create 84 lots and 4 tracts, as well as dedicate 4.5787 acres of ROW to the City of Rio Rancho. The proposed subdivision is located north of Northern Boulevard NE, near the intersection of Edinburg Street NE and Cardiff Street NE.

**I. GENERAL INFORMATION:** Layout: Stonegate Phase 1 would be 84 R-4: Single-Family Residential lots in an area with Medium Density Residential Land Use per the Stonegate Master Plan.

**Acreage:** Phase 1 is approximately 38.87 acres in size.

**Access:** The proposed development would be accessed via local streets Stonegate Drive NE. The entire development is accessed from Cardiff Avenue NE, which is a residential collector.

**Zoning:** The subject property is zoned R-4: Single-Family Residential per Ordinance No. 5, Enactment No. 11-06 (see attachment). The southeast corner of the site is zoned PR: Parks and Recreation per Ordinance No. 56, Enactment No. 08-57 (see attachment). The site is also covered by a Corridor Overlay Zone, under Ordinance No. 57, Enactment No. 08-58 (see attachment).

**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.

**F. Water and Wastewater Availability:** A site specific availability request has not yet been submitted to the City of Rio Rancho Public Works Department. The Stonegate Master Plan

(Water/Wastewater Serviceability Letter) and Development Agreement secures water and sewer availability for this project. **G. Drainage:** According to the Stonegate Master Plan, developed flow from Phase 1 will trend to the southeast, toward a newly constructed Retention/Detention Pond,

which, in turn, will eventually drain into the Montoyas Arroyo. The newly created Retention/Detention Pond will be approximately 4 acres in size, which is anticipated to be large enough to contain up to a 100-Year Flood event, per the Stonegate Master Plan.

**H. Roads and Sidewalks:** The proposed internal streets Balcomie Road NE, Royal Troon Street NE,

Stonegate Drive NE, and Talisker Street NE would be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. The proposed right-of-ways would comply with the design standards for streets found within R.O. 2003 § 155.41. Nine feet of right-of-way will also be dedicated along Cardiff Avenue NE.

I. Recreational Facilities/Open Space: N/A

J. Easements: There would be a ten foot wide public utility easements 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 in conformance with R.O. 2003 § 155.43. There also will be four Temporary Turnaround Easements dedicated to and maintained by the H.O.A.

K. Public Site Dedications: N/A

L. Vacations: None M. 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-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 4,800 sf to 10,143 sf in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district (see attached lot summary). The proposed lots would also comply with the minimum allowable lot width of 40 ft. In addition, the proposed lots appear to conform to the Overlay District, as well as the PR zoning district, which allows drainage facilities as a conditional use. 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 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.

V. CONFORMANCE WITH THE LOMAS NEGRAS SPECIFIC AREA PLAN: Objective 3.1 - Land Use within the Lomas Negras SAP states that development in the area should "Promote a variety of housing choices including low and medium density single family residential uses and high density multi-family residential uses." The first Goal under Objective 3.6 - Community Facilities, states that the plan seeks to "Create open space, parkland, trails and other recreation amenities to serve the Plan area." This application appears to meet both stated goals, as Stonegate's phases consist of R-4 development interspersed with lower density developments at later stages. In addition, Tract B (Block 7) is designated as an HOA owned and maintained park. Staff recommends the Planning and Zoning Board find the proposed preliminary plat conforms to the requirements of the Lomas Negras Specific Area Plan.

VI. CONFORMANCE WITH THE STONEGATE MASTER PLAN: The Stonegate Master Plan designates Tracts 2 and 8 as Medium Density Residential (R-4). The proposed R-4: Single-Family Residential density and location meets the requirements of the master plan. Staff recommends the Planning and Zoning Board find the proposed preliminary plat conforms to the requirements of the Stonegate Master Plan.

VII. CONFORMANCE WITH CITY POLICIES AND REGULATIONS: The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Fire and Rescue, and SSCAFCA reviewed this application and related infrastructure plans. Engineering comments are provided as an attachment. Staff recommends the Planning and Zoning Board find this criteria has been met.

VIII. CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT: The Planning and Zoning Board approved the Preliminary Plat for Stonegate Phase 1 on April 13, 2021.. Staff recommends the Planning and Zoning Board find this criteria has been met.

SURROUNDING LAND USE/ZONING: The property surrounding the site to the north consists of vacant land, zoned as R-2 and R-3 Single Family Residential; to the east is vacant property zoned as R-1 and R-4 Single Family Residential; to the west lies vacant land zoned R-1 as well as the Montoyas Arroyo; land to the south is vacant and zoned R-3 and R-4. A Corridor Overlay Zone covers all parcels to the north, east and south of the site.

**IMPACT:**

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

**GENERAL FINDINGS OF FACT:**

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

**SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:**

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. The Final Plat conforms to the R-4: Single-Family Residential Zoning District.
3. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat if the infrastructure is not complete and accepted prior to recording.
4. Engineering comments will be addressed prior to recording
5. A second access point to the subdivision, meeting Fire standards, shall be constructed prior to the issuance of the Certificate of Occupancy for the 30th home.
6. Talisker St NE will be extended to Stonegate Dr NE, ie. replacing Sunningdale Road NE
7. Plat will be Book 33, Pages 86-91

**ALTERNATIVES:**

The Planning and Zoning Board may:

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

**DEPARTMENT RECOMMENDATION:**

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

ATTACHMENT: [Final Plat Application Signed.pdf](#)  
ATTACHMENT: [Letter of Authorization.pdf](#)  
ATTACHMENT: [Stonegate Phase 1 Final Plat](#)  
ATTACHMENT: [Engineering Comments](#)

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

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

### APPLICANT/AGENT INFORMATION

Applicant Name: Coal Bank Holdings, Ltd.		Phone: 505.338.1438
Address: PO BOX 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) MG
Agent Name: Mark Goodwin & Associates, PA		Phone: 505.828.2200
Address: PO BOX 90606		E-Mail: diane@goodwinengineers.com
City: Albuquerque	State: NM	ZIP Code: 87199

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


Final Plat Approval for Stonegate Phase 1

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate Subdivision Unit 13	Block(s): 47	Lot(s): Tracts A and B
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 2 Tracts	No. of proposed lots: 84 Lots, 4 Tracts	Total area of site (acres) 38.8699 AC

### ACKNOWLEDGEMENT

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

Print Name: Diane Hoelzer, PE	Applicant:	Agent: X
Signature: 		Date: 04/03/2023

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**Coal Bank Holdings, Ltd.  
PO BOX 1443  
Corrales, NM 87048**

March 4, 2021

Ms. Amy Rincon  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

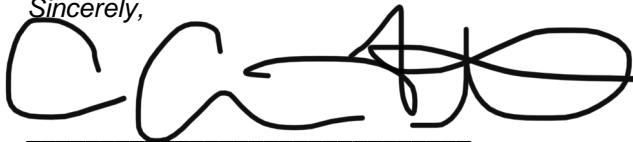
**Re: Stonegate Subdivision**

Dear Ms. Rincon:

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of Coal Bank Holdings, Ltd, for all applications required for the Stonegate Subdivision.

Please contact our office if you have any questions.

Sincerely,



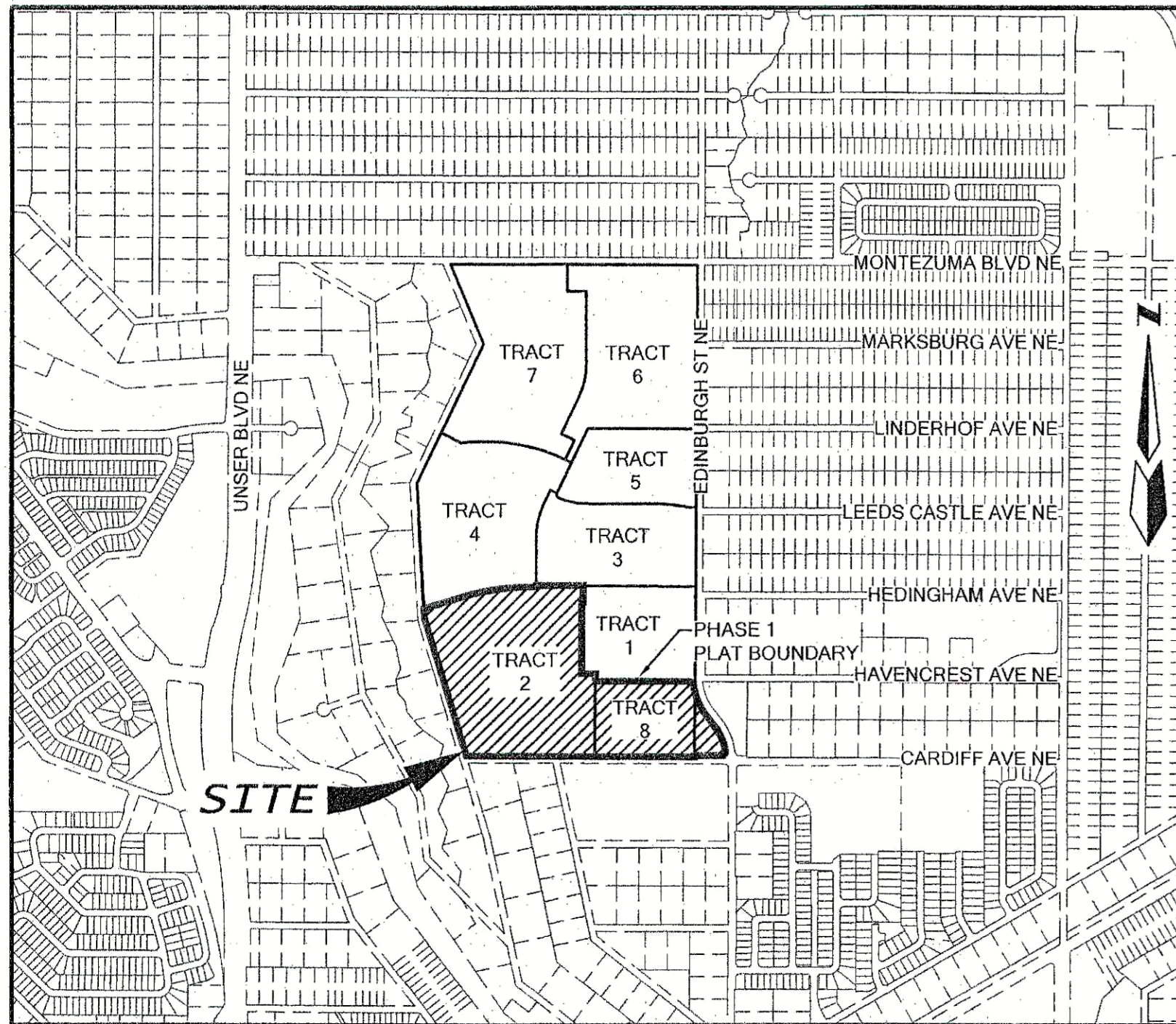
Signature

C. Adam Thoratton

Printed Name

Officer

Title



LOCATION MAP

SCALE: NTS

**SUBDIVISION DATA**

GROSS ACREAGE: 38.8720 AC.  
 NO. OF EXISTING LOTS: 0 LOTS  
 NO. OF EXISTING TRACTS: 3 TRACTS  
 NO. OF LOTS CREATED: 84 LOTS  
 NO. OF TRACTS CREATED: 4 TRACTS  
 PUBLIC RIGHT OF WAY CREATED: 4,5787 AC.  
 DATE OF SURVEY: DECEMBER 8th, 2014

**FREE CONSENT AND DEDICATION**

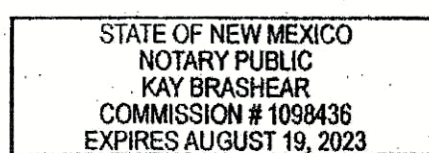
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN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

OWNER(S): COAL BANK HOLDINGS, LTD, A NEW MEXICO LIMITED LIABILITY COMPANY

*[Signature]*  
 ADAM THORNTON, Managing Member  
 4-3-2023  
 Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY ) SS



On this 3 day of April, 2023, this instrument was acknowledged before me by Adam Thornton, Managing Member of Coal Bank Holdings, L.T.D. on behalf of said Coal Bank Holdings, L.T.D.

*[Signature]*  
 Notary Public  
 8-19-23  
 My Commission Expires

**LEGAL DESCRIPTION**

All of Tract numbered Two (2) and Tract numbered Eight (8) as the same are shown and designated on said Plat entitled, "PLAT OF TRACT 1 THRU 8 STONEGATE SUBDIVISION", filed in the office of the County Clerk of Sandoval County, New Mexico on June 15, 2011, Volume 3, Folio 3338 and in RRE Estates Plat Book No. 23, Page 90-92, together with all of Tract lettered "B" as the same is shown and designated on said Plat entitled, "PLAT OF TRACTS A AND B, BLOCK 47, RIO RANCHO ESTATES", filed in the office of the County Clerk of Sandoval County, New Mexico on April 15, 2014, Volume 3, Folio 3699 and in RRE Estates Plat Book No. 25, Page 37-38 and containing 38.8720 acres more or less.

**PURPOSE OF PLAT**

- To Subdivide Tract 2 and Tract 8, STONEGATE SUBDIVISION and Tract B, Block 47, Rio Rancho Estates into 84 residential lots, 4 Tracts.
- To eliminate any existing property/tract lines as shown.
- To Vacate public utility easements as shown hereon.
- To dedicate public street right-of-way to the City Rio Rancho in Fee Simple with warranty covenants as shown hereon.
- To grant easements as shown hereon.

**SUBDIVISION NOTES**

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
- ALL DISTANCES ARE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
- BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:  
 "PLAT OF TRACT 1 THRU 8, STONEGATE SUBDIVISION"  
 (06-15-2011 VOLUME 3, FOLIO 3338)  
 "PLAT OF TRACTS A AND B, BLOCK 47, RIO RANCHO ESTATES"  
 (04-15-2014, VOLUME 3, FOLIO 3699)
- FIELD SURVEY PERFORMED IN DECEMBER 8, 2014.
- CITY OF RIO RANCHO, NEW MEXICO ZONE: R-4 AND PR.
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1889 AND 1893 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
- TITLE REPORT: OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 1500369 (EFFECTIVE DATE: 1-14-2015)

**PUBLIC UTILITY EASEMENTS**

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

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

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

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

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

**CITY CLERKS CERTIFICATE**

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the day of \_\_\_\_\_, 2023.

Rebecca A. Martinez, City Clerk, City of Rio Rancho, New Mexico  
 Date

**TREASURER'S CERTIFICATE**

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

Jennifer Taylor, Sandoval County Treasurer  
 Date

**PLAT FOR STONEGATE SUBDIVISION PHASE 1**

(BEING A REPLAT OF TRACT 2 & TRACT 8, STONEGATE SUBDIVISION AND TRACT B, BLOCK 47, RIO RANCHO ESTATES, UNIT 13)

WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 11 & 12 TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO MARCH, 2023

DSD CASE NO. \_\_\_\_\_

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Fred Radosevich, Chairman  
 Date

**UTILITY APPROVALS:**

City of Rio Rancho  
 Date

New Mexico Gas Company  
 Date

Lumen  
 Date

Public Service Company of New Mexico  
 Date

Sparklite  
 Date

**COUNTY CLERKS RECORDING INFORMATION**

THIS INSTRUMENT WAS FILED FOR RECORD ON THE \_\_\_\_\_ TH DAY OF \_\_\_\_\_, 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME \_\_\_\_\_, FOLIO \_\_\_\_\_ RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_)

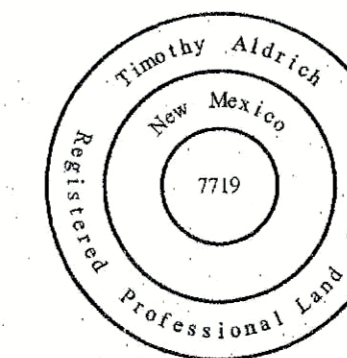
ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY

**JURISDICTIONAL AFFIDAVIT**

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

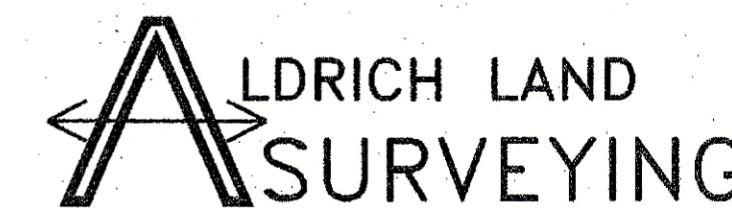
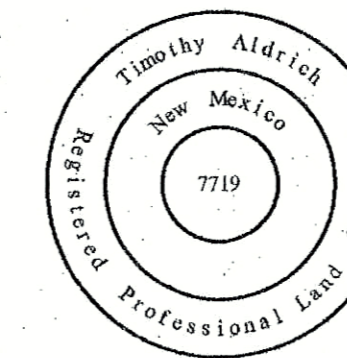
*[Signature]*  
 Timothy Aldrich, P.S. No. 7719  
 03/30/2023  
 Date



**SURVEYOR'S CERTIFICATION**

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

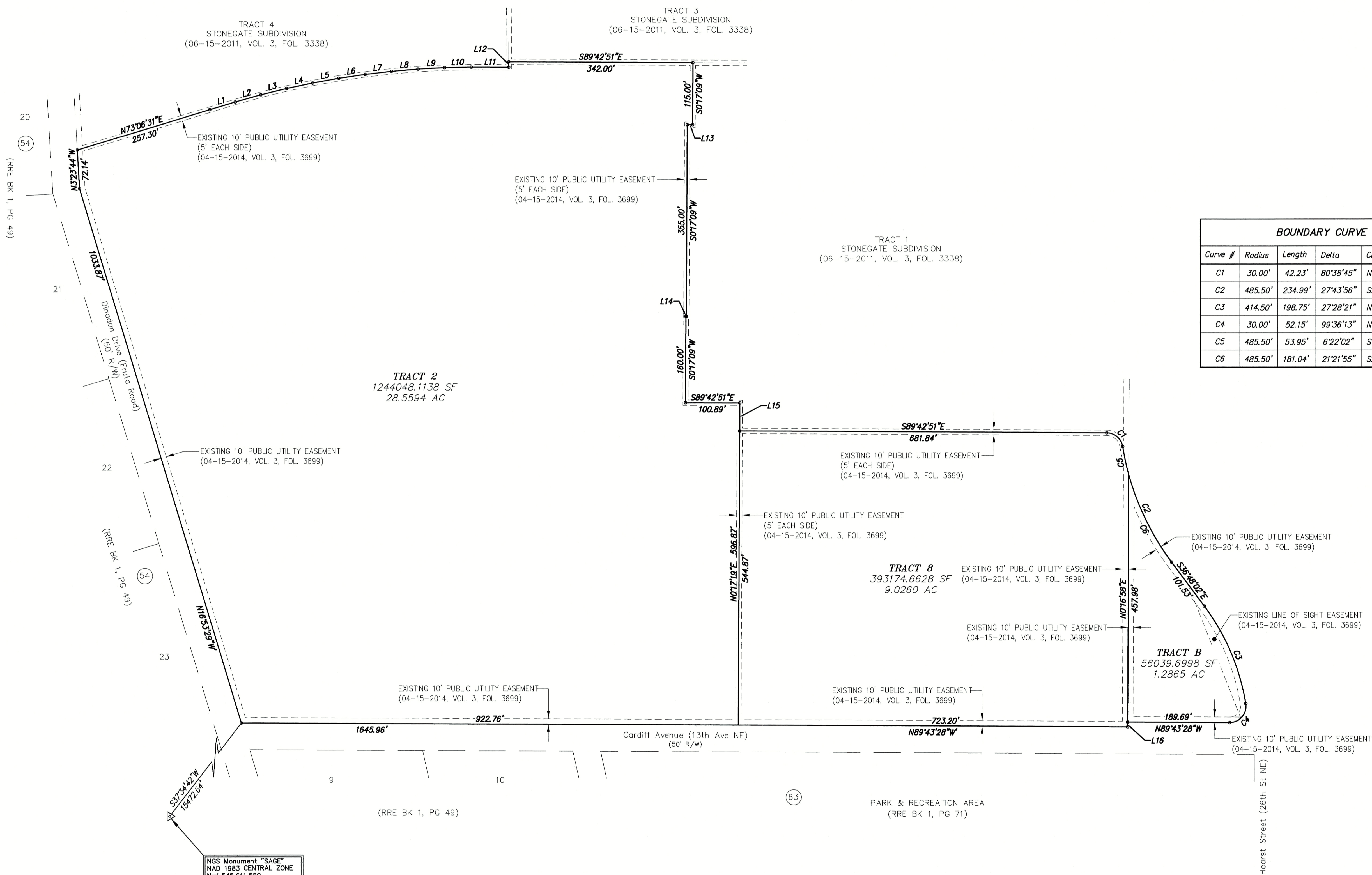
*[Signature]*  
 Timothy Aldrich, P.S. No. 7719  
 03/30/2023  
 Date



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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 1 of 6
Scale: as shown	Date: 4/3/23	Job: A19030	

**PLAT  
FOR  
STONEGATE SUBDIVISION  
PHASE 1**  
(BEING A REPLAT OF TRACT 2 & TRACT 8, STONEGATE SUBDIVISION  
AND TRACT B, BLOCK 47, RIO RANCHO ESTATES, UNIT 13)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTIONS 11 & 12  
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023  
**(EXISTING CONDITIONS)**



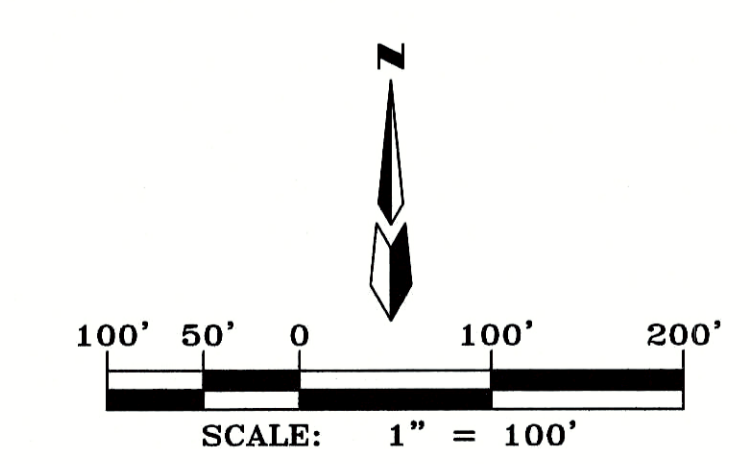
**BOUNDARY CURVE TABLE**

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	30.00'	42.23'	80°38'45"	N49°23'28"W	38.83'
C2	485.50'	234.99'	27°43'56"	S22°56'04"E	232.70'
C3	414.50'	198.75'	27°28'21"	N23°03'51"W	196.85'
C4	30.00'	52.15'	99°36'13"	N40°28'26"E	45.83'
C5	485.50'	53.95'	6°22'02"	S12°15'07"E	53.92'
C6	485.50'	181.04'	21°21'55"	S26°07'05"E	179.99'

**Parcel Line Table**

Line #	Direction	Length
L1	N73°10'48"E	49.39
L2	N74°30'42"E	49.38
L3	N76°17'28"E	49.38
L13	N89°42'51"W	10.00
L14	N89°42'51"W	0.86
L15	S00°17'09"W	52.00
L16	S00°16'58"W	9.00

NGS Monument "SAGE"  
NAD 1983 CENTRAL ZONE  
N=1,545,011.580  
E=1,499,264.765  
Z=5,676.181 (NAVD 1988)  
G=0.99965468  
Delta Alpha=-00°16'22.2"



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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 2 of 6
Scale: as shown	Date: 4/3/23	Job: A19030	

F:\19\085\19030 StoneGate 2019\FINAL PLATS\FINAL PLATS\StoneGate Phase 1 Final Plat\ALS 4-03-23 NEW EX COND LINEWORK\19030.EXIT CONDITIONS.SHEET 2.dwg, 4/18/2023 9:55:54 AM, alwayne

**PLAT  
FOR  
STONEGATE SUBDIVISION  
PHASE I**  
(BEING A REPLAT OF TRACT 2 & TRACT 8, STONEGATE SUBDIVISION  
AND TRACT B, BLOCK 47, RIO RANCHO ESTATES, UNIT 13)

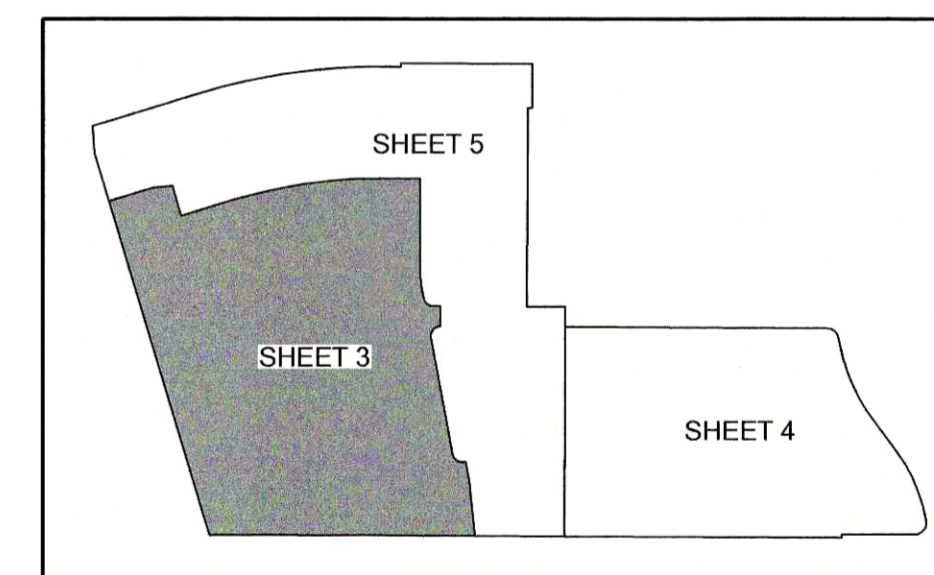
WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTIONS 11 & 12  
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023

**ABBREVIATIONS**

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

**NEW EASEMENTS**

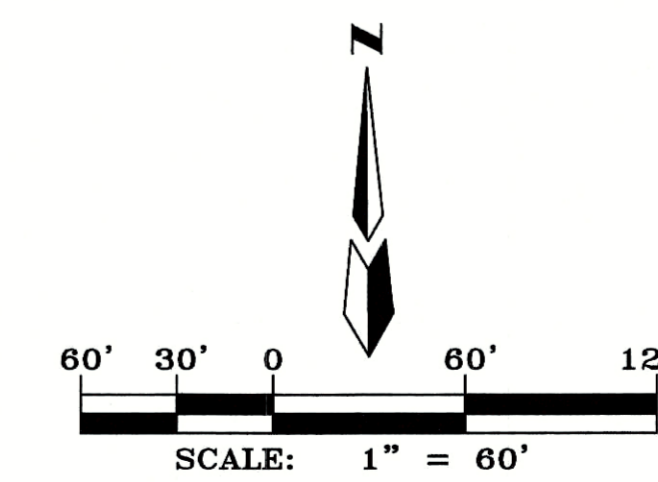
- A** NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- B** 9' ROW DEDICATED WITH THIS PLAT.
- C** TEMPORARY TURNAROUND EASEMENT GRANTED TO THE CITY OF RIO RANCHO WITH THIS PLAT. MAINTENANCE SHALL BE BY THE STONEGATE HOME OWNERS ASSOCIATION.



