



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
May 9, 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 25, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-0425 PZB Minutes.docx](#)

**PUBLIC HEARINGS**

- 2 **Conditional Use Permit.** The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is currently zoned C-1: Retail Commercial. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

[Conditional Use Application.pdf](#)

[Authorization.pdf](#)

[Zoning, Location.pdf](#)

[Site Plan.pdf](#)

[Elevation.pdf](#)

[Staff Comments.pdf](#)

[Reproduction of Notices.pdf](#)

[Findings\\_of\\_Fact.docx](#)

- 3 **Preliminary Plat Extension.** The applicant, MVS Development LLC, through their agent, Mark

Goodwin & Associates PA, requests approval of a preliminary plat extension for the Cielo Azul Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

***Zoning, Location.pdf***

***Application.pdf***

***Letter of Authorization.pdf***

***Justification Letter.pdf***

***Preliminary Plat.pdf***

***Reproduction of Notices.pdf***

- 4** **Preliminary Plat Extension.** The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., requests approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***Plat and Application***

***ABM\_PZB\_4.13.21.pdf***

***ReproductionofNotifications.pdf***

***Location\_ZoneMap***

- 5** **Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***UnserPavilionWest\_LocationZoneMap.pdf***

***Preliminary Plat Unser Pavilion West (003).pdf***

***Reproduction of Notifications.pdf***

***22-210-05 ABM UPW, Tr A.pdf***

***Extension Request Email.pdf***

- 6** **Final Plat.** The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G, Phase 2 Subdivision, on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

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

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

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

***FINDINGS OF FACT 011122.pdf***

***LocationZoneMap.pdf***

***Reviewer Comments.pdf***

- 7** **Final Plat.** The applicant, FNA, LLC, through their agent, RESPEC, requests approval of a Final Plat for the Vista Montebella Subdivision on the property 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.

***VISTA MONTEBELLA OESTE 4-20-2023.pdf***

***LocationZoneMap.pdf***

***21-210-00017 VMO ABM PZB.pdf***

***Amendment\_ABM\_VMO.pdf***

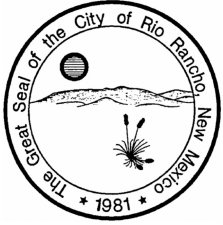
## **DISCUSSION AND DELIBERATION**

## **COMMENTS BY BOARD MEMBERS**

## **STAFF REPORTS**

- 8** Planning and Zoning Monthly Building Activity Report - APRIL 2023  
***PZ Monthly Building Activity Report - APR 2023.pdf***
- 9** Planning and Zoning Monthly Summary Plat Report - APRIL 2023  
***PZ Monthly Summary Plat Report - APR 2023.pdf***

**ADJOURNMENT**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 9, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
April 25, 2023 Planning and Zoning Board Meeting Minutes

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**  
Approval

**ATTACHMENT:** [2023-0425 PZB Minutes.docx](#)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

APRIL 25, 2023  
6:00 PM  
Council Chambers, City Hall

---

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Scottie Richardson, District 5

**STAFF PRESENT:**

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

---

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

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

**PUBLIC FORUM**

**CONSENT CALENDAR**

**1) April 11, 2023 Planning and Zoning Board Meeting Minutes**

Robert Gabaldon moved to approve the Consent Calendar. Seconded by Sal Tortorici.

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

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

**NO:** (None)

**PUBLIC HEARINGS**

**2) The applicant, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requested 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 member, Brian Babyak presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Rick Squires stood for questions.

Sal Tortorici moved to approve Item #2. Seconded by Leonel Gallegos.

The motion carried by a vote of **6 FOR** and **0 AGAINST**.

1           **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal  
2 Tortorici

3           **NO:** (None)  
4

- 5   **3)** The applicant, Coal Bank Holdings Ltd., through their agent, Mark Goodwin & Associates, PA,  
6 requested approval of a Final Plat for the Stonegate Phase 1 Subdivision, on the property legally  
7 described as Stonegate, Tracts 2 and 8, and Rio Rancho Estates, Unit 13, Block 47, Tract B.  
8

9           Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions  
10 and stood for questions.  
11

12           Agent, Diane Hoelzer, addressed public comments and stood for questions, after being administered  
13 the oath virtually.  
14

15           Staff member, Liz Ruiz Carlos answered Commissioner Tortorici's question regarding the removal of  
16 turnabouts.  
17

18           Kevin Kofchur moved to approve Item #3. Seconded by Sal Tortorici.

19           The motion carried by a vote of **6 FOR** and **0 AGAINST**.

20           **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal  
21 Tortorici

22           **NO:** (None)  
23

#### 24 **DISCUSSION AND DELIBERATION**

25

- 26   **4)** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., requested  
27 approval of an amendment to a previously approved preliminary plat for the Sunrise Place Subdivision.  
28

29           Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions  
30 and stood for questions.  
31

32           Applicant, Bryan Aragon confirmed he reviewed the findings and conditions and stood for questions.  
33

34           Robert Gabaldon moved to approve Item #4. Seconded by Cheryl Baker.

35           The motion carried by a vote of **6 FOR** and **0 AGAINST**.

36           **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal  
37 Tortorici

38           **NO:** (None)  
39

- 40   **5)** The applicant, FNA, LLC, requested approval of an amendment to a previously approved preliminary  
41 plat for the Vista Montebella Oeste Subdivision.  
42

43           Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
44 and stood for questions.  
45

46           Applicant, Rick Squires stood for questions.  
47

48           Kevin Kofchur moved to approve Item #5. Seconded by Leonel Gallegos.

49           The motion carried by a vote of **6 FOR** and **0 AGAINST**.

50           **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal  
51 Tortorici

52           **NO:** (None)  
53

- 54   **6)** The applicant, Lomas Encantadas Development Company, requested approval of an amendment to a  
55 previously approved preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision.  
56

1 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions  
2 and stood for questions.  
3

4 Applicant, Bryan Aragon confirmed he reviewed the findings and conditions and stood for questions.  
5

6 Leonel Gallegos moved to approve Item #6. Seconded by Sal Tortorici.

7 The motion carried by a vote of **6 FOR** and **0 AGAINST**.

8 **YES:** Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal  
9 Tortorici

10 **NO:** (None)  
11

## 12 **COMMENTS BY BOARD MEMBERS**

13  
14 Chairman Radosevich updated the board regarding his participation in the review of the Sign Ordinance.  
15 He thanked staff for their hard work and anticipated a draft being presented to the Planning and Zoning  
16 Board within a couple of months.  
17

## 18 **STAFF REPORTS**

## 19 **ADJOURNMENT**

20  
21  
22 Kevin Kofchur moved to adjourn the meeting. Seconded by Sal Tortorici.

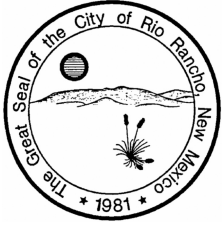
23 Chairman Radosevich adjourned the meeting at 6:25 PM.  
24

25 **APPROVED THIS 9<sup>th</sup> DAY OF MAY, 2023**  
26  
27

28  
29  

---

**Fred Radosevich, Chairman**



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-120-  
00001**

AGENDA DATE:  
May 9, 2023

DEPARTMENT:  
Development Services

SUBJECT:  
**Conditional Use Permit.** The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is currently zoned C-1: Retail Commercial. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

### BACKGROUND AND ANALYSIS:

The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is currently zoned C-1: Retail Commercial.

Per Rio Rancho Municipal Code (R.O. 2003) 154.24(C)(2), "Automotive dealers, motorcycle dealers" are a conditional use in C-1 requiring a conditional use permit. The property previously had an automotive sales business operating there under a Conditional Use Permit and the applicant is requesting to operate their used automotive sales business at this location under a Conditional Use Permit as well.

Staff recommends the Planning and Zoning Board find that the proposed use would comply with the requirements of R.O. 2003 § 150.04, Conditional Use Permit, which states: (A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area. (B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

The applicant proposes no changes to the original building footprint, parking, or setbacks, as shown on the submitted site plan. The current landscaping is not in compliance with the Golf Course Corridor Plan which states "Landscaping for new development within the plan shall be provided to cover 20% of the parking area for each parcel. Parking area shall be defined as the surface area of a parcel excluding building area. Of the total area required to be landscaped, one-half (1/2) shall be located within the front setback of the property. For purposes of this Plan, the front setback of the property shall be defined as the area between the front setback curb and the property's principal structure." The applicant will be required to bring the landscaping into compliance within a reasonable time after occupation, not to exceed 120 days. Staff recommends the Planning and Zoning Board find that the proposed use is not likely to be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area as the property was previously being utilized under the same use and the applicant will be making improvements to the landscaping.

**SURROUNDING LAND USE AND ZONING:**

The subject property is zoned C-1: Retail Commercial and located within the Golf Course Corridor Plan. The properties to the north and south are zoned NC: Neighborhood Commercial. The properties to the west are zoned R-1: Single Family Residential as are the properties to the east, across Golf Course Rd.

**NOTIFICATIONS:**

Notice of the Conditional Use Permit application was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Albuquerque Journal on April 24, 2023. A notice sign was posted on the property one week prior to the hearing, on May 2, 2023.

**INTERDEPARTMENTAL/INTERAGENCY REVIEW:**

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

**IMPACT:**

The Development Services Department recommends that the Planning and Zoning Board approve the conditional use permit request for an automotive dealership, subject to the findings and conditions set forth below:

**GENERAL FINDINGS OF FACT:**

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use.
4. Due process was provided to the applicant and adjacent property owners.

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

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 § 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24(C)(3) C-1: Conditional Uses in Retail Commercial District.
3. This approval is valid for a period of two years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.
4. Landscaping must be brought into compliance per the Golf Course Corridor Plan within a reasonable time after occupation, not to exceed 120 days.
5. The applicant must address all of staff's comments.
6. The applicant will provide a copy of the signed Findings of Fact of Approval to the City Clerk's office, for their records.

If the Planning and Zoning Board finds the conditional use permit is not justified, a denial may be based on the following findings:

**SPECIFIC FINDINGS OF FACT FOR DENIAL:**

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

**ALTERNATIVES:**

The Planning and Zoning Board may:

1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends the Planning and Zoning Board approve the requested conditional use permit.

ATTACHMENT: [Conditional Use Application.pdf](#)

ATTACHMENT: [Authorization.pdf](#)

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

ATTACHMENT: [Site Plan.pdf](#)

ATTACHMENT: [Elevation.pdf](#)

ATTACHMENT: [Staff Comments.pdf](#)

ATTACHMENT: [Reproduction of Notices.pdf](#)

ATTACHMENT: [Findings\\_of\\_Fact.docx](#)

## Conditional Use Permit

### Instructions

**Fee \$67.00**

Submit a copy of the completed application to Development Services. **PDF** Fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings shall accompany each application. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated (see example on back).

Dimensions of the property lines and any architectural restrictions - such as building height, building/rooms walls, etc. - should be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure, and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner stating that he/she is aware of request of land use and that the applicant may act as his/her agent must be included as well.



**City of Rio Rancho**

**Development Services**

3200 Civic Center Cir, 1<sup>st</sup> Floor

Rio Rancho, NM 87144

(505) 891-5005 Fax: (505) 896-8994

**Conditional Use Application**

**Applicant**

**Fee \$67.00**

Name (Print): David Baca  
Address: 4505 17th ave  
City: Rio Rancho State: NM Zip: 87144  
Phone: 505-302-4985 Alt phone: \_\_\_\_\_  
Email: finishlinemotorcarsnm@gmail.com

**Agent**

Name: David Baca  
Address: 4505 17th ave  
City: Rio Rancho State: NM Zip: 87144  
Phone (W): 505-302-4985 Phone (Other): \_\_\_\_\_  
Email: finishlinemotorcarsnm@gmail.com

**Property Owner**

Name: Nora Tapia  
Address: 1601 Golf Course Rd SE  
City: Rio Rancho State: NM Zip: 87124  
Phone (W): \_\_\_\_\_ Phone (Other): \_\_\_\_\_  
Email: james007tapia@gmail.com

**Legal Description**

Subdivision/Unit: RIO RANCHO ESTATES Block: 83 Lot: 54A  
Tract/Parcel: 1-012-067-409-485 Zoning: C-1 Conditional use

**Location of Property**

Address: 1601 Golf Course Rd SE  
City: Rio Rancho State: NM Zip: 87124

**Reason for Request (use additional sheets if necessary)**

Conditional use permits is requested for Used Automotive dealer  
\_\_\_\_\_  
\_\_\_\_\_

  
Applicant Signature

3/17/23  
Date

**For Office Use Only**

---

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Application No: \_\_\_\_\_ Receipt No: \_\_\_\_\_

Scheduled Planning and Zoning Meeting Date: \_\_\_\_\_

Action taken by Planning and Zoning Committee:  Approved  Disapproved  Other

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To whom it may concern,  
As the property owner of 1601 Golf Course Rd SE Rio Rancho,  
New Mexico I acknowledge that I am aware of the requested  
land use of the said property for an auto dealership, by the  
Lessee David Baca. I grant him the permission to act as my  
agent for this sole purpose, and in accordance with the "Use of  
Leased Premises" and "Indemnification of Lessor" clauses  
within the signed Lease Agreement.

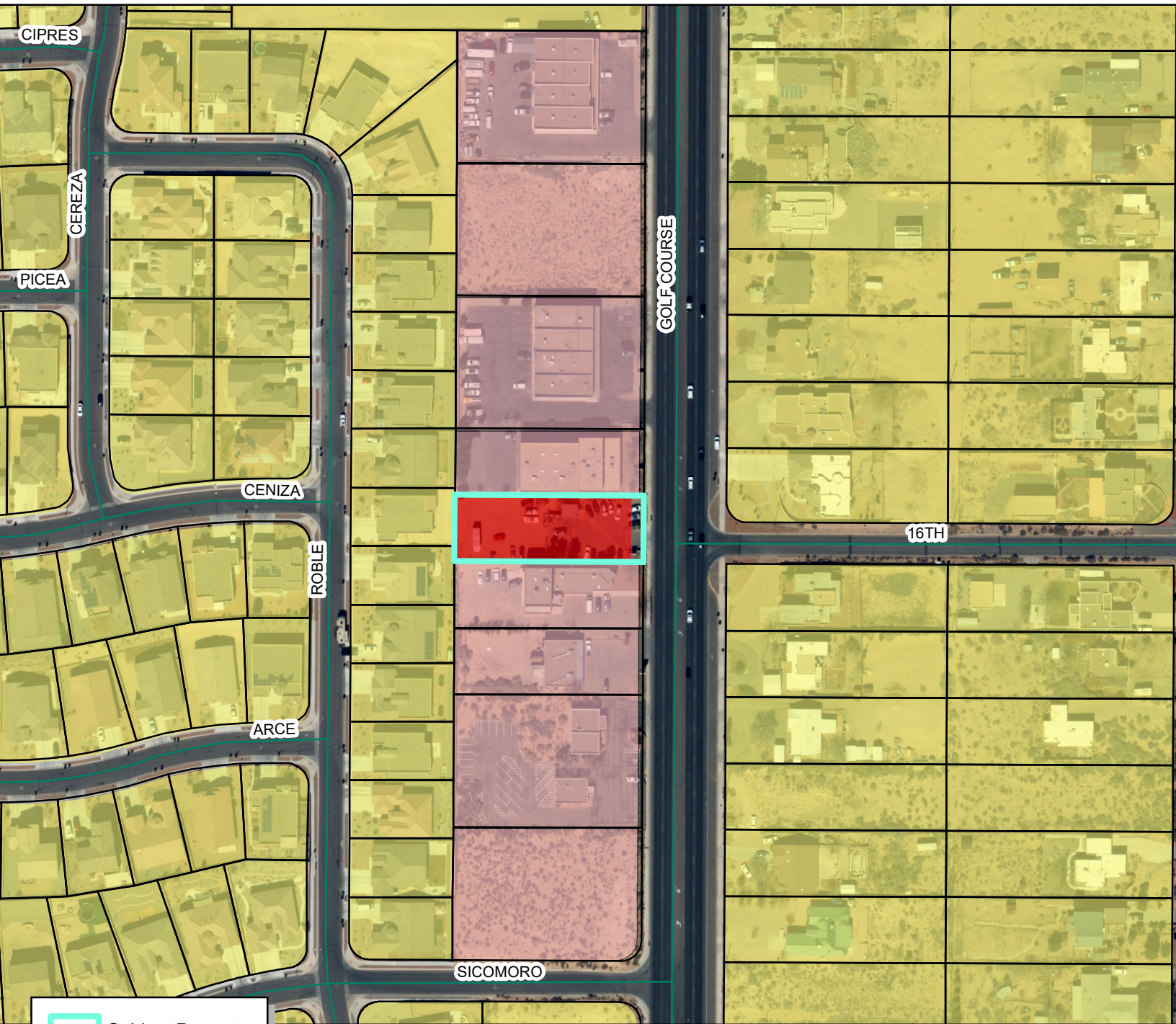
*Nora Tapia* signature


Nora Tapia

Property Owner




1601 Golf Course Rd SE, Rio Rancho, NM 87124

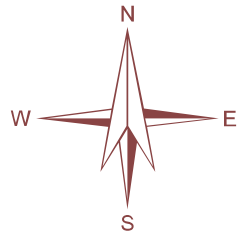
# 1601 GOLF COURSE RD SE



 Subject Property

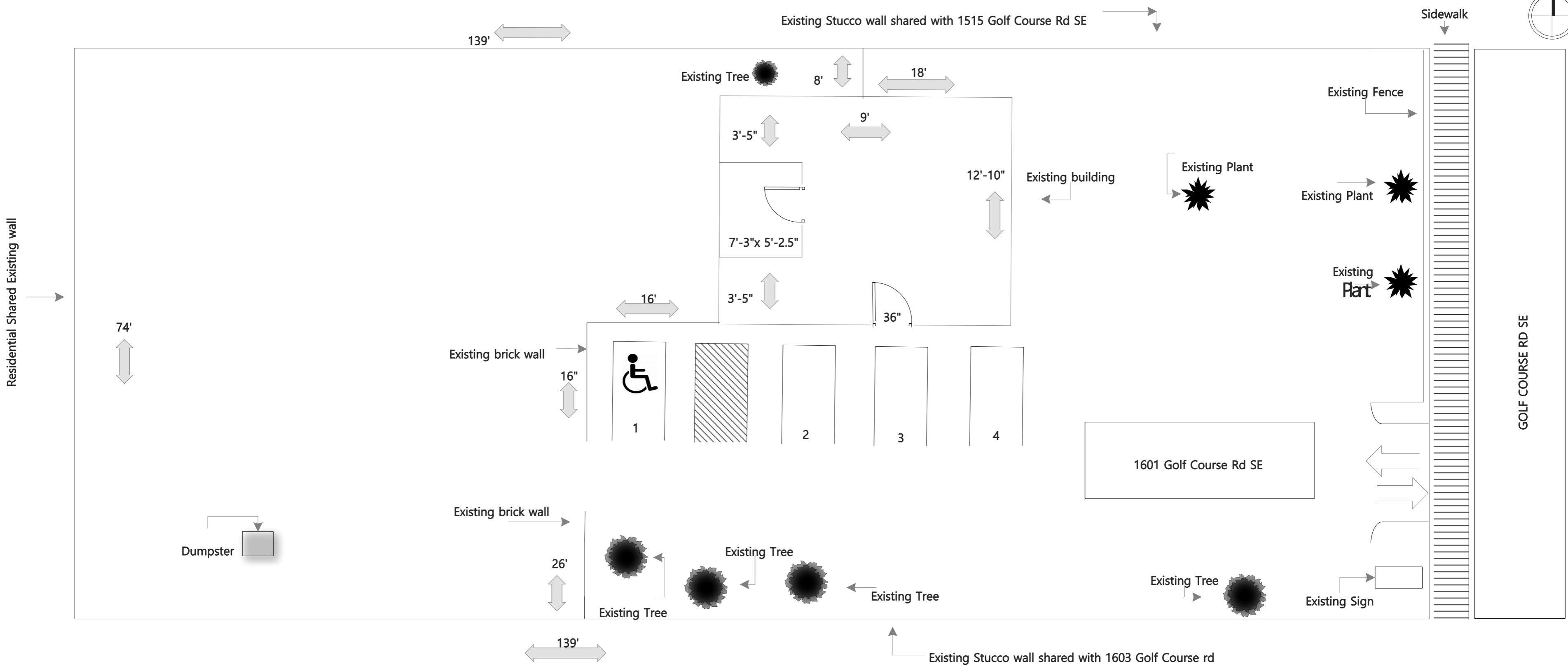
**Zoning**

-  C-1
-  NC
-  R-1



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





Finish Line MotorCars  
 1601 Golf Course Rd SE  
 Rio Rancho, NM 87124

SITE PLAN



4 Parking spots including ADA

Landscape Keys:

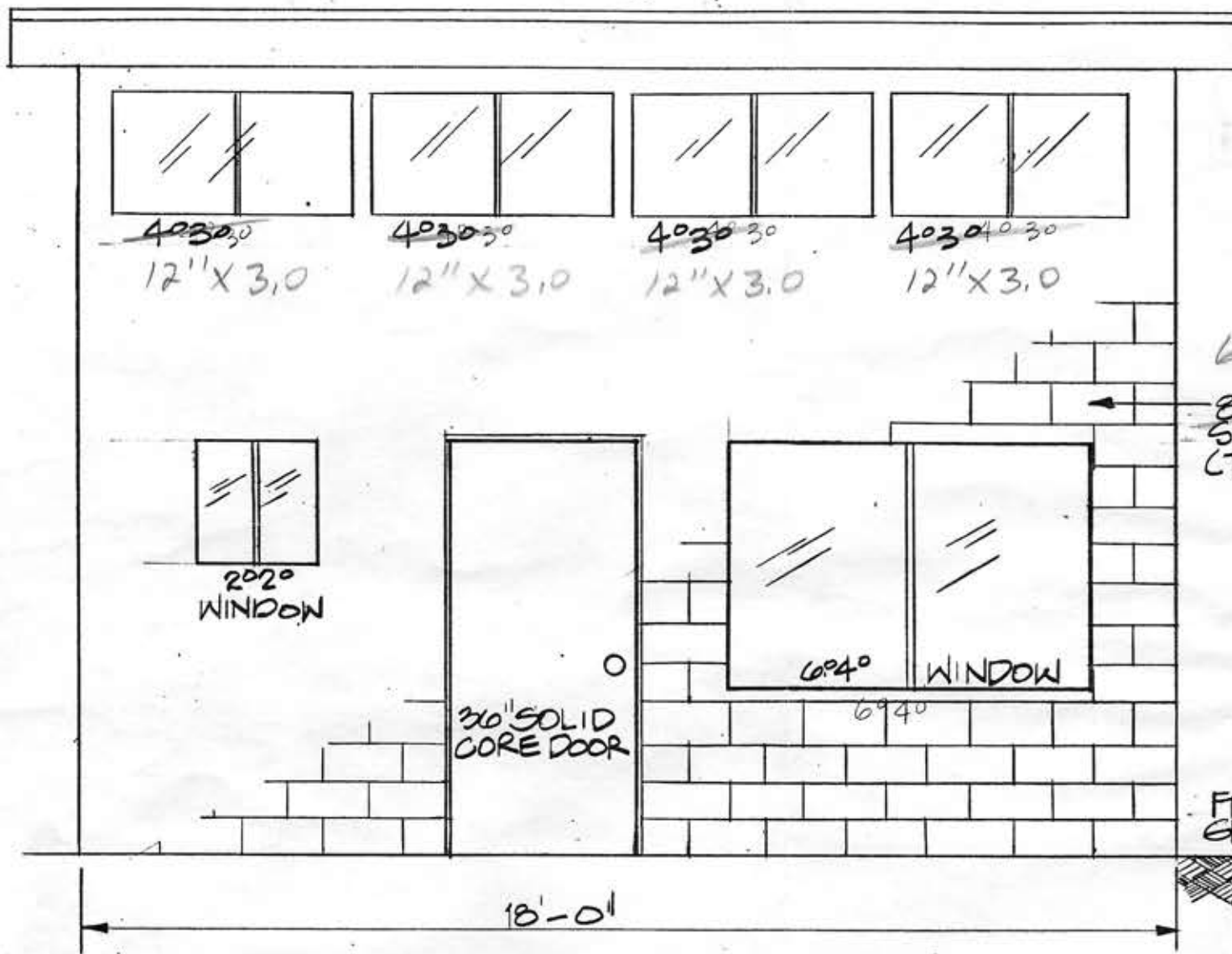
-  Existing Tree
-  Existing Plant

Zoning C-1

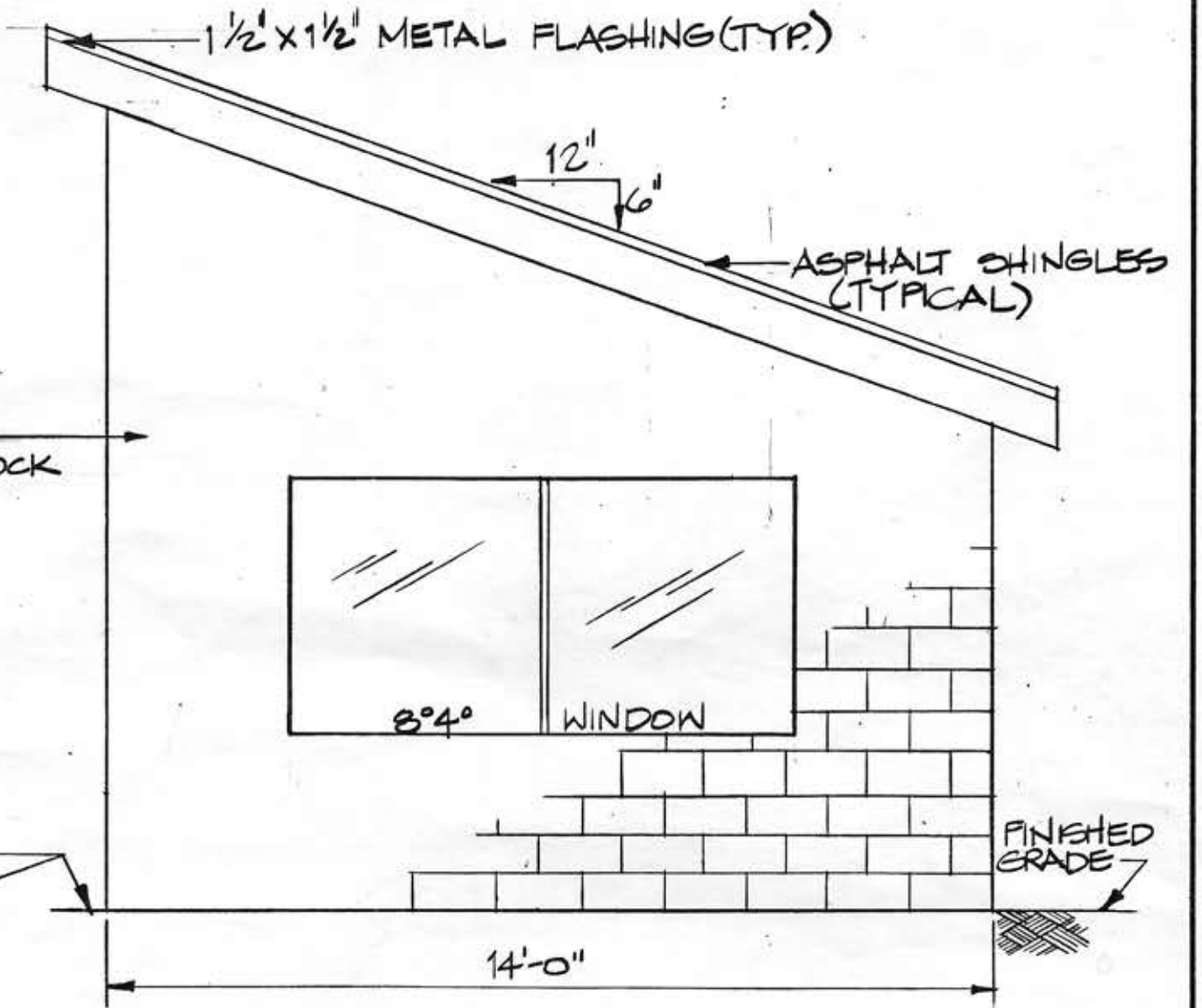
- Front Setback: 77'
- North Side Setback: 8'
- South Side Setback: 56'
- Rear Setback: 120'
- Building Height South Elevation 14'
- Building Height North Elevation 8'-9'

Note:

ALL BUILDINGS AND LANDSCAPING ARE EXISTING. NO CHANGES WILL BE MADE.



