Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
May 23, 2023
6:00 PM
City Hall

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

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

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

Board Members

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1 May 9, 2023 Planning and Zoning Board Meeting Minutes
2023-0509 PZB Minutes.docx

PUBLIC HEARINGS

2 **Variance**. The applicant, Jose Solano, requests approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property is located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10, and is zoned R-1: Single Family Residential. Staff contact is Michelle Costilla and **staff recommends the item be postponed to the June 27, 2023 Planning and Zoning Board meeting to allow for further legal interpretation of the Overlay Zone Ordinance.**
Zoning, Location.pdf

3 **Subdivision Variance.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 (I) requiring street jogs be offset a minimum of 125 feet, for a 75 foot street jog in the Broadmoor Heights Unit 5 Subdivision. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

LocationZoneMap.pdf
Broadmoor U5 - Variance Request Package (04-21-2023).pdf
Broadmoor Heights MP
ReproductionofNotifications.pdf
ReviewerComments.pdf
Findings of Fact_23-280-01.pdf

4 **Conditional Use Permit.** The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey, Dickason, Sloan, Akin & Robb, P.A, is requesting approval of a Conditional Use Permit Renewal for an off premises digital sign at the subject property legally described as Oakmount Portion of PH, Block2B, Lot B1B, located at 3851 Southern Blvd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.
Application Packet
Location_Zoning Map
Legal Ad.pdf
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf

5 **Preliminary Plat Extension.** The applicant, LGI Homes New Mexico, LLC, through their agent, Mark Goodwin & Associates, PA, is requesting approval of an extension for the High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Application
Plat
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf
Legal Ad.pdf
Letter of Authorization
Public Comment.jpg

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
May 23, 2023

DEPARTMENT:
Development Services

SUBJECT:
May 9, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-0509 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MAY 9, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Kevin Kofchur, District 2	Amy Rincon, Development Services Director
Fred Radosevich, District 3, Chair	Brian Babyak, Planner II
Robert Gabaldon, District 4 *(Virtual)*	Michelle Costilla, Planner I
Scottie Richardson, District 5 *(Virtual)*	Chris Benson, Planner I
Cheryl Baker, District 6, Vice-Chair	Sharon Bitah, Administrative Assistant
Sal Tortorici, At-Large	
MEMBERS ABSENT:	
Leonel Gallegos, District 1	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

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

PUBLIC FORUM

CONSENT CALENDAR

1) April 25, 2023 Planning and Zoning Board Meeting Minutes

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

PUBLIC HEARINGS

2) The applicant, David Baca, requested 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 member, Michelle Costilla presented the item, recommending approval with findings and conditions and stood for questions.

Applicant, David Baca, after being administered the oath virtually spoke on the item and stood for questions.

Commissioner Tortorici and Commissioner Kofchur had questions regarding landscaping, which were answered by staff member, Michelle Costilla and Development Services Director, Amy Rincon.

Chairman Radosevich asked about the need for a Conditional Use Permit in a commercial zone, which was clarified by Development Services Director, Amy Rincon.

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

3) The applicant, MVS Development LLC, through their agent, Mark Goodwin & Associates PA, requested approval of a preliminary plat extension for the Cielo Azul Preliminary Plat.

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

Agent, Hiram Crook, spoke on the item and stood for questions, after being administered the oath virtually.

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

4) The applicant, Pulte Group, through their agent, Bohannan Huston, Inc., requested approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat.

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

Agent, Kevin Patton agreed with staff's conditions after being administered the oath virtually and stood for questions.

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

5) The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, requested 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 member, Brian Babyak presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Jean Springer Knight spoke on the item and stood for questions.

Staff member, Brian Babyak answered Commissioner Tortorici's question regarding the original approval date of the plat.

Sal Tortorici moved to approve Item #5. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**.

YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici
NO: (None)

6) The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for the Lomas Encantadas 1G, Phase 2 Subdivision, on the property legally described as Lomas Encantadas Tract 12A.

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

Applicant, Bryan Aragon confirmed he reviewed the conditions of approval and stood for questions.

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

7) The applicant, FNA, LLC, through their agent, RESPEC, requested 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 member, Brian Babyak presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Rick Squires stood for questions.

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

After the vote, Agent, Rick Squires thanked staff member, Brian Babyak and Development Services Deputy Director, David Serrano for their help and affable work environment. Chairman Radosevich further commented on how thorough the planning reports are prepared by staff, which makes his job easier.

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

8) Planning and Zoning Monthly Building Activity Report - APRIL 2023

Commissioner Tortorici had a question regarding the large solar numbers and whether there was a large project in motion. Development Services Director, Amy Rincon explained the Atrisco project and how the valuation shows up on the report.

9) Planning and Zoning Monthly Summary Plat Report - APRIL 2023

ADJOURNMENT

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

Chairman Radosevich adjourned the meeting at 6:35 PM.

APPROVED THIS 23rd DAY OF MAY, 2023

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00002

AGENDA DATE:
May 23, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Jose Solano, requests approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property is located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10, and is zoned R-1: Single Family Residential. Staff contact is Michelle Costilla and **staff recommends the item be postponed to the June 27, 2023 Planning and Zoning Board meeting to allow for further legal interpretation of the Overlay Zone Ordinance.**

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the item be postponed to the June 27, 2023 Planning and Zoning Board meeting to allow for further legal interpretation of the Overlay Zone Ordinance.

ATTACHMENT: Zoning, Location.pdf

336 NORTHERN BLVD NE

Subject Property

Zoning

R-1

GIS
Moving Spatial
Data Forward

N
W
E
S

RioRancho
City of Vision

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

0 150 300 600

Feet

Map created by: Michelle Costilla 5/5/2023

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-280-00001

AGENDA DATE:
May 23, 2023

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 (I) requiring street jogs be offset a minimum of 125 feet, for a 75 foot street jog in the Broadmoor Heights Unit 5 Subdivision. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 (I) requiring street jogs be offset a minimum of 125 feet, for a 75 foot street jog in the Broadmoor Heights Unit 5 Subdivision.

Section 155.41 (I) states: "Street jogs with centerline offsets shall be avoided, but where necessary shall have a minimum offset of 125 feet."

The applicant states: "We are requesting a variance request for Broadmoor Heights Unit 5 subdivision in regards to the distance between street centerline offsets. The Broadmoor Heights Preliminary Plat was approved on Jan 24, 2023 and showed a street jog between Sherman Avenue and James Road of 75'. During the CoRR Engineering review process, a design comment was provided to provide a minimum 125' distance between the two streets per City Code 155.41. Due to some site constraints, we are requesting a variance to keep the subdivision layout per the approved Broadmoor Heights Unit 5 preliminary plat which shows the 75' centerline street jog between Sherman Ave. and James Rd."

In the attached justification letter, the applicant provides further justification for the variance in meeting the Master Plan layout and utility connections.

R.O. 2003 § 155.60 (A) addresses subdivision variances, stating "(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

Staff recommends the Planning and Zoning Board find that the variance to the strict application of the street jog requirement may be allowed as the proposed approved layout for Broadmoor Heights Unit 5, under Preliminary Plat #22-210-00019 conforms to the Broadmoor Heights Master Plan. The layout would provide for an improved design by allowing Sherman Road to not be offset across Amy Road, the main collector road within Broadmoor Heights. As the applicant states in their

justification letter, the intent of the layout is to provide a green space to see when you first enter the subdivision, which results in an improved subdivision design.

NOTIFICATIONS:
Notice of a pending development application was sent via certified mail to property owners within 100 ft of the subject property and via informational postcard to property owners between 100 ft and 300 ft of the subject property fifteen days prior to the public hearing date. A legal notice was published in the Rio Rancho Observer on May 8, 2023. A notice sign was posted to the property on May 16, 2023.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
The departments of Development Services (Engineering), SSCAFCA, MRCOG, and Fire & Rescue reviewed the application and had no adverse comments. The application was also sent to Police, Parks, Recreation, and Community Services, and RRPS, however, staff did not receive comments.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the subdivision variance request, based on the following findings of fact:

General Findings of Fact:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required street jog distance of 125 feet.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

Specific Findings and Conditions of Approval:
1. A variance to R.O. 2003 § 155.41 (I) requiring "Street jogs with centerline offsets shall be avoided, but where necessary shall have a minimum offset of 125 feet." is hereby granted.
2. The proposed street layout provides an improved design in the Broadmoor Subdivision.
3. The proposed street layout conforms to the Broadmoor Heights Master Plan.

If the Planning and Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

Specific Findings of Fact for Denial:
1. A variance to R.O. 2003 § 155.41 (I) requiring "Street jogs with centerline offsets shall be avoided, but where necessary shall have a minimum offset of 125 feet" is hereby denied.
2. The proposed street jog does not provide an improved design and there are no unusual conditions that exist to grant the variance

ALTERNATIVES:

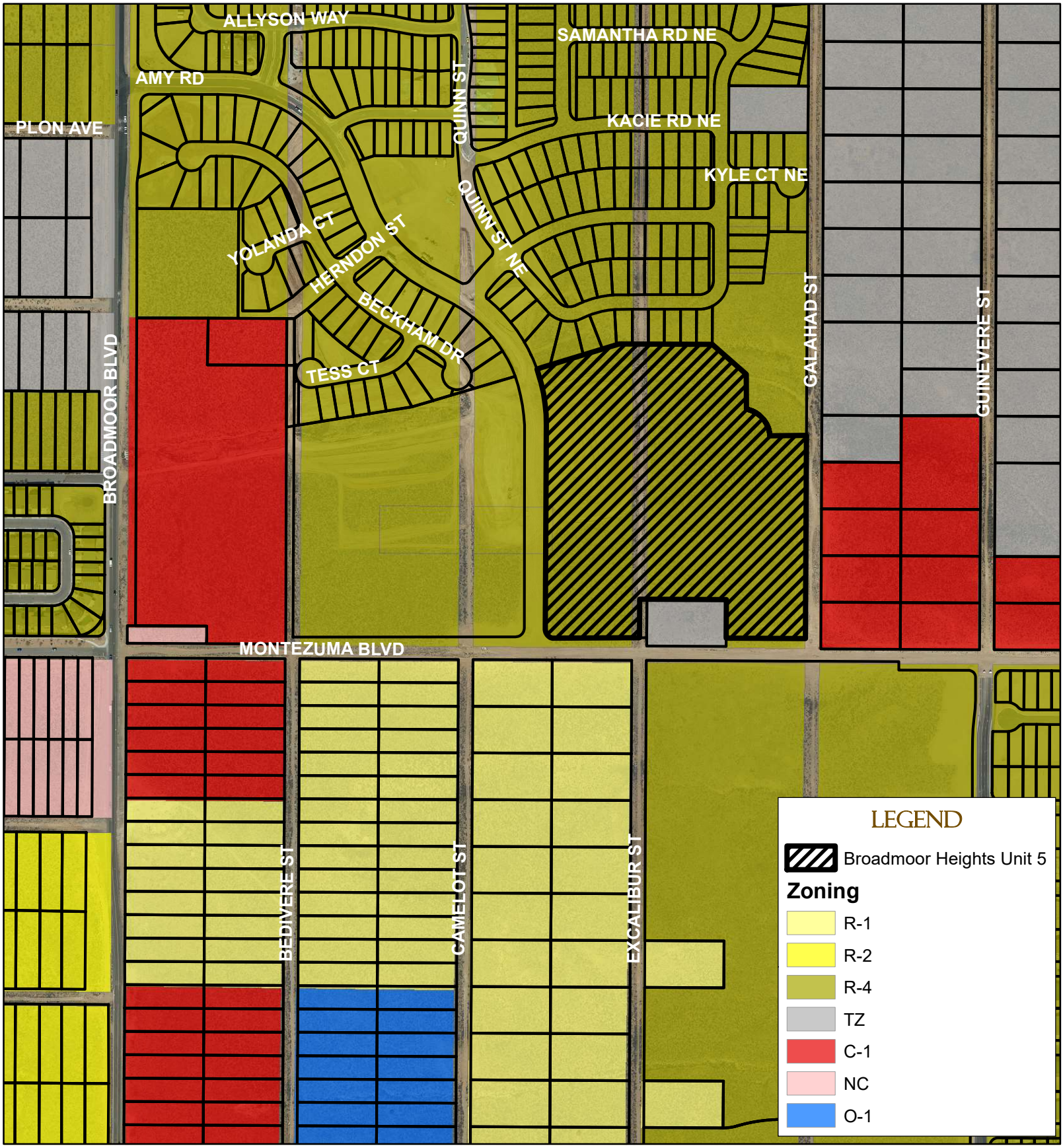
The Planning and Zoning Board may:
1. Approve the subdivision variance with findings.
2. Approve the subdivision variance with amendments to the findings.
3. Deny the subdivision variance.
4. Postpone action on the subdivision variance to allow for further review and information

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve of the variance request.

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: Broadmoor U5 - Variance Request Package (04-21-2023).pdf
ATTACHMENT: Broadmoor Heights MP
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: ReviewerComments.pdf
ATTACHMENT: Findings of Fact_23-280-01.pdf

BROADMOOR HEIGHTS UNIT 5



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

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on January 6, 2023

0 0.075 0.15 0.3

Miles

N W E S

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: BGV Rio Rancho I, LLC		Phone: 480-751-6290
Address: 10611 N. Havden Road, Suite D-105		E-Mail: dbeckham@bg-ventures.com
City: Scottsdale	State: AZ	Zip: 85260
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) kmk
Agent Name: Bohannan Huston Inc. (Kelly Klein, P.E.)		Phone: 505-823-1000
Address: 7500 Jefferson St NE		E-Mail: kklein@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

Request for preliminary plat approval and subdivision variance.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Broadmoor Heights/ Unit 5	Block(s):	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 78	Total area of site (acres) 17.5

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: Kelly Klein, P.E.	Applicant:	Agent: X
Signature: Kelly M. Klein		Date: 04-19-2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 21, 2023

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

Re: Variance Request – Broadmoor Heights Unit 5 (Tract 5 Broadmoor Heights)

Dear Brian,

We are requesting a variance request for Broadmoor Heights Unit 5 subdivision in regards to the distance between street centerline offsets. The Broadmoor Heights Preliminary Plat was approved on Jan 24, 2023 and showed a street jog between Sherman Avenue and James Road of 75'. During the CoRR Engineering review process, a design comment was provided to provide a minimum 125' distance between the two streets per City Code 155.41. Due to some site constraints, we are requesting a variance to keep the subdivision layout per the approved Broadmoor Heights Unit 5 preliminary plat which shows the 75' centerline street jog between Sherman Ave. and James Rd.

As part of the submittal, the following information is attached for review and comment by the necessary City Agencies and the City Planning and Zoning Commission:

- CoRR Planning and Zoning Application
- Approved Preliminary Plat for Broadmoor Heights Unit 5
- Exhibit showing site constraints is support of variance request.
- Narrative (see below) explaining the reasons for the request.

This variance request is made for the purpose of reducing the allowable distance between intersections on Sherman Ave and James Road from 125' to 75' thus maintaining the current street layout as shown per the approved Master Plan and approved Preliminary Plat for Broadmoor Heights Unit 5. Reasons for the variance request are listed below:

1. Broadmoor Heights Unit 5 is part of an approved Master Planned area which provided layouts for each unit to be developed based on utility connections, terrain, and zoning. The approved preliminary plat for Unit 5 adheres to this approved master plan layout.

2. Unit 5 is the 4th phase to be developed from the Master Plan and backbone infrastructure has been constructed in the prior phases in accordance with the master plan to support Unit 5. Specifically, the current waterline utility connections for Unit 5 are located in Sherman Avenue. Adjusting the location of Sherman Avenue would require re-routing the existing waterline connection.

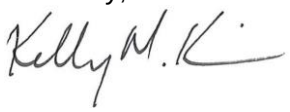
3. Per the Master plan, Sherman Avenue lines up with the master planned future entrance for Broadmoor Heights Unit 4 along Amy Road. Amy Road is currently built and is the backbone road for all the different Broadmoor phases. Adjusting the location of Sherman Avenue may create the same intersection jog along Amy Road.

4. The intent of the layout is to provide a green space to see when you first enter the subdivision.

5. Unit 5 consists of 78 total lots which generates a low average daily traffic number of 390 ADT. The number of vehicles using and making the turns into Sherman and onto James is has the least traffic movements of the intersection. Speeds are limited to 25 mph. There are a stop conditions on James Rd and Sherman Ave. In addition, traffic into Unit 5 is limited by a single access point (Sherman Ave) and is therefore used by the lot owners since there is no thoroughfare through Unit 5 to adjoining roads.

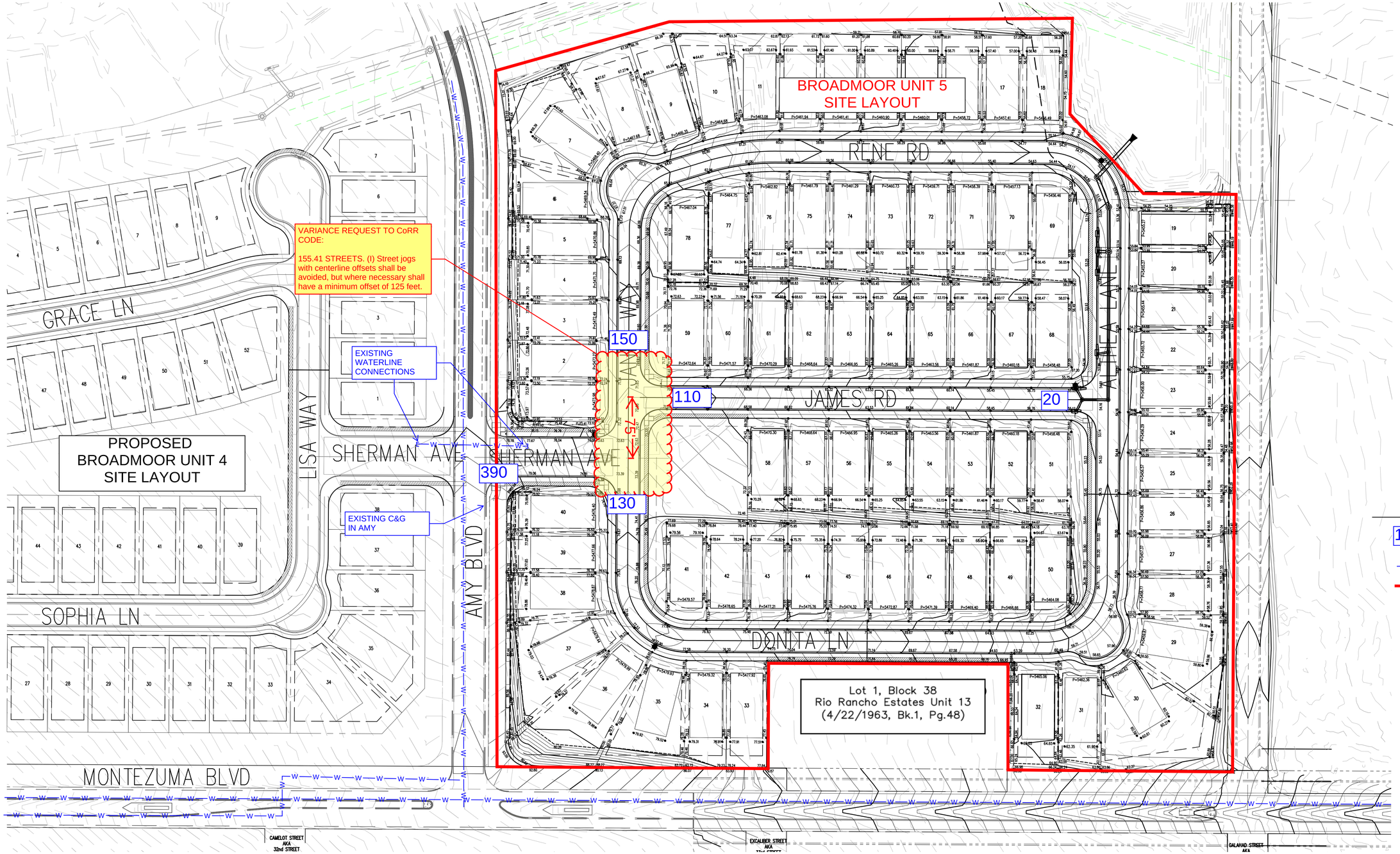
Please feel free to give me a call at 823-1000 if you should have any questions or required any additional information regarding the submittal.

Sincerely,



Kelly Klein, P.E.
Engineer
Community Development & Planning

Enclosures
cc: David Beckham, BGV Rio Rancho I, LLC (w/encl)
Jeff Jesionowski, (w/encl)



LEGEND

- 110 — TRAFFIC COUNTS
- —W— EXISTING WATERLINE
- BROADMOOR UNIT 5 BOUNDARY

N

60 30 0 60

1" = 60'

VARIANCE REQUEST EXHIBIT

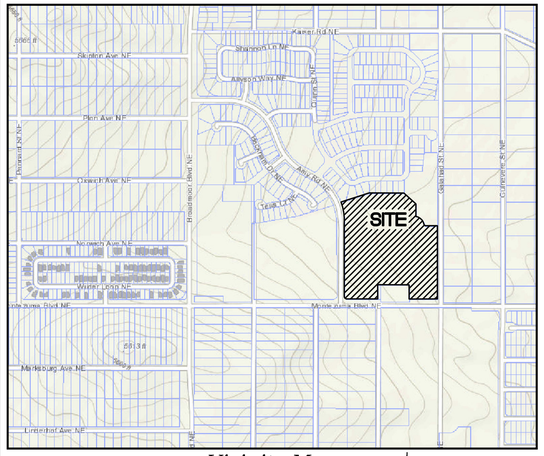
BROADMOOR HEIGHTS UNIT 5

DRAWN BY: XXX		DATE: 04/19/2023	
CHECKED BY: XXX		BHI PROJECT NO. 20230027	SHEET NO. ---

Bohannan Huston
www.bhinc.com 800.877.5332

Wed, 19-Apr-2023 - 4:12pm, Plotted by: KKLEIN
P:\2023\20230027\COP\Design\20230027_grading01.dwg

Plat for
Broadmoor Heights, Unit 5
Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
City of Rio Rancho
Sandoval County, New Mexico
October 2022



Vicinity Map

N.T.S.

Indexing Information

Section 6, Township 12 North, Range 3 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Broadmoor Heights, Unit 3A
UPC #1-013-072-065-068

Legal Description

TRACT 5-A, OF BROADMOOR HEIGHTS, UNIT 3A, 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 NOVEMBER 18, 2021, IN VOL. 3, FOL. 4780 (RRE BK 31, PG. 46-50).

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS, AS SHOWN HEREON.

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___: ___ AM/PM, _____,
20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2006 AND NOVEMBER 2012 AND ADDITIONAL SURVEY WORK PERFORMED IN JUNE & JULY 2013 AND APRIL & MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 6, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	78
NUMBER OF TRACTS CREATED:	9
MILES OF ROAD CREATED:	0.5662 MILES
RIGHT OF WAY DEDICATED BY THIS PLAT:	3.5250 ACRES
TOTAL PLATTED ACREAGE:	18.0709 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND), USING GROUND TO GRID FACTOR OF 0.999656696 WITH AN ORIGIN OF 0,0.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
8. IN LIEU OF RIGHT-OF-WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD PK NAIL WITH WASHER "LS 18374" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
9. IN LIEU OF FRONT CORNER, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WITH A PK NAIL WITH WASHER "LS 18374" IN THE FACE OF WALL.
10. TRACTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Documents

1. PLAT OF RECORD FOR BROADMOOR HEIGHTS, UNIT 3A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 18, 2021, IN VOL. 3, FOL. 4780 (RRE BK. 31, PG. 46-50).
2. PLAT FOR BROADMOOR HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 13, 2018, IN VOL. 3, FOL. 4211 (RRE BK. 27, PG. 64-69).
3. SUMMARY PLAT FOR LOT 1A, BLOCKS RR AND 41, RIO RANCHO ESTATES, UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 4, 2009, IN VOL. 3, FOL. 3031 (RRE BOOK 22, PAGE 73).
4. RIGHT OF WAY MAP FOR BROADMOOR BLVD, PHASE I, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 2, 2017, IN VOL. 3, FOL. 4055 (RRE BK 27, PG. 1-13).
5. REPLAT OF LOTS 7-9 AND 22-24, BLOCK 41, RIO RANCHO ESTATES UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 16, 2017, IN VOL. 3, FOL. 4159 (RRE BK 27, PG. 50-51).
6. PLAT FOR LOTS WITHIN UNITS SEVEN AND 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 13, 1966, IN BK. 1, PG. 69.
7. PLAT FOR RIO RANCHO ESTATES, UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 22, 1963, IN BK. 1, PG. 48.

Free Consent & 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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, COMMUNICATION, WATER AND WASTEWATER SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF RIO RANCHO AND CONVEY TRACTS E2, F, J, K, L & M TO THE BROADMOOR HEIGHTS COMMUNITY ASSOCIATION, INC.

_____
KEVIN PATTON DATE
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC.

STATE OF }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Utility Easements

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

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

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

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

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

E. City of Rio Rancho Utilities for the installation, maintenance, and service of such lines, water and sewer, and other related equipment and facilities reasonably necessary to provide water and sewer 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.

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____ , 20__.

BY:
_____
, CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

I, REBECCA MARTINEZ, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED AND ALL RIGHTS OF WAY (ROW) WHICH ARE SHOWN HEREON WERE ACCEPTED FOR DEDICATION TO THE CITY OF RIO RANCHO BY THE CITY OF RIO RANCHO PLANNING AND ZONING BOARD AT THEIR MEETING HELD ON THE

_____ DAY OF _____, 20__.

BY: _____
REBECCA MARTINEZ, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Utility Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
CABLE ONE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

_____
BRIAN MARTINEZ Date
N.M.R.P.S. No. 18374

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

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

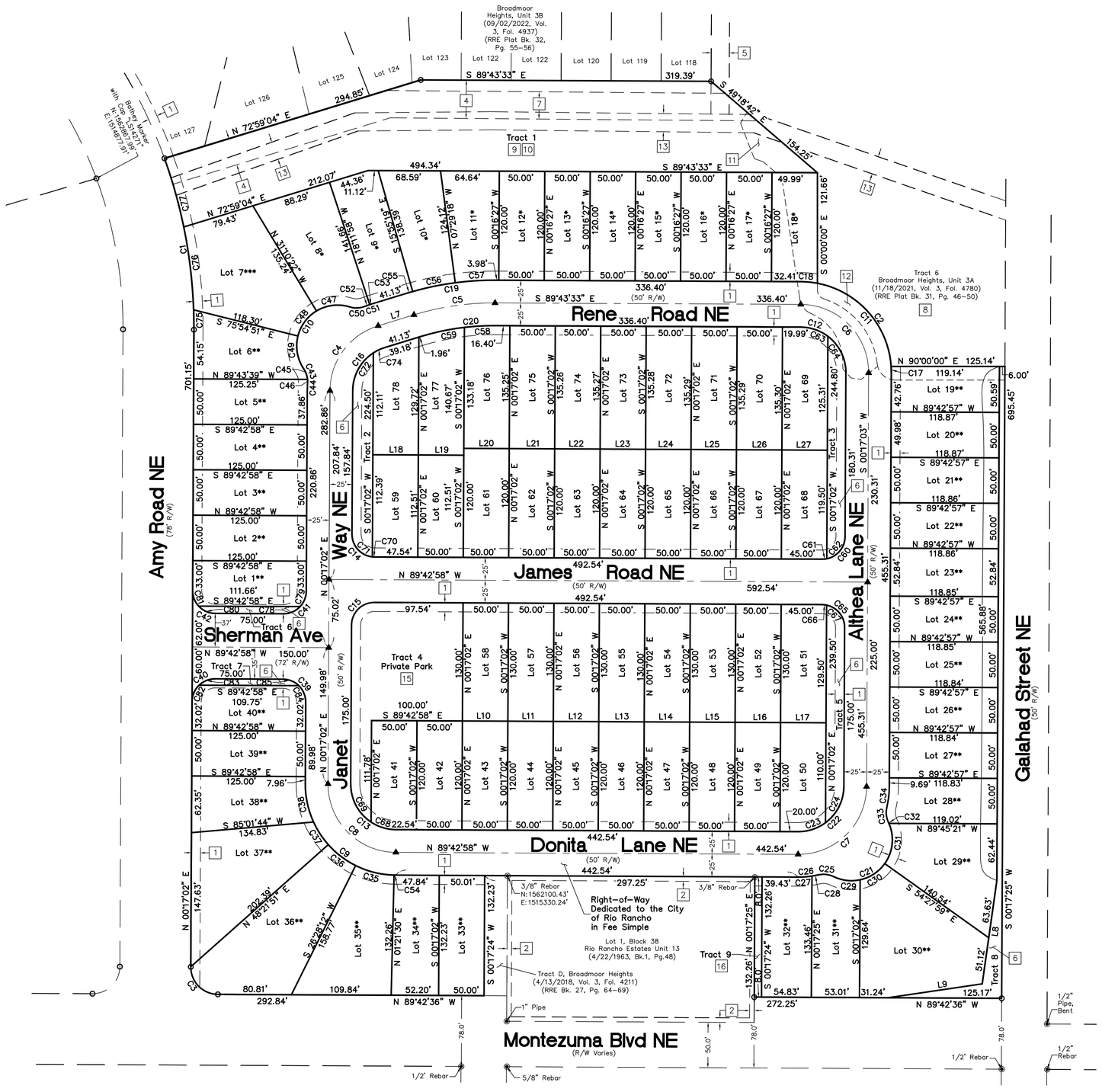
Plat for
Broadmoor Heights, Unit 5
Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
City of Rio Rancho
Sandoval County, New Mexico
October 2022

Note:

* NO VEHICULAR ACCESS FROM THESE LOTS TO TRACTS 1 OR 6, BROADMOOR HEIGHTS, UNIT 3B.

** NO VEHICULAR ACCESS FROM THESE LOTS DIRECTLY TO AMY ROAD, GALAHAD ST OR MONTEZUMA BLVD.

***NO VEHICULAR ACCESS FROM THESE LOTS DIRECTLY TO TRACTS 1 OR 6, BROADMOOR HEIGHTS, UNIT 3B, AMY ROAD, GALAHAD ST OR MONTEZUMA BLVD.