KEY MAP  
N.T.S.

ALL STREETS AND ROADS SHOWN  
HEREON ARE HEREBY DEDICATED TO  
THE CITY OF RIO RANCHO IN FEE,  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

\*SEE SHEET 6 FOR PARCEL CURVE DATA TABLES,  
LINE DATA TABLES AND LOT/TRACT AREA TABLES  
FOR THIS SHEET.

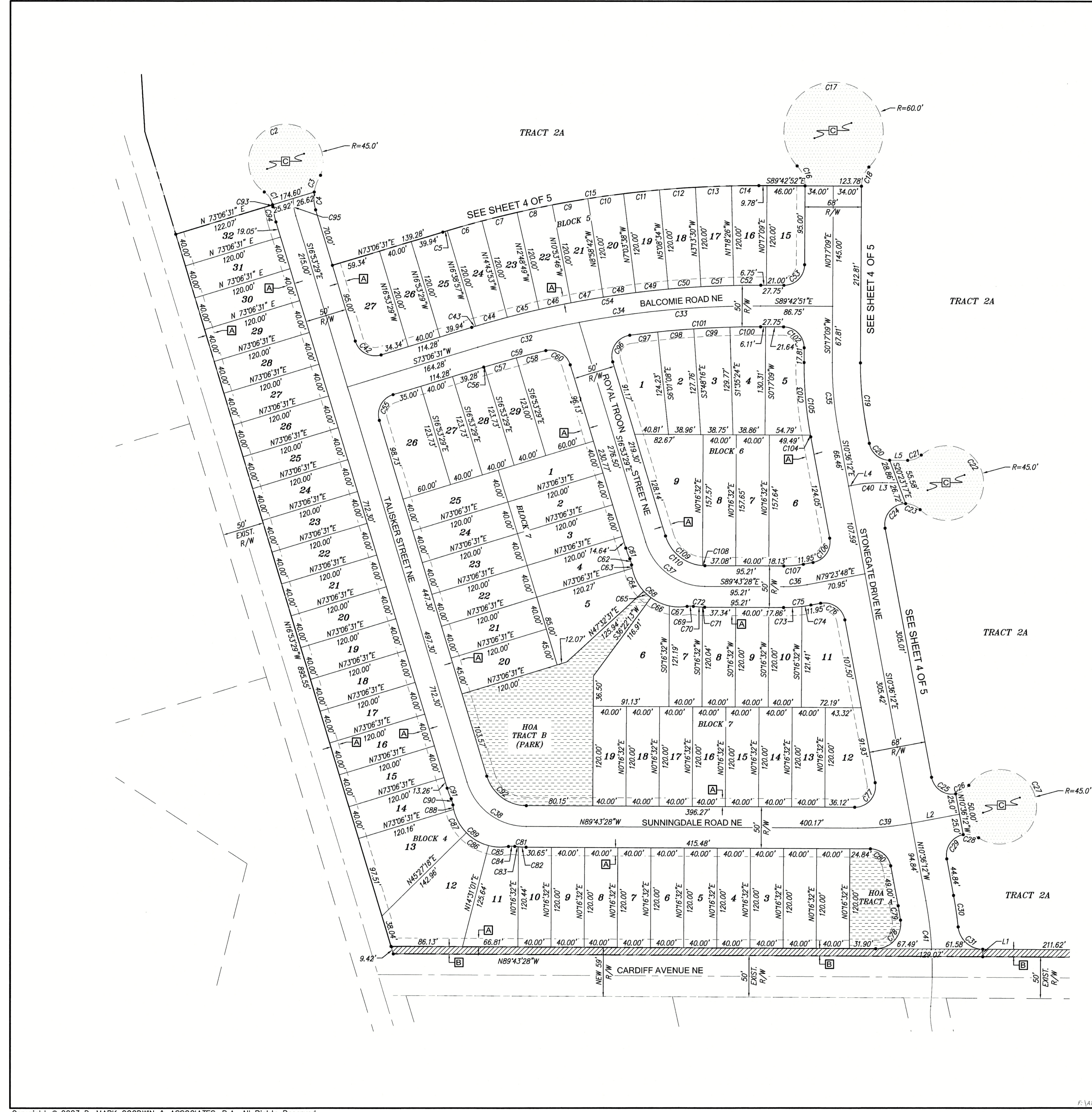


**ALDRICH LAND  
SURVEYING**

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 3 of 6
Scale: as shown	Date: 4/3/23	Job: A19030	

Book \_\_\_\_\_ Page \_\_\_\_\_



F:\A19\085\A19030 StoneGate 2019\PLATS\FINAL PLATS\STONEGATE Phase 1 Final Plat\A19030.FINAL PLAT.PHASE 1 PLAT.dwg, 4/18/2023 9:37:35 AM, dwayne

**PLAT  
FOR  
STONEGATE SUBDIVISION  
PHASE 1**  
(BEING A REPLAT OF TRACT 2 & TRACT 8, STONEGATE SUBDIVISION  
AND TRACT B, BLOCK 47, RIO RANCHO ESTATES, UNIT 13)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTIONS 11 & 12  
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023

**ABBREVIATIONS**

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

ROW = RIGHT-OF-WAY

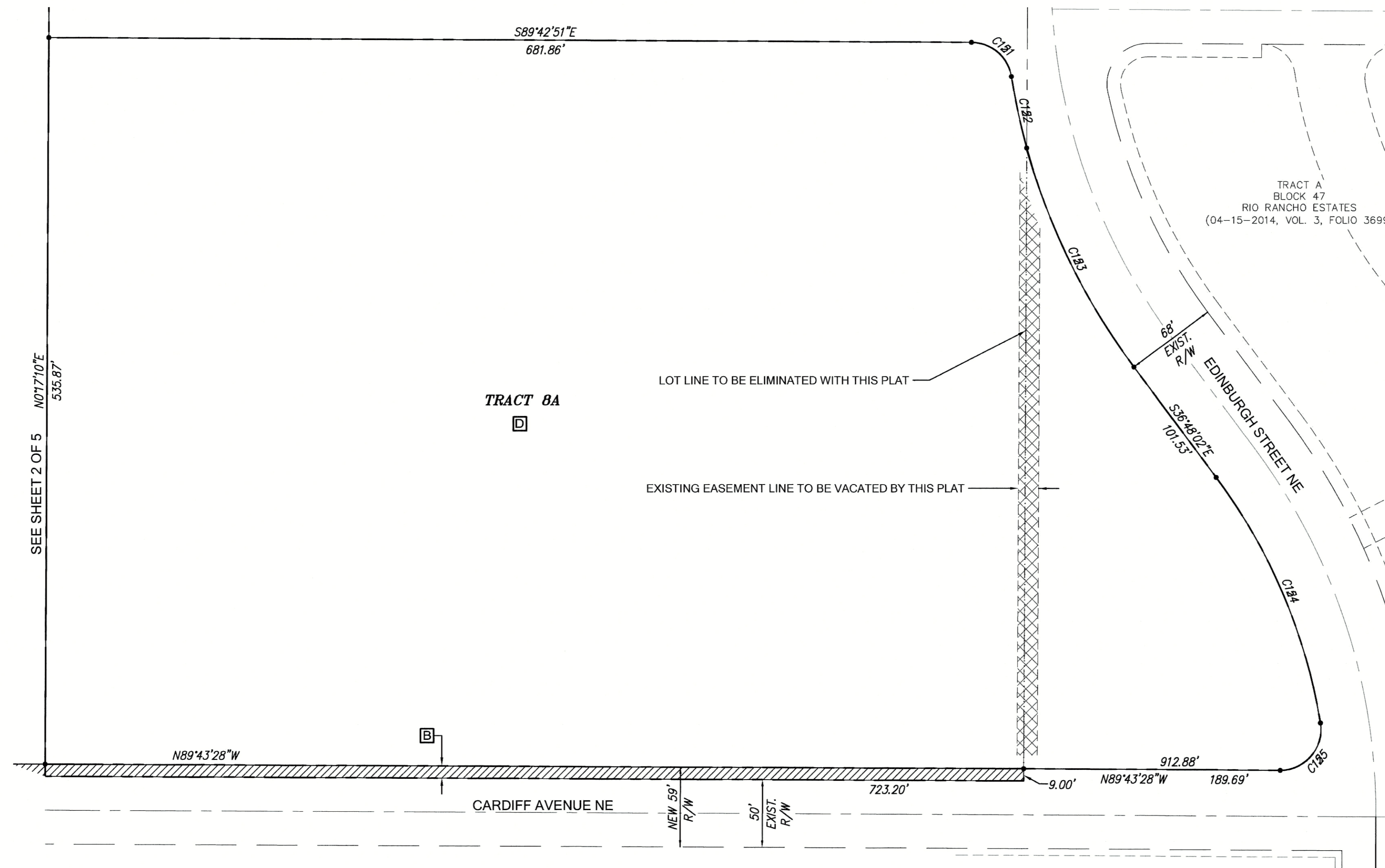
H.O.A. = HOME OWNERS ASSOCIATION

**NEW EASEMENTS**

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

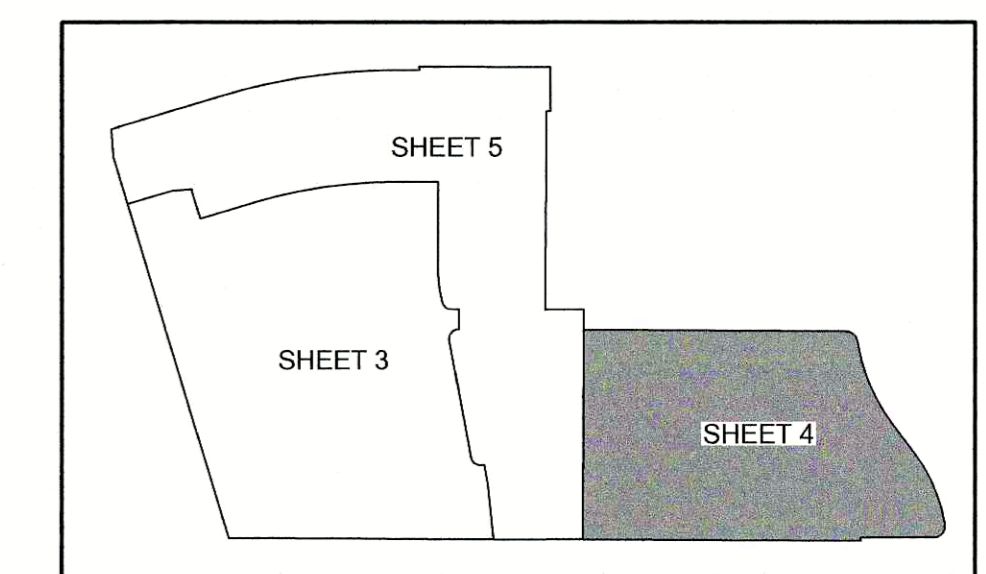
9' ROW DEDICATED WITH THIS PLAT.

TRACT 8A IS ENCUMBERED BY A BLANKET DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY THE STONEGATE H.O.A.



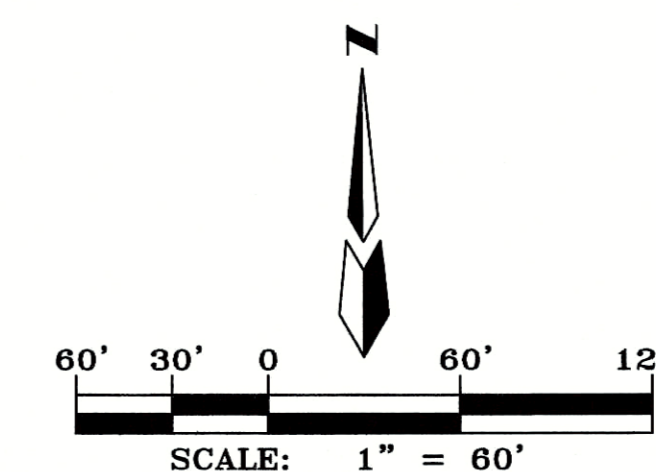
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C151	30.00'	42.22'	80°37'50"	S49°23'46"E	38.82'
C152	485.50'	53.92'	6°21'48"	S12°15'26"E	53.89'
C153	485.15'	181.07'	21°23'03"	S26°06'49"E	180.02'
C154	414.50'	198.74'	27°28'19"	S23°03'52"E	196.85'
C155	30.00'	52.15'	99°36'15"	S40°28'25"W	45.83'

Lot No.	Block No.	Area (sf)
TRACT 8A	-	442,709.5



KEY MAP  
N.T.S.

ALL STREETS AND ROADS SHOWN  
HEREON ARE HEREBY DEDICATED TO  
THE CITY OF RIO RANCHO IN FEE  
SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY



**ALDRICH LAND  
SURVEYING**

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 4 of 6
Scale: as shown	Date: 4/3/23	Job: A19030	

**PLAT  
FOR  
STONEGATE SUBDIVISION  
PHASE 1**  
(BEING A REPLAT OF TRACT 2 & TRACT 8, STONEGATE SUBDIVISION  
AND TRACT B, BLOCK 47, RIO RANCHO ESTATES, UNIT 13)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTIONS 11 & 12  
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023

**ABBREVIATIONS**

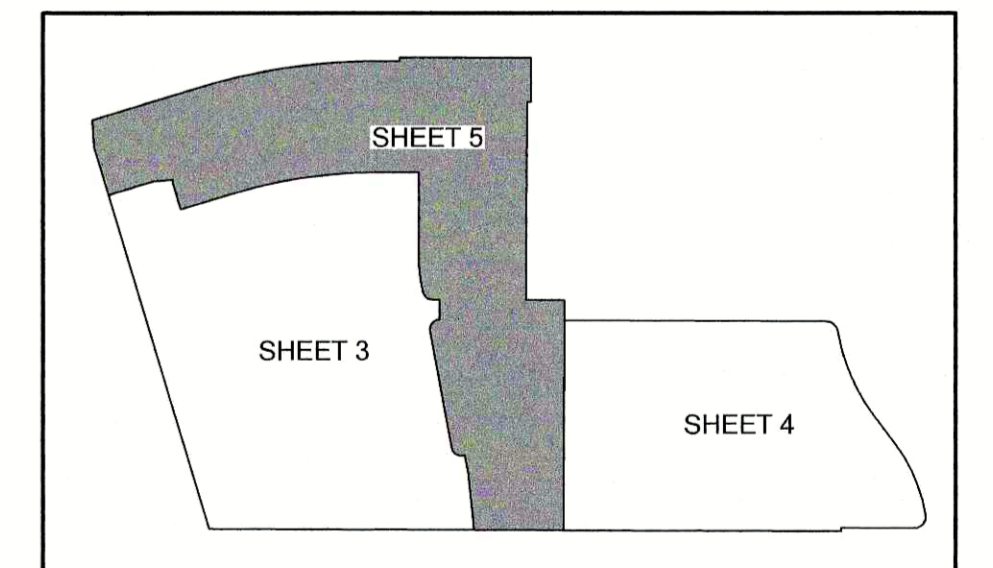
- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

**CORNERS**

- SET 1/2" REBAR WITH CAP "ALS LS 7719"
- SET PK NAIL WITH TAG "ALS LS 7719"

**NEW EASEMENTS**

- ▭ 9' ROW DEDICATED WITH THIS PLAT.

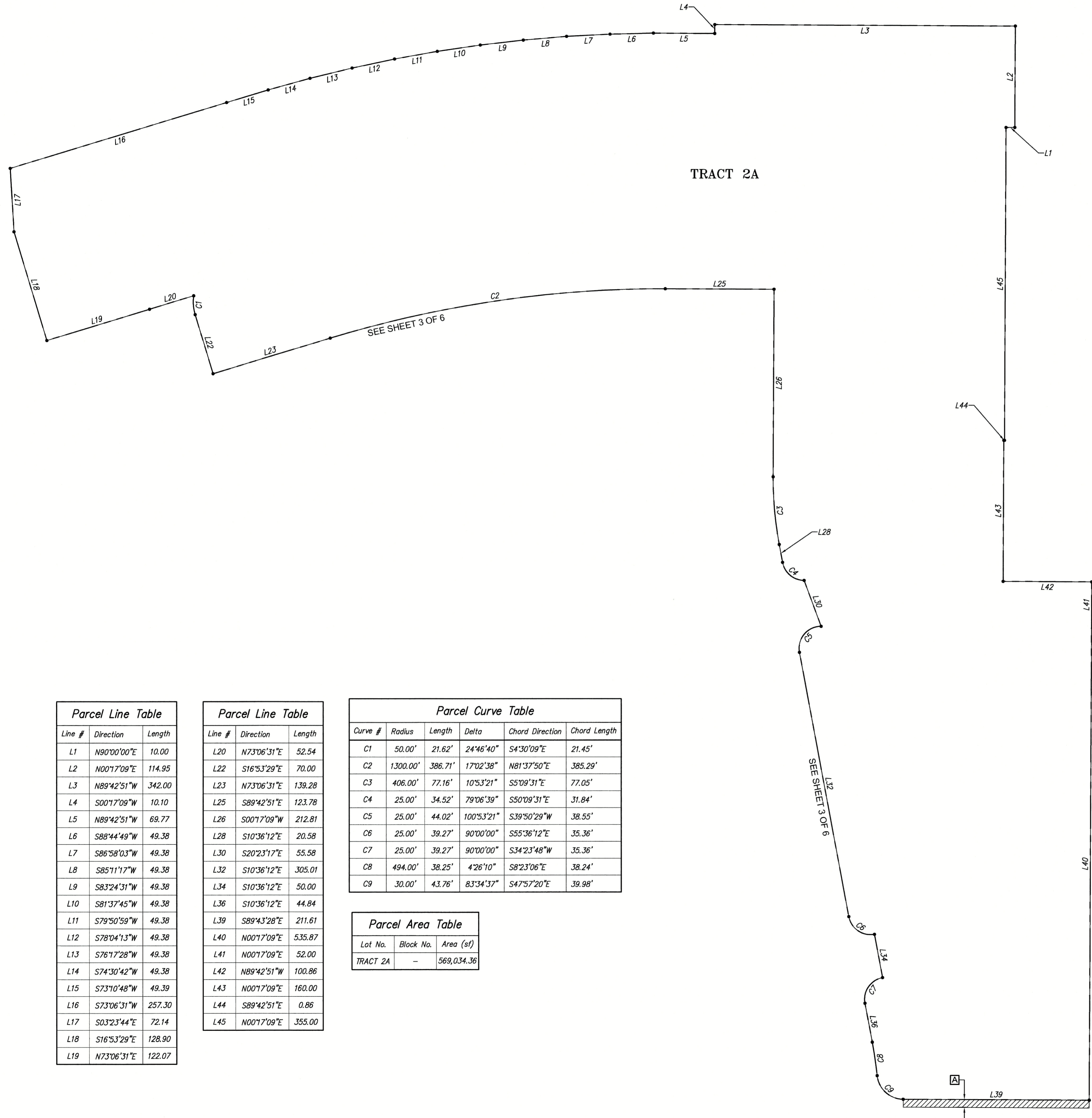


KEY MAP  
N.T.S.



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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 5 of 6
Scale: as shown	Date: 4/3/23	Job: A19030	

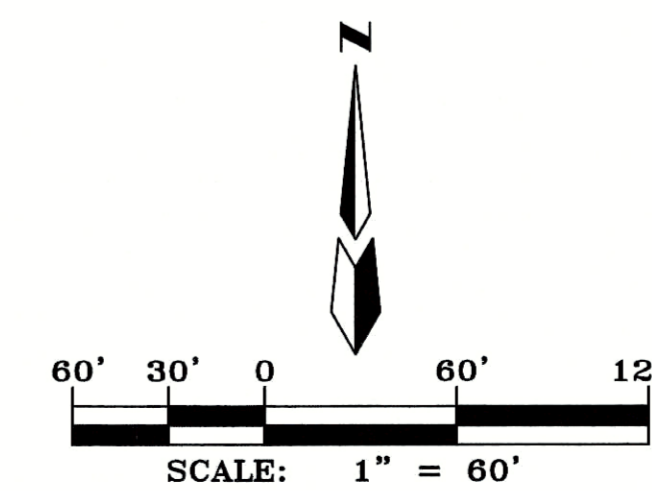


Line #	Direction	Length
L1	N80°00'00"E	10.00
L2	N00°17'09"E	114.95
L3	N89°42'51"W	342.00
L4	S00°17'09"W	10.10
L5	N89°42'51"W	69.77
L6	S88°44'49"W	49.38
L7	S86°58'03"W	49.38
L8	S85°11'17"W	49.38
L9	S83°24'31"W	49.38
L10	S81°37'45"W	49.38
L11	S79°50'59"W	49.38
L12	S78°04'13"W	49.38
L13	S76°17'28"W	49.38
L14	S74°30'42"W	49.38
L15	S73°10'48"W	49.39
L16	S73°06'31"W	257.30
L17	S03°23'44"E	72.14
L18	S16°53'29"E	128.90
L19	N73°06'31"E	122.07

Line #	Direction	Length
L20	N73°06'31"E	52.54
L22	S16°53'29"E	70.00
L23	N73°06'31"E	139.28
L25	S89°42'51"E	123.78
L26	S00°17'09"W	212.81
L28	S10°36'12"E	20.58
L30	S20°23'17"E	55.58
L32	S10°36'12"E	305.01
L34	S10°36'12"E	50.00
L36	S10°36'12"E	44.84
L39	S89°43'28"E	211.61
L40	N00°17'09"E	535.87
L41	N00°17'09"E	52.00
L42	N89°42'51"W	100.86
L43	N00°17'09"E	160.00
L44	S89°42'51"E	0.86
L45	N00°17'09"E	355.00

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	50.00'	21.62'	24°46'40"	S4°30'09"E	21.45'
C2	1300.00'	386.71'	17°02'38"	N81°37'50"E	385.29'
C3	406.00'	77.16'	10°53'21"	S5°09'31"E	77.05'
C4	25.00'	34.52'	79°06'39"	S50°09'31"E	31.84'
C5	25.00'	44.02'	100°53'21"	S39°50'29"W	38.55'
C6	25.00'	39.27'	90°00'00"	S55°36'12"E	35.36'
C7	25.00'	39.27'	90°00'00"	S34°23'48"W	35.36'
C8	494.00'	38.25'	4°26'10"	S8°23'06"E	38.24'
C9	30.00'	43.76'	83°34'37"	S47°57'20"E	39.98'

Lot No.	Block No.	Area (sf)
TRACT 2A	-	569,034.36



F:\A14\JOBS\A14031 Los Diamantes\PLANS\UTILITIES\A14031\_Utility P&P-1.dwg, Last saved by: Dwayne, 4/3/23

F:\A14\JOBS\A14031 StoneGate 2019\PLATS\FINAL PLATS\StoneGate Phase 1 Final Plat\A19030.FINAL PLAT\_SHEET 5.dwg, 4/18/2023 9:34:51 AM, dwayne