**SOUTH ELEVATION**  
 SCALE:  $\frac{3}{8}'' = 1'-0''$



**EAST ELEVATION**  
 SCALE:  $\frac{3}{8}'' = 1'-0''$

EL HISPANOL OFFICE

# City of Rio Rancho

## Development Services

3200 Civic Center Circle NE - Ste 130

Rio Rancho, NM 87144

(505) 891-5005 Fax: (505) 896-8994



April 21, 2023

David Baca

4505 17<sup>th</sup> Ave

Rio Rancho, NM 87144

### RE: Conditional Use Permit (Case 23-120-00001)

Please review the following staff comments for the Conditional Use Permit. Please make any necessary revisions and return to City staff via a PDF file to confirm changes have been made. Any comments not addressed before the hearing will be listed as a condition of approval.

#### Planning:

1. Landscaping shall comply with the Golf Course Corridor Plan.
  - a) Landscaping for new development within the plan shall be provided to cover 20% of the parking area for each parcel. Parking area shall be defined as the surface area of a parcel excluding building area. Of the total area required to be landscaped, one-half (1/2) shall be located within the front setback of the property. For purposes of this Plan, the front setback of the property shall be defined as the area between the front setback curb and the property's principal structure.
    - Trees:
      - Arizona Cypress
      - Desert Willow
      - Honey Mesquite
      - One-seed Juniper
    - Shrubs and Accents:
      - Apache Plume Beargrass
      - Bird of Paradise Chamisa Creosote Bush Mormon Tea
      - Three-Leaf Sumac
    - Perennials and ground covers:
      - Blackfoot Daisy
      - Bush Morning Glory
      - Chocolate Flower
      - Gray Santolina
  - b) Buffer yards: Buffer yards are required on all developments which are built along the west side of Golf Course Road starting with the Rio Rancho Governing Body approval of this plan. Buffer yards shall contain side walls of four to six feet high to buffer adjacent uses. This wall shall be of a ceramic, concrete, adobe or other similar material and be effective in blocking and buffering sound. Only solid wall construction (no chain link or wire fencing allowed) is allowed in buffer areas. A buffer yard of at least 10' to 15' (or ten to fifteen feet), measured along the ground in the property to be developed, is required between neighboring land uses. Buffer yards are intended as a landscaped buffer between land uses. Buffer yards must contain landscaping and as act as a way to not only buffer sound and visually divide neighboring land uses but to provide landscaping and visual interest to the Golf Course Corridor Area.
  - c) These guidelines are for all new development; all irrigation system design must:
    - Decrease over watering and water waste, and irresponsible use of water usage.

- Coordinate the site location and the plant types, rates of infiltration and prevailing wind direction.
  - Place sprinkler heads eight inches from curbs or pavement, if possible.
  - Install controls to program watering due to season and age of plants.
  - Malfunctioning or damaged parts must be replaced immediately.
2. Dumpster
    - a) Open storage areas, exposed machinery, and outdoor areas used for the storage and collection of rubbish, shall be screened visually \* both horizontally and vertically, from roads and surrounding land uses. Suitable types of screening include masonry fences, stuccoed block or adobe, opaque wood fences; chain-link is not allowed with or without slats as a screening device.
    - b) Ensure that the dumpster location is acceptable with Waste Management.  
Daniel Dunn, Territory Manager (ddunn1@wm.com)  
O: 505.892.8890
  3. Any lighting shall comply with the Night Sky Protection Act and be placed so as to reflect the light away from adjacent residential districts.

**Fire and Rescue:**

1. Storage of vehicles on the lot shall follow IFC 2021.
2. Clear Access for Emergency access shall be maintained.
3. Knox Box shall be required.
4. More requirements may be necessary.

**ENGINEERING:**

For any future development or permitting:

1. A Trip Generation Report is required and verification that traffic volumes comply with the master traffic impact study for this property.
2. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements may be required for public waterlines.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

If you have any additional questions or concerns please feel free to contact me at any time.

Respectfully,



Michelle Costilla  
Municipal Planner I  
Development Services Department  
City of Rio Rancho  
(505) 896-8362 [mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov)



# 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 21, 2023

RE: Conditional Use Permit  
Case No. 23-120-00001 (Unit 16, Block 83, Lot 54A1)

Dear Property Owner:

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

The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is currently zoned C-1: Retail Commercial.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, May 9, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

On the back of this letter is a location map of the project, with the subject property identified with the light blue outline.

---

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

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>  
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

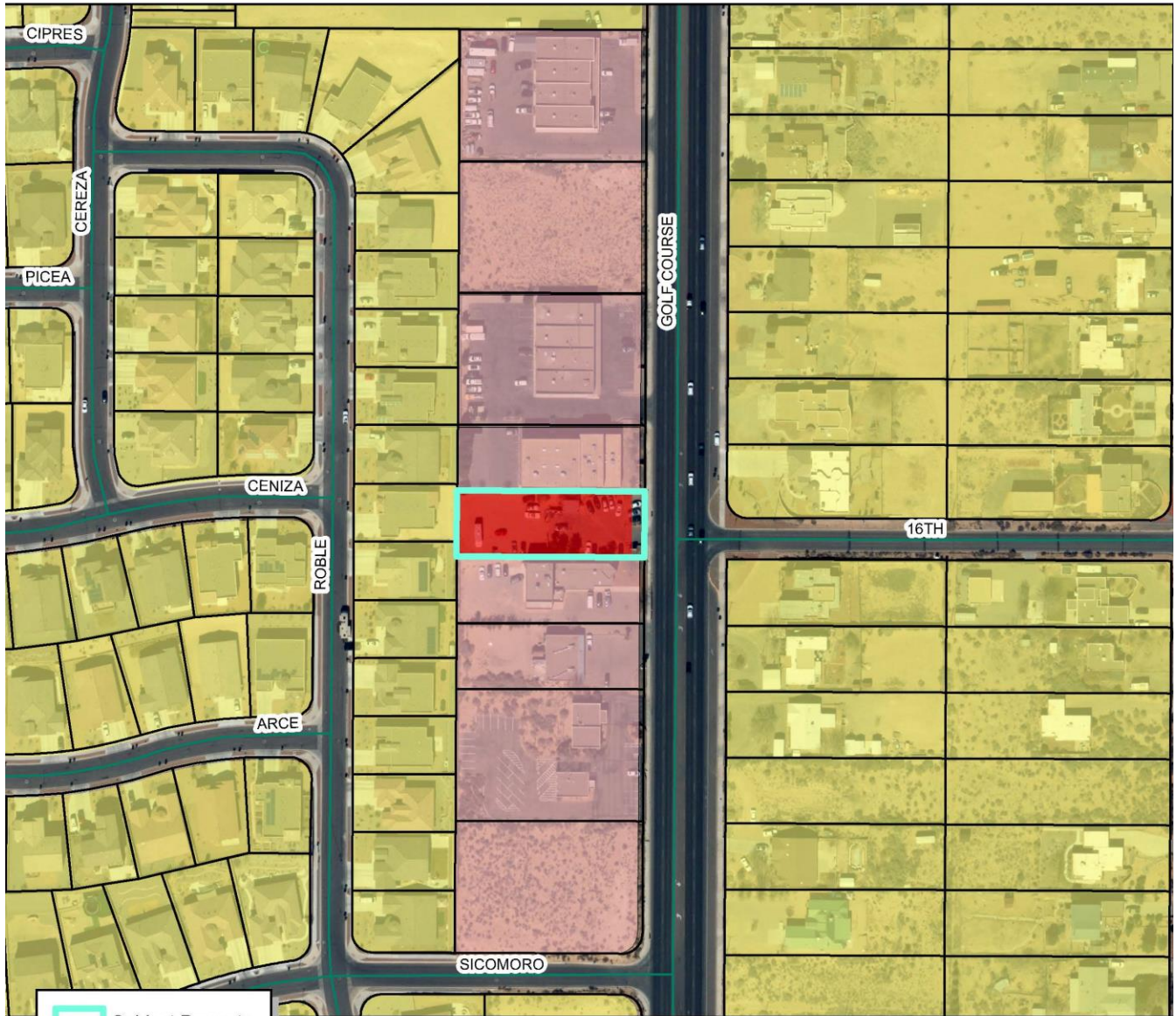
Please contact me via e-mail me at [mcostilla@rnm.gov](mailto:mcostilla@rnm.gov) or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rnm.gov](http://www.rnm.gov), the Friday before the hearing.


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

Respectfully,




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

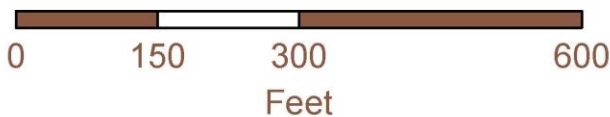
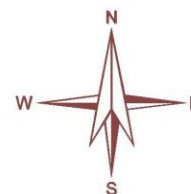
## 1601 GOLF COURSE RD SE



 Subject Property

**Zoning**

-  C-1
-  NC
-  R-1



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

**Account Number**

1010956

**Ad Order Number**

0001569154

**Ad Proof/Order Confirmation**

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

**Ordered By** Sharon Bitah

**Customer Phone** 5058915005

**Joint Ad #**

**Customer Email**

**PO Number** 230019

**Ad Cost** \$104.08

**Sales Rep** wschult

**Tax Amount** \$8.07

**Order Taker** wschult

**Total Amount** \$112.15

To pay by Credit Card or ACH: Click on the link below or enter online through your browser.

**Amount Paid** \$0.00

<https://securepayment.link/abqjournal/>

**Amount Due** \$112.15

**Affidavits** 0

**Pick Up #**

**Product** Albuquerque Journal

**Placement** 0Legal Notices

**Ad Number** 0001569154-01

**Classification** 0Government

**Ad Type** 0 Legal Liner

**Sort Text** CITYOFRIORANCHOPUBLICHEARING

**Ad Size** 1 X 131 li

NOTICETHEPLANNINGANDZONINGB

OARDOFTHECITYOFRIORANCHONM

WILLCONSIDERTHEFOLLOWINGMAT

TERATITSREGULARLYSCHED

**Color**

**Run Date**

04/24/2023

04/24/2023

04/24/2023

**WYSIWYG Content**



**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matter at its regularly scheduled meeting on Tuesday, May 9, 2023 at 6:00 pm:

**Preliminary Plat Extension  
Case #22-210-00005**

The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, request approval of a Preliminary Plat Extension for the Unser Pavilion West Preliminary Plat. The proposed subdivision, zoned C-1: Retail Commercial, is for the vacation of a portion of 21st Ave SE, granting right of way for Pavilion Way SE, and combining Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1.

**Preliminary Plat Extension  
Case #20-210-00016**

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

**Preliminary Plat Extension  
Case #20-210-00014**

The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval for a Preliminary Plat Extension for Cielo Azul to create 41 single-family residential townhome lots on the property legally described as Cielo Azul Unit 21 Block 22 Lots 51-57.

**Conditional Use  
Case #23-120-00001**

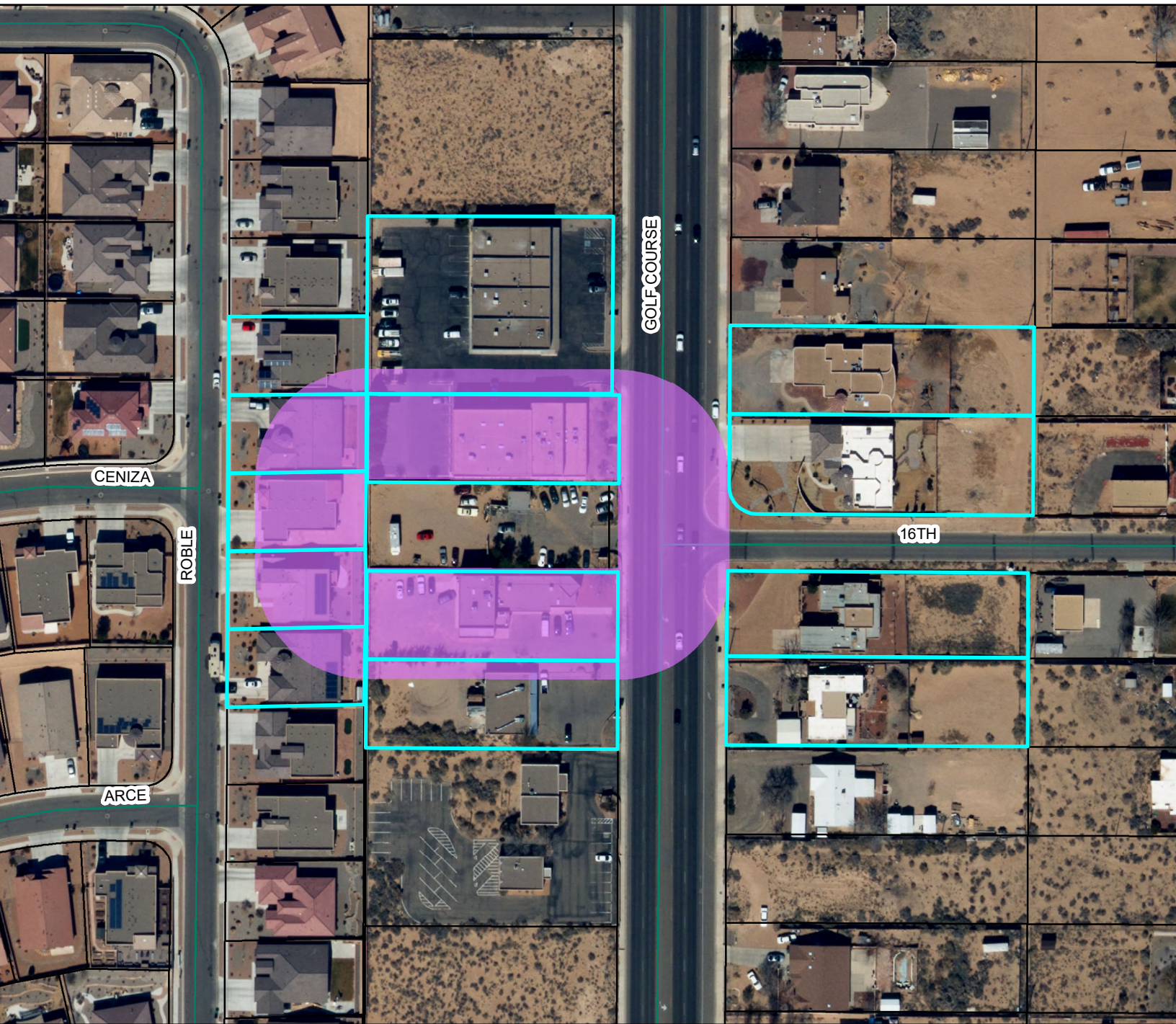
The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is zoned C-1: Retail Commercial.

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.rrnm.gov](http://www.rrnm.gov). Materials related to these items are available for viewing in the Development Services Department at City Hall.

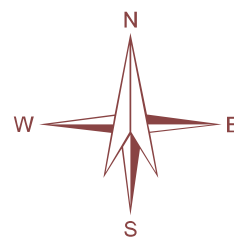
If you would like to comment on any of these applications, you are encouraged to submit a written comment to [planning@rrnm.gov](mailto:planning@rrnm.gov). Written comments will be inserted into the public record.

Journal: April 24, 2023

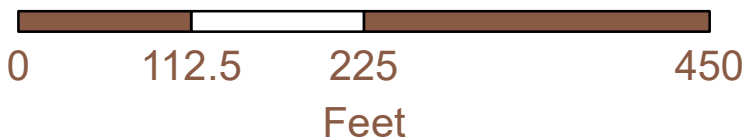
# 1601 GOLF COURSE RD SE



100 ft.



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.





BEFORE THE PLANNING and ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR DENIAL  
Case No. 23-120-00001

---

REQUEST FOR CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE  
DEALERSHIP AT THE PROPERTY LEGALLY DESCRIBED AS UNIT 16,  
BLOCK 83, LOT 54A1.

Applicant: David Baca

THIS MATTER, having come before the Planning & Zoning Board of the City  
of Rio Rancho, New Mexico on the 9th day of May, 2023, the Planning &  
Zoning Board having taken evidence and considered the merits, has  
determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use permit.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

THEREFORE, the application for a conditional use permit for a kennel/pet  
shelter for the property legally described as Unit 16, Block 83, Lot 54A1  
is DENIED by the Planning & Zoning Board of the City of Rio Rancho on  
May 9, 2023, subject to the conditions, restrictions and stipulations  
specified above.

---

Date

---

Planning & Zoning Chairman



BEFORE THE PLANNING and ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR APPROVAL  
Case No. 23-120-00001

---

REQUEST FOR CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP AT THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK 83, LOT 54A1.

Applicant: David Baca

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 9th day of May, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use permit.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C)(3) C-1: Conditional Uses in Retail Commercial District.
3. This approval is valid for a period of two years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.

CONDITIONS OF APPROVAL:

1. The applicant will provide a copy of the signed Findings of Fact of Approval to the City Clerk's office, for their records.
2. Landscaping must be brought into compliance per the Golf Course Corridor Plan within a reasonable time after occupation.
3. The applicant must address all of staff's comments.

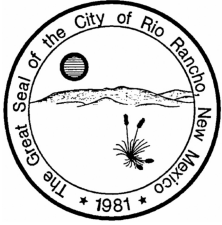
THEREFORE, the application for a conditional use permit for a kennel/pet shelter for the property legally described as Unit 16, Block 83, Lot 54A1 is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 9, 2023, subject to the conditions, restrictions and stipulations specified above.

---

Date

---

Planning & Zoning Chairman



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 20-210-  
00014**

AGENDA DATE:  
May 9, 2023

DEPARTMENT:  
Development Services

SUBJECT:  
**Preliminary Plat Extension.** The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a preliminary plat extension for the Cielo Azul Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

### BACKGROUND AND ANALYSIS:

The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a preliminary plat extension for the Cielo Azul Preliminary Plat. Cielo Azul would create 41 R-3: Mixed-Residential lots on approximately 3.76 acres. The preliminary plat for the Cielo Azul Subdivision was approved by the Planning and Zoning Board on April 27, 2021 and received an extension on June 14, 2022 . The applicant has stated in their justification letter that construction plans have recently been approved and they anticipate submitting the Final Plat within the next few weeks. This second extension is to avoid a delay or overlap between the Preliminary Plat expiring and the Final Plat being recorded.

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

The Development Services Department finds it is in the public interest to grant the preliminary plat extension. The extension provides the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City's standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Cielo Azul Subdivision. Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and that this would serve a compelling public interest.

### NOTIFICATIONS

Notice of the Preliminary Plat Extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the April 24, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on May 2, 2023. All legal notification requirements for this project have been met.

#### IMPACT:

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

#### GENERAL FINDINGS:

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

#### SPECIFIC FINDINGS:

1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Cielo Azul Subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the April 27, 2021 Preliminary Plat Approval shall apply to this extension, with those conditions being updated to:
  - a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
  - b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
  - c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
  - d. An executed turnkey agreement with SSCAFCA, necessary for storm water management systems located on SSCAFCA property (Parcel P4A, Block 22, Unit 21) is required prior to commencement of construction.
  - e. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including: Dedicate Tracts A and B to the homeowner's association. Clarify limits of right-of-way dedication along Shiloh. Easement Note 5 should grant the drainage, water, and sewer easement to the City. Update Note #6 Zone: TZ R-3 Change street names from Loop and Street to Court or Place.
  - f. The Preliminary Plat Extension is effective until May 9, 2024.

#### ALTERNATIVES:

The Planning and Zoning Board may:

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

#### DEPARTMENT RECOMMENDATION:

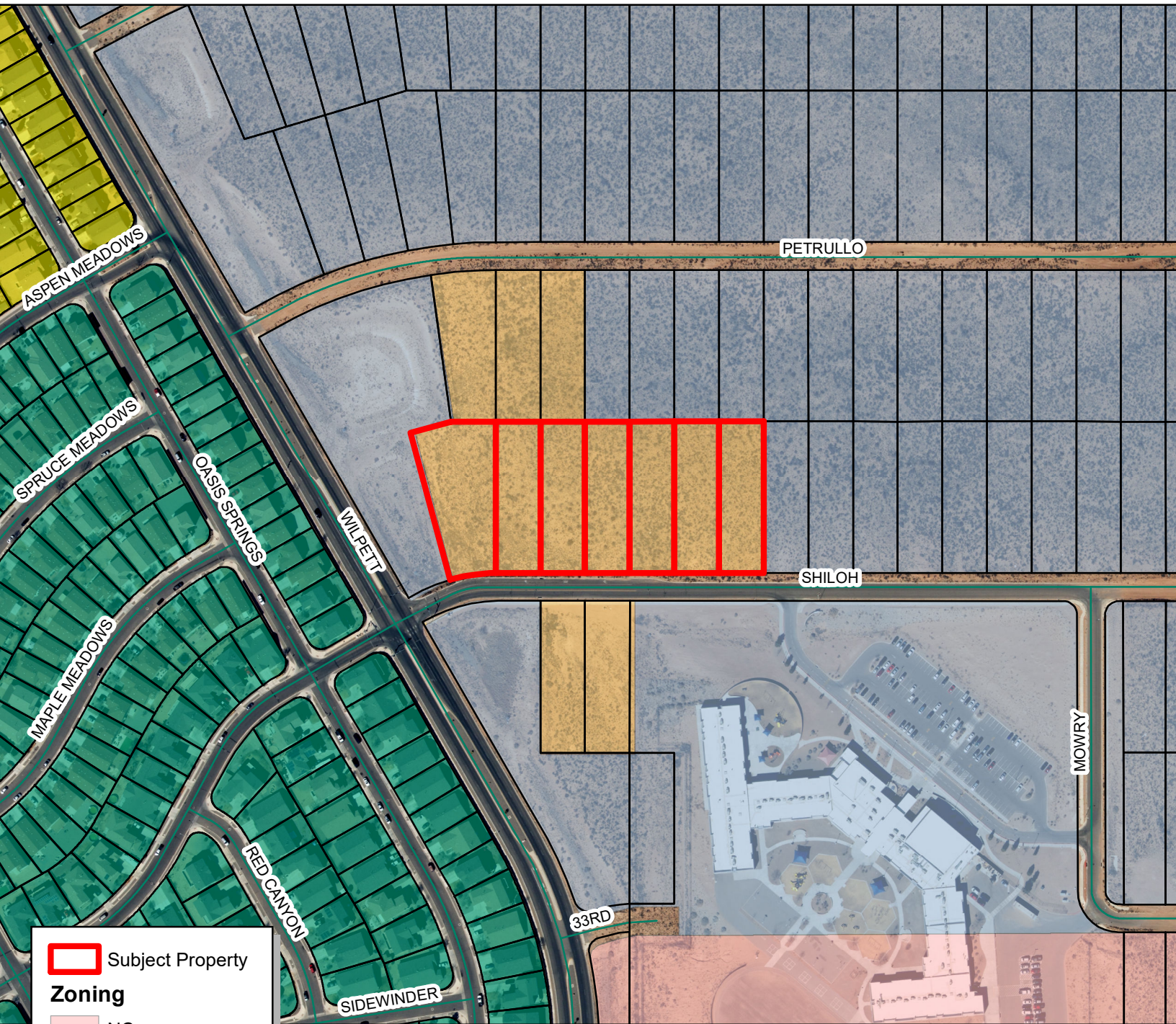
The Development Services Department recommends approval with findings and conditions.

