Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
July 11, 2023
6:00 PM
City Hall

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

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

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

Board Members

VACANT, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	VACANT, District 6
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. June 27, 2023 Planning and Zoning Board Meeting Minutes
2023-0627 PZB Minutes.docx

ELECTION OF OFFICERS
Election of Chairman
Election of Vice-Chairman

PUBLIC HEARINGS

2. **Postponement: Specific Area Plan Amendment.** The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan to change the Future Land Use Exhibit. Staff contact is Chris Benson and staff recommends that the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board meeting, as requested by the applicant.
David Torres - Postponement .jpg

3. **Postponement: Zone Map Amendment.** The applicant, David Torres, is requesting approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 112, Tracts A & B, Lots 1, and 4-7, to change the zoning from C-1: Retail Commercial District and C-2: Wholesale and

Warehousing Commercial District to M-1: Industrial and Business Park District. Staff contact is Chris Benson, and staff recommends that the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board meeting, as requested by the applicant.
David Torres - Postponement .jpg

4. **Variance.** The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, for a proposed cannabis establishment, as outlined by the Rio Rancho Municipal Code Section 122.04. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE. Staff contact is Chris Benson and staff recommends denial with findings.
23-110-00003 - LocationZoneMap.pdf
Cannabis Variance Application
23-110-00003 - Legal Ad.docx
Notice Sign - Brian Salas.jpg
23-110-00003 - Notice Labels_REVISED.doc
23-110-00003 - Postcard_REVISED.docx
23-110-00003 - Noticed Properties Map.pdf
23-110-00003 - Finding of Fact.pdf
Public Comment - 1.docx
Public Comment - 2.pdf

5. **Variance.** The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as Unit 11, Block 5, Lot 63; located at 617 5th St NE. Staff contact is Liz Ruiz Carlos and staff recommends denial, subject to findings.
Location_Zoning Map.pdf
Application.pdf
Justification Letter.docx
Site Plan.pdf
Backyard 1.jpg
Backyard 2.jpg
Proposed Location.jpg
NeighboringPropertyOwnerLetter.pdf
Postcards.pdf
Legal Ad.pdf
Notice Map.pdf
Findings_of_Fact.docx

6. **Vacation of Plat.** The applicant, AMREP Southwest Inc., through their agent, Community Sciences Corporation, requests approval of a Vacation of Plat for a portion of Northwest Loop Rd NE and a portion of Unser Frontage Rd NE. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.
LocationZoneMap.pdf
TRACTS 19-A, 21-A, 2-A, 24-A, 30-B-1, PARCEL 2-A, RRHAWKSITE and TRACT 35-A-1, MTN HAWK 37 PH.2 FINAL.pdf
Application.pdf
Mountain Hawk Estates MP Transportation Section.pdf
Proposed Land Use Map Mountain Hawk.pdf
ReproductionofNotifications.pdf
ReviewerComments.pdf

7. **Conditional Use Permit.** The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval.
Location_Zoning Map.pdf
Application.pdf

Justification Letter.pdf
Site Plan.pdf
Elevations.pdf
Drawings.pdf
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf
Legal Ad.pdf
SSCAFCA Comments.pdf
SSCAFCA Comments_Site Plan.pdf
Findings_of_Fact.docx

8. **Specific Area Plan Amendment.** The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan to change the Future Land Use Map for the property legally described as Unit 13, Block 37, Lot 27; and Block 36, Lots 1, 2, 28, and 29. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions.
ZUMA RANCH_AREA-ZONING.pdf
Application
Exhibit 12 - Future Land Use Map_Sierra Vista SAP.pdf
Authorization letter.pdf
ZUMA RANCH - Legal AD.docx
ZUMA_RANCH_NOTICED_PROPERTIES.pdf
ZUMA_RANCH_Notice-signed.pdf
DRAFT_ZumaRanchSAPamend_Resolution AR.docx

9. **Master Plan.** The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of the Zuma Ranch Master Plan for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, Block 37, Lots 4-27. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommends approval to the Governing Body.
ZUMA RANCH_AREA-ZONING.pdf
Zuma Ranch Master Plan.pdf
Zuma Ranch Application
ZUMA RANCH - Legal AD.pdf
Authorization letter.pdf
ZUMA_RANCH_Notice Letter
ZUMA RANCH NOTICED PROPERTIES.pdf
Notice Signs.jpeg
ENGINEERING_UTILITIES_DSD_Revisions_ZUMA Full MP FINAL DRAFT 11.23.2022.pdf
DSDComments_ZUMA Ranch Full MP.pdf
DRAFT_ZumaRanchMP_Resolution.docx

10. **Zone Map Amendment.** The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to change the zoning from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential, to R-4: Single-Family Residential and R-5: Single-Family Residential, for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions.
ZUMA_RANCH_AREA-ZONING.pdf
Zuma_Ranch__LLC_Application
Authorization_letter.pdf
ZUMA_RANCH_NOTICED_PROPERTIES.pdf
ZUMA_RANCH_Notice-signed.pdf
ZUMA_RANCH_-_Legal_AD.docx

DRAFT_ZumaRanchZMA_Ordinance.docx

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
June 27, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-0627 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JUNE 27, 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, Planning & Zoning Manager
Robert Gabaldon, District 4 *(Virtual)*	Tim Dvorak, Planner II
Scottie Richardson, District 5 *(Virtual @ 6:08 pm)*	Michelle Costilla, Planner I
Sal Tortorici, At-Large	Liz Ruiz Carlos, Planner I
MEMBERS ABSENT:	Chris Benson, Planner I
VACANT, District 1	Sharon Bitah, Administrative Assistant
VACANT, District 6	

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) June 13, 2023 Planning and Zoning Board Meeting Minutes

Kevin Kofchur moved to approve the Consent Calendar. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Sal Tortorici
NO: (None)

PUBLIC HEARINGS

2) The applicant, Kirk Moser, requested approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as Unit 11, Block 5, Lot 63; located at 617 5th St NE. The garage would encroach 10' into the rear setback and would leave a 5' setback instead of the required 15' setback. The property is currently zoned R-1: Single-Family Residential and is approximately 0.5 acres.

Staff member, Liz Ruiz Carlos presented the item, recommending the item be postponed and the public hearing continued to the July 11, 2023 Planning and Zoning Board Meeting, as requested by the applicant.

Robert Gabaldon moved to postpone the variance as written to a date certain of July 11. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Sal Tortorici

NO: (None)

3) The applicant, Brian Salas, requested approval of a variance to the 300 feet distance requirement, for a proposed cannabis establishment, as outlined by the Rio Rancho Municipal Code Section 122.04. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE.

Staff member, Chris Benson presented the item, recommending the item be postponed and the public hearing continued to the July 11, 2023 Planning and Zoning Board Meeting.

Sal Tortorici moved to postpone Item #3. Seconded by Kevin Kofchur.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Sal Tortorici
NO: (None)

4) The applicant, Jose Solano, requested approval of a Variance to the R-1: Single-Family Residential Zoning District 60 ft. minimum lot width requirement, as outlined in Rio Rancho Municipal Code, Section 154.50, 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.

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

Director of Development Services Amy Serrano acknowledged Commissioner Radosevich had joined the meeting at 6:08 p.m.

Applicant, Jose Solano presented on the matter and stood for questions.

Staff member, Michelle Costilla answered Commissioner Tortorici's query regarding if there were similar-sized lots in the area. Commissioner Gabaldon's expressed concern about future issues regarding lots of this nature, to which, Amy Rincon, Director of Development Services provided further background on the ordinance and the long-term planning that will be required. Commissioner Kofchur, Commissioner Tortorici and Chairman Radosevich had additional comments and their questions were answered by Amy Rincon, Director of Development Services.

Kevin Kofchur moved to approve Item #4. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)

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

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

Applicant, Jarrod Likar, clarified for public comment, there was no zone change or open space per the master plan approval and stood for questions.

Member of the public, Robert Taylor had a question and concerns regarding fencing and red lines on the public notice, which was answered by staff member, Tim Dvorak. Applicant Jarrod Likar explained the fencing was put up at the request of DSD Engineering to ensure no one enters the construction area. Chairman Radosevich further explained there were no changes to the plan, merely an extension, while staff member, Tim Dvorak maintained the 100' buffer would remain the same.
Amy Rincon, Development Services Director confirmed public comments were added to the agenda packets available online.

Robert Gabaldon moved to approve Item #5. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)

6) The applicant, Stone Mountain LLC, through their agent, Mark Goodwin & Associates PA, requested approval of a preliminary plat extension for the Stone Mountain Preliminary Plat.

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

Agent, Diane Hoelzer, explained the extension request is to await final approval of the plans. Commissioner Tortorici asked if plans were submitted, which was confirmed by agent Diane Hoelzer. She explained the client is still working on some outstanding items and final signatures from the city. Commissioner Richardson received confirmation from the agent that construction had not begun yet.

Sal Tortorici moved to approve Item #6. Seconded by Scottie Richardson.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)

7) The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, requested approval of a Final Plat for the Stonegate Phase 2 Subdivision, on the property legally described as Stonegate, Tracts 1 and 2A.

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

Agent, Diane Hoelzer, confirmed construction is underway, while seeking final plat approval and stood for questions.

Kevin Kofchur moved to approve Item #5. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

8) Staff requested a Zoning Interpretation authorizing “hotels and motels” as a legitimate and permissive commercial use in a SU: Special Use established by Ordinance 89-008 for the property legally at 9999 Irene Rd SE, legally described as Hilltop Plaza, Tract C-1.

Staff member, Michelle Costilla presented the item recommending that the Planning and Zoning Board find that hotels and motels are permissive use under ordinance 89-008 as it is a permissive use under the current C-1 zoning and believe the use is compatible with allowable uses of the original ordinance, and stood for questions.

Commissioner Tortorici’s questions was answered by staff member, Michelle Costilla. Amy Rincon, Development Services Director further clarified the only change is specific to the property listed, not any other SU districts. Commissioner Gabaldon inquired about access, parking and applicants, which were answered by Development Services Director, Amy Rincon.

Sal Tortorici moved to approve the resolution. Seconded by Scottie Richardson.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur. Chairman Radosevich adjourned the meeting at 6:46 PM.

APPROVED THIS 11TH DAY OF JULY, 2023

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Postponement: Specific Area Plan Amendment. The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan to change the Future Land Use Exhibit. Staff contact is Chris Benson and staff recommends that the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board meeting, as requested by the applicant.

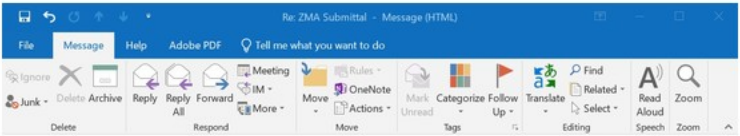
BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends the Planning and Zoning Board postpone the item to a date certain of July, 25, 2023, as requested by the applicant.

ATTACHMENT: David Torres - Postponement .jpg



DT

Fri 6/23/2023 8:37 AM

David Torres <dt@osonegrocapital.com>

Re: ZMA Submittal

To CHRIS BENSON

Caution! This message was sent from outside your organization.

Let's postpone til next zone hearing

On Fri, Jun 23, 2023, 6:57 AM CHRIS BENSON <cbenson@rrnm.gov> wrote:

> The notices for this went out yesterday as well as the legal ad. I can talk with the Director and see if it can be postponed and removed. Please let me know what you would like to have done.
>
> -Chris

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Postponement: Zone Map Amendment. The applicant, David Torres, is requesting approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 112, Tracts A & B, Lots 1, and 4-7, to change the zoning from C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District. Staff contact is Chris Benson, and staff recommends that the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board meeting, as requested by the applicant.

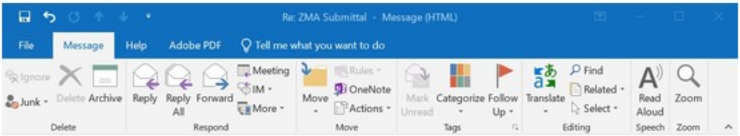
BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends the Planning and Zoning Board postpone the item to a date certain of July 25, 2023, as requested by the applicant.

ATTACHMENT: David Torres - Postponement .jpg



DT

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> -Chris

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00003

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, for a proposed cannabis establishment, as outlined by the Rio Rancho Municipal Code Section 122.04. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE. Staff contact is Chris Benson and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
This item was originally scheduled at the June 27, 2023 meeting and was postponed to the July 11, 2023 meeting. The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement from public facilities for a cannabis establishment as detailed within the Rio Rancho Municipal Code, Chapter 122.04 Location Restrictions, for the subject property 3320 Drover Ave NE; legally described as Unit 13, Block 85, Lot 4. The requested variance is to allow for a distance of approximately 160 feet from property line to property line from the City of Rio Rancho Animal Resource Center, located at 3441 Northern Blvd NE, to the proposed cannabis establishment. The subject property is zoned M-1: Industrial and Business Park District under Ordinance No. 72 Enactment No. 94-070.

Per the Rio Rancho Municipal Code Chapter 122.04 Location Restrictions (A)(1): "No cannabis establishments shall be located within 300 feet of the following uses: ... (e) Public facilities as defined in Section 154.03." Per Chapter 154.03, Public facilities are defined as "Facilities operated by a municipality including parks, trails, paths, and other recreational areas and open spaces, public schools and other public buildings, including fire stations and police substations, and places where the public is directly or indirectly invited to visit or permitted to congregate." The Animal Resource Center is a City owned and operated facility as defined above.

Additionally, the Chapter 122.04 Location Restrictions asserts: "(2) All measurements for the purpose of determining the location of a licensed premises in relation to the land uses detailed in subsection (A)(1) of this section shall be the shortest direct line measurements between the actual limits of the real property, meaning property line to property line, including right-of-way as defined in Chapter 96, of the childcare facility, public or private educational facility, religious institution, public facilities or any residentially zoned property, and the licensed premises where cannabis or cannabis products are proposed to be sold, grown for profit, tested, stored, distributed, packaged or manufactured."

REVIEW CRITERIA:
The applicant, Brian Salas, submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

R.O. 2003 Section 150.06 (Variances) reads in part A: "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicant states within the included justification narrative that they are justified in this variance request under the basis that "the lot is very steep and will require multiple retaining walls to support any structure being built on it." The applicant asserts that the project will mostly utilize solar energy as a power supply and a hydroponic system to reduce the usage of water. There are plans in place to reuse the water by installing storage tanks to hold and re-treat water for reuse in the hydroponic growing system. The proposed cannabis establishment would be a hybrid of cultivation and retail located on the same property.

The properties surrounding the subject property 3320 Drover Ave NE exclusively contain M-1: Industrial and Business Park District zoning designations. In addition, the subject property is in close vicinity to the Waste Management operated landfill located immediately north of Drover Ave NE. The landfill is physically located at 1132 Carpenter St NE, is legally described as Unit 13, Block 89, Tract A, and has a land area of roughly 101.02 acres.

The subject property is located within the Del Norte Specific area plan. The Del Norte Specific Area Plan Section 3.0 Goals and Objectives subsection 3.1 Land Use outlines, "Goal 1: Provide for a variety of retail commercial, office, warehouse, industrial and other uses to facilitate commerce and provide residents with goods and services." This cannabis establishment would be in-line with goals outlined by the Del Norte Specific Area Plan and the land use is not prohibited by the Del Norte Specific Area Plan. Further, the Del Norte Specific Area Plan dictates specific design guidelines for landscaping, building design, walls, fences and screening all of which will have to be complied with in any type of development within the boundary of the Del Norte Specific Area Plan regardless of what the land use will be.

The New Mexico Regulation and Licensing Department's Cannabis Control Division does not require any distance regulations between cannabis establishments and public facilities, however the City of Rio Rancho has elected to have the 300 feet distance requirement included in the Rio Rancho Municipal Code Section 122.04 Location Restrictions.

Staff recommends the Planning and Zoning Board find that the applicant has not met the criteria for a variance to the 300 foot distance requirement from public facilities, as the property does not have an exceptional physical condition or an applicable special circumstance. The strict application of the zoning ordinance would not result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the property.

Development Services would require that improvements be made on Drover Ave NE, pending variance approval, at the expense of the cannabis establishment at the time of development. Improvements such as the extension of water utility lines and improvements to Drover Ave NE will be required and can bolster development and economic growth on undeveloped lots in the area.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board Hearing by certified mail and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property on June 20, 2023 by the applicant and a legal notice was published in the Albuquerque Journal on June 18, 2023.

REVIEWER COMMENTS:
A transmittal was sent out to Development Services, Fire and Rescue, Police, SSCAFCA, Parks and Recreation, Rio Rancho Public Schools and MRCOG to provide comments on this Planning and Zoning Board decision. Below are the comments received from the reviewers:

CoRR Parks, Recreation and Community Services	No recommendation for or against approval. PRCS defers to Development Services as to any code or policy limitations or conditions related to creating this type of facility near the public facility - The Animal Resource Center. This public facility has patrons who visit the site for a limited time, and there are no specific activities or programs that would make it function as a childcare, school, or community center. If approved, and the development moves forward, then when preparing final site plan and construction plan sets, follow the appropriate zoning ordinance requirements for M-1/Non-residential landscaping. M-1 Zoning requires: No less than 10% of the lot landscaped; No less than 1/4 of the 10% shall be located in the front. Ensure that the construction plan set have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts). Indicate where the irrigation meter, its size; the backflow preventer will need to be registered and tested per Ordinance 54.0. Verify that handicap parking space are designed and constructed as ADA compliant - with no slope (run, cross slope, etc.) within the handicap parking space and aisle - greater than 2.083% in any given direction. For the accessible aisle between the handicap parking space, follow the NM Statue which requires that the striped area meet the requirements set out in NMSA 66-1-4.1.B and that 1' high letters that are at least 2" wide stating NO PARKING are stenciled in the aisle. Please reference the Parking Lot Checklist provided by the NM Governor's Commission on Disability for parking space and sign requirements found at: http://gcd.state.nm.us/wp-content/uploads/2018/11/2015-NM-Accessible-Parking-Final2.pdf. Page 7 of this checklist also clearly shows the type and color/s of handicap parking signs (New Mexico specific) to be installed, as well as the language required per State Statute.

Fire & Rescue	• The Fire Department does not at this time recommend approval based on the RR Municipal Code.
	• If approved the following shall be required:
	  ◦ Shall provide a detailed description of what "manufacturing" entails
	  ◦ Shall follow NFPA 420 and IFC 2021
	• Further requirements may be required

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request to the 300-foot distance from public facilities for a cannabis establishment based upon the minimum distance requirements as outlined by the Rio Rancho Municipal Code Section 122.04 Location Restrictions.

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of variance requests.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the 300-foot distance requirement from a public facility for a cannabis establishment.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

1. The applicant has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The lot is not irregular in shape, narrow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.
3. There does not exist a special circumstance applicable to the property, including its grade change from north to south.
4. There are no other exceptional physical conditions whereby the strict application of the zoning ordinance requirements would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his/her land or building.

If the Planning and Zoning Board determines that the applicant does adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. A variance to R.O. §122.04 Location Restrictions (A)(1) No cannabis establishments shall be located within 300 feet of the following uses: (e) Public facilities as defined in Section 154.03 is approved.
3. The applicant must adhere to all other requirements found in R.O. 2003 §122.04 Location Restrictions.