Curve Tables for sheet 3 of 6

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	18.72'	42°54'44"	S33°16'30"E	18.29'
C2	45.00'	201.17'	256°08'01"	S73°20'08"W	70.86'
C3	50.00'	21.88'	25°04'41"	N20°25'31"E	21.71'
C4	50.00'	21.62'	24°46'40"	S43°09'E	21.45'
C5	1300.00'	5.49'	0°14'32"	S73°13'47"W	5.49'
C6	1300.00'	43.51'	1°55'04"	S74°18'35"W	43.51'
C7	1300.00'	31.27'	1°22'42"	S75°57'28"W	31.27'
C8	1300.00'	27.30'	1°12'12"	S77°47'17"W	27.30'
C9	1300.00'	43.51'	1°55'04"	S80°03'46"W	43.51'
C10	1300.00'	24.15'	1°03'52"	S82°24'26"W	24.15'
C11	1300.00'	43.51'	1°55'04"	S83°53'54"W	43.51'
C12	1300.00'	43.51'	1°55'04"	S85°48'58"W	43.51'
C13	1300.00'	36.06'	1°35'22"	S87°53'53"W	36.06'
C14	1300.00'	33.12'	1°27'35"	S89°25'21"W	33.12'
C15	1300.00'	386.71'	1°02'38"	N81°37'50"E	385.29'
C16	34.00'	26.36'	44°24'58"	N21°55'20"W	25.70'
C17	60.00'	281.52'	268°49'50"	N89°42'54"W	85.71'
C18	34.00'	26.36'	44°24'52"	S22°29'35"W	25.70'
C19	445.47'	97.75'	12°34'22"	S67°18'21"E	97.56'
C20	25.00'	34.52'	79°06'39"	S50°09'31"E	31.84'
C21	25.00'	18.34'	42°01'29"	N69°16'25"E	17.93'
C22	45.00'	209.26'	266°26'24"	N1°28'53"E	65.59'
C23	25.00'	19.38'	44°24'55"	N67°30'23"W	18.90'
C24	25.00'	44.02'	100°53'21"	S39°50'29"W	38.55'
C25	25.00'	39.27'	90°00'00"	S55°36'12"E	35.36'
C26	25.00'	19.38'	44°24'55"	N57°11'20"E	18.90'
C27	45.00'	211.14'	268°49'50"	S10°36'12"E	64.29'
C28	25.00'	19.38'	44°24'55"	N78°23'45"W	18.90'
C29	25.00'	39.27'	90°00'00"	S34°23'48"W	35.36'
C30	464.77'	38.25'	4°42'55"	S8°23'06"E	38.24'
C31	29.92'	43.77'	83°49'16"	S47°56'10"E	39.97'
C32	1155.00'	125.97'	6°14'56"	S76°13'59"W	125.91'
C33	1155.00'	220.30'	10°55'42"	S84°49'18"W	219.96'
C34	1155.00'	346.27'	17°10'38"	S81°41'50"W	344.97'
C35	440.00'	83.62'	10°53'21"	S5°09'31"E	83.50'
C36	150.00'	28.48'	10°52'44"	N84°50'10"E	28.44'
C37	75.00'	95.34'	72°49'59"	S53°18'28"E	89.05'
C38	75.00'	95.34'	72°49'59"	S53°18'28"E	89.05'
C39	342.00'	64.94'	10°52'44"	N84°50'10"E	64.84'
C40	149.00'	28.32'	10°53'21"	S84°50'29"W	28.28'
C41	460.00'	92.54'	11°31'37"	S4°50'23"E	92.39'
C42	25.00'	39.27'	90°00'00"	S61°53'29"E	35.36'
C43	1180.00'	4.99'	0°14'32"	N73°13'47"E	4.99'
C44	1180.00'	39.50'	1°55'04"	N74°18'35"E	39.49'
C45	1180.00'	39.50'	1°55'04"	N76°13'39"E	39.49'
C46	1180.00'	39.50'	1°55'04"	N78°08'42"E	39.49'
C47	1180.00'	39.50'	1°55'04"	N80°03'46"E	39.49'
C48	1180.00'	39.50'	1°55'04"	N81°58'50"E	39.49'
C49	1180.00'	39.50'	1°55'04"	N83°53'54"E	39.49'
C50	1180.00'	39.50'	1°55'04"	N85°48'58"E	39.49'
C51	1180.00'	39.50'	1°55'04"	N87°44'02"E	39.49'
C52	1180.00'	32.81'	1°35'36"	N89°29'22"E	32.81'
C53	25.00'	39.27'	90°00'00"	N45°17'09"E	35.36'
C54	1180.00'	353.76'	17°10'38"	S81°41'50"W	352.44'
C55	25.00'	39.27'	90°00'00"	S28°06'31"W	35.36'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C56	1130.00'	0.72'	0°02'12"	S73°07'37"W	0.72'
C57	1130.00'	40.01'	2°01'43"	S74°09'34"W	40.01'
C58	1130.00'	36.77'	1°51'51"	S76°06'21"W	36.76'
C59	1130.00'	77.49'	3°55'45"	S75°04'24"W	77.48'
C60	25.00'	37.56'	86°04'15"	N59°55'36"W	34.12'
C61	100.00'	13.71'	7°51'15"	N20°49'06"W	13.70'
C62	25.00'	7.63'	17°29'48"	N15°59'50"W	7.60'
C63	58.00'	4.13'	4°04'58"	N97°25"W	4.13'
C64	58.00'	31.51'	31°07'35"	N26°53'41"W	31.12'
C65	58.00'	11.60'	11°27'40"	S48°11'19"E	11.58'
C66	58.00'	24.49'	24°11'45"	N66°01'01"W	24.31'
C67	58.00'	21.51'	21°15'07"	N88°44'27"W	21.39'
C68	58.00'	93.25'	92°07'05"	S53°18'28"E	83.53'
C69	25.00'	7.63'	17°29'48"	S89°22'53"W	7.60'
C70	100.00'	11.05'	6°19'56"	N85°02'11"W	11.05'
C71	100.00'	2.66'	1°31'19"	N88°57'49"W	2.66'
C72	100.00'	13.71'	7°51'15"	S85°47'51"E	13.70'
C73	175.00'	22.20'	7°16'01"	S86°38'32"W	22.18'
C74	175.00'	11.03'	3°36'43"	S81°12'10"W	11.03'
C75	175.00'	33.23'	10°52'44"	N84°50'10"E	33.18'
C76	25.00'	39.27'	90°00'00"	N55°36'12"W	35.36'
C77	25.00'	44.02'	100°52'44"	N39°50'10"E	38.55'
C78	30.00'	51.59'	98°32'19"	N41°00'22"E	45.47'
C79	426.00'	17.40'	2°20'25"	N9°25'59"W	17.40'
C80	25.00'	34.52'	79°07'16"	N50°09'50"W	31.84'
C81	100.00'	13.71'	7°51'15"	S85°47'51"E	13.70'
C82	100.00'	9.37'	5°22'01"	N87°02'28"W	9.36'
C83	100.00'	4.34'	2°29'14"	N83°06'50"W	4.34'
C84	25.00'	7.61'	17°26'32"	S89°24'31"W	7.58'
C85	58.00'	24.20'	23°54'26"	N87°26'12"W	24.03'
C86	58.00'	31.32'	30°56'17"	N60°00'51"W	30.94'
C87	58.00'	32.24'	31°50'48"	N28°37'18"W	31.82'
C88	58.00'	5.52'	5°26'58"	N9°58'25"W	5.51'
C89	58.00'	93.25'	92°07'05"	S53°18'28"E	83.53'
C90	25.00'	7.63'	17°29'48"	N15°59'50"W	7.60'
C91	100.00'	13.71'	7°51'15"	N20°49'06"W	13.70'
C92	50.00'	63.56'	72°49'59"	N53°18'28"W	59.37'
C93	25.00'	2.45'	5°36'27"	N9°00'55"W	2.45'
C94	100.00'	18.64'	10°40'48"	N11°33'05"W	18.61'
C95	75.00'	21.24'	16°13'28"	S8°46'45"E	21.17'
C96	25.00'	43.26'	99°09'01"	S32°41'02"W	38.06'
C97	1130.00'	33.97'	1°43'20"	S83°07'12"W	33.97'
C98	1130.00'	43.67'	2°12'52"	S85°05'18"W	43.67'
C99	1130.00'	43.67'	2°12'52"	S87°18'10"W	43.67'
C100	1130.00'	37.00'	1°52'34"	S89°20'53"W	37.00'
C101	1130.00'	158.31'	8°01'37"	S86°16'21"W	158.18'
C102	25.00'	39.27'	90°00'00"	N44°42'51"W	35.36'
C103	474.00'	88.00'	10°38'15"	N5°01'58"W	87.88'
C104	474.00'	2.08'	0°15'06"	N10°28'39"W	2.08'
C105	474.00'	90.08'	10°53'21"	S5°09'31"E	89.95'
C106	25.00'	39.27'	90°00'00"	N34°23'48"E	35.36'
C107	125.00'	23.73'	10°52'44"	N84°50'10"E	23.70'
C108	50.00'	2.92'	3°20'55"	S88°03'00"E	2.92'
C109	50.00'	60.64'	69°29'04"	S51°38'01"E	56.99'
C110	50.00'	63.56'	72°49'59"	S53°18'28"E	59.37'

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	4	4800.0000 sf
2	4	4800.0000 sf
3	4	4800.0000 sf
4	4	4800.0000 sf
5	4	4800.0000 sf
6	4	4800.0000 sf
7	4	4800.0000 sf
8	4	4800.0000 sf
9	4	4800.0000 sf
10	4	4801.3655 sf
11	4	6212.1101 sf
12	4	10143.6303 sf
13	4	7998.2094 sf
14	4	4814.8496 sf
15	4	4800.0000 sf
16	4	4800.0000 sf
17	4	4800.0000 sf
18	4	4800.0000 sf
19	4	4800.0000 sf
20	4	4800.0000 sf
21	4	4800.0000 sf
22	4	4800.0000 sf
23	4	4800.0000 sf
24	4	4800.0000 sf
25	4	4800.0000 sf
26	4	4800.0000 sf
27	4	4800.0000 sf
28	4	4800.0000 sf
29	4	4800.0000 sf
30	4	4800.0000 sf
31	4	4800.0000 sf
32	4	4815.3147 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
15	5	5385.7118 sf
16	5	4947.9362 sf
17	5	4980.4602 sf
18	5	4980.4602 sf
19	5	4980.4602 sf
20	5	4980.4602 sf
21	5	4980.4602 sf
22	5	4980.4602 sf
23	5	4980.4602 sf
24	5	4980.4602 sf
25	5	5421.5409 sf
26	5	4800.0000 sf
27	5	6986.6528 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	6	6098.7341 sf
2	6	5200.5424 sf
3	6	5307.9458 sf
4	6	5334.0113 sf
5	6	6180.2755 sf
6	6	9820.3778 sf
7	6	6305.8147 sf
8	6	6306.0214 sf
9	6	8939.3365 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	7	4800.0000 sf
2	7	4800.0000 sf
3	7	4800.0000 sf
4	7	4814.5583 sf
5	7	7468.2899 sf
6	7	8552.0791 sf
7	7	4819.6352 sf
8	7	4800.0312 sf
9	7	4800.0000 sf
10	7	4810.3553 sf
11	7	7419.0909 sf
12	7	6375.6147 sf
13	7	4800.0000 sf
14	7	4800.0000 sf
15	7	4800.0000 sf
16	7	4800.0000 sf
17	7	4800.0000 sf
18	7	4800.0000 sf
19	7	4800.0000 sf
20	7	5400.0000 sf
21	7	4800.0000 sf
22	7	4800.0000 sf
23	7	4800.0000 sf
24	7	4800.0000 sf
25	7	4800.0000 sf
26	7	7289.7098 sf
27	7	4949.2240 sf
28	7	4949.2239 sf
29	7	4939.2631 sf
30	7	7170.6899 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
HOA TRACT A	4	6447.0689 sf
HOA TRACT B	7	24505.1473 sf

Parcel Line Table		
Line #	Direction	Length
L1	S00°16'32"W	9.00
L2	N79°23'48"E	59.05
L3	N89°42'51"W	23.46
L4	S79°23'48"W	8.00
L5	N89°42'51"W	21.75

PLAT FOR  
STONEGATE SUBDIVISION  
PHASE 1  
(BEING A REPLAT OF TRACT 2 & TRACT 8, STONEGATE SUBDIVISION AND TRACT B, BLOCK 47, RIO RANCHO ESTATES, UNIT 13)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTIONS 11 & 12  
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023



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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 6 of 6
Scale: as shown	Date: 4/3/23	Job: A19030	

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**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET**

**DATE:** April 3, 2023

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

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

**RE: Final Plat:** DSD #23-220-00005 (please reference this # with any correspondence)  
Stonegate Phase 1

This is a transmittal for a Final Plat for Stonegate, Phase I. The plat is for proposed 84 lots, and 4 tracts on approximately 39 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **April 12, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Liz Ruiz-Carlos at 505-896-8785 or e-mail [lruizcarlos@rrnm.gov](mailto:lruizcarlos@rrnm.gov) if you have any questions.

This item has been reviewed and is hereby:

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

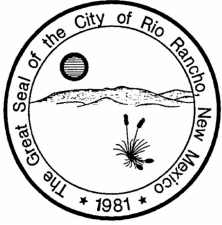
Remove 2 temporary turnarounds on East side of plan sheet

Peter Prukop

4/12/2023

\_\_\_\_\_  
Reviewer

\_\_\_\_\_  
Date



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: 22-210-  
00018**

**AGENDA DATE:**  
April 25, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary Plat Amendment.** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., requests approval of an amendment to a previously approved preliminary plat for the Sunrise Place Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

**BACKGROUND AND ANALYSIS:**

The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., requests approval of an amendment to a previously approved preliminary plat for the Sunrise Place Subdivision. The subject properties consist of 0.7 acres, are legally described as U11, Block CC, Lots 42A and 44-A, and are located at 439 and 444 19th St SE. The subject properties are also part of the Unser Boulevard North Specific Plan and are zoned R-3: Mixed Residential. The original preliminary plat was heard and approved by the Planning and Zoning Board at their December 13, 2022 meeting. The proposed amendment to the preliminary plat for the Sunrise Place Subdivision includes the following changes:

1. The private access easement has been separated from the public utility easements and as such has been reduced from 50' to 32'.

**NOTIFICATIONS:** No notifications required for this action.

**IMPACT:**

The Development Services Department recommends the Planning and Zoning Board approve the amendments to preliminary plat case no. 22-210-00018 subject to the following findings of fact and conditions of approval:

**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 amendment.
2. The applicant has the authority to apply for a preliminary plat amendment.
3. The application has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
4. The preliminary plat conforms to the requirements of R.O. 2003 Chapter 155: Subdivisions.
5. The preliminary plat conforms to the requirements of the R-3: Mixed Residential Zoning District

**CONDITIONS OF APPROVAL:**

1. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
2. 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.
3. Impact Fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
4. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
5. Minimum lot area and lot widths shall be in compliance with R.O. 2003 Chapter 154.50 of the R-3 District.
6. Proposed public utility easements shall be properly called out and defined on the plat.

**ALTERNATIVES:**

The Planning and Zoning Board may:

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

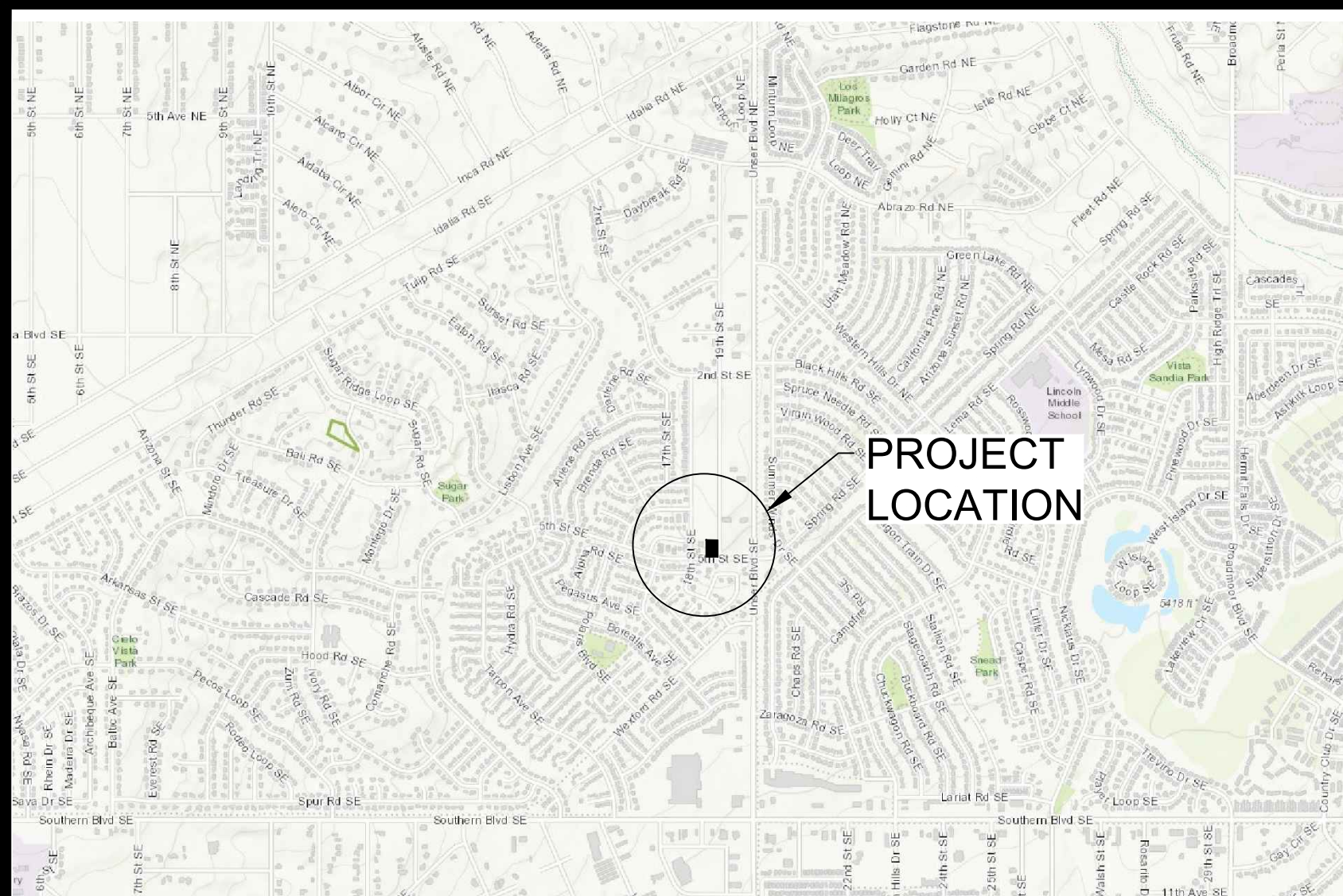
**DEPARTMENT RECOMMENDATION:**

Staff recommends the Planning and Zoning Board approve the preliminary plat amendment for the Sunrise Place Subdivision, with findings and conditions.

ATTACHMENT: [Sunrise Place orig plat.pdf](#)

ATTACHMENT: [Amended SUNRISE PLACE PLAT - redlined.pdf](#)

ATTACHMENT: [Letter of Authorization](#)



**LOCATION MAP**  
 ZONE ATLAS SHEET NO. 53  
 NOT TO SCALE

**NOTES: UNLESS OTHERWISE INDICATED:**

Existing five (5) foot wide public utility easement around the interior of existing Lots 42A and 44-A, Block CC, as shown on Summary Plat of a Replat of Lots 41 and 42 and Plat of Lots 43-A and 44-A, to be vacated by this plat.

There is a ten (10) foot wide public utility easement within all new lots adjacent to all existing road rights-of-way shown hereon granted by this plat, 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 on rear property lines granted by this plat.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shinner stamped LS74825 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

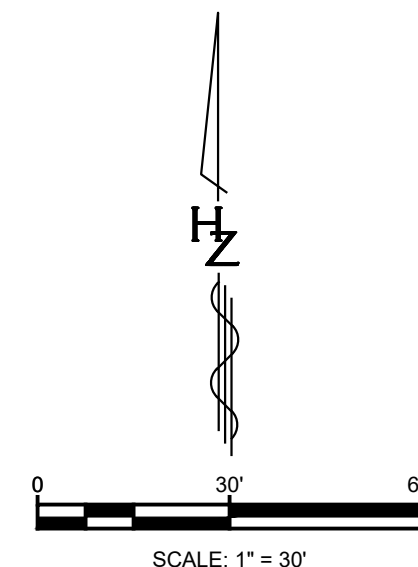
Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

- P.U.E. - Public Utility Easement
- RAD - Radial bearing
- AC - Acres
- R/W - Right-of-Way

**LEGAL DESCRIPTION:**

A Tract of land being all of Lot 42A, Block CC, Summary Plat, a Replat of Lots 41 and 42, recorded on April 26, 1985 in Volume 3, Folio 521-A, as Document Number 63841, and a Tract of land being all of Lot 44-A, Block CC, of Lots 43-A and 44-A, recorded on January 6, 1986 in R.R.E. Plat Book 4, Page 55, being located within Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

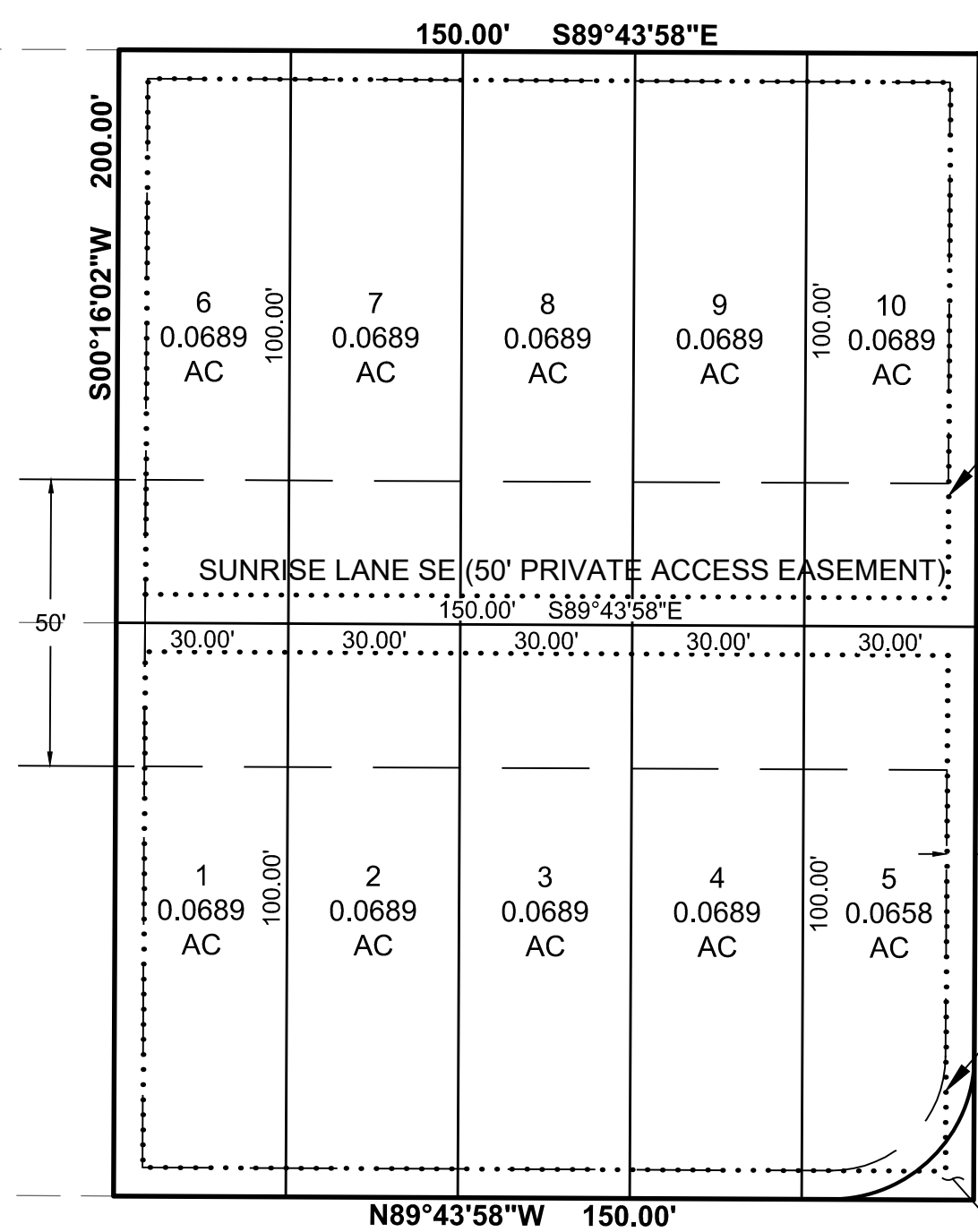
Said Tract contains 0.6887 acres.



BLOCKS 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'CC', 'DD'  
 UNIT ELEVEN  
 R.R.E. PLAT BOOK 1, PAGE 60  
 REC. 05-26-1964

LOT 41A OF  
 SUMMARY PLAT  
 A REPLAT OF LOTS 41 AND 42, BLOCK CC  
 UNIT ELEVEN  
 VOLUME 3, FOLIO 521-A  
 R.R.E. PLAT BOOK 4, PAGE 25  
 REC. 04-26-1985  
 AS DOCUMENT NO. 63841

LOT 43-A OF  
 LOTS 43-A AND 44-A, BLOCK 'CC'  
 UNIT ELEVEN  
 R.R.E. PLAT BOOK 4, PAGE 55  
 REC. 01-07-1986



EXISTING 5' UTILITY EASEMENT  
 TO BE VACATED BY THIS PLAT

EXISTING 5' UTILITY EASEMENT  
 TO BE VACATED BY THIS PLAT

PARCEL A  
 0.0031  
 AC

**SUBDIVISION PLAT  
 OF  
 SUNRISE PLACE  
 BEING  
 LOT 42A  
 OF  
 SUMMARY PLAT  
 A REPLAT OF LOTS 41 AND 42,  
 BLOCK CC, UNIT ELEVEN**  
 FILED APRIL 26, 1985, IN VOLUME 3, FOLIO 521-A, DOCUMENT NO. 63841  
 TOWN OF ALAMEDA GRANT  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
**AND  
 LOT 44-A  
 OF  
 LOTS 43-A AND 44-A,  
 BLOCK CC, UNIT ELEVEN**  
 FILED JANUARY 6, 1986, IN R.R.E. BOOK 4, PAGE 55  
 TOWN OF ALAMEDA GRANT  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 1

FEBRUARY 2023

**SUBDIVIDER:**

AMRESTON HOMES  
 409 RIO RANCHO DRIVE N.E.  
 RIO RANCHO, NM 87124  
 BRYAN ARAGON, PHONE NO. (505) 896-9009

**AGENT/ENGINEER:**

HUITT-ZOLLARS, INC.  
 333 RIO RANCHO DRIVE NE, SUITE 101  
 RIO RANCHO, NM 87124  
 NINA VILLA, 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

**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**

**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

**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 COMBINE LOTS 42A AND 44-A TO CREATE SUNRISE PLACE AND SUBDIVIDE SUNRISE PLACE INTO 10 SINGLE FAMILY RESIDENTIAL LOTS AND 1 PARCEL; ALSO TO THE GRANTING OF INTERIOR LOT 'PUBLIC UTILITY EASEMENTS' AS NOTED AND SHOWN HEREON. 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. AT THE FRONT OF THE LOTS, A 25' WIDE EASEMENT WILL BE GRANTED FOR USE AS A PRIVATE ACCESS EASEMENT, A PUBLIC UTILITY EASEMENT, A PUBLIC WATERLINE EASEMENT, AND A PUBLIC SANITARY SEWER EASEMENT. PARCEL A WILL BE DEDICATED TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT-OF-WAY. 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.

**AMRESTON HOMES**

Jarrold 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 Jarrold D. Likar, who being by me duly sworn, did say that he is the Vice President of Amreston Homes, 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 \_\_\_\_\_

**SUBDIVISION DATA**

SUBDIVISION: SUNRISE PLACE	PLAT ACRES	<u>0.6887</u>
NO. OF LOTS: <u>10</u>	LOT ACRES: <u>0.6859</u>	
NO. OF PARCELS: <u>1</u>	PARCEL ACRES: <u>0.0031</u>	
NO. OF TRACTS: <u>0</u>	TRACT ACRES: <u>0.0</u>	
NO. OF EXIST. PARCELS: <u>0</u>		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:	<u>0</u>	
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:	<u>0</u>	

**PURPOSE OF PLAT**

1. TO COMBINE LOTS 42A AND 44-A TO CREATE SUNRISE PLACE.
2. TO SUBDIVIDE SUNRISE PLACE INTO 10 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 PARCEL.
3. TO VACATE EXISTING 5' WIDE UTILITY EASEMENTS ON THE INTERIOR OF LOTS 42A AND 44-A.
4. DEDICATE THE 5' WIDE P.U.E.'S AS NOTED HEREON.
5. AT THE FRONT OF THE LOTS, THERE WILL BE A 25' WIDE PRIVATE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC WATERLINE EASEMENT, AND PUBLIC SANITARY SEWER EASEMENT.
6. PARCEL A WILL BE DEDICATED TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT-OF-WAY.