BAR SCALE
0 60' 120'
SCALE: 1" = 60'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND REBAR WITH CAP "LS 14733" UNLESS OTHERWISE INDICATED
○	SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
R/W	RIGHT-OF-WAY
▲	SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

1. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
2. EXISTING 5' PUBLIC UTILITY EASEMENT (4/22/1963, BK. 1, PG. 48)
3. INTENTIONALLY OMITTED
4. EXISTING 30' PUBLIC DRAINAGE EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)
5. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)
6. TRACTS 2, 3, 5, 6, 7 & 8 SHALL BE DESIGNATED AS PRIVATE COMMON AREAS WITH BLANKET LANDSCAPE AND DRAINAGE EASEMENTS. TO BE MAINTAINED BY THE HOA, BENEFITING THE RESIDENTS THEREOF. GRANTED WITH THE FILING OF THIS PLAT.
7. EXISTING 30' PUBLIC DRAINAGE EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)
8. EXISTING PUBLIC BLANKET DRAINAGE EASEMENT OVER ALL OF TRACT 6, BROADMOOR HEIGHTS, UNIT 3B (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50)
9. PRIVATE PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
10. PUBLIC DRAINAGE AND ACCESS EASEMENT, BLANKET IN NATURE, GRANTED TO THE CITY OF RIO RANCHO WITH THE FILING OF THIS PLAT
11. EXISTING TEMPORARY DRAINAGE EASEMENT TO BE MAINTAINED BY THE CITY OF RIO RANCHO (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50) VACATED WITH THE FILING OF THIS PLAT
12. EXISTING 15' TEMPORARY ACCESS EASEMENT (11/18/2021, VOL. 3, FOL. 4780) (RRE BK. 31, PG. 46–50) VACATED WITH THE FILING OF THIS PLAT
13. EXISTING 20' SANITARY SEWER EASEMENT (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64–69) TO BE RETAINED
14. EXISTING 10' P.U.E. (9/2/2022, VOL. 3, FOL. 4937) (RRE BK. 32, PG. 55–56)
15. TRACT 4 SHALL BE DESIGNATED AS A PRIVATE PARK, WITH PRIVATE BLANKET DRAINAGE AND PEDESTRIAN EASEMENTS, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITTING THE RESIDENTS THEREOF, GRANTED WITH THE FILING OF THIS PLAT
16. PRIVATE BLANKET DRAINAGE EASEMENT, OVER TRACT 9, FOR THE BENEFIT OF LOT 1, BLOCK 38, RIO RANCHO ESTATES, UNIT 13, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT

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

Plat for
Broadmoor Heights, Unit 5
Being Comprised of
Tract 5-A, Broadmoor Heights, Unit 3A
City of Rio Rancho
Sandoval County, New Mexico
October 2022

Parcel Table		
Name	Area (Sq. Ft.)	Area (Acres)
Lot 1**	6,179	0.1418
Lot 2**	6,250	0.1435
Lot 3**	6,250	0.1435
Lot 4**	6,250	0.1435
Lot 5**	6,254	0.1436
Lot 6**	7,209	0.1655
Lot 7***	13,041	0.2994
Lot 8*	9,819	0.2254
Lot 9*	7,377	0.1694
Lot 10*	7,488	0.1719
Lot 11*	6,820	0.1566
Lot 12*	6,000	0.1377
Lot 13*	6,000	0.1377
Lot 14*	6,000	0.1377
Lot 15*	6,000	0.1377
Lot 16*	6,000	0.1377
Lot 17*	6,000	0.1377
Lot 18*	6,044	0.1387
Lot 19**	5,980	0.1373
Lot 20**	5,944	0.1364
Lot 21**	5,943	0.1364
Lot 22**	5,943	0.1364
Lot 23**	6,281	0.1442
Lot 24**	5,942	0.1364
Lot 25**	5,942	0.1364
Lot 26**	5,942	0.1364
Lot 27**	5,942	0.1364
Lot 28**	6,011	0.1380
Lot 29**	10,279	0.2360
Lot 30**	14,860	0.3411
Lot 31**	6,991	0.1605
Lot 32**	7,258	0.1666
Lot 33**	6,612	0.1518
Lot 34**	6,738	0.1547
Lot 35**	10,562	0.2425
Lot 36**	14,157	0.3250
Lot 37**	12,857	0.2952
Lot 38**	7,206	0.1654
Lot 39**	6,250	0.1435
Lot 40**	6,165	0.1415
Lot 41	5,927	0.1361
Lot 42	6,000	0.1377
Lot 43	6,000	0.1377
Lot 44	6,000	0.1377
Lot 45	6,000	0.1377

Parcel Table		
Name	Area (Sq. Ft.)	Area (Acres)
Lot 46	6,000	0.1377
Lot 47	6,000	0.1377
Lot 48	6,000	0.1377
Lot 49	6,000	0.1377
Lot 50	5,904	0.1355
Lot 51	6,499	0.1492
Lot 52	6,500	0.1492
Lot 53	6,500	0.1492
Lot 54	6,500	0.1492
Lot 55	6,500	0.1492
Lot 56	6,500	0.1492
Lot 57	6,500	0.1492
Lot 58	6,500	0.1492
Lot 59	5,625	0.1291
Lot 60	5,625	0.1291
Lot 61	6,000	0.1377
Lot 62	6,000	0.1377
Lot 63	6,000	0.1377
Lot 64	6,000	0.1377
Lot 65	6,000	0.1377
Lot 66	6,000	0.1377
Lot 67	6,000	0.1377
Lot 68	5,999	0.1377
Lot 69	6,670	0.1531
Lot 70	6,765	0.1553
Lot 71	6,765	0.1553
Lot 72	6,764	0.1553
Lot 73	6,764	0.1553
Lot 74	6,763	0.1553
Lot 75	6,763	0.1553
Lot 76	6,739	0.1547
Lot 77	6,800	0.1561
Lot 78	6,088	0.1398
Right-of-Way Dedicated to the City of Rio Rancho in Fee Simple	153,549	3.5250
Tract 1	60,482	1.3885
Tract 2	4,649	0.1067
Tract 3	4,532	0.1040
Tract 4 Private Park	18,036	0.4140
Tract 5	4,426	0.1016
Tract 6	803	0.0184
Tract 7	695	0.0159
Tract 8	6,124	0.1406
Tract 9	1,058	0.0243

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	192.32'	550.00'	20°02'06"	191.34'	N 09°44'01" W
C2	131.60'	100.00'	75°24'03"	122.31'	N 41°33'42" W
C3	47.30'	30.00'	90°20'07"	42.55'	S 44°32'30" E
C4	95.16'	75.00'	72°42'02"	88.91'	S 36°38'03" W
C5	90.53'	300.00'	17°17'22"	90.18'	S 81°37'45" W
C6	117.82'	75.00'	90°00'36"	106.08'	N 44°43'15" W
C7	117.81'	75.00'	89°59'59"	106.07'	N 45°17'02" E
C8	117.81'	75.00'	90°00'00"	106.07'	S 44°42'58" E
C9	157.08'	100.00'	90°00'00"	141.42'	S 44°42'58" E
C10	111.09'	45.00'	141°26'52"	84.95'	S 36°37'59" W
C11	157.10'	100.00'	90°00'36"	141.43'	N 44°43'15" W
C12	78.55'	50.00'	90°00'36"	70.72'	N 44°43'15" W
C13	78.54'	50.00'	90°00'00"	70.71'	S 44°42'58" E
C14	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C16	63.44'	50.00'	72°42'02"	59.27'	S 36°38'03" W
C17	7.24'	100.00'	4°08'43"	7.23'	N 01°47'19" W
C18	18.26'	100.00'	10°27'50"	18.24'	N 84°29'38" W
C19	98.07'	325.00'	17°17'22"	97.70'	S 81°37'45" W
C20	82.98'	275.00'	17°17'22"	82.67'	S 81°37'45" W
C21	111.09'	45.00'	141°26'52"	84.95'	N 45°17'02" E
C22	78.54'	50.00'	89°59'59"	70.71'	N 45°17'02" E
C23	32.18'	50.00'	36°52'12"	31.62'	N 71°50'56" E
C24	46.36'	50.00'	53°07'48"	44.72'	N 26°50'57" E
C25	16.94'	25.00'	38°48'45"	16.61'	N 83°23'54" W
C26	22.84'	100.00'	13°05'19"	22.79'	N 83°44'23" E
C27	15.46'	100.00'	8°51'29"	15.45'	N 85°51'17" E
C28	7.38'	100.00'	4°13'50"	7.38'	N 79°18'38" E
C29	29.98'	45.00'	38°10'29"	29.43'	S 83°04'46" E
C30	33.19'	45.00'	42°15'38"	32.44'	N 56°42'11" E
C31	46.55'	45.00'	59°16'32"	44.51'	N 05°56'06" E
C32	1.36'	45.00'	1°44'13"	1.36'	N 24°34'17" W
C33	16.94'	25.00'	38°48'45"	16.61'	S 06°02'01" E
C34	22.84'	100.00'	13°05'19"	22.79'	N 06°49'42" E
C35	43.83'	100.00'	25°06'42"	43.48'	S 76°05'09" E
C36	38.21'	100.00'	21°53'39"	37.98'	S 52°34'58" E
C37	29.77'	100.00'	17°03'26"	29.66'	S 33°06'25" E
C38	43.39'	100.00'	24°51'44"	43.05'	S 12°08'50" E
C39	39.27'	25.00'	90°00'00"	35.36'	N 44°42'58" W
C40	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C41	39.27'	25.00'	90°00'00"	35.36'	N 45°17'02" E
C42	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C43	16.94'	25.00'	38°48'45"	16.61'	N 14°41'04" W
C44	7.75'	100.00'	4°26'16"	7.74'	S 02°30'10" W
C45	12.50'	25.00'	28°38'54"	12.37'	N 19°46'00" W
C46	4.43'	25.00'	10°09'51"	4.43'	N 00°21'37" W
C47	38.12'	45.00'	48°31'47"	36.99'	S 83°05'32" W
C48	35.14'	45.00'	44°44'30"	34.25'	S 36°27'23" W
C49	37.84'	45.00'	48°10'35"	36.73'	S 10°00'09" E
C50	16.94'	25.00'	38°48'45"	16.61'	N 87°57'03" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C51	7.75'	100.00'	4°26'24"	7.75'	S 70°45'52" W
C52	5.68'	100.00'	3°15'22"	5.68'	S 70°10'21" W
C53	2.07'	100.00'	1°11'02"	2.07'	S 72°23'33" W
C54	1.88'	100.00'	1°04'28"	1.88'	S 89°10'44" E
C55	6.20'	325.00'	1°05'37"	6.20'	S 73°31'53" W
C56	47.84'	325.00'	8°26'00"	47.79'	S 78°17'41" W
C57	44.03'	325.00'	7°45'45"	44.00'	S 86°23'34" W
C58	33.68'	275.00'	7°01'03"	33.66'	S 86°45'55" W
C59	49.30'	275.00'	10°16'19"	49.24'	S 78°07'14" W
C60	39.27'	25.00'	89°59'59"	35.36'	N 45°17'02" E
C61	5.03'	25.00'	11°32'06"	5.02'	N 84°30'59" E
C62	34.24'	25.00'	78°27'53"	31.62'	N 39°30'59" E
C63	32.18'	50.00'	36°52'40"	31.63'	N 71°17'13" W
C64	46.37'	50.00'	53°07'56"	44.72'	N 26°16'55" W
C65	39.27'	25.00'	90°00'01"	35.36'	N 44°42'58" W
C66	5.03'	25.00'	11°32'09"	5.02'	N 83°56'54" W
C67	34.24'	25.00'	78°27'52"	31.62'	N 38°56'53" W
C68	29.08'	50.00'	33°19'05"	28.67'	S 73°03'26" E
C69	49.46'	50.00'	56°40'55"	47.47'	S 28°03'26" E
C70	2.47'	25.00'	5°39'25"	2.47'	S 86°53'16" E
C71	36.80'	25.00'	84°20'35"	33.57'	S 41°53'16" E
C72	49.46'	50.00'	56°40'55"	47.47'	S 28°37'30" W
C74	13.98'	50.00'	16°01'07"	13.93'	S 64°58'31" W
C75	21.87'	550.00'	2°16'40"	21.86'	N 00°51'18" W
C76	91.98'	550.00'	9°34'54"	91.87'	N 06°47'05" W
C77	78.48'	550.00'	8°10'31"	78.41'	N 15°39'48" W
C78	20.58'	25.00'	47°09'23"	20.00'	N 66°42'21" E
C79	18.69'	25.00'	42°50'37"	18.26'	N 21°42'21" E
C80	20.58'	25.00'	47°09'23"	20.00'	S 66°08'16" E
C81	18.69'	25.00'	42°50'37"	18.26'	S 21°08'16" E
C82	20.06'	25.00'	45°58'30"	19.53'	S 23°16'17" W
C83	19.21'	25.00'	44°01'30"	18.74'	S 68°16'17" W
C84	20.06'	25.00'	45°58'30"	19.53'	N 22°42'13" W
C85	19.21'	25.00'	44°01'30"	18.74'	N 67°42'13" W

*C73 INTENTIONALLY OMITTED

Line Table		
Line #	Direction	Length (ft)
L7	N 72°59'04" E	41.13'
L8	N 08°04'42" E	114.75'
L9	N 81°35'52" E	104.83'
L10	S 89°42'58" E	50.00'
L11	S 89°42'58" E	50.00'
L12	S 89°42'58" E	50.00'
L13	S 89°42'58" E	50.00'
L14	S 89°42'58" E	50.00'
L15	S 89°42'58" E	50.00'
L16	S 89°42'58" E	50.00'
L17	S 89°42'58" E	50.00'
L18	S 89°42'58" E	50.00'
L19	S 89°42'58" E	50.00'
L20	S 89°42'58" E	50.00'
L21	S 89°42'58" E	50.00'
L22	S 89°42'58" E	50.00'
L23	S 89°42'58" E	50.00'
L24	S 89°42'58" E	50.00'
L25	S 89°42'58" E	50.00'
L26	S 89°42'58" E	50.00'
L27	S 89°42'58" E	50.00'

*L1-L6 INTENTIONALLY OMITTED

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RRE Plat Book ___, Page ___

Broadmoor Heights
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO

2017

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ADOPTING ORDINANCE

NOTICE OF DECISION

RESOLUTION

RESOLUTION

Broadmoor Heights
MASTER PLAN

TABLE OF CONTENTS

SECTION	PAGE
A: Overview	1
B: Existing Conditions	3
C: Proposed Land Use, Zoning, and Density	7
D: Conformance to City of Rio Rancho Comprehensive Plan	11
E: Design Standards	17
F: Transportation Analysis	25
G: Conceptual Drainage Plan	29
H: Conceptual Utility Plan	35
I: Implementation	37
Appendix A: Water and Wastewater Availability Statement	39

EXHIBITS

Site Vicinity	4
Zoning Plan	9
Conceptual Lot Layout	10
Trails Plan	12
Street Sections	27

TABLE OF CONTENTS

EXHIBITS	PAGE
Existing Drainage Patterns	30
Proposed Drainage Patterns	31
Montoyas Arroyo Watershed Management Plan	32
FIRM Panel	34
Utility Layout	36

A. OVERVIEW

1. MASTER PLAN HISTORY

The Broadmoor Heights Master Plan (formerly Cuesta al Este) was amended by the Governing Body on June 26, 2013. In 2013, the Governing Body approved a zone change to R-4 for the Master Plan property with a stipulation that the total number of lots could not exceed 450 and the number of lots less than 50 feet wide could not exceed 140. The intent of the Master Plan was, and is, to provide flexibility in lot size enabling mixing and clustering unit types.

Since the 2013 approval, the developer has accomplished the following:

1. Added five one-acre "out parcels" to the Master Plan. Three of these parcels were added via a land trade agreement. The benefit to both parties was contiguous parcel ownership;
2. Modified the site plan to incorporate the five one-acre "out parcels" and remove the traded land; and
3. Performed a grading and engineering analysis, and modified the site plan accordingly.

2. INTRODUCTION

Broadmoor Heights is a planned community on a 115.20 acre site centrally located in the City of Rio Rancho. It is a community designed to fulfill the goals and objectives of the owner, homebuilders, future residents, and the City of Rio Rancho. Broadmoor Heights is a residential community with five distinct neighborhoods. The goal of the plan is to create a cohesive community rather than just a subdivision, with neighborhoods complemented with parks, trails, and open space.

The proposed Broadmoor Heights Master Plan is located within Unit 13 of Rio Rancho Estates, and includes portions of Blocks 38 through 41. The boundaries of the Master Plan are Kaiser Road to the north, Montezuma Boulevard to the south, Galahad Street to the east, and Broadmoor Boulevard to the west.

The properties included in this Master Plan are as follows:

- Unit 13, Block 38, Lots 2-15, 17-19, and 21-30
- Unit 13, Block 39, Lots 1-30
- Unit 13, Block 40, Lots 1-30
- Unit 13, Block 41, Lots 10-21 and portions of Lots 9, 22, 23, and 24

The objectives of the Master Plan are:

- Designate R-4 zoning for the subject site;
- Provide a flexible Master Plan that incorporates urban design standards that homebuilders can readily incorporate into a variety of housing products;
- Provide flexibility in lot sizes;
- Integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.
- Create a plan that engenders a sense of community. Some of the features of the plan that achieve this are:
    - The two access points into the community will be enhanced by entry features that establish a sense of arrival.
    - The access points will be connected by a main collector street, and a trail system that lead to a central park.
    - Entry into the five neighborhoods will be provided off the main collector.
    - Each neighborhood will contain a pocket park that is located within walking distance of virtually every resident within each neighborhood. The pocket park will include the neighborhood mail boxes, and will serve as a gathering place for each neighborhood.

B. EXISTING CONDITIONS

1. INTRODUCTION

The existing conditions impacting this 115.20 acre site include the adjacent land use and zoning, platting pattern, transportation, infrastructure, and natural features. Analyzing the benefits and constraints of existing conditions helps to frame the discussion for the proposed Master Plan as they relate to the general goals, objectives, and policies of the Rio Rancho Comprehensive Plan.

2. LAND USE

Surrounding land uses impacting Broadmoor Heights are limited because adjacent lands are primarily vacant. Adjacent land to the north of the Plan Area is primarily zoned TZ with some CMU zoned land at Kaiser Road and Broadmoor Boulevard. The land to the east is primarily zoned TZ with some C-1 at the corner of Galahad Street and Montezuma Boulevard. Land to the south is primarily zoned R-1 with some C-1 on the southeast corner, and some CMU zoned land on the southwest corner of Montezuma Boulevard and Broadmoor Boulevard. There is a 20 acre site on the northwest corner of Montezuma Boulevard and Broadmoor Boulevard which is zoned R-4 and currently under development as the "Rock Ridge" subdivision. The City Center is approximately 1/2 mile northwest of Broadmoor Heights. The City Center is zoned CBD/Central Business District, which permits a mix of land uses such as retail commercial, government, recreational, office, and entertainment. Within one mile of the project area, there are two subdivisions; Mirador del Sol to the south, and High Range to the southeast, both zoned R-4. There is an 8-acre park located at the corner of Broadmoor Boulevard and Loma Colorado Boulevard.

3. ANTIQUATED PLATTING

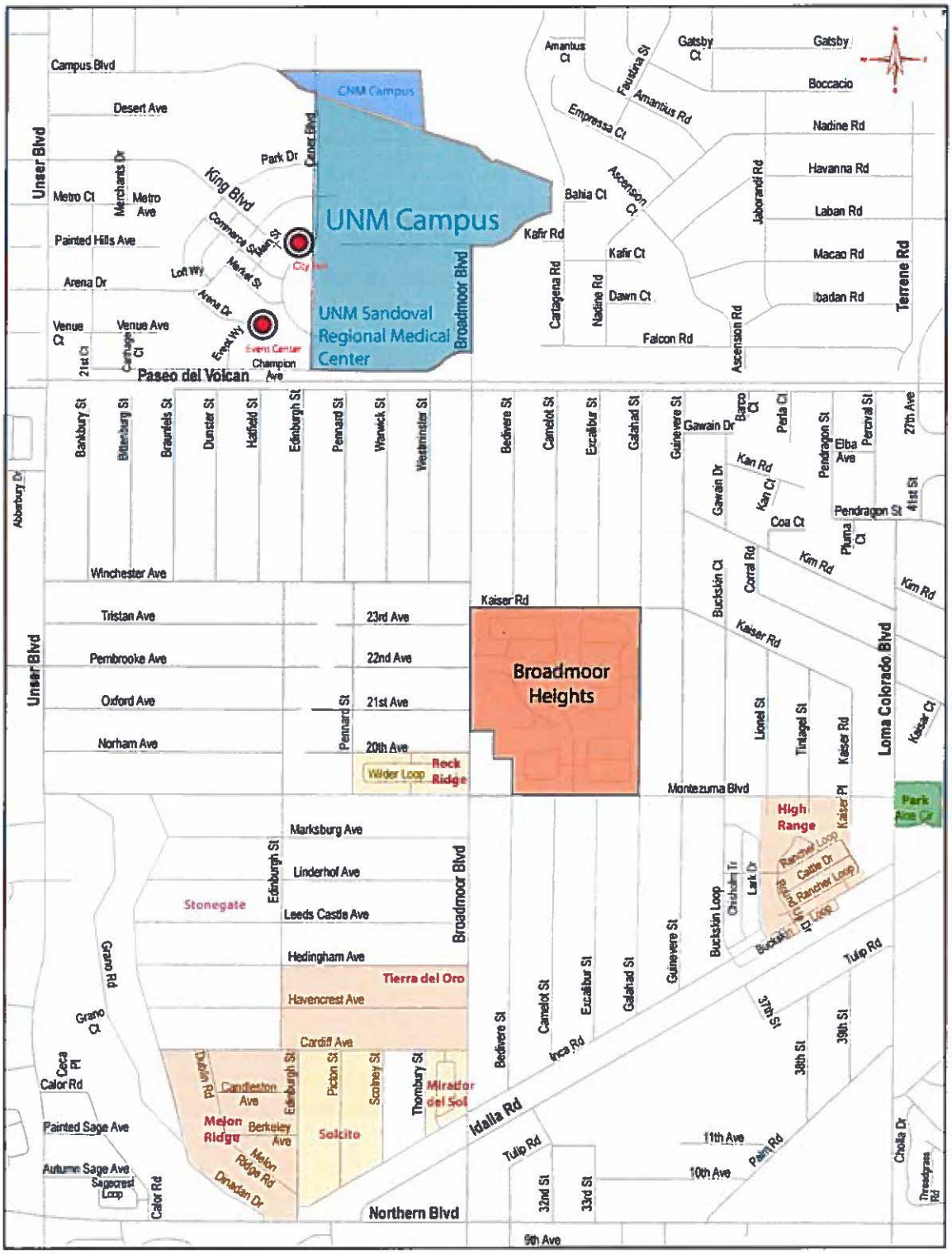
The antiquated and diverse land ownership patterns are a common constraint faced within the City of Rio Rancho that can be handled by land assemblage. Antiquated platting makes orderly, harmonious and economically sound development impossible. The Comprehensive Plan recognizes the issue of antiquated platting as a major obstacle in the way of sound growth, and promotes land assemblage. In Rio Rancho, the problems associated with antiquated platting are: inadequate street and lot layout, lack of adequate infrastructure, diversity of ownership, and a threat to public health and safety.

At the time Unit 13 was platted, the common lot layout included rectilinear roadways, with rectangular one acre parcels perpendicular to the roadways. 1-acre lots are not a sustainable residential density. Broadmoor Heights is the outcome of efforts made to assemble parcels into sizeable areas to focus residential development for mixed densities, including a variety of single- family detached housing products.

4. TRANSPORTATION CORRIDORS

The north-south street serving this site is Broadmoor Boulevard. Paseo del Volcan, a major limited access arterial approximately 1/2 mile north of the site, will be the main east-west corridor. The east/west street serving the site is Montezuma Boulevard. Unser Boulevard, located approximately four miles west of Broadmoor Heights, is a principal arterial. Additional right-of-way will be required along Broadmoor Boulevard, and Montezuma Boulevard. For more detail on roadways, refer to Section F, Transportation Analysis.

With the new City Center developed at Unser Boulevard and Paseo del Volcan (28th Avenue), this area will serve as infill development and help provide the necessary rooftops to serve Rio Rancho's new retail development. These two roadways will provide excellent access to community amenities, and will help support planned development and future employment areas near the City Center, and Paseo Gateway Master Plan area.



SITE VICINITY

5. NEARBY EDUCATION and PHYSICAL ACTIVITY CENTERS

There are five existing schools within three miles of Broadmoor Heights, including Ernest Stapleton Elementary School, Eagle Ridge Middle School, Rio Rancho Mid-High School, Rio Rancho High School, and V. Sue Cleveland High School. The University of New Mexico West Side Campus and Central New Mexico Community College (CNM) are close to City Hall and the Santa Ana Event Center, north of Paseo del Volcan. Within three miles of the subdivision is the Loma Colorado Library and the aquatic center.

6. NATURAL FEATURES

The site is primarily rolling grassland with intermittent shrubs sparsely covering the surface. Indian ricegrass, blue grama, and ring and bush muhly are the dominant grasses. Cholla, prickly pear, and narrowleaf yucca are common. Fauna within the project area includes quail, cottontail rabbit, and jackrabbit. There is an existing drainage course that runs east and west across the site.

The site has a gentle slope from west to east, approximately 3.5%. Conceptual lot layout has been designed to fit within this site topography to the extent possible.

C. PROPOSED LAND USE, ZONING, AND DENSITY

1. INTRODUCTION

This Master Plan includes residential zoning to establish a distinctive community that offers a choice of housing. The site is zoned R-4 as governed by the Rio Rancho with a stipulated maximum of 140 lots less than 50 feet in width and a maximum of 450 lots. Development Standards are addressed in Section E, Design Standards.

The following table includes the land use, acreage, number of lots, density, and the total lots and residents for the community. The exact number and sizes of the lots in each neighborhood are subject to change, as long as the maximum number of lots does not exceed 450 and the maximum number of lots under 50 feet wide does not exceed 140. The sequence for development of neighborhoods may vary; the neighborhood designation is not intended to suggest a specific order of development.

The table also includes the conceptual plan for the number of residents projected for Broadmoor Heights at full build-out in order to determine park dedication requirements. Household size is assumed to be 2.83 persons, regardless of the unit type. The City of Rio Rancho's level of service for parks is 3 acres per 1,000 population. Based on the maximum number of homes (450) and the resulting maximum number of residents, Broadmoor Heights will meet the public park dedication requirement of 3.8 acres. The project will also include approximately 1.5 acres of private park area, designed to function as community gathering spaces.

Land Use	Acreage	# of Lots	Density (du/ac)	# of Residents
RESIDENTIAL	**71.3**	**450**	**6.31**	**1,274**
Public Parks	4.0	N/A	N/A	N/A
Open Space/Pond/Private Parks	14.7	N/A	N/A	N/A
Roads	25.2	N/A	N/A	N/A
TOTAL MASTER PLAN	**115.20**	**450***	**6.3**	**1,274**

The vacant 13-acres on the northeast corner of Broadmoor and Montezuma are planned for a neighborhood commercial center. The Conceptual Lot Layout provides sidewalk and trail access to the commercial site. The goal is for residents to be able to walk or ride bicycles to the center and not have to get in their cars.

2. LAND USE AND ZONING DESCRIPTIONS

This section provides a general description of the zone category in the Master Plan area (see Zoning Map on the following page).

All neighborhoods are zoned R-4 for moderate density single-family. In the Master Plan, the R-4 has an additional stipulation that the number of lots less than 50 feet wide in all neighborhoods combined (i.e. the entire Broadmoor Heights community) cannot exceed 140. The goal is to provide market flexibility regarding lot type by allowing either the mixing or clustering of unit types. The five neighborhoods will be phased on the basis of the efficient provision of infrastructure and development access.

Access: Two access points are provided to the Broadmoor Heights community. The Master Plan provides one access point each along Broadmoor Boulevard and Montezuma Boulevard due to their classification as arterials and the amount of traffic each are anticipated to carry.

Parks, Trails, and Open Space: Parks and trails are defining features at Broadmoor Heights. The main park is centrally located

in the community, and has direct trail access. In addition to the main central park, several smaller neighborhood parks will be provided. Parks are intended to serve as neighborhood gathering places. Strategies for accomplishing this include placing them in strategic locations within the neighborhood and co-locating neighborhood necessities such as mailboxes, within these spaces.

The design and development timing of the main central park will be done in conjunction with the City Parks Staff and the Parks and Recreation Commission. The homeowners association(s) will be responsible for the maintenance of this public park for one year after construction, at which time it will be turned over to the City. The homeowners association(s) will be responsible for maintenance of the following park and landscape elements within the Master Plan: entryway and roundabout features, trails, private pocket parks, ROW landscaping, and the street tree and landscaping adjacent to the project on Montezuma and Broadmoor Boulevards.

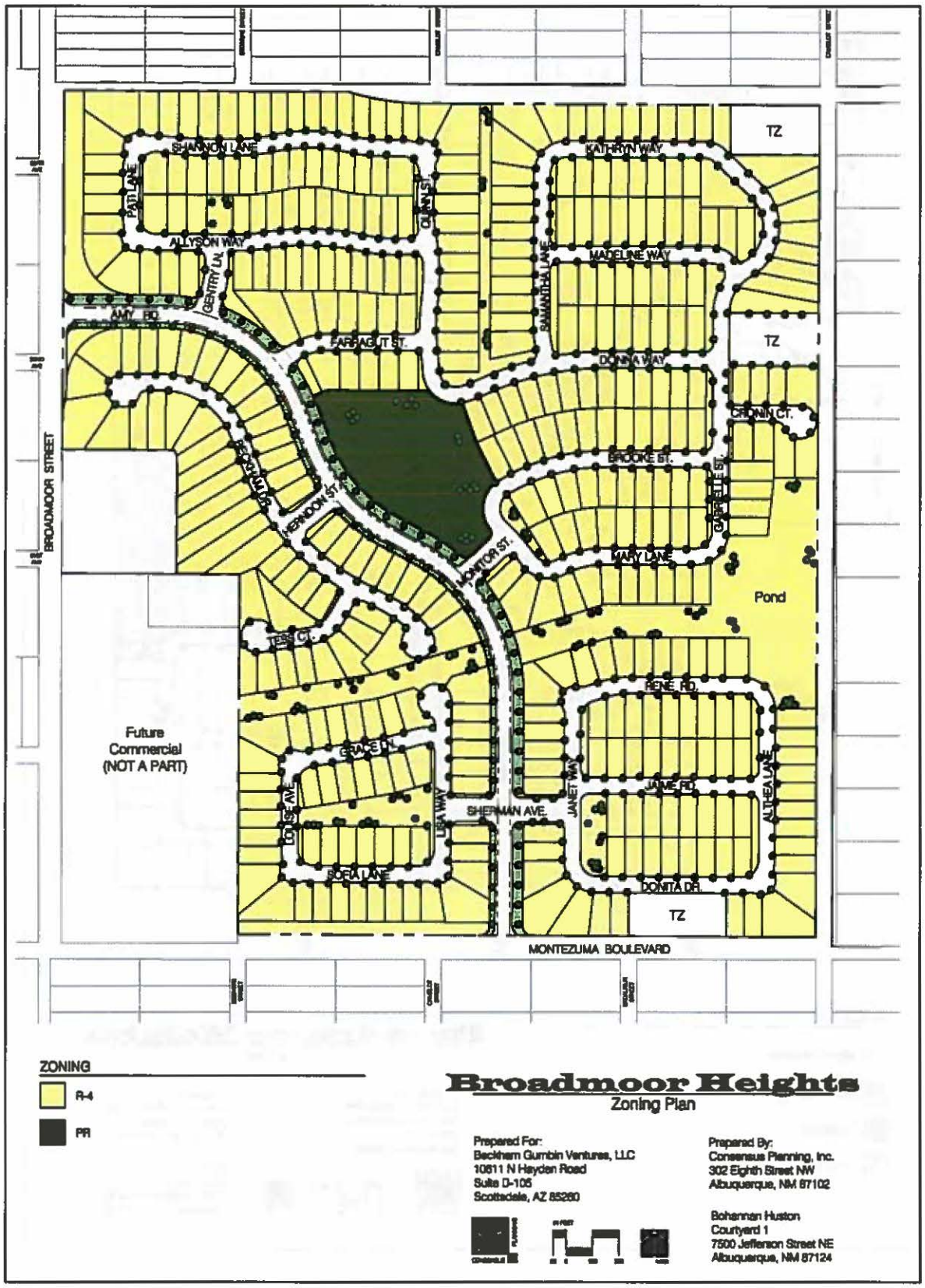
Development of this public park is anticipated to begin when approximately 50% of the homes in Broadmoor Heights are built in conjunction with the adjacent neighborhood.

Maintenance of the smaller, neighborhood parks will remain the responsibility of the homeowners association and will not be turned over to the City.

Trail corridors are provided along Montezuma Boulevards and along the main collector that runs through Broadmoor Heights (Amy Road).The trail corridors vary in width and all will contain 6 foot asphalt trails in accordance with City of Rio Rancho standards for paved trails. Access is provided to the trail system from each neighborhood via the sidewalk system.

Roads/Ponds/Open Space: The roads, open space, and pond account for 37.9 acres within the Broadmoor Heights Master Plan. Street trees will be provided along each right-of-way, and will be maintained by the individual homeowner. The pond will be designed in coordination with The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), and SSCAFCA will be responsible for maintenance of the pond.

D. CONFORMANCE WITH THE RIO RANCHO COMPREHENSIVE PLAN


TZ
SHANNON LANE
KATHRYN WAY
PATT LANE
CINDY ST.
ALLYSON WAY
GENTRY LN.
MADELINE WAY
SAMANTHA LANE
AMY RD.
FARRAGUT ST.
TZ
DONNA WAY
CRONIN CT.
BROADMOOR STREET
BROOKE ST.
CAROLLE ST.
MERRIMAC
MERRIMAC ST.
MONITOR ST.
MARY LANE
Pond
TERI CT.
RENE RD.
Future
Commercial
(NOT A PART)
GRACE DR.
JANET WAY
JANE RD.
ALTHEA LANE
LOUISE AVE.
LISA WAY
SHERMAN AVE.
SORA LANE
DONITA DR.
TZ
MONTEZUMA BOULEVARD
ZONING
R-4
PR
Broadmoor Heights
Zoning Plan
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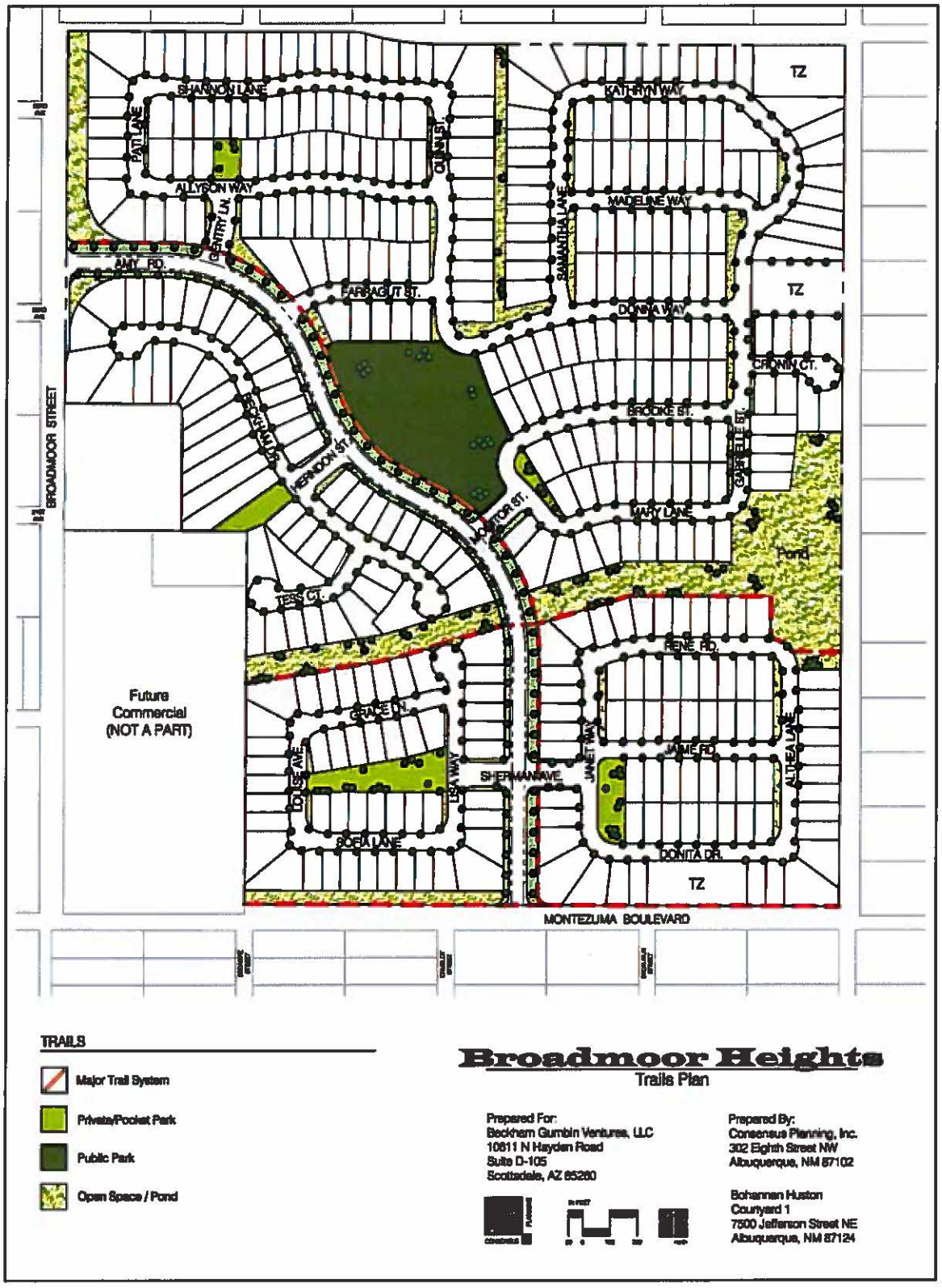
SHANNON LANE
PATI LANE
QUINN ST.
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CENTRY LN.
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FERN MEADOW
HERNDON ST.
TOR ST.
TESS CT.
RENE RD.
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Commercial
(NOT A PART)
GRACE LN.
LOU AVE
LISA WAY
SHERMAN AVE.
JANET WAY
JAIME RD.
ALTHEA LANE
SOFIA LANE
DONITA DR.
TZ
MONTEZUMA BOULEVARD
TRAILS
Major Trail System
Private/Pocket Park
Public Park
Open Space / Pond
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1. INTRODUCTION

The Broadmoor Heights Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document which lays out broad goals, objectives, and policies to guide the growth and development of Rio Rancho. The Rio Rancho Comprehensive Plan is organized around eight fundamental principles, including:

- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Broadmoor Heights Master Plan will help implement the principles of the Rio Rancho Comprehensive Plan. How the Plan meets the principles and intent of the policies and action statements is included below.

2. CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this principle is to ensure that sustainability is a key component of the City's growth. As development occurs, this principle is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- Preserve water resources
- Reuse and recycle materials, and reduce waste
- Implement the use of low impact development techniques and green building practices
- Limit the use of turf in landscape areas in residential and commercial developments

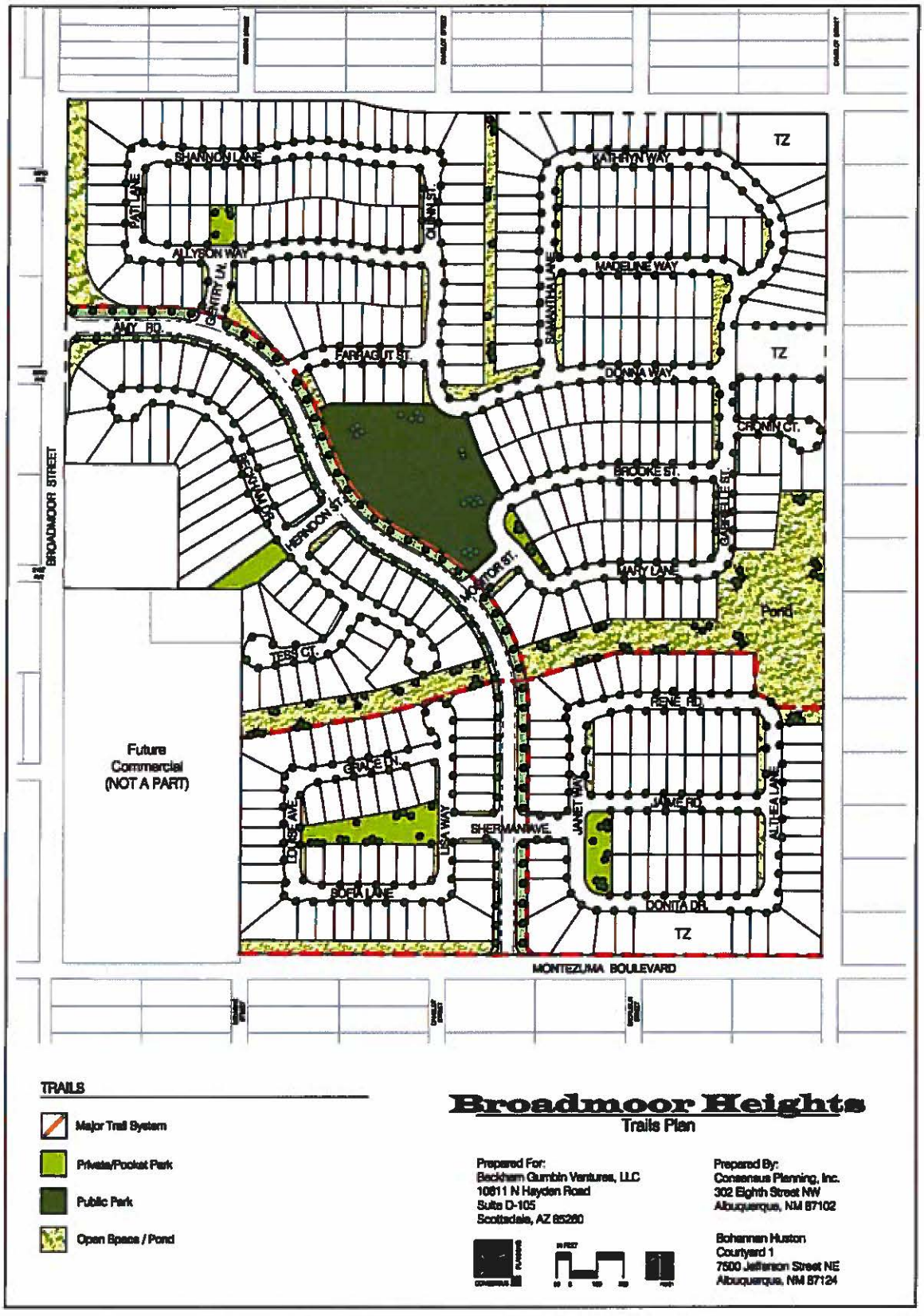
The Broadmoor Heights Master Plan meets these objectives through the design standards that call for night sky compliant lighting, and xeriscape principles of landscape design. Builders in Broadmoor Heights are encouraged to participate in green building programs.

3. LAND USE, POPULATION AND HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- 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
- Promote and support development that incorporates walkability
- Encourage adequate pedestrian connections to future transit facilities in all residential site development
- Maintain the strength, vitality, and stability of all residential neighborhoods and types
- Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Broadmoor Heights Master



TRAILS

- Major Trail System
- Private/Pocket Park
- Public Park
- Open Space / Pond

Broadmoor Heights
Trails Plan

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Plan accomplishes the intent of the principle by allowing a variety of lot sizes and five distinct neighborhoods. Master planning is one of the City's key action steps towards carrying out this principle. The Broadmoor Heights Master Plan shows residential densities classified by the R-4 designation, with a maximum of 140 lots less than 50 feet wide.

The Broadmoor Heights Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

The Master Plan further meets the intent of the Comprehensive Plan through the assembly of prematurely platted properties into developable parcels. Increased property taxes derived from the homes developed within Broadmoor Heights will help to support the Rio Rancho School District.

Land uses include office, commercial, institutional, entertainment, and nearby residential. Broadmoor Heights is located approximately 1/2 mile south of the City Center. Residents living in the Broadmoor Heights community could possibly find employment in the commercial area of the City's downtown (when developed), City Hall, Santa Ana Star Event Center, other commercial areas, or at nearby schools.

The Broadmoor Heights Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Broadmoor Heights are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and a centrally located park and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas. See Section E, Design Standards for more detail on walls and landscape.

4. TRANSPORTATION

The transportation principle is intended to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is also encouraged. The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Broadmoor Heights Master Plan:

- A balanced transportation system that provides access to a variety of transportation options.

A Traffic Impact Analysis (TIA) was completed on May 1, 2013.

As illustrated in the paragraphs below, the Master Plan meets the objectives of providing access to a variety of transportation options through the creation of an internal transportation network that provides pedestrian and vehicular connectivity to and within each of the neighborhoods, in addition to providing connectivity and improvements to the adjacent transportation network.

There shall be two access points to the Broadmoor Heights Master Plan. The access points will be via Broadmoor and Montezuma Boulevards. A main collector street will run through the community, connecting at Broadmoor Boulevard and at Montezuma Boulevard. Five neighborhoods are accessed from this main collector.

Internal pedestrian circulation will be provided by sidewalks and trails along the interior roadways and open space easements to the residential neighborhoods. All internal roadways shall comply with City of Rio Rancho standards including width, sidewalks, signage, lighting, etc.

Improvements shall be made to Montezuma Boulevard adjacent to the Broadmoor Heights Master Plan according to Section F, Transportation Analysis.

5. PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho that has existing development, existing infrastructure, and public facility capacity for the planned development.

6. PARKS AND RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilties are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- Be responsive to the recreational needs of the community
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.

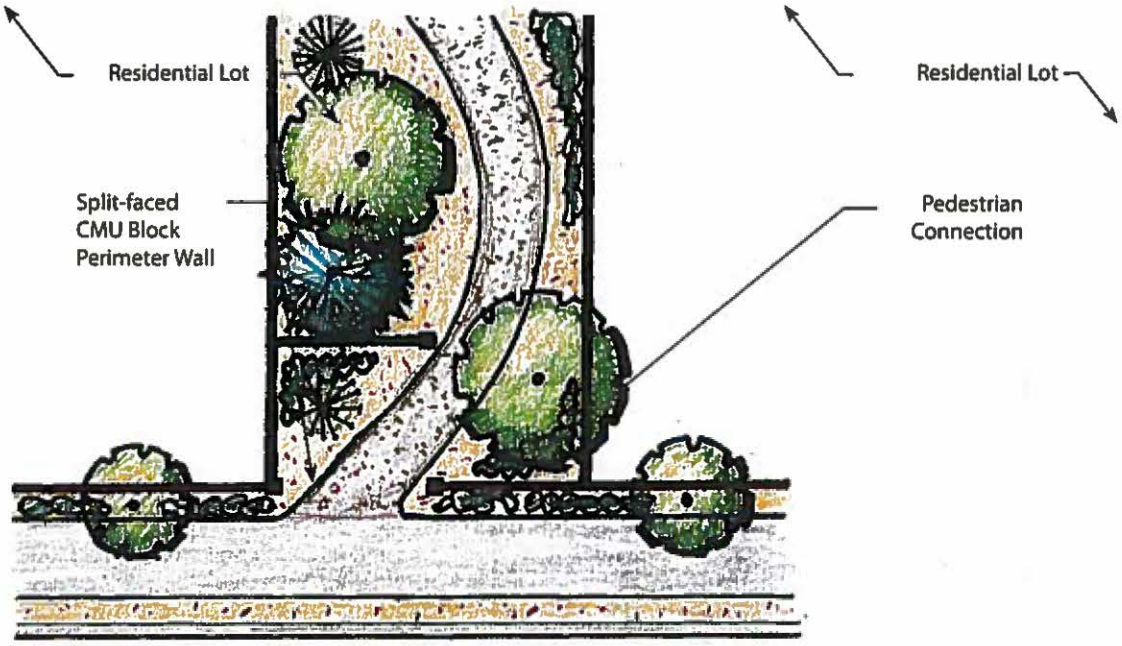
The Master Plan meets the City of Rio Rancho requirement for park space, and additionally locates neighborhood facilities such as mailboxes in common open space areas, in order to foster interaction between neighbors.

7. URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- Create safe developments that discourage crime
- Support development that links neighborhoods and encourages the use of all modes of transportation
- Embrace the use of xeriscape landscaping

The Broadmoor Heights Master Plan includes a Design Standard section which meets the intent of the Comprehensive Plan. Specifically, standards are included that provide pedestrian linkages within the plan area as well as to the major streets bounding the Plan Area.



■ Pedestrian Connection @ Montezuma Blvd.

8. ECONOMIC DEVELOPMENT PRINCIPLE

The primary goal of the economic development principle is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses.

Redevelopment and infill projects are encouraged. By providing residential infill development near the City Center, Broadmoor Heights residents will help serve the planned commercial retail centers. Retailers look for the number of roof tops within a given radius of new planned commercial areas; by providing additional residential development, new retailers can capture a greater market share.

E. DESIGN STANDARDS

1. INTRODUCTION

The design standards are intended to support a sense of cohesiveness within the entire Broadmoor Heights community and provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/ builders that will participate in the development of Broadmoor Heights. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

2. SITE DESIGN

A primary focus for specific site design within Broadmoor Heights will be the creation of a pedestrian and bicycle oriented community. All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development. The relationship of buildings to the street contributes to how the neighborhood environment is experienced and is an important design issue to consider in site planning.

General

a. Sidewalk requirements shall be consistent with City of Rio Rancho standards, except along the main collector (Amy Road), where an asphalt trail is proposed on one side.

b. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

Single Family Residential

Each residential neighborhood within Broadmoor Heights is encouraged to have a unique identity that will be established through tailored design standards. This approach will enable Broadmoor Heights to carve out its own identity within the overall context of Rio Rancho.

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance.

b. Setbacks shall be governed by City of Rio Rancho Zoning Code R-4 requirements.

c. Single family units are prohibited from fronting or have driveway access to a collector or major local street.

d. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.

e. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

f. To soften the horizontal mass of a continuous perimeter wall, along Montezuma and Broadmoor Boulevards, the wall along these streets shall be designed to:

- contain a wall element with project identification at intervals not to exceed 3 lots (see page 22 and 23 for project identification details); and
- have landscaping facing the public right-of-way covering a minimum of 25% of the wall surface. Maintenance of the landscaping shall be the responsibility of the homeowner's association.

g. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap.

3. ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

Residential

a. Broadmoor Heights neighborhood design shall conform to City of Rio Rancho Zoning Code Chapter 154.08 for Single Family R-4 Districts.

b. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

c. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.

d. Home stucco colors shall be limited to shades of brown, tan, sage green, ochre, slate, spruce, ivory and sand. Bright colors as the dominant exterior color are prohibited.

e. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

f. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor, then such area shall be considered as a second-story for determining the 75% ratio.

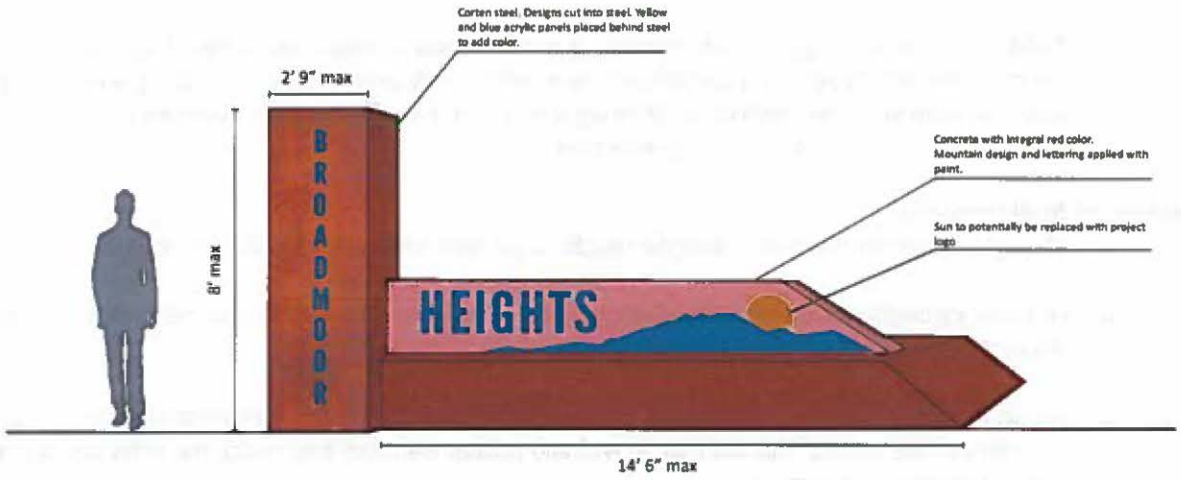
g. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.

h. Garages that front the street shall be constructed with a "shadow box" containing a minimum depth of eight inches.

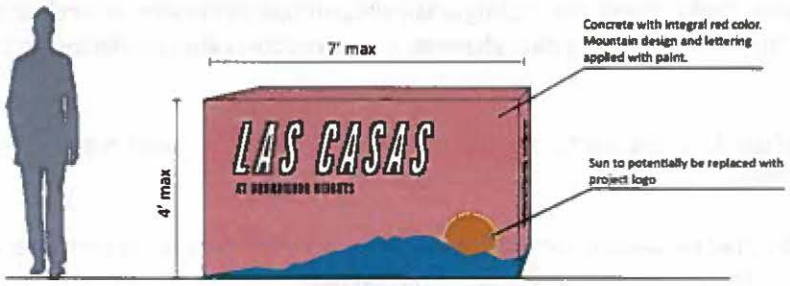
i. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot and shall not exceed 10 feet above maximum height limit.

4. SIGNAGE

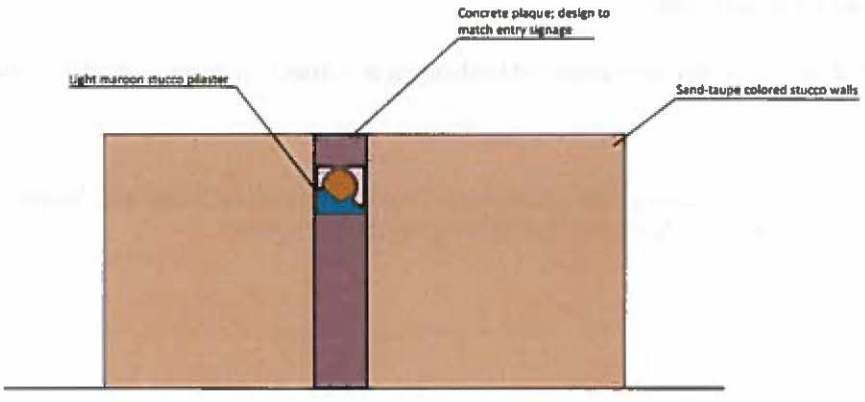
Signage should enhance the overall character of the community, as well as provide information and direction to residents and visitors. A common design theme for signage within Broadmoor Heights will enhance the community image. The placement of signs should be considered an integral part of the site development process.



■ Community Entry Sign



■ Neighborhood Entry Sign



■ Pilaster Detail with Project Identification

General

a. Signs shall be designed, sited, and installed to avoid disruption of vehicular sightlines, as well as conform to existing Rio Rancho sign regulations.

b. Prohibited permanent signs include banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name and "Broadmoor Heights".

b. Freestanding neighborhood entry signs shall be monument style as shown in the detail below. The maximum height shall not exceed 5 feet.

c. The signage program at Broadmoor Heights will include project identification graphics in key locations along the perimeter of the project. This will include wall and pilaster elements that match the entry signage colors and materials as shown on page 23.

5. LIGHTING

The objective of the lighting standards is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards shall conform to City of Rio Rancho Municipal Code Chapter 159 for Outdoor Lighting Ordinance regulations.

b. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. All lighting shall be in compliance with the State of New Mexico Night Sky Act. Outdoor site lighting must be hooded, shielded, and aimed downward. Any light falling onto adjacent property or streets that results in nuisance glare or disabling glare shall not be permitted.

d. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Bollard lights shall be used at pedestrian connections. The fixtures shall be fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

6. LANDSCAPE AND STREETSCAPE

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon- like appearance. Recognizing the increased public awareness of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.

b. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.

c. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. Plantings in these areas will be shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses/wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall be planted within 15 feet of the back of curb.

Residential

a. Street trees should be provided at a rate of 1 tree per residential lot frontage along roads throughout the Broadmoor Heights area.

b. Street trees shall be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways. Those trees will be located in the HOA tracts and shall be maintained by the Homeowner's Association. Tree species shall be as follows:

- Neighborhood 1: Chitalpa, Honey Mesquite
- Neighborhood 2: Mexican Elder, Desert Willow
- Neighborhood 3: Honey Locust, New Mexico Olive
- Neighborhood 4: Washington Hawthorn, Catalpa
- Neighborhood 5: Honey Mesquite, Golden Raintree

c. Homebuilders shall provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence. The minimum plant quantities shall be as follows:

- Trees - One deciduous shade or evergreen tree, 2 inch caliper or 10 - 12 feet in height shall be a street tree within 15 feet of back of curb.
- Shrubs / Groundcovers - Six 1-gallon and five 5-gallon shrubs
- Turf - if provided, turf shall be warm season, drought tolerant species
- Irrigation - all front yard landscape and the street tree in front of the residence shall have automatic irrigation with a timer
- Mulch - Gravel mulch

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets shall be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

f. Steel, brick, or equivalent landscape headers shall be used to separate any turf and shrub / groundcover areas.

g. Plant palette. The following plant palette has been developed as a general guide for development at Broadmoor Heights. They have been chosen for their ability to withstand a variety of planting conditions, have lower water requirements, and are based upon the City of Albuquerque's Plant List. Substitutions are allowed in cases where plant species or sizes are not available.

Trees
Washington Hawthorn / Crataegus phaenopyrum
Purple Robe Locust / Robinia ambigua 'Purple Robe'
Western Catalpa / Catalpa speciosa
Desert Willow / Chilopsis linearis
New Mexico Locust / Robinia neomexicanaSouthern Live Oak / Quercus virginiana
Scotch Pine / Pinus sylvestris
Afghan Pine / Pinus eldarica
New Mexico Olive / Forestiera neomexicana
Honeylocust / Gleditsia triacanthos

Shrubs and Groundcovers
Apache Plume / Fallugia paradoxa Autumn Sage / Salvia greggii
Big Sage / Artemisia tridentata
Blue Leadwort / Ceratostigma plumbaginoides Blue Mist Spirea / Caryopteris x clandonensis Claret Cup / Echinocerus triglochidiatus
Crape Myrtle / Lagerstroemia
Creeping Rosemary / Rosmarinus off. pro.
Mugo Pine / Pinus mugo
Parry Agave / Agave parryi
Red Yucca / Hesperaloe parviflora
Rosewood / Vaquelinia

Shrubby Cinquefoil / Potentilla frutacosa Soft Blade Yucca / Yucca recurvifolia Spanish Bayonet / Yucca baccta
Three Leaf Sumac / Rhus trilobata
Winterfat / Ceratoides lanata

Ornamental Grasses
Maiden Grass / Miscanthus sinensis 'Gracillimus' Bear Grass / Nolina microcarpa
Blue Fescue / Festuca ovina 'Glauca' Sand Dropseed / Sporobolus cryptandrus Regal Mist / Muhlenbergia capillaris

j. Minimum plant sizes at time of installation shall be as follows:
Trees -2 inch caliper, or 10 to 12 feet in height
Shrubs & Groundcovers - 1 or 5 gallon
Turf grasses shall provide complete ground coverage within 1 growing season after installation.

7. SITE UTILITIES

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

General

a. All permanent utilities shall be located underground.

b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way as practical and as allowed by the utility providers.

c. When an above-ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

F. TRANSPORTATION ANALYSIS

The entrances into Broadmoor Heights will be from Broadmoor Blvd and Montezuma Blvd. These entrances, and the intersections within the development, will comply with AASHTO sight distance standards.

The development will include an internal collector road (Amy Road) that will connect Broadmoor Blvd to Montezuma Blvd. This collector will have through movements at every intersection in the development, with a traffic calming device (such as a roundabout) midway through.

Right-of-way dedications and off-site roadway improvements are graphically depicted on the following page.

A full traffic impact analysis has been completed and approved by City Staff. The following table is the trip generation for the land use within the development, assuming the maximum 450 lots are developed.

Dwelling Units	24 HR	A.M. PEAK HOUR		P.M. PEAK HOUR	
	Volume	Enter	Exit	Enter	Exit
450	4190	82	244	256	151

ITE Trip Generation, 6th Edition, Code 210

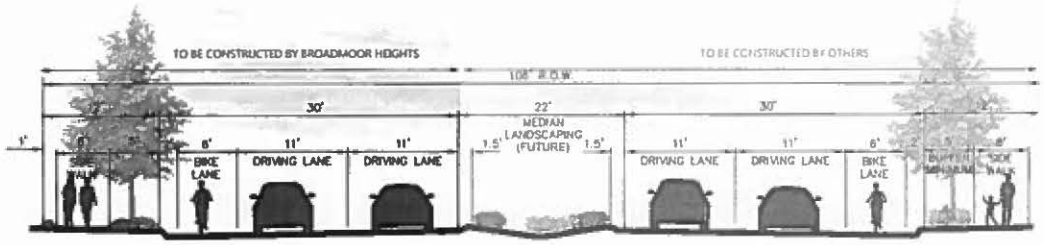
Note: The current plan shows 392 homes. The plan for each neighborhood will be refined during the platting process. The maximum number of homes shall be 450, and the maximum number of lots less than 50 feet wide shall be 140.

Preliminary plat submittals will include traffic control signs, signals, pedestrian safety measures, street lights, intersections, cul-de-sacs, curves in the roadway, and street widths.

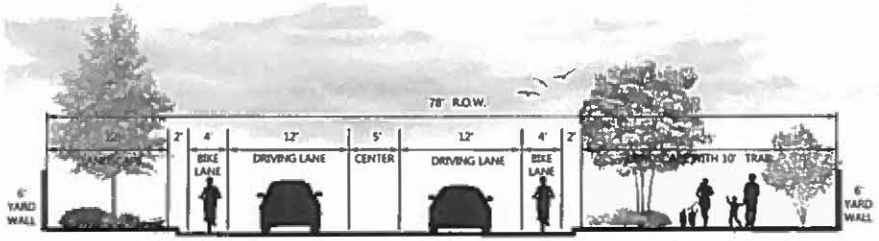
Sidewalks will be provided per City of Rio Rancho standards.

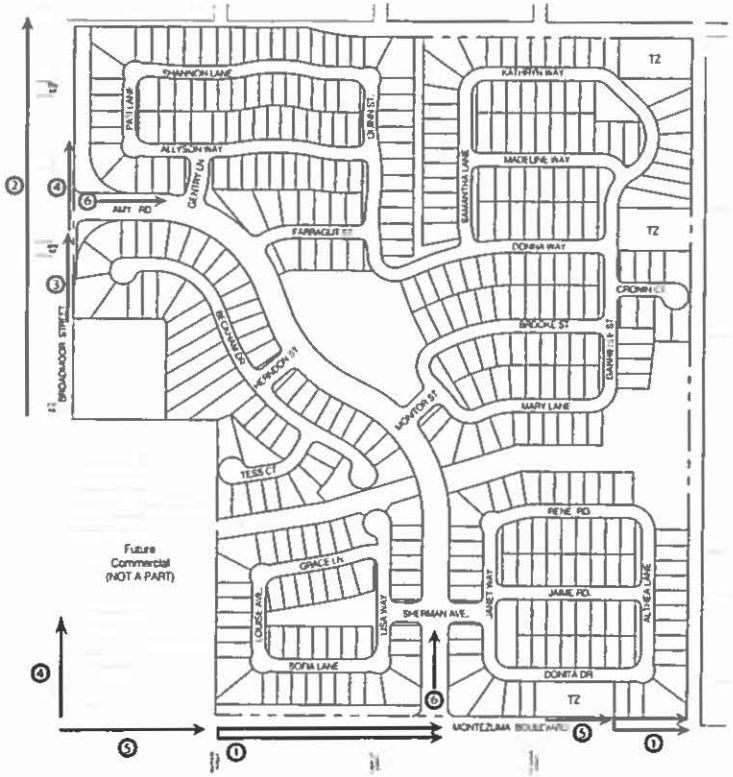
ROADWAY IMPROVEMENTS

① MONTEZUMA BOULEVARD (4 LANE MINOR ARTERIAL)



⑥ AMY ROAD (2 LANE COLLECTOR)





① Montezuma Blvd: 28' ROW to be dedicated and 1/2 street of 4 Lane Minor Arterial to be constructed by Broadmoor Heights.

② Broadmoor Blvd: 28' ROW to be dedicated by Broadmoor Heights.

③ Deceleration Lane: 230' x 11' wide deceleration lane to be dedicated and constructed by Broadmoor Heights.

④ Two 50' left turn lanes to be constructed by Broadmoor Heights in southbound Broadmoor Blvd at Amy Rd and at Montezuma Blvd.

⑤ Transition/Temporary Improvements on Montezuma Blvd.

⑥ Amy Road: 78' R.O.W. to be constructed by Broadmoor Heights.

Broadmoor Heights
Conceptual Roadway Improvements

Prepared For:
Beckham Gurrion Ventures, LLC
10811 N Hayden Road
Suite D-105
Scottsdale, AZ 85260

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
Courtyard 1
7500 Jefferson Street NE
Albuquerque, NM 87124

G. CONCEPTUAL DRAINAGE PLAN

The intent of the conceptual drainage plan for Broadmoor Heights is to provide the initial structure for a drainage solution within the Lomitas Negras watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the "Montoyas Arroyo Watershed Management Plan" (MAWMP), dated July 2002. The recommendations within the drainage plan are intended to establish a framework for development throughout the subdivision. The Broadmoor Heights Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA). A full drainage report will be completed at the first construction plan submittal.

1. PLAN AREA DESCRIPTION

The Broadmoor Heights Master Plan consists of 115.20 acres. The Broadmoor Heights Master Plan will consist of a maximum of 450 lots at an overall maximum density of 3.91 dwelling units/acre.

2. FLOOD ZONE

Per FEMA FIRM Panel 35043C1900D dated March 18, 2008, the Broadmoor Heights Master Plan does not fall within a designated flood plain. Refer to FIRM Panel included at the end of this section.

3. EXISTING CONDITIONS

The existing drainage basin (L2.102 and L2a.100 from MAWMP) consists of a total of 1260.80 acres. The existing platting consists of ½ and 1 acre lots. Land treatments for existing conditions will be calculated at 100% Type 'A'.

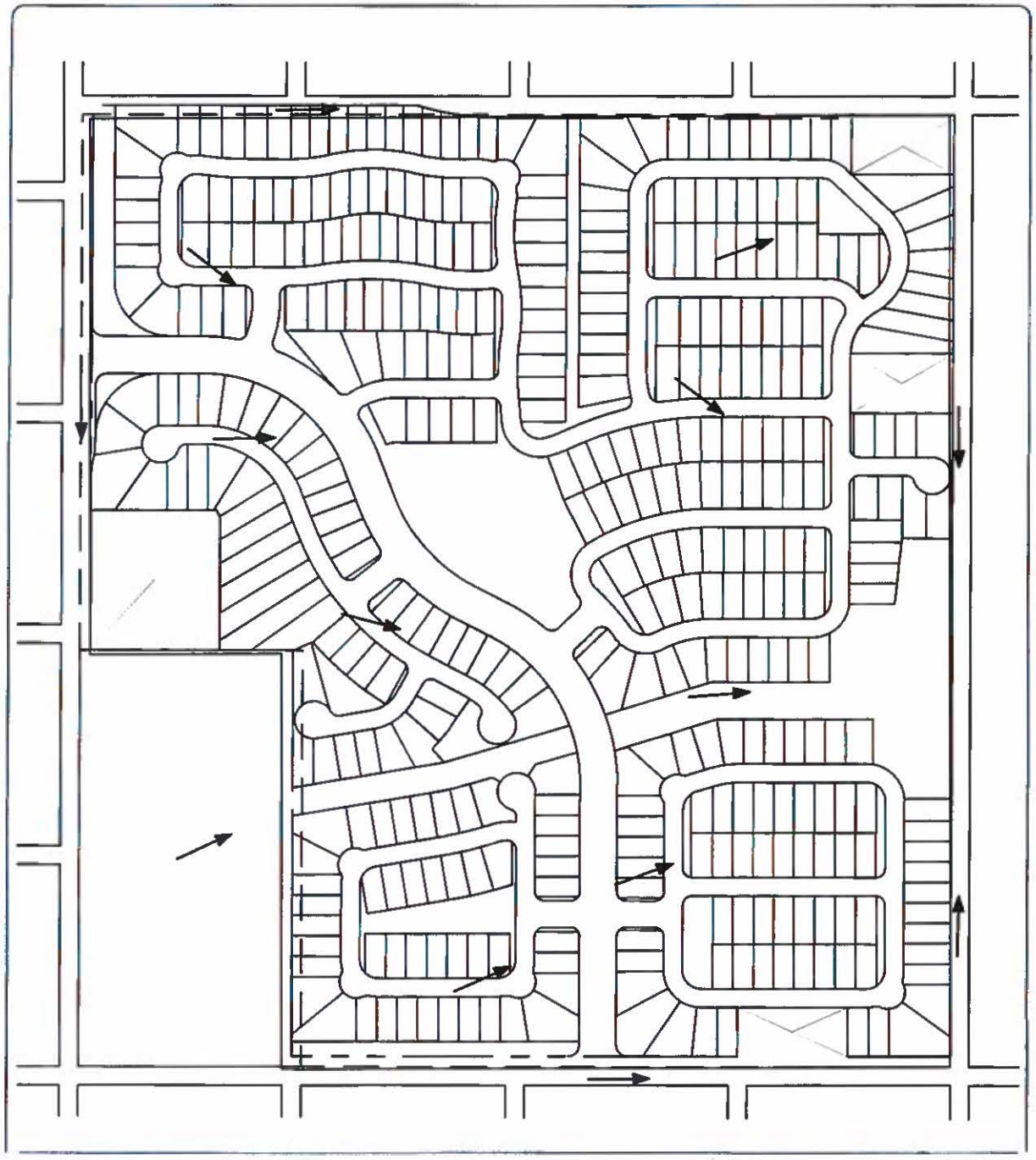
The existing drainage basin L2.102 goes through approximately 1/3 of the northern portion of the master plan. Basin L2a.100 cuts through the southern 2/3 of the master plan combining with L2.102 just south of Idalia Road. The southern portion of basin L2.102 storm water flow will be conveyed down Winchester Avenue/Kaiser Road and continue to the Lomitas Negras Arroyo. Most of the northern portion will bypass Broadmoor Heights continuing to the arroyo. Basin L2a.100 sheet flows through the bottom half of the master plan from northwest to southeast continuing southeast to the Lomitas Negras Arroyo. See the basins as shown in the Montoyas Arroyo Watershed Management Plan.

4. DEVELOPED CONDITIONS

Developer shall design and construct its storm drain system in a manner that will: 1) Continue to accept storm water flows from properties whose storm water has historically drained onto the Broadmoor Heights Property, at the flow rates that exist and are projected to exist from those properties in their current condition as of the date of this Master Plan. 2) Continue to discharge storm water flows from the Broadmoor Heights Property at the flow rates that exist as of the date of this Master Plan. The design shall cause most or all of the storm water drainage from the Property to be discharged from the Broadmoor Heights Property onto the ground surface (not in pipes) of the existing 30-foot drainage easement as identified on the existing plat of the Property, entitled "N.E. Portion of Unit 13, Rio Rancho Estates," recorded in Vol. 1, Folio 48 on April 22, 1963 in the real estate records of Sandoval County, New Mexico. Broadmoor Heights will not be required to construct or contribute to any downstream drainage improvements, including but not limited to storm drains, channels/arroyos, and ponds. See the proposed Drainage Patterns exhibit for more information.

Individual drainage reports will be prepared for each phase, as part of the preliminary plat submittal for the Broadmoor Heights Master Plan. Each report will outline specifics pertaining to the internal storm drain system and inlet locations.

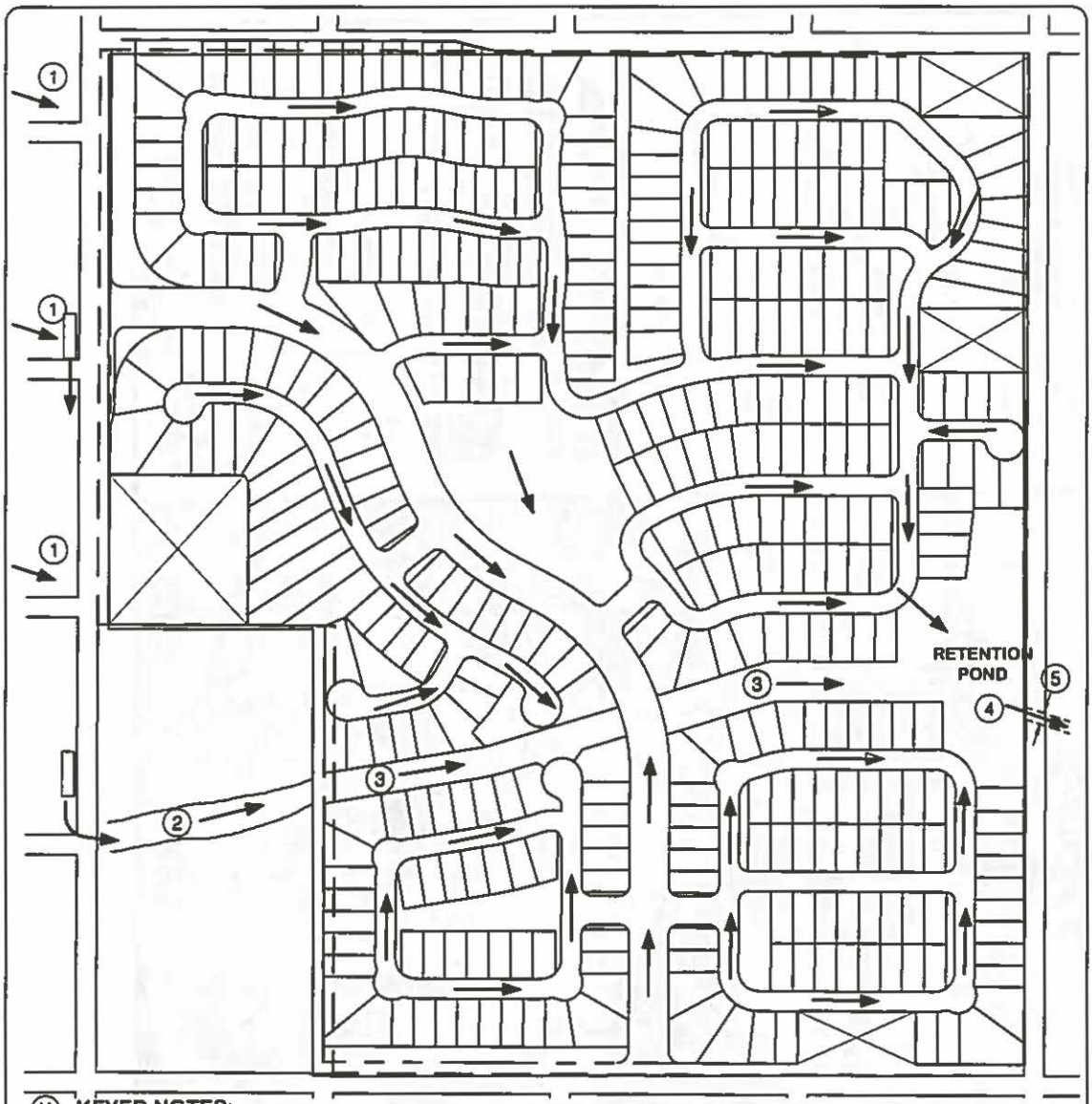
The Broadmoor Heights Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department There is a 24" waterline within Broadmoor Boulevard and 12" and 20" waterlines within Montezuma Boulevard that will service Broadmoor Heights.