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

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)  
ATTACHMENT: [Justification Letter.pdf](#)  
ATTACHMENT: [Preliminary Plat.pdf](#)  
ATTACHMENT: [Reproduction of Notices.pdf](#)

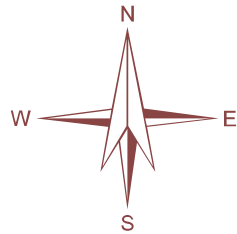
# CIELO AZUL



**Subject Property**

**Zoning**

- NC
- R-3
- R-4
- SU
- TZ



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



## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

**Please Print In Ink Only or Type**

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

### APPLICANT/AGENT INFORMATION

Applicant Name: MVS Development, LLC		Phone: 917-6157
Address: PO BOX 27560		E-Mail: <a href="mailto:watermanrhett@comcast.net">watermanrhett@comcast.net</a>
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) MG	
Agent Name: Mark Goodwin & Associates, PA		Phone: 828-2200
Address: PO BOX 90606		E-Mail: <a href="mailto:diane@goodwinengineers.com">diane@goodwinengineers.com</a>
City: Albuquerque	State: NM	ZIP Code: 87199

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


2<sup>nd</sup> Preliminary Plat Extension Request

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

Subdivision/Unit : Cielo Azul, Unit 21	Block(s): 22	Lot(s): 51-57
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 7	No. of proposed lots: 41	Total area of site (acres) 4 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	Applicant:	Agent: X
Signature: 		Date: 04/11/2023

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

**MVS Development, LLC**  
**PO BOX 27560**  
**Albuquerque, NM 87125**

November 30, 2020

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

**Re: Cielo Azul Subdivision**

Dear Ms. Rincon,

Please be advised that Mark Goodwin & Associates, P.A., is hereby authorized to act on behalf of MVS Development, LLC for the above referenced project.

Please contact our office if you have any questions.

Sincerely,



Signature

Ted A. Waterman

Printed Name

Operations Manager

Title



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 12, 2023

Ms. Maida Rubin  
City of Rio Rancho  
3100 Civic Center Circle  
Rio Rancho, NM 87144

**Re: Cielo Azul Preliminary Plat – 2<sup>nd</sup> Extension**

Dear Ms. Rubin,

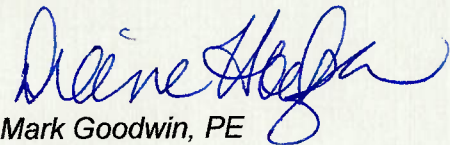
On behalf of our client, MVS Development, LLC., we would like to request Preliminary Plat Extension for the above referenced project.

Construction plans have recently been approved and signed off, along with the Turnkey Agreement with SSCAFCA.

We anticipate submitting the Final Plat within the next few weeks, however, wanted to avoid a delay or overlap between the Preliminary Plat expiring and Final Plat being recorded so to be safe we are requesting a 2nd Preliminary Plat Extension.

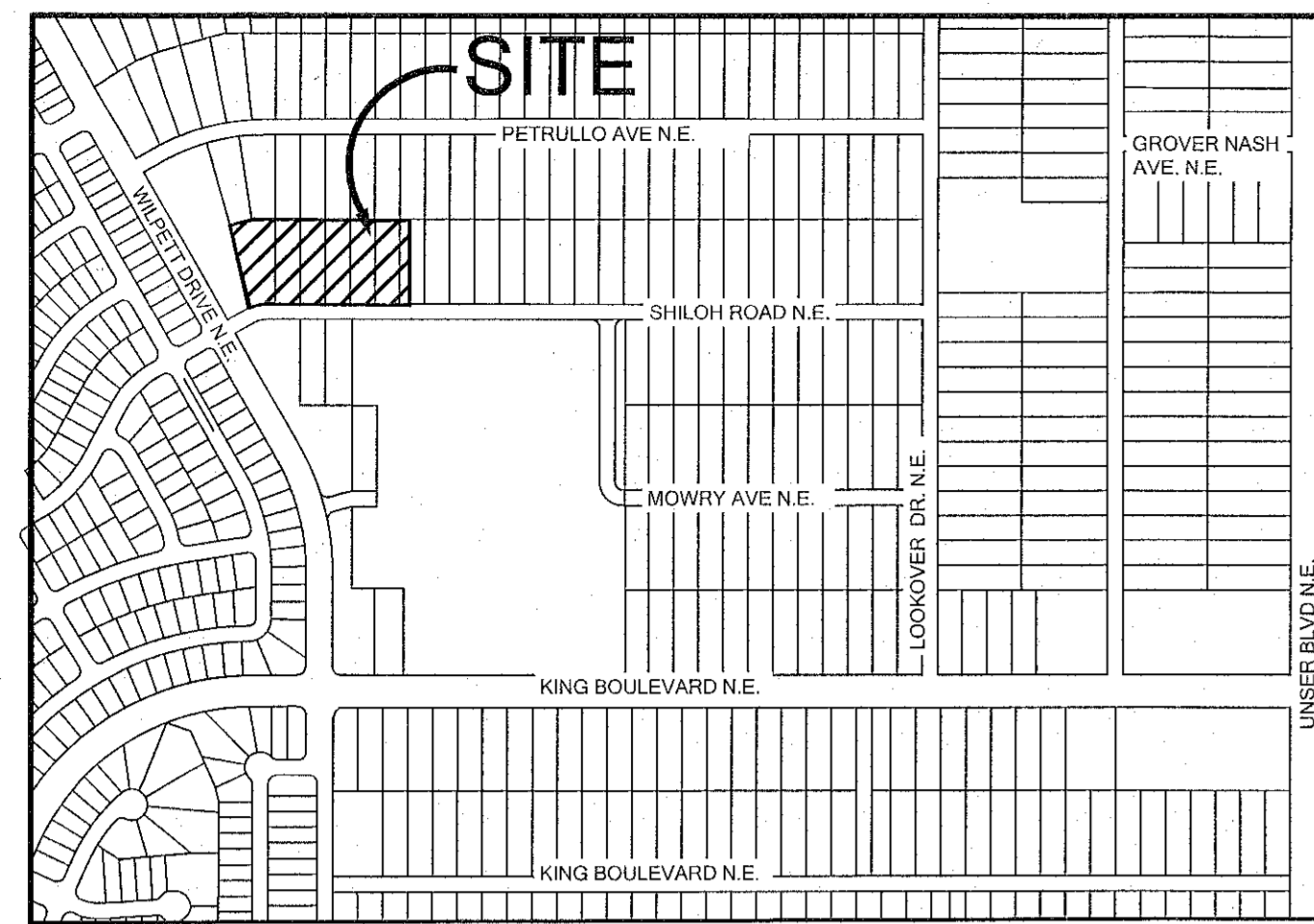
Please feel free to contact our office with any questions.

Sincerely,

*for* 

Mark Goodwin, PE  
President

DMG/kb



Vicinity Map Zone Map 112

**SUBDIVISION DATA**

Gross Acreage: 3.7596 Ac.  
 No. of Existing Lots/Tracts: 7 Tracts  
 No. of Lots/Tracts created: 41 Lots  
 No. of Tracts eliminated: 0 Tracts  
 Public Right of way created: 1.5998 Ac.  
 Date of Survey: JUNE 6, 2010

**LEGAL DESCRIPTION**

A tract of land situate within, projected Section 35, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 51 THRU 57, BLOCK 22, RIO RANCHO ESTATES, UNIT 21, 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 November 17, 1969, in Rio Rancho Estates Plat Book 2, Page 8, and containing 3.7596 acres more or less.

**PURPOSE OF PLAT**

- To Subdivide 7 existing lots into 41 new residential lots and dedicate public street Right-of-way and grant easements as shown hereon.
- To Vacate all interior existing 5' public utility easements within said lots.

**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 "RIO RANCHO ESTATES, UNIT 11",  
 (11-17-1969, RRE BOOK 2, PAGE 8)  
 PLAT OF "RIO RANCHO ESTATES, UNIT 21",  
 (06-06-2012, RRE BOOK 24, PAGE 21-22)  
 (06-06-2012, VOL. 3, FOL. 3469)  
 ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO.

- FIELD SURVEY PERFORMED ON JUNE, 2010.
- CITY OF RIO RANCHO, NEW MEXICO ZONE: TZR-3
- ONLY THE EASEMENTS AS REFLECTED ON THE PLAT OF RECORD ARE SHOWN HEREON. THERE MAY BE EASEMENTS THAT THE SURVEYOR IS NOT AWARE OF AND THIS MAY NOT BE SHOWN HEREON.
- ZONING IS R-3 WITH 0' SIDE, 0' REAR, 20' FRONT, AND 10' CORNER FOR R-3 ATTACHED PER RIO RANCHO CODE OF ORDINANCES SECTION 154.50.

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby 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 the vacation of all existing 5' Public Utility Easements as shown hereon. 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): MVS DEVELOPMENT, L.L.C., a New Mexico Limited Liability Company

*[Signature]*  
 TED WATERMAN, MANAGER  
 OFFICIAL SEAL  
 Kay Brashear  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 8-19-23

On this 15 day of October, 2021, this instrument was acknowledged before me by Ted Waterman, Manager, MVS Development L.L.C., a New Mexico limited liability company on behalf of said limited liability company.

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

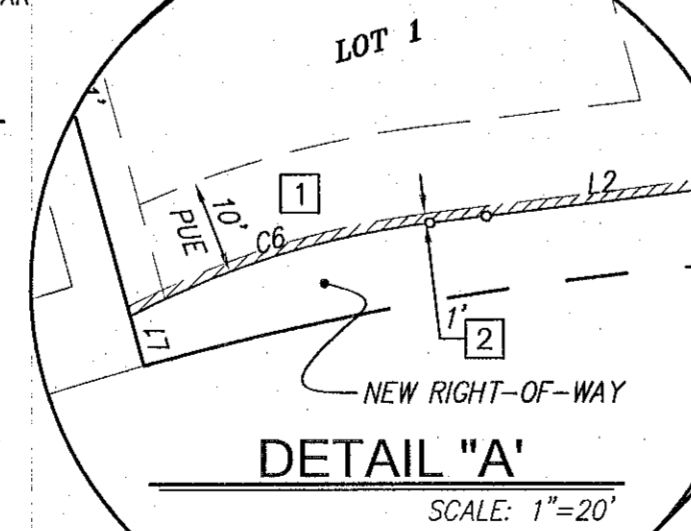
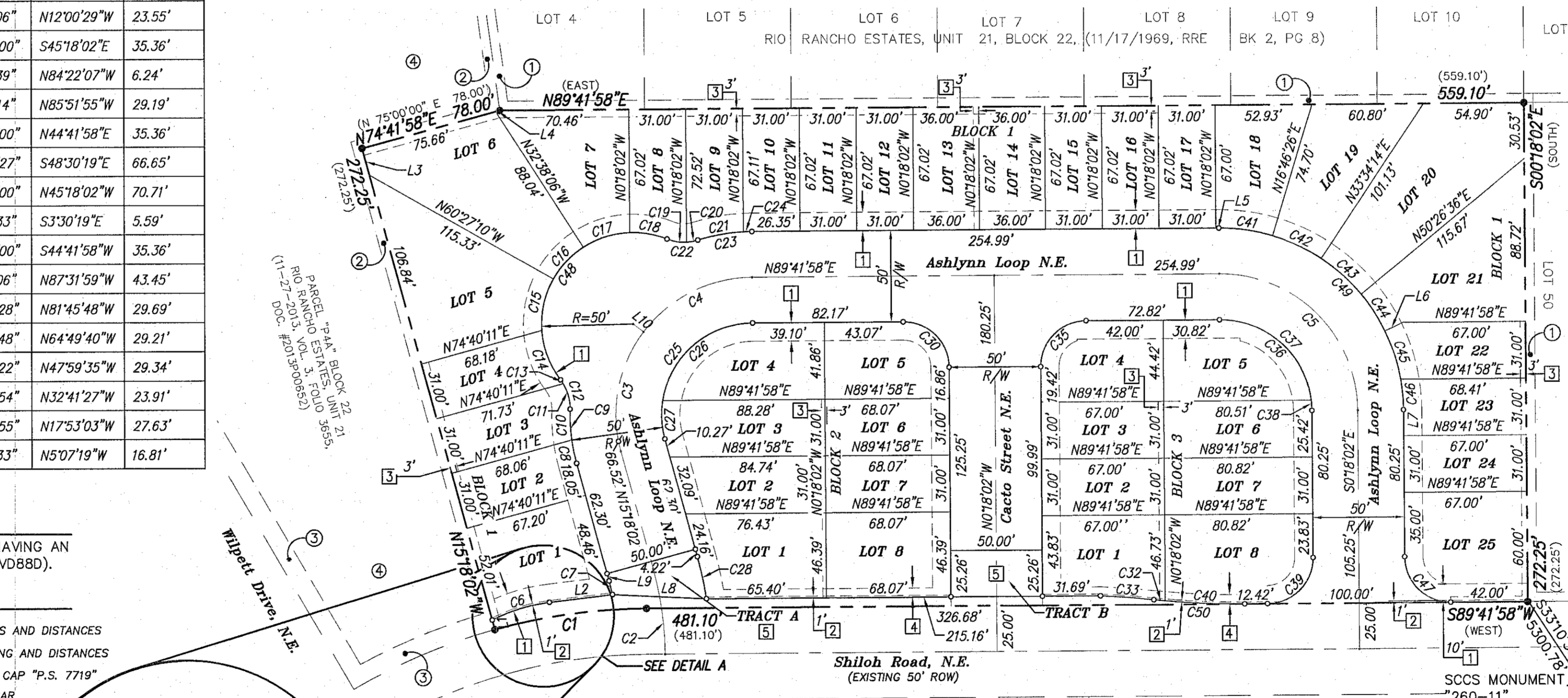
Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Ch. Direction	Ch. Length	Curve #	Length	Radius	Delta	Ch. Direction	Ch. Length
C1	83.83'	320.20'	15'00"00"	S82°11'58"W	83.59'	C47	39.27'	25.00'	90°00'00"	N45°18'02"W	35.36'
C2	47.12'	180.00'	15'00"00"	N7°48'02"W	46.99'	C48	130.38'	49.99'	149°25'20"	S37°11'58"W	96.45'
C3	68.72'	75.00'	52°30'00"	S10°56'58"W	66.34'	C49	157.08'	100.00'	90°00'00"	N45°18'02"W	141.42'
C4	68.72'	75.00'	52°30'00"	S63°26'58"W	66.34'	C50	49.71'	450.00'	6°19'44"	S87°08'10"E	49.68'
C5	117.81'	75.00'	90°00'00"	N45°18'02"W	106.07'						
C6	32.91'	92.14'	20°28'01"	S72°54'13"W	32.74'						
C7	7.65'	155.00'	2°49'40"	N13°53'12"W	7.65'						
C8	12.98'	100.00'	7°26'21"	S11°34'52"E	12.97'						
C9	29.92'	100.00'	17°08'29"	S6°43'48"E	29.81'						
C10	16.93'	100.00'	9°42'08"	S3°00'37"E	16.91'						
C11	14.69'	25.00'	33°39'34"	S14°59'21"E	14.48'						
C12	17.16'	25.00'	39°19'35"	N17°49'21"W	16.82'						
C13	2.47'	24.45'	5°47'40"	S34°39'08"E	2.47'						
C14	29.21'	49.82'	33°35'58"	S20°44'59"E	28.80'						
C15	29.29'	50.00'	33°33'40"	S12°46'00"W	28.87'						
C16	23.83'	49.42'	27°37'54"	S43°11'58"W	23.60'						
C17	27.17'	50.00'	31°08'13"	S72°25'12"W	26.84'						
C18	20.85'	50.00'	23°53'46"	N80°03'48"W	20.70'						
C19	10.87'	25.00'	24°54'24"	N80°34'08"W	10.78'						
C20	6.29'	25.00'	14°25'11"	S79°46'05"W	6.28'						
C21	25.26'	100.00'	14°28'25"	S79°47'42"W	25.19'						
C22	17.16'	25.00'	39°19'35"	S87°46'43"E	16.82'						
C23	29.92'	100.00'	17°08'29"	S81°07'44"W	29.81'						
C24	4.66'	100.00'	2°40'03"	S88°21'56"W	4.66'						
C25	91.63'	50.00'	105°00'00"	S37°11'58"W	79.34'						
C26	70.33'	49.61'	81°13'03"	N49°17'59"E	64.58'						
C27	21.28'	47.04'	25°55'21"	N2°42'35"W	21.10'						
C28	23.56'	205.00'	6°35'06"	N12°00'29"W	23.55'						
C30	39.27'	25.00'	90°00'00"	S45°18'02"E	35.36'						
C32	6.24'	450.00'	0°47'39"	N84°22'07"W	6.24'						
C33	29.20'	441.70'	3°47'14"	N85°51'55"W	29.19'						
C35	39.27'	25.00'	90°00'00"	N44°11'58"E	35.36'						
C36	72.95'	50.00'	83°35'27"	S48°30'19"E	66.65'						
C37	78.54'	50.00'	90°00'00"	N45°18'02"W	70.71'						
C38	5.59'	50.00'	6°24'33"	S33°30'19"E	5.59'						
C39	39.27'	25.00'	90°00'00"	S44°11'58"W	35.36'						
C40	43.47'	450.00'	5°32'06"	N87°31'59"W	43.45'						
C41	29.80'	100.00'	17°04'28"	N81°45'48"W	29.69'						
C42	29.32'	100.00'	16°47'48"	N64°49'40"W	29.21'						
C43	29.45'	100.00'	16°52'22"	N47°59'35"W	29.34'						
C44	23.97'	100.00'	13°43'54"	N32°41'27"W	23.91'						
C45	27.72'	100.00'	15°52'55"	N17°53'03"W	27.63'						
C46	16.83'	100.00'	9°38'33"	N50°7'19"W	16.81'						

Parcel Line Table					Parcel Line Table						
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S15°18'02"E	5.35'	L6	N64°10'30"E	10.82'	L11	S15°18'02"E	5.35'	L16	N64°10'30"E	10.82'
L2	S83°08'14"W	34.68'	L7	N0°18'02"W	14.25'	L12	S83°08'14"W	34.68'	L17	N0°18'02"W	14.25'
L3	N15°18'02"W	15.04'	L8	N87°18'23"W	51.35'	L13	N15°18'02"W	15.04'	L18	N87°18'23"W	51.35'
L4	N74°41'58"E	2.34'	L9	N15°18'02"W	4.22'	L14	N74°41'58"E	2.34'	L19	N15°18'02"W	4.22'
L5	S89°41'58"W	1.64'	L10	S52°48'02"E	7.13'	L15	S89°41'58"W	1.64'	L20	S52°48'02"E	7.13'

BLOCK 2		BLOCK 3	
LOT #	AREA	LOT #	AREA
1	3268.37 Sq. Ft. 0.0750 Ac.	1	2980.91 Sq. Ft. 0.0684 Ac.
2	2498.17 Sq. Ft. 0.0574 Ac.	2	2077.00 Sq. Ft. 0.0477 Ac.
3	2722.37 Sq. Ft. 0.0625 Ac.	3	2077.00 Sq. Ft. 0.0477 Ac.
4	3194.26 Sq. Ft. 0.0733 Ac.	4	2841.91 Sq. Ft. 0.0652 Ac.
5	2714.97 Sq. Ft. 0.0623 Ac.	5	3053.98 Sq. Ft. 0.0701 Ac.
6	2110.04 Sq. Ft. 0.0484 Ac.	6	2504.84 Sq. Ft. 0.0575 Ac.
7	2110.04 Sq. Ft. 0.0484 Ac.	7	2505.42 Sq. Ft. 0.0575 Ac.
8	3157.72 Sq. Ft. 0.0725 Ac.	8	3782.11 Sq. Ft. 0.0868 Ac.

BLOCK 1		BLOCK 1	
LOT #	AREA	LOT #	AREA
1	3500.75 Sq. Ft. 0.080 Ac.	14	2412.80 Sq. Ft. 0.055 Ac.
2	2087.14 Sq. Ft. 0.048 Ac.	15	2077.69 Sq. Ft. 0.048 Ac.
3	2198.51 Sq. Ft. 0.050 Ac.	16	2077.69 Sq. Ft. 0.048 Ac.
4	2119.21 Sq. Ft. 0.049 Ac.	17	2077.35 Sq. Ft. 0.048 Ac.
5	5195.10 Sq. Ft. 0.119 Ac.	18	2902.94 Sq. Ft. 0.067 Ac.
6	5245.52 Sq. Ft. 0.120 Ac.	19	3611.28 Sq. Ft. 0.083 Ac.
7	3566.12 Sq. Ft. 0.082 Ac.	20	5660.84 Sq. Ft. 0.130 Ac.
8	2153.21 Sq. Ft. 0.049 Ac.	21	4610.52 Sq. Ft. 0.106 Ac.
9	2151.70 Sq. Ft. 0.049 Ac.	22	2229.20 Sq. Ft. 0.051 Ac.
10	2077.46 Sq. Ft. 0.048 Ac.	23	2084.87 Sq. Ft. 0.048 Ac.
11	2077.69 Sq. Ft. 0.048 Ac.	24	2077.00 Sq. Ft. 0.048 Ac.
12	2077.69 Sq. Ft. 0.048 Ac.	25	3885.87 Sq. Ft. 0.089 Ac.
13	2412.80 Sq. Ft. 0.055 Ac.		

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



**BENCHMARK**  
 SCCS MONUMENT "260\_11" HAVING AN ELEVATION OF 5657.088 (NAVD88D).

**LEGEND**  
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES  
 N 90°00'00" E MEASURED BEARING AND DISTANCES  
 SET REBAR WITH CAP "P.S. 7719"  
 FOUND 3/8" REBAR

**PROPERTY CORNERS**  
 FOUND 3/8" REBAR

**DEDICATION OF PUBLIC RIGHT-OF-WAY**  
 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.

**EXISTING EASEMENT**

- 5' PUBLIC UTILITY EASEMENT (11-17-1969, RRE BK. 2, PG. 8)
- 5' PUBLIC UTILITY EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)
- 10' PUBLIC UTILITY EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)
- PUBLIC BLANKET DRAINAGE EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)

**EASEMENT NOTES**

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- NEW 1' NON-VEHICULAR ACCESS EASEMENT GRANTED WITH THIS PLAT.
- NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT TO BE MAINTAINED BY HOA.
- NEW 5' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
- NEW BLANKET PUBLIC DRAINAGE, SEWER & WATERLINE EASEMENT GRANTED BY THIS PLAT.

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:  
 Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and 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 Communications d/b/a Centurylink (QWEST) for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 Cable One d/b/a Sparklite 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, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

**PRELIMINARY PLAT OF CIELO AZUL SUBDIVISION**  
 A REPLAT OF LOTS 51-57, BLOCK 22, RIO RANCHO ESTATES UNIT 21 WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, NMPM CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO MARCH, 2021

DSD CASE NO.  
 RIO RANCHO PLANNING AND ZONING BOARD  
 Approved on the \_\_\_ day of \_\_\_\_\_ 2021.

Michael Schlichte, Co-Chairman \_\_\_\_\_ Date \_\_\_\_\_

**UTILITY APPROVALS**

Qwest Communications d/b/a Centurylink \_\_\_\_\_ Date \_\_\_\_\_  
 PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_  
 New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_  
 Cable One d/b/a Sparklite \_\_\_\_\_ Date \_\_\_\_\_  
 City of Rio Rancho \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY CLERKS RECORDING INFORMATION**

THIS INSTRUMENT WAS FILED FOR RECORD ON THE \_\_\_ TH DAY OF \_\_\_\_\_, 2021 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

**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 Planning and Zoning Department Director on the day of \_\_\_\_\_, 2021.