**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

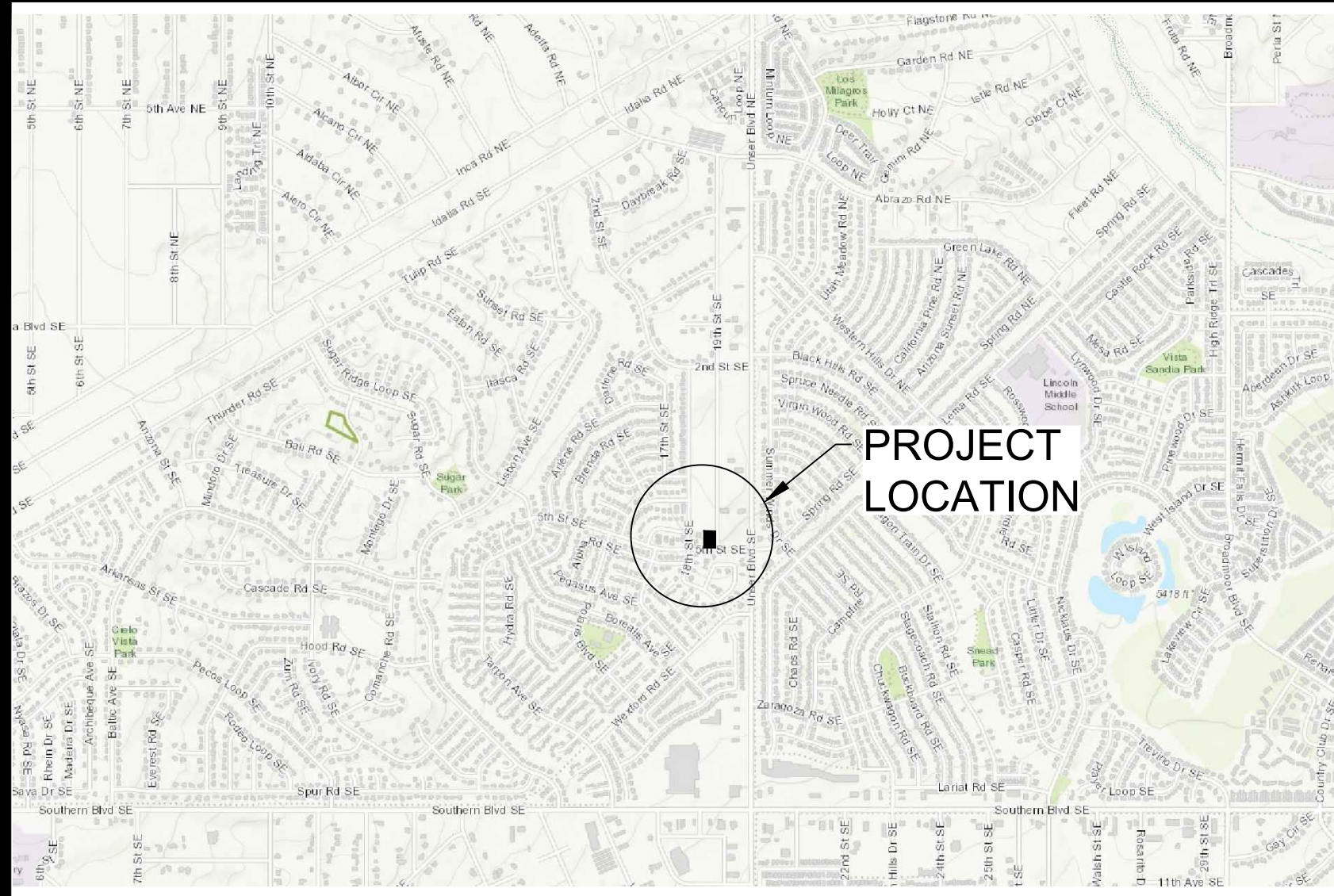


**JURISDICTIONAL AFFIDAVIT**

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





**LOCATION MAP**  
 ZONE ATLAS SHEET NO. 53  
 NOT TO SCALE

**NOTES: UNLESS OTHERWISE INDICATED:**

Existing five (5) foot wide public utility easement around the interior of existing Lots 42A and 44-A, Block CC, as shown on Summary Plat of a Replat of Lots 41 and 42 and Plat of Lots 43-A and 44-A, to be vacated by this plat.

There is a five (5) foot wide public utility easement within all new lots adjacent to all existing road rights-of-way shown hereon granted by this plat. There is also a five (5) foot wide public utility easement within all lots on rear property lines granted by this plat.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shinner stamped LS74825 (unless otherwise indicated).

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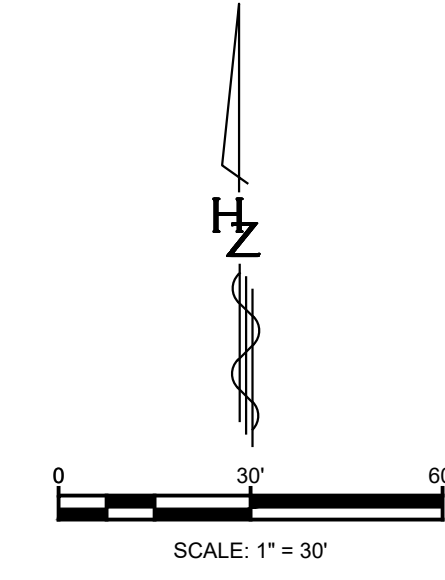
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- P.U.E. - Public Utility Easement
- RAD - Radial bearing
- AC - Acres
- R/W - Right-of-Way

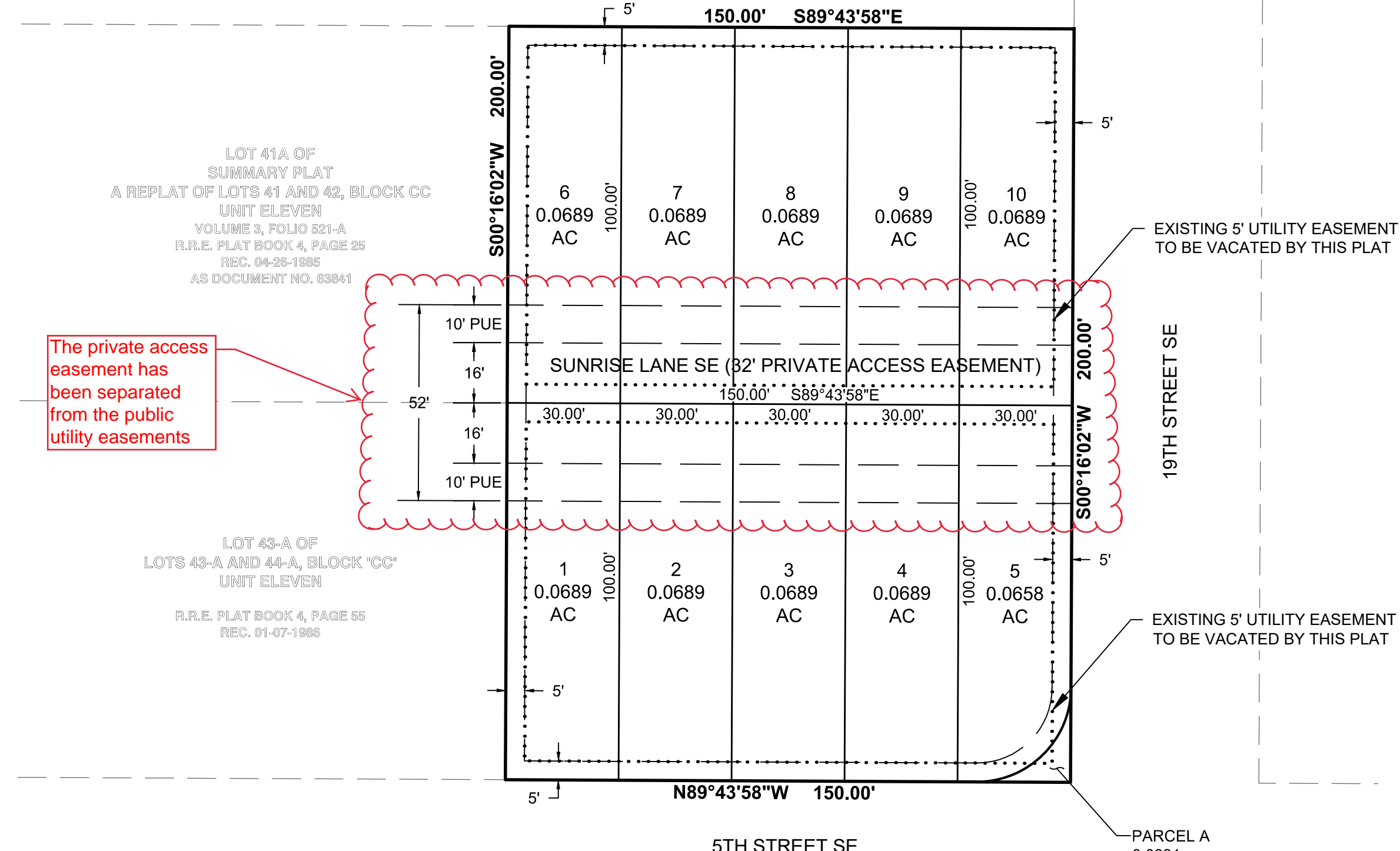
**LEGAL DESCRIPTION:**

A Tract of land being all of Lot 42A, Block CC, Summary Plat, a Replat of Lots 41 and 42, recorded on April 26, 1985 in Volume 3, Folio 521-A, as Document Number 63841, and a Tract of land being all of Lot 44-A, Block CC, of Lots 43-A and 44-A, recorded on January 6, 1986 in R.R.E. Plat Book 4, Page 55, being located within Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 0.6887 acres.



BLOCKS 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'CC', 'DD'  
 UNIT ELEVEN  
 R.R.E. PLAT BOOK 1, PAGE 60  
 REC. 05-26-1964



The private access easement has been separated from the public utility easements

**SUBDIVISION PLAT  
 OF  
 SUNRISE PLACE  
 BEING  
 LOT 42A  
 OF  
 SUMMARY PLAT  
 A REPLAT OF LOTS 41 AND 42,  
 BLOCK CC, UNIT ELEVEN  
 FILED APRIL 26, 1985, IN VOLUME 3, FOLIO 521-A, DOCUMENT NO. 63841  
 TOWN OF ALAMEDA GRANT  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
 AND  
 LOT 44-A  
 OF  
 LOTS 43-A AND 44-A,  
 BLOCK CC, UNIT ELEVEN  
 FILED JANUARY 6, 1986, IN R.R.E. BOOK 4, PAGE 55  
 TOWN OF ALAMEDA GRANT  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO**

SHEET 1 OF 1

APRIL 2023

**SUBDIVIDER:**  
 AMRESTON HOMES  
 409 RIO RANCHO DRIVE NE  
 RIO RANCHO, NM 87124  
 BRYAN ARAGON, PHONE NO. (505) 896-9009

**AGENT/ENGINEER:**  
 HUITT-ZOLLARS, INC.  
 333 RIO RANCHO DRIVE NE, SUITE 101  
 RIO RANCHO, NM 87124  
 NINA VILLA, 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

**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

**SUBDIVISION DATA**

SUBDIVISION: SUNRISE PLACE	PLAT ACRES	0.6887
NO. OF LOTS: 10	LOT ACRES:	0.6859
NO. OF PARCELS: 1	PARCEL ACRES:	0.0031
NO. OF TRACTS: 0	TRACT ACRES:	0.0
NO. OF EXIST. PARCELS: 0		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		0

**PURPOSE OF PLAT**

- TO COMBINE LOTS 42A AND 44-A TO CREATE SUNRISE PLACE.
- TO SUBDIVIDE SUNRISE PLACE INTO 10 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 PARCEL.
- TO VACATE EXISTING 5' WIDE UTILITY EASEMENTS ON THE INTERIOR OF LOTS 42A AND 44-A.
- DEDICATE THE 5' WIDE P.U.E.'S AS NOTED HEREON.
- AT THE FRONT OF THE LOTS, THERE WILL BE A 16' WIDE PRIVATE ACCESS EASEMENT, PUBLIC WATERLINE EASEMENT, AND PUBLIC SANITARY SEWER EASEMENT. ADJACENT TO THE PRIVATE ACCESS EASEMENT, A 10' WIDE PUBLIC UTILITY EASEMENT WILL BE GRANTED.
- PARCEL A WILL BE DEDICATED TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT-OF-WAY.

**PUBLIC UTILITY EASEMENTS**

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

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

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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

**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 COMBINE LOTS 42A AND 44-A TO CREATE SUNRISE PLACE AND SUBDIVIDE SUNRISE PLACE INTO 10 SINGLE FAMILY RESIDENTIAL LOTS AND 1 PARCEL; ALSO TO THE GRANTING OF INTERIOR LOT 'PUBLIC UTILITY EASEMENTS' AS NOTED AND SHOWN HEREON. 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. AT THE FRONT OF THE LOTS, A 16' WIDE EASEMENT WILL BE GRANTED FOR USE AS A PRIVATE ACCESS EASEMENT, A PUBLIC WATERLINE EASEMENT, AND A PUBLIC SANITARY SEWER EASEMENT. ADJACENT TO THE PRIVATE ACCESS EASEMENT, A 10' PUBLIC UTILITY EASEMENT WILL BE GRANTED. PARCEL A WILL BE DEDICATED TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT-OF-WAY. 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.

AMRESTON HOMES, LLC

Jarrold D. Likar, Vice President of Land Development

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 Jarrold D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development of Amreston Homes, LLC, 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





October 3, 2022

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

Dear Amy:

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

Rio Rancho Estates Unit 11, Block CC, Lot 42 A

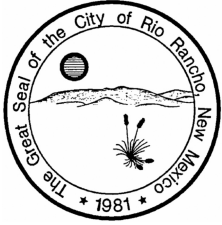
Rio Rancho Estates Unit 11, Block CC, Lot 44 A

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

Sincerely,

A handwritten signature in blue ink that reads "Bryan Aragon".

Bryan Aragon, PE  
Land Development Coordinator



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 21-210-  
00017**

**AGENDA DATE:**  
April 25, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary Plat Amendment.** The applicant, FNA, LLC, requests approval of an amendment to a previously approved preliminary plat for the Vista Montebella Oeste Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

The applicant, FNA, LLC, requests approval of an amendment to a previously approved preliminary plat for the Vista Montebella Oeste Subdivision. The Vista Montebella Oeste Preliminary Plat was heard and approved by the Planning and Zoning Board on October 26, 2021 and extended November 8, 2022. The property is located off of 10th St SE, a residential street, on the west side, and Isabel Rd SE, a residential street, to the south. The City boundary shared with Albuquerque is located to the south.

The proposed amendment to the Plat includes the following changes:

- Entrance road, Sampson St NE, has been moved to the west from the previously approved location.
- Changes in lot sizes for properties addressed off of Teena Rd SE due to entrance change.
- Lot 97 (previously Lot 23), Tract H (previously Tract B), Lot 79 (previously Lot 24), Lot 77 (previously Lot 31), Tract E (previously Tract C), Lot 66 (previously Lot 39) and lots on the east side of Martuni St SE have decreased in size.
- Lot 70 (previously Lot 33), Lot 71 (previously Lot 32), Lot 74 (previous Lot 31) have increased in size.
- Removal of Tract I, and Tract H.
- Change in shape and acreage to Tract B (previously Tract E), Tract C (previously Tract F), Tract G, Tract F (previously Tract J).
- Change in lot size to lots abutting the above Tracts.
- Right-of-way dedicated across Southern Union Easement Tract for Sampson St NE; creation of Tract 1 and Tract 2 Southern Union Easement.

The applicant has stated in their attached letter: "We are submitting this request as the coordination between the City of Rio Rancho and the City of Albuquerque led to the realignment of Isabella Road to Black Arroyo Road. The applicant was required to provide improvements on Isabel Road from 10th street to Black Arroyo Blvd. The Isabel Road and Black Arroyo Blvd intersection was at an unacceptable angle for a roadway intersection.

The applicant worked with the City of Albuquerque and the City of Rio Rancho to consider alternative alignments for this intersection. The alternative found to be acceptable to both cities required the realignment of Isabel Road. This required that the entrance to the proposed

neighborhood be moved to facilitate the connection. The substantial change to the preliminary plat is that this entrance, Sampson Street NE, has been moved to the west from the previous location. The same number and size of lots are proposed. The plat has not changed in substance otherwise."

Staff recommends the Planning and Zoning Board find that the proposed amendments do not affect the plat's conformance with City Code of Ordinances, Section 154.50 for lot size. All proposed amendments to lot sizes for this subdivision conform to Section 154.50.

#### IMPACT:

Staff recommends the Planning and Zoning Board approve the amendment to the Vista Montebella Oeste Preliminary Plat subject to the following findings of fact and conditions of approval:

##### General Findings:

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

##### Specific Findings 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 R-2: Single-Family Residential Zoning District, the R-3: Mixed-Residential Zoning District, and the R-4: Single-Family Residential Zoning District.
3. 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.
4. 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.
5. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.

#### ALTERNATIVES:

The Planning and Zoning Board may:

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

#### DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the preliminary plat amendment for the Vista Montebella Oeste Subdivision, with findings and conditions.

ATTACHMENT: [Vista Montebella Oeste Preliminary Plat Resubmittal Request 03142023.pdf](#)

ATTACHMENT: [Preliminary Plat Application Re-Submission 04122023.pdf](#)

ATTACHMENT: [VISTA MONTEBELLA OESTE PREL PLAT 041223.pdf](#)

ATTACHMENT: [Changes to Approved Vista Montebella Oeste Preliminary Plat Identified.pdf](#)

ATTACHMENT: [PreliminaryPlatABM\\_10.26.21.pdf](#)

ATTACHMENT: [LocationZoneMap.pdf](#)



March 14, 2023

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

**RE: Vista Montebella Oeste  
Lots 63-75, Block 24, Lots 1-8, Block 74, and Lots 1-5 and 14, Block 75, Rio Rancho Estates  
Unit 10**

RESPEC, agent for FNA, LLC, owner of the above reference property, is requesting a re-submittal of the November 9, 2021, approved Preliminary Plat.

We are submitting this request as the coordination between the City of Rio Rancho and the City of Albuquerque led to the realignment of Isabella Road to Black Arroyo Road.

The applicant was required to provide improvements on Isabel Road from 10<sup>th</sup> street to Black Arroyo Blvd. The Isabel Road and Black Arroyo Blvd intersection was at an unacceptable angle for a roadway intersection.

The applicant worked with the City of Albuquerque and the City of Rio Rancho to consider alternative alignments for this intersection. The alternative found to be acceptable to both cities required the realignment of Isabel Road. This required that the entrance to the proposed neighborhood be moved to facilitate the connection. The substantial change to the preliminary plat is that this entrance, Sampson Street NE, has been moved to the west from the previous location. The same number and size of lots are proposed. The plat has not changed in substance otherwise.

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

Sincerely,

Sheldon Greer P.E.  
RESPEC, Community Design Solutions  
505.264.0472  
[sheldon.greer@respec.com](mailto:sheldon.greer@respec.com)

7770 JEFFERSON STREET NE  
SUITE 200  
ALBUQUERQUE, NM 87109  
505.918.1053



**City of Rio Rancho**  
**Development Services**  
 3900 Southern Boulevard, Ste 103  
 Rio Rancho, NM 87124  
 (505) 891-5005 Fax: (505) 896-8994

**Preliminary Plat Application**

**Applicant**

Name (Print): FNA, LLC  
 Address: \_\_\_\_\_  
 City: Albuquerque State: NM Zip: 87122  
 Phone: 505.328.2825 Fax: \_\_\_\_\_

**Agent**


Name (Print): RESPEC, Sheldon Greer  
 Job Site Address: Northeast corner of 10th Street and Isabel Road  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: 505.918.1053 Fax: email: sheldon.greer@respec.com

**Legal Description of Property**

**Existing**  
 Subdivision/Unit: see attached Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tract/Parcel: \_\_\_\_\_ Zoning: R-2

**Proposed**  
 Subdivision/Unit: Vista Montebella Oeste Block: \_\_\_\_\_ Lot: 1-97  
 Tract/Parcel: Tracts A-J Zoning: R-2  
 Atlas Grid Location: page 36  
 Subdivider: \_\_\_\_\_

*I have reviewed the application for Preliminary Plat and it is complete.*

(Print) Name: Sheldon Greer  
 Applicant  Agent  
 Signature:  Date: 04/12/2023



## Preliminary Plat Checklist

### Important Notice

Preliminary Plat will not be accepted for review by City Staff until all items listed above in the Preliminary Plat Checklist Certification of Completeness are provided. The Department of Public Infrastructure requires thirty (30) days to review all elements of the Preliminary Plat from the submittal date of a complete application.

The following information shall be submitted as part of the Subdivision Application. A “Yes” indicated the information is complete; a “N/A” indicates that the information is not applicable, and “No” indicates that the information is not complete. **Please not that both “N/A” and “No” responses shall be clarified with a written explanation by the applicant or agent.**

### Fees

Less than one (1) acre.....	\$ 133.00 + \$13.00 per lot
One (1) to 4.99 acres.....	\$ 266.00 + \$13.00 per lot
Five (5) to 9.99 acres.....	\$ 531.00 + \$13.00 per lot
Ten (10) to 49.99 acres.....	\$1,063.00 + \$13.00 per lot
Fifty (50) to 100 acres.....	\$1,328.00 + \$13.00 per lot
Over 100 acres.....	\$1,328.00 for the first 100 acres + \$ 266.00 per additional 100 acres, or portion thereof, plus \$ 13.00 per lot.

## Preliminary Plat Checklist

### Plat Information – 15 paper copies folded to 8.5"x11"

Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed subdivision name.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Present legal description.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location map showing the site as displayed in current Rio Rancho City Atlas.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names of the subdivider/agent and principle persons preparing the preliminary plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and North Arrow; at least to a scale of one inch (1") to two hundred feet (200') or in increments of 50 feet for clarity (e.g. 1":100' or 1":50').
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Book(s) and page(s) of any previous plat(s), including those for adjacent property.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed benchmark locations and method of tie to permanent survey monuments an proposed location and type of subdivision control monument found or set.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted or shown.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions in feet and hundredths of feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easements on site (present and proposed) include location, width, and purpose (e.g. public utilities).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public right(s)-of-way and/or private easements (present and proposed) providing access to the site, including name and width.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed lot lines and public right-of-way lines, street names and widths; indicate roadways intended to be private and any limitations thereof.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Numbers to identify each lot and block within and abutting the platted area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Letters to identify each parcel (a lot dedicated to the City) and each tract (a lot to remain in the developer's ownership) within the platted area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Purposes of lots proposed to be dedicated or reserved for public uses.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total area of the proposed plat to the nearest one-thousandth (1/1000) acre.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot lines, easement lines, and public right-of-way are to be shown as hatched areas.

**Subdivision Date Sheet – 8 copies**

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Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Character and location of development in each direction from site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning both on, and adjacent to, the site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sites and approximate areas for any multi-family dwellings or non-residential uses.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed ground elevation changes to specified design standards shall be summarized
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils analysis report shall be summarized as to the adequacy of the solid for the proposed construction.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule of lot development; estimates as to when street paving, water service, and sewer service will be provided.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special problem analysis shall be summarized to briefly describe any issues such as difficult topography, traffic circulation, or other geographic hazards to life, health or property.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other significant conditions on the site, such as major rock outcrops, trees, structures, etc. shall be summarized.

**Proposed Construction Plans – 8 copies**

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing utilities on, and adjacent to, the site, location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines/poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indication of the direction, distance to, and size of the nearest ones showing invert elevation of sewer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed utilities on and adjacent to the site (fire hydrants, streetlights, etc)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm drainage facilities on and adjacent to the site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streetscape plan including details on any proposed landscaping in right(s)-of-way, any supporting irrigation system, and the subdivision wall.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan for sidewalks (external and internal), streetlight, and all traffic control signs, signals (to be installed consistent with the Manual of Uniform Traffic Control Devices, latest edition).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Miscellaneous – any other proposed infrastructure not covered above.

**Grading Plan – 8 copies; usually part of construction plan submittal**

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Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography Slopes less than 1% - Contour lines at intervals of not more than 1' and spot elevations at all breaks in grade along all drainage channels and swales and at selected points not more than 100' apart. Slopes between 1% and 5% - Contour lines at intervals of not more than 2'. Slopes over 5% - Contour lines at intervals of not more than 5'. Elevation shall be based on mean sea level datum as established by the U.S. Geodetic Survey. Topography data shall extend at least 25' beyond the perimeter of the plat. Conditions on adjacent land significantly affecting the design of the subdivision including the approximate direction and gradients of ground slope.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading Sufficient spot elevations or contours as appropriate to clearly define proposed grade changes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control provisions Text or graphics as appropriate addressing proposed erosion control practices to be implemented by the contractor during construction of the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and elevation of project benchmark.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow and scale.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Professional Engineer's Stamp, signed, and dated.

**Preliminary Drainage Report – 4 copies**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A preliminary drainage report shall be prepared in accordance with the City grading and drainage design requirements and policies and shall include the following: Hydrology and hydraulics Calculations sufficient to conservatively define easements and parcels (ponds, channels, etc.) Flood Plain Analysis, if within a designated flood hazard area. The Flood Plain Analysis shall conform to requirements as specified in Chapters 152 and 153 (Rio Rancho Ordinance) and, if applicable, SSCAFCA and/or AMAFCA policies. Any additional information that the Department of Public Infrastructure may deem necessary Compliance with approved DMP and DIP, if applicable.
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**Traffic Impact Analysis – 5 copies**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis includes counts on major intersections near subdivision and quantified analysis of the impact of the proposed subdivision on traffic flow (TIA guidelines available from the Department of Public Infrastructure).
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**Soils Analysis – 4 copies**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils analysis report, written by a qualified soils scientist, shall be provided by the subdivider to determine the adequacy of the soil for the proposed construction.
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**Special Problem Analysis – if applicable, 8 copies**

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Yes No N/A

- Special problem analysis shall be prepared, subject to the approval of the City Engineer, to address any issues such as difficult topography, traffic circulation, or other Geographic hazards to life, health, or property.

**Letter of Water and Sewer Availability – 8 copies**

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- Letter of Availability that documents either:
1. The subdivider has made necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to City Council policy, or
  2. Where, for any reason, municipal services cannot be provided, the subdivider has evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Department and in conformity to the standard specifications of the City Utilities Division and New Mexico Office of Engineers.

**Proposed Financial Guarantee – 8 copies**

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- Proposed Financial Guarantee for assurance of improvements installation as per Article 155.27 (Rio Rancho Ordinance).

**Proposed Subdivision Infrastructure – 5 copies**

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- A list of all proposed infrastructure improvements for the proposed subdivision, including onsite and offsite roads (street name, description of improvement, “from” and “to” points); drainage (proposed legal description, description of improvement, location); water and wastewater lines (line size, location, “from” and “to” points); and other improvements proposed in the City right-of-way.
- A list of all proposed system level improvements per proposed development agreement or master drainage plan (separated as noted above).

**Estimated Costs for Subdivision Infrastructure List – 8 copies**

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- A list of costs for the subdivision and infrastructure.

**Proposed Development Agreement – 8 copies**

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- Spreadsheet showing system level infrastructure to be dedicated to the City for impact fee credits. The developer must negotiate an agreement with the city prior to approval of the final plat and construction of this infrastructure. A standardized spreadsheet has been developed and will be provided to the Agent upon request.

*I have reviewed the checklist for Preliminary Plat and it is complete.*

(Print) Name: Sheldon Greer

Applicant  Agent

Signature: 

Date: 04/12/2023



Certificate of Completeness

The following elements constitute a complete application and are to be submitted to the Development Services department

- 15 paper copies of the plat (folded to 8.5" x 11")
Preliminary Construction Plans including:
- Fire Hydrant Placement Plan
- Streets/Sidewalks/Streetlight Plans
- Proposed Utility Plans
- Streetscape/Landscape Plan
- Traffic Control Plan
- Preliminary Grading Plan
- Offsite improvements
Application
Letter of Water/Wastewater Availability
Soils Analysis
Subdivision Data Sheet
Special Problems Analysis
SSCAFCA approval (if required)
Preliminary Drainage Report
Proposed Development Agreement
Traffic Impact Analysis
Preliminary Plat Checklist and Written Explanation
Approval letter from NMDOT if access is requested to a State Highway
Proposed Financial Guarantee:
- Proposed Infrastructure List
- Related Cost Estimate
- Impact Fee Credit Spreadsheet

I have reviewed the application and checklist for Preliminary Plat and it is complete.