EXISTING DRAINAGE PATTERNS

BROADMOOR HEIGHTS SUBDIVISION

Bohannan Huston
Engineering
Spatial Data
Advanced Technologies



(X) KEYED NOTES:

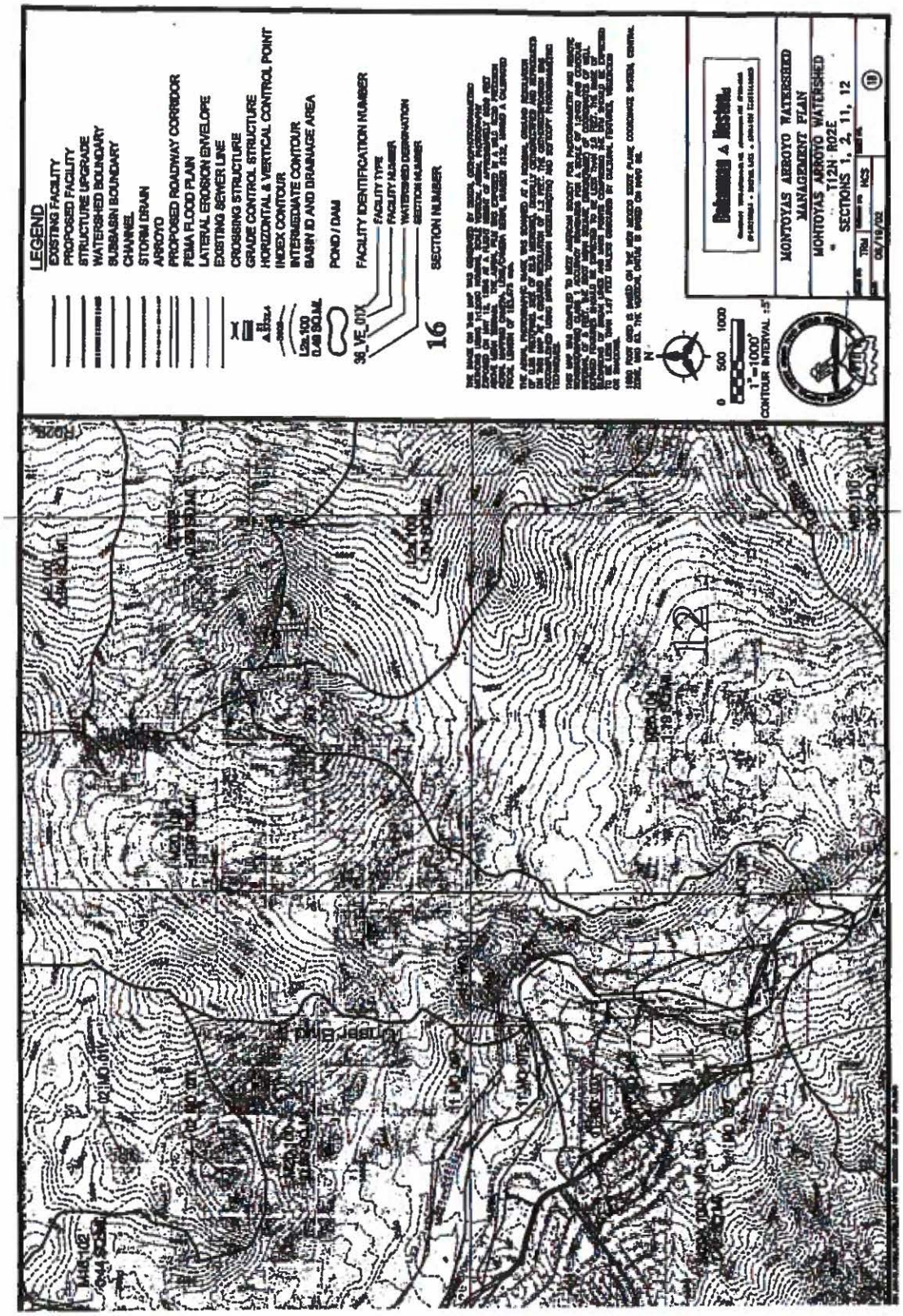
1. Broadmoor Boulevard Improvments redirect historic flows via a swale on the west side of Broadmoor Boulevard right of way. Swale directs those flows to low point culvert crossing that aligns with the existing 30' drainage easement on the property. Historic flows are conveyed to a proposed retention pond that Broadmoor Heights will construct on the east side of the property.
2. Surface drainage through existing platted 30' drainage easement
3. Flows conveyed via storm drain to retention pond.
4. Release storm water into the existing platted 30' drainage easement that extends east of the property.
5. Existing platted 30' drainage easement

Note: *The on-site storm water drainage system within Broadmoor Heights is conceptual and will be engineered with each subdivision drainage report.*

PROPOSED DRAINAGE PATTERNS

BROADMOOR HEIGHTS SUBDIVISTION

Bohannan Huston
Engineering
Spatial Data
Advanced Technologies


LEGEND
EXISTING FACILITY
PROPOSED FACILITY
STRUCTURE UPGRADE
WATERSHED BOUNDARY
SUBBASIN BOUNDARY
CHANNEL
STORM DRAIN
ARROYO
PROPOSED ROADWAY CORRIDOR
FEMA FLOOD PLAIN
LATERAL EROSION ENVELOPE
EXISTING SEWER LINE
CROSSING STRUCTURE
GRADE CONTROL STRUCTURE
HORIZONTAL & VERTICAL CONTROL POINT
INDEX CONTOUR
INTERMEDIATE CONTOUR
BASIN ID AND DRAINAGE AREA
POND / DAM
FACILITY IDENTIFICATION NUMBER
FACILITY TYPE
FACILITY NUMBER
WATERSHED DESIGNATION
SECTION NUMBER
16 SECTION NUMBER
0 500 1000
1"=1000'
CONTOUR INTERVAL =5'
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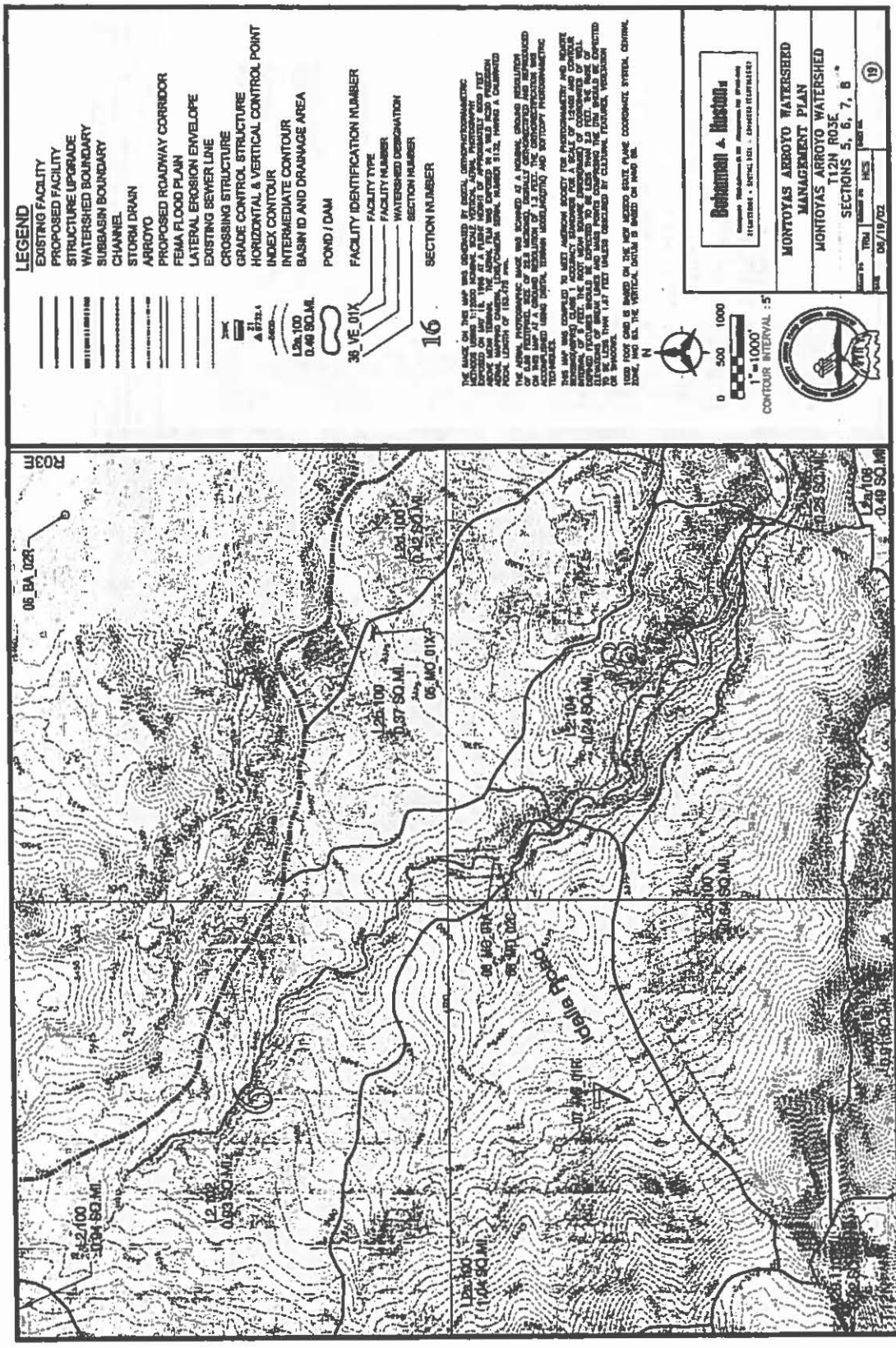
MANAGEMENT PLAN
MONTOYAS ARROYO WATERSHED
T12N R02E
SECTIONS 1, 2, 11, 12
12


LEGEND
EXISTING FACILITY
PROPOSED FACILITY
STRUCTURE UPGRADE
WATERSHED BOUNDARY
SUBBASIN BOUNDARY
CHANNEL
STORM DRAIN
ARROYO
PROPOSED ROADWAY CORRIDOR
FEMA FLOOD PLAIN
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BASIN ID AND DRAINAGE AREA
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FACILITY IDENTIFICATION NUMBER
FACILITY TYPE
FACILITY NUMBER
WATERSHED DESIGNATION
SECTION NUMBER
SECTION NUMBER
Bohannan A. Huston
MONTOYAS ARROYO WATERSHED MANAGEMENT PLAN
MONTOYAS ARROYO WATERSHED
T12N R03E
SECTIONS 5, 6, 7, 8
08/19/02
CONTOUR INTERVAL : 5'
R03E
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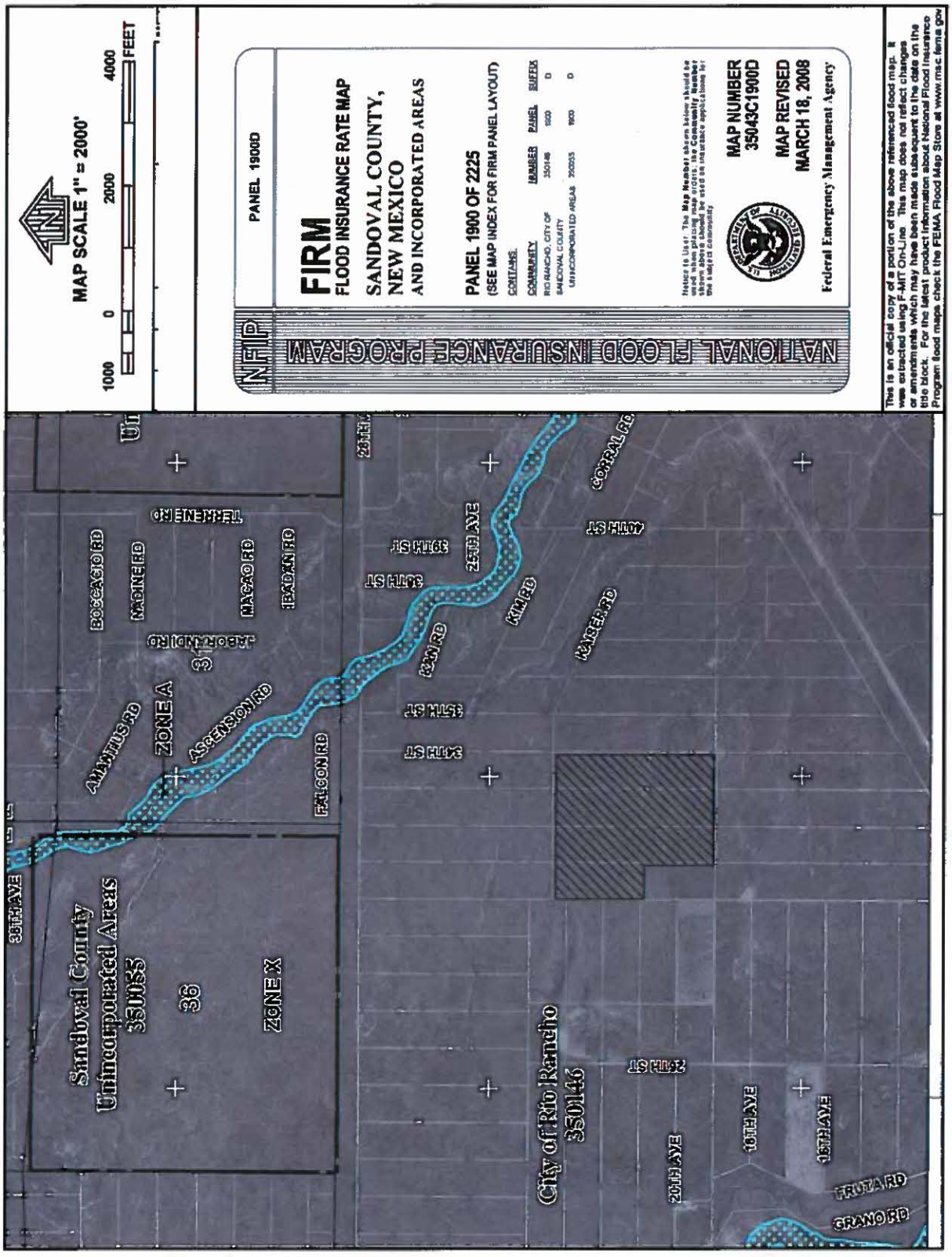
06_MO_01X
Idalia Pond


NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 1900D
FIRM
FLOOD INSURANCE RATE MAP
SANDOVAL COUNTY, NEW MEXICO
AND INCORPORATED AREAS
PANEL 1900 OF 2225
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
RIO RANCHO, CITY OF 350146 1900 D
SANDOVAL COUNTY 350035 1900 D
UNINCORPORATED AREAS
MAP NUMBER
35043C1900D
MAP REVISED
MARCH 18, 2008
Federal Emergency Management Agency
MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
Sandoval County
Unincorporated Areas
350035
City of Rio Rancho
350146
ZONE A
ZONE X
36
31
ASCENSION RD
AMERICUS RD
FALCON RD
BOSCAGE RD
NADINE RD
NACAO RD
HADAN RD
TERRENE RD
35TH ST
34TH ST
33RD ST
32ND ST
25TH AVE
KIM RD
KAISER RD
CORRAL RD
20TH AVE
19TH AVE
18TH AVE
FRUTA RD
GRANO RD

H. CONCEPTUAL UTILITY PLAN

1. DOMESTIC WATER

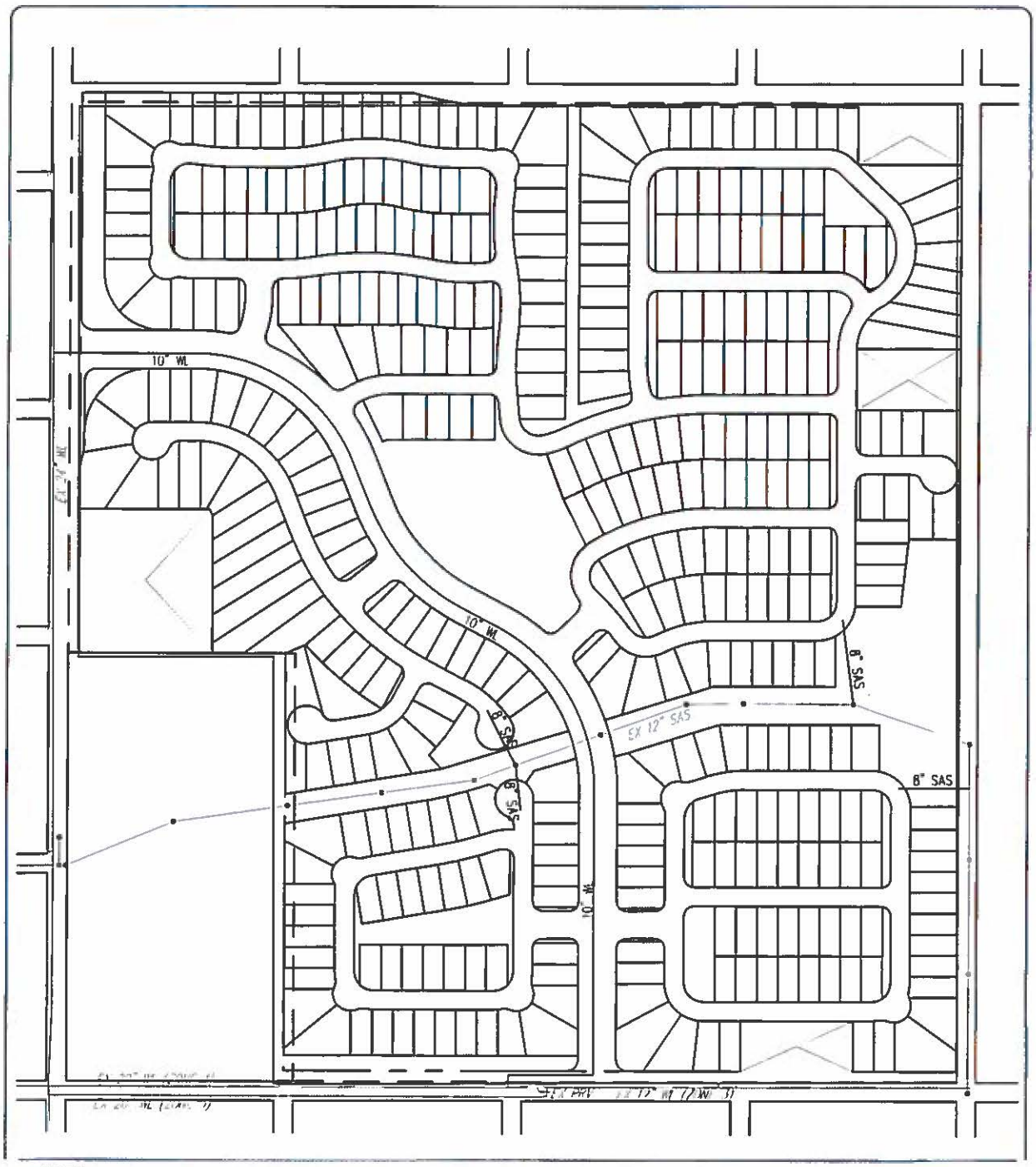
Water service will be provided from the water mains within Montezuma Boulevard. A secondary connection will be made to the 24" water main within Broadmoor Boulevard. A 10" water line in the collector road will provide service to the individual subdivisions and connect to the water lines in Montezuma Boulevard and Broadmoor Boulevard. All lines internal to the subdivisions will be 8" lines. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

2. SANITARY SEWER

Sewer service will be provided through the 12" line within the utility easement that runs through the subdivision. The 12" line travels from Rock Ridge Subdivision through Broadmoor Heights to the 12" pipe that extends east along Montezuma Boulevard to the High Range Subdivision with ultimate flow into the 15" City Centre/Lomitas Negras Arroyo Interceptor and Lift Station 22. The model results indicate that the 15" City Centre/Lomitas Negras Arroyo Interceptor is adequately sized to accept the additional flow from the proposed subdivision. The existing sewer line through Broadmoor Heights will require slight adjustments in the alignment to accommodate proposed layout.

The drainage basin for the area includes a total of 2 square miles. This development is at the upper end of the watershed. Several assumptions were made while sizing the sewer lines for this development. The watershed was assumed to develop at a 5 dwelling units / acre rate. This would yield a total of 6,300 homes in the area. This assumption places the basin between the typical R-1 and R-4 zoning for dwelling units per acre.

Using the "Guidelines for Issuing Water & Wastewater Letters of Availability", dated May 17, 2000, it has been determined that the basin will produce 3.3 mgd. This flow results in an outfall pipe size of 12" at a slope of 0.5%. All other internal roadways within the subdivision will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.



Designed For:

UTILITY LAYOUT

BROADMOOR HEIGHTS SUBDIVISTION

Bohannan Huston
Engineering
Spatial Data
Advanced Technologies

I. IMPLEMENTATION

The implementation of the Broadmoor Heights Master Plan shall occur at the time of zone map amendment and at the time of platting.

1. All land use decisions shall be in compliance with the adopted Broadmoor Heights Master Plan and in accordance with City Public Infrastructure Department approval; this includes zone map amendments, platting, and right-of-way acquisition.

2. All infrastructure shall be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.

3. National standards for emergency response times shall be upheld, therefore, facility planning shall be coordinated as subdivisions occur.

4. All developments should provide convenient pedestrian circulation through and between parcels, and to open space corridors. Safe, convenient and pleasant pedestrian circulation may be accomplished with sidewalks, and bike paths.

5. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and other landscaped areas will meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.

6. Open space and linear walkways shall be developed and a portion of which shall count towards the parks requirements established by the City of Rio Rancho.

7. Design Guidelines included in this Master Plan shall be incorporated into the CC&Rs for residential subdivisions within Broadmoor Heights.

8. Impact fee credits shall be pursued for all system level improvements, including open space, trails, roads (such as Montezuma Boulevard), and public safety (if applicable).

APPENDIX A: WATER AND WASTEWATER AVAILABILITY

RioRancho
City of Vision

April 24, 2013

Attn: Scott Steffen P.E.
Vice President
Community Development and Planning
Bohannan Huston Inc.
Courtyard I
7500 Jefferson St. N.E.
Albuquerque, NM 87109-4335

Re: Water/Wastewater Availability Approval for 450 DU's Cuesta Al Este Subdivision. Unit 13, Blocks 38 through 41, Lots Various.

Dear Mr. Steffen:

The Utilities Commission approves the granting of this Water and Wastewater Availability Statement.

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

If a fire flow test is performed for the site, results are to be turned into the Utilities Engineer and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 975-1560. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

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

Contacts for additional information and guidance: Development Services: 505-891-5005

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87144
Office (505) 896-8715 • Fax (505) 891-5201
F:\DPW-UT Admin\Availability Folder\w-ww availability\Calendar yr 2013 availabilities\April\w-ww availability Cuesta Al Este 2013.doc

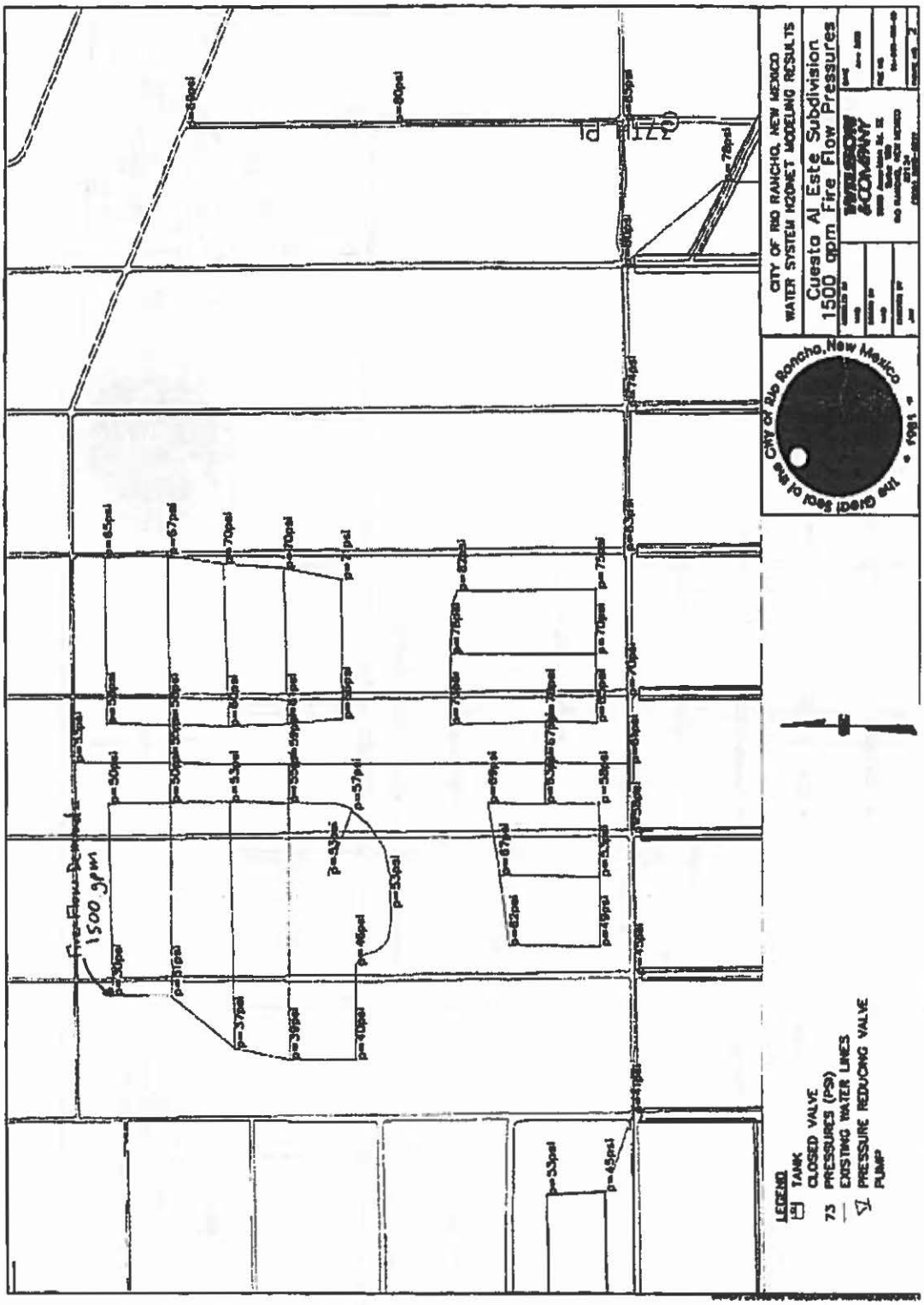
Engineering Division: 505-891-5016 Environmental: Backflow Prevention 505-896-8816, Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017. Line extensions may qualify for reimbursement from 'benefitted properties" in accordance with 51.24 Main Extension Policy, Including Subdivisions. Please contact Pro Rata (Preliminary and Final Pro Rata's) 505-891-5061 for more information regarding line extensions/ Pro Rata. All preliminary Pro Rata agreements are to be finalized prior to the start of Construction. Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

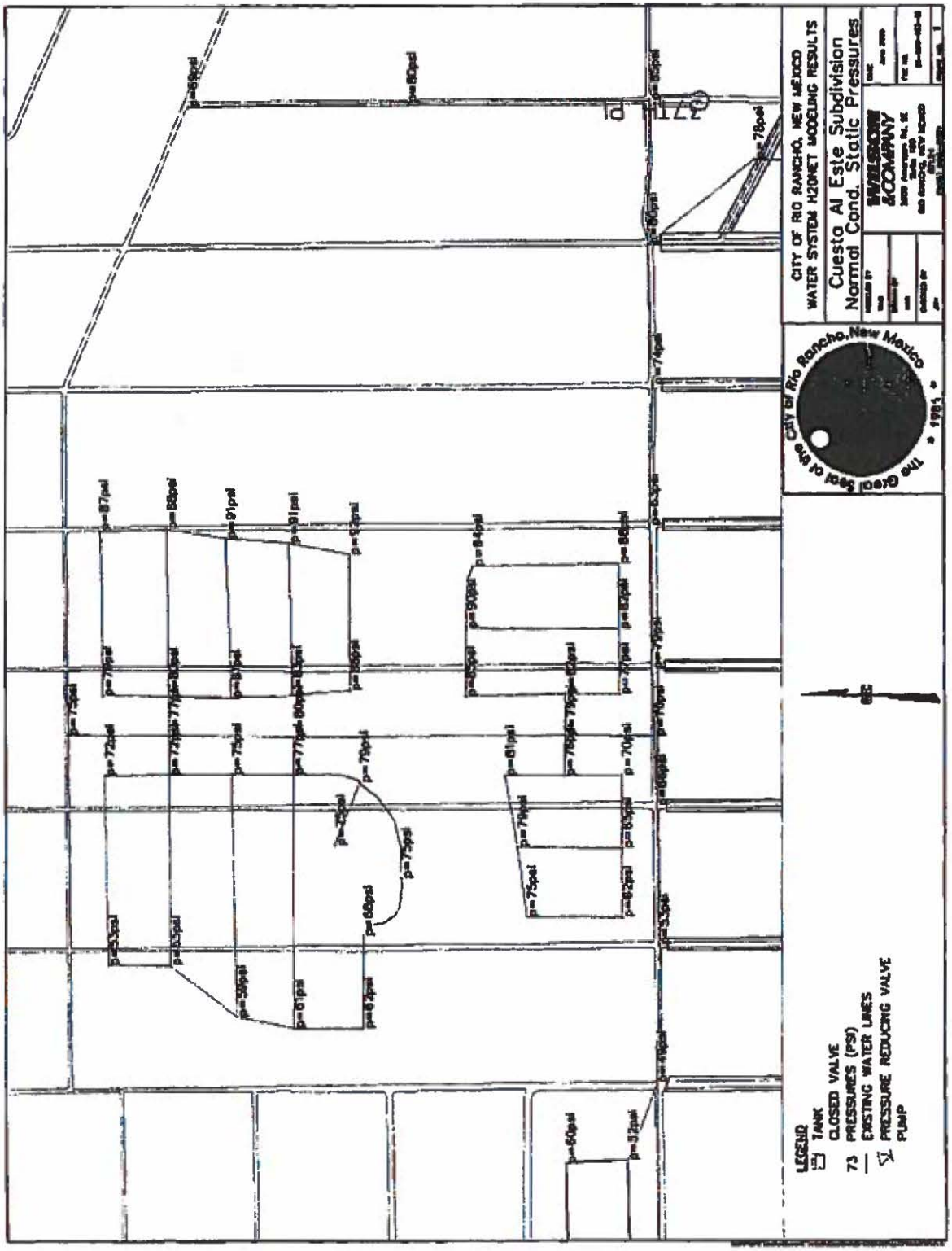
Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Commission or Utilities Division and is complete within 3 years of approval. If you have questions regarding this Availability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

Sincerely,

Steve Gallegos,
Utilities Systems Engineer

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87144
Office (505) 896-8715 • Fax (505) 891-5201
F:\DPW-UT Admin\Availability Folder\w-ww availability\Calendar yr 2013 availabilities\April\w-ww availability Cuesta Al Este 2013.doc


CITY OF RIO RANCHO, NEW MEXICO
WATER SYSTEM HGNET MODELING RESULTS
Cuesta Al Este Subdivision
1500 gpm Fire Flow Pressures
Fire Flow Demand
1500 gpm
LEGEND
TANK
CLOSED VALVE
73 PRESSURES (PSI)
EXISTING WATER LINES
PRESSURE REDUCING VALVE
PUMP


CITY OF RIO RANCHO, NEW MEXICO
WATER SYSTEM H2ONET MODELING RESULTS
Cuesta Al Este Subdivision
Normal Cond. Static Pressures
WILSON & COMPANY
The Good Spot of the City of Rio Rancho, New Mexico
LEGEND
TANK
CLOSED VALVE
73 PRESSURES (PSI)
EXISTING WATER LINES
PRESSURE REDUCING VALVE
PUMP

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 53 **ENACTMENT NO. 17-053**

RESOLUTION AMENDING THE CUESTA AL ESTE MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Cuesta al Este Master Plan on July 9, 2008 pursuant to Resolution No. 59, Enactment 08-054:

WHEREAS: the Governing Body of the City of Rio Rancho amended the Cuesta al Este Master Plan on June 26, 2013 (Resolution No. 30, Enactment No. 13-041); and

WHEREAS: an application has been submitted to the City of Rio Rancho requesting further amendments to the Cuesta al Este Master Plan and assigned Case No. 17-410-0001; and

WHEREAS: the Planning and Zoning Board, at their meeting held on August 22, 2017, reviewed and recommended approval of the amendments to the Cuesta al Este Master Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Cuesta al Este Master Plan (to be renamed Broadmoor Heights Master Plan) and based on the recommendation of the Planning and Zoning Board of Case 17-410-00001, determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

That the Governing Body hereby approves the Resolution adopting amendments to the Cuesta al Este Master Plan (renamed Broadmoor Heights Master Plan) comprised of properties known legally as Unit 13, Block 38, Lots 2-15, 17-19, and 21-30; Block 39, Lots 1-30; Block 40, Lots 1-30; and Block 41, Lots 10-21 and portions of Lots 9, 22, 23, and 24. The boundaries of the Master Plan are Kaiser Road to the north, Montezuma Boulevard to the south, Galahad Street to the east, and Broadmoor Boulevard to the west.

The Cuesta al Este Master Plan (to be known as Broadmoor Heights Master Plan, 2017) attached hereto as "Exhibit A" is hereby adopted and accepted with the following changes:

1) The name of the Plan is changed to Broadmoor Heights Master Plan (BHMP);
2) Incorporate newly acquired parcels (Unit 13, Block 38, Lots 14 and 23; Block 39, Lots 3 and 17; and Block 40, Lot 28) into the BHMP;

3) Remove parcels (Unit 13, Block 41, Lots 7 and 8, and portion of Lots 9, 22, 23 and 24) from the BHMP;
4) On Montezuma Boulevard, adjacent to BHMP, the property owner shall dedicate 28 feet and construct a half street of a four (4) lane minor arterial to occur during the implementation phase of development;
5) On Kaiser Road, from Broadmoor Boulevard to west of Camelot Street, the City will vacate the south 25 feet of Kaiser Road to BHMP to occur during the implementation phase of development.