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 modification;

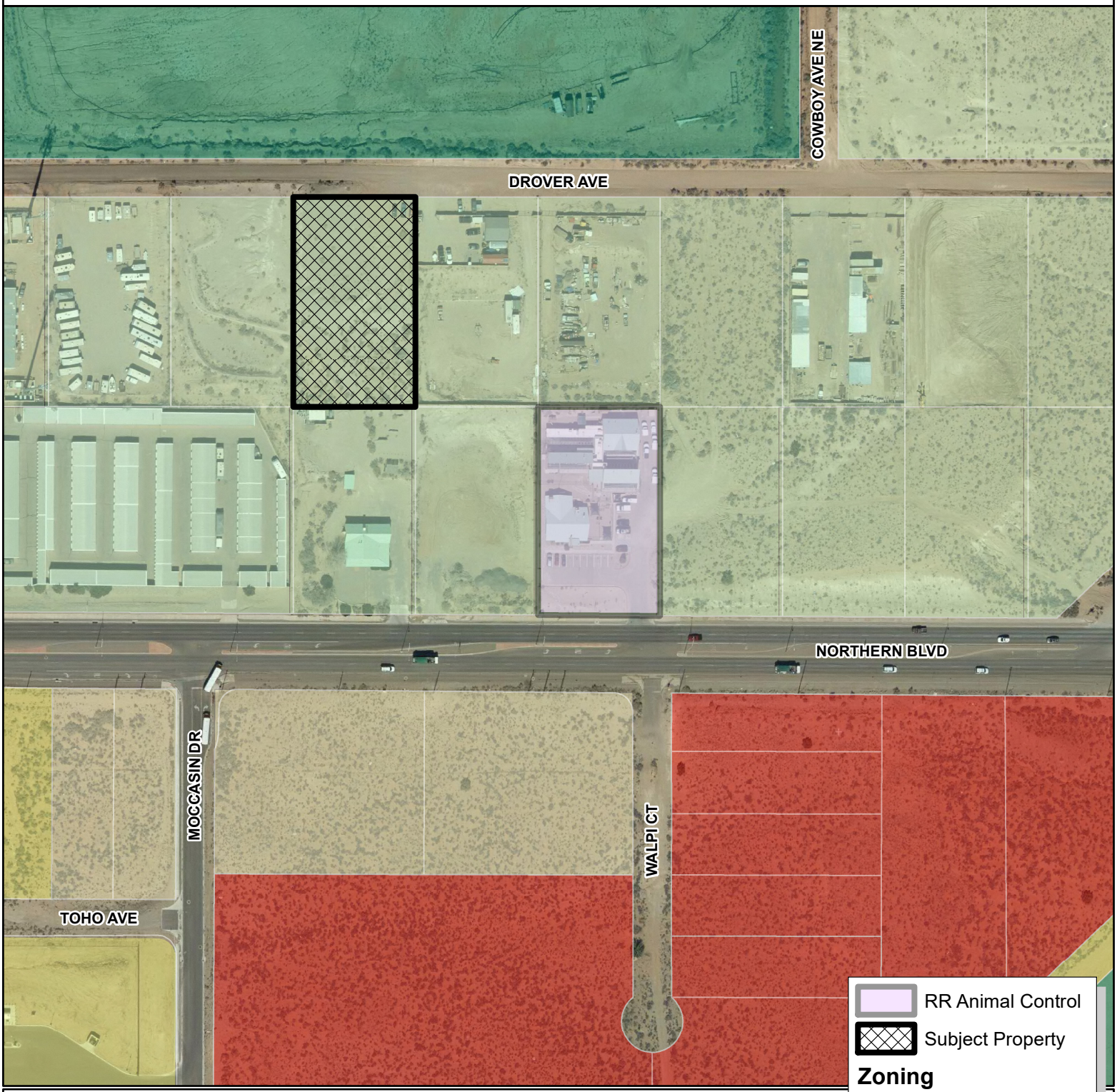
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: 23-110-00003 - LocationZoneMap.pdf
ATTACHMENT: Cannabis Variance Application
ATTACHMENT: 23-110-00003 - Legal Ad.docx
ATTACHMENT: Notice Sign - Brian Salas.jpg
ATTACHMENT: 23-110-00003 - Notice Labels_REVISED.doc
ATTACHMENT: 23-110-00003 - Postcard_REVISED.docx
ATTACHMENT: 23-110-00003 - Noticed Properties Map.pdf
ATTACHMENT: 23-110-00003 - Finding of Fact.pdf
ATTACHMENT: Public Comment - 1.docx
ATTACHMENT: Public Comment - 2.pdf

VARIANCE: 3320 DROVER AVE NE
UNIT 13, BLOCK 85, LOT 4



RioRancho City of Vision

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GIS Moving Spatial Data Forward

Map Created by Chris Benson on 05/11/2023

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
Development Services
3200 Civic Center Circle NE, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Zoning Variance Application

Fee: $200.00

Type of Variance request: ☐Front ☐Rear ☒Side ☐Height ☐Parking ☐Other Distance

Property Location or Address: 3320 10Th Avenue N.E.

Legal Description: _____

Subdivision: Unit 13 Block: 85 Lot: 4

Parcel Size: 1 Acre Zoning: M-1

Description for request: A variance of 141' from Rio Rancho Animal Control Per code chapter 122.04

Attach a statement that justifies the zoning variance requested and addresses the four (4) criteria for the granting of variances.

Property Owner

Name (Print): Brian Salas

Address: 524 Bright Way NW Alb NM 87105

Phone: 505-507-2530 Fax: _____

***Signature: Bri Salas

****Signature of property owner shall serve as acknowledgement and authorization of this request*

Applicant

Name (Print): Brian Salas

Address: 524 Bright Way NW Alb NM 87105

Phone: 505-507-2530 Fax: _____

Signature: Bri Salas

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. 23-110-00003 Application Date: 05/10/2023 Receipt: _____

Staff Signature: Christopher Benson

Hearing Date: 06/13/2023

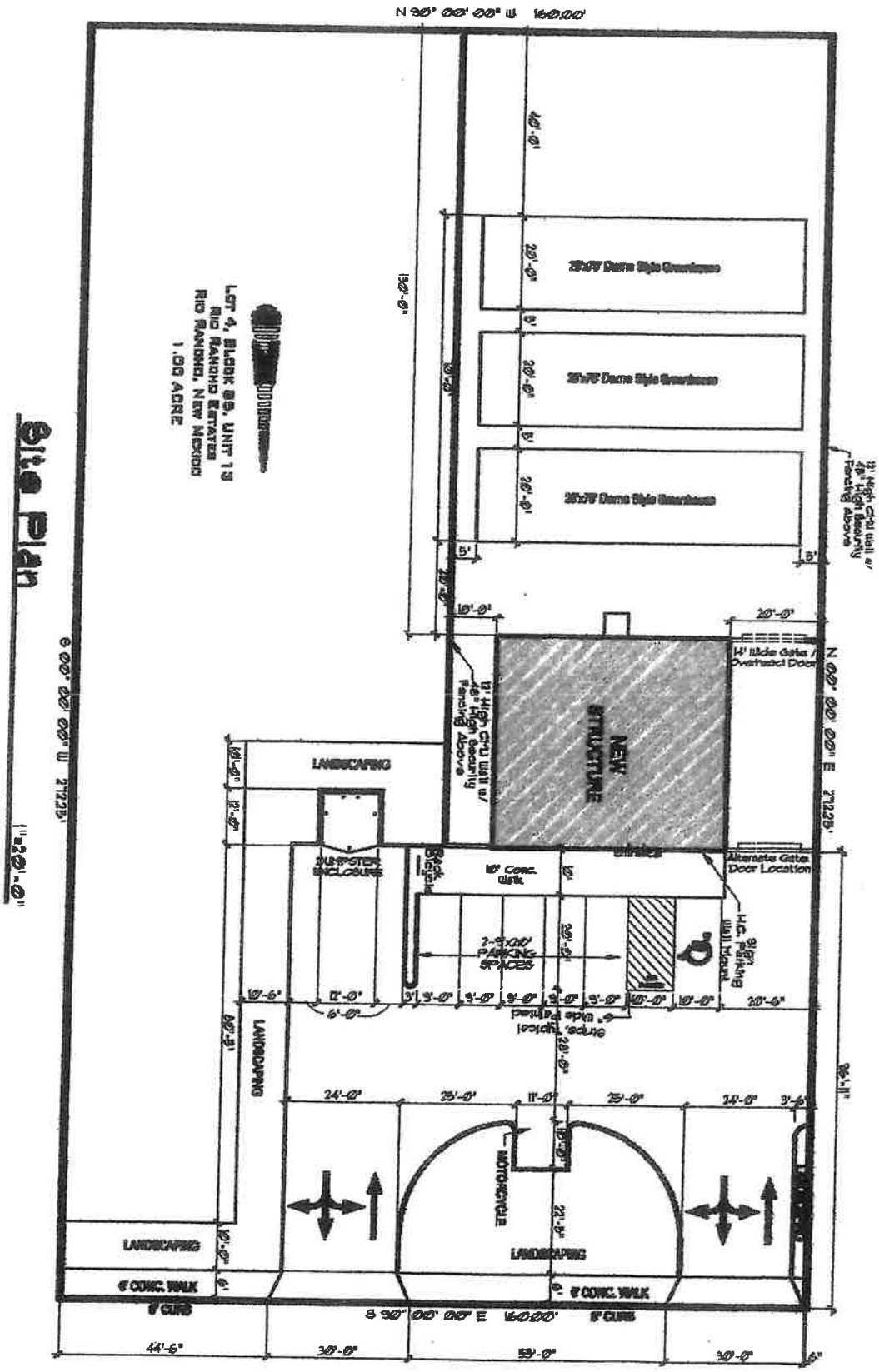
Rio Rancho Planning and Zoning,

My name is Brian Salas and I am the owner of 3320 10th Ave NE Rio Rancho, 87124. I am requesting a variance of 141 feet from the Rio Rancho Animal Control per code chapter 122.04. My plan is to develop and build a Cannabis Microbusiness on that lot. The lot is very steep and will require multiple retaining walls to support any structure being built on it. I have designed a Cannabis Microbusiness that could be built on this steep lot. I am designing it to use solar energy as a power supply and growing with a hydroponic system to reduce the usage of water. I am also planning on reusing the water over again by installing storage tanks to hold and re-treat the water for reuse in the hydroponic growing system.

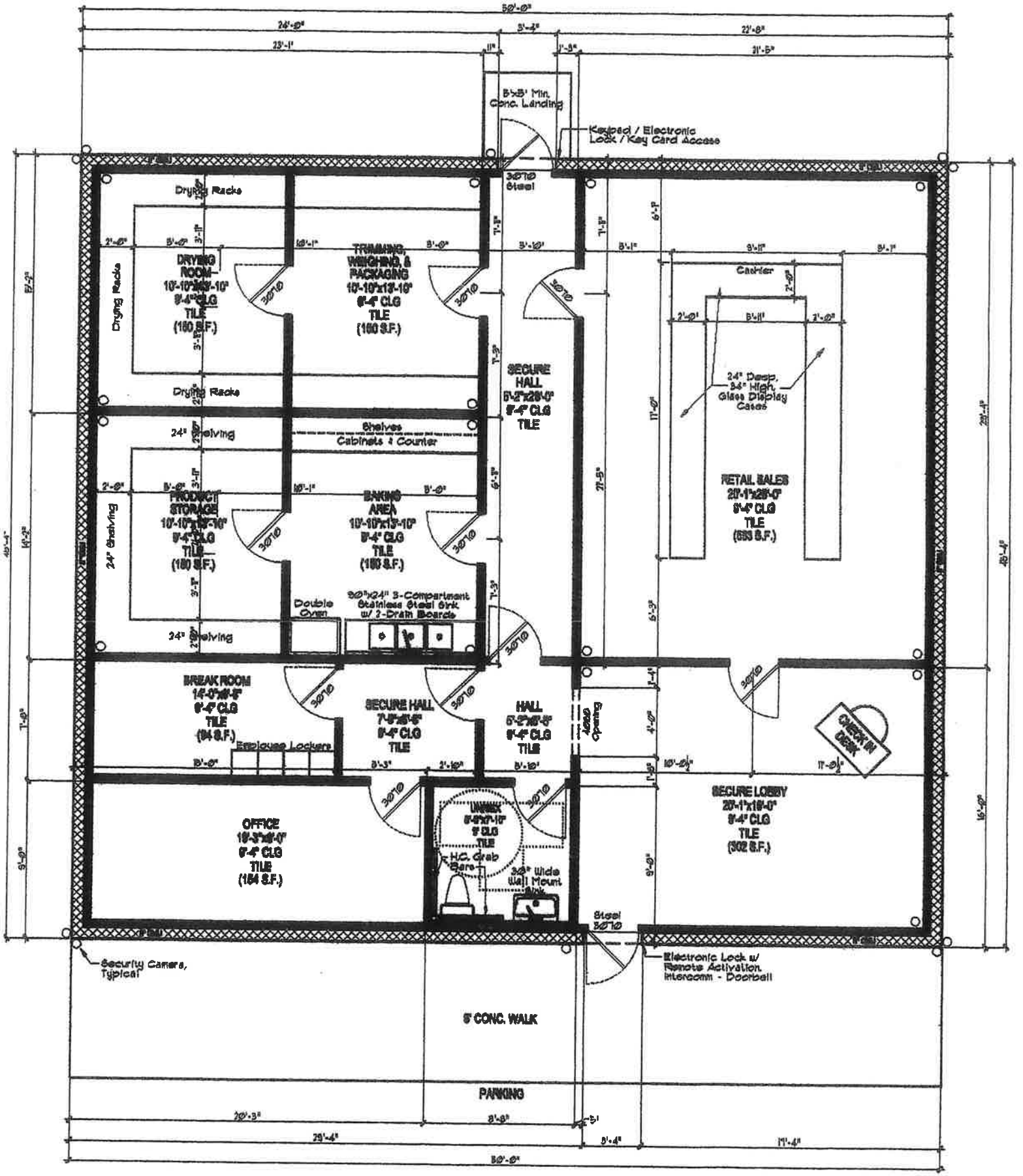
I have attached photos to show the topography of the lot and my preliminary drawings of the Cannabis Microbusiness. I am asking for your review and approval of this Variance so I can build this new business in the beautiful City of Vision.

Thank you for your time,

Brian Salas



3320 10TH AVENUE NE.
(DIRT ROAD)



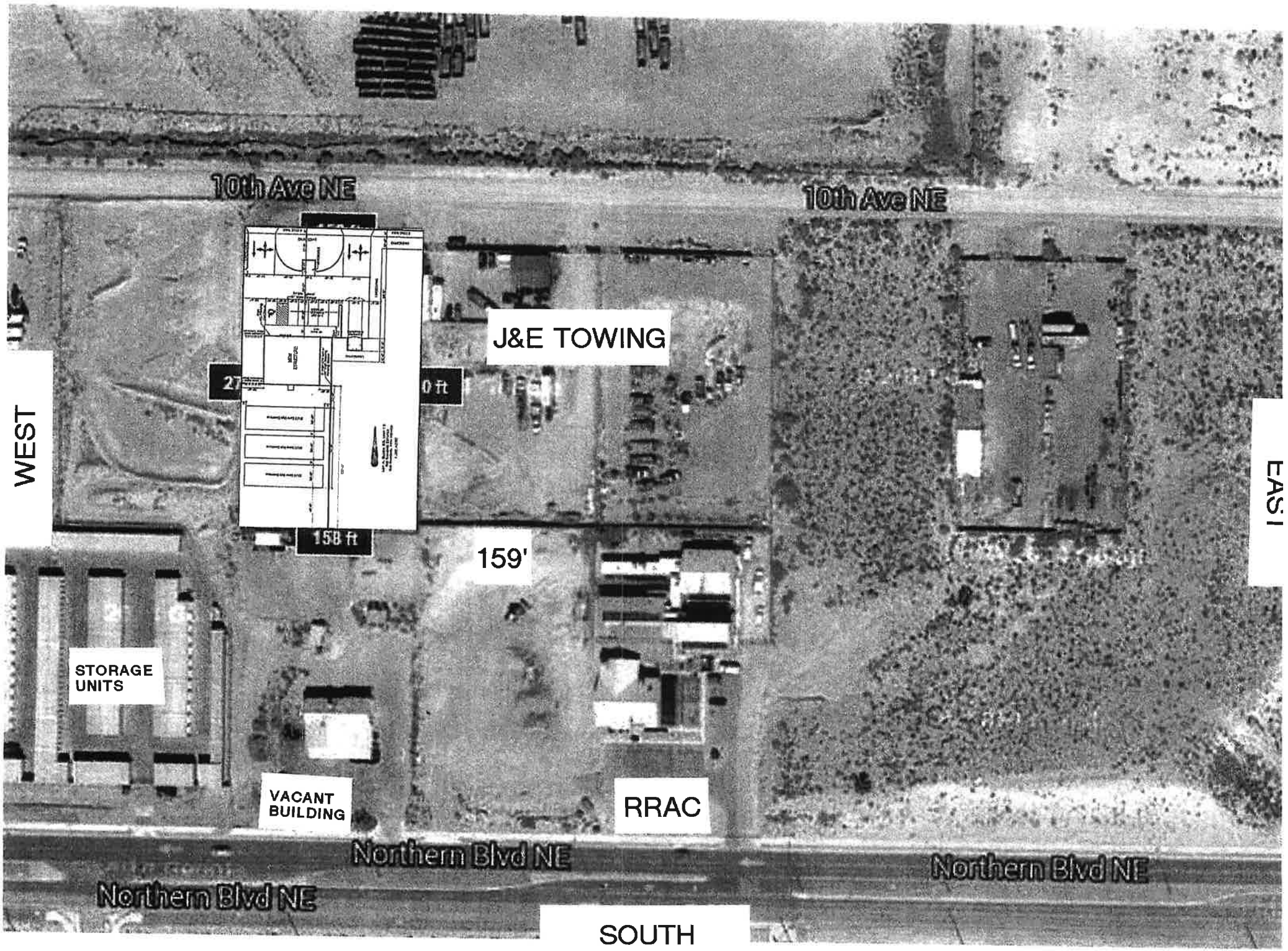
Floor Plan

TOTAL STRUCTURE AREA: 2,267 S.F.

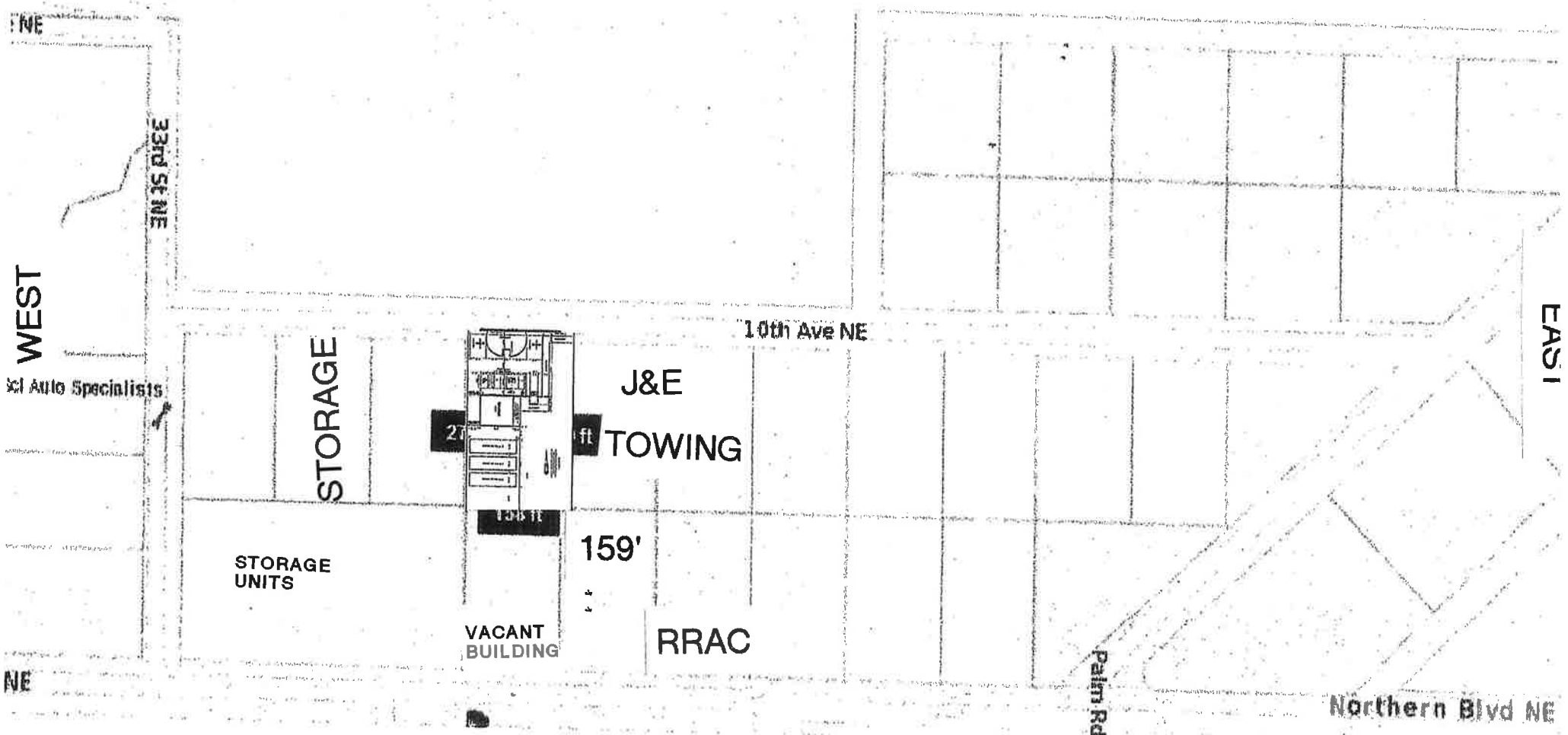
1/4"=1'-0"