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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

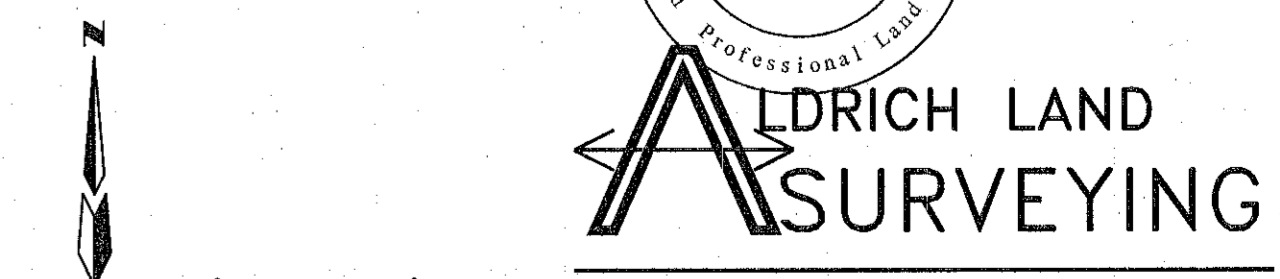
"I, Timothy Aldrich a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Rio Rancho Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

*[Signature]*  
 Timothy Aldrich, NMPLS No. 7719 \_\_\_\_\_ Date 03/31/2021

**JURISDICTIONAL AFFIDAVIT**

I, Timothy Aldrich New Mexico Professional Land Surveyor Number 7719, hereby affirm that the property described does lie within the platting and jurisdictional jurisdiction of the City of Rio Rancho.

*[Signature]*  
 Timothy Aldrich, NMPLS No. 7719 \_\_\_\_\_ Date 03/31/2021



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990  
**SHEET 1 OF 1**

F:\A2020\A20020 Cielo Azul\A20020 CIELO AZUL\PLATS\PRELIMINARY PLAT\A20020\_Cielo Azul Preliminary Plat-R3.dwg, 4/1/2021 11:45:43 AM, dwoynne



# 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 21, 2023

RE: Preliminary Plat Extension, Case No. 20-210-00014  
Cielo Azul Subdivision

Dear Property Owner:

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

The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a preliminary plat extension to the longevity of approval to create 41 single-family residential townhome lots on the property legally described as Cielo Azul Unit 21 Block 22 Lots 51-57.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 9, 2022** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below**.

On the back of this letter is a location map of the project, with the property identified with a red outline.

---

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website [www.rnm.gov](http://www.rnm.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(253)215-8782 (US) Meeting ID: 851 8074 1871 Passcode: 026819

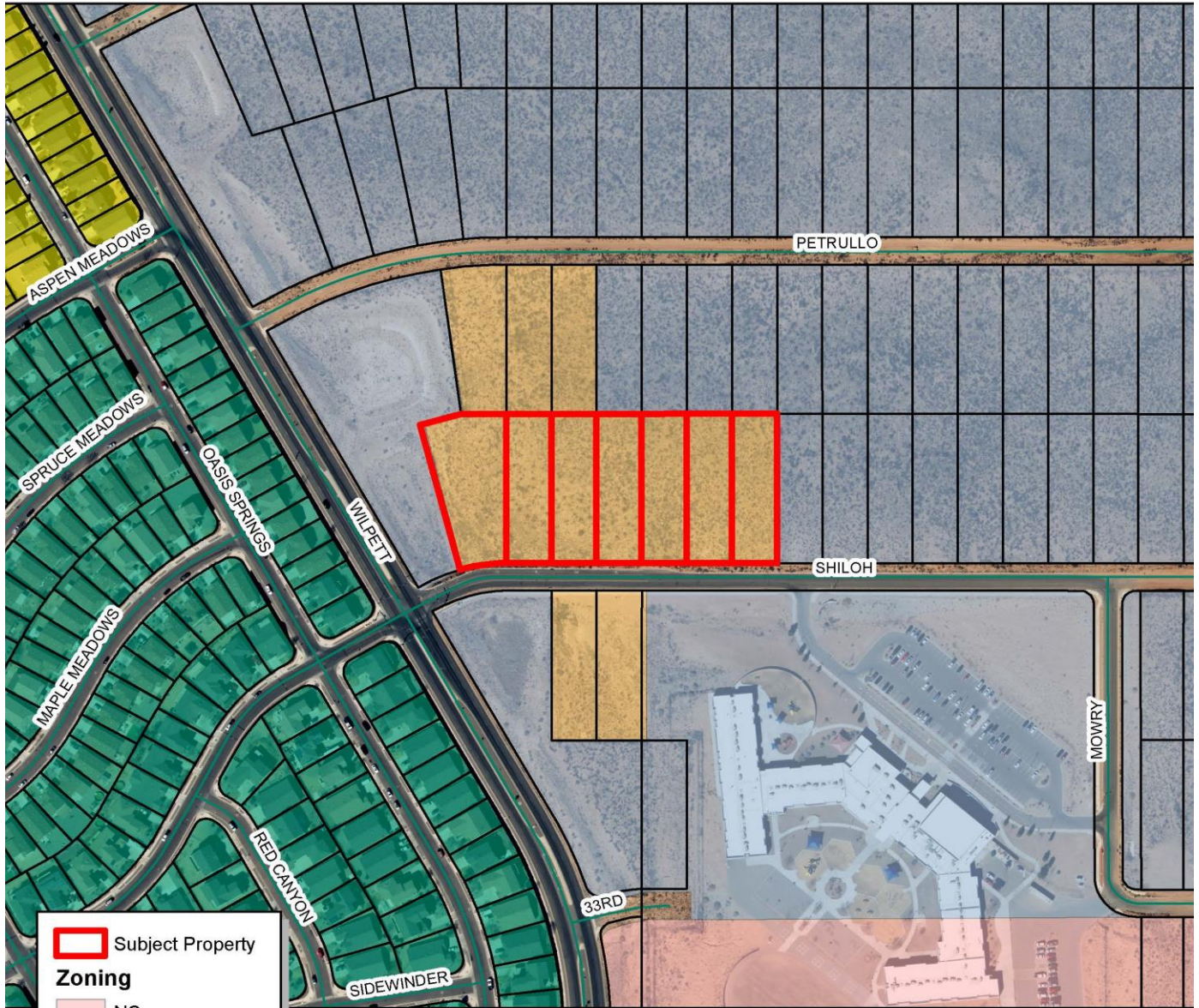
Please do not hesitate to contact me via e-mail me at [mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov) or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rnm.gov](http://www.rnm.gov), approximately one week before the hearing. The meeting is also best accessed for viewing via [www.rnm.gov](http://www.rnm.gov).






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

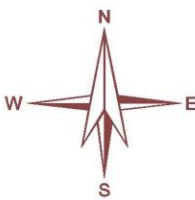
Respectfully,

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

## CIELO AZUL



	Subject Property
<b>Zoning</b>	
	NC
	R-3
	SU
	TZ



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



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

**Account Number**

1010956

**Ad Order Number**

0001569154

**Ad Proof/Order Confirmation**

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

**Ordered By** Sharon Bitah

**Customer Phone** 5058915005

**Joint Ad #**

**Customer Email**

**PO Number** 230019

**Ad Cost** \$104.08

**Sales Rep** wschult

**Tax Amount** \$8.07

**Order Taker** wschult

**Total Amount** \$112.15

To pay by Credit Card or ACH: Click on the link below or enter online through your browser.

**Amount Paid** \$0.00

<https://securepayment.link/abqjournal/>

**Amount Due** \$112.15

**Affidavits** 0

**Pick Up #**

**Product** Albuquerque Journal

**Placement** 0Legal Notices

**Ad Number** 0001569154-01

**Classification** 0Government

**Ad Type** 0 Legal Liner

**Sort Text** CITYOFRIORANCHOPUBLICHEARING

**Ad Size** 1 X 131 li

NOTICETHEPLANNINGANDZONINGB

OARDOFTHECITYOFRIORANCHONM

WILLCONSIDERTHEFOLLOWINGMAT

TERATITSREGULARLYSCHED

**Color**

**Run Date**

04/24/2023

04/24/2023

04/24/2023

**WYSIWYG Content**



**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matter at its regularly scheduled meeting on Tuesday, May 9, 2023 at 6:00 pm:

**Preliminary Plat Extension  
Case #22-210-00005**

The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, request approval of a Preliminary Plat Extension for the Unser Pavilion West Preliminary Plat. The proposed subdivision, zoned C-1: Retail Commercial, is for the vacation of a portion of 21st Ave SE, granting right of way for Pavilion Way SE, and combining Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1.

**Preliminary Plat Extension  
Case #20-210-00016**

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B 1-A.

**Preliminary Plat Extension  
Case #20-210-00014**

The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval for a Preliminary Plat Extension for Cielo Azul to create 41 single-family residential townhome lots on the property legally described as Cielo Azul Unit 21 Block 22 Lots 51-57.

**Conditional Use  
Case #23-120-00001**

The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and 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.rrnm.gov](http://www.rrnm.gov). Materials related to these items are available for viewing in the Development Services Department at City Hall.

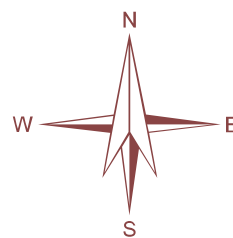
If you would like to comment on any of these applications, you are encouraged to submit a written comment to [planning@rrnm.gov](mailto:planning@rrnm.gov). Written comments will be inserted into the public record.

Journal: April 24, 2023

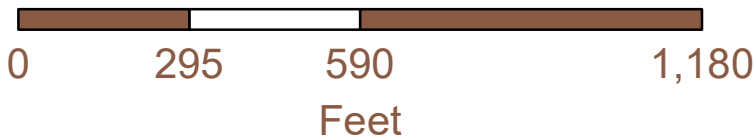
# CIELO AZUL

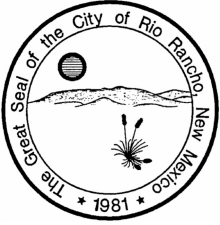


Subject Property  
 Abutting Properties



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





## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 20-210-  
00016**

AGENDA DATE:  
May 9, 2023

DEPARTMENT:  
Development Services

SUBJECT:  
**Preliminary Plat Extension.** The applicant, Pulte Group, through their agent, Bohannan Huston, Inc., requests approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

### BACKGROUND AND ANALYSIS:

The applicant, Pulte Group, through their agent, Bohannan Huston, Inc., requests approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The Preliminary Plat for the Rainbow Subdivision was approved April 13, 2021 with the plat divided into 3 phases. The final plat for Phase 1 was approved October 12, 2021, and the final plat for Phase 2 was approved November 8, 2022. The first extension for the Rainbow Preliminary Plat was approved May 24, 2022. This extension is to allow for additional time for the construction and installation of infrastructure for Phase 3.

Rainbow Subdivision Phase 3 will be 10.03 acres with 61 lots and 5 tracts, zoned R-4: Single-Family Residential. The subject property is located towards the south end of Rainbow Blvd on the City's western boundary, three-quarters of a mile north of Southern Blvd (see attached location map).

A variance to R.O. 2003 § 155.43 to vacate the required side and rear 5 ft. Public Utility Easements and a variance to R.O. 2003 § 155.46 for the public site and park land dedication was approved at the April 13, 2021 Planning and Zoning Board Meeting under case numbers 20-280-00008 and 21-280-00001.

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

The preliminary plat for the Rainbow Subdivision was approved with conditions by the Planning and Zoning Board on April 13, 2021. The agent for the applicant, Yolanda Padilla Moyer of Bohannan Huston, states in the attached letter that "The Phase 2 Construction Plans and Final Plat are completed, aside from the ponding efforts. Phase 3 Construction has yet to be started, hence the extension request."

The Development Services Department finds it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision

and zoning codes, that no longer meets the City's standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for the Rainbow Subdivision Phase 3.

Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and that re-approval of the Preliminary Plat would serve a public interest.

**IMPACT:**

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

**General Findings of Fact:**

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat extension.
2. Property owners have the authority to apply for a preliminary plat extension.
3. The preliminary plat extension is effective until May 9, 2024.

**Specific Findings of Fact and Conditions of Approval:**

1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary Plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Rainbow Subdivision Plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the April 13, 2021 Preliminary Plat Approval shall apply to this extension, with those conditions being:
  - a. With the approval of Subdivision Variance case numbers 20-280-00008 and 21-280-00001, the preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
  - b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
  - c. Final Plat for each phase to include all signatory blocks, certificates, and dedications.

**ALTERNATIVES:**

The Planning and Zoning Board may:

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

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends approval with findings and conditions.

**ATTACHMENT:** [Plat and Application](#)

ATTACHMENT: [ABM\\_PZB\\_4.13.21.pdf](#)

ATTACHMENT: [ReproductionofNotifications.pdf](#)

ATTACHMENT: [Location\\_ZoneMap](#)

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input checked="" type="checkbox"/> Preliminary Plat Extension	<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: Pulte Group (Kevin Patton)		Phone: (505) 238-2857
Address: 7601 Jefferson St. NE Suite 320		E-Mail: kevin.patton@pultegroup.com
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest: Developer	List Owners: Pulyr	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Bohannan Huston, Inc. (Yolanda Padilla Moyer, PE)		Phone: (505) 823-1000
Address: 7500 Jefferson St. NE		E-Mail: ypadilla@bhinc.com
City: Albuquerque	State: New Mexico	ZIP Code: 87109

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


Request for Preliminary Plat Extension

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

Subdivision/Unit : Tract A & B, Rio Rancho Estates Unit 8	Block(s):	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 2	No. of proposed lots: 190	Total area of site (acres) 32.09 acres

### ACKNOWLEDGEMENT

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

Print Name: Yolanda Padilla Moyer, PE	Applicant:	Agent: ×
Signature: 		Date: April 17, 2023

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

April 17, 2023

Mr. Brian Babyak  
City of Rio Rancho  
Department of Development Services  
3200 Civic Center Circle, NE  
Rio Rancho, NM 87144

Re: Extension of Preliminary Plat – Rainbow Subdivision (Tract A & B Rio Rancho Estates)

Dear Brian,

We are requesting an extension for the Rainbow Subdivision Preliminary Plat. The Rainbow Subdivision is divided into three (3) phases and six (6) separate tracts. The Construction Plans for Phase 1 have been approved by the city and we have the Phase 1 Final Plat completed. The Phase 2 Construction Plans and Final Plat are completed, aside from the ponding efforts. Phase 3 Construction has yet to be started, hence the extension request. We have provided the following information, per your request, for review and comment by the necessary City Agencies and the City Planning and Zoning Commission. Attached for review are the following:

- Land Use Application Form
- Preliminary Plat

Per our discussions, there are no major changes to the approved infrastructure, drainage, or requests for variances that were already approved with the original preliminary plat Submittal.

Please feel free to give me a call at 1-505-318-7815 should you have any questions or require any additional information regarding the submittal.

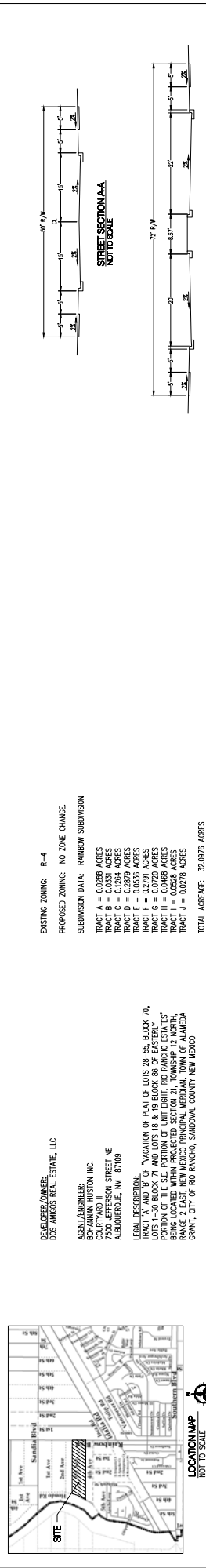
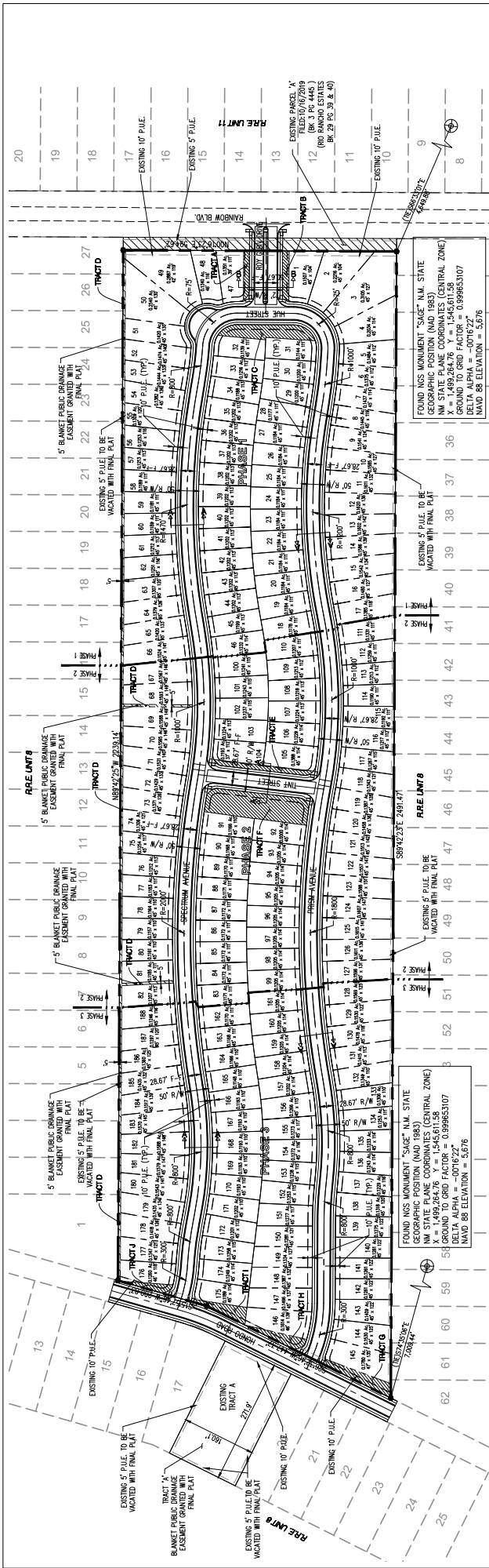
Sincerely,



Yolanda Padilla Moyer, P.E.  
Vice President  
Community Development & Planning

Enclosures

cc: Kevin Patton, Pulte Group (w/encl)



**DEVELOPER/OWNER:**  
 DAS AMIGOS REAL ESTATE, LLC

**AGENTS/ENGINEERS:**  
 BOHANNAN ENGINEERING, INC.  
 COUNTY ROAD 100  
 7900 JEFFERSON STREET NE  
 ALBUQUERQUE, NM 87109

**PURPOSE OF PLAT:**  
 1. SUBDIVIDE TRACT 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, PHASE 1, PORTION OF S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON 04/27/2018, AS "TRACT B", BEING LOCATED WITHIN PROJECTED SECTION 21, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY NEW MEXICO

2. GRANT A BLANKET PUBLIC DRAINAGE EASEMENT ENCOMPASSING TRACT 'A' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, PHASE 1, PORTION OF S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON 04/27/2018, TRACT 'A', WILL BE OWNED AND MAINTAINED BY THE HOA.

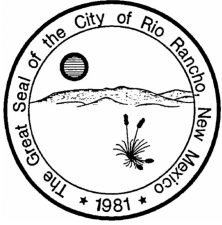
**LEGAL DESCRIPTION:**  
 TRACT 'A' AND 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30, BLOCK 71 AND LOTS 18 & 19, BLOCK 86 OF EASTERN RANCHOS, PHASE 1, PORTION OF S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON 04/27/2018, TRACTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', AND 'J', WILL BE OWNED AND MAINTAINED BY THE HOA.

**PURPOSE OF PLAT:**  
 1. SUBDIVIDE TRACT 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, PHASE 1, PORTION OF S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON 04/27/2018, AS "TRACT B", BEING LOCATED WITHIN PROJECTED SECTION 21, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY NEW MEXICO

2. GRANT A BLANKET PUBLIC DRAINAGE EASEMENT ENCOMPASSING TRACT 'A' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, PHASE 1, PORTION OF S.E. QUARTER OF 104E EAST 100E OF RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON 04/27/2018, TRACT 'A', WILL BE OWNED AND MAINTAINED BY THE HOA.

**PRELIMINARY PLAT**  
**RAINBOW SUBDIVISION**  
 REPLAT OF TRACT 'B'  
 (VACATION OF PLAT OF LOTS 28-55, BLOCK 70,  
 LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86)

RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO  
 APRIL, 2021



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: 20-210-  
00016**

**AGENDA DATE:**  
April 13, 2021

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
The applicant, Pulte Group, through their agent Bohannan Huston, is requesting approval for a preliminary plat to create 188 R-4: Single Family Residential zoned lots in a subdivision to be known as Rainbow Subdivision. The property is legally described as Unit 8, Block 70, Tracts A and B. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

**BACKGROUND AND ANALYSIS:**  
The applicant, Pulte Group, through their agent Bohannan Huston, is requesting approval for a preliminary plat to create 188 R-4: Single Family Residential zoned lots in a subdivision to be known as Rainbow Subdivision. The property is legally described as Unit 8, Block 70, Tracts A and B. It is located towards the south end of Rainbow Blvd on the City's western boundary, three-quarters of a mile north of Southern Blvd.

Concurrent with this application are two subdivision variances (Application No. 20-280-00008 and 21-280-00001) requesting a variance to R.O. 2003 § 155.43 to allow for no side or rear public utility easements and a variance to R.O. 2003 §155.46 to reduce the park size required and for the park to be owned and maintained by the HOA.

**I. General Information**

1. Layout: Rainbow Subdivision would be 188 R-4: Single-Family Residential lots over three phases and 12 tracts for landscaping and parks.
2. Acreage: 32.0976 acres
3. Access: The proposed development would be primarily accessed off of Rainbow Blvd, a minor arterial road, via Southern Blvd, a principal arterial road, on the east end, and Hondo Rd, a residential road, on the west side once the third phase is complete.
4. Zoning: The subject property is zoned R-4: Single-Family Residential per Ordinance No. 28, Enactment No. 19-25 (Attachment V).
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One/Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: A water and wastewater availability approval letter was issued by the City of Rio Rancho Utilities Department for the Rainbow subdivision on January 22, 2019.
7. Drainage: Storm runoff will be conveyed by the internal street network and collected by an internal storm drain network which will discharge to a detention pond located at Tract A, west of Hondo Rd. The pond will detain the developed flow and discharge historic flow into to the adjacent arroyo. Improvements of this project will include bank protection along the east bank of the Calabacillas Arroyo to protect the subdivision pond. The proposed development will comply with the City of Rio Rancho development requirements.

8. Roads and Sidewalks: Proposed internal streets will 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 set out in R.O. 2003 § 155.41.
9. Recreation Facilities/Open Space: Tract H will be 0.2791 acres, to be expanded under the conditions of approval, for an HOA maintained park.
10. Easements: There will be a ten foot wide public utility easement within all new lots adjacent to road right-of-way. The applicant is requesting a variance to the required five foot wide public utility easement within all new lots on all side and rear property lines.
11. Public Site Dedications: includes a community park, maintained by the HOA.
12. Vacations: Applicant is requesting a vacation of the existing 5 ft easements around each existing Tracts A and B, as a 10 ft PUE is being provided adjacent to all Public Right-of-Way for dry utilities.
13. Variances: A variance to R.O. 2003 § 155.43 to vacate the required side and rear 5 ft. Public Utility Easements and a variance to R.O. 2003 § 155.46 for the public site and park land dedication.

## II. Conformance with the Subdivision Requirements

If Subdivision Variance No. 20-280-00008, requesting a vacation of side and rear property line PUEs, and Subdivision Variance No. 21-280-00001 requesting a variance to the park and open space dedication requirements are approved by the Planning and Zoning Board, 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 lots would range in size from 0.1148 acres (approximately 5,000 sf) to 0.2887 acres (approximately 12,576 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, as the smallest lot frontage in this subdivision is 45 ft.

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

## 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 establishes a specific community character and improves upon storm drainage and circulation within the City of Rio Rancho. Criteria is satisfied.

## V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, and SCAFCA reviewed this application and related infrastructure plans. Their comments are presented as attachment III. The plat and related infrastructure plans were also sent to Fire and Rescue, Police, and Rio Rancho Public Schools, but staff did not receive any comments.

FINDING: Criteria is satisfied.

## SURROUNDING LAND USE/ZONING:

Surrounding land is zoned R-1: Single Family residential in every direction, with properties developed more to the south and southeast and vacant land to the north, east, and west. One lot over to the west is the City boundary.

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 notification was published in the Rio Rancho Observer on March 28, 2021. A notification sign was posted to the property one week prior to the hearing on April 6, 2021.

#### IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 20-210-00016 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. With the approval of Subdivision Variance case no. 20-280-00008 and 21-280-00001, 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. Submission of Final Plat for Phase II will include a revised grading and drainage plan, with at least 15 feet of width increased for Tract H, re-allocated from lots to the west in the subdivision.
8. Final Plat for each phase to include all signatory blocks, certificates, and dedications.