Signature of Agent Submitting Subdivision: [Signature] Date Review Completed: 04/12/2023

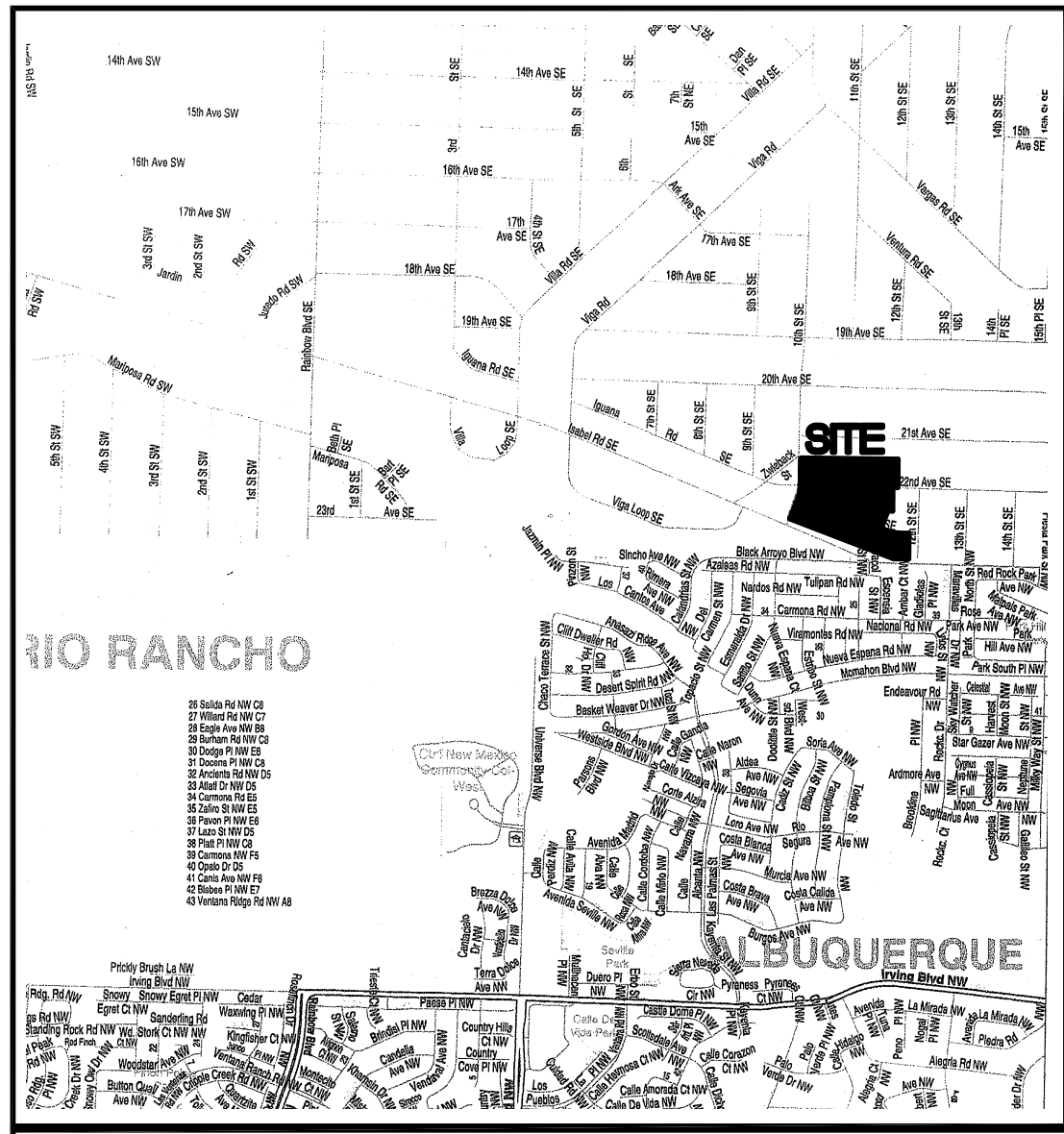
Notary Signature: \_\_\_\_\_ Date Notarized: \_\_\_\_\_

For Office Use Only

I have reviewed the application for Preliminary Plat Approval and find it [ ] Complete [ ] Incomplete

Signature of Planner Conducting Review: \_\_\_\_\_ Date Review Completed: \_\_\_\_\_

05-210000-----
Subdivision Number: \_\_\_\_\_



VICINITY MAP not to scale

LEGAL DESCRIPTION

LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75 AND PORTIONS OF 22ND AVENUE S.E. AND ASPEN DRIVE S.E., AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT, OF RIO RANCHO ESTATES UNIT 10, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, APPROVED MAY 6, 1968, RIO RANCHO ESTATES PLAT BOOK 1, PAGE 75.

CONTAINS 24.7190 ACRES MORE OR LESS.

PURPOSE

The purpose of this plat is to vacate existing lots, utility easements and public streets, creating 97 new lots and 10 new tracts and granting new public utility easements and dedication new public streets, all show hereon.

PRELIMINARY PLAT OF VISTA MONTEBELLA OESTE

BEING A REPLAT OF LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75, AND PORTIONS OF 22ND AVENUE, S.E AND ASPEN DRIVE, S.W., AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT RIO RANCHO ESTATES UNIT 10

SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO MARCH, 2023

CONSENT STATEMENT

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with their free will and consent and in accordance with their expressed wishes and desires, do vacate existing lots, utility easements and public streets, create 97 new lots and 10 new tracts, do grant new public utility easements and dedication new public streets, all as show hereon.

FNA LLC, GREGORY N. ANDERSON, MANAGING MEMBER DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss COUNTY OF SANDOVAL }

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_\_\_, FOR FNA LLC

Notary Public My Commission Expires: / /

AMREP, OWNER OF SOUTHERN UNION GAS COMPANY EASEMENT TRACT

ACKNOWLEDGEMENT

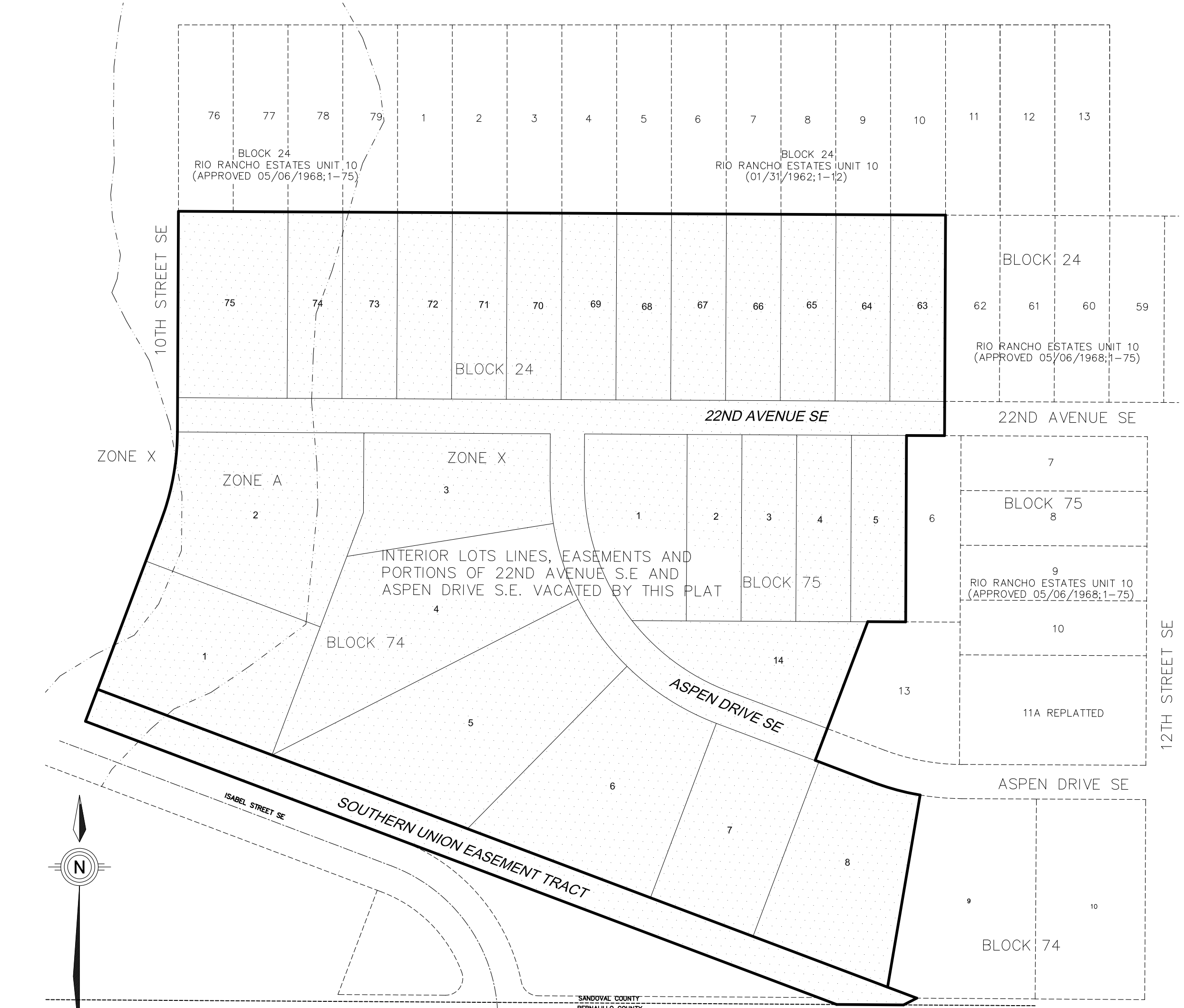
STATE OF NEW MEXICO } ss COUNTY OF SANDOVAL }

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_\_\_

Notary Public My Commission Expires: / /

INFORMATION FOR COUNTY CLERK:

OWNER: FNA LLC SUBDIVISION: RIO RANCHO ESTATES UNIT 10 LOCATION: PROJECTED SEC. 34, T12N, R2E, NMPM UPC# LOT: 63 THRU 75, BLOCK 24 LOT 63-1010067396116 LOT 64-1010067391116 LOT 65-1010067380116 LOT 66-1010067372116 LOT 67-1010067366116 LOT 68-1010067356116 LOT 69-1010067349116 LOT 70-1010067342116 LOT 71-1010067333116 LOT 72-1010067325116 LOT 73-1010067319116 LOT 74-1010067310116 LOT 75-1010067305116 LOTS 1 THRU 8, BLOCK 74 LOT 1-1010067295061 LOT 2-1010067302087 LOT 3-1010067329092 LOT 4-1010067325074 LOT 5-1010067334055 LOT 6-1010067353047 LOT 7-1010067371041 LOT 8-1010067385036 LOTS 1-5 AND LOT 14, BLOCK 75 LOT 1-1010067356084 LOT 2-1010067388084 LOT 3-1010067376084 LOT 4-1010067384084 LOT 5-1010067393084 LOT 14-1010067377066



SCALE: NOT TO SCALE

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) 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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.
D. Sparklight for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide cable services.
E. City of Rio Rancho Utilities (water and sanitary sewer) for the installation, maintenance and service of lines, and other equipment & facilities reasonably necessary to provide service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

NOTES

- 1. The basis of bearings for this survey is the line between the "SAGE" and the NE corner of Vista Montebella Oeste as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane bearings, Central Zone 3002, NAD83. Distances are ground distances.
2. Record bearings and distances in parentheses ( ) are per Plat of Rio Rancho Estates Unit 10, approved on May 6, 1968, filed in, Rio Rancho Estates Book 1, Page 75
3. Documents used: a) Plat of Rio Rancho Estates, approved May 6, 1968, RRE Book 1, Page 75. b) Deed
4. The subject property is located in Zone X (designating areas determined to be outside the 0.2% annual chance floodplain) and in Zone A (designated areas determined to be within special flood hazard areas with no base flood elevation) per FEMA Flood Insurance Rate Map Number 35043C2102D, effective date March 18, 2008.
5. 5' wide interior and rear lot line easements waived by variance action
6. Tract A: Private Drainage Easement to be maintained and dedicated to the HOA.
7. Tracts B through H: Common Space Tracts to be dedicated to and maintained by HOA

NEW MEXICO GAS COMPANY

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

NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

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

JURISDICTIONAL AFFIDAVIT

I, Andrew S. Medina New Mexico Professional Surveyor No. 12649, hereby certify that the subdivision shown hereon does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Andrew S. Medina, N.M.P.S. No. 12649

SURVEYOR'S CERTIFICATION:

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12649, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OR REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR No. 12649



DATE

SITE DATA

Table with 2 columns: CASE NUMBERS, FEMAP NO., ZONING, MILES OF FULL WIDTH STREETS CREATED, NO. OF EXISTING TRACTS, NO. OF EXISTING LOTS, NO. OF LOTS CREATED, NO. OF TRACTS CREATED, TOTAL AREA, ACREAGE OF DEDICATED RIGHT-OF-WAY. Values include 35043C2102D, R-2, 0.7517 MILES, 1, 28, 97, 10, 24.7190 ACRES, 5.2306 ACRES.

UTILITY APPROVALS

Table with 3 columns: NEW MEXICO GAS COMPANY, PNM, SPARKLIGHT, LUMEN TECHNOLOGIES, CITY OF RIO RANCHO. Columns include DATE.

RIO RANCHO PLANNING AND ZONING BOARD

The City of Rio Rancho hereby consents to the vacation of existing lots, public rights-of-way and utility easements as shown hereon, and consents to the creation of 97 new lots and 6 new tracts, the granting of new public utility easements and the dedication of new public street, as shown hereon.

Approved this \_\_\_ day of \_\_\_, 2023.

FRED RADOSEVICH, CHAIRMAN

CITY CLERK'S CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on this \_\_\_ day of \_\_\_, 2023.

Rebecca A. Martinez, City Clerk

TREASURER'S CERTIFICATE

I, JENNIFER TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT ALL PROPERTY TAXES HAVE BEEN PAID IN FULL PURSUANT TO NM STATE STATUTE 7-38-44.1

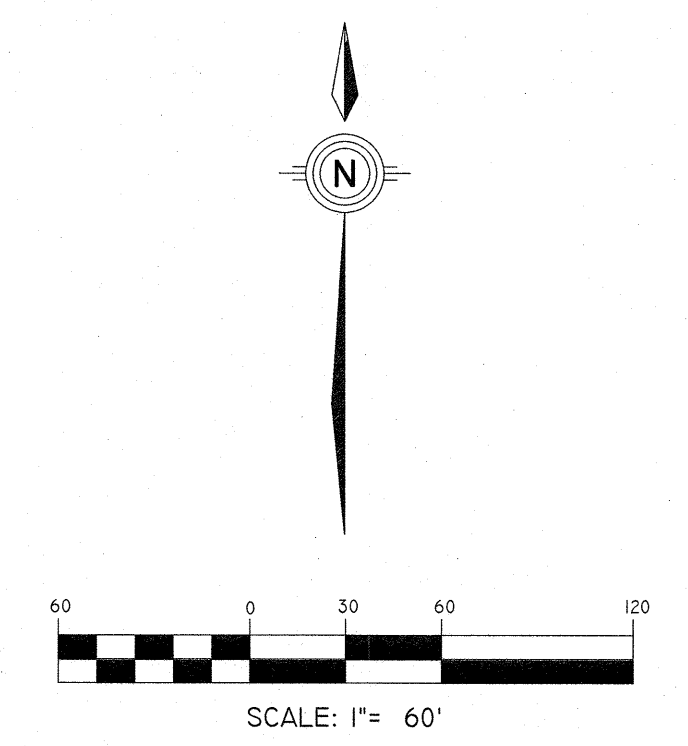
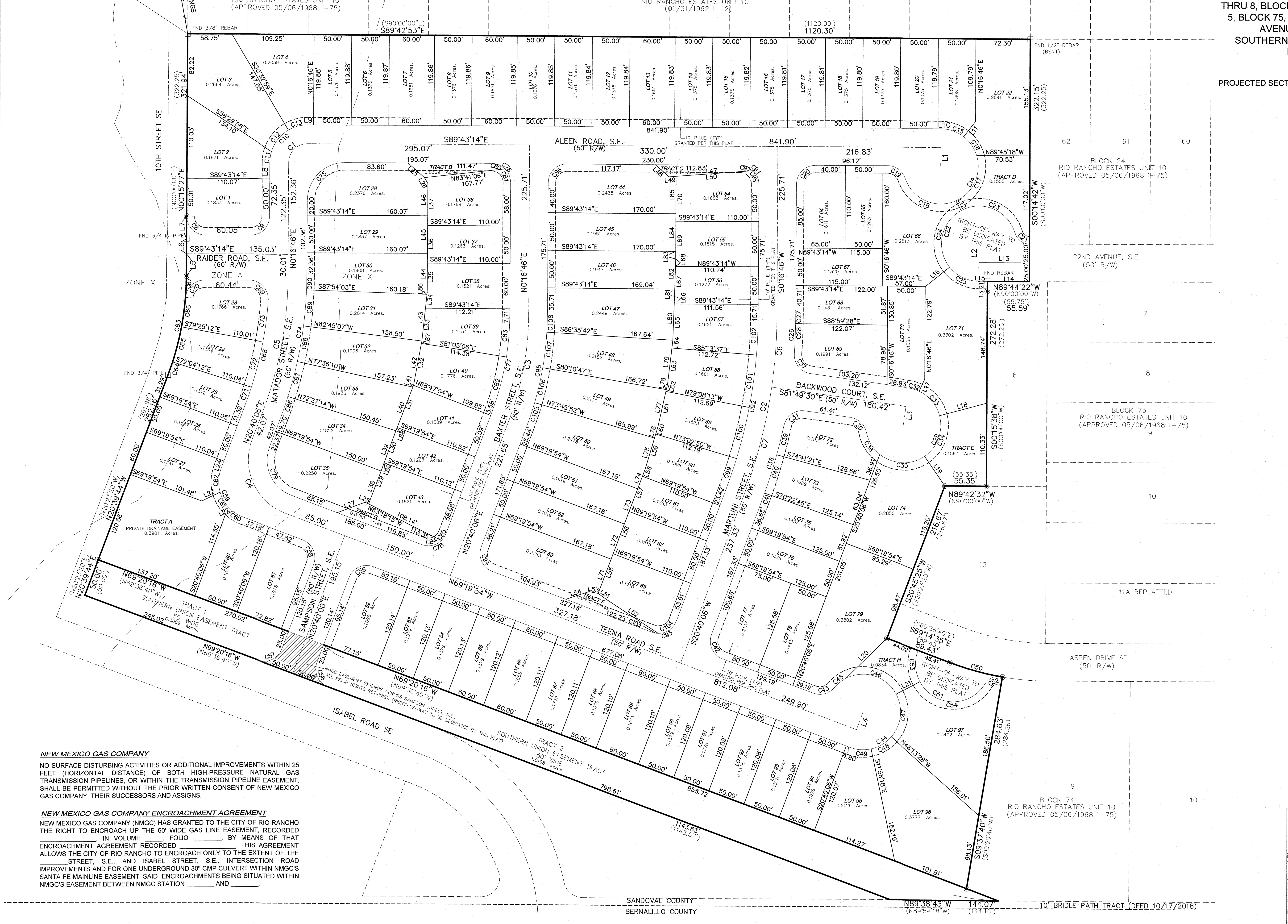
BY: SANDOVAL COUNTY TREASURER DATE

PRELIMINARY PLAT OF VISTA MONTEBELLA OESTE

Project information box including DWG PATH, GPS, DATE, SCALE, CREW, DRAWN, JOB NO., and Community Sciences Corporation logo.

NGS 1ST ORDER STATION "SAGE"  
NAD 1983 NM STATE PLANE COORDINATES  
NM CENTRAL ZONE 3602  
N=1545610.01 usft  
E=1499263.24 usft  
CONVERGENCE=000 17' 01"  
COMB SCALE FACTOR = 0.999645

PRELIMINARY PLAT OF  
**VISTA MONTEBELLA OESTE**  
BEING A REPLAT OF LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75, AND PORTIONS OF 22ND AVENUE, S.E. AND ASPEN DRIVE, S.W., AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT RIO RANCHO ESTATES UNIT 10  
SITUATE WITHIN  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2023



**MONUMENT LEGEND**

	FOUND MONUMENT AS NOTED
	SET LINE ONLY NAIL/TAG IN FACE WALL
	SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "MEDINA LS 12649" OR NAIL W/TAG
	FND REFERENCE POINT

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

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PAGE 2 OF 3  
PRELIMINARY PLAT OF  
VISTA MONTEBELLA OESTE

DATE: 02/24/2021  
SCALE: N/A  
DRAWN: CFS  
JOB NO.: N604-03-605

Community Sciences Corporation  
Land Surveying  
(505) 897-0000

PRELIMINARY PLAT OF  
**VISTA MONTEBELLA OESTE**  
 BEING A REPLAT OF LOTS 63 THRU 75, BLOCK 24, LOTS 1  
 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOTS 1 THRU  
 5, BLOCK 75, LOT 14, BLOCK 75, AND PORTIONS OF 22ND  
 AVENUE, S.E AND ASPEN DRIVE, S.W., AND  
 SOUTHERN UNION GAS COMPANY EASEMENT TRACT  
 RIO RANCHO ESTATES UNIT 10  
 SITUATE WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
 MARCH, 2023

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	39.27'	25.00'	S45°16'46"W	35.36'
C2	20°23'20"	243.76'	685.00'	N10°28'26"E	242.48'
C3	20°23'20"	142.34'	400.00'	N10°28'26"E	141.59'
C4	90°00'00"	117.81'	75.00'	S24°19'54"E	106.07'
C5	20°23'20"	181.53'	510.13'	N10°28'26"E	180.58'
C6	7°53'44"	94.39'	685.00'	N 4°13'38"E	94.32'
C7	12°29'36"	149.36'	685.00'	N14°25'18"E	149.07'
C8	89°58'41"	39.26'	25.00'	S44°43'54"E	35.35'
C9	90°00'00"	39.27'	25.00'	N45°16'46"E	35.36'
C10	90°00'00"	78.54'	50.00'	S45°16'46"W	70.71'
C11	16°28'36"	14.38'	50.00'	S 8°31'04"W	14.33'
C12	42°41'39"	37.26'	50.00'	S38°06'11"W	36.40'
C13	30°49'45"	26.90'	50.00'	S74°51'53"W	26.58'
C14	109°28'16"	95.53'	50.00'	N35°32'38"E	81.65'
C15	37°27'11"	32.68'	50.00'	N70°59'39"W	32.11'
C16	35°33'34"	31.03'	50.00'	N34°29'16"W	30.54'
C17	83°03'02"	72.48'	50.00'	N24°49'02"E	66.30'
C18	94°27'57"	82.44'	50.00'	S66°25'29"E	73.41'
C19	70°31'44"	30.77'	25.00'	N54°27'22"W	28.87'
C20	90°00'00"	39.27'	25.00'	S45°16'46"W	35.36'
C21	73°22'58"	25.62'	20.00'	S53°01'35"E	23.90'
C22	106°36'52"	93.04'	50.00'	S36°58'20"W	80.19'
C23	102°05'38"	89.09'	50.00'	N67°22'55"W	77.77'
C24	100°16'09"	87.50'	50.00'	S11°26'11"W	76.76'
C25	51°01'21"	44.53'	50.00'	S64°12'34"E	43.07'
C26	3°59'41"	49.50'	710.00'	N 2°16'37"E	49.49'
C27	0°46'32"	9.61'	710.00'	N 0°40'02"E	9.61'
C28	3°13'09"	39.89'	710.00'	N 2°39'53"E	39.89'
C29	109°28'16"	95.53'	50.00'	N43°26'21"E	81.65'
C30	70°31'44"	30.77'	25.00'	N46°33'39"W	28.87'
C31	86°05'58"	37.57'	25.00'	S55°07'31"W	34.13'
C32	16°43'50"	14.60'	50.00'	N73°27'36"W	14.55'
C33	50°14'23"	43.84'	50.00'	N39°58'30"W	42.45'
C34	70°25'06"	61.45'	50.00'	N20°21'15"E	57.66'
C35	72°58'07"	63.68'	50.00'	S87°57'09"E	59.46'
C36	40°10'19"	35.06'	50.00'	S31°22'56"E	34.34'
C37	86°05'58"	37.57'	25.00'	S38°46'32"E	34.13'
C38	8°35'34"	106.48'	710.00'	N16°22'19"E	106.38'
C39	3°14'06"	40.09'	710.00'	N13°41'35"E	40.08'
C40	4°18'36"	53.41'	710.00'	N17°27'56"E	53.39'
C41	1°02'52"	12.98'	710.00'	N20°08'40"E	12.98'
C42	90°00'00"	39.27'	25.00'	S24°19'54"E	35.36'
C43	70°31'44"	30.77'	25.00'	N75°24'14"E	28.87'
C44	109°28'16"	95.53'	50.00'	N14°35'46"W	81.65'
C45	22°40'13"	19.78'	50.00'	S51°28'29"W	19.65'
C46	88°58'48"	77.65'	50.00'	N72°42'01"W	70.08'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C47	69°22'15"	60.54'	50.00'	N 6°28'30"E	56.91'
C48	36°26'28"	31.80'	50.00'	N59°22'52"E	31.27'
C49	33°03'59"	28.86'	50.00'	S85°51'54"E	28.46'
C50	11°04'09"	72.45'	375.00'	S74°49'29"E	72.33'
C51	169°37'00"	148.02'	50.00'	S63°50'11"E	99.59'
C52	68°37'40"	23.96'	20.00'	S65°40'09"W	22.55'
C53	49°10'56"	42.92'	50.00'	S 3°37'09"E	41.61'
C54	120°26'04"	105.10'	50.00'	S88°25'39"E	86.79'
C55	90°00'00"	39.27'	25.00'	S65°40'06"W	35.36'
C56	90°00'22"	39.27'	25.00'	S24°20'05"E	35.36'
C57	89°59'38"	39.27'	25.00'	N65°39'55"E	35.35'
C58	90°00'00"	39.27'	25.00'	N24°19'54"W	35.36'
C59	90°00'00"	78.54'	50.00'	S24°19'54"E	70.71'
C60	17°57'58"	15.68'	50.00'	S60°20'55"E	15.61'
C61	35°16'25"	30.78'	50.00'	S33°43'44"E	30.30'
C62	36°45'37"	32.08'	50.00'	S 2°17'17"W	31.53'
C63	20°27'31"	133.90'	375.00'	N10°29'12"E	133.19'
C64	2°41'59"	17.67'	375.00'	N19°18'45"E	17.67'
C65	7°21'07"	48.12'	375.00'	N14°17'12"E	48.09'
C66	6°00'26"	39.32'	375.00'	N 7°36'25"E	39.30'
C67	4°20'46"	28.44'	375.00'	N 2°25'49"E	28.44'
C68	16°39'10"	141.00'	485.13'	N12°20'31"E	140.51'
C69	93°02'34"	40.60'	25.00'	N42°30'28"W	36.29'
C70	85°40'34"	37.38'	25.00'	S47°26'29"W	34.00'
C71	2°44'18"	23.19'	485.13'	N19°17'57"E	23.18'
C72	7°21'00"	62.23'	485.13'	N14°15'18"E	62.19'
C73	6°33'52"	55.58'	485.13'	N 7°17'52"E	55.55'
C74	20°23'20"	190.43'	535.13'	N10°28'26"E	189.43'
C75	90°00'00"	78.54'	50.00'	S45°16'46"W	70.71'
C76	90°00'00"	39.27'	25.00'	N44°43'14"W	35.36'
C77	20°23'20"	133.44'	375.00'	N10°28'26"E	132.74'
C78	90°00'00"	39.27'	25.00'	N65°40'06"E	35.36'
C79	90°00'00"	78.54'	50.00'	S24°19'54"E	70.71'
C80	44°36'51"	19.47'	25.00'	N67°24'48"W	18.98'
C81	45°23'09"	19.80'	25.00'	N22°24'48"W	19.29'
C82	11°45'11"	76.92'	375.00'	N14°47'30"E	76.79'
C83	8°38'09"	56.52'	375.00'	N 4°35'50"E	56.47'
C84	64°21'19"	28.08'	25.00'	N78°29'26"E	26.63'
C85	25°38'41"	11.19'	25.00'	N33°29'26"E	11.10'
C86	3°07'20"	29.16'	535.13'	N19°06'26"E	29.16'
C87	5°08'56"	48.09'	535.13'	N14°58'18"E	48.07'
C88	5°08'56"	48.09'	535.13'	N 9°49'21"E	48.07'
C89	5°08'56"	48.09'	535.13'	N 4°40'25"E	48.07'
C90	1°49'11"	17.00'	535.13'	N 1°11'21"E	17.00'
C91	90°00'00"	39.27'	25.00'	N44°43'14"W	35.36'
C92	20°23'20"	234.86'	660.00'	N10°28'26"E	233.63'
C93	90°00'00"	39.27'	25.00'	N65°40'06"E	35.36'
C94	90°00'00"	39.27'	25.00'	S24°19'54"E	35.36'
C95	20°23'20"	151.24'	425.00'	N10°28'26"E	150.44'
C96	90°00'00"	39.27'	25.00'	S45°16'46"W	35.36'
C97	45°25'03"	19.82'	25.00'	N67°00'43"W	19.30'
C98	44°34'57"	19.45'	25.00'	N22°00'43"W	18.97'
C99	3°42'55"	42.80'	660.00'	N18°48'38"E	42.79'
C100	6°05'24"	70.15'	660.00'	N13°54'29"E	70.12'
C101	6°05'24"	70.15'	660.00'	N 7°49'05"E	70.12'
C102	4°29'37"	51.76'	660.00'	N 2°31'34"E	51.75'
C103	19°24'58"	8.47'	25.00'	S79°02'23"E	8.43'
C104	70°35'02"	30.80'	25.00'	N55°57'37"E	28.89'
C105	4°25'58"	32.88'	425.00'	N18°27'07"E	32.87'
C106	6°24'55"	47.59'	425.00'	N13°01'41"E	47.56'
C107	6°24'55"	47.59'	425.00'	N 6°36'46"E	47.56'
C108	3°07'33"	23.19'	425.00'	N 1°50'32"E	23.18'