ADOPTED THIS 27TH DAY OF SEPTEMBER, 2017.

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk
(S E A L)

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

May 5, 2023

RE: Subdivision Variance
Case No. 23-280-00001
Broadmoor Heights, Unit 5

Dear Property Owner:

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

The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc, requests approval of a Subdivision Variance for Broadmoor Heights Unit 5 to Section 155.41(I) of City Code, to allow for a street jog with a centerline offset of less than 125 ft. The Preliminary Plat for this subdivision has been approved.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 23, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map identifying the subject property with the layout of the subdivision.

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

If you would like to participate virtually during the meeting please use the following information to join the meeting: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, or call +1(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

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

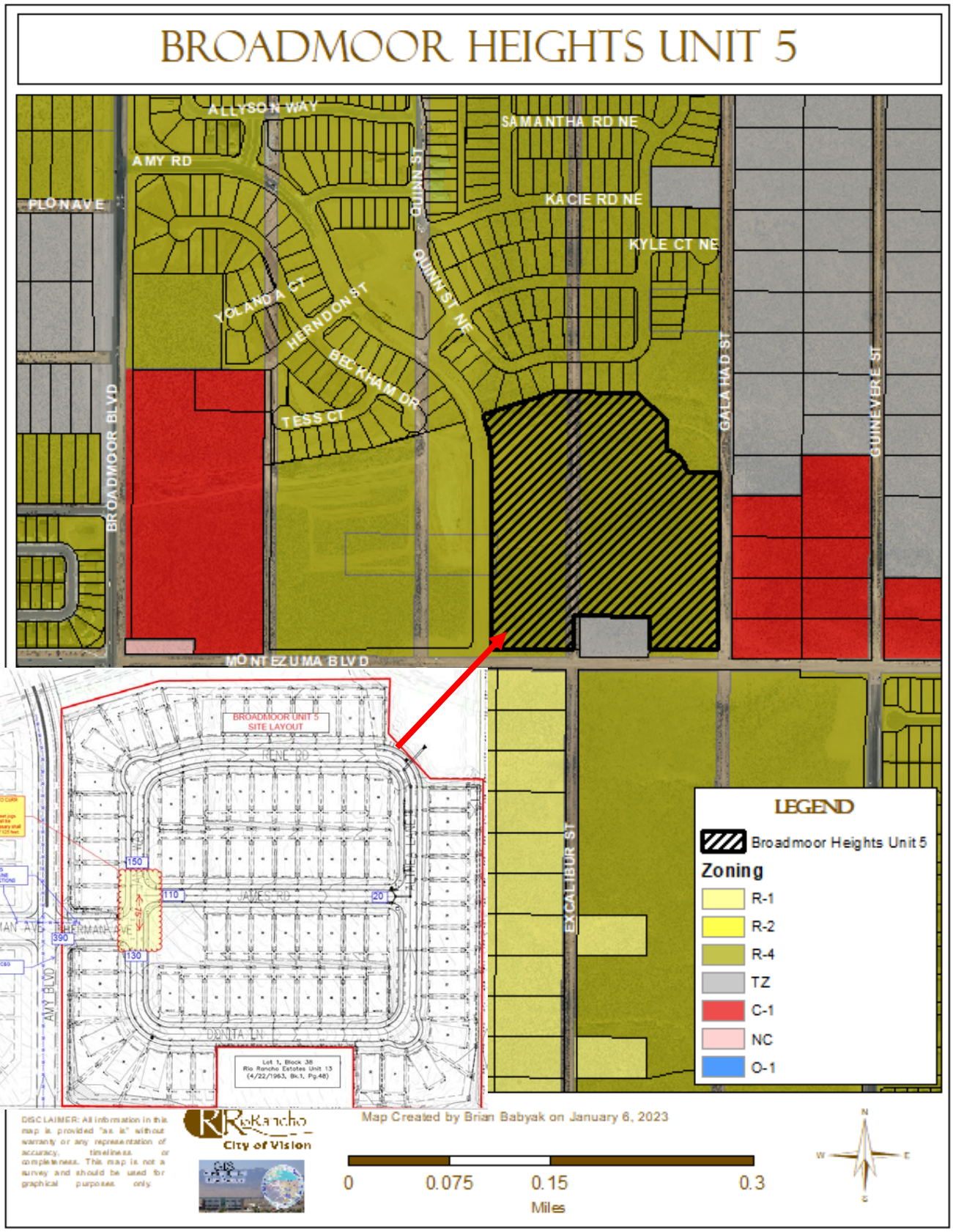
If you are an individual with a disability in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents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

Respectfully,

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

The City of Rio Rancho

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



Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Council Chambers/Zoom
Date:	**May 23, 2023**
Time:	6:00PM
Staff Contact:	Brian Babyak (505) 896-8756 bbabyak@rrnm.gov

Sample Name
Sample Address
RIO RANCHO, NM 87144

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	City Council Chambers/Zoom
Date:	**May 23, 2023**
Time:	6:00PM
Staff Contact:	Brian Babyak (505) 896-8756 bbabyak@rrnm.gov

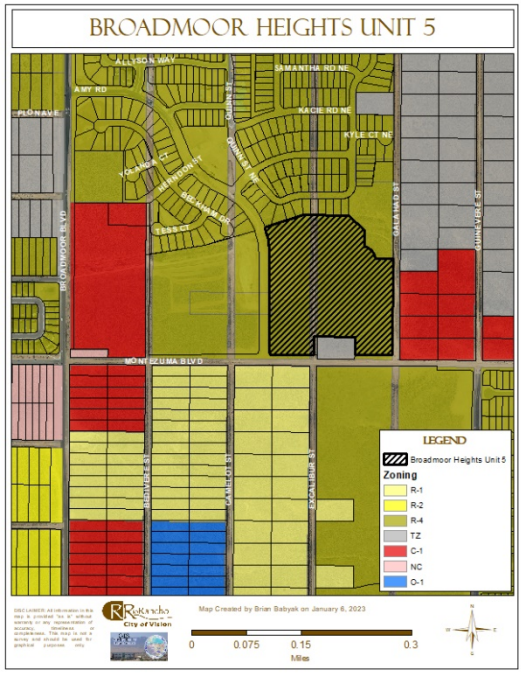
Sample Name
Sample Address
RIO RANCHO, NM 87144

Application Information

You are receiving this certified notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc, requests approval of a Subdivision Variance for Broadmoor Heights Unit 5 to Section 155.41(I) of City Code, to allow for a street jog with a centerline offset of less than 125 ft. The Preliminary Plat for this subdivision has been approved.

If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, or call +1(346) 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819



Application Information

You are receiving this certified notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc, requests approval of a Subdivision Variance for Broadmoor Heights Unit 5 to Section 155.41(I) of City Code, to allow for a street jog with a centerline offset of less than 125 ft. The Preliminary Plat for this subdivision has been approved.

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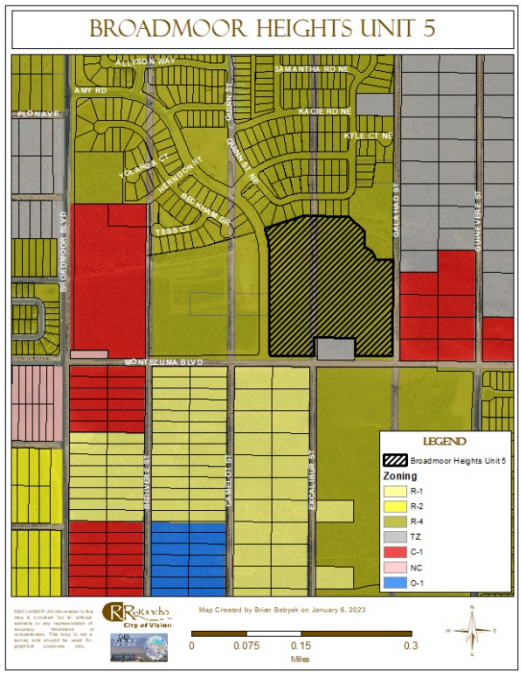
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, or call +1(346) 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819



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 23, 2023 at 6:00 pm:

Variance
Case #23-110-00002
The applicant, Jose Solano, is requesting approval of a variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10, and is zoned R-1: Single Family Residential.

Conditional Use Permit (Renewal)
Case #23-120-00002
The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey Dickason Sloan Akin & Robb, P.A., is requesting approval of a Conditional Use Permit Renewal for an existing off-premises advertising sign (billboard) at the subject property legally described as Oakmount Portion of Panorama Heights, Blk 2B, Lot B1B; located at 3851 Southern Blvd SE. The property is currently zoned C-1: Retail Commercial and totals .44 acres.

Preliminary Plat (Extension)
Case #22-210-00002
The applicant, High Range 72, LLC, through their agent, Mark Goodwin & Associates, PA, is requesting approval of an extension for the High Range 5 Subdivision. The proposed subdivision would contain 332 single-family residential lots on approximately 70 acres, zoned for R-4: Single-Family Residential. The subject property is legally described as High Range 5, Tracts 1 and 2.

Subdivision Variance
Case #23-280-00001
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc, requests approval of a Subdivision Variance for Broadmoor Heights Unit 5 to Section 155.41(I) of City Code for a street jog with a centerline offset of less than 125 ft.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning @rrnm.gov. Written comments

@hrmgov. Written comments will be inserted into the public record.

Journal: May 8, 2023

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 24, 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: **Subdivision Variance**: DSD #23-280-00001 (please reference this # with any correspondence) Broadmoor Heights Unit 5

This is a transmittal for a Subdivision Variance for Broadmoor Heights Unit 5. The request is to Section 155.41 of City Code for a street jog with a centerline offset of less than 125 ft.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 5, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

No Adverse comments.

Peter Prukop
Reviewer

5/1/2023
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 24, 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: **Subdivision Variance**: DSD #23-280-00001 (please reference this # with any correspondence) Broadmoor Heights Unit 5

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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 5, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Fire has no adverse comments so long as turning radii are 28'.

Gerard Bauer — Reviewer

5/4/23 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 24, 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: **Subdivision Variance**: DSD #23-280-00001 (please reference this # with any correspondence) Broadmoor Heights Unit 5

This is a transmittal for a Subdivision Variance for Broadmoor Heights Unit 5. The request is to Section 155.41 of City Code for a street jog with a centerline offset of less than 125 ft.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 5, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

MRMPO has no adverse comments.

Peach Anderson-Tauzer
Reviewer

5-3-2023
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 24, 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: **Subdivision Variance**: DSD #23-280-00001 (please reference this # with any correspondence) Broadmoor Heights Unit 5

This is a transmittal for a Subdivision Variance for Broadmoor Heights Unit 5. The request is to Section 155.41 of City Code for a street jog with a centerline offset of less than 125 ft.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **May 5, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

[Type Comments Here or use separate sheet]

SSCAFCA has no comments

Reviewer _____ Date _____

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-280-00001

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41 (I) REQUIRING STREET JOGS WHEN NECESSARY TO HAVE A MINIMUM OFFSET OF 125 FEET, FOR A 75 FOOT STREET JOG IN BROADMOOR HEIGHTS UNIT 5 SUBDIVISION.

Applicant: BGV Rio Rancho I, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of May, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

SPECIFIC FINDINGS OF FACT:

1. A variance to R.O. 2003 § 155.41 (I) requiring "Street jogs with centerline offsets shall be avoided, but where necessary shall have a minimum offset of 125 feet" is hereby denied.
2. The proposed street jog does not provide an improved design and there are no unusual conditions that exist to grant the variance

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required street jog distance of 125 feet.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

THEREFORE, the application for a subdivision variance to the requirement of street jogs meeting a minimum of 125 feet for a 75 foot street jog in the Broadmoor Heights Unit 5 Subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on May 23, 2023, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-280-00001

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.41 (I) REQUIRING STREET JOGS WHEN NECESSARY TO HAVE A MINIMUM OFFSET OF 125 FEET, FOR A 75 FOOT STREET JOG IN BROADMOOR HEIGHTS UNIT 5 SUBDIVISION.

Applicant: BGV Rio Rancho I, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of May, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

SPECIFIC FINDINGS OF FACT:

1. A variance to R.O. 2003 § 155.41 (I) requiring "Street jogs with centerline offsets shall be avoided, but where necessary shall have a minimum offset of 125 feet" is hereby granted.
2. The proposed street layout provides an improved design in the Broadmoor Subdivision.
3. The proposed street layout conforms to the Broadmoor Heights Master Plan.

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required street jog distance of 125 feet.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

THEREFORE, the application for a subdivision variance to the requirement of street jogs meeting a minimum of 125 feet for a 75 foot street jog in the Broadmoor Heights Unit 5 Subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on May 23, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-120-00002

AGENDA DATE:
May 23, 2023

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey, Dickason, Sloan, Akin & Robb, P.A, is requesting approval of a Conditional Use Permit Renewal for an off premises digital sign at the subject property legally described as Oakmount Portion of PH, Block2B, Lot B1B, located at 3851 Southern Blvd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey, Dickason, Sloan, Akin & Robb, P.A, is requesting approval of a Conditional Use Permit renewal for an off premises digital sign at the subject property legally described as Oakmount Portion of PH, Block2B, Lot B1B, located at 3851 Southern Blvd SE. The property is currently zoned C-1: Retail Commercial and the sign's location is within the Off-Premises Advertising Overlay Zone described in the Rio Rancho Code of Ordinances (R.O. 2003) §156.33 Off-Premises Advertising Signs. The sign was originally approved for a Conditional Use Permit in 2013. No changes to the dimensions, operational requirements or other aspects of the sign are proposed.
According to the Rio Rancho Code of Ordinances (R.O. 2003) §156.33 (B)(5), off-premises digital advertising signs are permitted on non-residential, private property and public property, excluding right-of-way areas, within the Off-Premises Advertising Overlay Zone (OAOZ). The criteria to deny approval of a conditional use permit, according to §156.33 (A)(2), includes, but is not limited to: a. The conditional use permit for the sign is in conflict with the safety and general welfare of the city. b. The conditional use is not in conformance with the comprehensive plan or other approved master plans. c. A change in community conditions directly related to off-premises advertising.
Staff recommend that the Planning and Zoning Board finds the request to renew the permit is not in conflict with the safety and general welfare of the city and is still in conformance with the existing sign code chapter 156 and all overarching policy documents including the comprehensive plan. There has not been a major change in community conditions related to off-premises advertising in recent years and the sign has been operational in this location for approximately ten years without issues.
R.O. 2003 §156.33 (C) lists the criteria that off-premises digital signs must be in accordance with:
(1) Signs shall be in accordance with the following:
(a) A maximum of 11x22: 242 square feet. The existing sign will remain a standard 11’x22’; conforms.
(b) Twenty-four-foot maximum height. The sign has a maximum height of 24 feet; conforms.
(2) Both sides of a sign shall have copy. Embellishments and animation are prohibited. The sign will remain a digital poster with two sides; conforms.
(3) When within 100 feet of an elevated roadway, the height measured from the bottom of the sign may be a maximum of 10 feet above the elevated roadway. The sign is not within 100ft of an

elevated roadway; conforms.
(4) Electronic video display signs shall have an automated dimming feature (photocell) to adjust for lower light and night conditions. The existing sign features an auto-dimming feature; conforms.
(5) Signs shall be located in a nonvehicular area or within a landscape planter. The existing sign in located in a non-vehicular area, in a landscape planter; conforms.
(6) A minimum separation of 10,560 feet is required between off-premises signs located on the same side of a street and a separation of 5,280 feet is required from another off-premises sign located on the opposite side of a street. A minimum separation of 300 feet (including rights-of way) from single-family residential development shall be maintained. No off-premises advertising sign shall be located within 100 feet of an on-premises sign located on another parcel. The off-premises advertising company shall provide a survey stamped by a registered surveyor or engineer verifying the aforementioned distance separations. There are no other off-premises sign within 10,560ft on the north side of Southern Blvd, nor are there any within 5,280ft on the south side of Southern Blvd; conforms.
(7) Off-premises advertising signs shall be maintained and shall be administratively reviewed on an annual basis to ensure sign maintenance. The sign has been maintained over the last ten years; conforms.
(8) Failure to maintain signs shall result in a public hearing if applicable before the Planning and Zoning Board to determine the appropriateness of continuing the use. Over the last ten years the City has not had to employ this requirement, as the sign has been maintained; conforms.
(9) The support structure shall be skirted with a decorative base. The signs base has a textured, decorative appearance; conforms.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to property owners within 100 feet of the subject property. A legal notice was published in the Rio Rancho Observer on May 08, 2023. A notice sign was posted to the property on May 16, 2023. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
Reviewing Agency Comments-
DSD Planning and Zoning Comments contained within this document
DSD Engineering No comments
Parks, Recreation and Community Services No comments
Fire and Rescue No adverse comments
Police Department No concerns
Rio Rancho Public Schools No comments
SSCAFCA No comments
MRCOG-MRMPO No adverse comments

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Conditional Use Permit renewal request for an off-premises digital sign, subject to the findings 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 Permit for an off-premises digital sign.
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 156.33 Off-Premises Advertising Signs.

If the Planning and Zoning Board finds the conditional use permit is not justified, a denial may be based on the following findings:
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 156.33 Off-Premises Advertising Signs.

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:

Staff recommends the Planning and Zoning Board approve the requested conditional use permit renewal.

ATTACHMENT: Application Packet
ATTACHMENT: Location_Zoning Map
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Notice Map.pdf

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Clear Channel Outdoor, LLC		Phone: 505-219-4731
Address: 458 Industrial Ave NE		E-Mail: christophersoto@clearchannel.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest: Sign owner	List Owners: Clear Channel Outdoor, LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Rodey Dickason Sloan Akin & Robb, P.A. (Jacques H. Chouinard)		Phone: 505-768-7225
Address: 201 Third St NW		E-Mail: jchouinard@rodey.com
City: Albuquerque	State: NM	ZIP Code: 87103

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

Renewal of conditional use permit for off-premises advertising sign at 3801 Southern Ave SE. Please see attachments for further information.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Oakmount Portion of Panorama Heights	Block(s): 2B	Lot(s): B-1B
Existing Zoning: C-1	Proposed Zoning: C-1	
No. of existing lots: 1	No. of proposed lots: N/A	Total area of site (acres) 0.01

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: Jacques H. Chouinard	Applicant: Clear Channel Outdoor	Agent: Jacques H. Chouinard
Signature:		Date: 4/20/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

JOHN P. SALAZAR
CATHERINE T. GOLDBERG
EDWARD RICCO
CHARLES K. PURCELL
ANDREW G. SCHULTZ
HENRY M. BOHNHOFF
NELSON FRANSE
THERESA W. PARRISH
PAUL R. KOLLER
CHARLES J. VIGIL
LESLIE McCARTHY APODACA
JEFFREY M. CROASDELL
SUNNY J. NIXON
R. TRACY SPROULS
SETH L. SPARKS
JOCELYN C. DRENNAN
MICHAEL J. BRESCIA
JUSTIN A. HORWITZ
SANDRA L. BEERLE
VALERIE REIGHARD DENTON
CHARLES R. HUGHSON
JOSE R. BLANTON
KRYSTLE A. THOMAS

GLENN A. BEARD
DAVID P. BUCHHOLTZ
CRISTINA ADAMS
TYLER M. CUFF
MELANIE B. STAMBAUGH
DEBORA E. RAMIREZ
LUIS G. CARRASCO
JUAN M. MARQUEZ
JENICA L. JACOBI
ABIGAIL M. YATES
RANDY TAYLOR
SAMANTHA M. HULTS
PAOLA V. JAIME
NOELL SAUER HUFFMYER
PETER M. KELTON
LAUREN T. WINSTON
MEGHAN M. O'NEIL
ALEJANDRO RETTIG Y MARTINEZ
JACQUES H. CHOUINARD
JONATHAN E. DOMINGUEZ
GEORGE BRIAN VOGLER
MADISON R. JONES

RODEY, DICKASON, SLOAN, AKIN & ROBB, P. A.
ATTORNEYS AT LAW
201 THIRD STREET NW, SUITE 2200
ALBUQUERQUE, NEW MEXICO 87102

P.O. BOX 1888
ALBUQUERQUE, NEW MEXICO 87103
WWW.RODEY.COM

TELEPHONE (505) 765-5900
FACSIMILE (505) 768-7395

OF COUNSEL
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MARK K. ADAMS
JOHN P. BURTON
RICHARD C. MINZNER
DEWITT M. MORGAN
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CYNTHIA A. LOEHR
PERRY E. BENDICKSEN III
LINDA M. VANZI
NELSE T. MILLER
HOLLY E. ARMSTRONG
MINAL P. UNRUH
MELISSA M. KOUNTZ

BERNARD S. RODEY (1856-1927)
PEARCE C. RODEY (1889-1958)
DON L. DICKASON (1906-1999)
WILLIAM A. SLOAN (1910-1993)
JACKSON G. AKIN (1919-2010)
JOHN D. ROBB (1924-2014)

SANTA FE OFFICE
119 EAST MARCY STREET, SUITE 200
SANTA FE, NEW MEXICO 87501-2046
P.O. BOX 1357
SANTA FE, NEW MEXICO 87504-1357
TELEPHONE (505) 954-3900
FACSIMILE (505) 954-3942

WRITER'S DIRECT NUMBER
(505) 768-7225

JCHOUINARD@RODEY.COM

April 20, 2023

Via E-Mail Transmission

The City of Rio Rancho
Planning and Zoning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: **Justification Letter for Application for Off-Premises Advertising Conditional Use Permit at 3801 Southern Blvd. SE**

Dear Planning Staff:

This firm represents applicant Clear Channel Outdoor, LLC ("Clear Channel") in its application for a conditional use permit for an off-premises advertising sign (the "Application"). This letter provides justification for approving the Application based on the sign regulations contained in Chapter 156 of the Rio Rancho Municipal Code (the "Code").

A. LIST OF APPLICATION ATTACHMENTS

In addition to this justification letter, the following documents are attached to the Application and are denoted accordingly:

- Second Assignment of Easement and Assignment of Lease Agreement (**Exhibit A**)
- Survey and Legal Description of Sign Property (**Exhibit B**)
- Digital Poster Spec Sheet with Elevation and Schematic Drawings (**Exhibit C**)
- Photos of Sign (**Exhibit D**)
- Letter of Authorization (**Exhibit E**)

B. PROPERTY AND LAND USE INFORMATION

Clear Channel currently leases, for its exclusive use, an approximately 500 square foot portion of land located on a larger parcel at 3801 Southern Blvd. SE, Rio Rancho, New Mexico, 87124 (the "Property"). The Property consists of Tracts B-1A and B-1B in the Oakmount Portion of the Panorama Heights Subdivision, and is approximately 1.1660 acres in size. The Property's owner and Clear Channel's landlord is LDAC 17 Outdoor LLC.[1] Pursuant to a conditional use permit issued on October 18, 2013, Clear Channel constructed an eleven by twenty-two foot digital billboard advertising sign (the "Sign") on the Property. The Sign structure consists of two digital sign faces, (one facing east, and the other west) attached to a pedestal. The Sign is visible from Southern Avenue. Under its lease agreement, Clear Channel has an easement across the entirety of the Property to access the Sign for its maintenance and operation.

The Property is zoned Commercial, C-1. In addition to the Sign, the Property also contains two commercial one-story buildings. The Property is surrounded by properties zoned C-1, as shown on the City of Rio Rancho's (the "City") online zoning map.[2]

Pursuant to Section 156.33(A)(1) of the Code, Clear Channel is applying for a new conditional use permit for the Sign. Clear Channel's current conditional use permit expires in October, 2023.

C. JUSTIFICATIONS

Section 156.33(2) sets the criteria governing the approval of conditional use permits for outdoor advertising signs. An application for such a permit may be denied when (a) the permit is in conflict with the safety and general welfare of the city; (b) the conditional use is not in conformance with the comprehensive plan or other approved master plans; or (c) a change in community conditions related to off-premises advertising requires denial of the permit. None of these criteria apply to Clear Channel's Application.

First, the Permit is not in conflict with the safety or general welfare of the City. The Sign has occupied its current location for nearly ten years, and there is no evidence that it has caused any detrimental impact on the safety or welfare of any Rio Rancho resident. There is no indication that the Sign's continued presence at 3801 Southern Blvd. SE will create any new safety or welfare concerns.

Second, the Rio Rancho Comprehensive Plan is silent with regard to off-premises advertising signs. Indeed, the terms "advertising," "billboard," and "sign" do not appear in the Comprehensive Plan. Section 10 of the Comprehensive Plan, which sets City policy for urban

---

[1] Clear Channel originally leased the Property from Steven R. Landsberg, Trustee of the Steven R. Landsberg Revocable Trust in 2013. The Property has subsequently been sold and transferred several times, most recently to LDAC 17 Outdoor LLC. A copy of the document assigning Clear Channel's lease is attached to the Application as Exhibit A. Prior lease documents, including the original lease, have been omitted in the interest of efficiency. If the City requires these documents to process the Application, Clear Channel will provide them at the City's request.

[2] Accessible online at https://gis.rrnm.gov/riorancho/.

design, is also silent with regard to off-premises advertising. There is simply nothing in the Comprehensive Plan indicating that off-premises advertising structures like the Sign are incompatible with the City's development goals.

Finally, there is no indication that the community conditions have changed related to off-premises advertising. There have been no complaints about the Sign, and no apparent efforts to curtail off-premises advertising signs in the City. Accordingly, none of the criteria for denying the Application apply here. The Application should be granted.

Additionally, the Sign satisfies all technical criteria required for off-premises advertising signs under Section 156.33. The Sign sits on "nonresidential, private property" within an Off-Premises Overlay Zone ("OAOZ"). *See* Code § 156.33(B). Specifically, as shown on Exhibit B to the Application, the Sign sits less than 75 feet north of Southern Blvd. between NM-528 to the east and Unser Blvd. to the west. *See* Code § 156.33(B)(4). Further, the Sign is consistent with Code Section 156.33(C). As shown in Exhibit C to the Application, the Sign faces have dimensions of eleven by twenty-two feet, and the Sign is twenty-four feet tall. *See* § 156.33(C)(1). Both of the Sign faces have digital copy advertisements, have an automated dimming feature, and sit within a landscape planter. *See* §§ 156.33(C)(2)-(5). There are no other off-premises signs within 10,560 feet on the north side of Southern Blvd., nor are there any within 5,280 feet on the south side of Southern Blvd. *See* § 156.33(C)(6). Finally, as shown in Exhibit D to the Application, the Sign's base has a textured, decorative appearance. *See* § 156.33 (C)(9).

D. CONCLUSION

Clear Channel's Application meets the criteria for granting a conditional use for the Sign. The Sign will not negatively impact the safety or welfare of City residents, nor is it incompatible with the Comprehensive Plan. There is nothing to indicate that public sentiment in the City precludes the Sign's continued existence. The Sign also meets the technical requirements of Code Section 156.33. The Sign has been in place for nearly a decade, and its continued presence on Southern Blvd. will provide local, regional, and national businesses with the opportunity to market their products and services to the people of Rio Rancho. This type of marketing is essential to the vibrant economy that makes Rio Rancho a desirable place to live.

On behalf of Clear Channel, we respectfully request that you grant the Application. Thank you for your consideration.

Sincerely,

Rodey, Dickason, Sloan, Akin & Robb, P.A.

By: _____
Jacques H. Chouinard

SECOND ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT

THIS SECOND ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT (this "Assignment"), effective on May 3, 2022 (the "Transfer Date") is executed by LD ACQUISITION COMPANY 17 LLC, a Delaware limited liability company ("Assignor"), and LDAC 17 OUTDOOR LLC, a Delaware limited liability company ("Assignee").

WHEREAS, SOUTHERN RR, LLC a New Mexico limited liability company ("Owner") leased a certain portion of property located at 3851 Southern Blvd. SE, Rio Rancho NM 87124-2082; as more particularly described in Exhibit "A" attached hereto (the "Property") to Clear Channel Outdoor, Inc., a Delaware corporation ("Tenant") pursuant to a certain lease dated on our about August 2013 and more particularly described in Exhibit "C" attached hereto (the "Lease"); and

WHEREAS, Owner and Landmark Infrastructure Holding Company LLC ("LIHC") are parties to that certain Easement and Assignment of Lease Agreement dated November 16, 2018, as recorded on November 20, 2018 in the Official Records of Sandoval County as Instrument 201802633 6; Bk: 421; Pg: 26336, whereby Owner granted a perpetual easement over the area more particularly described in the attached "Exhibit B" (the "Easement") to Assignor and assigned all of its right, title and interest as lessor under the Lease to LIHC; and

WHEREAS, LIHC and Assignor are parties to that certain Assignment of Easement and Assignment of Lease Agreement dated December 19, 2018, as recorded on January 22, 2019 in the Official Records of Sandoval County as Instrument 201900 1402; Bk: 422; Pg: 1402, whereby LIHC assigned all of its rights, title and interest in and to the Easement and Lease to Assignor; and

WHEREAS, Assignor now desires to assign all of Assignor's right, title and interest in, under and with respect to the Easement and the Lease to Assignee, and Assignee agrees to assume same, on the terms set forth herein.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound agree as follows:

1. Assignor Assignment. Assignor does hereby assign, transfer, convey, and deliver to Assignee all of Assignor's right, title, claims and interest in, under and with respect to the Easement and the Lease, including, without limitation, all guaranties of Tenant's performance under the Lease and all rentals, pre-paid rent, assessments, security deposits, common maintenance charges, utility payments, and all other payments of any kind, type, or sort whatsoever accruing to lessor under the Lease, effective as of the Transfer Date, TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns, for and during all the rest, residue and remainder of the term of the Easement and the Lease, respectively, including and any extensions or renewals thereof, all as set forth therein, the provisions of which are by this reference incorporated herein.

2. Assignee Assumption of Obligations. Assignee hereby accepts the assignment of the Easement and the Lease by Assignor, and expressly assumes and covenants in favor of Assignor to faithfully perform and discharge, as and when due, any and all of the obligations as grantee first accruing under the Easement and as lessor first accruing under the Lease from and after the Transfer Date, and Assignor shall be relieved of all future obligations and liabilities thereunder effective as of the Transfer Date. The foregoing assumption does not include an assumption of any liabilities arising under and with respect to the Easement and the Lease prior to the Transfer Date, or which were not previously expressly assumed by LDAC 17 LLC and Assignor.

3. Indemnification. Assignor shall indemnify, defend and hold Assignee harmless from and against any and all losses, damages, costs, penalties, claims, actions, causes of action, liabilities, obligations or expenses, including, without limitation, reasonable attorneys' fees and court costs, arising from, caused by or related to Assignor's failure to comply, prior to the Transfer Date, with any of the terms, conditions or obligations to be kept, observed or performed

EXHIBIT A

by Assignor under and with respect to the Easement and as lessor under the Lease. Assignee shall indemnify, defend and hold Assignor harmless from and against any and all losses, damages, costs, penalties, claims, actions, cause of action, liabilities, obligations or expenses, including, without limitation, reasonable attorneys' fees and court costs, arising from, caused by or related to Assignee's failure to comply, on or after the Transfer Date, with any of the terms, conditions or obligations to be kept, observed or performed by Assignee under and with respect to the Easement and as lessor under and with respect to the Lease. This paragraph shall survive the expiration or earlier termination of this Assignment, the Easement and the Lease.

4. Covenants of Cooperation. Assignor and Assignee agrees that it will take such further actions and execute such further instruments, if any, as may be reasonably required to carry out the purposes and intents of this Assignment.

5. Assignment of Additional Interests. Notwithstanding the foregoing or anything herein to the contrary, the assignment by Assignor to Assignee of all rights, title and interest in, under and with respect to the Easement and the Lease shall also include, without limitation, any and all of Assignor's rights, benefits and interest in, under and with respect to, and/or deriving from or arising out of or in connection with, any subordination, non-disturbance and/or attornment agreements and similar agreements, related to the Easement and/or the Lease.

6. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of California without giving effect to its conflict of laws rules.

7. Counterparts; Electronic Execution. This Assignment may be executed in one or more counterparts (including by facsimile or by electronic/.pdf copy or transmission), each of which will be the binding agreement of the executing party and which, when taken together, shall be deemed to be one and the same instrument.

8. Successors and Assigns. This Assignment shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.

9. Effective Date. This Assignment shall be effective on the Transfer Date.

10. Incorporation of Recitals. The Recitals set forth above, including all defined terms therein, are hereby incorporated into the body of this Assignment by reference.

[signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of Transfer Date.

ASSIGNOR:

LD ACQUISITION COMPANY 17 LLC,
a Delaware limited liability company

By: _____
Name: Daniel R. Parsons
Title: Authorized Signatory

Date: May 3, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On May 3, 2022, before me Alexis Metcalfe, a Notary Public, personally appeared Daniel R. Parsons, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official Seal.

_____
Signature of Notary Public

[SEAL]

ALEXIS METCALFE
Notary Public - California
Los Angeles County
Commission # 2304422
My Comm. Expires Sep 9, 2023

ASSIGNEE:

LDAC 17 OUTDOOR LLC,
a Delaware limited liability company

By: _____
Name: Daniel R. Parsons
Title: Authorized Signatory

Dated: May 5, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On May 3, 2022, before me Alexis Metcalfe, a Notary Public, personally appeared Daniel R. Parsons, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official Seal.

_____
Signature of Notary Public

[SEAL]

ALEXIS METCALFE
Notary Public - California
Los Angeles County
Commission # 2304422
My Comm. Expires Sep 9, 2023

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Tract B-1B, Oakmount Portion of Panorama Heights, as shown on the Summary Plat of Tracts B-1A and B-1B OAKMOUNT PORTION OF PANORAMA HEIGHTS (BEING A REPLAT OF TRACT B-1, OAKMOUNT PORTION OF PANORAMA HEIGHTS), within the Town of Alameda Grant, City of Rio Rancho, New Mexico, filed in the office of the office of the County Clerk of Sandoval County, New Mexico in September 18, 2017 in Volume 3, folio 4133, as Document No. 2017P01130, and in Rio Rancho Estates Plat Book Number 26, Page 89.

EXHIBIT "B"

BILLBOARD EASEMENT

A TRACT OF LAND BEING A PART OF TRACT B-1B OF THE SUMMARY PLAT FOR TRACTS B-1A & B-1B, OAKMOUNT PORTION OF PANORAMA HEIGHTS, BEING A REPLAT OF TRACT B-1, OAKMOUNT PORTION OF PANORAMA HEIGHTS WITHIN THE TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT B-1B;
THENCE NORTH 01°03'15" WEST ALONG THE EAST BOUNDARY LINE OF SAID TRACT A DISTANCE OF 28.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS EASEMENT;
THENCE, LEAVING SAID BOUNDARY LINE NORTH 89°42'50" WEST A DISTANCE OF 28.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS EASEMENT;
THENCE SOUTH 01°03'15" EAST A DISTANCE OF 28.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS EASEMENT;
THENCE SOUTH 89°43'05" EAST A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 784 SQ. FT. OR 0.01800 ACRES, MORE OR LESS.

ACCESS EASEMENT:

A non-exclusive easement in, to, under and across the real property describe on Exhibit A for ingress and egress, operation, maintenance of and utility service to the Billboard Easement.