#### 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: [Location & Zoning Map](#)

ATTACHMENT: [Plat & Application](#)

ATTACHMENT: [Reviewer Comments](#)

ATTACHMENT: [Reproduction of Notifications](#)

ATTACHMENT: [Zoning Ordinance 19-25 O-28](#)

ATTACHMENT: [RoseDavisLetter](#)



# 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 19, 2023

RE: Preliminary Plat Extension: Case No. 20-210-00016  
**Rainbow Subdivision (Phase 3)**

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, Pulte Group, through their agent, Bohannon Huston, Inc., is requesting approval of a Preliminary Plat Extension for the Rainbow Subdivision to allow for additional time for the development of Phases 3. The final plats for Phase 1 and Phase 2 have been recorded.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 9, 2023** at 6:00 pm **virtually** on the **zoom** link below.

On the back of this letter is a location map of the project, with the property identified with the black outline and cross hatch (Phase 3).

---

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) and CC: [planning@rrnm.gov](mailto:planning@rrnm.gov). This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>, or call +1(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

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

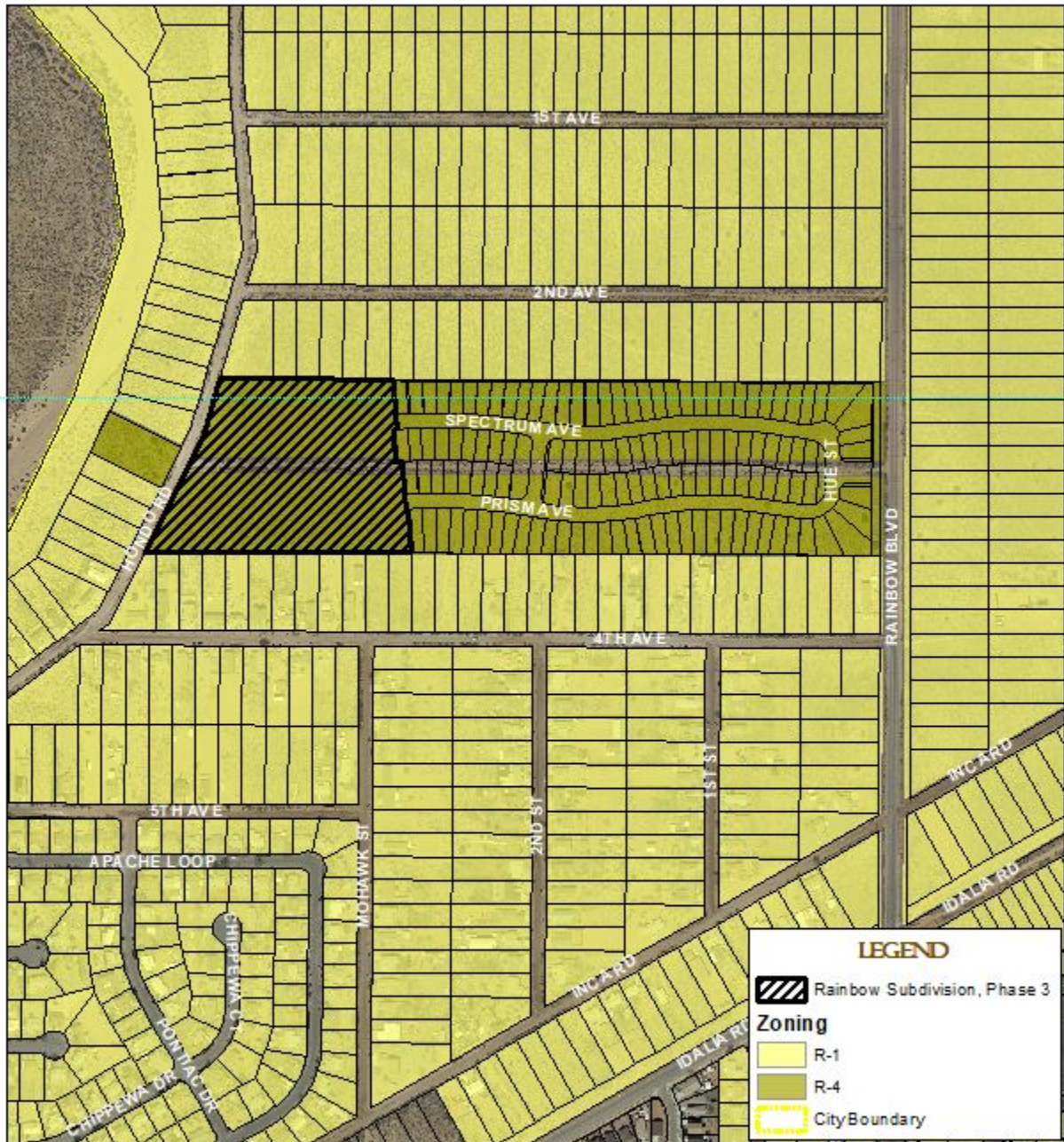
Respectfully,

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





# 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

## RAINBOW PLAT EXTENSION, PHASE 3



**LEGEND**

-  Rainbow Subdivision, Phase 3
- Zoning**
-  R-1
-  R-4
-  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 April 19, 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, May 9, 2023 at 6:00 pm:

**Preliminary Plat Extension  
Case #22-210-00005**

The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, request approval of a Preliminary Plat Extension for the Unser Pavilion West Preliminary Plat. The proposed subdivision, zoned C-1: Retail Commercial, is for the vacation of a portion of 21st Ave SE, granting right of way for Pavilion Way SE, and combining Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1.

**Preliminary Plat Extension  
Case #20-210-00016**

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

**Preliminary Plat Extension  
Case #20-210-00014**

The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval for a Preliminary Plat Extension for Cielo Azul to create 41 single-family residential townhome lots on the property legally described as Cielo Azul Unit 21 Block 22 Lots 51-57.

**Conditional Use  
Case #23-120-00001**

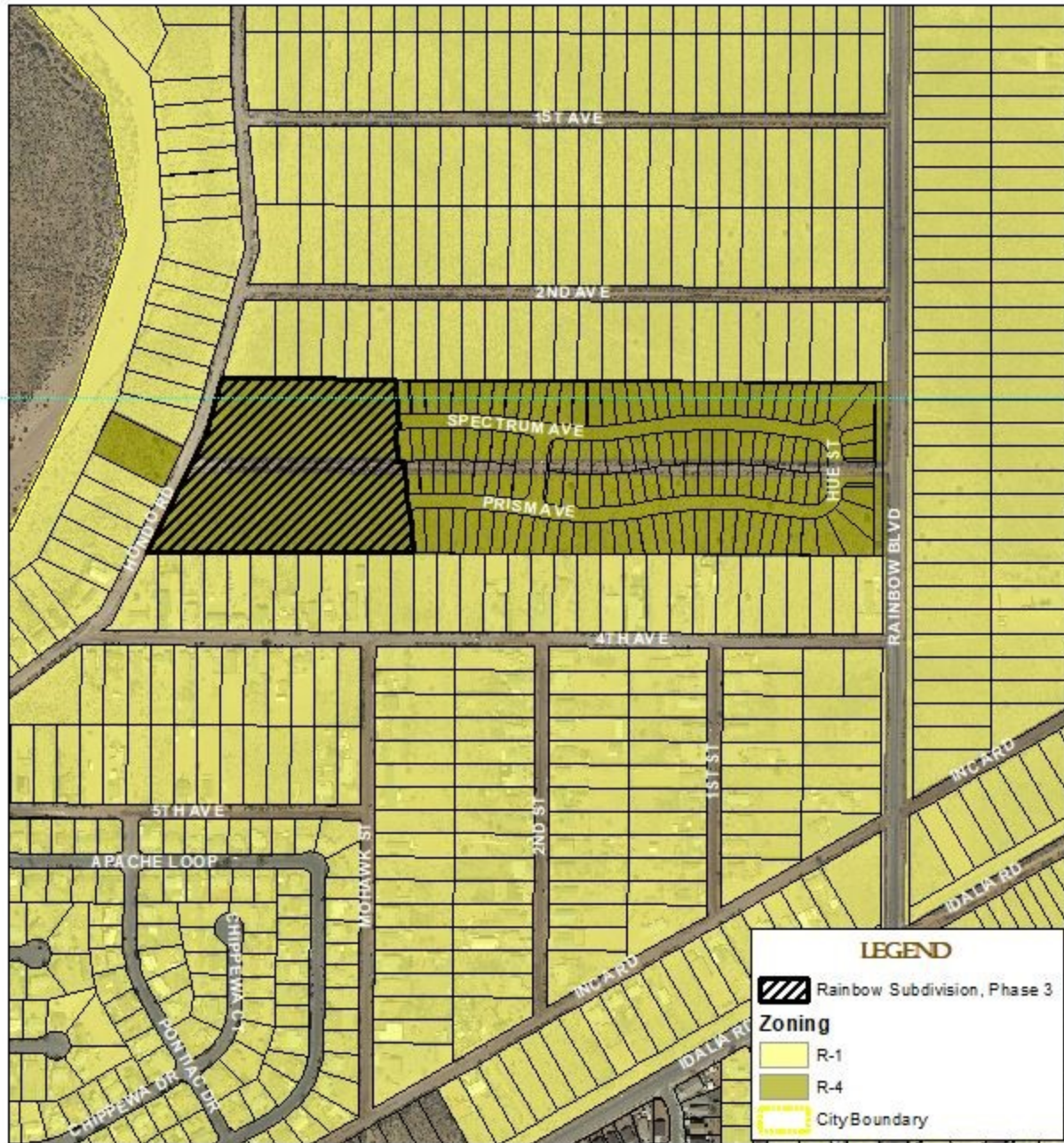
The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is zoned C-1: Retail Commercial.

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.rrnm.gov](http://www.rrnm.gov). Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: April 24, 2023

# RAINBOW PLAT EXTENSION, PHASE 3

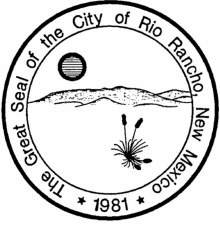


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. This map is not a survey and should be used for graphical purposes only.



Map Created by Brian Babyak on April 19, 2023





## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-  
00005**

AGENDA DATE:  
May 9, 2023

DEPARTMENT:  
Development Services

**SUBJECT:**

**Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

**BACKGROUND AND ANALYSIS:**

The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1.

The applicant states: "On April 12, 2022, our preliminary plat for Unser Pavilion West was heard and approved with the Planning and Zoning Commission. At the time, we were confident in attracting a buyer and wanted to move the plat thru this first stage of approval. We did find a buyer, but late in the contract, they pulled out. We have since been addressing the road and water improvements for the new residential road, Pavilion Way, after receiving comments from the city. This will further the "site readiness" of Unser Pavilion West. Soon, we'll have it back on the market. Today marks a year since the preliminary plat was approved. We are writing to ask for an extension of the preliminary plat for an additional year".

The proposed plat is located west of Unser Blvd SE, a principal arterial, and will be accessed via Wellspring Ave SE from dedicated right-of-way on the proposed plat. The plat is dedicating Pavilion Way SE as access to the subject property and to Wellspring Ave SE from the south and west. The proposed plat is 5.5311 acres and is zoned C-1: Retail Commercial per Ordinance No. 2, Enactment No. 19-03.

The subject property is part of the Unser Pavilion West Master Plan, adopted January 2019 under Resolution No. 3, Enactment No. 19-03. The subject property is also within the Unit 10 Specific Area Plan, adopted August 2016, and amended July 2018.

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

The preliminary plat for Unser Pavilion West, Tract A was approved with conditions by the Planning and Zoning Board on April 12, 2022. The applicant, EPJ Land, LP, submitted their extension request on April 12, 2023.

The Development Services Department finds it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to address any issues or outstanding items for offsite improvements. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City's standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for Unser Pavilion West, Tract A

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

NOTIFICATIONS: Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners 15 days prior to the hearing. A legal notice was published in the April 24, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on May 2, 2023. All legal notification requirements for this project have been met.

#### IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Preliminary Plat Extension for case no. 22-210-00005 subject to the following findings of fact and conditions of approval:

#### GENERAL FINDINGS OF FACT:

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

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

1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval for Unser Pavilion West, Tract A that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the April 12, 2022 preliminary plat approval shall apply to this extension, including the following:
  - a. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho Design Process Manual (DPM) Vol II Chapter II.3.
  - b. A Water / Waste Water Availability statement from the Utility Division is required prior to final plat approval.
  - c. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.
  - d. Engineering drawings are required for development of public and private infrastructure. Work

performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

6. The preliminary plat conforms to the requirements of the C-1: Retail Commercial Zoning District.

7. The preliminary plat conforms to the Unser Pavilion West Master Plan.

8. 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.

9. 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.

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

#### DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: [UnserPavilionWest\\_LocationZoneMap.pdf](#)

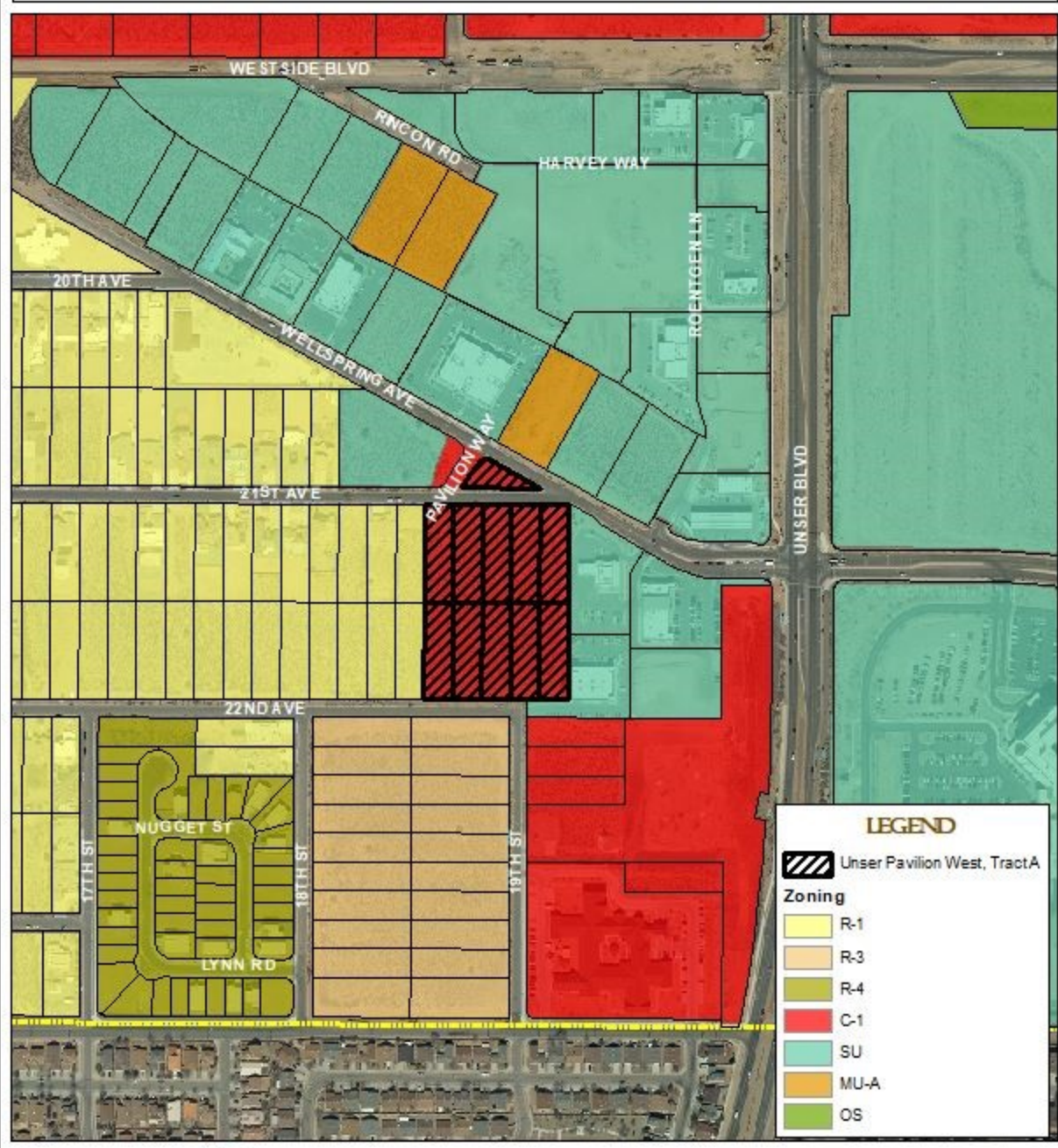
ATTACHMENT: [Preliminary Plat Unser Pavilion West \(003\).pdf](#)

ATTACHMENT: [Reproduction of Notifications.pdf](#)

ATTACHMENT: [22-210-05 ABM UPW, Tr A.pdf](#)

ATTACHMENT: [Extension Request Email.pdf](#)

# UNSER PAVILION WEST, TRACT A



**LEGEND**

Unser Pavilion West, Tract A

**Zoning**

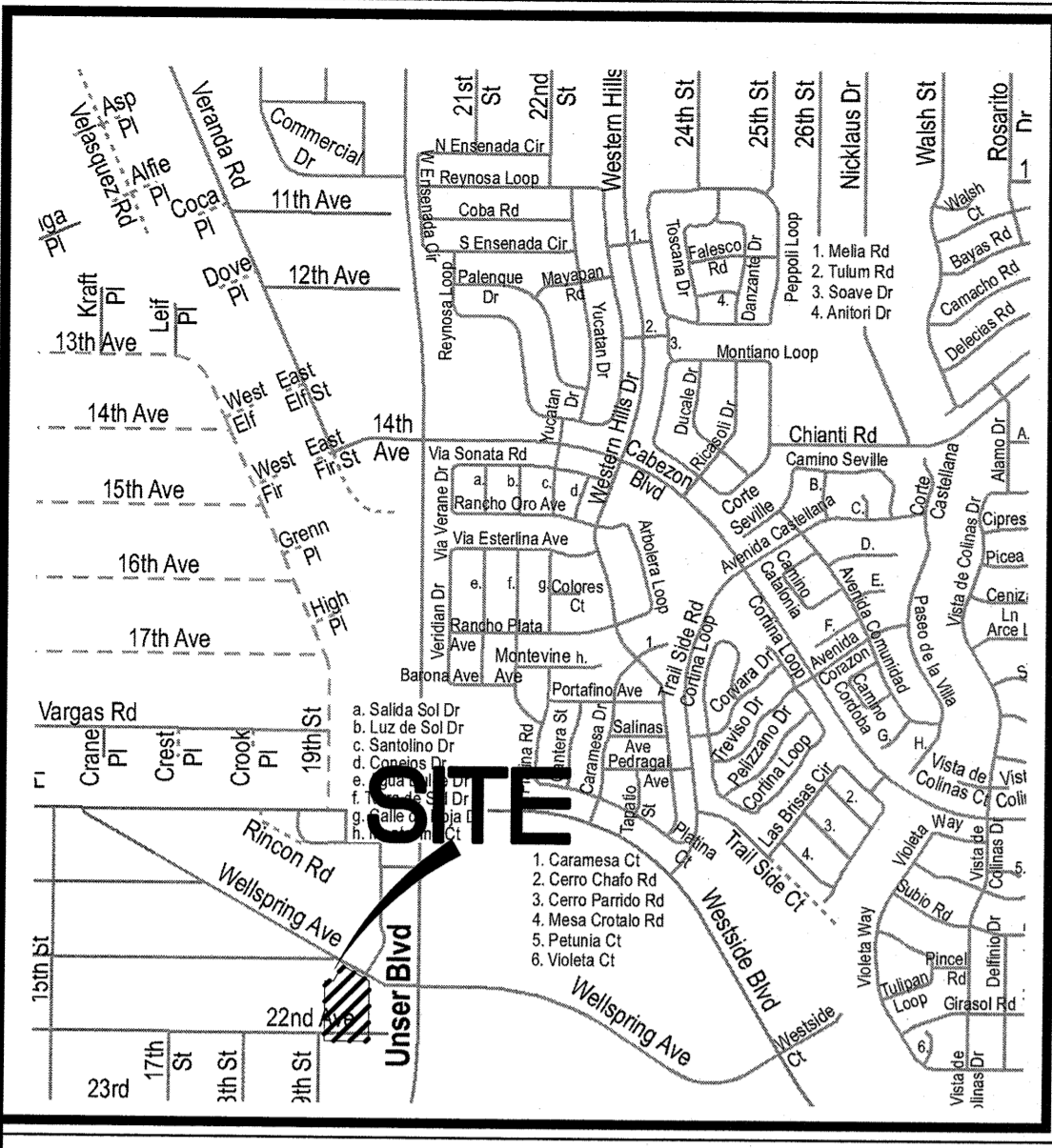
- R-1
- R-3
- R-4
- C-1
- SU
- MU-A
- OS

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 25, 2022





VICINITY MAP NOT TO SCALE

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO REPLAT 11 LOTS INTO 1 TRACT, TO VACATE PUBLIC UTILITY EASEMENTS, TO DEDICATE RW AND GRANT PUBLIC UTILITY EASEMENTS AND TO VACATE CITY OF RIO RANCHO RIGHT-OF-WAY.

**SURVEY NOTES:**

1. BASIS OF BEARINGS IS THE SOUTH RIGHT-OF-WAY LINE OF 21ST AVENUE SE AS MEASURED WITH THE VECTORS GPS REAL TIME NETWORK. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCES ARE GROUND DISTANCES.
2. DOCUMENTS USED:
  - A. PLAT OF PORTION OF UNIT TEN, RIO RANCHO ESTATES FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON, JANUARY 31, 1992, RRE BOOK 1, PAGE 12 RECORD BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THIS PLAT
  - B. PLAT OF LAND DIVISION "SUMMARY PLAT, LOTS 16-A AND 16-B, BLOCK 28, RIO RANCHO UNIT TEN, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON, JUNE 18, 2020, RRE BOOK 30, PAGE 17
  - C. SOUTHERLY PORTION OF UNIT 10 FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON MAY 13, 1968 RRE BOOK 1, PAGE 75.
3. THE SUBJECT PROPERTY LIE WITHIN DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE "X", AS SHOWN ON THE MOST RECENT NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 18, 2008, MAP NO. 35043C1894D

**JURISDICTIONAL AFFIDAVIT**

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Thomas W. Patrick, NMPS No. 12651 3.14.2022  
Date

**SURVEYOR'S CERTIFICATE:**

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 THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651 3.14.2022  
DATE

**LEGAL DESCRIPTION**

LOTS NUMBERED TWENTY-FOUR (24) THRU TWENTY-EIGHT (28) IN BLOCK NUMBERED TWENTY-FIVE (25), AND A PORTION OF 21ST AVENUE, S.E., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "PORTION OF UNIT TEN RIO RANCHO ESTATES" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 31, 1992, IN RIO RANCHO PLAT BOOK 1, PAGE 12.

AND

LOT NUMBERED THIRTY-FIVE (35) THRU THIRTY-NINE (39) IN BLOCK NUMBERED TWENTY-FIVE (25) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "SOUTHERLY PORTION UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 13, 1968, IN RIO RANCHO PLAT BOOK 1, PAGE 75.

AND

LOT SIXTEEN-B-1 (16-B-1), IN BLOCK NUMBERED TWENTY-SIX (26) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "LOTS 16-A-1 AND 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JUNE 18, 2020, IN RIO RANCHO PLAT BOOK 30, PAGE 17.

CONTAINING 5.5311 ACRES, MORE OR LESS.

**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)**, 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 (NMGCo)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.
- Sparklight** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.
- City of Rio Rancho** for the installation, maintenance and service of such lines, and other related equipment & facilities reasonably necessary to provide public water 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 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.

All lot owners shall have the right to utilize the Public Utility Easements to construct private utility services.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCo) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCo 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.

**INFO FOR COUNTY CLERK:**

LOT 24, BLOCK 25 UPC# 1011067277154 OWNER: ERIC J. SPRINGER TRUST	LOT 36, BLOCK 25 UPC# 1011067302130 OWNER: JEANIE SPRINGER-KNIGHT IRA
LOT 25, BLOCK 25 UPC# 1011067285154 OWNER: PATRICIA SPRINGER IRA	LOT 37, BLOCK 25 UPC# 1011067293130 OWNER: JEANIE SPRINGER-KNIGHT IRA
LOT 26, BLOCK 25 UPC# 1011067293154 OWNER: EPJ LAND, LP	LOT 38, BLOCK 25 UPC# 1011067285130 OWNER: JEANIE SPRINGER-KNIGHT IRA
LOT 27, BLOCK 25 UPC# 1011067302154 OWNER: JEANIE SPRINGER-KNIGHT IRA	LOT 39, BLOCK 25 UPC# 1011067277130 OWNER: KNIGHT EQUITIES, LLC
LOT 28, BLOCK 25 UPC# 1011067311154 OWNER: JEANIE SPRINGER-KNIGHT IRA	LOT 16-B-1, BLOCK 26 UPC# 1011067298148 OWNER: ERIC J. SPRINGER TRUST AND EPJ LAND, LP
LOT 35, BLOCK 25 UPC# 1011067311130 OWNER: JEANIE SPRINGER-KNIGHT IRA	

STATE OF NEW MEXICO) SS.  
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.,  
RECORDED IN VOLUME \_\_\_\_\_, FOLIO \_\_\_\_\_ OF RECORDS OF SANDOVAL COUNTY.