NUM	BEARING	DISTANCE
L1	N 0°16'46"E	25.00'
L2	S 0°15'38"W	25.01'
L3	N 8°10'30"E	25.00'
L4	S20°40'06"W	25.00'
L5	N 0°15'27"E	29.70'
L6	N 0°15'27"E	20.00'
L7	N 0°15'27"E	29.99'
L8	N 0°16'46"E	22.35'
L9	S89°43'14"E	7.86'
L10	S89°43'14"E	4.04'
L11	S37°43'57"W	25.58'
L12	S28°27'11"E	14.63'
L13	S89°44'22"E	67.10'
L14	S89°44'22"E	55.59'
L15	S89°42'15"E	11.52'
L16	N51°16'02"E	41.59'
L17	N24°54'19"E	17.72'
L18	N75°08'42"E	64.94'
L19	S34°26'12"E	47.70'
L20	N45°45'06"E	76.21'
L21	N61°47'23"E	35.72'
L22	N64°18'58"E	10.72'
L23	N64°18'58"E	26.80'
L24	N20°40'06"E	10.68'
L25	S48°01'04"E	29.43'
L26	N29°49'53"W	8.97'
L27	N69°20'26"E	39.50'
L28	N63°18'15"W	5.21'
L29	N20°33'22"E	58.44'
L30	N20°12'17"E	50.00'
L31	N21°12'56"E	60.14'
L32	N10°34'31"E	56.49'
L33	N 6°31'35"E	47.12'
L34	N 6°12'53"E	21.35'
L35	N 0°16'46"E	38.76'
L36	N 0°16'46"E	50.00'
L37	N 0°16'46"E	55.66'
L38	N20°40'06"E	46.84'
L39	N20°06'11"E	57.04'
L40	N21°12'56"E	62.26'
L41	N21°12'56"E	2.44'
L42	N10°34'31"E	59.87'
L43	N 6°12'53"E	62.41'
L44	N 0°34'23"E	54.44'
L45	N 0°16'46"E	50.00'
L46	N 0°16'46"E	42.66'
L47	N85°50'26"E	112.44'
L48	S48°38'16"E	24.58'
L49	N85°50'26"E	9.33'
L50	N85°50'26"E	103.12'
L51	N54°20'19"W	14.41'
L52	N56°49'34"W	81.32'
L53	N79°24'21"W	12.19'
L54	S71°25'21"W	32.60'
L55	S20°40'06"W	56.15'
L56	S20°40'06"W	60.00'
L57	S20°40'06"W	50.00'

NUM	BEARING	DISTANCE
L58	S20°40'06"W	10.00'
L59	S16°45'41"W	49.03'
L60	S16°45'41"W	10.00'
L61	S12°43'14"W	48.20'
L62	S12°43'14"W	10.01'
L63	S 6°46'19"W	48.18'
L64	S 6°46'19"W	10.01'
L65	S 2°17'29"W	48.67'
L66	S 2°17'29"W	10.01'
L67	S 1°39'32"W	40.01'
L68	S 1°39'32"W	10.00'
L69	S 0°16'46"W	50.00'
L70	S 0°16'46"W	59.57'
L71	N20°40'06"E	48.45'
L72	N20°40'06"E	50.00'
L73	N20°40'06"E	50.00'
L74	N20°40'06"E	27.71'
L75	N16°45'41"E	43.52'
L76	N16°45'41"E	15.51'
L77	N12°43'14"E	50.70'
L78	N12°43'14"E	7.50'
L79	N 6°46'19"E	58.19'
L80	N 2°17'29"E	58.06'
L81	N 1°39'32"E	10.00'
L82	N 1°39'32"E	40.01'
L83	N 0°16'46"E	10.00'
L84	N 0°16'46"E	50.00'
L85	N 0°16'46"E	49.57'
L86	N 6°12'53"E	2.70'
L87	N10°34'31"E	3.37'
L88	N21°12'56"E	4.57'
L89	N20°06'11"E	11.61'

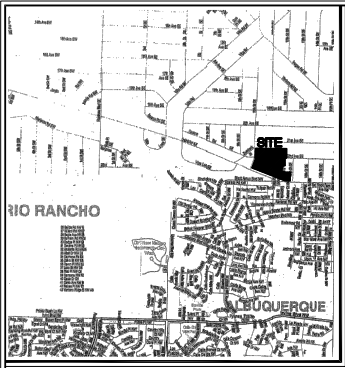
PRELIMINARY PLAT OF  
 VISTA MONTEBELLA OESTE

DWG. PATH:  
 J:\N604 - FNA.LLC (2020)\N604-03 - VISTA MONTEBELLA OESTE - PLATTING ACTION 108 LOT102020 NEW  
 DATA\N604 - FNA.LLC (2020)\SURVEY\VISTA MONTEBELLA OESTE BNDY.DWG

GPS  
 DATE: 02/24/2021  
 SCALE: N/A  
 CREW: CFS  
 DRAWN: SLN/TWP  
 JOB NO: N604-03-605



Community  
 Sciences  
 Corporation  
 Land Surveying  
 (505) 897.0000



VOUNTY MAP  
Not to scale

**LEGAL DESCRIPTION**

LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75 AND PORTIONS OF 22ND AVENUE S.E. AND ASPEN DRIVE S.E., OF RIO RANCHO ESTATES UNIT 10, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, APPROVED MAY 6, 1968, RIO RANCHO ESTATES PLAT BOOK 1, PAGE 75.  
CONTAINS 24,6247 ACRES MORE OR LESS.

**PURPOSE**

The purpose of this plat is to vacate existing lots, utility easements and public streets, creating 97 new lots and 6 new tracts, granting new public utility easements and dedication new public streets, all show hereon.

PRELIMINARY PLAT  
**VISTA MONTEBELLA OESTE**  
BEING A REPLAT OF LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75, AND PORTIONS OF 22ND AVENUE, S.E. AND ASPEN DRIVE, S.W., RIO RANCHO ESTATES UNIT 10  
SITUATE WITHIN  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
JUNE, 2021

**SITE DATA**

CASE NUMBERS	35043C2102D
FEMA MAP NO.	R-2
ZONING	R-2
MILES OF FULL WIDTH STREETS CREATED	0.7571 MILES
NO. OF EXISTING TRACTS	10
NO. OF EXISTING LOTS	28
NO. OF LOTS CREATED	97
TOTAL AREA	23.3288 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	4.8873 ACRES

**UTILITY APPROVALS**

NEW MEXICO GAS COMPANY	DATE
PNM	DATE
SPARKLIGHT	DATE
QWEST CORPORATION dba CENTURY LINK QC	DATE
CITY OF RIO RANCHO	DATE

**CONSENT STATEMENT**

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with their free will and consent and in accordance with their expressed wishes and desires, to vacate existing lots, utility easements and public streets, create 97 new lots and 6 new tracts, do grant new public utility easements and dedication new public streets, all as show hereon.

FNA LLC  
BY NAME TITLE DATE

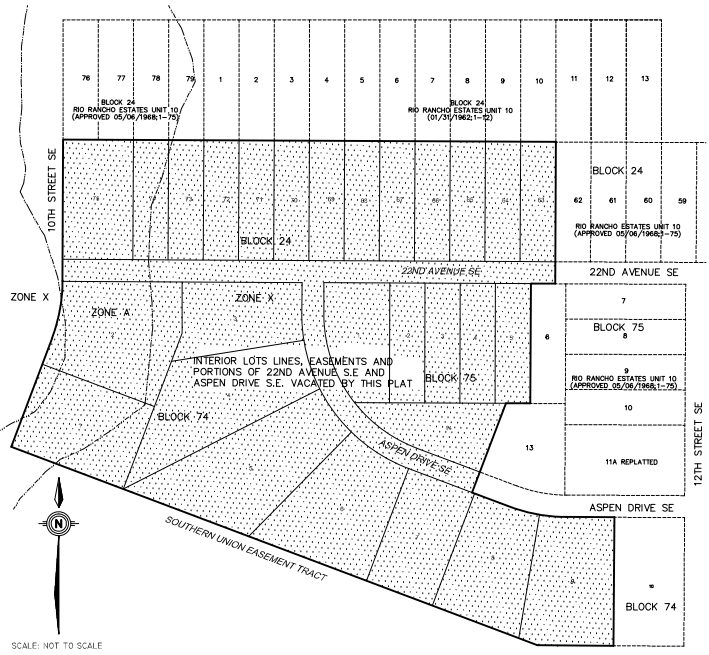
**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } ss  
COUNTY OF \_\_\_\_\_ }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
by \_\_\_\_\_

Notary Public  
My Commission Expires: / /

**NOTES**

- 1. The basis of bearings for this survey is the line between the "SAGE" and the NE corner of Vista Montebella Oeste as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane bearings. Central Zone 3002, NAD83, Distances are ground distances.
- 2. Record bearings and distances in parentheses ( ) are per Plat of Rio Rancho Estates Unit 10, approved on May 6, 1968, filed in, Rio Rancho Estates Book 1, Page 75
- 3. Documents used:
  - a) Plat of Rio Rancho Estates, approved May 6, 1968, RRE Book 1, Page 75.
  - b) Deed
- 4. The subject property is located in Zone X (designating areas determined to be outside that 2% annual chance floodplain) and in Zone A (designated areas determined to be within special flood hazard areas with no base flood elevation) per FEMA Flood Insurance Rate Map Number 35043C2102D, effective date March 18, 2008.
- 5. 5' wide interior and rear lot line easements waived by variance action \_\_\_\_\_
- 6. Tract A: Public Drainage Easement to be maintained by HOA.
- 7. Tracts B through J: Common Space Tracts to be dedicated to and maintained by HOA



SCALE: NOT TO SCALE

**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 (NMGCo) 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 dba Century Link QC (Qwest) 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.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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 structures 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 transformers/switchgear, as installed, shall extend ten (10) feet in front of transformers/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 (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO 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.

**INFORMATION FOR COUNTY CLERK:**

OWNER: FNA LLC  
SUBMISSION: RIO RANCHO ESTATES UNIT 10  
LOCATION: PROJECTED SEC. 34, T12N, R2E, NMPM  
UP#:  
LOT: 63 THRU 75, BLOCK 24  
LOT 63-1010067396116  
LOT 64-1010067391116  
LOT 65-1010067389116  
LOT 66-1010067372116  
LOT 67-1010067366116  
LOT 68-1010067356116  
LOT 69-1010067349116  
LOT 70-1010067342116  
LOT 71-1010067333116  
LOT 72-1010067325116  
LOT 73-1010067319116  
LOT 74-1010067310116  
LOT 75-1010067305116  
LOTS 1 THRU 8, BLOCK 74  
LOT 1-1010067285061  
LOT 2-1010067302087  
LOT 3-1010067329092  
LOT 4-1010067325074  
LOT 5-1010067334055  
LOT 6-1010067353047  
LOT 7-1010067319141  
LOT 8-1010067385036  
LOTS 1-5 AND LOT 14, BLOCK 75  
LOT 1-1010067356084  
LOT 2-1010067369084  
LOT 3-1010067376084  
LOT 4-1010067384084  
LOT 5-1010067389084  
LOT 14-101006737006

**RIO RANCHO PLANNING AND ZONING BOARD**

The City of Rio Rancho hereby consents to the vacation of existing lots, public rights-of way and utility easements as shown hereon, and consents to the creation of 97 new lots and 6 new tracts, the granting of new public utility easements and the dedication of new public street, as shown hereon.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CHAIRMAN

**CITY CLERK'S CERTIFICATE**

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Rebecca A. Martinez, City Clerk

**TREASURER'S CERTIFICATE**

I, JENNIFER TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT ALL PROPERTY TAXES HAVE BEEN PAID IN FULL PURSUANT TO NM STATE STATUTE 7-38-441

BY: SANDOVAL COUNTY TREASURER DATE

**JURISDICTIONAL AFFIDAVIT**

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that the subdivision shown hereon does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Thomas W. Patrick, N.M.P.S. No. 12651

**SURVEYOR'S CERTIFICATION:**

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO CITY OF RIO RANCHO SUBDIVISION ORDINANCE.



THOMAS W. PATRICK  
NEW MEXICO PROFESSIONAL SURVEYOR No. 12651 DATE

STATE OF NEW MEXICO )  
COUNTY OF SANDOVAL )  
THIS INSTRUMENT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
AT \_\_\_\_\_, M.  
RECORDED IN VOLUME \_\_\_\_\_, FOLIO \_\_\_\_\_ OF RECORDS OF SANDOVAL COUNTY.

COUNTY CLERK AND RECORDER,

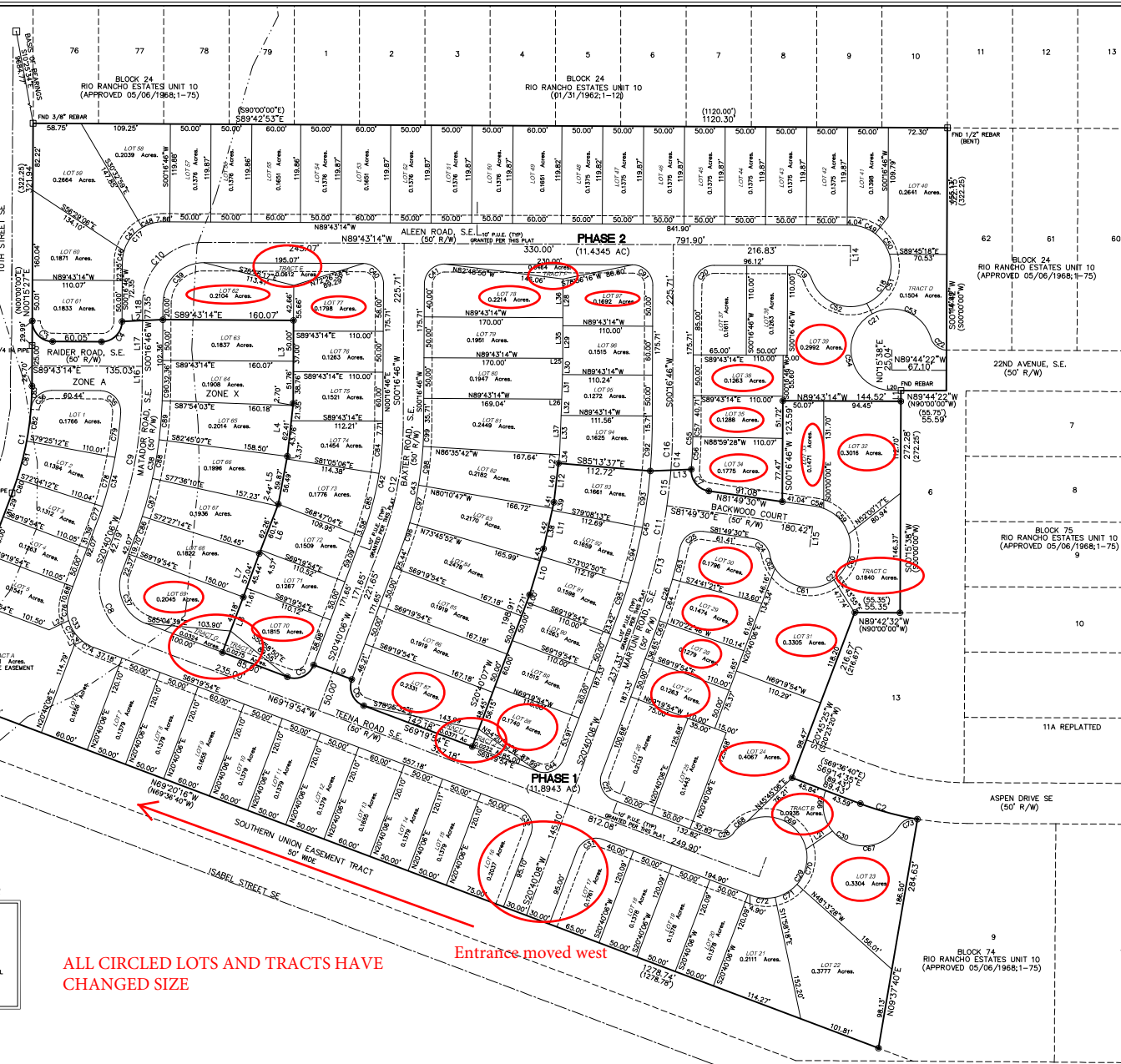
BY: \_\_\_\_\_

PRELIMINARY PLAT  
VISTA MONTEBELLA OESTE

SEE PLAN: FNA LLC 02/24/2021 - VISTA MONTEBELLA OESTE - PLATTING ACTION FILE LOT 20210201 NEW MEXICO PROFESSIONAL SURVEYOR VISTA MONTEBELLA OESTE 4877-0000

Community Sciences Corporation  
Land Surveying  
(505) 897-0000

NGS 1ST ORDER STATION "SAGE"  
NAD 1983 NM STATE PLANE COORDINATES  
NM CENTRAL ZONE 3002  
N=1549610.01 usft  
E=1492631.24 usft  
CONVERGENCE=-000 17" 01"  
COMB SCALE FACTOR = 0.9999645



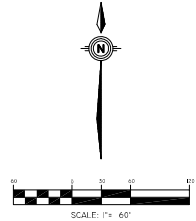
**MONUMENT LEGEND**

- FOUND MONUMENT AS NOTED
- SET LINE ONLY NAIL/TAG IN FACE WALL
- SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12551" OR NAIL W/TAG
- FND REFERENCE POINT

ALL CIRCLED LOTS AND TRACTS HAVE CHANGED SIZE

Entrance moved west

PRELIMINARY PLAT  
**VISTA MONTEBELLA OESTE**  
 BEING A REPLAT OF LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75, AND PORTIONS OF 22ND AVENUE, S.E AND ASPEN DRIVE, S.W., RIO RANCHO ESTATES UNIT 10  
 SITUATE WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
 JUNE, 2021



PRELIMINARY PLAT  
 VISTA MONTEBELLA OESTE

DATE PLOTTED	06/26/2021
DATE	06/26/2021
SCALE	AS SHOWN
DRAWN	CPS
BY	SL/STMP
DATE	06/05/2021

Community Sciences Corporation  
 Land Surveying  
 (505) 897-0000

PRELIMINARY PLAT

VISTA MONTEBELLA OESTE

BEING A REPLAT OF LOTS 63 THRU 75, BLOCK 24, LOTS 1 THRU 8, BLOCK 74, LOTS 1 THRU 5, BLOCK 75, LOTS 1 THRU 5, BLOCK 75, LOT 14, BLOCK 75, AND PORTIONS OF 22ND AVENUE, S.E. AND ASPEN DRIVE, S.W., RIO RANCHO ESTATES UNIT 10

SITUATE WITHIN  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 34, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2021


NUM	BEARING	DISTANCE
L1	N0015.39°E	13.21'
L2	N8735.36°E	50.06'
L3	S0016.46°W	101.76'
L4	S0612.53°W	65.11'
L5	S1034.31°W	59.87'
L6	S2112.50°W	64.71'
L7	S2006.11°W	57.04'
L8	S2040.06°W	72.37'
L9	S6919.54°E	50.00'
L10	N1845.41°E	59.03'
L11	N12431.4°E	58.20'
L12	N064619°E	48.18'
L13	N874317°E	50.35'
L14	N0016.46°E	25.00'
L15	N0810.30°E	25.00'
L16	S0016.46°W	24.90'
L17	S0016.46°W	56.17'
L18	S0016.46°W	21.17'
L19	S3743.57°W	25.58'
L20	S893018°E	11.71'
L21	N5524.49°E	39.07'
L22	S2040.06°W	25.00'
L23	N6418.58°E	26.80'
L24	N6418.58°E	10.72'
L25	N0018.46°E	10.00'
L26	S0139.32°W	10.00'
L27	N064619°E	10.01'
L28	S0016.46°W	57.44'
L29	S0016.46°W	50.00'
L30	S0139.32°W	10.00'
L31	S0139.32°W	40.01'
L32	S0217.29°W	10.31'
L33	S0217.29°W	48.67'
L34	S064619°W	10.01'
L35	S0016.46°W	50.00'
L36	S0016.46°W	47.44'
L37	S0217.29°W	58.68'
L38	S12431.4°W	48.20'
L39	S12431.4°W	10.01'
L40	S064619°W	48.18'
L41	S12431.4°W	7.50'
L42	S12431.4°W	50.70'
L43	S1845.41°W	15.51'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2024'18"	133.55'	375.00'	N1022'35"E	132.64'
C2	1104'09"	72.45'	375.00'	N7449'29"W	72.33'
C3	89'58'41"	39.26'	25.00'	S443'54"E	35.35'
C4	90'00'00"	39.27'	25.00'	N451'46"E	35.36'
C5	90'00'00"	39.27'	25.00'	N6540'06"E	35.36'
C6	90'00'00"	39.27'	25.00'	S2419'54"E	35.36'
C7	86'05'58"	37.57'	25.00'	S3846'32"E	34.13'
C8	90'00'00"	117.81'	75.00'	S2419'54"E	106.07'
C9	2023'20"	181.53'	510.13'	N1028'26"E	180.58'
C10	90'00'00"	117.81'	75.00'	S4516'46"W	106.07'
C11	2023'20"	243.76'	685.00'	N1028'26"E	242.46'
C12	2023'20"	142.34'	400.00'	N1028'26"E	141.59'
C13	12'29'36"	149.36'	685.00'	N1428'18"E	149.07'
C14	7'53'44"	94.39'	685.00'	N0413'38"E	94.32'
C15	3'39'38"	43.76'	685.00'	N0620'41"E	43.75'
C16	4'14'06"	50.63'	685.00'	N0223'49"E	50.62'
C17	90'00'00"	78.54'	50.00'	S4516'46"W	70.71'
C18	109'28'16"	95.53'	50.00'	N35'32'38"E	81.65'
C19	70'31'44"	30.77'	25.00'	N5427'22"W	28.87'
C20	90'00'00"	39.27'	25.00'	S4516'46"W	35.36'
C21	106'49'03"	93.22'	50.00'	S37'05'12"W	80.29'
C22	73'23'54"	25.62'	20.00'	S8301'17"E	23.90'
C23	109'28'16"	95.53'	50.00'	N4326'21"E	81.65'
C24	70'31'44"	30.77'	25.00'	N4633'39"W	28.87'
C25	86'05'58"	37.57'	25.00'	S5507'31"W	34.13'
C26	8'35'34"	106.48'	710.00'	N1622'19"E	106.38'
C27	90'00'00"	39.27'	25.00'	S2419'54"E	35.36'
C28	73'23'54"	25.62'	20.00'	N7358'09"E	23.90'
C29	106'36'06"	93.03'	50.00'	N1601'51"W	80.18'
C30	169'16'05"	147.71'	50.00'	N6350'01"W	99.56'
C31	90'00'00"	39.27'	25.00'	S6540'06"W	35.36'
C32	90'00'00"	39.27'	25.00'	N2419'54"W	35.36'
C33	90'00'00"	78.54'	50.00'	S2419'54"E	70.71'
C34	16'39'10"	141.00'	485.13'	N1220'31"E	140.51'
C35	93'02'34"	40.60'	25.00'	N4230'28"W	36.29'
C36	85'40'34"	37.38'	25.00'	S4726'29"W	34.00'
C37	90'00'00"	78.54'	50.00'	S2419'54"E	70.71'
C38	2023'20"	190.43'	535.13'	N1028'26"E	189.43'
C39	90'00'00"	78.54'	50.00'	S4516'46"W	70.71'
C40	90'00'00"	39.27'	25.00'	N4431'14"W	35.36'
C41	90'00'00"	39.27'	25.00'	S4516'46"W	35.36'
C42	2023'20"	133.44'	375.00'	N1028'26"E	132.74'
C43	2023'20"	151.24'	425.00'	N1028'26"E	150.44'
C44	90'00'00"	39.27'	25.00'	N6540'06"E	35.36'
C45	2023'20"	234.86'	660.00'	N1028'26"E	233.63'
C46	16'28'36"	14.38'	50.00'	S0831'04"W	14.33'
C47	4'24'39"	37.28'	50.00'	S3806'11"W	36.40'
C48	30'49'45"	26.90'	50.00'	S745'53"W	26.58'
C49	37'27'11"	32.68'	50.00'	N7059'39"W	32.11'
C50	35'33'34"	31.03'	50.00'	N3429'16"W	30.54'
C51	83'03'02"	72.48'	50.00'	N2449'02"E	66.30'
C52	94'27'57"	82.44'	50.00'	S6625'29"E	73.41'
C53	102'07'51"	89.13'	50.00'	N6723'15"W	77.70'