Wall Framing Notes:

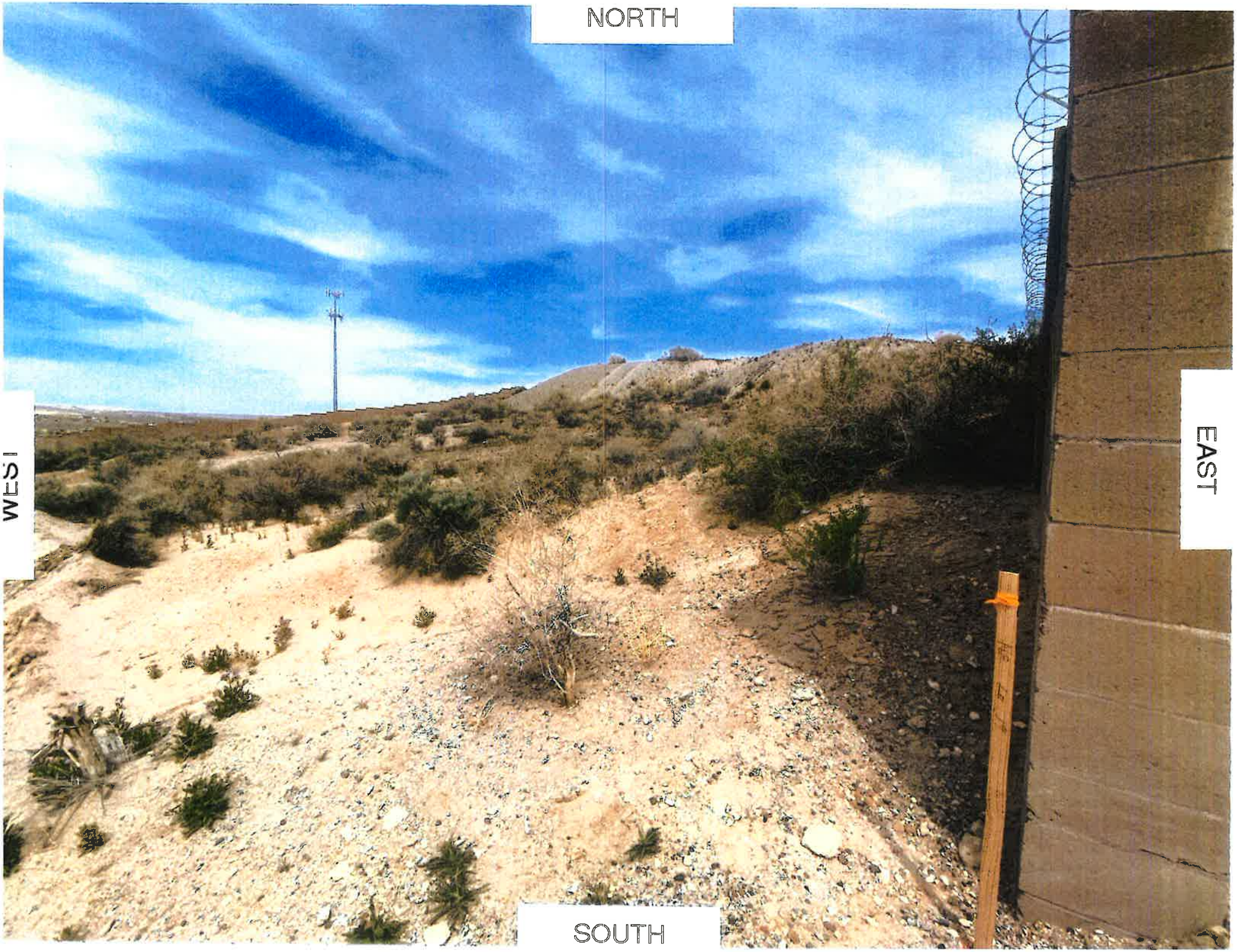
1. Exterior Walls To Be 8" CMU
2. Interior Walls To Be 2x4 @ 16" O.C. Unless Noted Otherwise On Plans
3. Treated Wood Sole Plates w/in 8" Of Grade.
4. Treated Wood Sheathing / Wall Framing w/in 6" Of Grou
5. Provide Barrier Plate Sealer Per UMC


NORTH
10th Ave NE
10th Ave NE
J&E TOWING
WEST
EAST
158 ft
159'
STORAGE UNITS
VACANT BUILDING
RRAC
Northern Blvd NE
Northern Blvd NE
Northern Blvd NE
SOUTH

NORTH


WEST
EAST
33rd St NE
10th Ave NE
STORAGE
J&E
TOWING
159'
STORAGE
UNITS
VACANT
BUILDING
RRAC
Palm Rd
Northern Blvd NE
NE

SOUTH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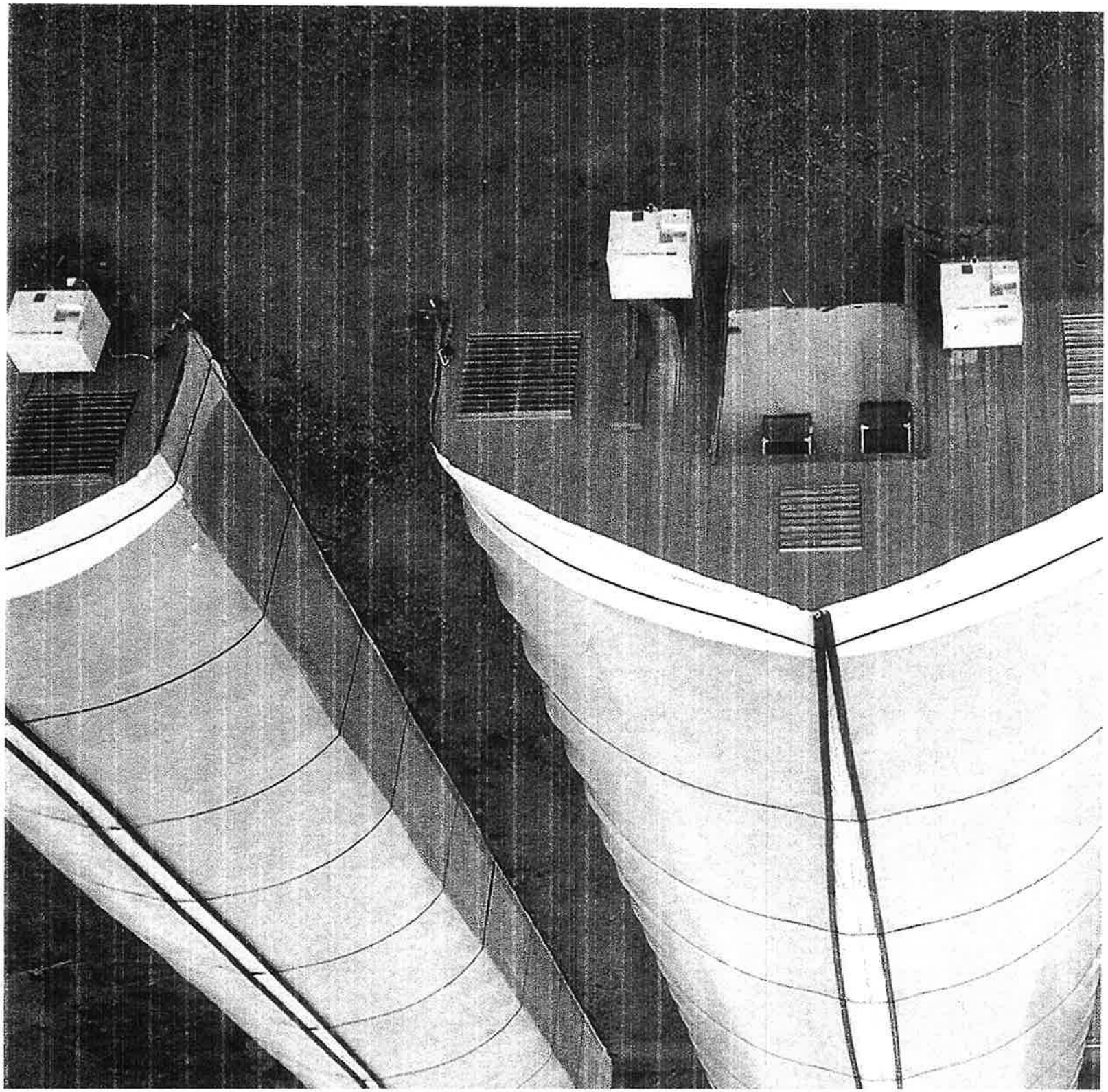

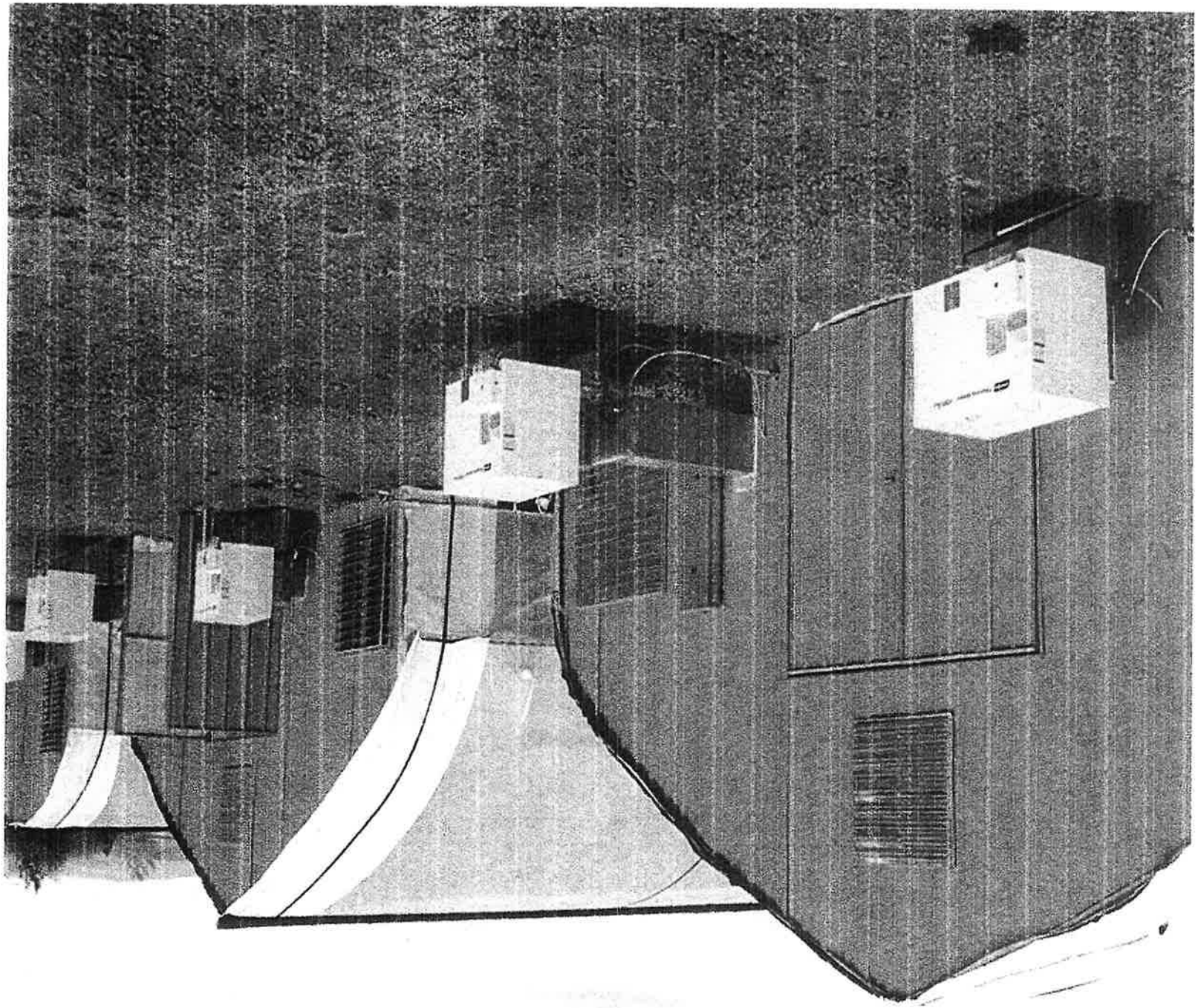

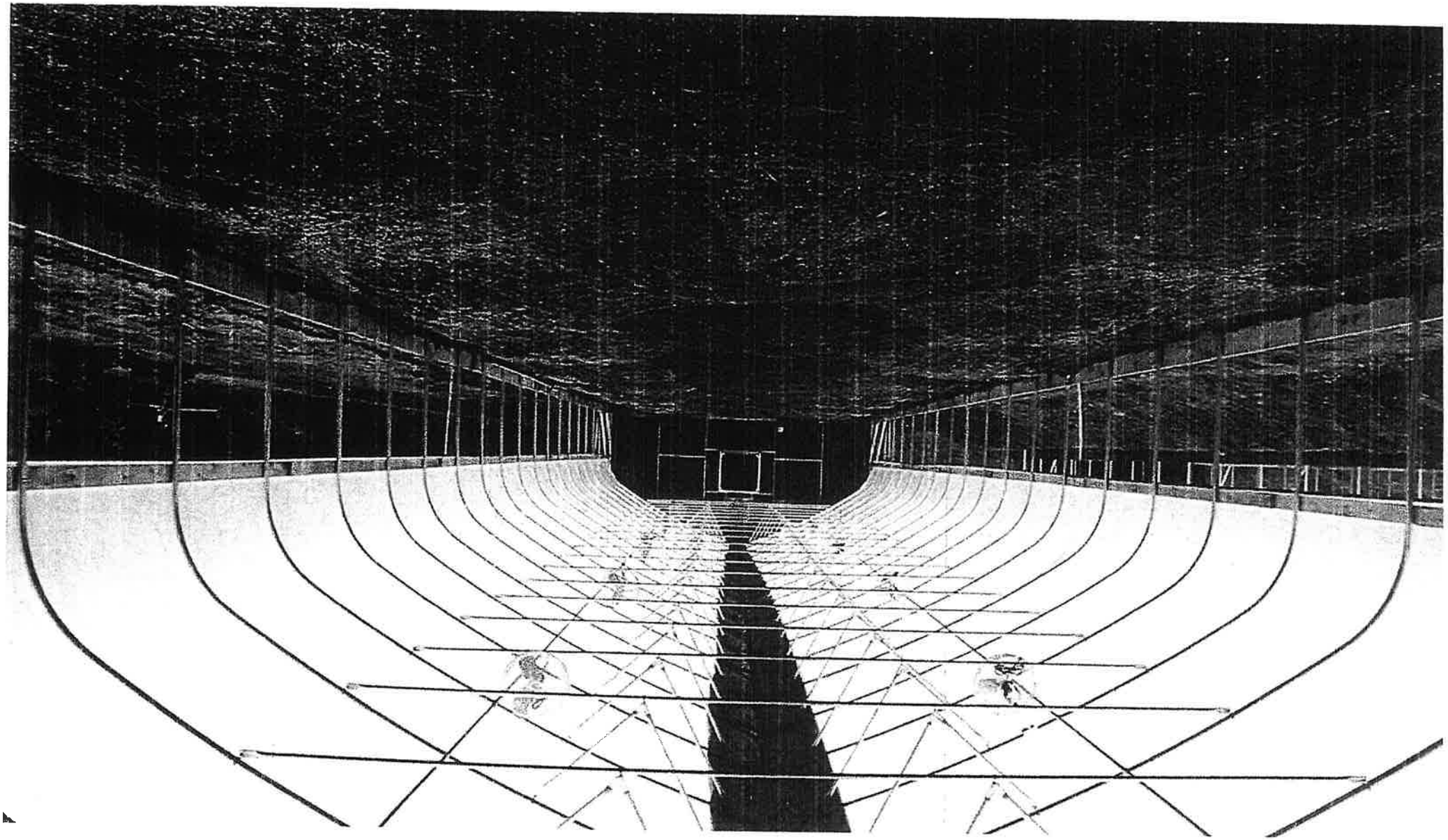

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, June 27, 2023:

Variance
Request #23-110-00003

The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, as outlined by the Rio Rancho Municipal Code Chapter 122 Cannabis Establishments section 122.04 Location Restrictions, from a property containing a public facility, Rio Rancho Animal Control, for a proposed cannabis establishment. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE, and is approximately 160 feet from property line to property line at the shortest distance possible from Rio Rancho Animal Control, which is located at 3441 Northern Blvd NE.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to Written comments will be read into the public record. To practice social distancing in order to slow the spread of COVID-19, you are encouraged to watch the meeting online at www.rrnm.gov

City of Rio Rancho
NOTICE
Case Type: Variance
23-110-00003
Legal description:
Details: 300ft distance requirement for property
cannabis establishment
PUBLIC HEARING WILL BE HELD AT THE COUNCIL CHAMBERS,
CITY HALL, 3200 CIVIC CENTER CIR. NE. @ 6:00 ON 03/10/2023

4K FAMILY LIMITED PARTNERSHIP
5000 EDITH BLVD NE
ALBUQUERQUE, NM 87107-4125

CP RIO RANCHO, LLC
1340 CALLE DE LAS LOMAS
BERNALILLO, NM 87004-9165

SHIPPING RECEIVING FULFILLMENT SERVICES INC
PO BOX 885
ALGODONES, NM 87001-0885

HAMILTON, MARK & EVELYN
637 WALDEN RD
CORRALES, NM 87048

TRAFTON, CLINTON M & DEBORAH
3639 MIDWAY DR STE B-338
SAN DIEGO, CA 92110-5254

WASTE MANAGEMENT
PO BOX 1450
CHICAGO, IL 60690-1450

^
FOR NOTICE LETTER

CLEO J POWELL INC
828 ACAPULCO RD NE
RIO RANCHO, NM 87144-6473

CITY OF RIO RANCHO
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 87144-4501

1ST CHOICE STORAGE LLC
PO BOX 15002
RIO RANCHO, NM 87174-0002

NORTHERN INDUSTRIAL INVESTMENTS LLC
9817 LONA LN NE
ALBUQUERQUE, NM 87111-1630

4K FAMILY LIMITED PARTNERSHIP
5000 EDITH BLVD NE
ALBUQUERQUE, NM 87107-4125

^
FOR NOTICE POSTCARDS

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:	Virtual (Zoom)/City Hall
Date:	July 11, 2023
Time:	6:00PM
Staff Contact:	Chris Benson (505) 896-8342 cbenson@rrnm.gov

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:	Virtual (Zoom)/City Hall
Date:	July 11, 2023
Time:	6:00PM
Staff Contact:	Chris Benson (505) 896-8342 cbenson@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet a site where a land development decision is required by the Planning and Zoning Board. The applicant, Brian Salas, is requesting approval of a variance to the 300-foot distance requirement from a property containing a public facility, Rio Rancho Animal Control, for a proposed cannabis establishment. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE (outlined in black), and is approximately 160 feet from property line to property line at the shortest possible distance from Rio Rancho Animal Control, which is located at 3441 Northern Blvd NE. The PZB will hear the request on July 11, 2023.