COUNTY CLERK AND RECORDER.  
BY: \_\_\_\_\_

**FREE CONSENT AND DEDICATION**

THE PRELIMINARY PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS OF THEIR FREE ACT AND DEED, DO VACATE AND GRANT PUBLIC RIGHTS OF WAY AND GRANT UTILITY EASEMENTS TO THE CITY OF RIO RANCHO AND OTHERS AND DO VACATE UTILITY EASEMENTS, ALL AS SHOWN HEREON.

BY: OWNER LOTS 24, BLOCK 25 AND 16-B-1, BLOCK 26, ERIC J. SPRINGER TRUST DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by: ERIC J. SPRINGER TRUST

Notary Public

My Commission Expires: \_\_\_\_\_

BY: OWNER LOT 25, BLOCK 25, PATRICIA SPRINGER IRA DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by: PATRICIA SPRINGER IRA

Notary Public

My Commission Expires: \_\_\_\_\_

BY: OWNER LOT 26, BLOCK 25 AND 16-B-1, BLOCK 26, EPJ LAND, LP DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by: EPJ LAND, LP

Notary Public

My Commission Expires: \_\_\_\_\_

BY: OWNER LOT 39, BLOCK 25, KNIGHT EQUITIES, LLC DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by: KNIGHT EQUITIES LLC

Notary Public

My Commission Expires: \_\_\_\_\_

BY: OWNER LOTS 27, 28, 35 THRU 38, BLOCK 25, JEANIE SPRINGER-KNIGHT IRA DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by: JEAN SPRINGER KNIGHT IRA

Notary Public

My Commission Expires: \_\_\_\_\_

BY: MAYOR, CITY OF RIO RANCHO: GREGG HULL DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by: GREGG HULL, MAYOR, CITY OF RIO RANCHO

Notary Public

My Commission Expires: \_\_\_\_\_

**PRELIMINARY PLAT  
TRACT A  
UNSER PAVILION WEST**

BEING A REPLAT OF  
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,  
LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN  
AND A PORTION OF 21ST AVENUE, S.E.  
SITUATE WITHIN  
PROJECTED SECTION 35, T.12.N., R.2E., N.M.P.M.,  
TOWN OF ALAMEDA GRANT  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2022

**SITE DATA**

CASE NUMBERS	
FEMA MAP NO.	35043C2102D
FLOOD ZONE DESIGNATION: ZONE X OUTSIDE 500-YR FLOOD	
MILES OF DEDICATED RIGHT OF WAY CREATED	0.104
NO. OF EXISTING LOTS	11
NO. OF TRACTS CREATED	1
TOTAL AREA	5.5311 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.6547
ACREAGE OF VACATED RIGHT-OF-WAY	0.3138

**UTILITY APPROVALS**

NEW MEXICO GAS COMPANY	DATE _____
PNM	DATE _____
SPARKLIGHT	DATE _____
LUMEN TECHNOLOGIES	DATE _____
CITY OF RIO RANCHO	DATE _____

**RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AMY RINCON, DIRECTOR

**CITY CLERKS CERTIFICATE**

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

By: REBECCA MARTINEZ, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO

**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 7-38-4.1.

BY: SANDOVAL COUNTY TREASURER DATE \_\_\_\_\_

**SHEET 1 OF 2**

PRELIMINARY PLAT  
TRACT A  
UNSER PAVILION WEST

DWG. DATE: 03/03/2022  
SCALE: TWP  
DRAWN: CAS/TWP/SLN  
JOB NO: N0357-01-635

Community Sciences Corporation  
Land Surveying  
(505) 897.0000

**MONUMENT LEGEND**

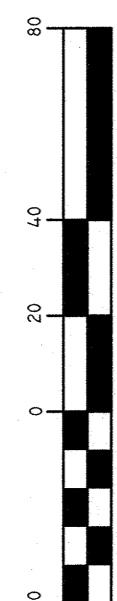
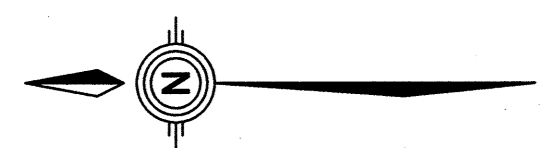
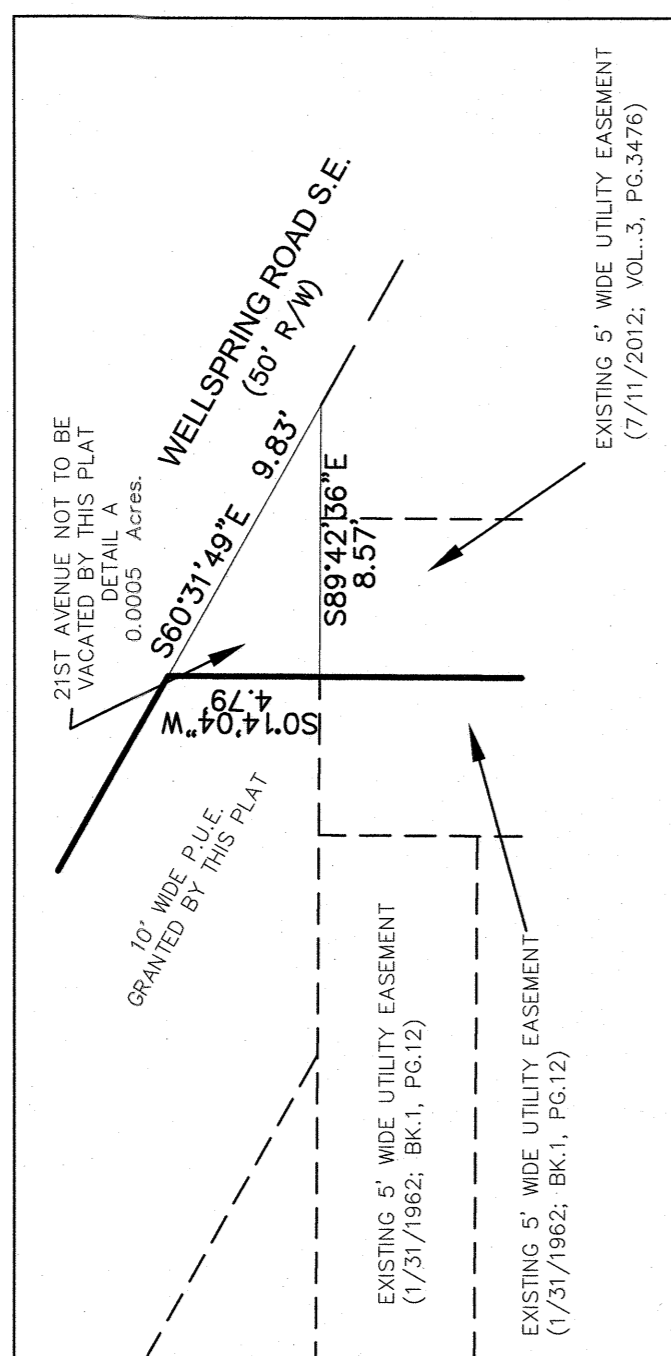
FOUND MONUMENT AS NOTED

SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK P512651"

PRELIMINARY PLAT  
TRACT A  
UNSER PAVILION WEST

BEING A REPLAT OF  
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN  
AND A PORTION OF 21ST AVENUE, S.E.  
SITUATE WITHIN  
PROJECTED SECTION 35, T12N, R2E, N1/4M, M.,  
TOWN OF ALAMEDA GRANT  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO  
MARCH, 2022

DETAIL A



WELLSPRING ROAD S.E.  
(50' R/W)

LOT 16-A-1  
BLOCK 26, RIO RANCHO ESTATES UNIT TEN  
(08/19/2020; 3-4555)

PAVILION WAY S.E.  
(50' R/W)

21ST AVENUE S.E.  
(50' R/W)

PAVILION WAY S.E.  
RIGHT-OF-WAY VARIES  
TO BE DEDICATED BY THIS PLAT  
0.6561 Acres.

FOUND: BATHY, CHRISHAN  
NE CORNER  
PS 14271  
E138054546634  
E138054546634  
PLANE COORDINATES  
NAD83

LOT 23  
BLOCK 25  
RIO RANCHO ESTATES UNIT TEN  
(08/19/2020; 3-4555)

LOT 40  
BLOCK 25  
RIO RANCHO ESTATES UNIT TEN  
(08/19/2020; 3-4555)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

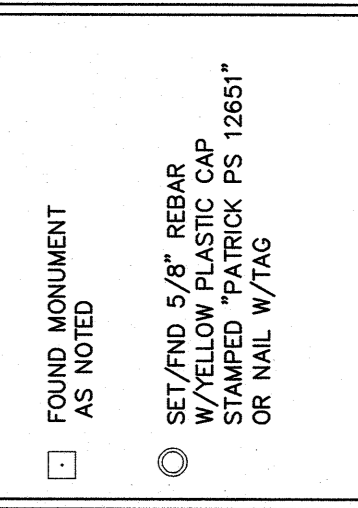
PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

PAVILION WAY S.E.  
(50' R/W)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°19'27"	146.11'	375.00'	S11°27'47"W	145.19'
C2	8°33'14"	55.99'	375.00'	S26°54'07"W	55.93'
C3	5°22'53"	35.22'	375.00'	S33°52'11"W	35.21'
C4	5°01'31"	46.05'	525.00'	N34°02'52"E	46.03'
C5	87°54'58"	38.36'	25.00'	S75°29'36"W	34.71'
C6	89°54'34"	39.23'	25.00'	N44°39'14"W	35.33'

MONUMENT LEGEND



SHEET 2 OF 2  
PRELIMINARY PLAT  
TRACT A  
UNSER PAVILION WEST

DWG PATH: J:\1\10367 - SPRINGER\04 UNIT 10 BLOCK 25 LOTS 24 TH 29\1625\SPRINGER 5 INVESTMENTS 2021 PLAT.DWG

PROJECT: SPRINGER 5 INVESTMENTS 2021 PLAT

DATE: 03/05/2022

SCALE: 1" = 40'

DRAWN: TWP/CFS

SLN

JOB NO.: N0367-01-635

Community Sciences Corporation  
Land Surveying  
(505) 897.0000



# 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 19, 2023

RE: Preliminary Plat Extension, Case No. 22-210-00005  
Unser Pavilion, Tract A

Dear Property Owner:

You are receiving this notice because you own property adjacent to, or part of the subject property of a Preliminary Plat Extension request.

The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, has submitted a Preliminary Plat Extension application for Unser Pavilion West, Tract A. The plat combines 11 lots, vacates a portion of 21<sup>st</sup> Avenue SE, and dedicates right-of-way for Pavilion Way SE. The subject property is zoned C-1: Retail Commercial. On the back of this letter is a location and zoning map of the plat with the plat.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 9, 2023** at 6:00 pm at the **City Hall Council Chambers and Virtually** through the **zoom link and number below**. The public has the option to participate virtually or in person.

---

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) and CC: [planning@rrnm.gov](mailto:planning@rrnm.gov).

If you'd like to present comments on the case while the meeting is occurring, you may attend in person or join the Zoom Meeting Via Computer, Phone, or Tablet: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>, or call 346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

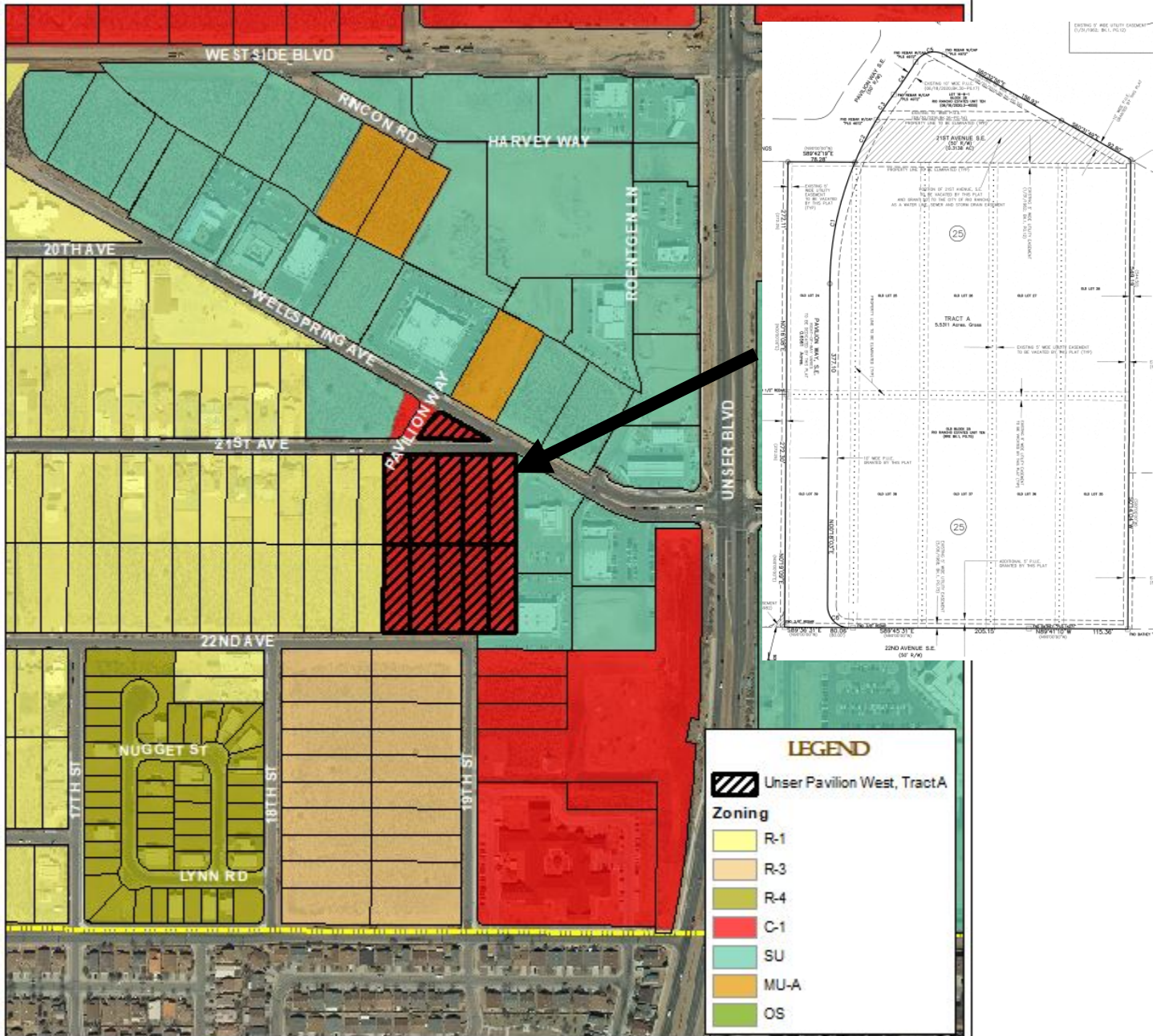
Please do not hesitate to contact me via e-mail or call me at 505-896-8756, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rrnm.gov](http://www.rrnm.gov), approximately one week before the hearing. The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

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

Respectfully,

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

## UNSER PAVILION WEST, TRACT A



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 25, 2022





**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, May 9, 2023 at 6:00 pm:

**Preliminary Plat Extension  
Case #22-210-00005**

The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, request approval of a Preliminary Plat Extension for the Unser Pavilion West Preliminary Plat. The proposed subdivision, zoned C-1: Retail Commercial, is for the vacation of a portion of 21st Ave SE, granting right of way for Pavilion Way SE, and combining Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1.

**Preliminary Plat Extension  
Case #20-210-00016**

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

**Preliminary Plat Extension  
Case #20-210-00014**

The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requests approval for a Preliminary Plat Extension for Cielo Azul to create 41 single-family residential townhome lots on the property legally described as Cielo Azul Unit 21 Block 22 Lots 51-57.

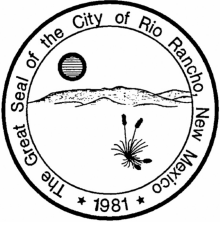
**Conditional Use  
Case #23-120-00001**

The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and 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.rrnm.gov](http://www.rrnm.gov). Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: April 24, 2023



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-  
00005**

**AGENDA DATE:**  
April 12, 2022

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Preliminary Plat.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1.

The proposed plat is located west of Unser Blvd SE, a principal arterial, and will be accessed via Wellspring Ave SE from dedicated right-of-way on the proposed plat. The plat is dedicating Pavilion Way SE as access to the subject property and to Wellspring Ave SE from the south and west. The proposed plat is 5.5311 acres and is zoned C-1: Retail Commercial per Ordinance No. 2, Enactment No. 19-03.

The subject property is part of the Unser Pavilion West Master Plan, adopted January 2019 under Resolution No. 3, Enactment No. 19-03. The subject property is also within the Unit 10 Specific Area Plan, adopted August 2016, and amended July 2018.

### **I. GENERAL INFORMATION**

1. Layout: Unser Pavilion West, Tract A will be one platted tract with right-of-way dedicated for Pavilion Way SE.
2. Acreage: 5.5311 acres.
3. Access: The site would be directly accessed from the dedicated right-of-way via Wellspring Road SE to the north and 22nd Ave SE to the south.
4. Zoning: The subject property is zoned C-1: Retail Commercial.
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: A water and wastewater availability statement has not been issued at this time and will be required to be issued under the conditions of approval prior to final plat submission.
7. Drainage: A drainage plan for the site will be required prior to final plat.

8. Roads and Sidewalks: The plat is dedicating 0.6547 acres of right-of-way as standard local street sections and 5 ft sidewalks required with submitted infrastructure plans.
9. Recreation Facilities/Open Space: None.
10. Easements: The plat is granting 10 ft P.U.E.s adjacent to all right-of-ways.
11. Public Site Dedications: None.
12. Vacations: a portion of 21st Avenue SE is being vacated with this plat (0.3138 acres).
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 with conditions. The property owner will need to provide infrastructure and improvement plans prior to final plat. Criteria is satisfied.

**CONFORMANCE WITH THE ZONING ORDINANCE:**

The proposed lots would 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 one tract which would measure approximately 5.5311 acres in compliance with the half acre minimum lot area of the C-1: Retail Commercial Zoning District.

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

**CONFORMANCE WITH CITY COMPREHENSIVE PLAN:**

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

This application would be an action in meeting the policy of encouraging planned development under the Unser Pavilion West Master Plan. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

**CONFORMANCE WITH THE UNSER PAVILION WEST MASTER PLAN:**

Staff recommends the Planning and Zoning Board find the proposed plat conforms to the requirements of the Unser Pavilion West Master Plan. The Unser Pavilion West Master Plan provides the layout and re-platted layout on pages 12-13 which the submitted plat is in conformance with. Criteria is satisfied.

**CONFORMANCE WITH CITY POLICIES AND REGULATIONS:**

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

**SURROUNDING LAND USE/ZONING:**

Properties to the west are zoned R-1: Single Family Residential; to the south R-3: Mixed

Residential; to the east SU: Special Use for C-1 uses per the Unser Pavilion Master Plan; to the north SU: Special Use for Limited C-1: Retail Commercial and MU-A: Mixed Use Activity Center.

**NOTIFICATIONS:**

Notice of pending development application was sent via first class mail to property owners adjacent to the subject property 15 days prior to the hearing. A legal notice was published in the Rio Rancho Observer on March 27, 2022. A notice sign was posted to the property on April 5, 2022.

**IMPACT:**

The Development Services Department recommends the Planning and Zoning Board approve preliminary plat case no. 22-210-00005 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 may conform to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions, with the following development requirement met:
  - a. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho Design Process Manual (DPM) Vol II Chapter II.3.
  - b. A Water / Waste Water Availability statement from the Utility Division is required prior to final plat approval.
  - c. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.
  - d. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
3. The preliminary plat conforms to the requirements of the C-1: Retail Commercial Zoning District.
4. The preliminary plat conforms to the Unser Pavilion West Master Plan.
5. 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.
6. 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.
7. Impact fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.

**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: [UnserPavilionWest\\_LocationZoneMap.pdf](#)

ATTACHMENT: [Application Tract A Unser Pavilion West.pdf](#)

ATTACHMENT: [Preliminary Plat Unser Pavilion West \(003\).pdf](#)

ATTACHMENT: [Reviewer Comments.pdf](#)

ATTACHMENT: [Reproduction of Notification.pdf](#)

ATTACHMENT: [Unser Pavilion West Master Plan Platting Action.pdf](#)

**BRIAN BABYAK**

---

**From:** Jeanie <jeanie@springer5.com>  
**Sent:** Wednesday, April 12, 2023 8:04 AM  
**To:** BRIAN BABYAK  
**Cc:** AMY RINCON; Jeanie Springer; Springer Eric  
**Subject:** TIME SENSITIVE: UPW Preliminary Plat extension  
**Attachments:** Unser Pavilioin West 2022 PLAT.pdf

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

Good morning,

On April 12, 2022, our preliminary plat for Unser Pavilion West was heard and approved with the Planning and Zoning Commission. At the time, we were confident in attracting a buyer and wanted to move the plat thru this first stage of approval. We did find a buyer, but late in the contract, they pulled out. We have since been addressing the road and water improvements for the new residential road, Pavilion Way, after receiving comments from the city. This will further the "site readiness" of Unser Pavilion West. Soon, we'll have it back on the market.

Today marks a year since the preliminary plat was approved. We are writing to ask for an extension of the preliminary plat for an additional year.

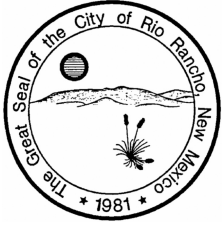
Please confirm when this will be on the P/Z agenda so we can be sure to attend.

Thank you!

Springer5 *Investments*  
**Jeanie Springer Knight, Partner**  
(505) 301-5715  
7513 Tamarron PL NE  
Albuquerque, NM 87109

[jeanie@springer5.com](mailto:jeanie@springer5.com)  
Visit our website: [www.springer5.com](http://www.springer5.com)





## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-220-  
00003**

**AGENDA DATE:**  
May 9, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Final Plat.** The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G, Phase 2 Subdivision, on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

### **BACKGROUND AND ANALYSIS:**

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G, Phase 2 Subdivision, on the property legally described as Lomas Encantadas Tract 12A. The subdivision would create 58 single-family lots in an area zoned R-4: Single Family Residential.

The preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision was approved with conditions by the Planning and Zoning Board on January 11, 2022. The plat was extended April 11, 2023 and amended April 25, 2023.

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

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

The subject property was rezoned from R-1: Single-Family Residential to R-4: Single-Family Residential under Ordinance No. 36, Enactment No. 21-02. Lomas Encantadas 1G, Phase II would create 59 R-4: Single-Family Residential lots and six tracts, and would dedicate 2.252 acres of Public Right of Way to the City of Rio Rancho.

### **I. GENERAL INFORMATION**

**A. Dry Utilities/Gas:** The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.

**B. Water and Wastewater Availability:** City Utilities Department issued a Water and Wastewater Availability Statement dated January 3, 2021 for the Lomas Encantadas 1G, Phase II subdivision.

**C. 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.

D. Roads & 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.

E. Recreation Facilities/Open Space: None

F. 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. 35 ft wide Public Storm Drain Easement; Tract C is encumbered with Public Storm Drain Easement; Tract A, Block 171, Unit 20 is encumbered by a Private Drainage Easement. Tracts D, E, and F are reserved as Private Landscaping Easement, owned and maintained by Lomas Encantadas HOA. Public Storm Drain Easement across Lot 22, Block 1, and Tract D, both maintained by the City of Rio Rancho.

G. Public Site Dedications: None.

H. Vacations: None

I. Variances: None

## II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS

The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

## III. CONFORMANCE WITH THE ZONING ORDINANCE

The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 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, as the smallest lot frontage in this subdivision is 40 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). 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, as it is part of the Lomas Encantadas Master Plan. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

## V. 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.

## VI. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

The Departments of Development Services (Planning and Engineering), Fire and Rescue, MRCOG, and SSCAFCA reviewed this application and related infrastructure plans. Their comments are presented as attached. The plat and related infrastructure plans were also sent to Police, Parks, Recreation and Communication Services, and Rio Rancho Public Schools, but staff did not receive

any comments. FINDING: Criteria is satisfied.

**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.

**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 requirements.
3. The final plat is consistent with the preliminary plat as approved by the Planning and Zoning Board on January 11, 2022 and the Preliminary Plat Amendment approved by the Planning and Zoning Board on April 25, 2022.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Remove Development Services signature block.
6. Remove "administratively" from Development Services signature block.
6. Plat will be Book 33, Pages 96-98

**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:**

The Development Services Department recommends the Planning and Zoning Board approve the final plat with findings and conditions.