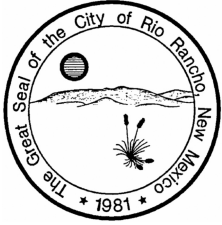
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C54	151'03'05"	131.82'	50.00'	S13'58'44"E	96.83'
C55	3'59'41"	49.50'	710.00'	N0216'37"E	49.49'
C56	37'09'09"	39.89'	710.00'	N0239'35"E	39.89'
C57	0'46'52"	9.61'	710.00'	N0040'02"E	9.61'
C58	11'53'19"	10.37'	50.00'	N7552'51"W	10.36'
C59	51'39'37"	45.08'	50.00'	N4406'23"W	43.57'
C60	21'24'22"	63.02'	50.00'	N17449'47"E	58.33'
C61	94'05'16"	82.11'	50.00'	S7891'44"E	73.19'
C62	2040'50"	18.05'	50.00'	S2138'12"E	17.95'
C63	3'14'06"	40.09'	710.00'	N1341'35"E	40.08'
C64	4'18'36"	53.41'	710.00'	N1727'56"E	53.39'
C65	102'52"	12.98'	710.00'	N2008'40"E	12.98'
C66	601'438"	52.57'	50.00'	N 9191'7"W	50.18'
C67	109'01'27"	95.14'	50.00'	N8602'40"E	81.42'
C68	25'32'24"	22.29'	50.00'	S5002'23"W	22.10'
C69	105'15'25"	91.85'	50.00'	N6433'42"W	79.47'
C70	53'05'38"	46.33'	50.00'	N1436'49"E	44.69'
C71	3626'28"	31.80'	50.00'	N5922'52"E	31.27'
C72	3303'59"	28.86'	50.00'	S8551'54"E	28.46'
C73	6328'57"	22.16'	20.00'	S6815'28"W	21.04'
C74	1757'58"	15.68'	50.00'	S6020'55"E	15.61'
C75	35'16'25"	30.78'	50.00'	S3343'44"E	30.30'
C76	3645'37"	32.08'	50.00'	S0231'71"W	31.53'
C77	2'44'18"	23.19'	485.13'	N191757"E	23.18'
C78	721'00"	62.23'	485.13'	N1415'18"E	62.19'
C79	633'52"	55.58'	485.13'	N071752"E	55.55'
C80	241'59"	17.67'	375.00'	N191845"E	17.67'
C81	721'07"	48.12'	375.00'	N141712"E	48.09'
C82	600'26"	39.32'	375.00'	N073625"E	39.30'
C83	420'46"	28.44'	375.00'	N022549"E	28.44'
C84	838'09"	56.52'	375.00'	N043505"E	56.47'
C85	1145'11"	76.92'	375.00'	N144730"E	76.79'
C86	307'20"	29.16'	335.13'	N190626"E	29.16'
C87	508'56"	48.09'	535.13'	N143818"E	48.07'
C88	508'56"	48.09'	535.13'	N094921"E	48.07'
C89	508'56"	48.09'	535.13'	N044025"E	48.07'
C90	1'49'11"	17.00'	535.13'	N011121"E	17.00'
C91	90'00'00"	39.27'	25.00'	N444314"W	35.36'
C92	4225'77"	51.76'	660.00'	N0231'54"E	51.75'
C93	605'24"	70.15'	660.00'	N074905"E	70.12'
C94	605'24"	70.15'	660.00'	N135429"E	70.12'
C95	342'55"	42.80'	660.00'	N184838"E	42.79'
C96	425'58"	32.88'	425.00'	N182707"E	32.87'
C97	624'55"	47.59'	425.00'	N130141"E	47.56'
C98	624'55"	47.59'	425.00'	N063646"E	47.56'
C99	307'33"	23.19'	425.00'	N015032"E	23.18'

PRELIMINARY PLAT  
VISTA MONTEBELLA OESTE

PREPARED BY: JUAN LUIS GONZALEZ  
 DATE: 02/26/2021  
 CHECKED BY: JUAN LUIS GONZALEZ  
 DATE: 02/26/2021  
 DRAWN BY: JUAN LUIS GONZALEZ  
 DATE: 02/26/2021  
 SCALE: AS SHOWN  
 PROJECT NO: 2020-0010



Community Sciences Corporation  
 Land Surveying  
 (505) 897-0000



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 21-210-  
00017**

**AGENDA DATE:**  
October 26, 2021

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary Plat.** The applicant, FNA, LLC, through their agent, RESPEC, are requesting approval of a Preliminary Plat, which would create 97 single-family lots in an area zoned R-2, R-3, and R-4 for a subdivision to be known as Vista Montebella Oeste. The property is legally described as Unit 10, Block 24, Lots 63-75; Block 74, Lots 1-8; Block 75, Lots 1-5 and 14. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

The applicant, FNA, LLC, through their agent, RESPEC, are requesting approval of a Preliminary Plat, which would create 97 single-family lots in an area zoned R-2, R-3, and R-4 for a subdivision to be known as Vista Montebella Oeste. The property is legally described as Unit 10, Block 24, Lots 63-75; Block 74, Lots 1-8; Block 75, Lots 1-5 and 14. The property is located off of 10th St SE, a residential street, on the west side, and Isabel Rd SE, a residential street, to the south. Future realignment of Isabel and Black Arroyo may affect the southern access point. The City boundary shared with Albuquerque is located to the south. The Vista Montebella Oeste Subdivision has two phases.

The subject property has three zoning districts within its boundaries: R-2, R-3, and R-4, with all lots meeting the R-2 Single-Family Residential standards. Lots currently in Block 74 are zoned R-3: Mixed-Residential under Ordinance No. 23 Enact. 16-18; lots in Block 75 are zoned R-4: Single Family Residential under the same ordinance; lots in Block 24 are zoned R-2: Single Family Residential under Ordinance No. 34 Enact. 20-31 and Ordinance No. 4, Enact. 21-08.

### **I. GENERAL INFORMATION**

1. Layout: Vista Montebella Oeste would be 97 R-2, R-3, and R-4: Single-Family Residential lots and 6 tracts.
2. Acreage: 23.3288 acres.
3. Access: The proposed development would be accessed off of 10th St SE, a collector road on the west side, and Isabel Rd SE, a residential street to the south. An encroachment agreement will be required as development encroaches on a NM Gas, Southern Union Easement for access onto Isabel. Future realignment of Isabel and Black Arroyo may affect the southern access point.
4. Zoning: The subject property has three zoning districts within its boundaries: R-2, R-3, and R-4, with all lots meeting the R-2 Single-Family Residential standards. Lots currently in Block 74 are zoned R-3: Mixed-Residential under Ordinance No. 23 Enact. 16-18; lots in Block 75 are zoned R-4: Single Family Residential under the same ordinance; lots in Block 24 are zoned R-2: Single Family Residential under Ordinance No. 34 Enact. 20-31 and Ordinance No. 4, Enact. 21-08.
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: Staff received a Water and Wastewater Availability Statement dated January 12, 2021 from the Utilities Department.
7. Drainage: The Los Diamantes Subdivision Phase I and II Drainage Management Plan (2020) was used as a reference for ultimate conditions of proposed improvements to the property. The goal was to make sure the ultimate developed peak flows did not surpass the peak flows calculated in the Los Diamantes Drainage Management Plan for ultimate conditions. Stormwater will flow through internal storm drains and street flow and discharge into a detention pond. Additional coordination and revision in regards to comments from SSCAFCA shall be required.
8. Roads and Sidewalks: The proposed streets will be standard local street sections with 5 ft sidewalk. Vista Montebella Oeste will have 0.7571 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. There will be a Public Drainage easement to be maintained by the HOA on Tract A, and Tracts B through J are common space tracts to be dedicated to and maintained by the HOA.
11. Public Site Dedications: None.
12. Vacations: None.
13. Variances: A subdivision variance to §155.43, requiring 5 foot minimum easements on side and rear lot lines is being requested in conjunction with this preliminary plat application (21-280-00005).

## II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Pending the approval of the concurrently submitted subdivision variance, 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-2: Single-Family Residential zoning district, R-3: Mixed Residential Zoning District (detached) and R-4: Single Family Residential Zoning District, including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1263 acres (approximately 5,501 sf) to 0.4067 acres (approximately 17,715 sf) in compliance with the 5,000 sf minimum lot area of the R-2: Single Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 50 ft, 35 ft, and 40 ft for the R-2, R-3, and R-4 zoning districts, as the smallest lot width in this subdivision is 50 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, and SSCAFCA, reviewed this application and related infrastructure plans. Their comments are presented as Attachment III. The plat and related infrastructure plans were also sent to Rio Rancho Public Schools, Police, and the Mid-Region

Council of Governments but staff did not receive any comments. FINDING: Criteria is satisfied.

**SURROUNDING LAND USE/ZONING:**

Properties to the north and east are zoned R-1: Single-Family Residential, to the south is C-1: Retail Commercial, and to the west is Los Diamantes, zoned R-3: Mixed-Residential (detached).

**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 September 26, 2021. A notice sign was posted to the property on October 6, 2021.

**IMPACT:**

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 21-210-00017 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-2: Single-Family Residential Zoning District, the R-3: Mixed-Residential Zoning District, and 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. Plat may need revision based on Isabel Rd SE & Black Arroyo Blvd NW transition.
  - b. Site Data table needs to list tracts created.
  - c. Development with an existing Flood Zone A, drainage report references the Los Diamantes Master Plan but no mention of this flood zone and its handling in report.
  - d. Consent Statement needs to clearly dedicate tracts to an HOA
  - e. Encroachment agreement required as development encroaches NM Gas, Southern Union Easement.
  - f. Cul de sac on 22nd & Aspen – no 10' PUE and not clear on ROW.
  - g. Submitted utility plans show proposed utilities are within Southern Union Easement Tract.
  - h. Coordination with the City and SSCAFCA for drainage and flood management necessary.
8. Development Services Engineering Division and the Utilities Department have final authority over

sewer line layouts for the subdivision prior to final construction plan approval.

**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.

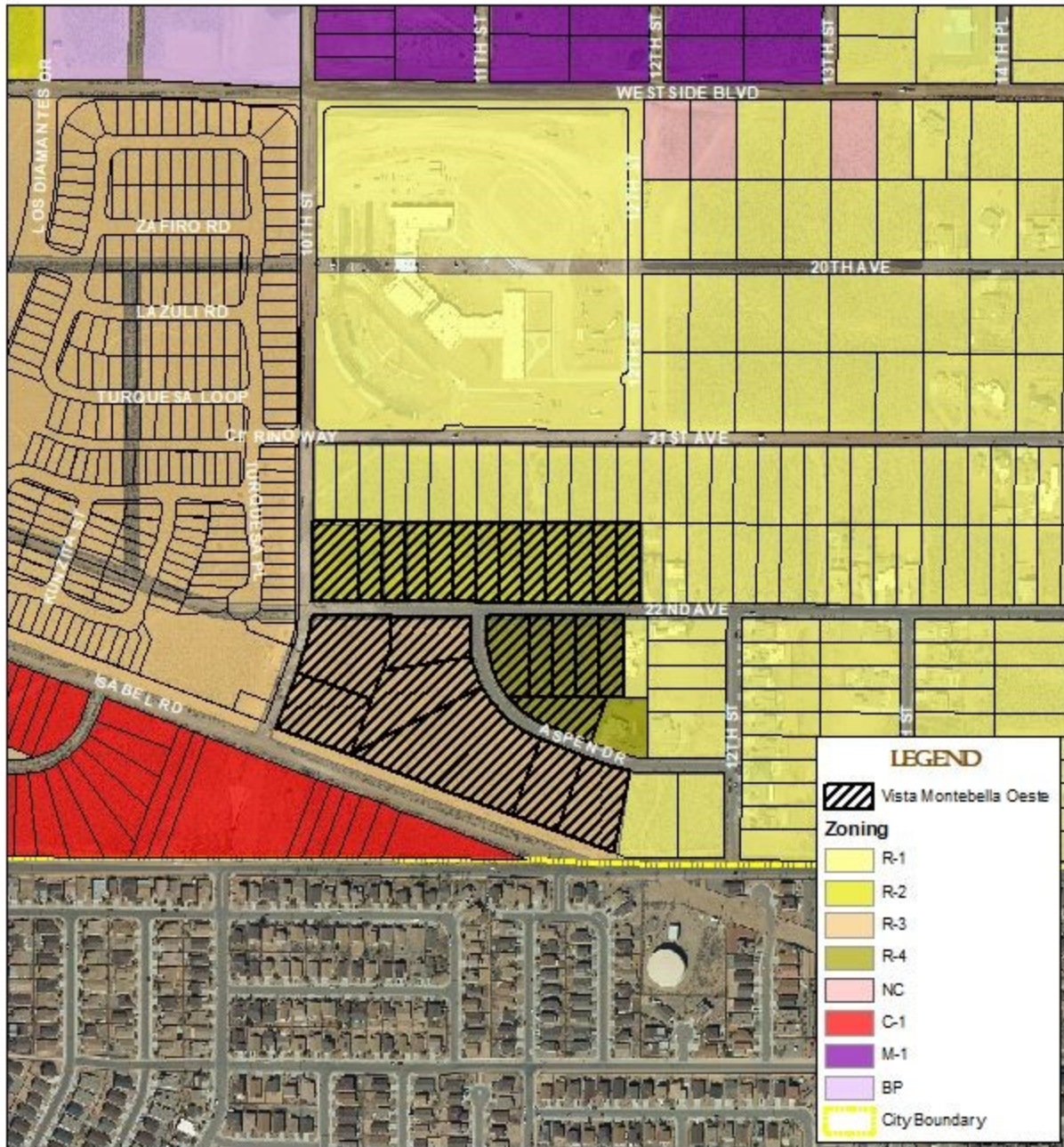
ATTACHMENT: [LocationZoneMap](#)

ATTACHMENT: [Application&Plat](#)

ATTACHMENT: [ReviewerCommentsCompiled](#)

ATTACHMENT: [ReproductionofNotifications](#)

# VISTA MONTEBELLA OESTE

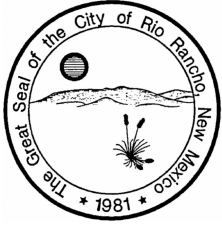


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, reliability, or completeness. This map is not a survey and should be used for graphical purposes only.



Map Created by Brian Babyak on October 8, 2021





## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 21-210-  
00026**

**AGENDA DATE:**  
April 25, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary Plat Amendment.** The applicant, Lomas Encantadas Development Company, requests approval of an amendment to a previously approved preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

The applicant, Lomas Encantadas Development Company, requests approval of an amendment to a previously approved preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision. The Lomas Encantadas 1G, Phase 2 Preliminary Plat was heard and approved by the Planning and Zoning Board on January 11, 2022 and extended April 11, 2023. The 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 amendment to the Plat includes the following changes:

- Shifting Block 1 Lots east and adding 1 Lot
- Extended cul-de-sac to western boundary
- Moved and narrowed drainage easement on the southwest end of subdivision
- Eliminated 10 ft wide northwestern portion of Tract B
- Added PUE along north boundary
- Shifted Silver Spring 10 ft to the northwest
- Added Tract F
- Added vacation of PUE created with Lomas Encantadas 1G, Phase 1 subdivision

Staff recommends the Planning and Zoning Board find that the proposed amendments do not affect the plat's conformance with City Code of Ordinances, Section 154.50 for lot size.

### **IMPACT:**

Staff recommends the Planning and Zoning Board approve the amendment to the Lomas Encantadas 1G, Phase 2 Preliminary Plat subject to the following findings of fact and conditions of approval:

**General Findings:**

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a

Preliminary Plat

2. The applicant has the authority to apply for a Preliminary Plat
3. Neighboring property owners and applicant/agent received written notices and were allowed to comment at a public hearing

Specific Findings 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 R-4: Single-Family Residential Zoning District.
3. 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.
4. 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.
5. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
6. Reviewer comments shall be addressed prior to Final Plat recording:
  - a. Remove Director signature block
  - b. Remove "administratively" from City Clerks Certificate

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the preliminary plat amendment for the Lomas Encantadas 1G, Phase 2 Subdivision, with findings and conditions.

ATTACHMENT: [PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-LE1G-PH2.pdf](#)

ATTACHMENT: [LE 1G PH2 FINAL PLAT - MARKUP.pdf](#)

ATTACHMENT: [LE 1G PH2 FINAL PLAT.pdf](#)

ATTACHMENT: [LE 1G Authorization Letter Signed.pdf](#)

ATTACHMENT: [21-210-26 Prel Plat ABM.pdf](#)

ATTACHMENT: [LocationZoneMap.pdf](#)

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

**Please Print In Ink Only or Type**

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

### APPLICANT/AGENT INFORMATION

Applicant Name: LOMAS ENCANTADAS DEVELOPMENT COMPANY		Phone: 505-389-2191
Address: 409 NM-528 NE		E-Mail: BryanA@aswinc.com
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest: OWNER	List Owners: LOMAS ENCANTADAS DEVELOPMENT COMPANY	
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: dduneman@huitt-zollars.com
City: RIO RANCHO	State: NM	ZIP Code: 87124

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


PRELIMINARY PLAT AMENDMENT AND FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1G PHASE 2

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 65*	Total area of site (acres) 74.9802*

### 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: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 3/24/23

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\*INCLUDES ALL 6 TRACTS. TOTAL 1G PHASE 2 AREA W/O TRACT 12-A-1 IS 10.1953 ACRES AND 59 RESIDENTIAL LOTS.

**PRELIMINARY PLAT  
OF  
LOMAS ENCANTADAS UNIT 1-G, PHASE 2  
SUBDIVISION  
BEING TRACT 12-A  
OF  
LOMAS ENCANTADAS UNIT 1-G,  
PHASE 1 SUBDIVISION  
AND  
LOTS 20,21,22 BLOCK 171  
RIO RANCHO ESTATES UNIT TWENTY**

FILED 10/25/2022, IN BOOK 3, PAGE 4958,  
AS DOCUMENT NUMBER 2022P01954)  
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  
MARCH 2023

**ABBREVIATIONS**

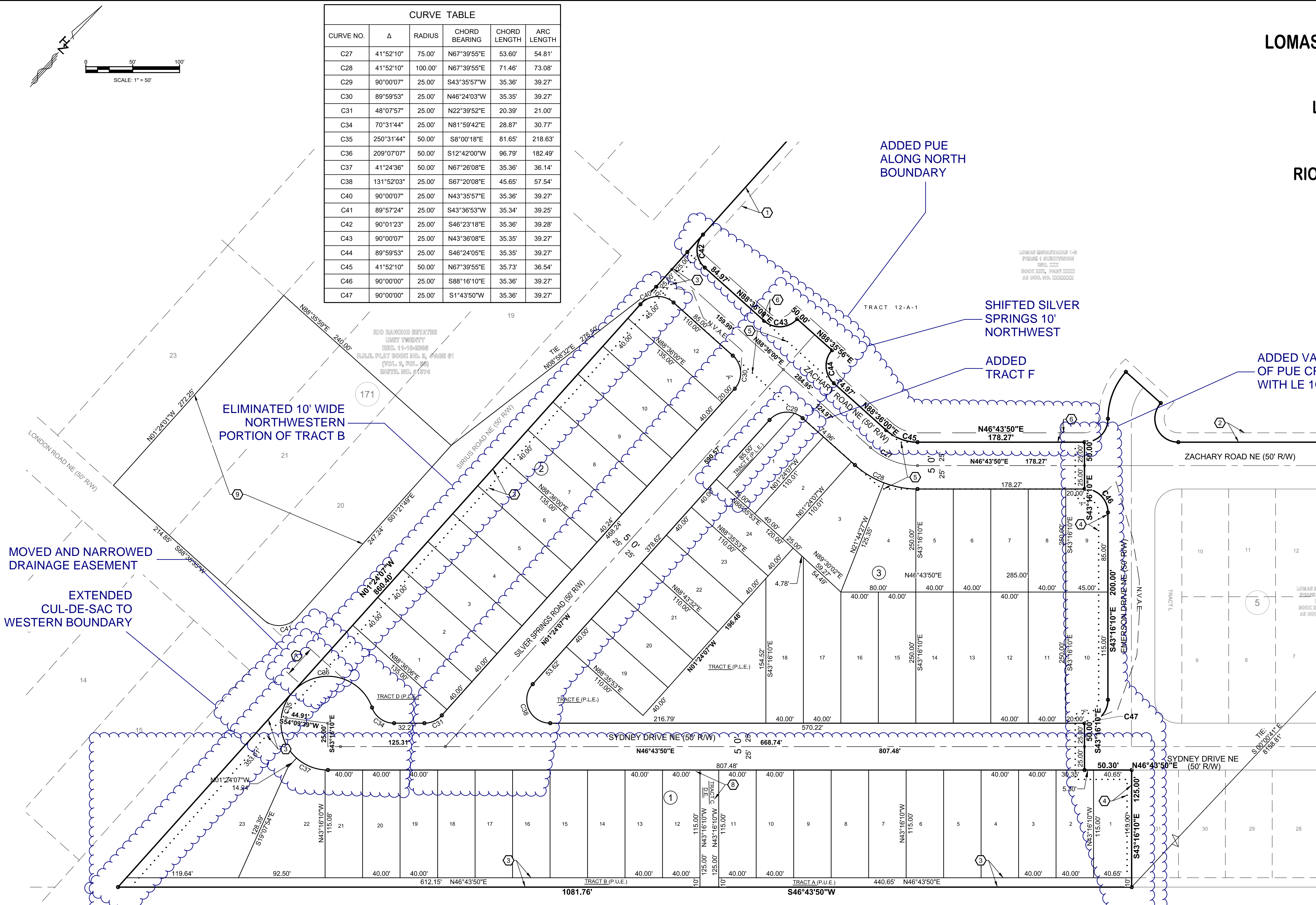
- D.E. - Drainage Easement
- P.L.W.Q.E. - Private Landscaping / Water Quality Easement
- N.V.A.E. - No Vehicle Access Easement
- P.U.E. - Public Utility Easement
- RAD - Radial bearing
- AC - Acres
- R/W - Right-of-Way
- \*F\* - Corner Lot Frontage

FOUND NM44-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

**EASEMENTS**

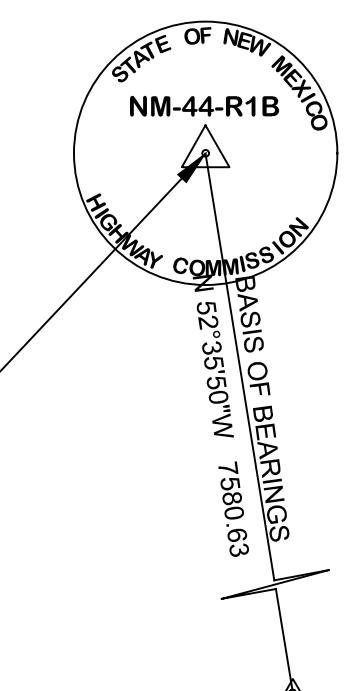
- 1 EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
- 2 EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, AROUND TRACT 12-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
- 3 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).
- 4 EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954. (TO BE VACATED BY THIS PLAT).
- 5 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 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954. (TO BE VACATED BY THIS PLAT).
- 6 10' WIDE (P.U.E.) ADJACENT TO ALL RIGHTS OF WAY CREATED WITH THIS PLAT AND 5' WIDE (P.U.E.) ADJACENT TO ALL LOTS CREATED WITH THIS PLAT WITHIN TRACT 12-A (GRANTED BY THIS PLAT).
- 7 35' WIDE PUBLIC STORM DRAIN EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF RIO RANCHO).
- 8 TRACT 'C' IS ENCUMBERED WITH PUBLIC STORM DRAIN EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF RIO RANCHO)
- 9 TRACT 'A', BLOCK 171, UNIT 20, IS ENCUMBERED BY A PRIVATE DRAINAGE EASEMENT (GRANTED BY THIS PLAT TO THE LOMAS ENCANTADAS HOA)

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
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'
C29	90°00'07"	25.00'	S43°35'57"W	35.36'	39.27'
C30	89°59'53"	25.00'	N46°24'03"W	35.35'	39.27'
C31	46°07'57"	25.00'	N22°39'52"E	20.39'	21.00'
C34	70°31'44"	25.00'	N81°59'42"E	28.87'	30.77'
C35	250°31'44"	50.00'	S8°00'18"E	81.65'	218.63'
C36	209°07'07"	50.00'	S12°42'00"W	96.79'	182.49'
C37	41°24'36"	50.00'	N67°26'08"E	35.36'	36.14'
C38	131°52'03"	25.00'	S67°20'08"E	45.65'	57.54'
C40	90°00'07"	25.00'	N43°35'57"E	35.36'	39.27'
C41	89°57'24"	25.00'	S43°36'53"W	35.34'	39.25'
C42	90°01'23"	25.00'	S46°23'18"E	35.36'	39.28'
C43	90°00'07"	25.00'	N43°36'08"E	35.35'	39.27'
C44	89°59'53"	25.00'	S46°24'05"E	35.35'	39.27'
C45	41°52'10"	50.00'	N67°39'55"E	35.73'	36.54'
C46	90°00'00"	25.00'	S88°16'10"E	35.36'	39.27'
C47	90°00'00"	25.00'	S1°43'50"W	35.36'	39.27'



REG. 11-0-2022  
BOOK 008, PAGE 48944  
AS DOC. NO. 200848944

**SHIFTED BLOCK  
1 LOTS EAST AND  
ADDED 1 LOT**



NM44-R1A  
FND. BRASS CAP MONUMENT IN  
CONCRETE  
N: 1,577,680.20  
E: 1,541,996.81  
Combined Factor: 0.999661263



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

Plotted: 3/20/2023 11:03 PM By: Duneman, Donnie  
 H:\proj\33975.01 - LE10 Ph 205 Design\05.11 Survey\PLAT\LE-U1-G - PH2 PRELIM PLAT.dwg  
 Last Saved: 3/20/2023 11:48 PM, dduneman



**VICINITY MAP**  
NOT TO SCALE  
ZONE ATLAS SHEET NO. 132, 133 and 146

**NOTES: UNLESS OTHERWISE INDICATED:**

Existing ten (10) foot wide public utility easements, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision and fifty (50) foot wide public utility easement, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision & Vacation and Replat of Lomas Encantadas, all being vacated by this plat.