We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. 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:

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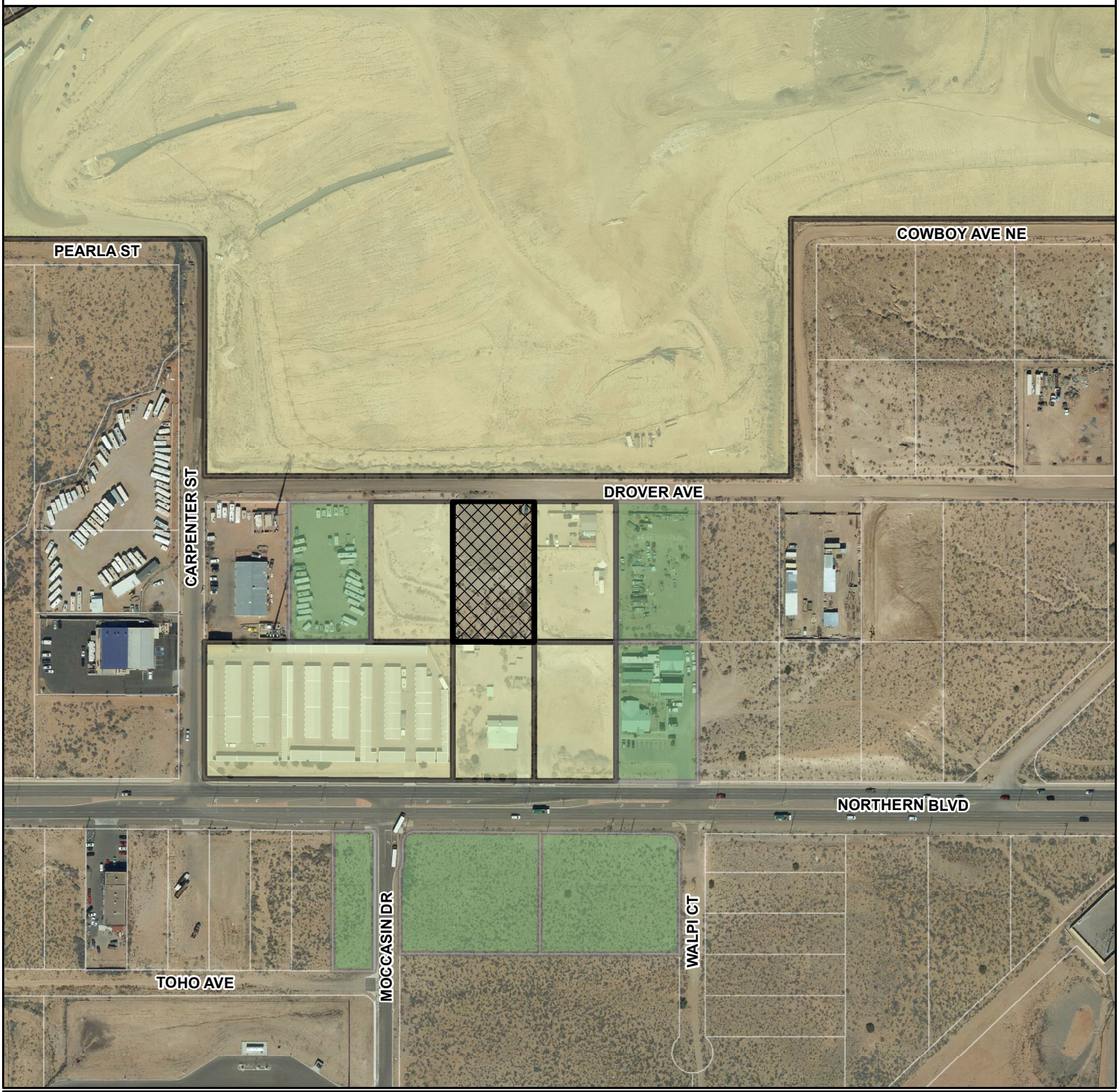
3320 DROVER AVE NE
CANNABIS VARIANCE NOTICED PROPERTIES



Rio Rancho City of Vision

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Notice Postcard
Notice Letter
Subject Property

GIS Moving Spatial Data Forward

Map Created by Chris Benson on 06/26/2023

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

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-110-00003

REQUEST FOR VARIANCE TO THE 300-FOOT DISTANCE REQUIREMENT FROM A PUBLIC FACILITY FOR A PROPOSED CANNABIS ESTABLISHMENT LOCATED AT 3320 DROVER AVE NE (UNIT 13, BLOCK 85, LOT 4).

Applicant: Brian Salas

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of July, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make an application to request a variance to the 300-foot distance requirement from a public facility for a cannabis establishment.
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 variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §122.04 requiring a minimum distance of 300ft from a public facility for a cannabis establishment is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §122.04.

THEREFORE, the application for variance to the 300-foot distance requirement from a public facility for a cannabis establishment located at 3320 Drover Ave NE, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on July 11, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-110-00003

REQUEST FOR VARIANCE TO THE 300-FOOT DISTANCE REQUIREMENT FROM A PUBLIC FACILITY FOR A PROPOSED CANNABIS ESTABLISHMENT LOCATED AT 3320 DROVER AVE NE (UNIT 13, BLOCK 85, LOT 4).

Applicant: Brian Salas

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2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make an application to request a variance to the 300-foot distance requirement from a public facility for a cannabis establishment.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

THEREFORE, the application for variance to the 300-foot distance requirement from a public facility for a cannabis establishment at 3320 Drover Ave NE, **is DENIED** by the Planning and Zoning Board of the City of Rio Rancho on July 11, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

To: Planning & Zoning Board

We own Lot 5 next door to the above referenced property. We have many concerns about granting this cannabis facility a variance.

They are:

1. Increased traffic on a dirt road leading to dust and pollution.

2. The possibility of increased crime at the businesses on our property because of increased visibility and questionable clientele from the new use.

3. The property does not seem viable for retail.

4. Odor and offensive smell from the cannabis operation.

5. Concerned that there would be adequate security at the site.

The above reasons lead to us to be opposed to granting the variance.

Thank you for your consideration..

Regards:

Clinton (Mitch) Trafton
Deborah Trafton

June 9, 2023

Christopher Benson
Municipal Planner I
Development Services Department
City of Rio Rancho
Rio Rancho NM 87144

Dear Mr. Benson,

We received a Variance notice for Case No. 23-110-00003; Unit 13, Block 85, Lot 4 (3320 Drover Ave NE) today. My jaw dropped and my heart sank. I pray you read my letter in its entirety and not skim over.

I started my business in Rio Rancho thirty years ago this July. We've made significant contributions to Rio Rancho with gross receipt taxes, frequenting local businesses for supplies, meals, fuel, business operations, entertainment, personal use items, etc. We provide employment for Rio Rancho and Sandoval County residents, all contributing to Rio Rancho's economy.

We recently purchased the building and property at 3391 Northern Blvd. Next door to the Animal Resource Center. Ideal for our business. Direct in line with proposed Cannabis business.

Your letter of impending consideration of variance approval for a Cannabis Establishment is disappointing. With the legalization of Cannabis in New Mexico, there are changes in the landscape of businesses, as well as personal lives. It brings new jobs and revenues but at a cost. Cannabis is an invasion of personal space when it is being processed and consumed. The disgusting smell permeates without limits. It is an invasion when our kids have access to it at school, under the age of 18. They consume because it is easily accessible, becoming an accepted norm. A young person told her mother she *"smokes pot because everyone at school does it"*. A daunting new challenge for parents & teachers. Cannabis has been around, now it's without restrictions, no limit to access. What are we condoning for the youth of today and tomorrow? Schools have enough challenges. I can't imagine the challenges of teaching kids under the 'influence' of marijuana. In all its forms. Where's the future going?

As an employer, we have new concerns: Is staff under the influence of substance? Can we detect? What are our rights and responsibilities? We need training on detecting substance use. Our worker's comp has to be considered with the use of equipment, operating vehicles, caring for co-workers. All added financial and psychological burdens imposed on small businesses just trying to survive another year!

As citizens, we hear in the news, behavioral health is the cause of gun violence, another business closing because of excessive break-ins, theft of automobile parts. I believe we are seeing an increase due to the growing lack of integrity and disregard of the perpetrators of these acts of violence. I believe it stems from the use of narcotics and the effects that make people want more, with money they don't have. Rather than work, they take from hardworking people. When people are intoxicated with whatever substance is consumed, they don't care about who they hurt or how they hurt. They just want to satisfy their needs. The use of one substance leads to another more toxic substance. This leads to the 'behavioral health". The mis-behaving 'behavioral health'!

As a result, we now have behavioral health services at Sandoval Regional Medical Center (SRMC). The Mil Levy on homeowners in Rio Rancho invest into SRMC so that we can have medical services close to

home. Are these financial resources continuing to be primarily medical services? Or, are they moving more to the substance detox services? Rinse and repeat?

I feel for the people that have to tend to the users and abusers of marijuana/cannabis, the appetizer to fentanyl, and whatever other drugs/substances there are. The medical staff; the law enforcement officers; and the parents who may be losing control to the influence of readily available narcotics. Life is hard enough trying to make ends meet. As a parent with young adults exposed to narcotics, it is an ever heart wrenching battle of worry and anxiety because it is right there, in our homes.

My life and my foot print encompasses much of Sandoval County. I see the impact of narcotics in my own family, my home community, my work community, and I ask, is the revenue generated from the cannabis business you are entertaining worth all that is of significant value to our families & community? Where is our value system? Our integrity? Our support of small businesses? Our support of our law enforcement? Healthcare providers? Our homeowners? Our families?

A friend told me today that her neighbor's home was recently sold and her new neighbors are consumers of cannabis. They have frequent outdoor cannabis parties. Because, she detests the smell and has a daughter with allergies to the smell of cannabis is now confined indoors with windows shut tight to keep the air out. "Thank goodness for A/C" is what she said. Imagine, being confined to being indoors on a beautiful evening, or cool afternoon because your air space is now invaded and there is nothing you can do about it. Every homeowner has the right to enjoy their home and yards.

In Washington DC, a judge ruled that a resident must stop using medical marijuana after a neighbor complained it was disturbing her. It took three years, but the Judge ruled that the perpetrator "may have the license to buy medical marijuana, he does not possess a license to disrupt the full use and enjoyment of one's land, nor does his license usurp this long-established right"
In this case, it took a Judge and the Court system to allow the woman to have freedom to live and enjoy her life in her own home. Is that what it will take for my friend? For others, in similar situations? What about those that have trouble breathing? How are they impacted? There are no boundaries for the imposition of narcotics. Will you be a contributor?

Your decision impacts your families too. Think about your loved ones, your neighbors, and what you are exposing them to. It's not just another business providing jobs and gross receipts. It also comes with a drain on the economy. With consequences unseen and unfathomable. Will the Cannabis business be held accountable / liable, for the disruption of lives it brings?

PLEASE, NOT IN MY NEIGHBORHOOD!!! OR literally, NOT IN MY BACKYARD!! Granted it's next to the landfill, where garbage hides...which would be ideal and ironically, a good fit for the cannabis business. But our small business is making the most of our location as a place of opportunity for our business and other neighboring small businesses that have put their heart and soul to be where they are at. There are already enough Cannabis businesses. Focus needs to be on attracting other businesses that help promote family and community values. That, or focus on helping small businesses build their own buildings without so many costly, burdensome restrictions. Rio Rancho has a shortage of affordable warehouse space. To be able to build ground up is expensive, restrictive, and cost prohibitive. That should be addressed so that more opportunities are created for more family/community friendly businesses to invest into Rio Rancho.

Rio Rancho has a good reputation for having good schools and attracting high paying jobs for a viable economy, let's not jeopardize it.

Thank you for your time.

Respectfully,

Charlotte Garcia, Business owner
3391 Northern Blvd
Rio Rancho, NM 87124

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00005

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as Unit 11, Block 5, Lot 63; located at 617 5th St NE. Staff contact is Liz Ruiz Carlos and staff recommends denial, subject to findings.

BACKGROUND AND ANALYSIS:
This item was originally scheduled for the June 27, 2023 and was postponed to the July 11, 2023 meeting. The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirements for R-1: Single-Family Residential zoned districts, as detailed within the Chapter 154.50 Zoning Table; to allow for a garage. Per §154.50, the setback requirements for R-1: Single Family Residential Zoning Districts are as follows: 20' in the front, 15' in the rear, and 5' on the sides. The requested variance is to allow for a garage to encroach 10' into the rear setback, leaving a setback of 5' from the rear property line; as shown on the included site plan. The subject property is legally described as Unit 11, Block 5, Lot 63, is located at 617 5th St NE, and totals approximately 0.5 acres.

REVIEW CRITERIA: The applicant submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variances) reads in part A: "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicant states within the included justification narrative that he is justified in this variance request as he is unable to drive an RV and a pickup truck into the garage given the 15' rear setback and the width of the lot (80'). According to the applicant, locating the garage 5' from the rear property line affords him enough space to drive his vehicles and RV in and out of the garage.

Staff have evaluated this application based on the criteria outlined in Section 150.06 of the City Code for granting a variance, and find no irregularities with the lot meeting the necessary criteria. The lot is not particularly irregular in shape, narrow, shallow, or steep, and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code. The code states that difficulty caused to one's personal comfort cannot be the basis for the claim of

hardship.

NOTIFICATIONS: Neighboring property owners within 100ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300ft were notified by postcard. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on June 12, 2023. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:
CoRR Engineering - No adverse comments.
CoRR Fire & Rescue - No adverse comments.
CoRR Parks, Recreation, and Community Services - No comments.
CoRR Police - No comments provided.
MRCG MRMPO - No adverse comments.
Rio Rancho Public Schools - No comments provided.
SSCAFCA - No comments.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request to the rear setback requirements, based upon the lack of exceptionally irregular, narrow, shallow, steep or any other exceptional physical condition of the lot that would keep the applicant from adhering to the setback requirements; subject to findings set forth below:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the rear and side yard setback.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:
1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship, that the applicant adequately meets the criteria for granting a variance, then the following specific findings are recommended:

SPECIFIC FINDINGS OF FACT:
1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.50 requiring a minimum distance of 15ft setback from the rear property line, to allow a garage to encroach 10ft into the rear setback, as shown on the included site plan, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.
4. The applicant must apply for and obtain a building permit within 12 months or the variance is null and void.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: Location_Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.docx
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Backyard 1.jpg
ATTACHMENT: Backyard 2.jpg
ATTACHMENT: Proposed Location.jpg
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Postcards.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Findings_of_Fact.docx

617 5TH ST NE - VARIANCE

RioRancho City of Vision

0 75 150 300
Feet

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Subject Property
Zoning
R-1

GIS Moving Spatial Data Forward

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 6/8/2023

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (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: Kirk Moser		Phone: 505-401-7470
Address: 617 5th ST NE		E-Mail: Kmoser1480@aol.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

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

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

Variance to 15' rear setback

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U11	Block(s): 5	Lot(s): 63
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Kirk Moser	Applicant: Kirk Moser	Agent: Self
Signature: Kirk Moser		Date: 5/21/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Kirk Moser
617 5th St. NE
Rio Rancho NM 87124

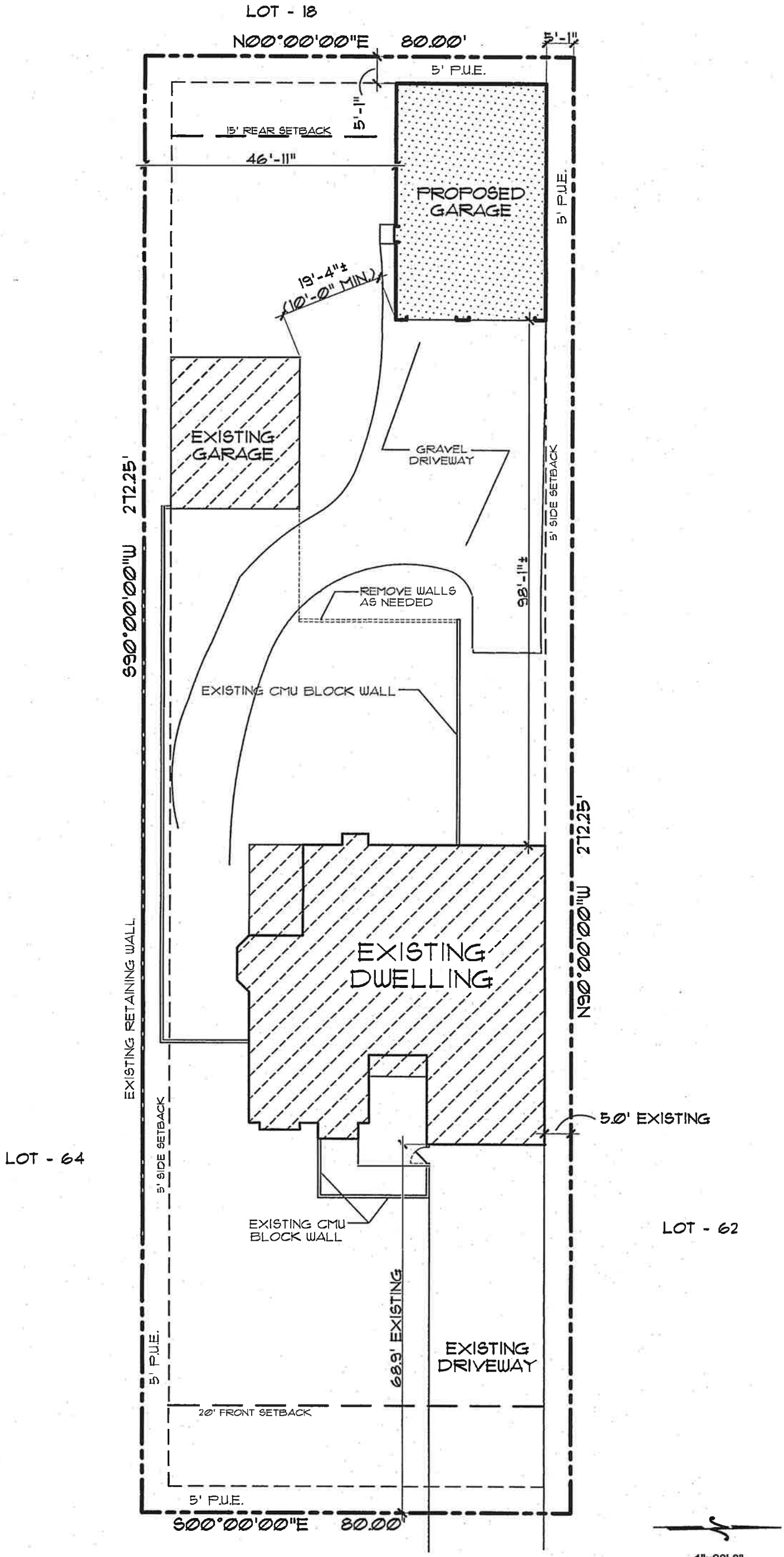
May 21, 2023

Dear Ms Rincon,

I am asking for a zoning variance to reduce the 15-foot rear lot line setback to 5 foot. I am building an RV garage on my property. My property has an exis?ng block wall and a dirt water retaining wall (see diagram). Due to the property being so narrow, 80 feet wide, I am not able to drive an RV and pickup into the garage with the 15-foot rear lot line set back. By reducing the setback to five feet I can drive the vehicles in and out of the garage.

Thank you for taking the ?me to review this.

Kirk Moser
505 401 7470



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617 5th STREET N.E.

REVISIONS
7/14/22
10/21/22
4/24/23
5/8/23
SHEET No. 1 of 1
DATE: 5/3/23

MOSER RESIDENCE

PROPOSED GARAGE
LOT - 63
617 5tH STREET N.E.
CITY OF RIO RANCHO, NEW MEXICO

28 Years of Service
Tomenstock llc
Computer Designed Homes & Drafting Services
www.Tomenstock.com
E-mail tomenstock@gmail.com
P. O. Box 14897
Albuquerque, New Mexico 87191
Phone 505-239-2151
Fax 505-299-2348

Meridian

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

June 8, 2023

RE: Variance,
Case No. 23-110-00005
617 5th St NE (U11, Blk 5, Lot 63)

Dear Property Owner:

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

The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as U11, Blk 5, Lot 63; located at 617 5th St NE. The garage would encroach 10' into the rear setback and would leave a 5' setback instead of the required 15' setback. The property is currently zoned R-1: Single-Family Residential and totals .5 acres.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, June 27, 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 red outline.

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

617 5TH ST NE - VARIANCE

0 75 150 300
Feet

N
W E
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Subject Property
Zoning
R-1

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Map Created by Liz Ruiz Carlos on 6/8/2023

City of Vision
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:	Virtual (Zoom)/City Hall
Date:	**June 27, 2023**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

City of Vision
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3200 Civic Center Circle NE, Suite 130
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Date:	**June 27, 2023**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as U11, Blk 5, Lot 63; located at 617 5th St NE. The garage would encroach 10' into the rear setback and would leave a 5' setback instead of the required 15' setback. The PZB will hear the request on June 27, 2023.