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

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

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

ATTACHMENT: [FINDINGS OF FACT 011122.pdf](#)

ATTACHMENT: [LocationZoneMap.pdf](#)

ATTACHMENT: [Reviewer Comments.pdf](#)

**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.

<u>SUBDIVIDER:</u>	<u>AGENT/ENGINEER:</u>
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

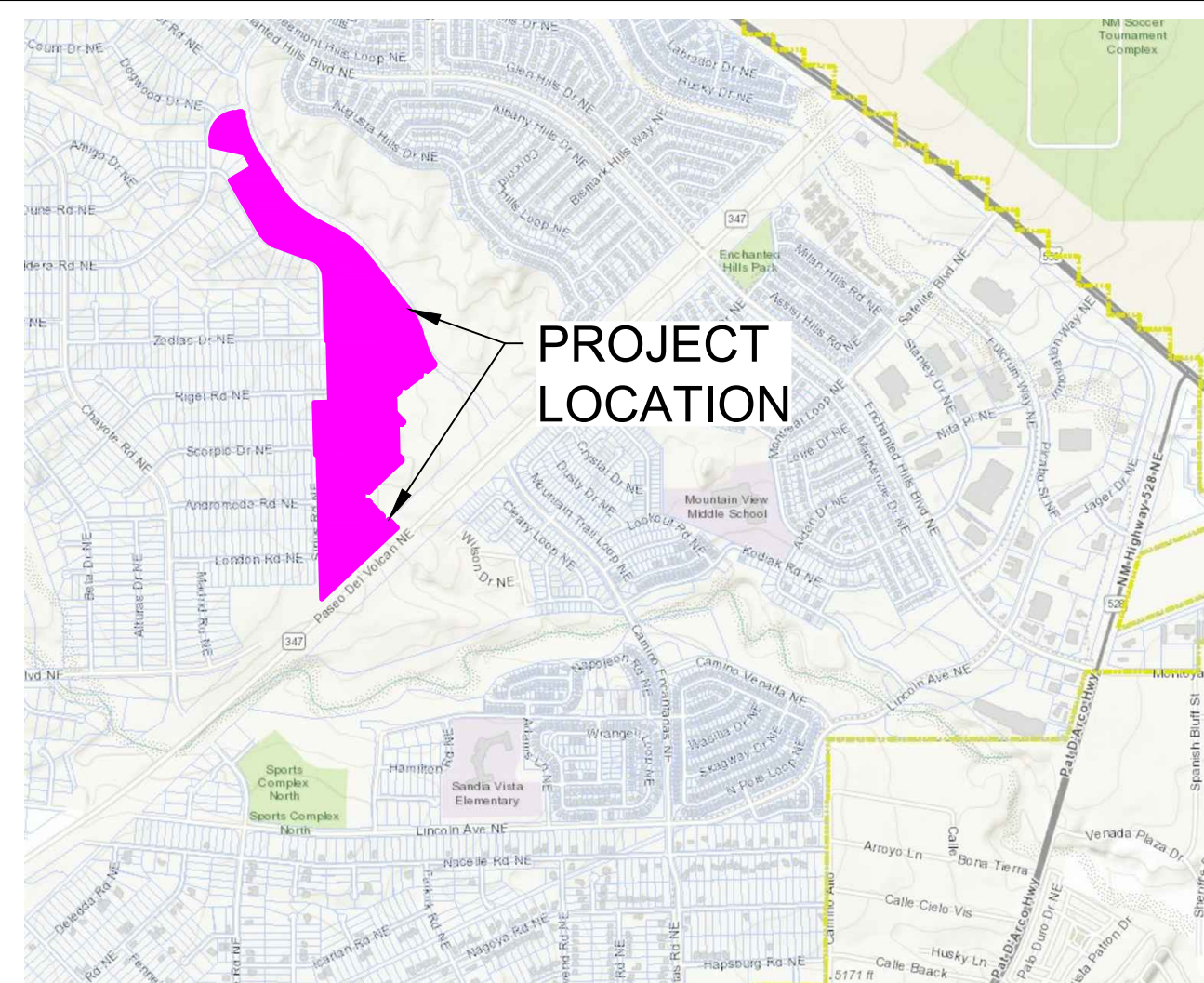
I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

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 \_\_\_\_\_



**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 waterline 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.

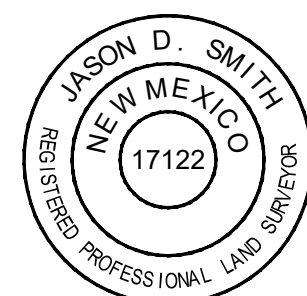
Combined Scale Factor = 0.9996612633

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 \_\_\_\_\_

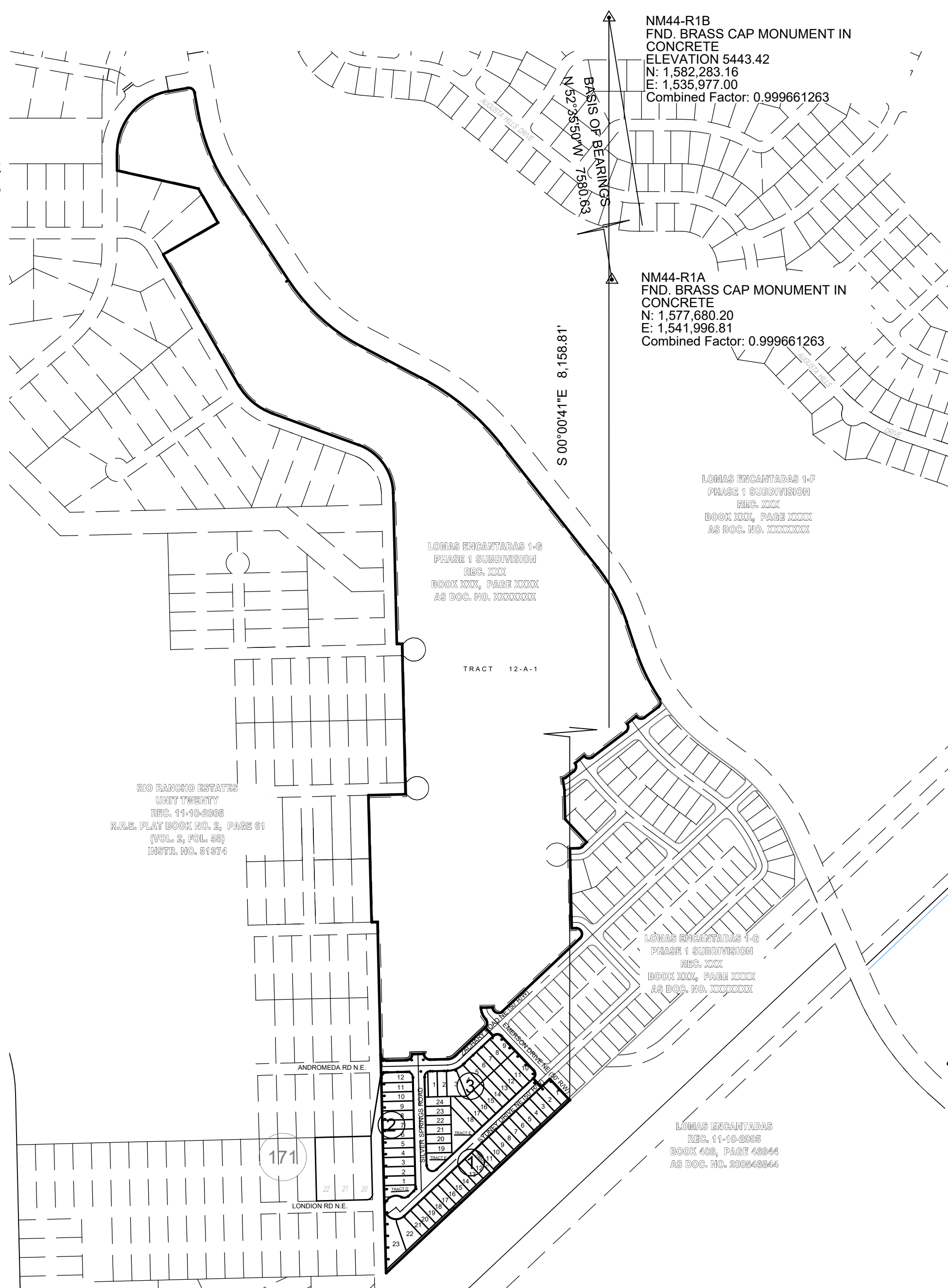
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me the undersigned Notary Public in and for said County and State, personally appeared 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 \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she is the Secretary of Lomas Encantadas Development Company, a New Mexico Corporation organized under the laws of the State of New Mexico and that she signed this instrument on behalf of said corporation as the free act and deed of said corporation.



PUBLIC UTILITY EASEMENTS

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

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

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

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

Disclaimer

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

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

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

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' WIDE PUBLIC WATERLINE EASEMENT AS NOTED AND SHOWN HEREON.
2. TO DIVIDE TRACT '12-A' INTO 59 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 6 TRACTS.
3. TRACTS 'A', 'B', 'D' AND 'E' TO BE DEDICATED AS P.L.W. EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A.
5. 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.
6. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
7. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-G PHASE 2	PLAT ACRES	<b>74.9802</b>
NO. OF LOTS:	59	LOT ACRES: 7.0185
NO. OF PARCELS:	0	PARCEL ACRES: 0
NO. OF TRACTS:	6	TRACT ACRES: 65.7157
NO. OF EXIST. TRACTS:	1	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.3539
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		2.2620

Plotted: 3/20/2023 1:17:36 PM, By: Duneman, Donnie  
H:\proj\313975.01 - LE16 Ph 2\05 Design\05.11 Survey\PLAT\LE-UTG - PH2 PRELIM PLAT.dwg  
Last Saved: 3/20/2023 1:14:48 PM, uduneman

**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**

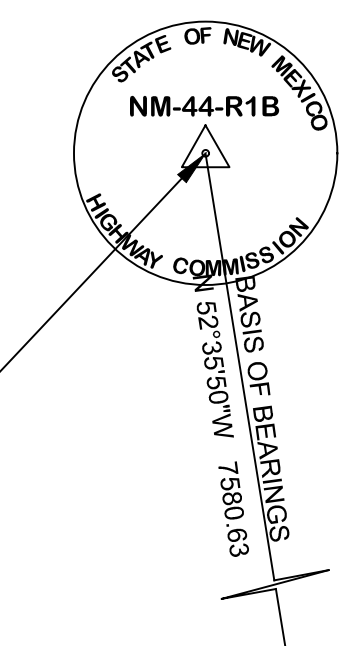
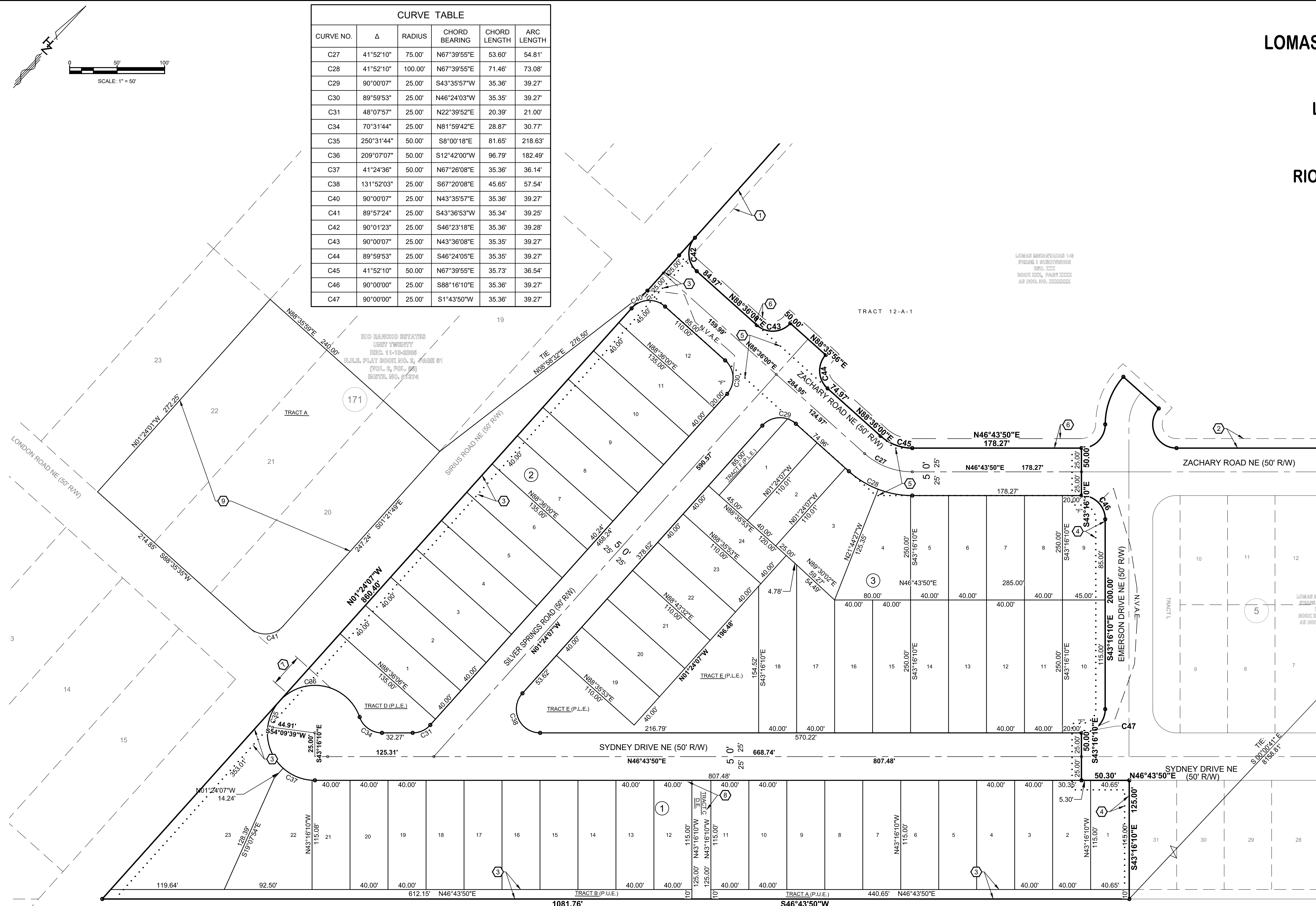
- D.E. - Drainage Easement
- P.L.W.Q.E. - Private Landscaping / Water Quality Easement
- N.V.A.E. - No Vehicle Access Easement
- P.U.E. - Public Utility Easement
- RAD - Radial bearing
- AC - Acres
- R/W - Right-of-Way
- \*F\* - Corner Lot Frontage

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

**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°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'



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

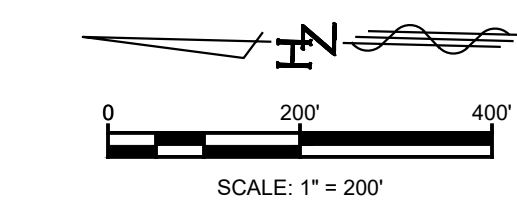
**HUITT-ZOLIARS**  
 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M., 87124  
 (505) 892-5141

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

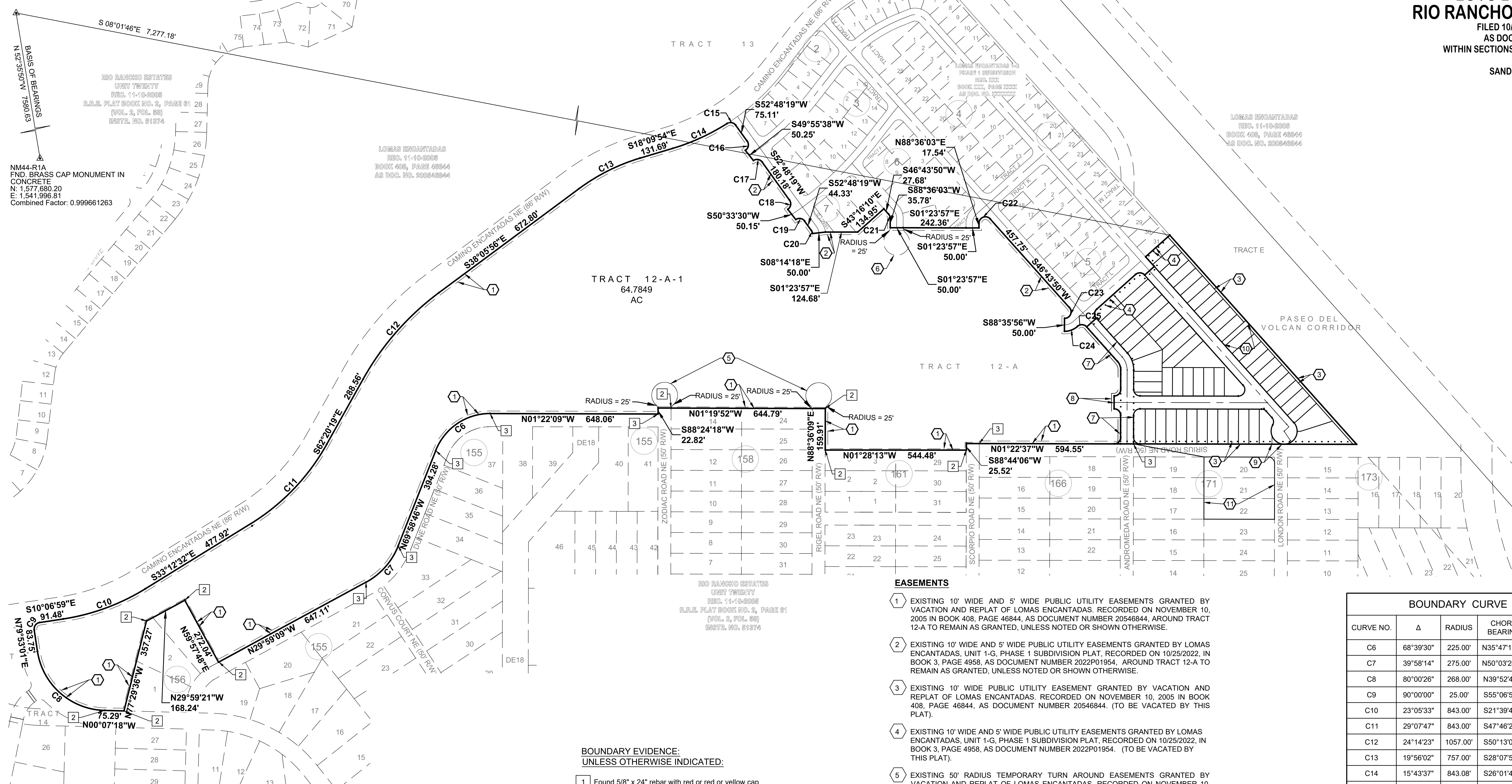
FILED 10/25/2022, IN BOOK 3, PAGE 4958,  
AS DOCUMENT NUMBER 2022P01954)  
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.  
CITY OF RIO RANCHO  
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

MARCH 2023



FOUND NMSHC MONUMENT "NM44-R1B"  
SURVEYED GROUND COORDINATES:  
N=1582.84130, E=1.536.51878  
PUBLISHED N.M. STATE PLANE GRID COORDINATES:  
N=1582.28316, E=1.535.97700



**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

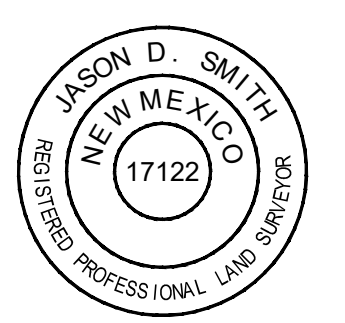
**EASEMENTS**

- 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.
- 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' 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).
- 7 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).
- 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  
 H:\proj\R3\13975.01 - LE\IG Ph. 205 Design\05.11 Survey\PLAT\LE-UTG - PH2 PRELIM PLAT.dwg  
 Last Saved: 3/20/2023 11:44:46 PM, dduneman



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

## 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.

# 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

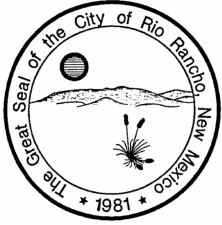
Lomas Encantadas Tract 12

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](#)

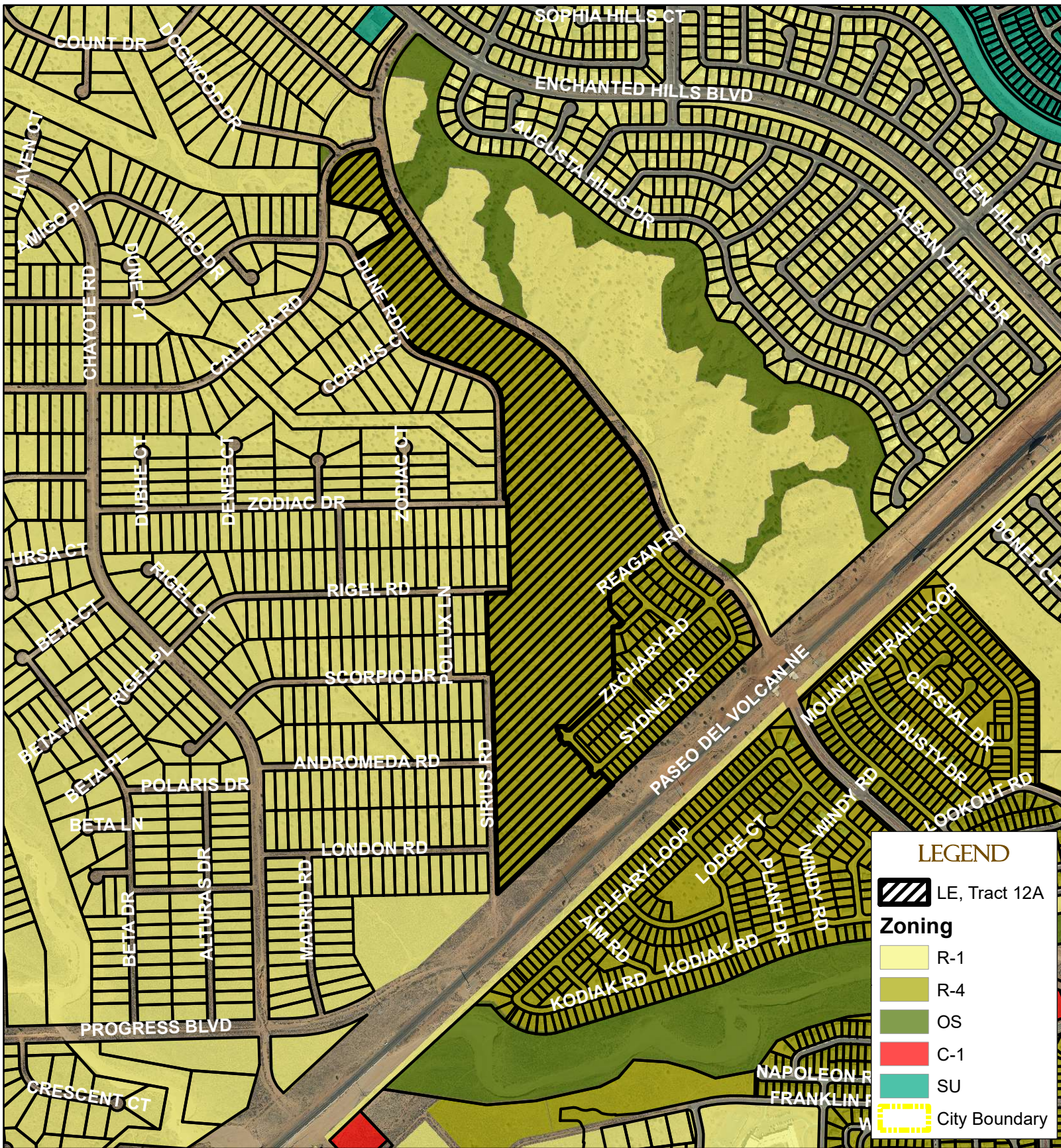
ATTACHMENT: [ReviewerComments](#)

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



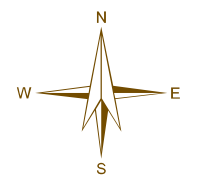
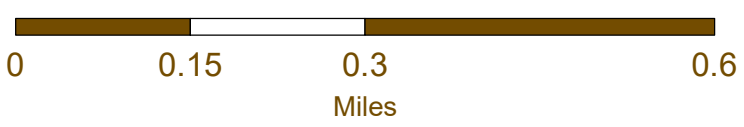
**LEGEND**

-  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





**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: Final Plat:** DSD #23-220-00003 (please reference this # with any correspondence)  
Lomas Encantadas 1G, Phase 2

This is a transmittal for a Final Plat for Lomas Encantadas 1G, Phase 2, creating 59 lots and 6 tracts on 7.0185 acres within a 74.9 acre tract (LE 12A)

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

No Adverse comments.

Peter Prukop  
Reviewer

4/11/2023  
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: Final Plat:** DSD #23-220-00003 (please reference this # with any correspondence)  
Lomas Encantadas 1G, Phase 2

This is a transmittal for a Final Plat for Lomas Encantadas 1G, Phase 2, creating 59 lots and 6 tracts on 7.0185 acres within a 74.9 acre tract (LE 12A)

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

RRFR Comments: International Fire Code 2021 shall be followed.

1. Confirm fire hydrants are in approved distances and locations
2. Turning radius shall be 28’ and culd-de-sac’s shall be 96’ in diameter per IFC Appendix D
3. No crash gates shall be allowed. No dead ends shall be approved.
4. Gated subdivision shall require knox box at entries.
5. No construction is to begin until fire hydrants are fully operational.
6. IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.