EXHIBIT "C"

LEASE DESCRIPTION

That certain Clear Channel Outdoor Lease Agreement #984 dated on or about August 2013, by and between Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, successor in interest to SOUTHERN RR, a New Mexico limited liability company, whose address is P.O. Box 3429, El Segundo, California, 90245 ("Lessor") and Clear Channel Outdoor, Inc., a Delaware corporation, ("Lessee"), whose address is 458 Industrial Avenue NE , Albuquerque NM 87107, for the property located at 3851 Southern Blvd SE, Rio Rancho NM 87124-2082.

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N89°43'05"W
L2	28.00	N01°03'15"W
L3	25.00	S89°43'05"E
L4	28.00	S01°03'15"E

N

Scale 1"= 40'

TRACT B2A2
OAKMOUNT PORTION
OF PANORAMA HEIGHTS

S84°19'45"E
(S84°36'40"E, 119.83')
119.83'
Fnd 5/8" Rebar
LS #11184
(N88°39'50"E, 100.94')
N88°56'39"E
100.93'
Fnd PK Nail
LS #11184
5' Utility Easement Filed November 1, 1990, Volume 3, Folio 875A

N01°03'15"W
(N01°20'10"W, 238.59')
S01°03'15"E
(S01°20'10"E, 229.69')

TRACT B2A1
OAKMOUNT PORTION
OF PANORAMA HEIGHTS

TRACT A
OAKMOUNT PORTION
OF PANORAMA HEIGHTS
Filed November 4, 1977, in Book 3, Page 30

TRACT B-1

OAKMOUNT PORTION
OF PANORAMA HEIGHTS
Filed November 1, 1990, in Book 6, Page 36

L3
LEASE AREA
L2
Existing Sign
L4
Point of BEGINNING
L1

238.59'
35' Easement for Future Widening Filed November 1, 1990, Volume 3, Folio 875A
35.01'
229.69'
Fnd Chiseled "X" in Concrete
Fnd Chiseled "X" in Concrete
N89°43'05"W
220.00'

SOUTHERN BOULEVARD S.E.

Page 2
160224_LEASE AREA

SURV TEK, INC.
Consulting Surveyors
9384 Valley view Drive N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

EXHIBIT B

EXHIBIT "A"

LEGAL DESCRIPTION - LEASE AREA

That certain parcel being and comprising a Southeasterly portion of Tract B-1, Oakmount Portion of Panorama Heights, as the same is shown and designated on the plat entitled "TRACTS B-1 AND B-2, OAKMOUNT PORTION OF PANORAMA HEIGHTS, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on November 1, 1990 in Rio Rancho Estates Plat Book Number 6, Page 36 as Document No. 60272 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described, a point on the Easterly line of said Tract B-1 and a point on the Northerly line of an existing 35' foot easement for future widening per plat filed on November 1, 1990 in Rio Rancho Estates Plat Book Number 6, Page 36 as Document No. 60272 whence the Southeast corner of said Tract B-1 (a chiseled "X" found in concrete) bears S 01°03' 15" E, 35.01 feet distant; Thence,

N 89°43'05" W, 25.00 feet along said Northerly line of an existing 35' foot easement for future widening to the Southwest corner of the parcel herein described; Thence,

N 01°03' 15" W, 28.00 feet to the Northwest corner of the parcel herein described; Thence,

S 89°43'05" E, 25.00 feet to a point on said Easterly line of Tract B-1 the Northeast corner of the parcel herein described; Thence,

S 01°03' 15" E, 28.00 feet along said Easterly line of Tract B-1 to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.0161 acre or 700 sq. ft., more or less.

CCO-ALBUQUERQUE

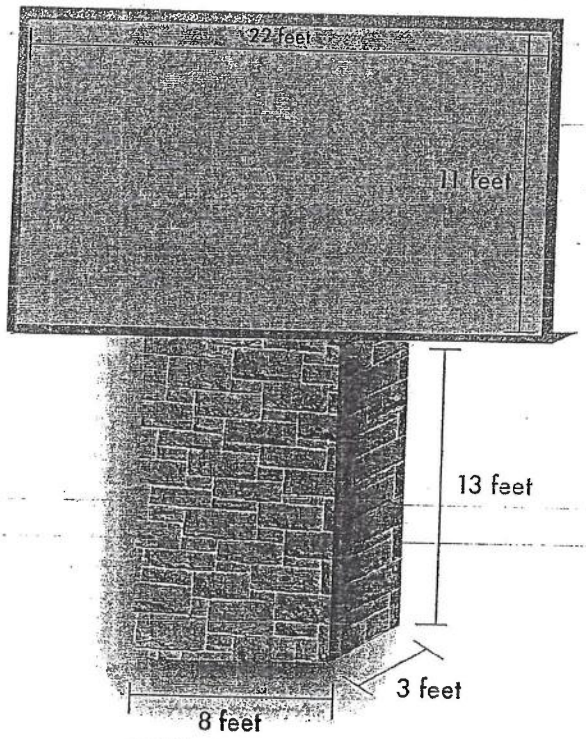
Spec Sheet

DIGITAL POSTER

COLORS
Earthtone Colored Veneer-TBD

UNIT DESCRIPTION
Daktronics 11ftx 22ft, 16mm pitch, 198 x 418 pixel matrix LED with auto-dimming photocell

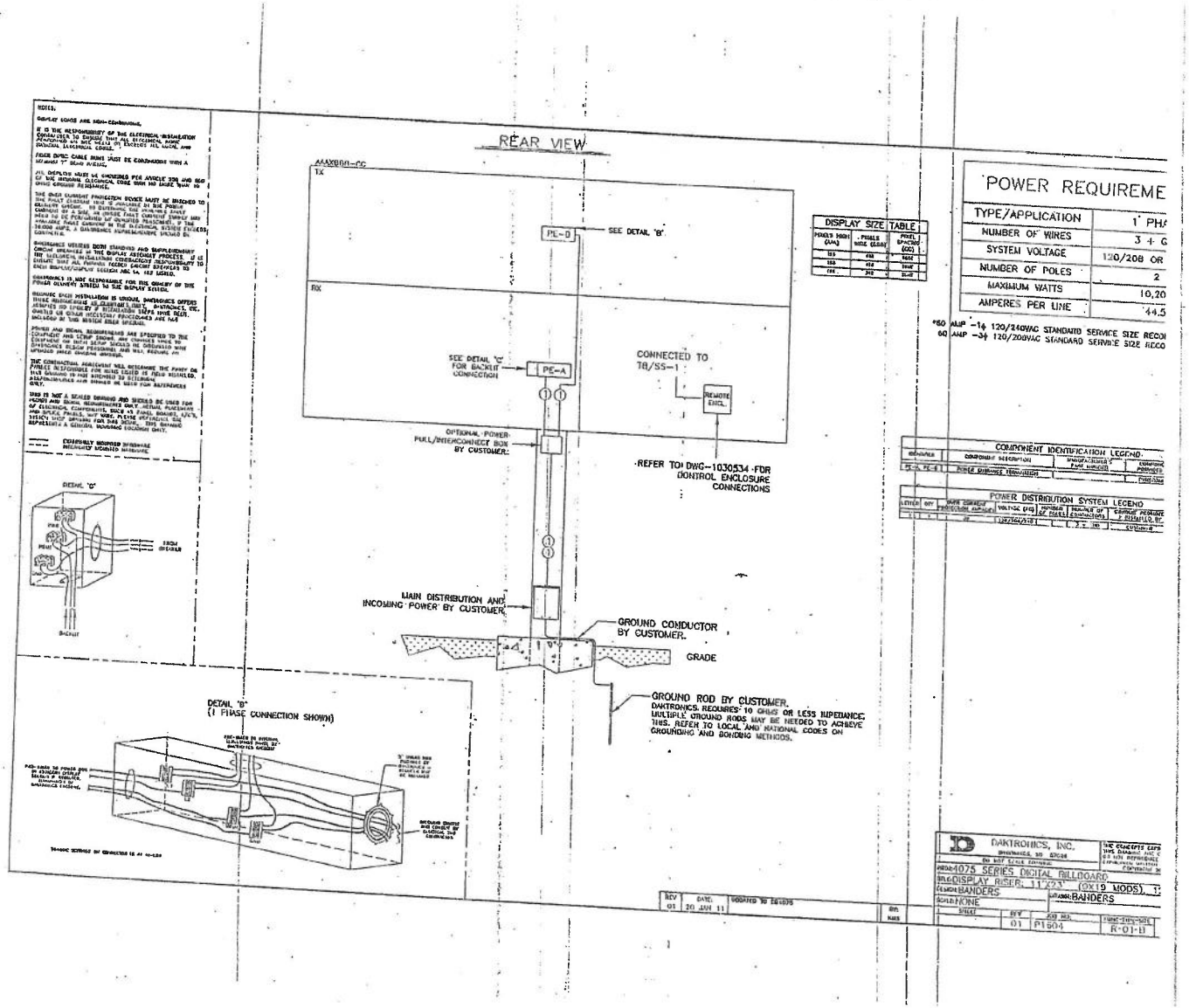
*Not drawn to scale



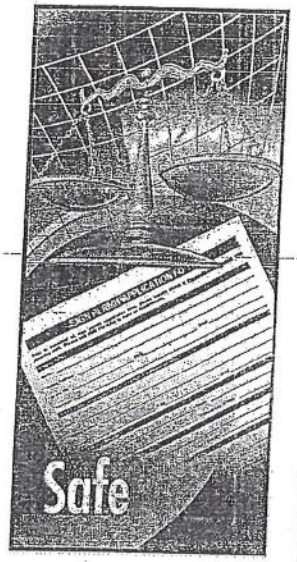
ClearChannel DIGITAL OUTDOOR

ccoDIGITAL.com

EXHIBIT C


REAR VIEW
AAAX8001-CC
Tx
Rx
PE-D
SEE DETAIL "B"
SEE DETAIL "C" FOR BACKLIT CONNECTION
PE-A
CONNECTED TO TB/SS-1
REMOTE ENCL.
OPTIONAL POWER PULL/INTERCONNECT BOX BY CUSTOMER.
REFER TO DWG-1030534 FOR CONTROL ENCLOSURE CONNECTIONS
MAIN DISTRIBUTION AND INCOMING POWER BY CUSTOMER.
GROUND CONDUCTOR BY CUSTOMER.
GRADE
GROUND ROD BY CUSTOMER.
DAKTRONICS REQUIRES 10 OHMS OR LESS IMPEDANCE. MULTIPLE GROUND RODS MAY BE NEEDED TO ACHIEVE THIS. REFER TO LOCAL AND NATIONAL CODES ON GROUNDING AND BONDING METHODS.
DETAIL "C"
BACKLIT
DETAIL "B"
(1 PHASE CONNECTION SHOWN)
DISPLAY SIZE TABLE
POWER REQUIREME
TYPE/APPLICATION
NUMBER OF WIRES
SYSTEM VOLTAGE
NUMBER OF POLES
MAXIMUM WATTS
AMPERES PER LINE
CONDUIT IDENTIFICATION LEGEND
POWER DISTRIBUTION SYSTEM LEGEND
DAKTRONICS, INC.
4075 SERIES DIGITAL BILLBOARD
DISPLAY RISER, 11'X23' (OX19 MODS), T
BANDERS
NONE
P1904
R-01-B

MULTI-DIRECTION LIGHT SENSOR OVERVIEW



Daktronics designed and engineered every component of the 4K series with safety in mind. This safety is in every aspect of design and product reliability to ensure the display meets all sign codes, to optimize image quality, and to maximize energy efficiency.

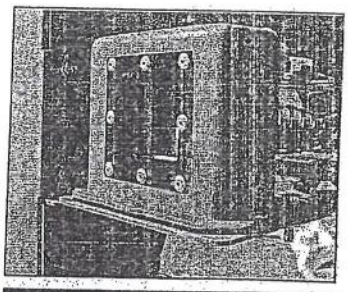
The Multi-Directional Light Sensor is used in Digital Billboards and other signage applications to measure the amount of light shining directly on the sign face, the back of the sign and ambient light. This information is used to dim or brighten the sign appropriately based on lighting conditions.The sensor also utilizes GSP location and a Compass heading as a fail safe in the event sensors are not operating correctly.

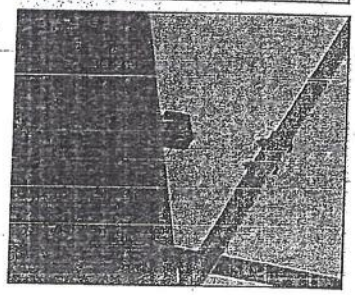
FEATURES:

- Lux reading for front, back and ambient light
- GPS location (latitude, longitude, date, time, altitude)
- 0°-360° degree compass heading
- Fail safe GPS location dimming in the event of a failure

TECHNICAL SPECIFICATIONS:

- Operating temperature: -40° to 80° C
- CAN interface to controller equipment
- Lux sensors for front and back
- Ambient lux sensor
- 3-axis compass
- Power Requirements 5V in 140mA max





The Smarter Approach to Digital Outdoor.

888-325-7446 outdoor@daktronics.com www.daktronics.com/billboards

201 Daktronics Drive PO Box 5128 Brookings, SD 57006-5128
tel 888-325-7446 605-692-0200 ext. 57220 fax 605-692-0381
www.daktronics.com/billboards email outdoor@daktronics.com
Copyright © 2011 Daktronics DD2106232 Rev 01 110811

DAKTRONICS

D.R.B. ELECTRIC INC.

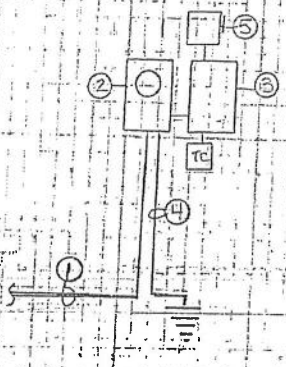
3601 2ND ST. S.W. • ALBUQUERQUE, NM 87105 • 505/877-8500 • FAX 505/873-8229

DATE Feb 21 2012

JOB NO. Clear channel

Typical of 2 locations

per D. Randy Baker
D.R.B. ELECTRIC
505-877-8500
randy@drbelectric.com



① 2" Conduit to PNM XFMR w/3-1/0 Alum to XFMR AND PANEL
② Meter Socket w/by Pass per PNM - MS-2-5.0
③ 125 Amp 1ph 3w 3R Panel w/3-1/0 Alum #6 grn.
④ Grounding PER NEC 250 to structure and or ground rods.
⑤ DaKtronics controller by owner
⑥ Load Calculation:

15360 VA ÷ 240V = 64 amps
1920 VA ÷ 240V = 8 amps

Total AMPS 72 amp @ 120/240V 1ph

Total VA 17280.0

385-6022

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7444 605-692-0200
fax 605-692-0381

www.daktronics.com

11/8/2011

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Digital Billboard Brightness Compliance Certification

To Whom It May Concern;

In compliance with the Section 156.33 of the Rio Rancho Sign Regulations, the following information pertains to all Daktronics Valo® LED digital billboard displays provided by Daktronics, Inc. and sold to the Clear Channel Outdoor in Rio Rancho.

Daktronics, Inc. is the world leader in the design and manufacture of electronic display systems. Daktronics offers many products, including the Valo® digital billboard displays. Valo® is a trademark of Daktronics, Inc.

The proposed display, as well as all Daktronics digital billboard displays sold into Rio Rancho, comes equipped with an automatic dimming feature (a photocell) that detects ambient light levels and adjusts the display's intensity automatically relative to ambient light.

Additionally, the lighting levels on the proposed digital billboard will not exceed 0.3 foot candles over ambient levels, as measured using a foot candle meter, aimed directly at the sign message face, at a pre-set distance of 150 feet away from a sign with face dimensions of 11' x 22'. Readings should be taken perpendicular from the display.

Daktronics is committed to providing LED displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
DAKTRONICS

Terra Fisher
Signage Legislation
605-691-1285

DAKTRONICS

EXHIBIT D

BLUE DOOR
Ultra Health
M&F
AUTO SALES
NO HASSLE CAR BUYING IN 2 BLOCKS
Great Clips

March 22, 2023

VIA EMAIL (arincon@rrnm.gov)
AND U.S. MAIL

Ms. Amy Rincon
Department Director
Development Services
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, New Mexico 87144

Re: Sign Permit Renewal
Clear Channel Outdoor – 3801 Southern Blvd SE, Rio Rancho, NM 87124

Dear Ms. Rincon:

Clear Channel Outdoor, LLC, a Delaware limited liability company ("Clear Channel"), hereby authorizes the law firm of Rodey, Dickason, Sloan, Akin & Robb, PA to represent it as its agent in connection with the renewal of the sign permit for the sign located on Southern Blvd west of Rio Rancho Blvd in Rio Rancho, New Mexico, in conversations with City of Rio Rancho Development Department staff and in any hearings before the Rio Rancho Planning and Zoning Commission and/or the Rio Rancho Governing Body. If you have any questions regarding this letter, please do not hesitate to contact me. Thank you.

Sincerely yours,

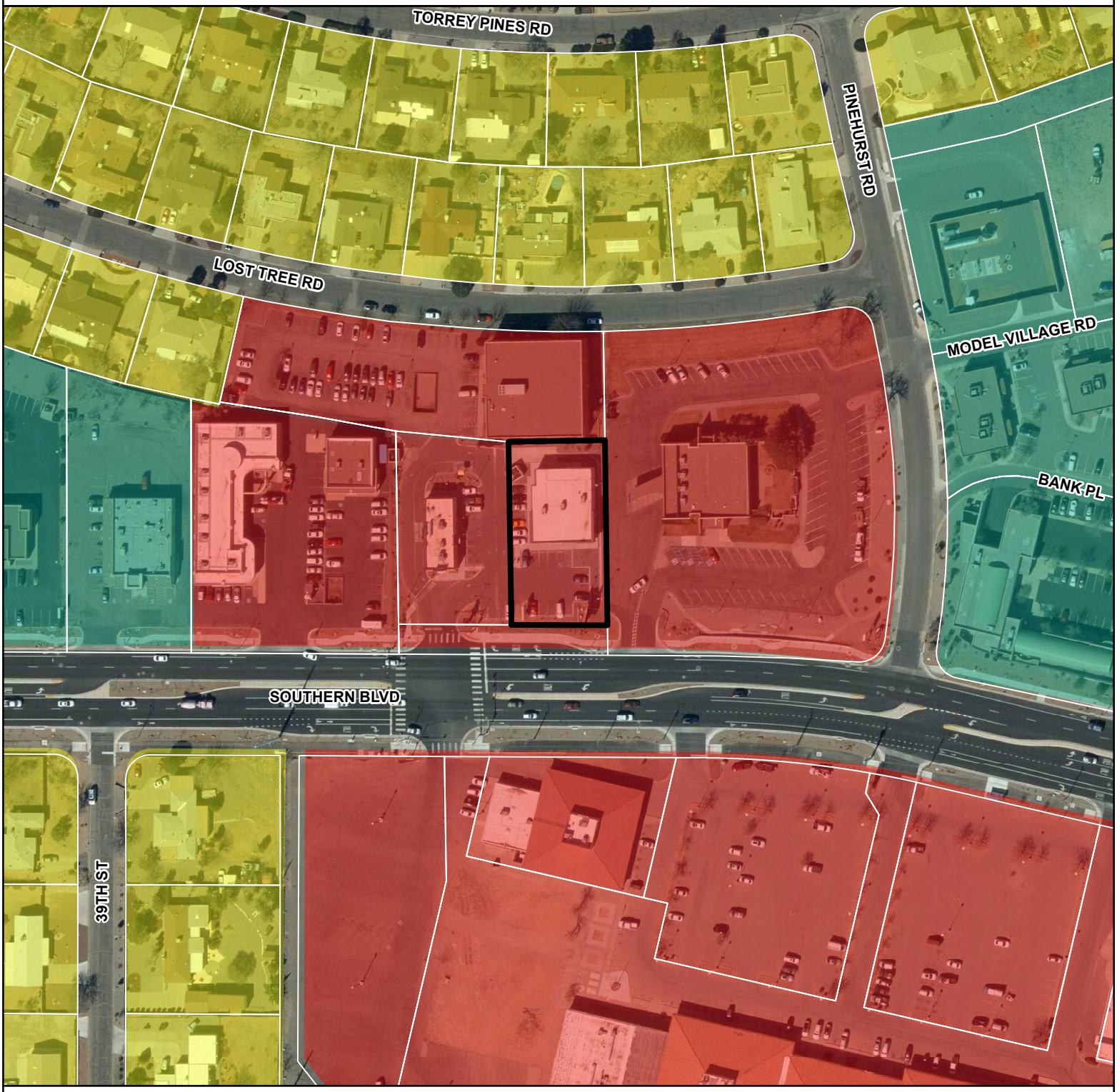
CLEAR CHANNEL OUTDOOR, LLC.
A Delaware limited liability company

By: Christopher Soto
Christopher Soto
Vice President of Real Estate & Public Affairs

cc: Rodey, Dickason, Sloan, Akin & Robb, P.A.

EXHIBIT E

3851 SOUTHERN BLVD SE
CONDITIONAL USE PERMIT (RENEWAL)



Rio Rancho
City of Vision

0 125 250 500
Feet

GIS
Moving Spatial Data Forward

N
W E
S

Map Created by Liz Ruiz Carlos on 5/4/2023

Subject Property

Zoning

- C-1
- R-1
- SU

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

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 23, 2023 at 6:00 pm:

Variance
Case #23-110-00002
The applicant, Jose Solano, is requesting approval of a variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10, and is zoned R-1: Single Family Residential.

Conditional Use Permit (Renewal)
Case #23-120-00002
The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey Dickason Sloan Akin & Robb, P.A., is requesting approval of a Conditional Use Permit Renewal for an existing off-premises advertising sign (billboard) at the subject property legally described as Oakmount Portion of Panorama Heights, Blk 2B, Lot B1B; located at 3851 Southern Blvd SE. The property is currently zoned C-1: Retail Commercial and totals .44 acres.

Preliminary Plat (Extension)
Case #22-210-00002
The applicant, High Range 72, LLC, through their agent, Mark Goodwin & Associates, PA, is requesting approval of an extension for the High Range 5 Subdivision. The proposed subdivision would contain 332 single-family residential lots on approximately 70 acres, zoned for R-4: Single-Family Residential. The subject property is legally described as High Range 5, Tracts 1 and 2.

Subdivision Variance
Case #23-280-00001
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc, requests approval of a Subdivision Variance for Broadmoor Heights Unit 5 to Section 155.41(I) of City Code for a street jog with a centerline offset of less than 125 ft.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning @rrnm.gov. Written comments

@hrmgov. Written comments will be inserted into the public record.

Journal: May 8, 2023

The City of Rio Rancho

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

May 4, 2023

RE: Conditional Use Permit,
Case No. 23-120-00002
OAK, Blk 2B, TR B1B (3851 Southern Blvd SE)

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, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey Dickason Sloan Akin & Robb, P.A., is requesting approval of a Conditional Use Permit Renewal for an existing off-premises advertising sign (billboard) at the subject property legally described as Oakmount Portion of Panorama Heights, Blk 2B, Lot B1B; located at 3851 Southern Blvd SE. The property is currently zoned C-1: Retail Commercial and totals .44 acres.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, May 23, 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 black outline.

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

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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

Liz Ruiz Carlos

Liz Ruiz Carlos
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

3851 SOUTHERN BLVD SE
CONDITIONAL USE PERMIT (RENEWAL)

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 Liz Ruiz Carlos on 5/4/2023

NOTICE MAP (100 ft Buffer):

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00002

AGENDA DATE:
May 23, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, LGI Homes New Mexico, LLC, through their agent, Mark Goodwin & Associates, PA, is requesting approval of an extension for the High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, LGI Homes New Mexico, LLC, through their agent, Mark Goodwin & Associates, PA, requests approval of a preliminary plat extension for the High Range 5 Preliminary Plat. The preliminary plat for the High Range 5 subdivision was approved with conditions on June 14, 2022. The subject property is legally described as High Range 5, Tract 1 and 2. The property is approximately 70 acres, is zoned R-4: Single-Family Residential, and the subdivision would create 332 single-family residential lots.
This extension is to allow for additional time to address staff comments, so that construction can commence. 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. Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to address staff comments as well as finalize construction plans and that re-approval of the Preliminary Plat would serve a compelling public interest. 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 High Range 5 Subdivision.

NOTIFICATIONS: Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the May 08, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on May 16, 2023. All legal notification requirements for this project have been met.

IMPACT:
The Development Services Department recommends that the Planning and Zoning Board approves

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. The applicant has the authority to apply for a preliminary plat extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The preliminary plat has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the approval of the High Range 5 Subdivision Preliminary Plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the June 14, 2022 Preliminary Plat Approval shall apply to this extension, with those conditions being:
   a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval 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 this preliminary plat approval and valid for four (4) years from the date of this approval.
   d. The applicant shall address all of the preliminary plat reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable.
   e. The applicant shall update the legal description on the preliminary plat to reflect the current legal description resulting from the bulk plat
6. The preliminary plat extension is effective until June 14, 2023.

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:
Staff recommends approval with findings and conditions.

ATTACHMENT: Application
ATTACHMENT: Plat
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: Letter of Authorization
ATTACHMENT: Public Comment.jpg

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: LGI Homes New Mexico, LLC		Phone: 480-612-4082
Address: 9105 E. Del Camino Drive, Suite 118		E-Mail: rick.tayrien@lgihomes.com
City: Scottsdale	State: AZ	Zip: 85258
Proprietary Interest:	List Owners: LGI Homes New Mexico, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) Yes
Agent Name: Mark Goodwin & Associates, PA		Phone: 505-828-2200
Address: PO Box 90606		E-Mail: diane@goodwinengineers.com
City: ALBUQUERQUE	State: NM	ZIP Code: 87199

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

Preliminary Plat Extension for High Range 5

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : See Attached legal description	Block(s):	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 332	No. of proposed lots: 332	Total area of site (acres) 70.3687

ACKNOWLEDGEMENT

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

Print Name: Diane Hoelzer, PE	Applicant:	Agent: X
Signature: Diane Hoelzer		Date: 4/21/2023

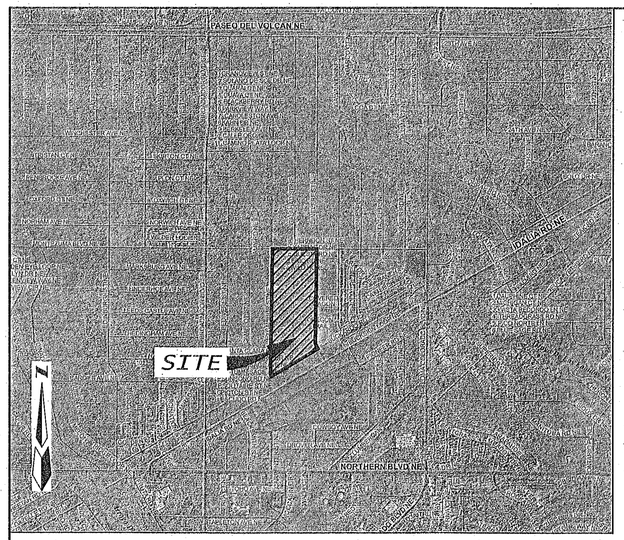
FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

High Range Unit 5
Legal Description

Unit 13	Block 72	Lots 1 – 10, 12-13, 15-33, 35-39
Unit 13	Block 73	Lots 1-18, 19A - 35A



LOCATION MAP *SCALE:NTS*

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE HIGH RANGE 5 HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): High Range 72, LLC

Jack J. Clifford — Jack Clifford, Managing Member — 1/13/22 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 13 day of January, 2022, this instrument was acknowledged before me by Jack Clifford, Managing Member, for HIGH RANGE 72, LLC. on behalf of said Limited Liability Corporation.

Notary Public — August 19, 2023 My Comission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
KAY BRASHEAR
COMMISSION # 1098438
EXPIRES AUGUST 19, 2023

OWNER(S): High Range 5, LLC

Jack Clifford — Jack Clifford, Managing Member — 1/13/22 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 13 day of January, 2022, this instrument was acknowledged before me by Jack Clifford, Managing Member, for HIGH RANGE 5, LLC. on behalf of said Limited Liability Corporation.

Notary Public — August 19, 2023 My Comission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
KAY BRASHEAR
COMMISSION # 1098438
EXPIRES AUGUST 19, 2023

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SUBDIVISION DATA

GROSS ACREAGE:	70.3687 AC.
NO. OF EXISTING LOTS:	71 LOTS
NO. OF EXISTING TRACTS:	1 TRACT
NO. OF LOTS CREATED:	332 LOTS
NO. OF TRACTS CREATED:	17 TRACTS
PUBLIC RIGHT OF WAY CREATED:	17.0987 AC.
DATE OF SURVEY:	NOVEMBER 8th, 2020

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72 & LOTS 1 THRU 18, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, TOGETHER WITH LOTS 25-A THRU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 30, 2019, IN RIO RANCHO ESTATES PLAT BOOK NO. 28, PAGES 55 & 56 (VOLUME 3, FOLIO 4346), TOGETHER WITH LOTS 19-A THRU 23-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON OCTOBER 30, 2019, IN RIO RANCHO ESTATES PLAT BOOK NO. 29, PAGES 52 & 53 (VOLUME 3, FOLIO 4458), AND TOGETHER WITH LOT 24, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIO RANCHO, BY QUITCLAIM DEED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 20, 2019, IN BOOK 422, PAGE 10683, AS DOCUMENT NO. 2019010863, AND CONTAINING 70.3687 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide 71 existing lots into 331 residential lots, 17 H.O.A. Tracts, and to dedicate public street Right-of-way, grant easements as shown hereon.
2. To eliminate any existing property/tract lines as shown.
3. To Vacate public utility easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

   PLAT OF "HIGH RANGE UNIT 4, PHASE B"
   (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)

   PLAT OF "HIGH RANGE UNIT 4, PHASE A"
   (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)

   PLAT OF "BROADMOOR HEIGHTS"
   (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)

   PLAT OF "RIO RANCHO ESTATES, UNIT 13"
   (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)

   PLAT OF "RIO RANCHO ESTATES, UNIT 13"
   (02-09-1967, RRE BK. 1, PG. 51A)

   PLAT OF "RIO RANCHO ESTATES, UNIT 13"
   (04-22-1963, RRE BK. 1, PG. 48")
5. FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
6. TITLE COMMITMENT:
   TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
7. ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
8. CITY OF RIO RANCHO, NEW MEXICO ZONE:
   LOTS 9 THRU 18, BLOCK 73 = R-1
   LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 & 35 THRU 39, BLOCK 72 = R-4
   LOTS 1 THRU 8 & 19-A THRU 35-A, BLOCK 73 = R-4
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.
10. ENCROACHMENTS: DRAINAGE POND IMPROVEMENTS ENCROACH INTO LOTS 10,11,12,14 15, 21-A, 24-A, 25-A AND 34-A, BLOCK 73 AS SHOWN HEREON.
11. ROTATED BEARINGS 00°17'00" COUNTER-CLOCKWISE FOR RECORD BEARINGS.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the day of _____ 20__.

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

PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18; LOTS 19-A THU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 20__.

Michael Schlichte, Co-Chairman — Date

UTILITY APPROVALS:

City of Rio Rancho — Date

New Mexico Gas Company — Date

Lumin — Date

Public Service Company of New Mexico — Date

Sparklite — Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 20__ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 12/10/2021 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 12/10/2021 Date

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 1 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

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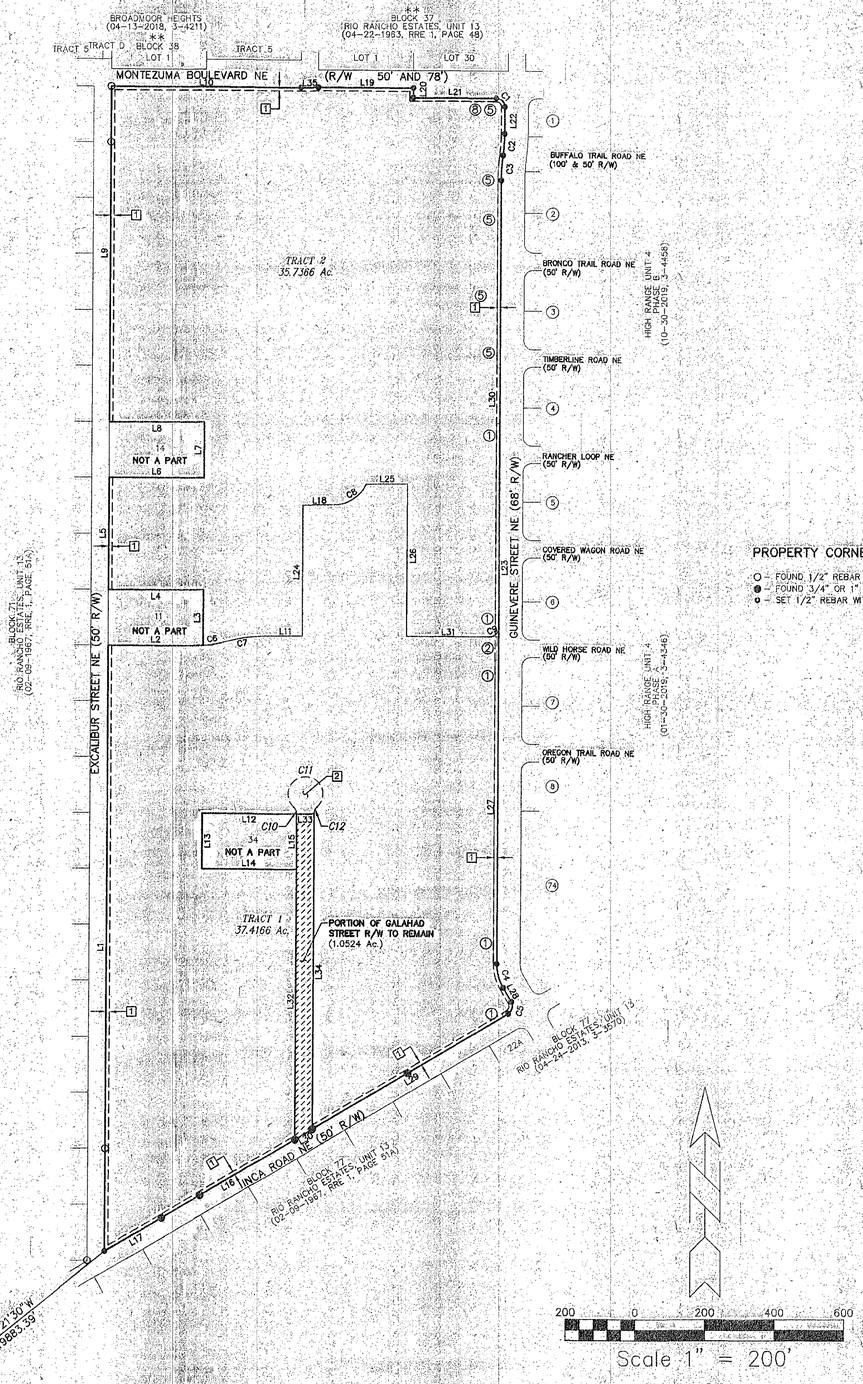
Book ___, Page ___

BULK PLAT FOR
TRACT 1 AND TRACT 2, HIGH RANGE 5

BEING A REPLAT OF
LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 & 35 THRU 39, BLOCK 72,
LOTS 1 THRU 18, TRACT G & LOTS 19-A THRU 35-A, BLOCK 73,
RIO RANCHO ESTATES, UNIT 13
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

LINE	BEARING	DISTANCE
L1	N 00°17'00" E	1733.28'
L2	S 89°43'00" E	272.25'
L3	N 00°17'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 00°17'00" E	320.00'
L6	S 89°43'00" E	272.25'
L7	N 00°17'00" E	160.00'
L8	N 89°43'00" W	272.25'
L9	N 00°17'00" E	960.00'
L10	S 89°43'00" E	544.50'
L11	S 89°43'00" W	82.27'
L12	N 89°43'00" W	272.25'
L13	S 00°17'00" W	160.00'
L14	S 89°43'00" E	272.25'
L15	S 00°17'00" W	160.00'
L16	S 59°37'50" W	444.00'
L17	S 59°54'50" W	188.39'
L18	S 89°43'00" E	90.14'
L19	S 89°43'00" E	272.25'
L20	S 00°17'00" W	28.00'
L21	S 89°43'00" E	238.25'
L22	S 00°17'00" W	76.77'
L23	S 00°17'00" W	2243.87'
L24	S 00°17'00" W	375.00'
L25	S 89°43'00" E	118.35'
L26	S 00°17'00" W	435.00'
L27	S 00°17'00" W	862.50'
L28	S 30°22'10" E	46.49'
L29	S 59°37'50" W	851.15'
L30	S 59°37'50" W	58.12'
L31	S 89°43'00" E	239.25'
L32	N 00°17'00" W	771.67'
L33	S 89°43'00" E	50.00'
L34	N 00°17'00" E	902.04'
L35	S 89°43'00" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.69'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°26'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17"W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12"W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04"W	47°56'09"



EASEMENT NOTES:

(A) THERE IS AN EXISTING 5' PUE (02-09-1967, RRE 1, PAGE 51A) AROUND ALL SIDES OF ALL LOTS WITH THE FOLLOWING EXCEPTION, WHERE A 10' PUE IS SHOWN THE 5' PUE HAS BEEN VACATED.