Existing ten (10) foot wide and five (5) foot wide public utility easements along the outside boundary of Tract 12-A, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision, said easements to remain. There is fifty (50) foot wide public drainage easement granted to the city of Rio Rancho by this plat. There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 2, Lot 12. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Block 3, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Emerson Drive NE from Block 1, Lots 9 and 10.

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).

Basis of Bearings: the line between found brass cap monuments NM44-R1A and NM44-R1B being N. 52°48' w. on former New Mexico State Road No. 44 (N.M.S.R. 550).

Bearings are NM State Plane Grid Bearings (Central Zone)

Distances shown are ground distances (U.S. survey ft.)

Elevations are NAVD88.

Combined Scale Factor = 0.9996612633

No buildings are existing on the surveyed property.

- D.E. - Drainage 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
- P.L.E. - Private Landscaping 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, 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, NMPS No. 17122 Date \_\_\_\_\_

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

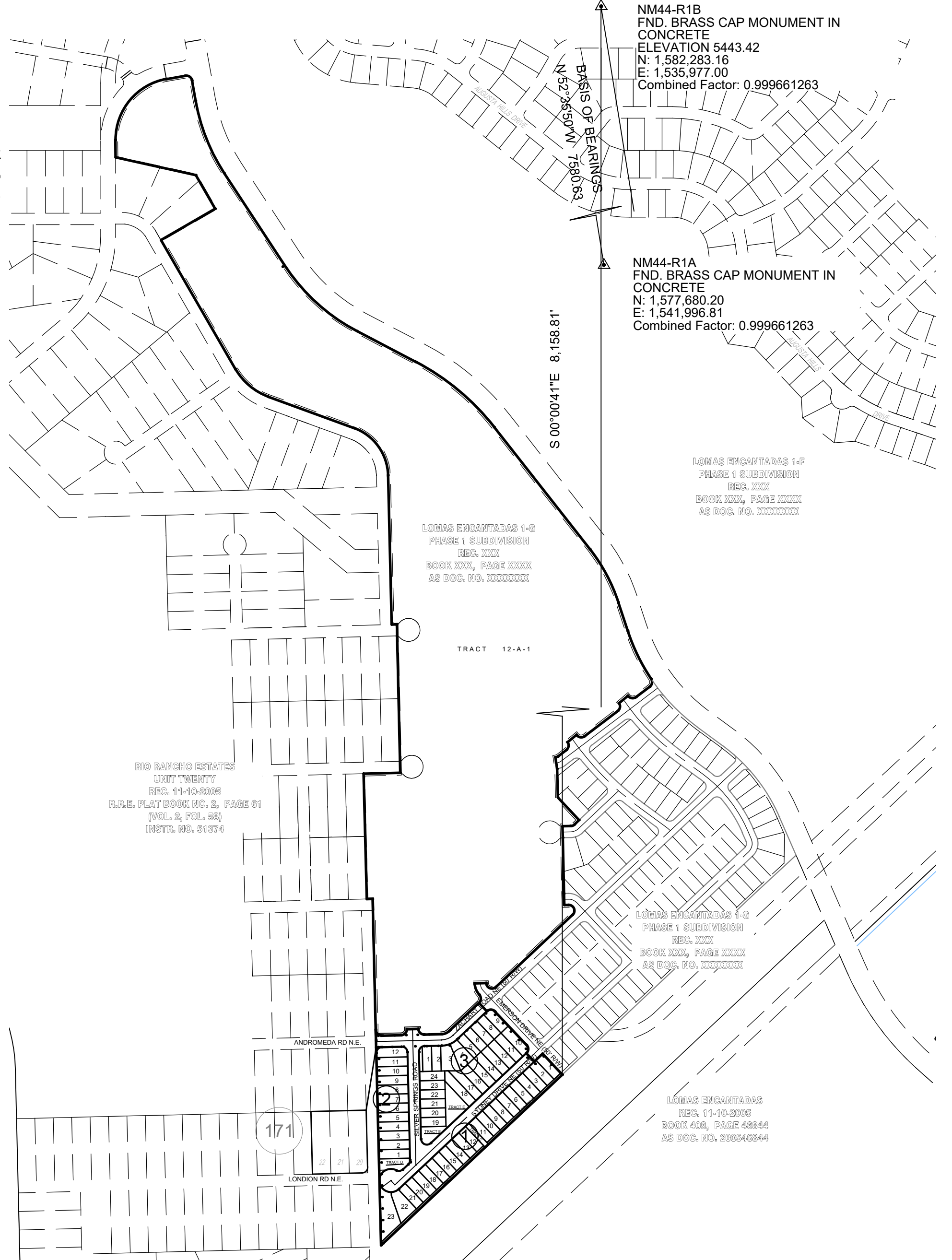
**DEDICATION**  
THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) AND THE EXISTING 50' WIDE PUBLIC WATERLINE EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A' INTO 59 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 6 TRACTS. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON, DEDICATED TO THE CITY OF RIO RANCHO. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A' AND 'B' AS SHOWN HEREON. SAID TRACTS ARE HEREBY RESERVED AS PUBLIC UTILITY 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 TRACTS 'D', 'E' AND 'F' 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 'C' AS SHOWN HEREON. SAID TRACT TO BE OWNED BY THE LOMAS ENCANTADAS H.O.A. AND DEDICATED AS A PUBLIC STORM DRAIN EASEMENT. AND TO THE GRANTING OF A PUBLIC STORM DRAIN EASEMENT ACROSS LOT 22, BLOCK 1 & TRACT 'D', BOTH TO BE MAINTAINED BY THE CITY OF RIO RANCHO FOR PUBLIC USE AS SHOWN HEREON. SAID OWNER(S) AND/OR PROP. DO HEREBY CONSENT TO THE CREATION OF TRACT 'A', BLOCK 171, UNIT 20, AS SHOWN HEREON. SAID TRACT TO BE DEDICATED AS A PRIVATE 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.

**LOMAS ENCANTADAS DEVELOPMENT COMPANY**

Jarrod D. Likar, Vice President	Carey A. Plant, Secretary
STATE OF _____ )	STATE OF _____ )
COUNTY OF _____ )SS	COUNTY OF _____ )SS

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 Lomas Encantadas Development Company, 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 \_\_\_\_\_ Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ My Commission Expires \_\_\_\_\_



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

- 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.
- 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.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 _____

- PURPOSE OF PLAT**
- TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' WIDE PUBLIC WATERLINE EASEMENT AS NOTED AND SHOWN HEREON.
  - TO DIVIDE TRACT '12-A' INTO 59 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 6 TRACTS.
  - TRACTS 'A', 'B', 'D' AND 'E' TO BE DEDICATED AS P.L.W. EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A.
  - TRACT 'C' TO BE DEDICATED AS A PUBLIC STORM DRAIN EASEMENT TO THE CITY OF RIO RANCHO, ALSO A 50' WIDE PUBLIC STORM DRAIN EASEMENT ACROSS LOT 22, BLOCK 1 & TRACT 'D' GRANTED TO THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
  - TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
  - 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	<b>74.9802</b>
NO. OF LOTS:	<b>59</b>	LOT ACRES: <b>7.0185</b>
NO. OF PARCELS:	<b>0</b>	PARCEL ACRES: <b>0</b>
NO. OF TRACTS:	<b>6</b>	TRACT ACRES: <b>65.7157</b>
NO. OF EXIST. TRACTS:	<b>1</b>	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:	<b>0.3539</b>	
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:	<b>2.2620</b>	

**PRELIMINARY PLAT OF LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION BEING TRACT 12-A OF LOMAS ENCANTADAS UNIT 1-G, PHASE 1 SUBDIVISION AND LOTS 20,21,22 BLOCK 171 RIO RANCHO ESTATES UNIT TWENTY**  
FILED 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954)  
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**  
**MARCH 2023**

**LEGAL DESCRIPTION:**  
A Tract of land being all of Tract 12-A, Lomas Encantadas Unit 1-G Phase 1 Subdivision plat, recorded on 10/25/2022 in Book 3, Page 4958, as Document Number 2022P01954, 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 74.9833 acres, more or less (59) Lots, (6) Tracts.

<b>SUBDIVIDER:</b>	<b>AGENT/ENGINEER:</b>
LOMAS ENCANTADAS DEVELOPMENT COMPANY 409 NM-528 NE, RIO RANCHO, NM 87124 JARROD LIKAR, PHONE NO. (505) 896-9037	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 \_\_\_\_\_

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**PRELIMINARY PLAT  
OF  
LOMAS ENCANTADAS UNIT 1-G, PHASE 2  
SUBDIVISION  
BEING TRACT 12-A  
OF  
LOMAS ENCANTADAS UNIT 1-G,  
PHASE 1 SUBDIVISION  
AND  
LOTS 20,21,22 BLOCK 171  
RIO RANCHO ESTATES UNIT TWENTY**

FILED 10/25/2022, IN BOOK 3, PAGE 4958,  
AS DOCUMENT NUMBER 2022P01954)  
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

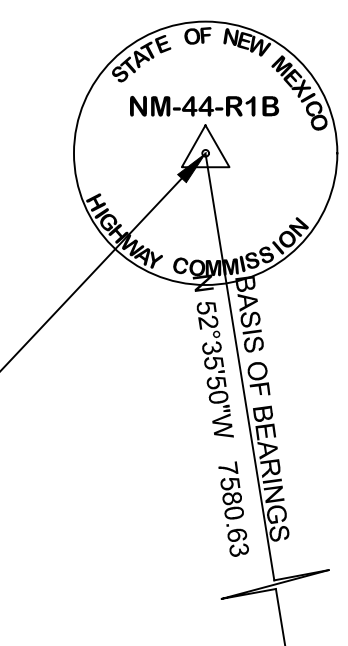
SHEET 2 OF 3

MARCH 2023

**ABBREVIATIONS**

- D.E. - Drainage 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

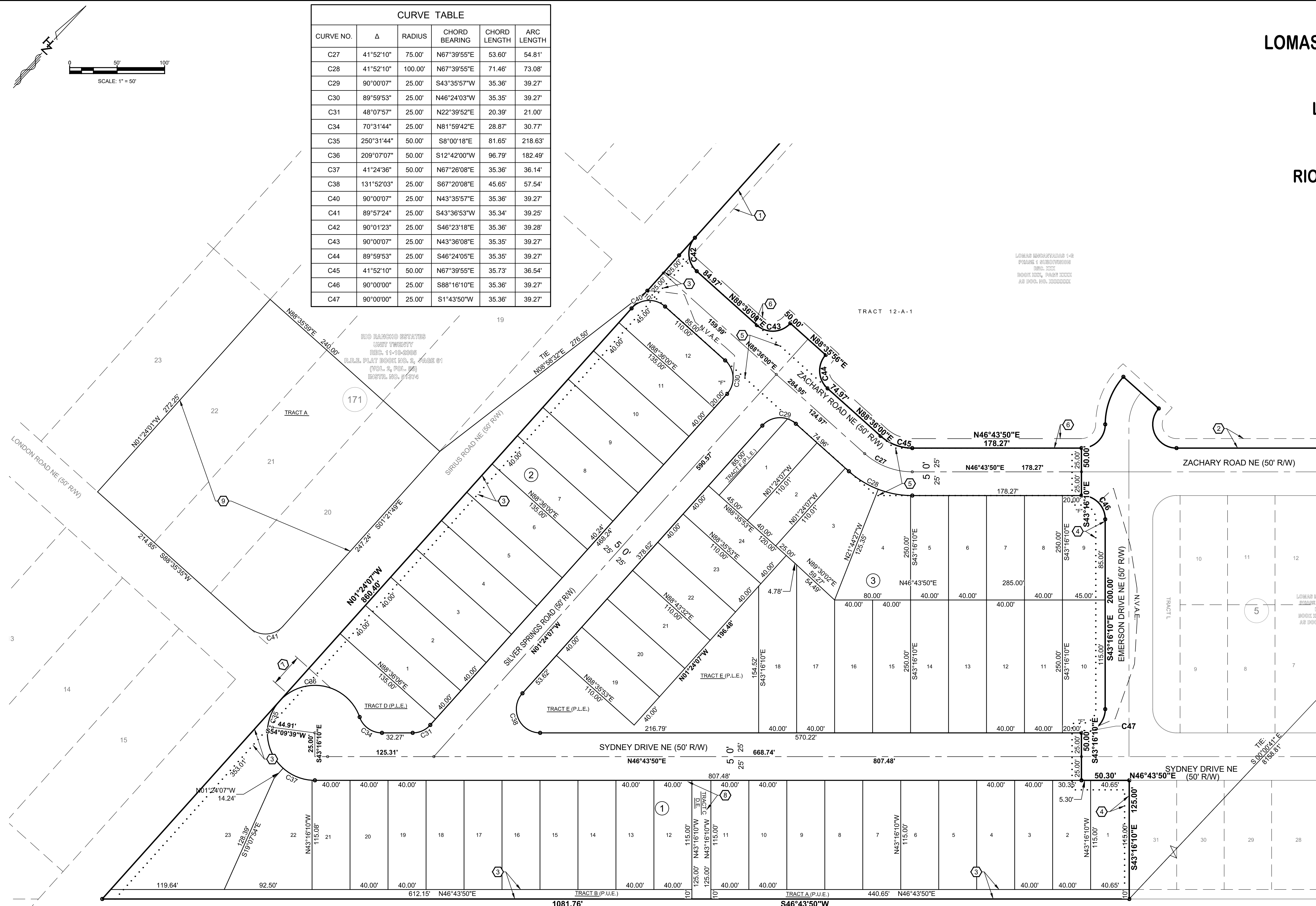
FOUND NMHC MONUMENT "NM-44-R1B"  
SURVEYED GROUND COORDINATES:  
N=1,582,841.30, E=1,536,518.76  
PUBLISHED N.M. STATE PLANE GRID  
COORDINATES  
N=1,582,283.16, E=1,535,977.00



**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 TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
- 2 EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, AROUND TRACT 12-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
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- 5 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 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954. (TO BE VACATED BY THIS PLAT).
- 6 10' WIDE (P.U.E.) ADJACENT TO ALL RIGHTS OF WAY CREATED WITH THIS PLAT AND 5' WIDE (P.U.E.) ADJACENT TO ALL LOTS CREATED WITH THIS PLAT WITHIN TRACT 12-A (GRANTED BY THIS PLAT).
- 7 35' WIDE PUBLIC STORM DRAIN EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF RIO RANCHO).
- 8 TRACT 'C' IS ENCUMBERED WITH PUBLIC STORM DRAIN EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF RIO RANCHO)
- 9 TRACT 'A', BLOCK 171, UNIT 20, IS ENCUMBERED BY A PRIVATE DRAINAGE EASEMENT (GRANTED BY THIS PLAT TO THE LOMAS ENCANTADAS HOA)

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
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'
C29	90°00'07"	25.00'	S43°35'57"W	35.36'	39.27'
C30	89°59'53"	25.00'	N46°24'03"W	35.35'	39.27'
C31	46°07'57"	25.00'	N22°39'52"E	20.39'	21.00'
C34	70°31'44"	25.00'	N81°59'42"E	28.87'	30.77'
C35	250°31'44"	50.00'	S8°00'18"E	81.65'	218.63'
C36	209°07'07"	50.00'	S12°42'00"W	96.79'	182.49'
C37	41°24'36"	50.00'	N67°28'08"E	35.36'	36.14'
C38	131°52'03"	25.00'	S67°20'08"E	45.65'	57.54'
C40	90°00'07"	25.00'	N43°35'57"E	35.36'	39.27'
C41	89°57'24"	25.00'	S43°36'53"W	35.34'	39.25'
C42	90°01'23"	25.00'	S46°23'18"E	35.36'	39.28'
C43	90°00'07"	25.00'	N43°36'08"E	35.35'	39.27'
C44	89°59'53"	25.00'	S46°24'05"E	35.35'	39.27'
C45	41°52'10"	50.00'	N67°39'55"E	35.73'	36.54'
C46	90°00'00"	25.00'	S88°16'10"E	35.36'	39.27'
C47	90°00'00"	25.00'	S1°43'50"W	35.36'	39.27'



LOMAS ENCANTADAS  
REG. 11-0-2008  
BOOK 408, PAGE 46844  
AS DOC. NO. 20546844

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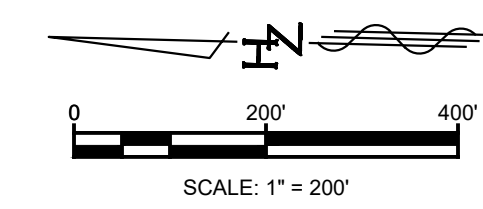
**HUITT-ZOLIARS**  
 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M., 87124  
 (505) 892-5141

**PRELIMINARY PLAT  
OF  
LOMAS ENCANTADAS UNIT 1-G, PHASE 2  
SUBDIVISION  
BEING TRACT 12-A  
OF  
LOMAS ENCANTADAS UNIT 1-G,  
PHASE 1 SUBDIVISION  
AND  
LOTS 20,21,22 BLOCK 171  
RIO RANCHO ESTATES UNIT TWENTY**

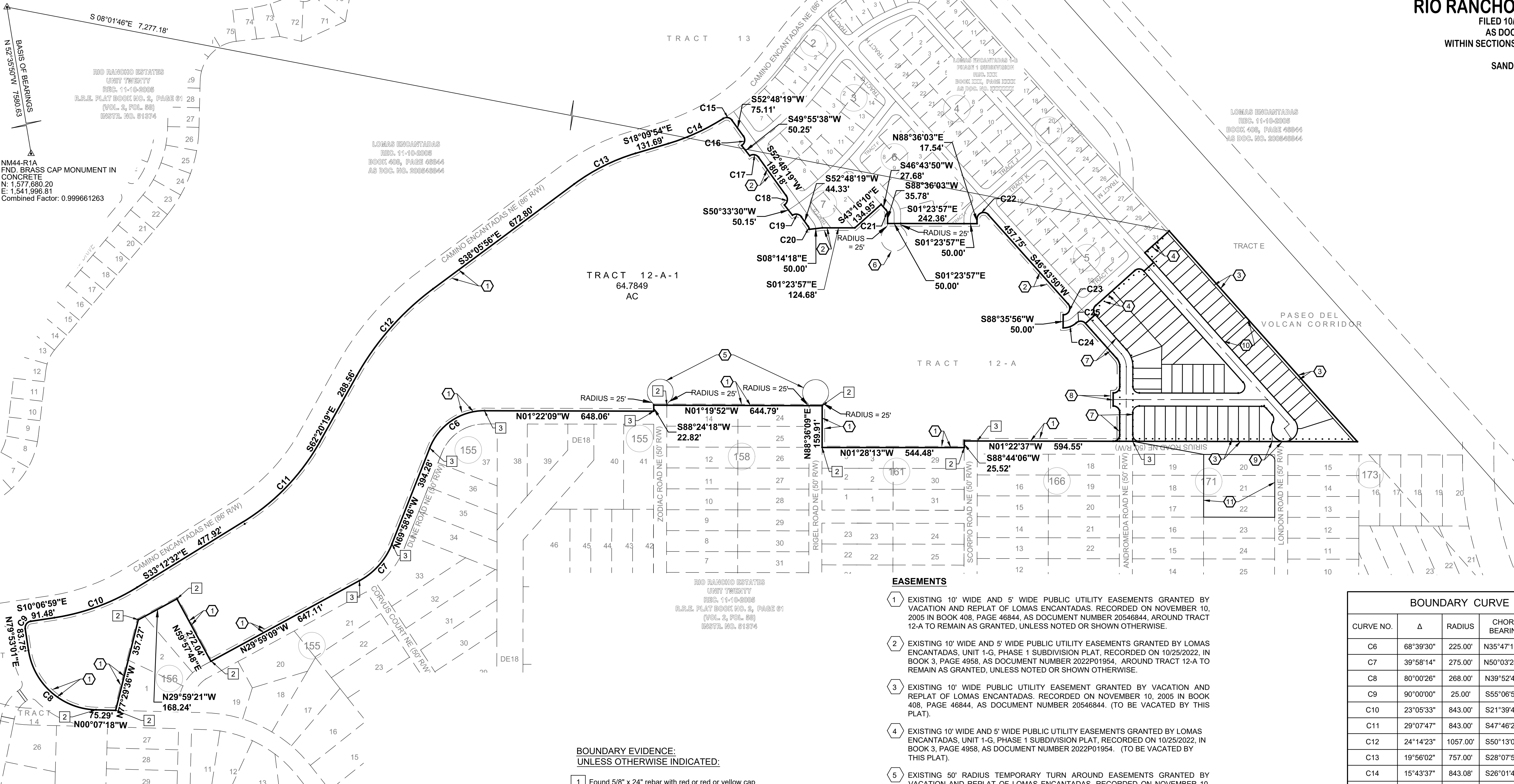
FILED 10/25/2022, IN BOOK 3, PAGE 4958,  
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WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

MARCH 2023



FOUND NMSHC MONUMENT "NM44-R1B"  
SURVEYED GROUND COORDINATES:  
N=1,582,841.30, E=1,536,518.78  
PUBLISHED N.M. STATE PLANE GRID COORDINATES:  
N=1,582,283.16, E=1,535,977.00



**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 TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
  - 2 EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, AROUND TRACT 12-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
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  - 5 EXISTING 50' RADIUS TEMPORARY 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.
  - 6 EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON 10/25/2022, IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (TO BE VACATED BY THIS PLAT).
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  - 8 10' WIDE (P.U.E.) ADJACENT TO ALL RIGHTS OF WAY CREATED WITH THIS PLAT AND 5' WIDE (P.U.E.) ADJACENT TO ALL LOTS CREATED WITH THIS PLAT WITHIN TRACT 12-A (GRANTED BY THIS PLAT).
  - 9 35' WIDE PUBLIC STORM DRAIN EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF RIO RANCHO).
  - 10 TRACT 'C' IS ENCUMBERED WITH PUBLIC STORM DRAIN EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF RIO RANCHO)
  - 11 TRACT 'A', BLOCK 171, UNIT 20, IS ENCUMBERED BY A PRIVATE DRAINAGE EASEMENT (GRANTED BY THIS PLAT TO THE LOMAS ENCANTADAS HOA)

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'

Plotted: 3/20/2023 1:15:41 PM, By: Duneman, Donnie  
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**HUITT-ZOLIARS**  
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RIO RANCHO, N.M., 87124  
(505) 892-5141

# LOMAS ENCANTADAS DEVELOPMENT COMPANY

333 Rio Rancho Drive, Suite 202  
Rio Rancho, NM 87124

February 17, 2021

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

Dear Amy:

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

Lomas Encantadas 1G

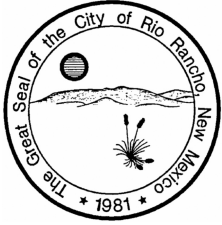
Lomas Encantadas Tract 12

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Aragon".

Bryan Aragon, PE  
Land Development Coordinator



## 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](#)

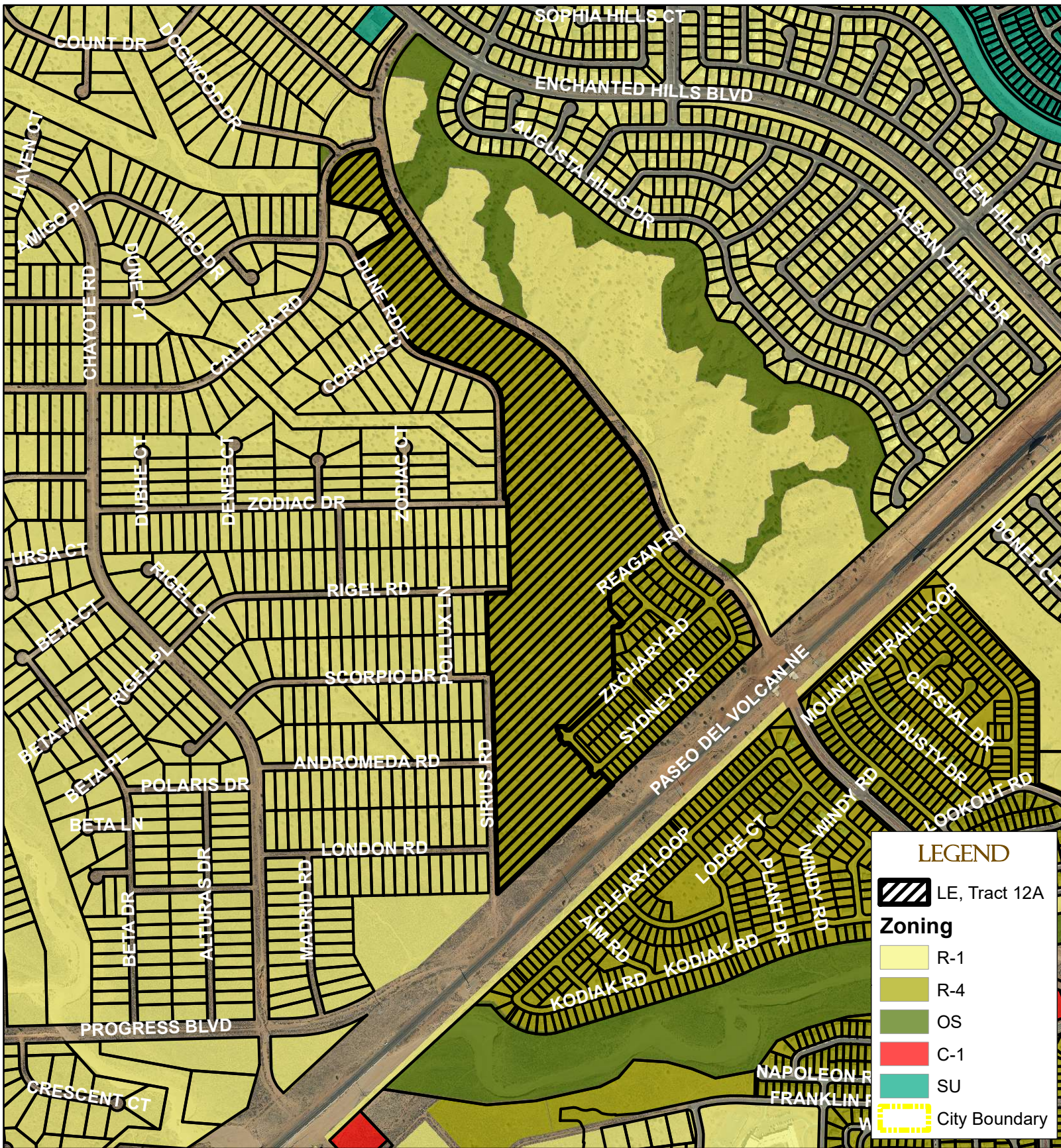
ATTACHMENT: [ReviewerComments](#)

ATTACHMENT: [Zoning Ordinance 21-02\\_O-36](#)

ATTACHMENT: [w-ww avail Lomas Encantadas 1-G Phase 2 58 esfd.pdf](#)

ATTACHMENT: [ReproductionofNotifications](#)

# 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.



Map Created by Brian Babyak on March 22, 2023