Gerard Bauer  
Reviewer

4/13/23  
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: Final Plat:** DSD #23-220-00003 (please reference this # with any correspondence)  
Lomas Encantadas 1G, Phase 2

This is a transmittal for a Final Plat for Lomas Encantadas 1G, Phase 2, creating 59 lots and 6 tracts on 7.0185 acres within a 74.9 acre tract (LE 12A)

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: For informational purposes:

Peach Anderson-Tauzer  
Reviewer

4-11-2023  
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: Final Plat:** DSD #23-220-00003 (please reference this # with any correspondence)  
Lomas Encantadas 1G, Phase 2

This is a transmittal for a Final Plat for Lomas Encantadas 1G, Phase 2, creating 59 lots and 6 tracts on 7.0185 acres within a 74.9 acre tract (LE 12A)

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@rnm.gov](mailto:bbabyak@rnm.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:

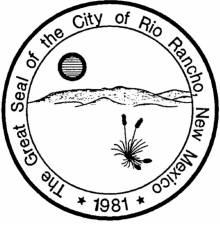
- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

[Type Comments Here or use separate sheet]

SSCAFCA has no comment

\_\_\_\_\_  
Reviewer

\_\_\_\_\_  
Date



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-220-  
00006**

**AGENDA DATE:**  
May 9, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Final Plat.** The applicant, FNA, LLC, through their agent, RESPEC, requests approval of a Final Plat for the Vista Montebella Subdivision on the property 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, requests approval of a Final Plat for the Vista Montebella Subdivision on the property legally described as Unit 10, Block 24, Lots 63-75; Block 74, Lots 1-8; Block 75, Lots 1-5 and 14. The subdivision would create 97 single-family lots in an area zoned R-2: Single Family Residential, R-3: Mixed-Residential, and R-4: Single Family Residential.

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 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.

The preliminary plat for the Vista Montebella Oeste Subdivision was approved with conditions by the Planning and Zoning Board on October 26, 2021. The plat was extended November 8, 2023 and amended April 25, 2023.

### **I. GENERAL INFORMATION**

**A. Dry Utilities/Gas:** The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.

**B. Water and Wastewater Availability:** City Utilities Department issued a Water and Wastewater Availability Statement dated January 12, 2021

**C. 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. SCAFCA had no adverse comments.

D. Roads & 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.  
E. Recreation Facilities/Open Space: None  
F. 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 H are common space tracts to be dedicated to and maintained by the HOA.  
G. Public Site Dedications: None.  
H. Vacations: None  
I. 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 RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS  
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE  
The proposed 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 the subdivision and related infrastructure plans and there were no adverse comments. 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).

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-2: Single-Family Residential Zoning District, the R-3: Mixed-Residential Zoning District, and the R-4: Single-Family Residential Zoning District..
3. The final plat is consistent with the preliminary plat as approved by the Planning and Zoning Board on October 26, 2021 and the Preliminary Plat Amendment approved by the Planning and Zoning Board on April 25, 2022.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 34, Pages 1-3.

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:

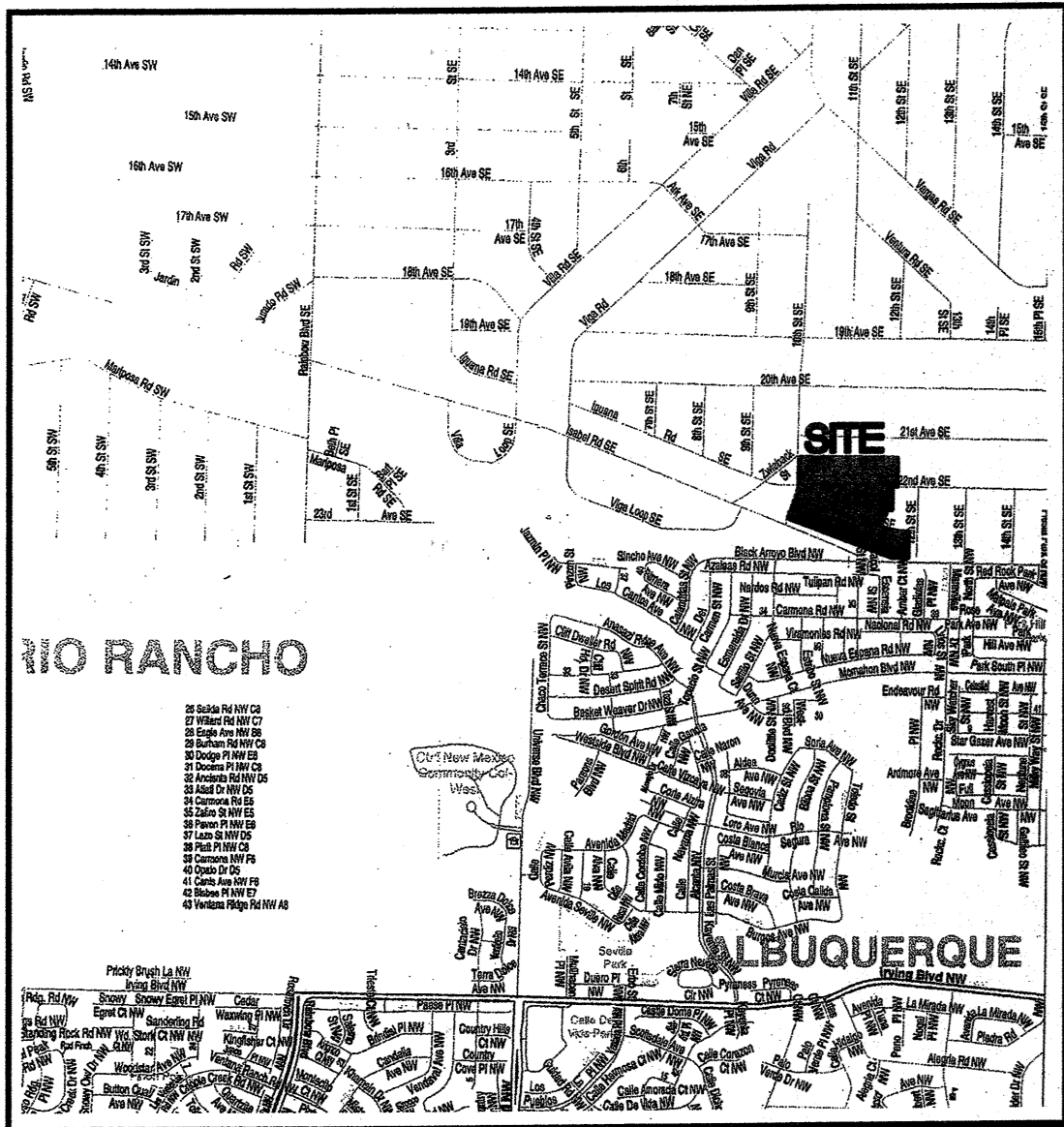
The Development Services Department recommends the Planning and Zoning Board approve the final plat with findings and conditions.

ATTACHMENT: [VISTA MONTEBELLA OESTE 4-20-2023.pdf](#)

ATTACHMENT: [LocationZoneMap.pdf](#)

ATTACHMENT: [21-210-00017 VMO ABM PZB.pdf](#)

ATTACHMENT: [Amendment\\_ABM\\_VMO.pdf](#)



VICINITY MAP not to scale

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.
3-30-2023
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.

Signature of Andrew S. Medina, dated 3-30-2023. License information for Andrew S. Medina, No. 12649.

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.

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.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 31st day of March, 2023 by Gregory N. Anderson, FOR FNA LLC

Signature of Gregory N. Anderson, Notary Public, My Commission Expires: 3/2/2024

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 31st day of March, 2023 by Cary A. R... FOR FNA LLC

Signature of Cary A. R..., Notary Public, My Commission Expires: 3/2/2024

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 2-1010067368084
LOT 3-1010067376084
LOT 4-1010067384084
LOT 5-1010067393084
LOT 14-1010067377066

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 (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.

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

SITE DATA

Table with 2 columns: Field Name and Value. Includes CASE NUMBERS, FEMA MAP 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.

UTILITY APPROVALS

Table with 2 columns: Utility Name and Date. Includes NEW MEXICO GAS COMPANY, PNM, SPARKLIGHT, LUMEN TECHNOLOGIES.

CITY OF RIO RANCHO 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

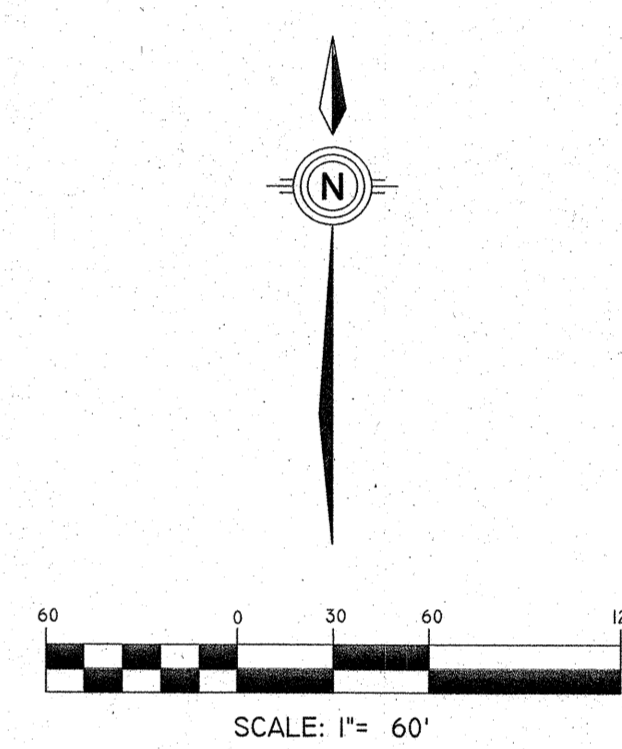
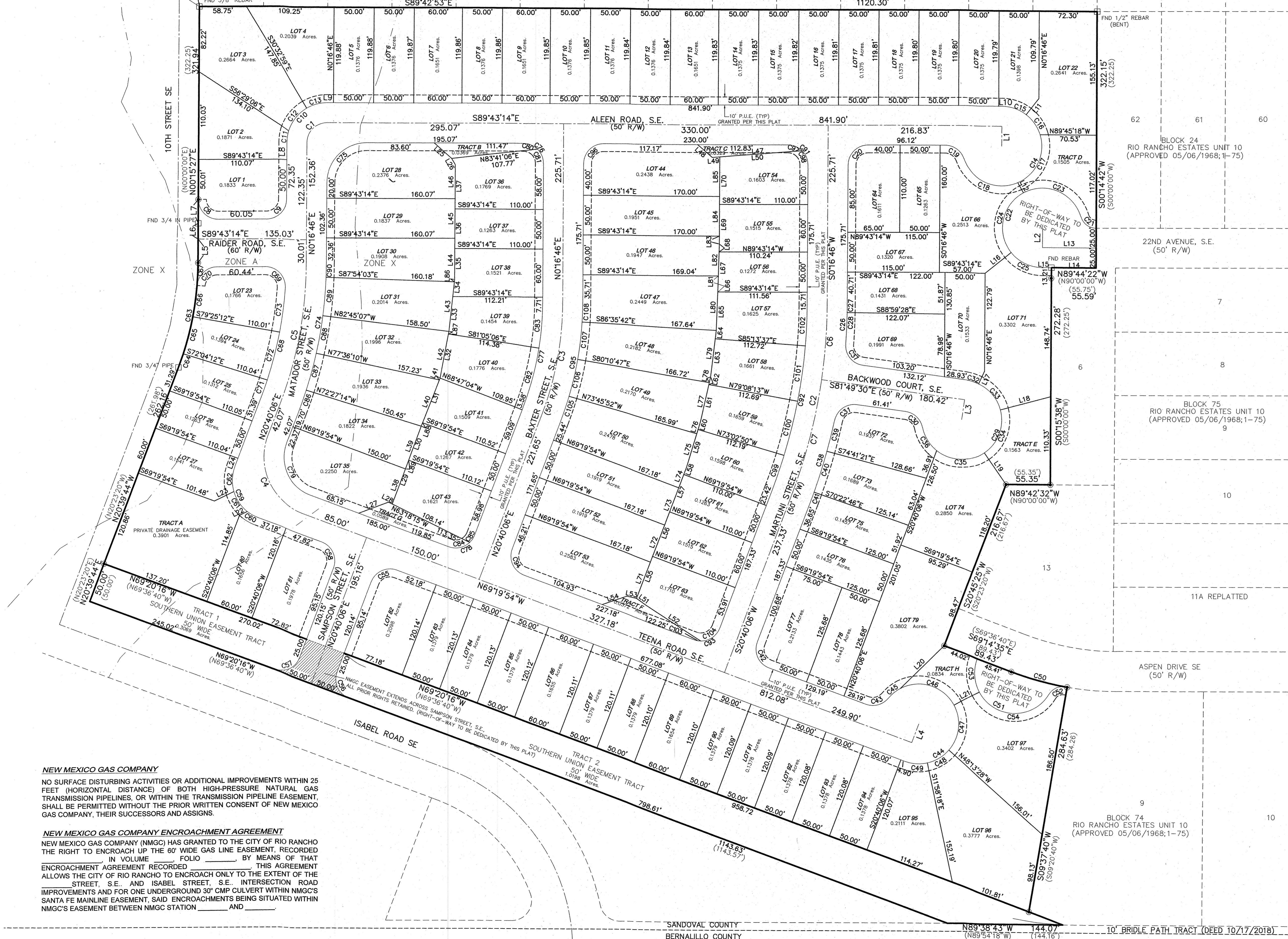
BY: SANDOVAL COUNTY TREASURER DATE

Professional seal and contact information for Community Sciences Corporation, Land Surveying, (505) 897-0000. Includes license number N604-03-605.

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

NGS 1ST ORDER STATION "SAGE"  
NAD 1983 NM STATE PLANE COORDINATES  
NM CENTRAL ZONE 3602  
N=1545610.01 usft  
E=149263.24 usft  
CONVERGENCE=00D 17' 01"  
COMB SCALE FACTOR = 0.999645

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, NMPC  
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.

**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 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

PAGE 2 OF 3

PLAT OF  
VISTA MONTEBELLA OESTE

DWG. PATH:  
C:\WORK - FNA LLC (2020)\SURVEY\VISTA MONTEBELLA OESTE - PLATTING ACTION FOR LOTS 2020 NEW DATA\0604 - FNA LLC (2020)\SURVEY\VISTA MONTEBELLA OESTE BNDY.DWG

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

**Community Sciences Corporation**  
Land Surveying  
(505) 897-0000

SANDOVAL COUNTY  
BERNALILLO COUNTY

BLOCK 74  
RIO RANCHO ESTATES UNIT 10  
(APPROVED 05/06/1968;1-75)

BLOCK 75  
RIO RANCHO ESTATES UNIT 10  
(APPROVED 05/06/1968;1-75)

BLOCK 24  
RIO RANCHO ESTATES UNIT 10  
(APPROVED 05/06/1968;1-75)

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'

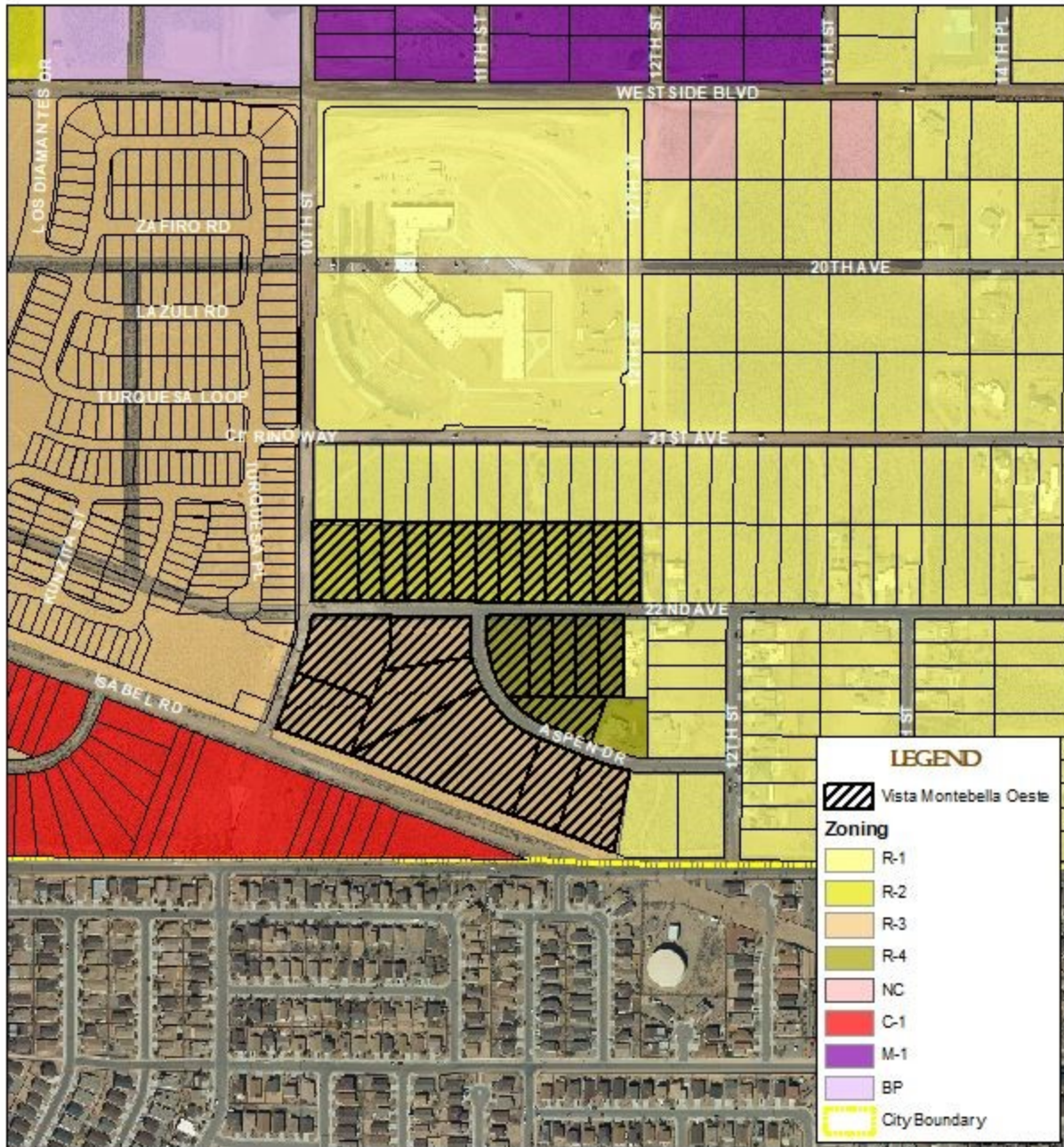
NUM	BEARING	DISTANCE
L58	S20°40'06"W	10.00'
L59	S16°45'41"W	49.03'
L60	S16°45'41"W	10.00'
L61	S12°43'14"W	48.20'
L62	S12°43'14"W	10.01'
L63	S 6°46'19"W	48.18'
L64	S 6°46'19"W	10.01'
L65	S 2°17'29"W	48.67'
L66	S 2°17'29"W	10.01'
L67	S 1°39'32"W	40.01'
L68	S 1°39'32"W	10.00'
L69	S 0°16'46"W	50.00'
L70	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'

PLAT OF  
 VISTA MONTEBELLA OESTE

DWG. DATE: 02/24/2021  
 DATE: 02/24/2021  
 SCALE: N/A  
 DRAWN: CFS  
 CHECKED: SLN/TWP  
 DWG. NO.: N004-03-605

Community Sciences Corporation  
 Land Surveying  
 (505) 897-0000

# VISTA MONTEBELLA OESTE

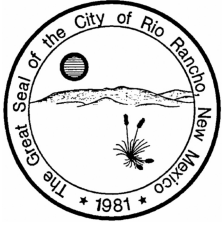


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, reliability, or completeness. This map is not a survey and should be used for graphical purposes only.



Map Created by Brian Babyak on October 8, 2021





## CITY OF RIO RANCHO COVER PAGE

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

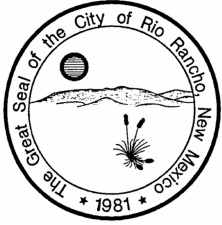
The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [LocationZoneMap](#)

ATTACHMENT: [Application&Plat](#)

ATTACHMENT: [ReviewerCommentsCompiled](#)

ATTACHMENT: [ReproductionofNotifications](#)



## 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:

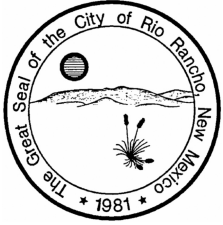
Staff recommends the Planning and Zoning Board approve the preliminary plat amendment for the Vista Montebella Oeste Subdivision, with findings and conditions.

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](#)



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 9, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
Planning and Zoning Monthly Building Activity Report - APRIL 2023

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

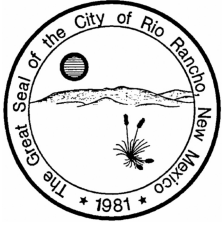
**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [PZ Monthly Building Activity Report - APR 2023.pdf](#)

## 2023 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY	FEB	FEBRUARY	MAR	MARCH	APR	APRIL	ANNUAL TOTALS	
	#s	VALUATION	#s	VALUATION	#s	VALUATION	#s	VALUATION		
Single Family	43	\$8,951,141	46	\$8,364,417	94	\$18,383,028	79	\$15,752,821	262	\$51,451,407
Additions/Residential	12	\$274,745	11	\$312,161	17	\$294,273	16	\$520,653	56	\$1,401,832
New Commercial	1	\$946,598	2	\$11,050,000	0	\$0	0	\$0	3	\$11,996,598
New Office/Institution	0		0		0		0		0	\$0
New Industrial	0		0		0		0		0	\$0
Non-Residential Interior Tenant Improvement	5	\$713,692	7	\$771,650	5	\$491,649	4	\$1,766,469	21	\$3,743,460
Office/Institution Addition	0		0		0		0		0	\$0
Industrial Addition	0		0		0		0		0	\$0
New Multi-Family	0		0		3	\$4,643,322	1	\$1,170,798	4	\$5,814,120
Telecommunication Tower	1	\$15,000	1	\$27,500	2	\$50,000	2	\$35,000	6	\$127,500
Demolition - Non-Residential	0		0		0		1	\$20,000	1	\$20,000
Demolition - Residential	0		0		0		0		0	\$0
Fence	11	\$166,500	6	\$25,880	11	\$148,800	7	\$100,200	35	\$441,380
Garages	3	\$89,290	6	\$293,155	7	\$223,032	7	\$362,879	23	\$968,356
Pool	9	\$685,336	6	\$470,945	5	\$279,466	13	\$863,213	33	\$2,298,960
Reroofs/Windows/ Doors	41	\$648,357	44	\$528,563	77	\$938,804	96	\$1,561,036	258	\$3,676,760
Retaining Wall	11	\$1,322,675	9	\$348,001	17	\$10,050,500	4	\$150,676	41	\$11,871,852
Small Shed (120 sq.ft. or less)	11	\$49,837	20	\$84,063	16	\$59,157	20	\$94,109	67	\$287,166
Sheds	3	\$24,467	3	\$48,682	8	\$90,729	8	\$501,902	22	\$665,780
Solar (Rooftop & Ground Mount)	60	\$1,297,854	57	\$984,071	75	\$1,499,106	81	\$32,273,073	273	\$36,054,104
Business Registrations (Occupancy Inspection)	13		9		15		14		51	\$0
Building Inspections	2,781		2,080		2,716		2,559		10,136	\$0
Engineering Inspections	143		136		142		138		559	\$0
R.O.W. Permits (Fees)	21	\$6,424	25	\$4,037	25	\$6,091	36	\$8,009	107	\$24,560
<b>TOTALS:</b>	<b>3,169</b>	<b>\$15,191,916</b>	<b>2,468</b>	<b>\$23,313,125</b>	<b>3,235</b>	<b>\$37,157,957</b>	<b>3,086</b>	<b>\$55,180,838</b>	<b>11,958</b>	<b>\$130,843,835</b>



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 9, 2023

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
Planning and Zoning Monthly Summary Plat Report - APRIL 2023

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [PZ Monthly Summary Plat Report - APR 2023.pdf](#)

**SUMMARY PLAT ACTIVITY  
APRIL 2023**

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
20-200-00010	03/23/20	12A, 16A, 16B, BLOCK 22, U10	Under Review	
21-200-00003	01/27/21	UNIT 16 BLOCK 91 TRACT A SPLIT	RECORDING	
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00010	03/03/21	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00008	03/17/22	UNIT 16, BLOCK F, LOTS 6 & 7 COMBO	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00033	10/19/22	RR Estates Unit 16, Blk J, Lot 1	Under Review	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00001	01/10/23	UNIT 11, BLOCK P, LOTS 15 AND 16 COMBO, SUMMARY PLAT	Under Review	
23-200-00004	02/14/23	PETROGLYPH MEDICAL PLAZA, BLOCK A, LOTS 6A1A AND 7A1 COMBINATION SUMMARY PLAT	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00007	03/03/23	SUMMARY PLAT, LOT SPLIT (TRACT P-1C), CARTESIAN SURVEYS, INC.	Under Review	
23-200-00008	03/08/23	U11, BLK10, LOTS 66 & 67 (LOT COMBO)	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00011	03/28/23	MELON RIDGE, BLK 2, TRACT B AND LOTS 2, 3 LOT LINE ADJUSTMENT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00013	04/17/23	UNIT 17, BLOCK 148, LOTS 10-11, LOT COMBINATION	Under Review	
<b>TOTAL TO DATE: 36</b>				

GREEN = NEW ITEMS