(B) 10' P.U.E. (GRANTED BY THIS PLAT) ALONG MONTEZUMA BOULEVARD N.E., GUINEVERE STREET N.E., INCA ROAD N.E., EXCALIBUR STREET N.E. AND REMAINING PORTION OF GALAHAD STREET N.E., EXCEPT WHERE A 10' P.U.E. ALREADY EXISTS.

NEW EASEMENTS

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

[2] NEW TEMPORARY TURNAROUND EASEMENT GRANTED BY THIS PLAT.

PROPERTY CORNERS

○ - FOUND 1/2" REBAR
● - FOUND 3/4" OR 1" PIPE
⊙ - SET 1/2" REBAR WITH CAP "LS 7719"

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

200 0 200 400 600
Scale 1" = 200'

Timothy Aldrich, NMPLS NO. 7719

10-03-2021
Date

Drawn By:	DER	Date:	3/14/22
Checked By:	TA	Drawing Name:	18114ALT.DWG
Job No.:	18-114	Sheet:	3 of 3

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

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PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33
AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THU 35-A,
BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

PROPERTY CORNERS

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

○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

ABBREVIATIONS

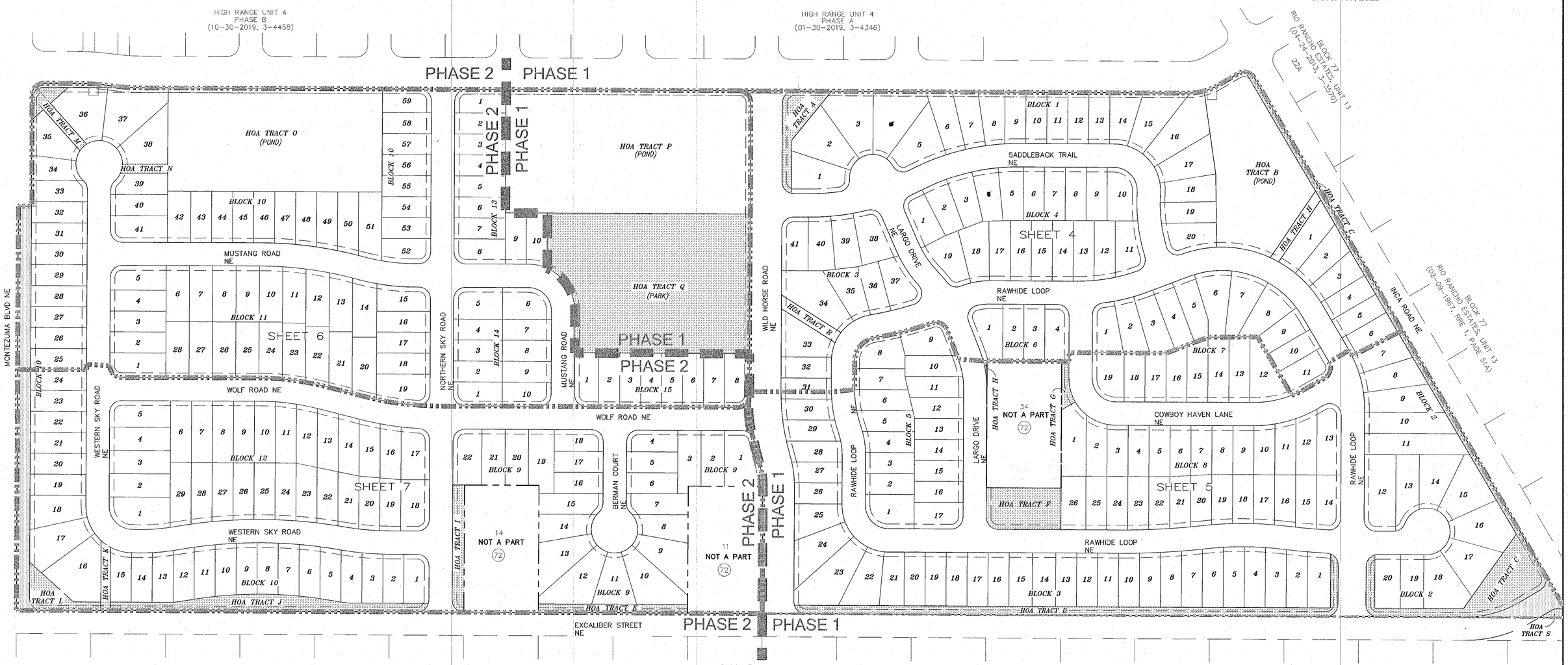
10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, D, E, F, G, H, I, J, L AND S, ARE LANDSCAPE TRACTS TO OWNED AND BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEIFIT OF ALL LOT OWNERS.
2. HOA TRACTS B, O & P ARE TO BE HOA MAINTAINED PONDS FOR THE USE OF THE HIGH RANGE 5 HOMEOWNERS.
3. HOA TRACT Q IS AN HOA MAINTAINED PARK FOR THE USE OF THE HIGH RANGE 5 LOT OWNERS.
4. HOA TRACTS H, K, M, N AND R ARE HOA MAINTAINED TRACTS USED FOR PUBLIC SANITARY SEWER AND WATERLINE AND DRAINAGE TO BENEFIT ALL LOT OWNERS.



ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED TO THE C.O.R.R. IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NEW MEXICO GAS COMPANY NOTICE

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 THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 3 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

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Book ____, Page ____

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PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

PROPERTY CORNERS

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

○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

ABBREVIATIONS

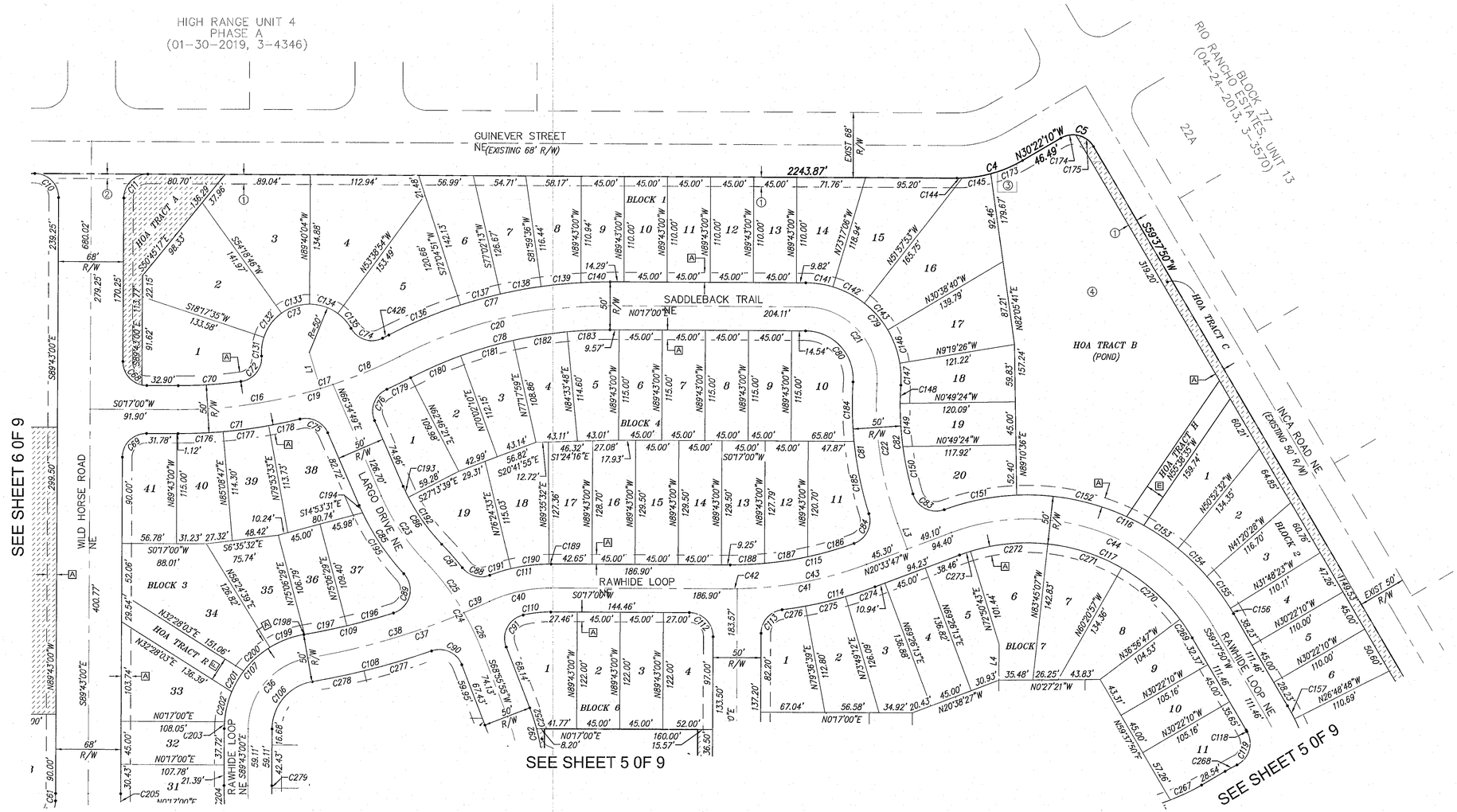
10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, D, E, F, G, H, I, J, L AND S, ARE LANDSCAPE TRACTS TO OWNED AND BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEIFIT OF ALL LOT OWNERS.
2. HOA TRACTS B, O AND P ARE TO BE HOA MAINTAINED PONDS FOR THE USE OF THE HIGH RANGE 5 HOMEOWNERS.
3. HOA TRACT Q IS AN HOA MAINTAINED PARK FOR THE USE OF THE HIGH RANGE 5 LOT OWNERS.
4. HOA TRACTS K, M, N AND R ARE HOA MAINTAINED TRACTS USED FOR PUBLIC SANITARY SEWER AND WATERLINE AND DRAINAGE TO BENEFIT ALL LOT OWNERS.



*SEE SHEETS 8 & 9 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED TO THE C.O.R.R. IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

EXISTING EASEMENTS

① EXISTING 10' PUE (01-30-2019, 3-4346)

② EXISTING 5' PUE (01-30-2019, 3-4346)

③ EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)

④ EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)

⑤ EXISTING 10' PUE (10-30-2019, 3-4458)

⑥ EXISTING 20' X 25' JOINT ACCESS EASEMENT (10-30-2019, 3-4458)

⑦ EXISTING TEMPORARY DRAINAGE EASEMENT (10-30-2019, 3-4458)

⑧ EXISTING 1' NO VEHICULAR ACCESS EASEMENT (10-30-2019, 3-4458)

NEW EASEMENTS

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

[B] NEW 20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS P PLAT FOR THE BENEFIT OF ALL LOTS. TRACT TO BE OWNED & MAINTAINED BY THE HIGH RANGE 5 H.O.A.

[C] NEW BLANKET DRAINAGE EASEMENT GRANTED BY THIS PLAT ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT N TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

[D] NEW BLANKET DRAINAGE EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT K TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

[E] NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF ALL LOTS. TRACT H AND TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

[F] NEW BLANKET 25' DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT R TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

NEW MEXICO GAS COMPANY NOTICE

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 THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 4 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

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Book ____, Page ____

PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

EXISTING EASEMENTS

1 EXISTING 10' PUE (01-30-2019, 3-4346)

2 EXISTING 5' PUE (01-30-2019, 3-4346)

3 EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)

4 EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)

5 EXISTING 10' PUE (10-30-2019, 3-4458)

6 EXISTING 20' X 25' JOINT ACCESS EASEMENT (10-30-2019, 3-4458)

⑦ EXISTING TEMPORARY DRAINAGE EASEMENT (10-30-2019, 3-4458)

Ⓑ EXISTING 1' NO VEHICULAR ACCESS EASEMENT (10-30-2019, 3-4458)

NEW EASEMENTS

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

[B] NEW 20' PUBLIC SANITARY SEWER EASEMENT, FOR THE BENEFIT OF ALL LOTS, AND TO BE OWNED & MAINTAINED BY THE HIGH RANGE 5 H.O.A., GRANTED BY THIS PLAT.

[C] NEW BLANKET DRAINAGE EASEMENT ON AND ACROSS ALL OF H.O.A. TRACT N, FOR THE BENEFIT OF ALL LOTS, AND TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A., GRANTED BY THIS PLAT.

[D] NEW BLANKET DRAINAGE EASEMENT ON AND ACROSS ALL OF H.O.A. TRACT K, FOR THE BENEFIT OF ALL LOTS, AND TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A., GRANTED BY THIS PLAT.

[E] NEW 20' WIDE PUBLIC DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS, AND TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A., GRANTED BY THIS PLAT.

[F] NEW BLANKET DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT ON AND ACROSS ALL OF H.O.A. TRACT R, FOR THE BENEFIT OF ALL LOTS, AND TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A., GRANTED BY THIS PLAT.

PROPERTY CORNERS

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

○ – FOUND 1/2" REBAR

● – FOUND 1" PIPE

ABBREVIATIONS

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

ROW = RIGHT-OF-WAY

H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, D, E, F, G, H, I, J, L AND S, ARE LANDSCAPE TRACTS TO OWNED AND BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
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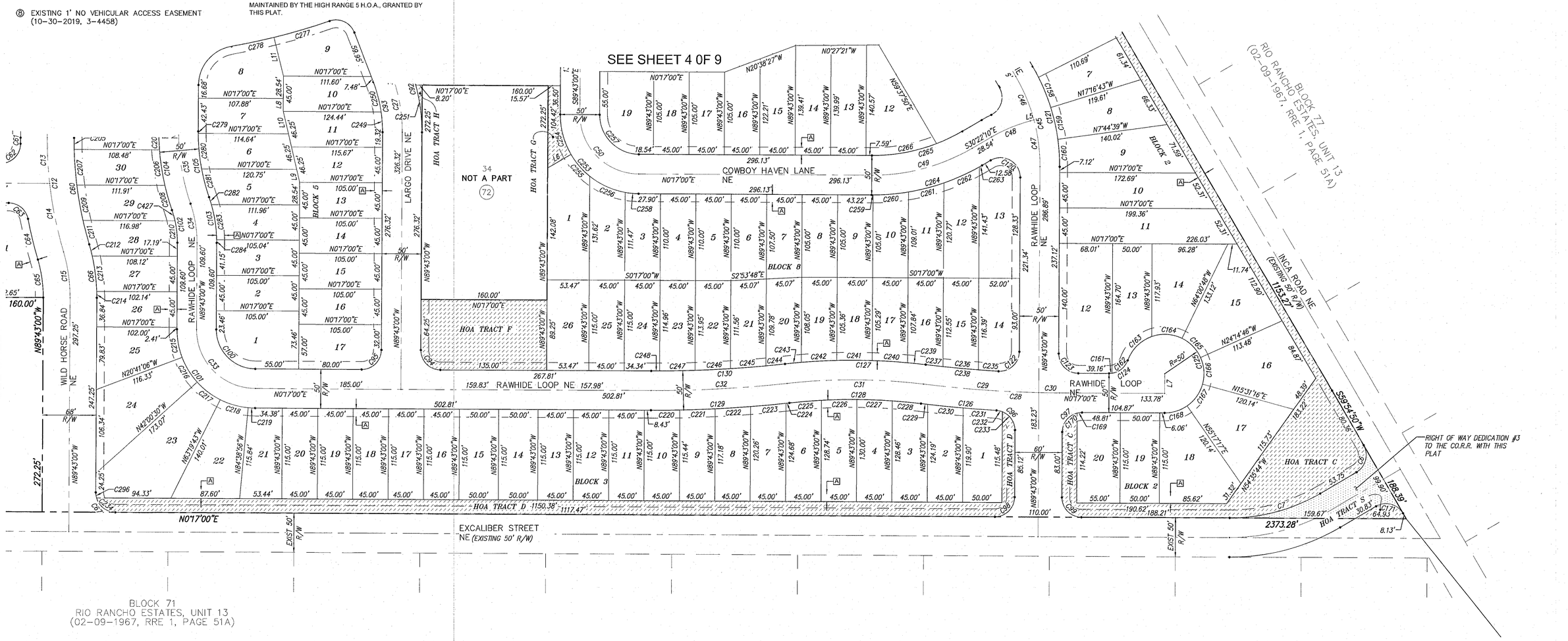

*SEE SHEETS 8 & 9 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED TO THE C.O.R.R. IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NEW MEXICO GAS COMPANY NOTICE

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 THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 5 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

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Book ___, Page ___

PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
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② EXISTING 5' PUE (01-30-2019, 3-4346)

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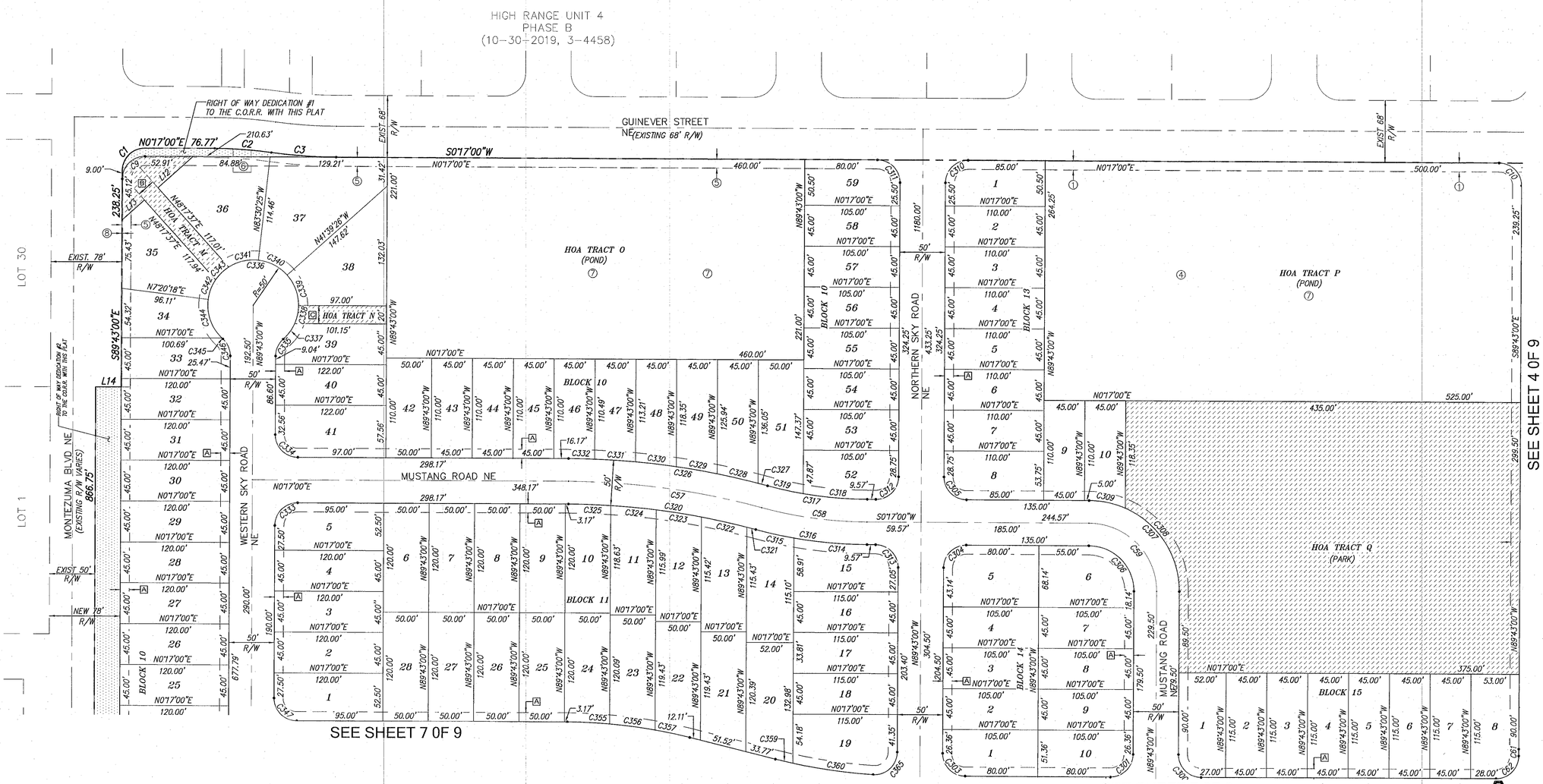

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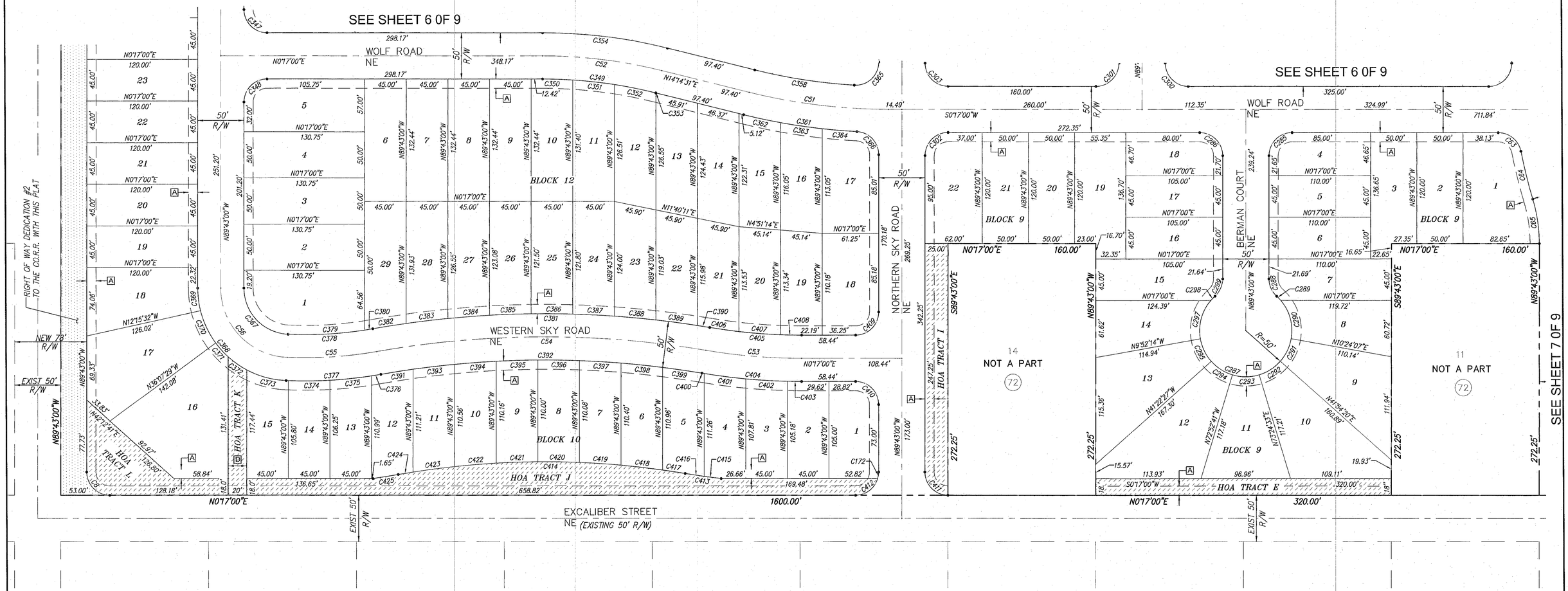

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SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N40°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S40°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.11'	89°37'58"	N75°16'11"W	35.24'
C7	225.00'	120.70'	30°44'12"	N15°05'06"W	119.26'
C8	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C12	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C13	500.00'	57.86'	6°37'49"	S86°58'05"W	57.83'
C14	500.00'	89.05'	10°12'17"	S78°33'02"W	88.94'
C15	200.00'	58.76'	16°50'06"	N81°51'57"E	58.55'
C16	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C17	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C18	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C19	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C20	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C21	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'
C22	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C23	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C24	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C25	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C26	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C27	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C28	1500.00'	173.30'	6°37'11"	S3°35'35"W	173.21'
C29	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C30	1500.00'	26.06'	0°59'44"	S0°46'55"W	26.06'
C31	750.00'	173.30'	13°14'21"	N0°17'00"E	172.92'
C32	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C33	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C34	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C35	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C36	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C37	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C38	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C39	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C40	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C41	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C42	400.00'	7.55'	1°04'56"	S0°15'28"E	7.55'
C43	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C44	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C45	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C46	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C47	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C48	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C49	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C50	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C51	625.00'	152.27'	13°57'31"	S7°15'45"W	151.89'
C52	535.00'	130.34'	13°57'31"	N7°15'45"E	130.02'
C53	625.00'	104.08'	9°32'28"	S5°03'14"W	103.96'
C54	1050.00'	357.77'	19°31'21"	N0°03'47"E	356.04'
C55	450.00'	97.51'	12°24'55"	S3°29'26"E	97.32'
C56	75.00'	114.62'	87°33'59"	S46°30'00"W	103.79'
C57	825.00'	215.50'	14°57'58"	N7°45'59"E	214.89'
C58	450.00'	117.54'	14°57'58"	S7°45'59"W	117.21'
C59	75.00'	117.81'	90°00'00"	N45°17'00"E	106.07'
C60	466.00'	136.92'	16°50'06"	S81°51'57"W	136.43'
C61	534.00'	7.38'	0°47'33"	S89°53'13"W	7.38'
C62	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C63	25.00'	34.42'	78°53'18"	N39°43'39"E	31.77'
C64	534.00'	53.34'	5°43'24"	S76°18'36"W	53.32'
C65	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	234.00'	69.01'	16°53'49"	N81°50'05"E	68.76'
C67	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C68	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C69	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C70	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C71	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C72	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C73	50.00'	135.06'	154°45'54"	N16°59'16"W	97.59'
C74	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C75	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C76	25.00'	38.92'	89°12'21"	N68°49'00"W	35.11'
C77	500.00'	240.08'	27°30'39"	N13°28'20"W	237.78'
C78	450.00'	216.07'	27°30'39"	N13°28'20"W	214.00'
C79	100.00'	163.17'	93°29'27"	N47°01'43"E	145.66'
C80	50.00'	81.59'	93°29'27"	N47°01'43"E	72.83'
C81	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C82	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C83	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C84	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C85	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C86	200.00'	72.86'	20°52'20"	S56°08'39"W	72.46'
C87	300.00'	32.62'	6°13'51"	N48°49'24"E	32.61'
C88	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C89	25.00'	50.47'	115°40'42"	S75°10'22"E	42.33'
C90	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C91	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C92	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C93	175.00'	65.21'	21°21'05"	N79°36'28"E	64.84'
C94	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C95	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C96	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C97	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C98	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C99	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C100	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C101	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C102	125.00'	42.40'	19°26'11"	N80°33'54"E	42.20'
C103	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C104	300.00'	101.77'	19°26'11"	N80°33'54"E	101.28'
C105	250.00'	84.81'	19°26'11"	S80°33'54"W	84.40'
C106	50.00'	69.63'	79°47'43"	N49°49'09"W	64.14'
C107	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C108	775.00'	128.74'	9°31'04"	S14°31'06"E	128.59'
C109	725.00'	96.20'	7°36'08"	S13°31'57"E	96.13'
C110	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C111	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C112	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C113	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C114	425.00'	100.12'	13°29'53"	S13°48'50"E	99.89'
C115	375.00'	132.01'	20°10'11"	S9°48'06"E	131.33'
C116	250.00'	348.40'	79°50'53"	N19°42'23"E	320.89'
C117	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C118	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C119	25.00'	40.82'	93°33'35"	S73°35'23"E	36.44'
C120	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C121	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C122	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C123	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C124	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C125	50.00'	218.63'	250°31'44"	N55°01'08"E	81.65'
C126	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C127	775.00'	179.08'	13°14'21"	N0°17'00"E	178.68'
C128	725.00'	167.53'	13°14'21"	N0°17'00"E	167.15'
C129	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C130	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C132	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C133	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C134	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C135	50.00'	20.98'	24°02'34"	S48°22'24"W	20.83'
C136	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C137	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C138	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'
C139	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C140	500.00'	30.73'	3°31'19"	S1°28'40"E	30.73'
C141	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C142	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C143	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C144	134.00'	5.57'	2°23'01"	N0°54'31"W	5.57'
C145	134.00'	30.25'	12°56'06"	N8°34'04"W	30.19'
C146	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C147	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C148	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C149	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C150	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C151	250.00'	77.33'	17°43'23"	S11°21'22"E	77.02'
C152	250.00'	138.26'	31°41'17"	S13°20'58"W	136.51'
C153	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C154	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C155	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C156	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C157	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C158	250.00'	41.60'	9°32'05"	S67°57'15"W	41.55'
C159	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C160	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C161	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C162	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C163	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C164	50.00'	39.62'	45°24'14"	S31°7'05"W	38.59'
C165	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C166	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C167	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C168	50.00'	30.54'	34°59'42"	N17°12'51"W	30.07'
C169	25.00'	6.26'	14°20'43"	S6°53'22"E	6.24'
C170	25.00'	33.01'	75°39'17"	S51°53'22"E	30.66'
C171	25.00'	39.32'	90°07'25"	S14°36'30"W	35.39'
C172	25.00'	7.09'	16°15'37"	N81°35'12"W	7.07'
C173	134.00'	35.86'	15°20'03"	N22°42'09"W	35.76'
C174	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C175	25.00'	23.18'	53°07'48"	N33°03'56"E	22.36'
C176	525.00'	47.07'	5°08'13"	N21°7'07"W	47.05'
C177	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C178	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C179	525.00'	27.62'	3°00'50"	N25°43'15"W	27.61'
C180	450.00'	57.05'	7°15'49"	N23°35'45"W	57.01'
C181	450.00'	57.05'	7°15'49"	N16°19'56"W	57.01'
C182	450.00'	57.05'	7°15'49"	S9°04'07"E	57.01'
C183	450.00'	44.92'	5°43'12"	N2°34'36"W	44.91'
C184	375.00'	62.04'	9°28'45"	N89°02'04"E	61.97'
C185	375.00'	77.19'	11°47'37"	N78°23'53"E	77.05'
C186	375.00'	50.63'	7°44'07"	S16°01'08"E	50.59'
C187	375.00'	45.58'	6°57'52"	S8°40'08"E	45.55'
C188	375.00'	35.80'	5°28'12"	S2°27'06"E	35.79'
C189	175.00'	2.11'	0°41'28"	S0°03'44"E	2.11'
C190	175.00'	40.27'	13°10'59"	S6°59'57"E	40.18'
C191	175.00'	23.06'	7°33'05"	S17°22'00"E	23.05'
C192	200.00'	60.24'	17°15'28"	S54°20'13"W	60.01'
C193	200.00'	12.62'	3°36'52"	S64°46'23"W	12.61'
C194	250.00'	8.63'	1°58'43"	N65°35'27"E	8.63'
C195	250.00'	76.85'	17°36'49"	N55°47'41"E	76.55'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C196	725.00'	50.32'	3°58'37"	S15°20'42"E	50.31'
C197	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C198	725.00'	0.79'	0°03'45"	S9°45'45"E	0.79'
C199	100.00'	38.15'	21°51'29"	S20°39'37"E	37.92'
C200	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C201	100.00'	25.09'	14°22'28"	S59°57'55"E	25.02'
C202	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C203	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C204	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C205	466.00'	14.57'	1°47'28"	S89°23'16"W	14.57'
C206	300.00'	45.59'	8°42'24"	N81°24'58"E	45.54'
C207	466.00'	45.16'	5°33'10"	S85°42'57"W	45.14'
C208	300.00'	32.55'	6°12'57"	N73°57'17"E	32.53'
C209	466.00'	45.73'	5°37'23"	S80°07'40"W	45.72'
C210	125.00'	28.05'	12°51'21"	N83°51'19"E	27.99'
C211	466.00'	31.46'	3°52'05"	S75°22'56"W	31.45'
C212	234.00'	15.12'	3°42'09"	S75°17'59"W	15.12'
C213	234.00'	45.47'	11°07'58"	S82°43'02"W	45.40'
C214	234.00'	8.17'	1°59'59"	S89°17'00"W	8.17'
C215	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C216	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C217	100.00'	37.21'	21°19'13"	S37°19'53"W	37.00'
C218	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C219	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C220	1525.00'	36.57'	1°22'26"	N0°24'13"W	36.57'
C221	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C222	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C223	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C224	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C225	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C226	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C227	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C228	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'
C229	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C230	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C231	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C232	25.00'	7.80'	17°52'08"	S12°13'00"W	7.77'
C233	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C234	24.97'	31.89'	73°10'54"	N36°50'36"E	29.77'
C235	1475.00'	25.74'	0°59'59"	S3°47'28"W	25.74'
C236	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C237	1475.00'	22.08'	0°51'27"	S6°28'27"W	22.07'
C238	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C239	775.00'	23.17'	1°42'47"	S6°02'47"W	23.17'
C240	775.00'	45.08'	3°19'58"	S3°31'25"W	45.07'
C241	775.00'	45.01'	3°19'38"	S0°11'37"W	45.00'
C242	775.00'	45.09'	3°20'00"	S3°08'12"E	45.08'
C243	775.00'	20.74'	1°31'59"	S5°34'12"E	20.73'
C244	1475.00'	24.51'	0°57'08"	S5°51'37"E	24.51'
C245	1475.00'	45.16'	1°45'15"	S4°30'25"E	45.16'
C246	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'
C247	1475.00'	45.01'	1°44'55"	S1°00'18"E	45.01'
C248	1475.00'	10.66'	0°24'51"	S0°04'34"W	10.66'
C249	175.00'	25.78'	8°26'21"	N86°03'49"E	25.75'
C250	175.00'	39.44'	12°54'44"	N75°23'17"E	39.35'
C251	225.00'	60.92'	15°30'52"	S82°31'34"W	60.74'
C252	225.00'	22.92'	5°50'13"	S71°51'02"W	22.91'
C253	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C254	100.00'	53.13'	30°26'31"	S75°03'44"W	52.51'
C255	100.00'	36.95'	21°10'18"	S49°15'20"W	36.74'
C256	100.00'	49.82'	28°32'34"	S24°23'54"W	49.30'
C257	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C258	100.00'	17.18'	9°50'37"	S5°12'18"W	17.16'
C259	275.00'	1.78'	0°22'12"	N0°05'54"E	1.78'
C260	275.00'	45.23'	9°25'24"	N4°47'54"W	45.18'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C261	275.00'	46.57'	9°42'07"	N14°21'39"W	46.51'
C262	275.00'	49.58'	10°19'50"	N24°22'38"W	49.52'
C263	275.00'	3.97'	0°49'37"	N29°57'22"W	3.97'
C264	275.00'	147.12'	30°39'10"	S15°02'35"E	145.37'
C265	225.00'	120.37'	30°39'10"	S15°02'35"E	118.94'
C266	225.00'	84.12'	21°25'15"	S10°25'38"E	83.63'
C267	225.00'	36.25'	9°13'55"	S25°45'13"E	36.21'
C268	225.00'	13.98'	3°33'35"	S28°35'23"E	13.98'
C269	200.00'	22.96'	6°34'37"	N56°20'31"E	22.94'
C270	200.00'	81.69'	23°24'10"	S41°21'08"W	81.12'
C271	200.00'	81.69'	23°24'10"	N17°56'58"E	81.12'
C272	200.00'	81.69'	23°24'10"	N5°27'12"W	81.12'
C273	200.00'	11.90'	3°24'29"	N18°51'32"W	11.90'
C274	425.00'	32.51'	4°22'59"	N18°22'17"W	32.50'
C275	425.00'	42.95'	5°47'26"	N13°17'04"W	42.93'
C276	425.00'	24.66'	3°19'28"	N8°43'37"W	24.66'
C277	775.00'	73.62'	5°26'35"	S16°33'21"E	73.60'
C278	775.00'	55.12'	4°04'30"	S11°47'49"E	55.11'
C279	250.00'	2.57'	0°35'19"	S89°59'20"W	2.57'
C280	250.00'	45.29'	10°22'48"	S84°30'16"W	45.23'
C281	250.00'	36.95'	8°28'03"	S75°04'51"W	36.91'
C282	175.00'	9.85'	3°13'33"	S72°27'35"W	9.85'
C283	175.00'	45.66'	14°56'55"	S81°32'49"W	45.53'
C284	175.00'	3.85'	1°15'43"	S89°39'08"W	3.85'
C285	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C286	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C287	50.00'	241.19'	276°22'46"	S0°17'00"W	66.67'
C288	25.00'	21.03'	48°11'23"	S66°11'18"W	20.41'
C289	50.00'	6.56'	7°31'02"	S45°51'08"W	6.56'
C290	50.00'	44.32'	50°47'28"	S75°00'23"W	42.89'
C291	50.00'	27.49'	31°30'13"	N63°50'47"W	27.15'
C292	50.00'	27.49'	31°30'13"	N32°20'33"W	27.15'
C293	50.00'	29.42'	33°42'46"	N0°15'56"E	29.00'
C294	50.00'	27.49'	31°30'13"	N32°52'26"E	27.15'
C295	50.00'	27.49'	31°30'13"	N64°22'39"E	27.15'
C296	25.00'	7.09'	16°15'37"	N82°09'11"E	7.07'
C297	50.00'	44.30'	50°45'37"	S74°29'26"E	42.86'
C298	50.00'	6.62'	7°35'00"	S45°19'08"E	6.61'
C299	25.00'	21.03'	48°11'23"	S65°37'19"E	20.41'
C300	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C301	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C302	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C303	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C304	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C305	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C306	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C307	100.00'	156.44'	89°37'39"	N45°05'53"E	140.97'
C308	100.00'	115.93'	66°25'19"	S57°04'20"W	109.54'
C309	100.00'	41.15'	23°34'41"	S12°04'20"W	40.86'
C310	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C311	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C312	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C313	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C314	475.00'	80.82'	9°44'57"	N5°09'28"E	80.73'
C315	475.00'	43.25'	5°13'01"	N12°38'27"E	43.24'
C316	475.00'	124.07'	14°57'58"	S7°45'59"W	123.72'
C317	425.00'	111.01'	14°57'58"	S7°45'59"W	110.70'
C318	425.00'	70.76'	9°32'22"	S5°03'11"W	70.68'
C319	425.00'	40.25'	5°25'36"	S12°32'10"W	40.24'
C320	800.00'	208.97'	14°57'58"	N7°45'59"E	208.37'
C321	800.00'	10.09'	0°43'22"	N14°53'17"E	10.09'
C322	800.00'	51.20'	3°40'02"	N12°41'35"E	51.20'
C323	800.00'	50.60'	3°37'26"	N9°02'51"E	50.59'
C324	800.00'	50.21'	3°35'46"	N5°26'15"E	50.20'
C325	800.00'	46.86'	3°21'22"	N1°57'41"E	46.85'