We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. 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
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Application Information

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Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
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3200 Civic Center Circle NE, Suite 130
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Date:	**June 27, 2023**
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Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, July 11, 2023 at 6:00 pm:

Variance
Case #23-110-00003
The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, as outlined by the Rio Rancho Municipal Code Chapter 122 Cannabis Establishments section 122.04 Location Restrictions, from a property containing a public facility, Rio Rancho Animal Control, for a proposed cannabis establishment. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE, and is approximately 160 feet from property line to property line at the shortest distance possible from Rio Rancho Animal Control, which is located at 3441 Northern Blvd NE.

Conditional Use Permit
Case #23-120-00003
The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot R-1-A-1; located at 1805 Darlene Rd SE. The property is currently zoned R-3: Mixed Residential and totals .22 acres.

Master Plan
Case #22-400-00004
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc, request approval of the Zuma Ranch Master Plan, for 95.1 acres in Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

Zone Map Amendment
Case #22-100-00020
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., request approval of Zone Map Amendment for Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Blocks 37, Lots 4-27 from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential to R-4: Single--Family Residential and R-5: Single-Family Residential Zoning Districts.

Specific Area Plan Amendment
Case #22-410-00009
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan.

Zone Map Amendment
Case #23-100-00004
The applicant, David Torres, requests approval of a Zone Map Amendment for Unit 13, Tracts A & B, Lots 1, 4-7 from

C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District.

Specific Area Plan Amendment
Case #23-410-00004

The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan.

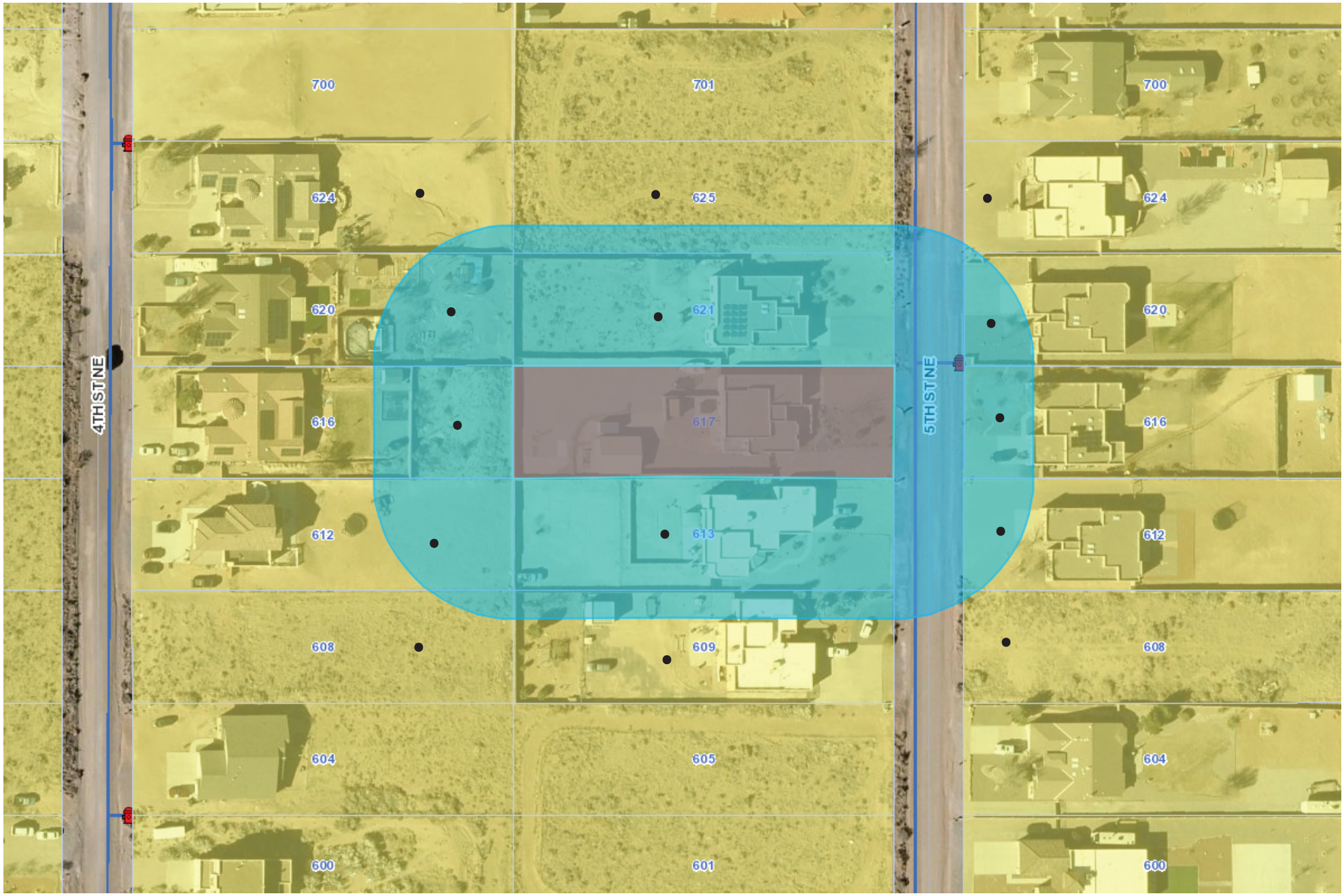
Vacation of Plat
Case #22-230-00003

The applicant, AMREP Southwest, Inc., through their agent, Community Sciences Corporation., requests approval of a Vacation of Plat for a Portion of Northwest Lp Rd NE and Unser Frontage Rd NE, which includes the replat of Rio Rancho Hawksite Tracts 19, 21, 22, 24, 30B1 and Parcel 2; and Mountain Hawk 37, Phase 2, Tract 35A.

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.

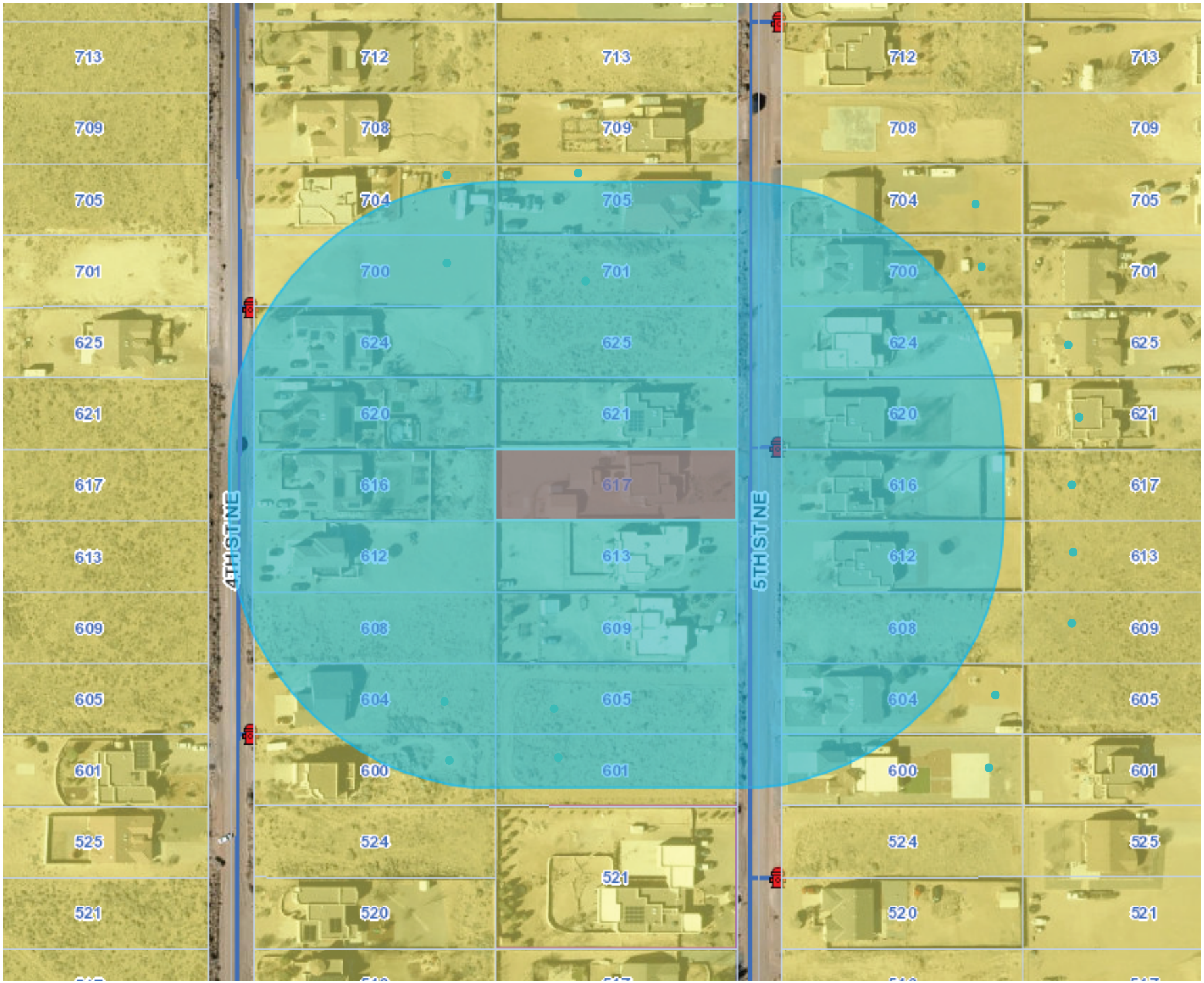
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: June 26, 2023



Notice Map:

• - 100ft f/subject property, certified letter



Notice Map: ● - 300ft f/subject property, informational postcard

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-110-00005

REQUEST FOR VARIANCE TO THE REAR SETBACK REQUIREMENTS TO ALLOW FOR A GARAGE TO ENCROACH 10' INTO THE REAR SETBACK, FOR THE PROPERTY LOCATED AT 617 5TH ST NE (U11, BLOCK 5, LOT 63).

Applicant: Kirk Moser

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of July, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the rear yard setbacks.
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 variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.50 requiring a minimum distance of 15ft setback from the rear property line, to allow a garage to encroach 10ft into the rear setback, as shown on the included site plan, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.
4. The applicant must apply for and obtain a building permit within 12 months or the variance is null and void.

THEREFORE, the application for a variance to the rear and side setback requirements for the property located at 617 5th St NE, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on July 11, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-110-00005

REQUEST FOR VARIANCE TO THE REAR SETBACK REQUIREMENTS TO ALLOW FOR A GARAGE TO ENCROACH 10' INTO THE REAR SETBACK, FOR THE PROPERTY LOCATED AT 617 5TH ST NE (U11, BLOCK 5, LOT 63).

Applicant: Kirk Moser

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of July, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the rear yard setback.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

THEREFORE, the application for a variance to the rear and side setback requirements for the property located at 617 5th St NE, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on July 11, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-230-00003

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Vacation of Plat. The applicant, AMREP Southwest Inc., through their agent, Community Sciences Corporation, requests approval of a Vacation of Plat for a portion of Northwest Loop Rd NE and a portion of Unser Frontage Rd NE. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest Inc., through their agent, Community Sciences Corporation, requests approval of a Vacation of Plat for a portion of Northwest Loop Rd NE and Unser Frontage Rd NE. The proposed plat includes a replat of Rio Rancho Hawksite Tracts 19, 21, 22, 23, 30-B, and Parcel 2; and Mountain Hawk 37, Phase 2, Tract 35A. The proposed plat will create Tracts 19-A, 21-A, 22-A, 24-A, 30B-1, Parcel 2-A Rio Rancho Hawksite and Tract 35A-1 of Mountain Hawk 37, Phase 2.

The applicant owns all property adjacent to the proposed right-of-way vacations. The subject property is within the Mountain Hawk Master Plan Area, amended December 11, 2019 under Resolution No. 128, Enact. No. 19-126, and originally adopted March 24, 2001 as the Hawk Site Master Plan under Resolution No. 27, Enact. No. 01-027. See attached "Proposed Land Use Plan" from the Mountain Hawk Estates Master Plan.

Note: This action requires an advertised public hearing, which is set for this July 11, 2023 meeting. In addition, Code requires "an authorized representative of the utility involved (having utilities installed within the right of way) agrees in writing to have the rights vacated." The City has not received such written agreement, however signature by the affected utilities on the plat is necessary to finalize this ROW vacation.

The plat also includes a disclaimer note signed by the County Manager which "hereby disclaims any right, title or interest in any portion of the Northwest Loop Road." In the Disclaimer, the "County hereby states and acknowledges that at the time that this portion of the road was annexed into the City of Rio Rancho, all of the County's right, title, and interest in this portion of the Road was transferred and conveyed to the City by operation of law."

GENERAL INFORMATION:
A. Layout: 6 Tracts and 2 Parcels
B. Acreage: 72.2395 acres
C. Location: West of US Highway 550 NE, east of Unser Blvd NE, north of Mountain Hawk Units 23, 27, 28, 33, 37, 38, and 40, adjacent to north-northeast City Boundary and north half of Mountain Hawk Estates Master Plan area to the north.

D. Access: The proposed plat will still be accessed via Northwest Loop Rd NE as the right-of-way will remain as 154 ft wide. Tracts may be accessed via Columbine Rd NE, the remaining portion of Unser Frontage Rd NE, and James Wall Rd NE.
E. Zoning: Tract 19-A, 24-B, and Tract 35A-1 will be zoned C-1: Retail Commercial; Tract 21-A will be zoned R-6: Multi-family Residential; and 22A and 30B-1 will be SU: Special Use for Parks, Open Space, and Drainage.
F. Adjacent Zoning/Land Uses: Properties to the south are zoned SU: R-3 for single-family residential and R-3: Mixed Residential (single family development). To the east is the City Boundary; to the west T-Z: Transitional Zoning property; and to the north the City Boundary, M-1, SU: Open Space, and C-1 properties.
G. Public Utility Easements: Easements granted by this plat along the proposed right-of-way will be 10' wide PUEs. A full Easement key is listed on page 3 of the proposed plat.
H. Public Dedications: None on plat.
I. Vacation: A portion of two roads as part of City right-of-way being vacated: Northwest Loop Rd NE and Unser Frontage Rd NE.

CONFORMANCE WITH CITY SUBDIVISION ORDINANCE:

In the Rio Rancho Municipal Code, Section 155.29 Vacation of Plat (B) it is stated that "Any plat filed in the office of the Sandoval County Clerk and within the planning and platting jurisdiction of the city may be vacated according to the following procedures:

(1) The subdivider of land proposed to be vacated, exclusive of public rights-of-way, shall sign a duly acknowledged statement declaring the plat or a portion of the plat is to be vacated and shall apply to the Planning Board for approval.

FINDING: The applicant applied for the vacation plat on December 30, 2022. CONFORMS.

(2) Where a public right-of-way is proposed to be vacated:
(a) The Planning Board shall mail letters to franchised utilities and to the owner of record of all lots adjacent to the public right-of-way to be vacated, informing them of the nature of the proposed vacation, and notifying them of the date, time and place of the hearing. At least 15 days shall be allowed for the comments before a decision is reached.

FINDING: Notices were sent to neighboring property owners and franchised utilities for the vacation of plat on June 23, 2023. CONFORMS

(b) If the public right-of-way proposed for vacation is paved, or if the entire width of the right-of-way is proposed for vacation, the applicant shall post and maintain one or more signs, as provided and where instructed by the Planning Board at least 15 days prior to the date of the hearing. The applicant is responsible for removing the signs within 5 days after the hearing is completed. Failure to properly post signs is grounds for deferral of the request. No one except the applicant, the agent of the applicant, or the city shall remove or tamper with any such required sign during the period it is required to be maintained under this division.

FINDING: A legal notice was posted in the Rio Rancho Observer on June 26, 2023. A sign is not required for the vacation request as the right-of-way being vacated is not paved and the entire width is not proposed for vacation. CONFORMS.

CONFORMANCE WITH CITY PLANS, POLICIES AND REGULATIONS:
Rio Rancho Code of Ordinances Section 155.29 Vacation of Plat (B)(2)(c) "In considering the vacation of all or part of a public right-of-way, the Planning Board shall determine whether or not the vacation will adversely affect the interests of persons owning contiguous land or land within the subdivision being vacated."

FINDING: The criteria is satisfied. The property owner owns land surrounding the right-of-way being vacated and the proposed vacation of right-of-way is articulated in the Mountain Hawk Estates Master Plan.

155.29(B)(3) The rights-of-way of any public or private utility, including drainage, existing prior to the vacation, total or partial, of any plat are not affected by the vacation of a plat unless an authorized representative of the utility involved agrees in writing to have the rights vacated.

FINDING: This criteria will be satisfied by the plat which will need to be reviewed and approved by all utilities. The utility companies have received the request to vacate the right-of-way. There will be 10 ft PUEs adjacent to the re-located right-of-way lines. CONFORMS.

CONFORMANCE WITH MASTER PLAN:
The proposed vacation of right-of-way and plat is within the Mountain Hawk Estates Master Plan Area. The Proposed Future Land Use Map indicates the vacation of this portion of Northwest Loop Rd NE and the portion of Unser Frontage Rd NE that is proposed for vacation in the re-platted Tract 21-A, 19-A, and 22-A. The Transportation section of the Master Plan (pages 23-24) also details the proposed vacations of the south side of Northwest Loop Rd NE and Unser Frontage Rd NE. CONFORMS.

REVIEWER COMMENTS:
Planning staff received no further adverse comments for the proposed vacation plat. Plat will require final review by City Staff prior to obtaining signatures and recording.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve vacation of plat case no. 22-230-00003 subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of the vacation of right-of-way.
2. Property owners have the authority to apply for the vacation of right-of-way.

Specific Findings of Fact and Conditions of Approval:
1. The vacation of right-of-way complies with the Rio Rancho Code of Ordinances, Chapter 155.
2. The vacation of right-of-way complies with the Mountain Hawk Estates Master Plan.
3. The vacated portion of right-of-way will be zoned to adjacent zoning districts, with zoning designations to the center-line of right-of-way.
4. Plat will require final review and approval by City Attorney's office and Development Services Staff prior to Utility Franchises' and City signatures and recording.

ALTERNATIVES:

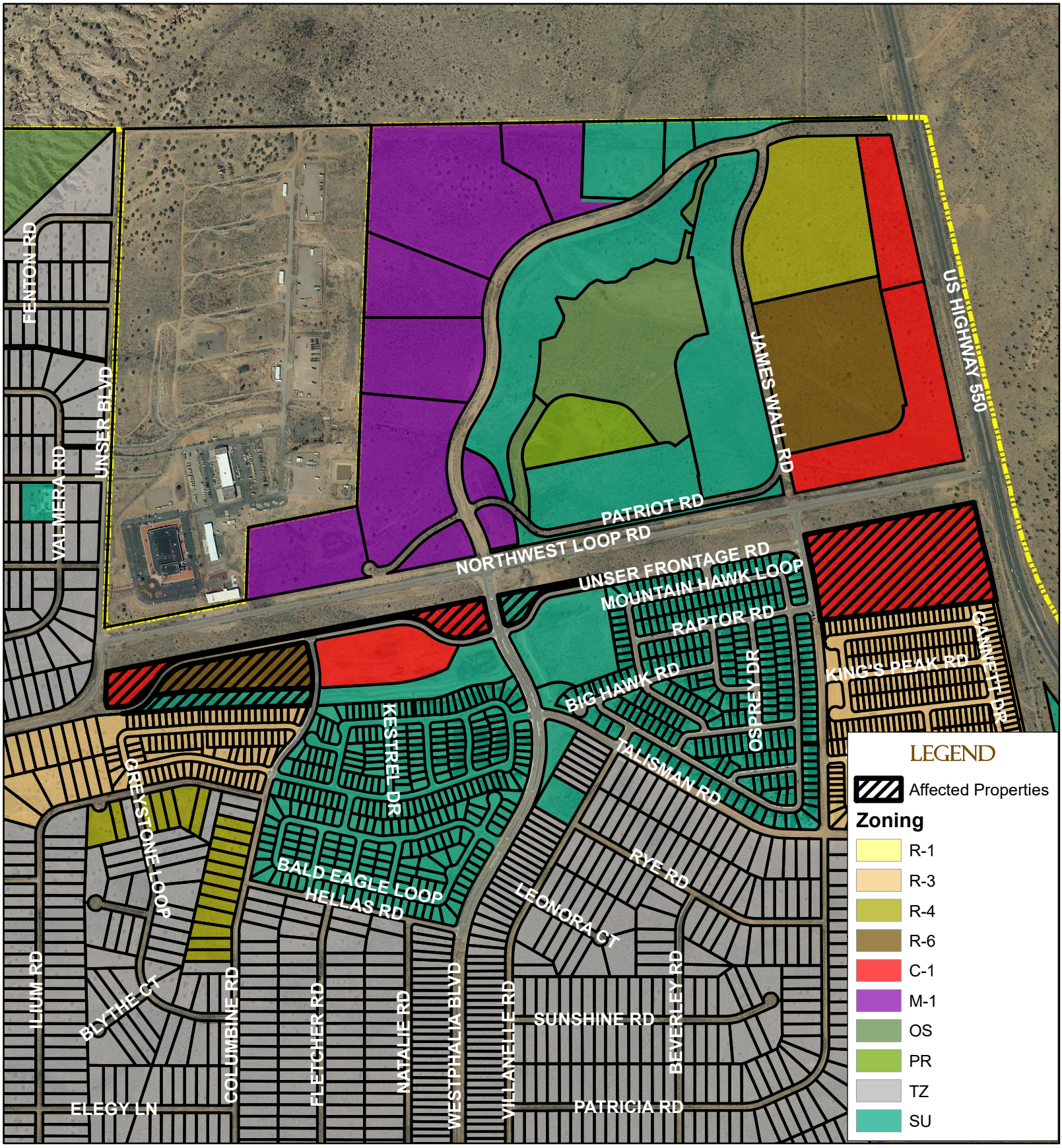
1. Approve the vacation plat with staff recommendations and conditions.
2. Approve the vacation plat with amendments to recommendations and/or conditions.
3. Deny the vacation plat.
4. Postpone the item and continue the public hearing for the vacation plat in order to further review

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: TRACTS 19-A, 21-A, 2-A, 24-A, 30-B-1, PARCEL 2-A, RRHAWKSITE and TRACT 35-A-1, MTN HAWK 37 PH.2 FINAL.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Mountain Hawk Estates MP Transportation Section.pdf
ATTACHMENT: Proposed Land Use Map Mountain Hawk.pdf
ATTACHMENT: ReproductionofNotifications.pdf
ATTACHMENT: ReviewerComments.pdf

NORTHWEST LP RD NE & UNSER FRONTAGE RD NE VACATION 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.

RioRancho City of Vision

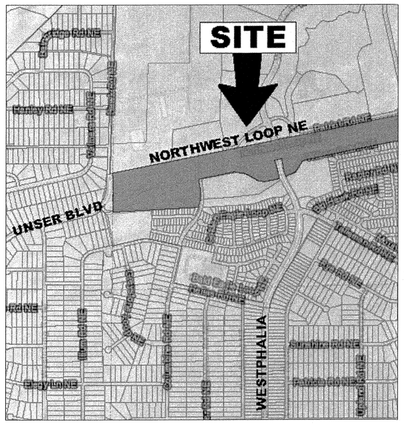
GIS Moving Spatial Data Forward

Map Created by Brian Babyak on June 23, 2023

0 0.15 0.3 0.6

Miles

N W E S



Vicinity Map
not to scale

Free Consent and Dedication:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, do dedicate public right-of-way in fee simple with warranty covenants to the City of Rio Rancho, do vacate easements & right of way and do grant utility, drainage and landscape easements.

By: _____ _____
For AMREP Southwest Inc Date

Acknowledgement:

STATE OF NEW MEXICO }
ss
COUNTY OF _____}

This instrument acknowledged before me this _____ day of _____, 20___, by: _____, representative for AMREP Southwest Inc.

_____
Notary Public

My Commission Expires: _____

Purpose of Plat:

The purpose of this plat is

- to vacate a portion of Unser Frontage Road NE Right-of-Way (hatched & labeled M);
- to vacate a portion of Northwest Loop Road NE Right-of-Way (hatched & labeled N);
- to vacate a 20' Public Utility Easement within Tract 35A (hatched & labeled Q);
- to vacate the 50' Pedestrian, Bicycle & Utility Easement within Tract 35A & Parcel 2;
- to vacate a 30' Pedestrian, Bicycle & Utility Easement within Parcel 2;
- to vacate portions of Unser Frontage Road and Northwest Loop Road and combine the vacated portions with adjoining tracts and parcels to create new Tracts 19-A, 21-A, 22-A, 35A1, and Parcels 2A, 3-A and 3-B.
- to grant Landscape Easements;
- to grant Right-of-Way at Columbine, Westphalia, James Wall roads and to grant a cul-de-sac within Tract 35-A-1 as public Right of Way to the City of Rio Rancho

Notes:

1. The Basis of Bearings is the line between NMDOT Stations NM-44-R1C, and NM-44-R1B as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distance are ground distances. Elevation Datum is NAVD88. Record bearings and distances shown in parenthesis ( ).
2. The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area. Dated March 18, 2008, Map No. 35043D1900D.
3. There is a ten (10) foot wide public utility easement within all lots and tracts adjacent to road rights-of way being granted hereon. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.
4. Easements of Record Shown hereon.
5. Documents Used:
   A. Plat: Rio Rancho Hawksite, February 24, 2004, Volume 3 Folio 2392B;
   B. Plat: Rio Rancho Hawksite. Tract 27, Phase 2, February 3, 2020, Volume 3, Folio 4498;
   C. Plat: Rio Rancho Hawksite, Tracts 33 & 34, Volume 3, Folio 2769A;
   D. Plat: Rio Rancho Hawksite, Parcel 5A1, Tracts 5B, 5C, 6D, 7E, 7F, & 15A1, January 3, 2013, Volume 3, Folio 3673;
   E. Plat: Rio Rancho Hawksite, Tract 27, February 1, 2019, Volume 3, Folio 4347;
   F. Plat: Mountain Hawk 37, Phase 2, December 22, 2020, Volume 3, Folio 4630;
   G. Dependent Resurvey & Subdivision: Section 9, T.12N., R.3E., NMPM, September 22, 2022;
   H. Survey: Santa Ana Trust Lands Section 9, T.13N, R.3E., NMPM, by Bureau of Indian Affairs, Southern Pueblos Agency, Real Estate Services, Earl P. Ortiz, Land Surveyor, February 16, 2022;
   I. Warranty Deed: Amrep Southwest Inc to The New Mexico State Armory Board, May 13, 1991, DR174-309, Document 68772;
   J. Exhibit: Rio Rancho Hawksite Boundary Showing w 1/16 Corner Sec 9 & 26, by Community Sciences Corporation, Thomas W. Patrick NMPLS 12651, dated March 2, 2022.
   K. Plat: Rio Rancho Hawksite, Tracts 35 & 37, Volume 3, Folio 4507, Feb 18, 2020.

Jurisdictional Affidavit:

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

By: _____ 6-23-2023
Thomas W. Patrick, NMPS No. 12651 Date

Surveyor's Certification:

I, Thomas W. Patrick, hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the City of Rio Rancho Subdivision Ordinance and meets the Minimum Standards for Surveying in New Mexico and is true and correct to the best of my knowledge and belief.

THOMAS W. PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

BY: _____ 6-23-2023
Thomas W. Patrick, NMPS No. 12651 Date

Legal Description:

Tracts 19, 21, 22, 24, 30B, Parcels 2 and 3, a portion of Unser Frontage Road NE and a portion of Northwest Loop Road NE, of the plat of Rio Rancho Hawksite 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 February 24, 2004, in Volume 3, Folio 2392B.

and

Tract 35A, Mountain Hawk 37, Phase 2, 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 February 18, 2020, in Volume 3, Folio 4507.

and

A portion of Northwest Loop Road NE, Unser Frontage Road NE and Northwest Loop Frontage Road NE, between Unser Road & Hwy 550,

Said Tracts and Parcels contain 72.2395 acres more or less

Public Utility Easements:

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

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

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

C. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

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

E. **City of Rio Rancho** for the installation, maintenance and service of such lines, and other related equipment & facilities reasonably necessary to provide public services.

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

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

Disclaimer

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

DISCLAIMER

The County of Sandoval, a political subdivision of the State of New Mexico (the "County"), hereby disclaims any right, title or interest in any portion of the Northwest Loop Road (the "Road") shown on this Summary plat. The County hereby states and acknowledges that at the time that this portion of the road was annexed into the City of Rio Rancho, New Mexico (the "City"), all of the County's right, title and interest in this portion of the Road was transferred and conveyed to the City by operation of law.

THE COUNTY OF SANDOVAL
a political subdivision of the State of new Mexico

By: _____
Wayne Johnson, County Manager

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

This instrument was acknowledged before me this _____ day of _____, 2023 by Wayne Johnson, County Manager of the County of Sandoval, a political subdivision of the State of New Mexico.

_____
Notary Public

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)

This instrument was filed for record on this _____ day of _____2022, at _____ A/P M & Recorded in Volume _____, Folio _____ of Records of Sandoval County

_____,
County Clerk & Recorder.

Rio Rancho Estates Plat Book ___ Page _____

SUMMARY PLAT

Tracts 19-A, 21-A, 22-A, 24-A, 30-B-1, Parcel 2-A, Rio Rancho Hawksite and Tract 35-A-1, Mountain Hawk 37 Phase 2

BEING A REPLAT OF RIO RANCHO HAWKSITE,
TRACTS 19, 21, 22, 24, 30B1 & PARCELS 2 AND 3
AND PORTIONS OF UNSER FRONTAGE ROAD NE
AND PORTIONS OF NORTHWEST LOOP ROAD NE
AND TRACT 35-A, MOUNTAIN HAWK 37 PHASE 2
SITUATE WITHIN
SECTIONS 8 AND 9, T.13N, R.3E, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY 2023

Site Data

FEMA FIRM Map No	35043C1900D
Zoning	R6, C-1
Miles of Dedicated Right of Way Created	0.10 mi .
No. of Existing Lots/Tracts	6 Tracts, 2 Parcels
No. of Lots/Tracts Created	6 Tracts, 2 Parcels
Total Area	72.2395 ac.
Acreage of Dedicated Area of Right of Way	0.98644 ac.
Miles of vacated right-of-way	1.14 miles

Utility

_____ _____
Public Service Company of NM (PNM) Date

_____ _____
New Mexico Gas Company Date

_____ _____
Lumen Technologies Date

_____ _____
Sparklight Date

_____ _____
City of Rio Rancho Date

_____ _____
Southern Sandoval County Arroyo Flood Control Authority Date

City Approvals

Rio Rancho Planning and Zoning Board

Approved at their meeting this _____ Day of _____, 2023.

_____ _____
Chairman Date

City of Rio Rancho Clerk:

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

_____ _____
Rebecca A. Martinez Date

Sandoval County Treasurer's Certification:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 7-38-44.1.

_____ _____
Sandoval County Treasurer's Office Date

Indexing Information:
Rio Rancho Hawksite
UPC #: 1014077290211 Tract 30B, AMREP SW
1014077255203 Tract 24, AMREP SW
1014077094147 Tract 22, AMREP SW
1014077108164 Tract 21, AMREP SW
1014077021160 Tract 19, AMREP SW

Mountain Hawk 37 Phase 2
UPC: 1015077011228 Tract 35A, Mountain Hawk East Devt Company LLC

Sections 8 & 9, T.13N., R.3E., NMPM
Rio Rancho, New Mexico

SUMMARY PLAT
Tracts 19-A, 21-A, 22-A, 24-A, 30-B-1, Parcel 2-A, Rio Rancho Hawksite and Tract 35-A-1, Mountain Hawk 37 Phase 2 and Vacated portion Northwest Loop Road

DWG PATH: 6/23/2023 F:\IN0071-AMREP SW\N71-49 HAWKSITE PLAT\SURVEY\HAWKSITE BASE.dwg
DPC: PRIMO 10/2022
DRCW: LRC
SCALE: 1"=200'
DATE: 06/23/2023
DRAWN: DKS REVIEW: TWP
JOB NO.: N0071-49

Community Sciences Corporation
Land Surveying
(505) 897.0000

SUMMARY PLAT

Tracts 19-A, 21-A, 22-A, 24-A, 30-B-1, Parcel 2-A, Rio Rancho Hawksite and Tract 35-A-1, Mountain Hawk 37 Phase 2

BEING A REPLAT OF RIO RANCHO HAWKSITE, TRACTS 19, 21, 22, 24, 30B1 & PARCELS 2 AND 3 AND PORTIONS OF UNSER FRONTAGE ROAD NE AND PORTIONS OF NORTHWEST LOOP ROAD NE AND TRACT 35-A, MOUNTAIN HAWK 37 PHASE 2

SITUATE WITHIN
SECTIONS 8 AND 9, T.13N, R.3E, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY 2023

Curve Table

	DELTA	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	2°00'02"	137.86	3948.14	S13°39'33"E	137.85
	2°00'05"	*137.91*	*3948.14*	*S13°39'14"E*	*137.90*
C2	1°51'57"	97.52	2994.79	S15°40'49"E	97.52
C3	4°47'23"	420.82	5034.00	N10°10'07"W	420.70
	5°58'29"	*529.94*	*5034.00*	*N09°33'58"W*	*524.70*
C4	50°32'25"	154.37	175.00	S53°40'08"W	149.41
	50°31'22"	*154.31*	*175.00*	*S53°42'54"W*	*149.36*
C5	45°00'00"	98.18	125.00	N50°56'50"E	95.67
	45°00'00"	*98.18*	*125.00*	*N50°57'12"E*	*95.67*
C6	89°29'47"	39.05	25.00	S61°48'17"E	35.20
	89°29'47"	*39.05*	*25.00*	*S61°47'54"E*	*35.20*
C7	6°03'37"	100.17	947.00	S14°01'12"E	100.12
	6°03'37"	*100.17*	*947.00*	*S14°01'12"E*	*100.12*
C8	5°58'56"	109.94	1053.00	S13°59'25"E	109.89
	5°59'15"	*109.94*	*1053.00*	*S13°59'01"E*	*109.99*
C9	90°26'06"	39.46	25.00	N28°14'10"E	35.49
	90°25'51"	*39.46*	*25.00*	*N28°14'17"E*	*35.49*
C10	57°17'45"	275.00	275.00	S77°53'55"E	263.68
	57°17'45"	*275.00*	*275.00*	*S77°53'55"E*	*263.68*
C11	51°33'58"	292.50	325.00	N75°02'01"W	282.73
	51°33'58"	*292.50*	*325.00*	*N75°02'03"W*	*282.73*
C12	27°11'09"	296.55	625.00	N02°29'15"E	293.78
C13	46°34'04"	259.15	318.86	S56°23'00"W	252.08
	46°38'04"	*258.85*	*325.00*	*S56°21'56"W*	*252.06*
C14	52°24'42"	205.82	225.00	N59°44'20"E	198.72
	52°24'18"	*205.79*	*225.00*	*N59°45'03"E*	*198.70*
C15	- - -	- - -	- - -	- - -	- - -
C16	- - -	- - -	- - -	- - -	- - -
C17	- - -	- - -	- - -	- - -	- - -
C18	33°13'44"	184.92	318.86	S49°42'50"W	182.34
C19	15°55'11"	173.66	625.00	N03°08'45"W	173.10
	15°55'11"	*173.66*	*625.00*	*N03°06'36"W*	*173.10*
C20	11°15'59"	122.90	625.00	N10°26'50"E	122.70
	11°15'59"	*122.90*	*625.00*	*N10°31'59"E*	*122.70*
C21	- - -	- - -	- - -	- - -	- - -
C22	- - -	- - -	- - -	- - -	- - -
C23	- - -	- - -	- - -	- - -	- - -
C24	89°57'59"	39.26	25.00	N56°02'19"W	35.34
C25	90°02'01"	39.28	25.00	S33°57'41"W	35.37
C26	88°27'31"	38.60	25.00	N56°47'33"W	34.88
C27	91°32'29"	39.94	25.00	S33°12'27"W	35.83
C28	91°32'29"	39.94	25.00	N33°12'27"E	35.83
C29	48°11'23"	21.03	25.00	N36°22'37"W	20.41
C30	83°37'14"	72.97	50.00	S77°43'04"W	66.67
C31	48°11'23"	21.03	25.00	S11°48'45"W	20.41

Easement Key (A)

- A Existing 15' Communications Right-of-Way Easement (05/04/1979, Misc. 111-591)
- B Existing 20' Public Utility Easement (02/24/2004, 3-2392B)
- C Existing 5' Public Utility Easement (2/18/2020, 3-4507)
- D Existing 20' Public Utility Easement (1/15/1993, Misc 286-185)
- E Existing 20' Gas Right-of-Way & Utility Easement (01/15/1993, Misc 286-191)
- F Existing 10' Public Utility Easement (02/24/2004, 3-2392B)
- G 68' Right of Way (02/24/2004, 3-2392B). Westphalia Road **DEDICATED** by this plat.
- H Existing 50' Right of Way
- I Existing Landscape, Drainage & Public Utility Easement (02/24/2004, 3-2329B)
- J Existing 48' Waterline Easement (05/19/2000, Bk. 403 Pg. 26740)
- K Access to Northwest Loop Road NE at this location is temporary & subject to closure by the New Mexico Department of Transportation when a 4-Lane road is constructed. Restricted access,properties dedicated for roadways, may then be petitioned for vacation.
- L Public Utility Easement **VACATED** by this plat.
- M Unser Frontage Road NE (portion) **VACATED** by this plat
- N Northwest Loop Road NE (portion) **VACATED** by this plat
- O 10' Public Utility Easement **GRANTED** by this plat
- P 30' Pedestrian, Bicycle & Utility Easement **VACATED** by this plat
- Q 20' Public Utility Easement **VACATED** by this plat
- R Drainage Easement **GRANTED** by this plat
- S 10' Public Utility Easement **VACATED** by this plat
- T Landscape Easement **GRANTED** by this plat

Monument Key (1)

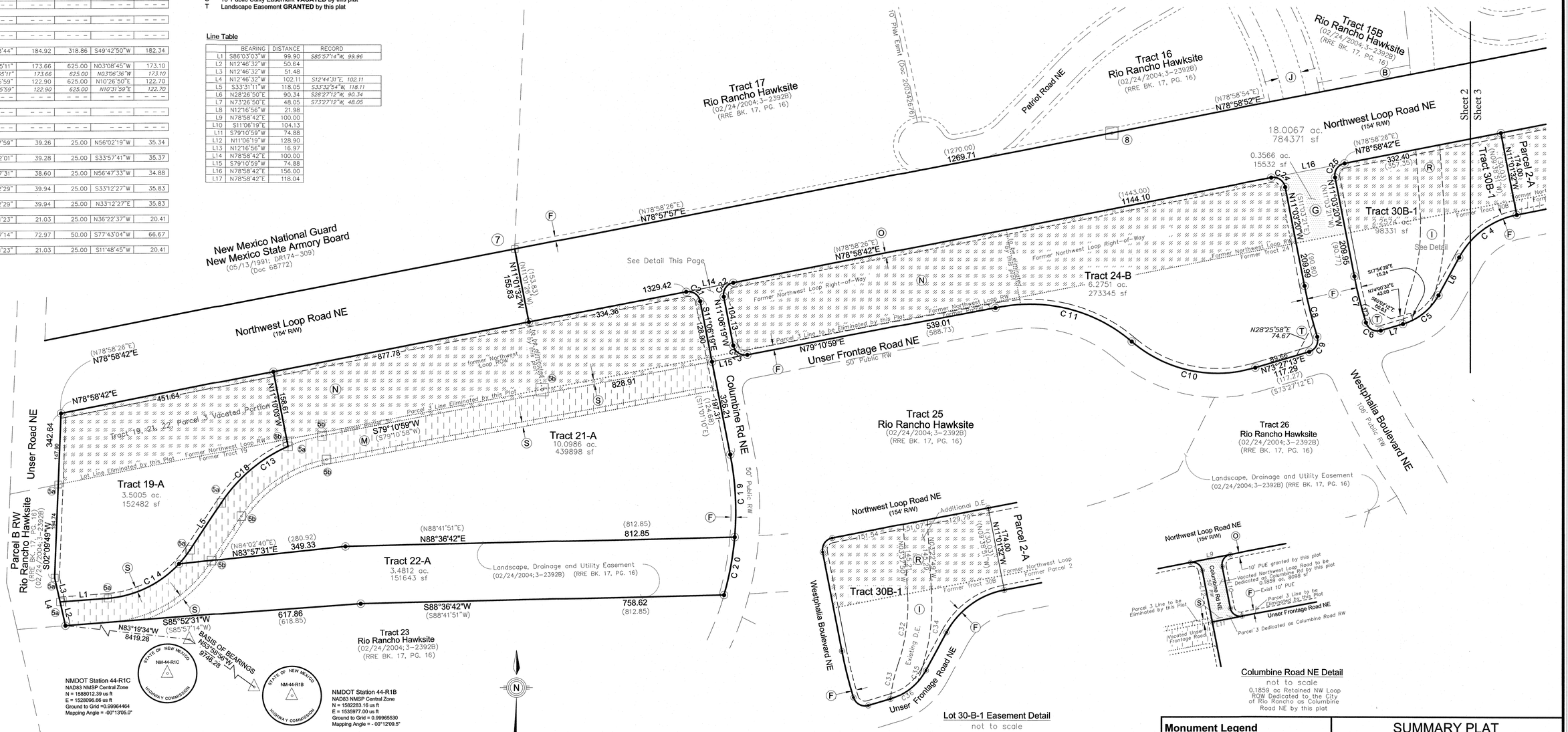
1. Rebar w/Cap LS 9243
2. 5/8" Rebar "bent" used for line only
3. Rebar w/Cap NMPS 11462
4. Rebar w/Cap WEGMANN PS 25115 For Line
5a Rebar w/Cap CSC PS 12651
5b Rebar w/Cap CSC PS 12651 Not Used
6. Magnetic Nail Line Only
7. Rebar w/Cap LS 9243 /Washer ELLIOTT 13838
8. 3" Brass Cap NMSHD LS 3724
9. 2" Aluminum Cap NMSHD LS 3714