*CURVE DATA TABLE CONTINUED ON SHEET 9

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 8 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

Book ____, Page ____

F:\A19JOBS\A19023 Paradise Reserve\PLATS\PRELIMINARY PLATS\A19023_PREL-PLAT-60.dwg, Last saved by: Dwayne, 3/16/22

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PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	1	8650.5329 sf
2	1	10261.0068 sf
3	1	10964.0463 sf
4	1	11427.9930 sf
5	1	9584.4955 sf
6	1	6570.1243 sf
7	1	5874.6251 sf
8	1	5634.3884 sf
9	1	4959.6641 sf
10	1	4950.0000 sf
11	1	4950.0000 sf
12	1	4950.0000 sf
13	1	4950.0000 sf
14	1	6149.5106 sf
15	1	8710.9238 sf
16	1	11102.1702 sf
17	1	7783.0439 sf
18	1	6076.9084 sf
19	1	5378.6917 sf
20	1	6704.3330 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	2	7217.7751 sf
2	2	6472.8751 sf
3	2	5736.6419 sf
4	2	5046.9098 sf
5	2	4950.0000 sf
6	2	5192.8288 sf
7	2	5841.0115 sf
8	2	6738.5769 sf
9	2	8232.3886 sf
10	2	8371.2169 sf
11	2	9571.3187 sf
12	2	11087.2133 sf
13	2	7038.9941 sf
14	2	7946.0812 sf
15	2	9277.5340 sf
16	2	9901.1661 sf
17	2	8391.1917 sf
18	2	9002.6967 sf
19	2	5750.0000 sf
20	2	6323.4008 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	3	5905.3589 sf
2	3	5487.0720 sf
3	3	5693.8303 sf
4	3	5825.8291 sf
5	3	5831.9569 sf
6	3	5712.0900 sf
7	3	5506.1613 sf
8	3	5337.4784 sf
9	3	5228.9897 sf
10	3	5180.3440 sf
11	3	5175.0000 sf
12	3	5175.0000 sf
13	3	5175.0000 sf
14	3	5750.0000 sf
15	3	5750.0000 sf
16	3	5175.0000 sf
17	3	5175.0000 sf
18	3	5175.0000 sf
19	3	5175.0000 sf
20	3	5175.0000 sf
21	3	5560.8475 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
22	3	7556.9673 sf
23	3	11541.0460 sf
24	3	8879.4633 sf
25	3	6235.1698 sf
26	3	4590.3899 sf
27	3	4697.4993 sf
28	3	5111.0998 sf
29	3	5160.3073 sf
30	3	4948.9781 sf
31	3	4856.3134 sf
32	3	4850.7441 sf
33	3	7639.6599 sf
34	3	11409.6896 sf
35	3	6360.5538 sf
36	3	4874.9343 sf
37	3	6694.7149 sf
38	3	7468.1616 sf
39	3	6094.2483 sf
40	3	6138.7735 sf
41	3	6395.5739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	4	6069.9179 sf
2	4	5573.7868 sf
3	4	5550.0094 sf
4	4	5601.7173 sf
5	4	5614.9279 sf
6	4	5175.0000 sf
7	4	5175.0000 sf
8	4	5175.0000 sf
9	4	5175.0000 sf
10	4	6868.7781 sf
11	4	6391.3175 sf
12	4	5612.1900 sf
13	4	5807.1716 sf
14	4	5827.5000 sf
15	4	5827.5000 sf
16	4	5816.7022 sf
17	4	5828.9124 sf
18	4	6596.3609 sf
19	4	7368.3765 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	5	7176.4555 sf
2	5	4725.0000 sf
3	5	4725.0545 sf
4	5	4837.3310 sf
5	5	5316.2786 sf
6	5	5327.1190 sf
7	5	4951.2373 sf
8	5	6745.6914 sf
9	5	6630.0635 sf
10	5	5356.7531 sf
11	5	5428.9890 sf
12	5	4965.0585 sf
13	5	4725.0000 sf
14	5	4725.0000 sf
15	5	4725.0000 sf
16	5	4725.0000 sf
17	5	5850.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	6	7437.3689 sf
2	6	5490.0000 sf
3	6	5490.0000 sf
4	6	6209.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	7	6010.5090 sf
2	7	5823.9640 sf
3	7	6480.6208 sf
4	7	6158.2187 sf
5	7	6132.9153 sf
6	7	7717.4820 sf
7	7	7423.8856 sf
8	7	6924.7153 sf
9	7	5181.4289 sf
10	7	4732.2788 sf
11	7	6173.2922 sf
12	7	7567.3395 sf
13	7	6312.6059 sf
14	7	6286.5575 sf
15	7	5886.3724 sf
16	7	5112.1241 sf
17	7	4725.0000 sf
18	7	4725.0000 sf
19	7	6660.4565 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	8	7890.7752 sf
2	8	5367.7298 sf
3	8	4958.3649 sf
4	8	4950.0000 sf
5	8	4950.0000 sf
6	8	4893.7493 sf
7	8	4781.2479 sf
8	8	4724.9973 sf
9	8	4725.0006 sf
10	8	4787.2907 sf
11	8	5139.3388 sf
12	8	5862.4382 sf
13	8	7714.8555 sf
14	8	5981.8330 sf
15	8	5156.3663 sf
16	8	4956.0738 sf
17	8	4785.6301 sf
18	8	4729.9426 sf
19	8	4791.9853 sf
20	8	4911.2878 sf
21	8	4996.8578 sf
22	8	5079.1585 sf
23	8	5155.6471 sf
24	8	5174.8631 sf
25	8	5175.0000 sf
26	8	6149.3541 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	9	8552.3630 sf
2	9	6000.0000 sf
3	9	6377.1437 sf
4	9	4997.7362 sf
5	9	4950.0000 sf
6	9	4950.0000 sf
7	9	5871.1553 sf
8	9	5628.8458 sf
9	9	8136.2637 sf
10	9	9613.4680 sf
11	9	7022.0830 sf
12	9	9691.5264 sf
13	9	8677.1233 sf
14	9	5918.7400 sf
15	9	6082.3757 sf
16	9	4725.0000 sf
17	9	4725.0000 sf
18	9	4769.0808 sf
19	9	7182.5932 sf
20	9	6000.0000 sf
21	9	6000.0000 sf
22	9	7305.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	10	5514.6238 sf
2	10	4725.9323 sf
3	10	4780.5746 sf
4	10	4948.9435 sf
5	10	5007.1222 sf
6	10	4979.6900 sf
7	10	4959.9053 sf
8	10	4951.0211 sf
9	10	4952.8621 sf
10	10	4965.4644 sf
11	10	4989.0780 sf
12	10	5014.1479 sf
13	10	4871.6904 sf
14	10	4755.0359 sf
15	10	4938.3317 sf
16	10	11667.5587 sf
17	10	9519.0639 sf
18	10	7311.1332 sf
19	10	5400.0000 sf
20	10	5400.0000 sf
21	10	5400.0000 sf
22	10	5400.0000 sf
23	10	5400.0000 sf
24	10	5400.0000 sf
25	10	5400.0000 sf
26	10	5400.0000 sf
27	10	5400.0000 sf
28	10	5400.0000 sf
29	10	5400.0000 sf
30	10	5400.0000 sf
31	10	5400.0000 sf
32	10	5400.0000 sf
33	10	5344.3919 sf
34	10	4779.2394 sf
35	10	6911.7121 sf
36	10	9936.5641 sf
37	10	11958.9057 sf
38	10	8787.4824 sf
39	10	5172.9403 sf
40	10	5490.0000 sf
41	10	6888.0702 sf
42	10	5500.0000 sf
43	10	4950.0000 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
44	10	4950.0000 sf
45	10	4950.0000 sf
46	10	4954.7007 sf
47	10	5024.3068 sf
48	10	5200.9955 sf
49	10	5487.1134 sf
50	10	5885.1803 sf
51	10	7107.3635 sf
52	10	5372.0230 sf
53	10	4725.0000 sf
54	10	4725.0000 sf
55	10	4725.0000 sf
56	10	4725.0000 sf
57	10	4725.0000 sf
58	10	4725.0000 sf
59	10	5168.3739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	11	6165.8739 sf
2	11	5400.0000 sf
3	11	5400.0000 sf
4	11	5400.0000 sf
5	11	6165.8739 sf
6	11	6000.0000 sf
7	11	6000.0000 sf
8	11	6000.0000 sf
9	11	6000.0000 sf
10	11	5978.5894 sf
11	11	5925.4720 sf
12	11	5977.0123 sf
13	11	6060.6329 sf
14	11	6269.4570 sf
15	11	6035.0102 sf
16	11	5175.0000 sf
17	11	5175.0000 sf
18	11	5175.0000 sf
19	11	7054.7588 sf
20	11	6594.2989 sf
21	11	6282.3355 sf
22	11	6229.8230 sf
23	11	6147.2105 sf
24	11	6030.6030 sf
25	11	6000.0000 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
26	11	6000.0000 sf
27	11	6000.0000 sf
28	11	6000.0000 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	12	8429.1172 sf
2	12	6537.2832 sf
3	12	6537.2832 sf
4	12	6537.2832 sf
5	12	7318.3767 sf
6	12	5959.8088 sf
7	12	5959.8088 sf
8	12	5959.8088 sf
9	12	5959.8088 sf
10	12	5948.5022 sf
11	12	5818.0005 sf
12	12	5709.6086 sf
13	12	5647.1151 sf
14	12	5551.5847 sf
15	12	5350.8888 sf
16	12	5142.5543 sf
17	12	6653.8582 sf
18	12	6614.7358 sf
19	12	5035.6400 sf
20	12	5117.3351 sf
21	12	5172.5868 sf
22	12	5280.3070 sf
23	12	5460.8780 sf
24	12	5523.4238 sf
25	12	5467.1911 sf
26	12	5495.7875 sf
27	12	5609.3640 sf
28	12	5808.5240 sf
29	12	6093.9435 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	13	5420.8739 sf
2	13	4950.0000 sf
3	13	4950.0000 sf
4	13	4950.0000 sf
5	13	4950.0000 sf
6	13	4950.0000 sf
7	13	4950.0000 sf
8	13	5778.3739 sf
9	13	4950.0000 sf
10	13	5059.3855 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	14	5258.1653 sf
2	14	4725.0000 sf
3	14	4725.0000 sf
4	14	4725.0000 sf
5	14	7021.0824 sf
6	14	6618.7040 sf
7	14	4725.0000 sf
8	14	4725.0000 sf
9	14	4725.0000 sf
10	14	5258.1653 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	15	5845.8739 sf
2	15	5175.0000 sf
3	15	5175.0000 sf
4	15	5175.0000 sf
5	15	5175.0000 sf
6	15	5175.0000 sf
7	15	5175.0000 sf
8	15	5960.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
HOA TRACT A	1	8678.5379 sf
HOA TRACT B	1	61803.3407 sf
HOA TRACT C	2	33186.4205 sf
HOA TRACT D	3	22504.2712 sf
HOA TRACT E	9	5760.0000 sf
HOA TRACT F	8	14145.8739 sf
HOA TRACT G	6	1836.2743 sf
HOA TRACT H	6	163.2458 sf
HOA TRACT I	9	6672.1239 sf
HOA TRACT J	10	16604.0934 sf
HOA TRACT K	10	2836.3256 sf
HOA TRACT L	10	6619.6799 sf
HOA TRACT M	10	4933.2065 sf
HOA TRACT N	10	1967.1044 sf
HOA TRACT O	10	101660.0000 sf
HOA TRACT P	13	138597.1239 sf
HOA TRACT Q	15	120949.1329 sf
HOA TRACT R	3	3580.1017 sf
HOA TRACT S	–	792.3842 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
DEDICATED ROW #1	–	1504.5992 sf
DEDICATED ROW #2	–	24403.1261 sf
DEDICATED ROW #3	–	5513.9603 sf

*CONTINUATION OF CURVE DATA
TABLE FROM SHEET 8

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C346	25.00'	21.03'	48°11'23"	N66°11'18"E	20.41'
C347	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C348	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C349	510.00'	124.25'	13°57'31"	N71°15'45"E	123.94'
C350	510.00'	32.60'	3°39'45"	N2°06'52"E	32.59'
C351	510.00'	45.28'	5°05'13"	N6°29'21"E	45.27'
C352	510.00'	45.91'	5°09'28"	N11°36'42"E	45.89'
C353	510.00'	124.25'	13°57'31"	N71°15'45"E	123.94'
C354	560.00'	136.43'	13°57'31"	N71°15'45"E	136.09'
C355	560.00'	46.89'	4°47'50"	S2°40'55"W	46.87'
C356	560.00'	50.43'	5°09'37"	S7°39'38"W	50.42'
C357	560.00'	39.11'	4°00'05"	S12°14'29"W	39.10'
C358	600.00'	109.10'	10°25'06"	S9°01'58"W	108.95'
C359	600.00'	19.73'	1°53'04"	S13°17'59"W	19.73'
C360	600.00'	89.37'	8°32'02"	S8°05'27"W	89.28'
C361	650.00'	124.15'	10°56'36"	S8°46'13"W	123.96'
C362	650.00'	40.96'	3°36'37"	N12°26'13"E	40.95'
C363	650.00'	45.49'	4°00'36"	N8°37'37"E	45.48'
C364	650.00'	37.70'	3°19'23"	N4°57'37"E	37.69'
C365	25.00'	40.81'	93°32'26"	S42°56'47"E	36.43'
C366	25.00'	37.95'	86°59'04"	N46°47'28"E	34.41'
C367	50.00'	76.42'	87°33'59"	S46°30'00"W	69.19'
C368	100.00'	152.83'	87°33'59"	S46°30'00"W	138.39'
C369	100.00'	24.62'	14°06'27"	N8°31'46"E	24.56'
C370	100.00'	38.92'	22°18'01"	N65°01'32"E	38.68'
C371	100.00'	20.36'	11°39'51"	N48°02'36"E	20.32'
C372	100.00'	24.45'	14°00'39"	N35°12'21"E	24.39'
C373	100.00'	44.48'	25°29'01"	N15°27'32"E	44.11'
C374	475.00'	45.02'	5°25'49"	N01°17'28"W	45.00'
C375	475.00'	45.27'	5°27'37"	N5°44'11"W	45.25'
C376	475.00'	10.30'	1°14'31"	N9°05'15"W	10.30'
C377	475.00'	102.93'	12°24'55"	S3°29'26"E	102.72'
C378	425.00'	92.09'	12°24'55"	S3°29'26"E	91.91'
C379	425.00'	83.13'	11°12'25"	S2°53'11"E	83.00'
C380	425.00'	8.88'	1°11'51"	S9°05'19"E	8.88'
C381	1075.00'	366.29'	19°31'21"	N0°03'47"E	364.52'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C382	1075.00'	36.69'	1°57'20"	S8°43'29"E	36.69'
C383	1075.00'	45.32'	2°24'57"	S6°32'21"E	45.32'
C384	1075.00'	45.14'	2°24'21"	S4°07'42"E	45.13'
C385	1075.00'	45.03'	2°24'00"	S1°43'32"E	45.03'
C386	1075.00'	45.00'	2°23'55"	S0°40'26"W	45.00'
C387	1075.00'	45.06'	2°24'05"	S3°04'26"W	45.05'
C388	1075.00'	45.19'	2°24'31"	S5°28'44"W	45.19'
C389	1075.00'	45.40'	2°25'12"	S7°53'35"W	45.40'
C390	1075.00'	13.53'	0°43'16"	S9°27'49"W	13.53'
C391	1025.00'	35.28'	1°58'19"	N8°42'27"W	35.28'
C392	1025.00'	349.25'	19°31'21"	N0°03'47"E	347.56'
C393	1025.00'	45.32'	2°31'59"	N6°27'18"W	45.31'
C394	1025.00'	45.13'	2°31'21"	N3°55'38"W	45.12'
C395	1025.00'	45.02'	2°31'00"	N1°24'27"W	45.02'
C396	1025.00'	45.01'	2°30'57"	N1°06'31"E	45.00'
C397	1025.00'	45.08'	2°31'12"	N3°37'36"E	45.08'
C398	1025.00'	45.24'	2°31'44"	N6°09'03"E	45.24'
C399	1025.00'	43.09'	2°24'32"	N8°37'12"E	43.09'
C400	650.00'	2.40'	0°12'40"	N9°43'07"E	2.40'
C401	650.00'	45.38'	4°00'00"	N7°36'47"E	45.37'
C402	650.00'	45.09'	3°58'27"	N3°37'33"E	45.08'
C403	650.00'	15.38'	1°21'20"	N0°57'40"E	15.38'
C404	650.00'	108.24'	9°32'28"	S5°03'14"W	108.11'
C405	600.00'	99.91'	9°32'28"	S5°03'14"W	99.80'
C406	600.00'	31.96'	3°03'06"	S8°17'55"W	31.95'
C407	600.00'	45.14'	4°18'38"	S4°37'02"W	45.13'
C408	600.00'	22.82'	2°10'44"	S1°22'22"W	22.82'
C409	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C410	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C411	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C412	25.00'	32.18'	73°44'23"	N36°35'12"W	30.00'
C413	760.00'	39.33'	2°57'55"	S8°20'30"W	39.33'
C415	760.00'	18.49'	1°23'39"	S7°33'22"W	18.49'
C416	760.00'	20.84'	1°34'16"	S9°02'20"W	20.84'
C417	915.00'	24.69'	1°32'46"	S9°03'04"W	24.69'
C418	915.00'	45.30'	2°50'12"	S6°51'35"W	45.30'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C419	915.00'	45.10'	2°49'27"	S4°01'45"W	45.10'
C420	915.00'	45.01'	2°49'07"	S1°12'29"W	45.01'
C421	915.00'	45.03'	2°49'11"	S1°36'40"E	45.02'
C422	915.00'	45.16'	2°49'40"	S4°26'05"E	45.15'
C423	915.00'	45.40'	2°50'34"	S7°16'12"E	45.39'
C424	915.00'	16.16'	1°00'44"	S9°11'51"E	16.16'
C425	760.00'	27.74'	2°05'29"	S8°38'46"E	27.74'
C426	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C427	125.00'	14.36'	6°34'50"	N74°08'14"E	14.35'

Parcel Line Table

Line #	Direction	Length
L1	S73°00'44"W	39.61
L3	S69°26'13"W	28.64
L4	N89°43'00"W	37.63
L5	S15°02'35"E	4.83
L6	S30°09'31"E	34.05
L7	N89°43'00"W	25.00
L8	N89°43'00"W	16.46
L9	S76°56'42"W	16.91
L10	S76°56'42"W	29.33
L11	N76°09'57"E	50.49
L12	N41°42'23"W	51.77
L13	S41°42'23"E	33.05
L14	N0°17'00"E	28.00

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

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 9 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

F:\A19JOBS\A19023 Paradise Reserve\PLATS\PRELIMINARY PLATS\A19023_PREL-PLAT-60.dwg, Last saved by: Dwayne, 3/16/22

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Book ____, Page ____

The City of Rio Rancho

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

May 4, 2023

RE: Preliminary Plat (Extension)
Case No. 22-210-00002
High Range 5, Tract 1 & 2

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, High Range 72, LLC, through their agent, Mark Goodwin & Associates, PA, is requesting approval of an extension for the High Range 5 Subdivision. The proposed subdivision would contain 332 single-family residential lots on approximately 70 acres, zoned for R-4: Single-Family Residential. The subject property is legally described as High Range 5, Tracts 1 and 2.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 4, 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 a black outline.

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

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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

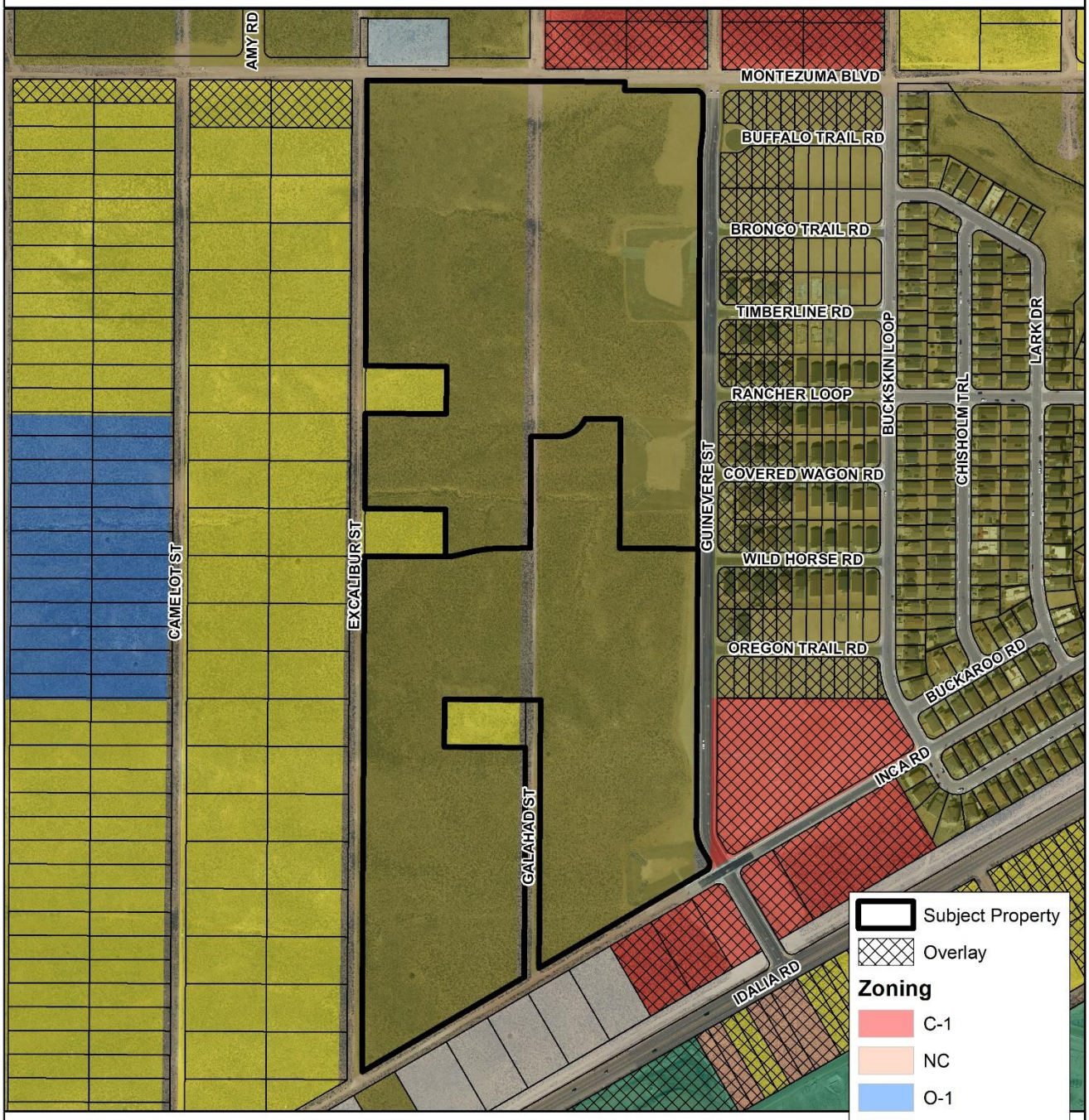
Liz Ruiz Carlos

Liz Ruiz Carlos
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

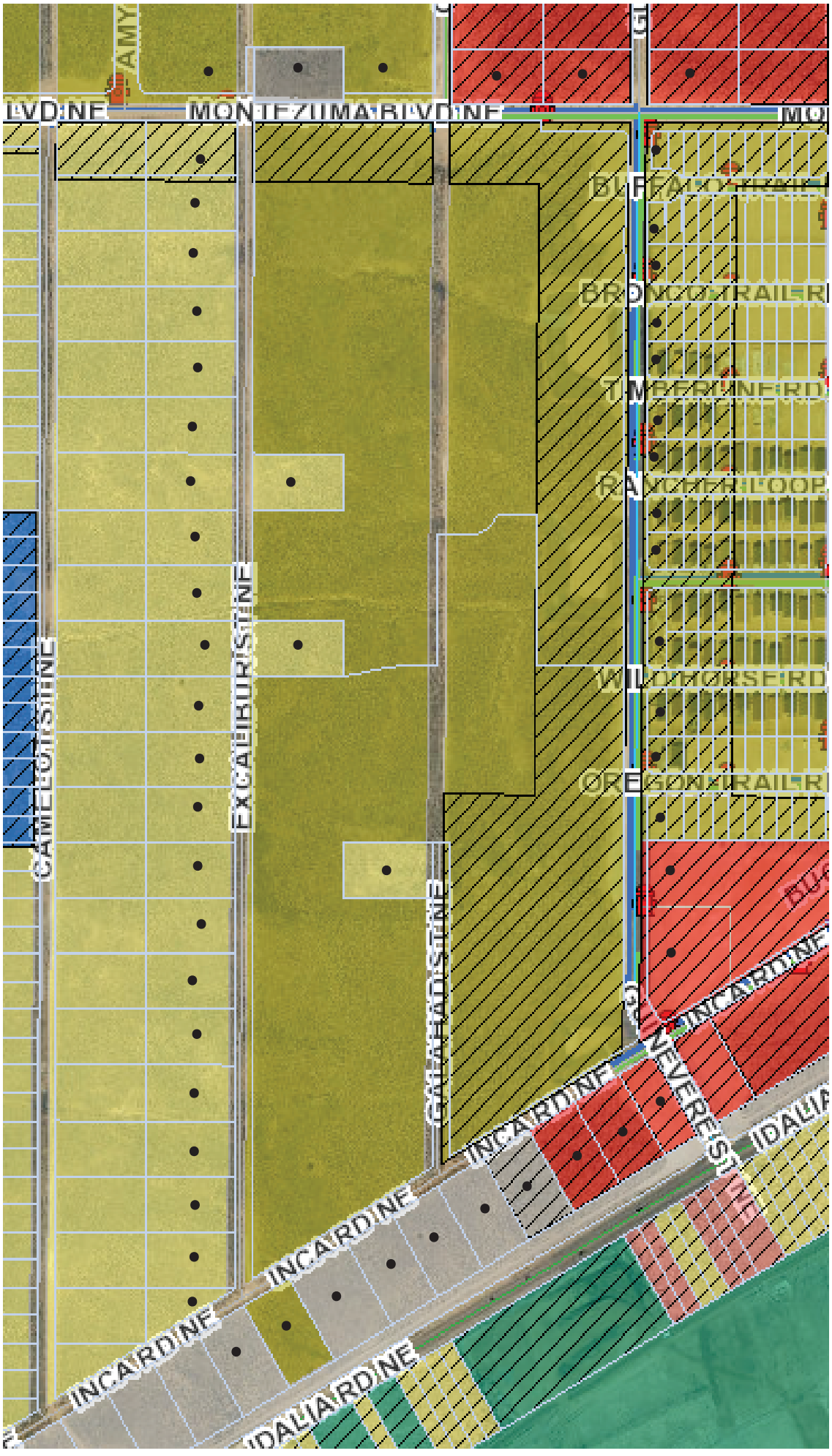
HIGH RANGE 5 - PRELIMINARY PLAT



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

Map Created by Liz Ruiz Carlos on 5/27/2022

NOTICE MAP
(Abutting):



Rio Rancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matter at its regularly scheduled meeting on Tuesday, May 23, 2023 at 6:00 pm:

Variance
Case #23-110-00002
The applicant, Jose Solano, is requesting approval of a variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10, and is zoned R-1: Single Family Residential.

Conditional Use Permit (Renewal)
Case #23-120-00002
The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey Dickason Sloan Akin & Robb, P.A., is requesting approval of a Conditional Use Permit Renewal for an existing off-premises advertising sign (billboard) at the subject property legally described as Oakmount Portion of Panorama Heights, Blk 2B, Lot B1B; located at 3851 Southern Blvd SE. The property is currently zoned C-1: Retail Commercial and totals .44 acres.

Preliminary Plat (Extension)
Case #22-210-00002
The applicant, High Range 72, LLC, through their agent, Mark Goodwin & Associates, PA, is requesting approval of an extension for the High Range 5 Subdivision. The proposed subdivision would contain 332 single-family residential lots on approximately 70 acres, zoned for R-4: Single-Family Residential. The subject property is legally described as High Range 5, Tracts 1 and 2.

Subdivision Variance
Case #23-280-00001
The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc, requests approval of a Subdivision Variance for Broadmoor Heights Unit 5 to Section 155.41(I) of City Code for a street jog with a centerline offset of less than 125 ft.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning @rrnm.gov. Written comments

@hrmgov. Written comments will be inserted into the public record.

Journal: May 8, 2023

LGI Homes of New Mexico, LLC
9105 E. Del Camino Drive, Suite 118
Scottsdale, AZ 85258

April 18, 2023

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

Re: High Range Unit 5

Dear Ms. Rincon,

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

Please contact our office if you have any questions.

Sincerely,

Rick Tayrien
Signature

Rick Tayrien, VP Land Acquisition & Development
Printed Name

Regarding: My 1 acre lot located on the Northeast corner of Excalibur and Wild Horse Road, Unit 13, Block 72, Lot 11

Hello Liz,

Thank you for your time today.

Could you please make the following inquiry at the Panning meeting today?
Case # 22-210-00002, High Range 5 Tract 1 & 2?

Inquiry...

- Is there a plan to place a wall on the North Side of Wild Horse Road next to my lot. (Wondering if I will have access to my lot from Wild Horse Road)

Thank you,

Christine Maher
tmaheralb@comcast.net
2205 Dietz Place NW
Albuquerque, NM 87107
(505) 401-3032

Reply Forward