Vacation Legend

- Area of Northwest Loop Road N.E., Vacated by the City of Rio Rancho P&Z Board Vacation Action #_____ Dated _____ 20____
- Area of Unser Frontage Road NE, Vacated by the City of Rio Rancho P&Z Board Vacation Action # _____ Dated _____ 20 ___.
- Retained Existing Right of Way

Line Table

	BEARING	DISTANCE	RECORD
L1	S86°03'03"W	99.90	*S85°57'14"W, 99.96*
L2	N12°46'32"W	50.64	
L3	N12°46'32"W	51.48	
L4	N12°46'32"W	102.11	*S12°44'31"E, 102.11*
L5	S33°31'11"W	118.05	*S33°32'54"W, 118.11*
L6	N28°26'50"E	90.34	*S28°27'12"W, 90.34*
L7	N73°26'50"E	48.05	*S73°27'12"W, 48.05*
L8	N12°16'56"W	21.98	
L9	N78°58'42"E	100.00	
L10	S11°06'19"E	104.13	
L11	S79°10'59"W	74.88	
L12	N11°06'19"W	128.90	
L13	N12°16'56"W	16.97	
L14	N78°58'42"E	100.00	
L15	S79°10'59"W	74.88	
L16	N78°58'42"E	156.00	
L17	N78°58'42"E	118.04	



Lot 30-B-1 Easement Detail
not to scale

Columbine Road NE Detail
not to scale
0.1859 ac Retained NW Loop ROW Dedicated to the City of Rio Rancho as Columbine Road NE by this plat

Easement Curve Table

	DELTA	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C32	21°42'47"	149.69	395.00	N07°44'55"E	148.80
C33	12°37'32"	73.82	335.00	S12°17'32"W	73.67
C34	22°36'25"	175.58	445.00	N07°18'06"E	174.44
C35	4°06'46"	20.46	285.00	S16°32'55"W	20.45
C36	31°39'45"	69.08	125.00	N57°36'57"E	68.20

Monument Legend

- Found Monument as noted.
- Set 5/8" Rebar w/Yellow Cap Stamped PATRICK PS12651
- Control Station
- Not set

SUMMARY PLAT
Tracts 19-A, 21-A, 22-A, 24-A, 30-B-1, Parcel 2-A, Rio Rancho Hawksite and Tract 35-A-1, Mountain Hawk 37 Phase 2 and Vacated portion Northwest Loop Road

DWG PATH: 6/23/2023 F:\N0071-AMREP SWN71-49 HAWKSITE PLAT\SURVEY\HAWKSITE BASE.dwg
DFW: PRIMO 10/2022
CREW: lrc
SCALE: 1"=200'
DATE: 06/23/2023
DRAWN: DKS REVIEW: TWP
JOB NO: N0071-49

Community Sciences Corporation
Land Surveying
(505) 897.0000

SUMMARY PLAT

Tracts 19-A, 21-A, 22-A, 24-A, 30-B-1, Parcel 2-A, Rio Rancho Hawksite and Tract 35-A-1, Mountain Hawk 37 Phase 2

BEING A REPLAT OF RIO RANCHO HAWKSITE,
TRACTS 19, 21, 22, 24, 30B1 & PARCELS 2 AND 3
AND PORTIONS OF UNSER FRONTAGE ROAD NE
AND PORTIONS OF NORTHWEST LOOP ROAD NE
AND TRACT 35-A, MOUNTAIN HAWK 37 PHASE 2
SITUATE WITHIN
SECTIONS 8 AND 9, T.13N, R.3E, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY 2023

Easement Key (A)

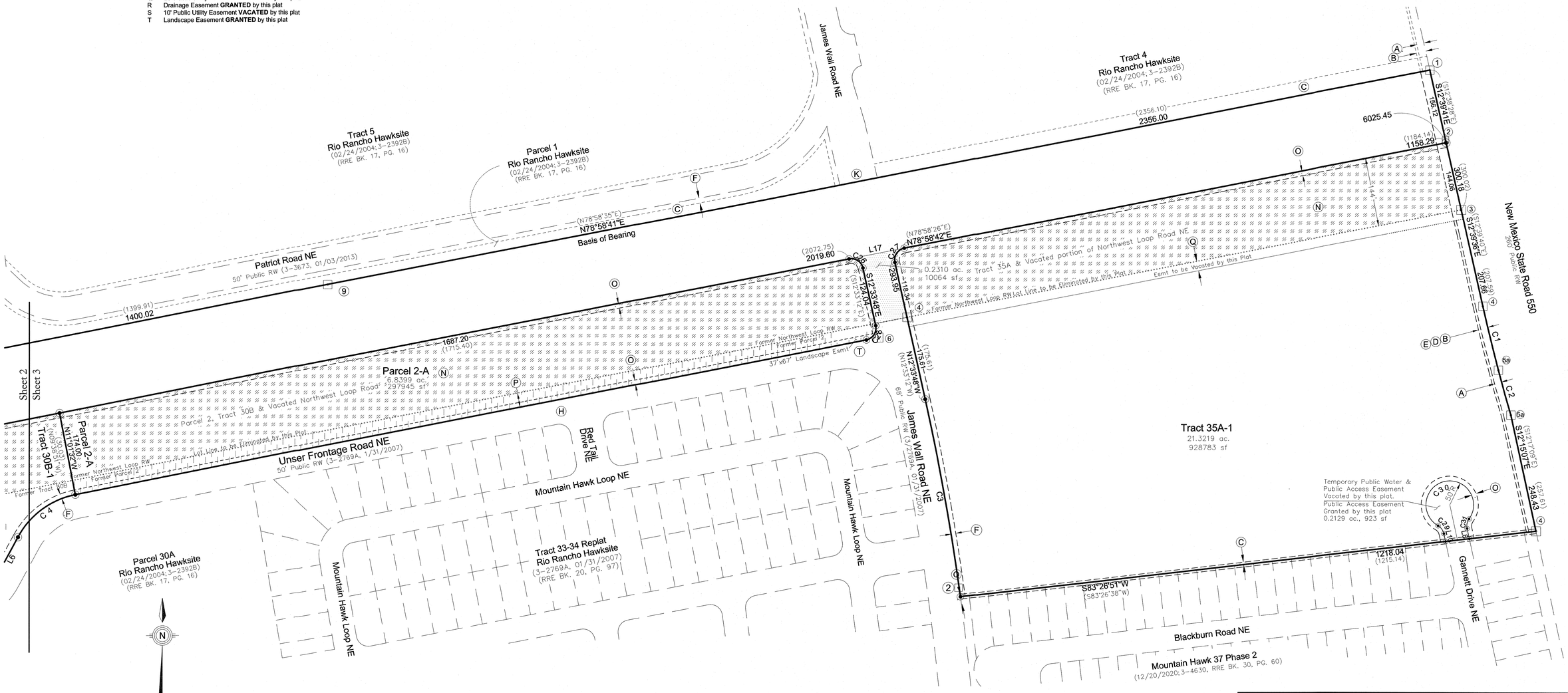
- A Existing 15' Communications Right-of-Way Easement (05/04/1979, Misc. 111-591)
- B Existing 20' Public Utility Easement (02/24/2004, 3-2392B)
- C Existing 5' Public Utility Easement (2/18/2020, 3-4507)
- D Existing 20' Public Utility Easement (1/15/1993, Misc 286-185)
- E Existing 20' Gas Right-of-Way & Utility Easement (01/15/1993, Misc 286-191)
- F Existing 10' Public Utility Easement (02/24/2004, 3-2392B)
- G 68' Right of Way (02/24/2004, 3-2392B). Westphalia Road **DEDICATED** by this plat.
- H Existing 50' Right of Way
- I Existing Landscape, Drainage & Public Utility Easement (02/24/2004, 3-2329B)
- J Existing 48' Waterline Easement (05/19/2000, Bk. 403 Pg. 26740)
- K Access to Northwest Loop Road NE at this location is temporary & subject to closure by the New Mexico Department of Transportation when a 4-Lane road is constructed. Restricted access,properties dedicated for roadways, may then be petitioned for vacation.
- L Public Utility Easement **VACATED** by this plat.
- M Unser Frontage Road NE (portion) **VACATED** by this plat
- N Northwest Loop Road NE (portion) **VACATED** by this plat
- O 10' Public Utility Easement **GRANTED** by this plat
- P 30' Pedestrian, Bicycle & Utility Easement **VACATED** by this plat
- Q 20' Public Utility Easement **VACATED** by this plat
- R Drainage Easement **GRANTED** by this plat
- S 10' Public Utility Easement **VACATED** by this plat
- T Landscape Easement **GRANTED** by this plat

Monument Key (1)

- 1 Rebar w/Cap LS 9243
- 2 5/8" Rebar "bent" used for line only
- 3 Rebar w/Cap NMPS 11462
- 4 Rebar w/Cap WEGMANN PS 25115 For Line
- 5a Rebar w/Cap CSC PS 12651
- 5b Rebar w/Cap CSC PS 12651 Not Used
- 6 Magnetic Nail Line Only
- 7 Rebar w/Cap LS 9243 /Washer ELLIOTT 13838
- 8 3" Brass Cap NMSHD LS 3724
- 9 2" Aluminum Cap NMSHD LS 3714

Vacation Legend

- Area of Northwest Loop Road N.E., Vacated by the City of Rio Rancho P&Z Board Vacation Action #_____ Dated _____ 20____
- Area of Unser Frontage Road NE, Vacated by the City of Rio Rancho P&Z Board Vacation Action # _____ Dated _____ 20 ___.
- Retained Existing Right of Way



Monument Legend

- ⊙ Found Monument as noted.
- ◉ Set 5/8" Rebar w/Yellow Cap Stamped PATRICK PS12651
- △ Control Station
- ○ Not set

SUMMARY PLAT

Tracts 19-A, 21-A, 22-A, 24-A, 30-B-1, Parcel 2-A, Rio Rancho Hawksite and Tract 35-A-1, Mountain Hawk 37 Phase 2 and Vacated portion Northwest Loop Road

DWG PATH:	6/23/2023 F:\N0071-AM\REP SWN71-49 HAWKSITE PLAT\SURVEY\HAWKSITE BASE.dwg
SPC:	PRIMO 10/2022
CREW:	trc
SCALE:	1"=200'
DATE:	06/23/2023
DRAWN:	DKS
REVIEW:	TWP
JOB NO:	N0071-49

Community Sciences Corporation
Land Surveying
(505) 897.0000

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest Inc.		Phone: 505.896.9037
Address: 409 NM Hwy 528 NE		E-Mail: jarrod1@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: owner	List Owners:	
Deed or Ownership Verification Provided: (Initials) TWP	Letter of Authorization Provided: (Initials) TWP	

Agent Name: Community Sciences Corporation		Phone: 505.897.0000
Address: PO Box 1328		E-Mail: tompatrick@communitysciences.com
City: Corrales	State: NM	ZIP Code: 87048

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

Vacate portion of Northwest Loop Road & Unser Frontage Road NE, replat Tracts 19, 21, 22, 24, 30B1 and Parcels 2 & 3 in Rio Rancho Hawk Site and also Tract 35A, Mountain Hawk 37, Phase 2

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: NONE	Block(s): —	Lot(s): see above
Existing Zoning: C-1	Proposed Zoning: C-1	
No. of existing lots: 8 + RW	No. of proposed lots: 1	Total area of site (acres) 72.2395

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.

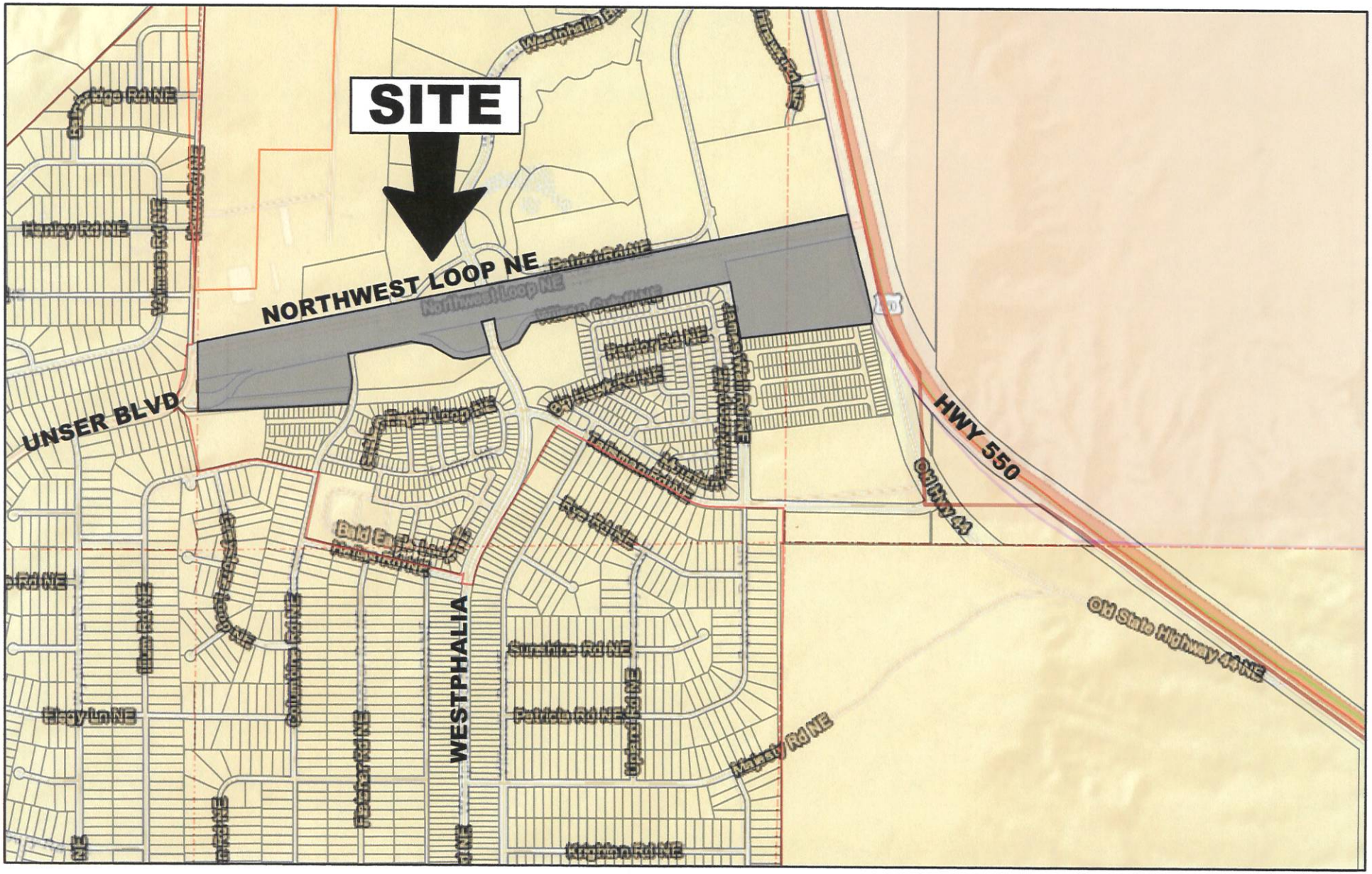
Print Name: Thomas W. Patrick	Applicant:	Agent: X
Signature: TWPatrick		Date: 12.30.2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Letter ANSI A Landscape



November 9, 2022

Sandoval County Parcels
NO
Sandoval County Projected PLSS
Jemez Valley School District Boundary
YES

County Boundary
<all other values>
Municipalities

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, GeoTechnologies, Inc., City of Rio Rancho, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

SPECIAL WARRANTY DEED

AMREP SOUTHWEST INC., a New Mexico corporation ("Grantor"), for consideration paid, grants to **MOUNTAIN HAWK EAST DEVELOPMENT COMPANY LLC**, a New Mexico limited liability company, whose address is 333 Rio Rancho Drive, Suite 202, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico:

> Tract 35 and Tract 37, RIO RANCHO HAWKSITE, as the same are shown and designated on the plat entitled "PLAT OF RIO RANCHO HAWKSITE, A SUBDIVISION OF A PORTION OF UNPLATTED PROPERTY WITHIN UNIT 25, RIO RANCHO ESTATES, BEING A PORTION OF SECTION 8, 9 AND 17, TOWNSHIP 13 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on February 24, 2004, in Vol. 3, Folio 2392B (Rio Rancho Estates Plat Book No. 17, Page 16);
>
> **SUBJECT TO:** Taxes for the year 2019 and subsequent years, patent reservations, restrictive covenants, easements and rights-of-way of record, mineral reservations and all other matters of record; and
>
> Grantor hereby reserves to itself all minerals and mineral rights within and underlying the above-described Property;

with special warranty covenants.

WITNESS my hand this 6th day of September, 2019.

AMREP SOUTHWEST INC.,
a New Mexico corporation

By: _____
Carey A. Plant, Vice President

STATE OF NEW MEXICO)
) **ss.**
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on September 6, 2019, by Carey A. Plant, Vice President of **AMREP SOUTHWEST INC.**, a New Mexico corporation, on behalf of said corporation.

_____
NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
Alexandra N. Lopez
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: August 16, 2022

2019020470 09/06/2019 02:02:19 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Eileen Garbagni, Sandoval County Clerk B: 422 P: 20470

AMREP Southwest Inc.

409 NM HWY 528 NE, Rio Rancho, New Mexico 87124 Telephone: 505-892-9200

Agreement Between Owner and Contractor

This Agreement, numbered as **MHOFF-04**, is entered into at Rio Rancho, New Mexico as of September 28, 2022 by and between:

OWNER:	CONSULTANT
AMREP Southwest Inc.	Name: Community Sciences Corporation
409 NM HWY 528 NE	Address: PO Box 1328
Rio Rancho, NM 87124	Corrales, NM 87048
Phone: 505-896-9037	Phone: 505-897-0000
Contact Person: Jarrod Likar	License No (If applicable):

Owner and Consultant Agree as Follows:

Owner is developing certain real property described as: **Mountain Hawk Offsite- MHOFFF-04,** hereinafter called the "Project" and desires to hire Consultant to provide the Consultant Services (as defined herein below) in accordance with the terms set forth herein below.

1. Consultant agrees to perform the services set forth in Exhibit "A" attached hereto (the "Consultant Services" or "Work") in accordance with the schedule set forth therein. Owner reserves the right to alter the schedule in the Owner's sole discretion; provided that Owner shall not decrease the period for Consultant to accomplish the Consultant Services without the consent of the Consultant. In addition to the services set forth in Exhibit "A", the Consultant Services shall include the following: (i) Consultant shall provide to the Owner any and all documents, reports or data required by any and all applicable governmental entities for approval of the Project on a timely basis; and (ii) Consultant shall obtain all necessary approvals in writing for the design of the Project from any and all applicable governmental entities so that construction may commence in a timely manner.

2. Owner agrees to compensate Consultant for such services as follows: _____ plus NMGRT in the amount of _____ for a total sum of _____

3. The period of performance under this Agreement shall commence on September 28, 2022 and set to expire on February 1, 2023.

and the provisions of services to the project. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force or effect. Subsequent modifications to this Agreement shall be in writing and signed by both Owner and Consultant. Terms and conditions stated on the Consultant's invoices, work orders or correspondence shall not be binding on the Owner in any manner.

18. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding on Owner and Consultant. Owner's waiver of any term, condition or covenant herein, or the breach of any term, condition or covenant, shall not constitute a waiver of any other term, condition or covenant or any other breach of any term, condition or covenant.

19. This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico.

20. This Agreement is subject to the terms and conditions contained in initialed exhibits attached herewith and made a part hereof. If the Consultant attaches its work proposal to this Agreement as an exhibit, the terms of the proposal shall not be binding on the Owner or in any way alter the terms of this Agreement unless each such term is initialed in writing by the Owner. Notwithstanding any term or condition in the Consultant's proposal, Consultant shall not in way restrict or limit the Consultant's liability or the scope of Owner's damages arising from the Consultant's professional acts, errors or omissions.

IN WITNESS WHEREOF, the parties hereby execute this Agreement upon the terms and conditions stated above.

OWNER:
Name: AMREP Southwest Inc.

By: Jarrod Likar

Name/Title: Jarrod Likar, PE
Vice President/Land Development

Date Signed: 9/28/22

Contract No.: MHOFF-04

CONSULTANT
Name: Community Sciences Corporation

By: _____

Name/Title: CLIFF SPIRCK, PRESIDENT

Date Signed: 9/29/22

License No.: _____

This is the signed contract for this project.
12.30.2022 TMP

7. TRANSPORTATION

The original Mountain Hawk Estates development area included right-of-way for the future Northwest Loop (300') and the extension of Westphalia Boulevard (100'). All collectors and arterial roadways will remain with the amended Master Plan with some modifications to width or alignment proposed, specifically to Unser Boulevard and the Northwest Loop as described below. Smaller local roads will be eliminated in multiple areas subject to requests to vacate the right-of-way. The eliminated local roads will be replaced by new roads dedicated as part of future subdivisions or access roads included in commercial site plans. The reduction of these unnecessary local roads surrounding commercial, industrial or multi-family developments will reduce the City's maintenance burden and place the burden more directly on the future development.

A. Access and Transportation

Mountain Hawk Estates is bisected east-west by a limited access, divided, principal arterial; the Northwest Loop Road. This road forms the site's primary connection to nearby U.S. 550. Because it is a limited access corridor, the Northwest Loop Road is intended to connect to only a few major streets accessing areas to both the north and south within Mountain Hawk Estates. Roadway improvements within the Northwest Loop Road right-of-way currently afford restricted traffic across the site, linking the terminus of Unser Boulevard with U.S. 550. This Master Plan depicts two access points from U.S. 550 into the site north of the Northwest Loop Road. A third access into the site from U.S. 550 to the south of the Northwest Loop Road is located at the Old NM 44 right-of-way.

On the Northwest Loop Road, additional access points have been approved and offer entry to the Mountain Hawk Estates development in several key locations. These access points include the following:

1) Approximately a quarter mile west of U.S. 550, James Wall Road is anticipated to serve both the prospective commercial, multi-family, and mixed-use development of Tracts 2, 3B, and 4, as well as the large residential neighborhoods within Tracts 3A, 5B, and 5C. This extension of the existing street northward will serve as a major through-traffic opportunity for the existing neighborhood within Units 33 and 34, as well as future residents in Tracts 37, 38, and 40.
2) Providing access for Tracts 8 through 17, Westphalia Boulevard extends north from its current intersection with the Northwest Loop Road. If acceptable, this roadway will provide effective through-traffic circulation with an intersection on U.S. 550 at the very northeastern corner of Mountain Hawk Estates. This intersection is one of the proposed access points on U.S. 550 mentioned above. From the south, continuation of Westphalia Boulevard will create access and through-travel opportunities into the developed subdivisions in Units 33 and 34, as well as those under construction in Tracts 27 and 28 and onto the Northwest Loop Road.
3) Columbine Road provides internal access as well as potential through traffic connections onto existing streets in Unit 25 to the south (Ilium Road and Hellas Road), which provide additional connection to Westphalia Boulevard.

With the elimination of the Northwest Loop Road dedication in the Mariposa Master Planned Area to the west of Mountain Hawk Estates, the applicant would like to reclaim portions of the Northwest Loop that are unnecessary and excessive considering the unlikely expansion as originally envisioned and the only connection being to Unser Boulevard just west of the planning area. The Master Plan proposes to vacate the southern portions of the current right-of-way. These vacated

rights-of-way would then be absorbed into adjacent tracts and be zoned with the same zone designation as those adjacent tracts consistent with the proposed land uses in **CHAPTER 4**.

In addition to the excess portions of the Northwest Loop Road right-of-way, this Master Plan proposes the Patriot Road paralleling the north side of the Northwest Loop also be vacated. This roadway will be replaced by individual accesses to commercial tracts and new roads dedicated as part of the proposed residential subdivisions.

In the northeast part of the planning area, Hawk Way and Nighthawk Road are also proposed to be eliminated at this time, and future access and circulation will be determined by future development of the surrounding tracts.

Finally, a portion of the Unser Frontage Road paralleling the south side of the Northwest Loop is proposed to be vacated. This portion, located west of Columbine Road, does not connect through to Unser Boulevard and is unnecessary for the development of Tract 21. Individual access for Tract 21 will be determined when it is developed.

As a result of the eliminated right-of-way, Unser Boulevard would be realigned and extend to U.S. 550. The new right-of-way width will be 156 feet wide, which is the standard width for a regional principal arterial.

B. Multi-Modal System

It is recommended that other modes of transportation should be considered to lessen and reduce the impact of vehicular traffic within Mountain Hawk Estates. For example, the land use arrangement recognizes that significant amounts of trails, landscaping, and buffered areas with bikeways and pedestrian facilities will be incorporated within the plan. The proximity of jobs from the industrial and commercial land uses to the proposed residential neighborhoods will also reduce the number of internal-external trips by minimizing the distances driven by some residents and promoting the use of alternative transportation options for travel within the plan area. This will reduce the impact on the adjacent arterial roadways and the highway department system.

Figure 3 below shows the conceptual bicycle and pedestrian facilities within the Mountain Hawk Estates plan area. Major roadways within the planning area will be built to the City of Rio Rancho standards to include bike lanes and sidewalks, and other streets with lower speed limits will provide calmer traffic conditions for non-motorized travel between neighborhoods. In addition, several of the open space tracts may be enhanced with multi-use paths that will accommodate bikes and pedestrians with limited interaction with automobiles. Finally, all local roads within the Master Plan will include sidewalks, so residents and visitors may move about individual neighborhoods safely.

C. Traffic Impact Analysis

A traffic impact assessment (TIA) for the Hawk Site Development was completed in 2007. The study analyzed build and no-build scenarios in two timeframes and made recommendations for intersection improvements within the Mountain Hawk Estates plan area and outside of the plan area based on the anticipated trip generation and distribution. As Mountain Hawk Estates continues to develop, further study may be required by the City of Rio Rancho regarding changes to land use and requests to vacate right-of-way within the plan area.

Figure 3. Proposed Bicycle and Pedestrian Circulation.

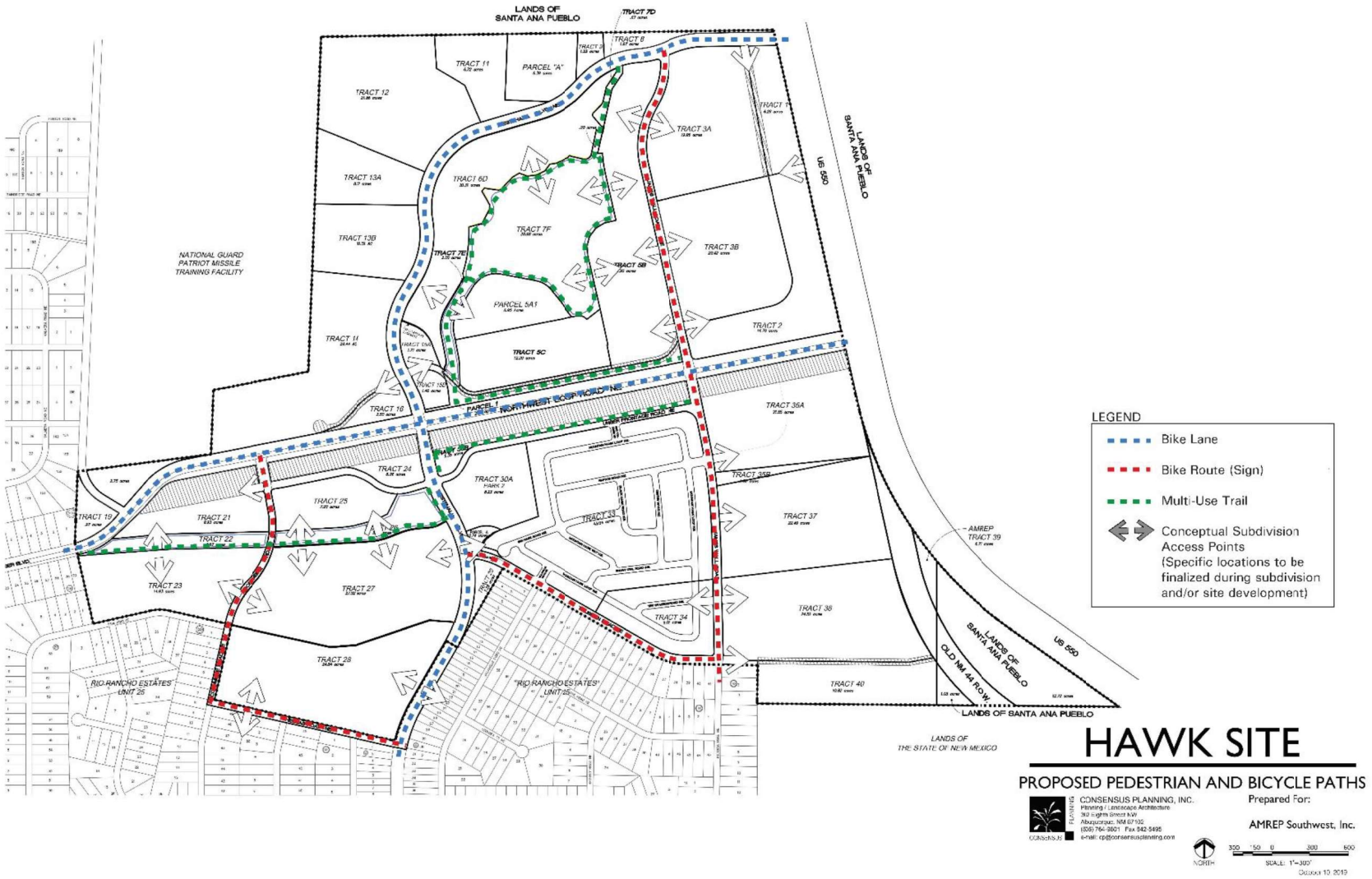
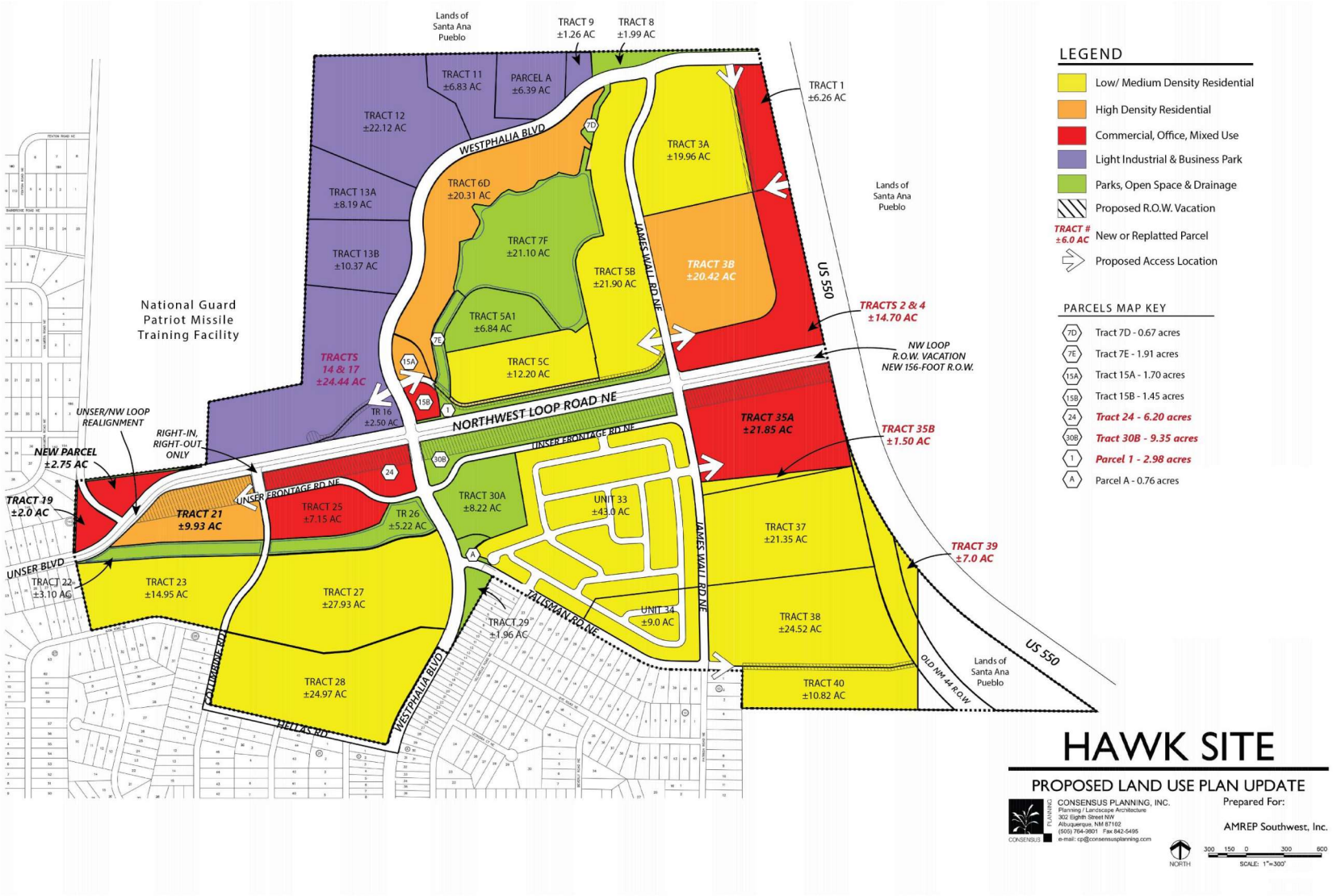


Figure 2. Future Land Use Plan



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

June 23, 2023

RE: Vacation of Plat: Case #22-230-00003
Northwest Lp Rd NE and Unser Frontage Rd NE

Dear Property Owner:

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

The applicant, AMREP Southwest, Inc., through their agent, Community Sciences Corporation, requests approval of a Vacation of Plat for a **portion of** Northwest Lp Rd NE and Unser Frontage Rd NE.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, July 11, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map identifying the properties affected by the vacation and the portions of right-of-way proposed for vacation.

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.

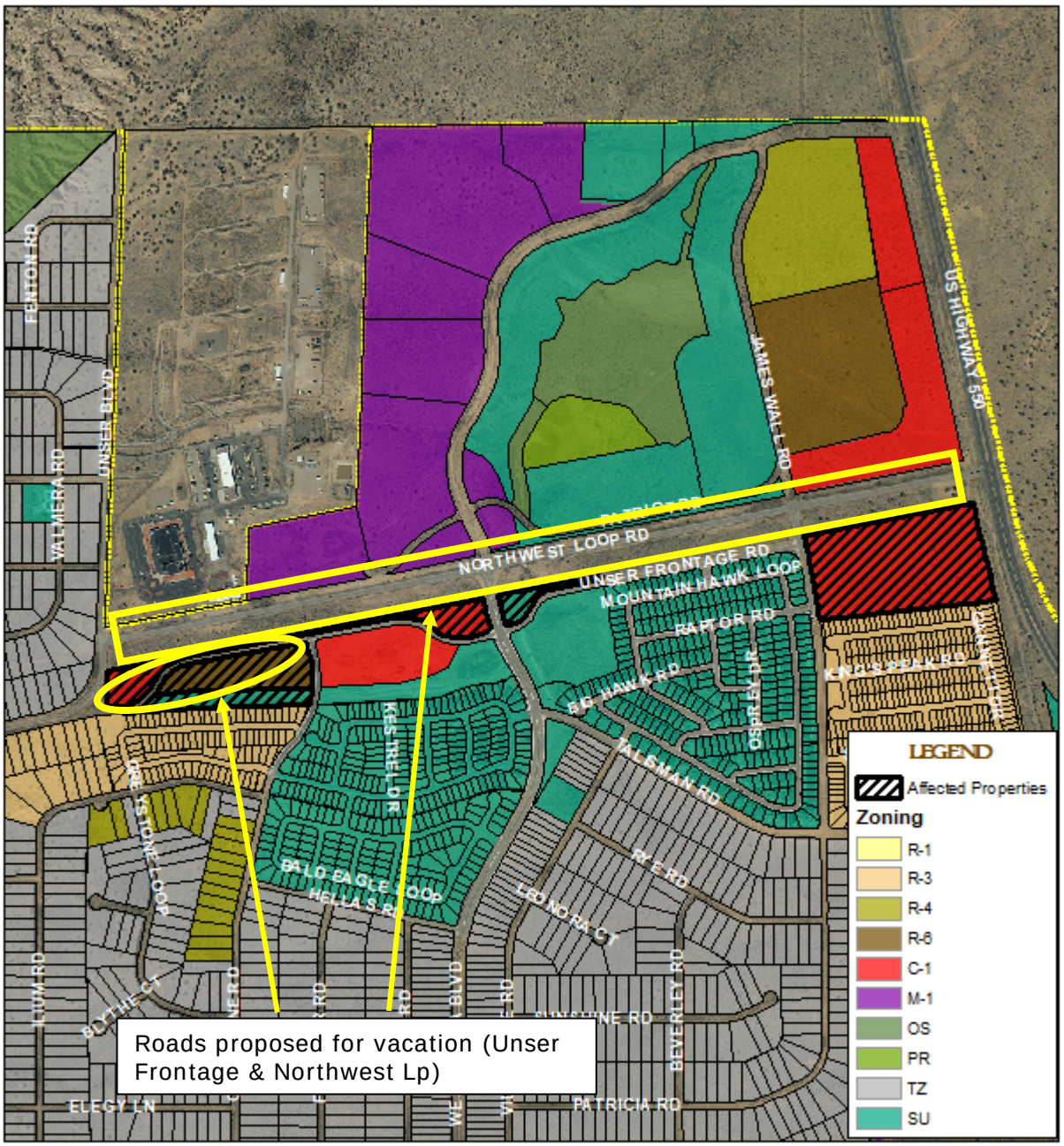
Respectfully,

Brian Babyak
Planning and Zoning Division Manager
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

NORTHWEST LP RD NE & UNSER FRONTAGE RD NE VACATION PLAT



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, July 11, 2023 at 6:00 pm:

Variance
Case #23-110-00003
The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, as outlined by the Rio Rancho Municipal Code Chapter 122 Cannabis Establishments section 122.04 Location Restrictions, from a property containing a public facility, Rio Rancho Animal Control, for a proposed cannabis establishment. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE, and is approximately 160 feet from property line to property line at the shortest distance possible from Rio Rancho Animal Control, which is located at 3441 Northern Blvd NE.

Conditional Use Permit
Case #23-120-00003
The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot R-1-A-1; located at 1805 Darlene Rd SE. The property is currently zoned R-3: Mixed Residential and totals .22 acres.

Master Plan
Case #22-400-00004
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc, request approval of the Zuma Ranch Master Plan, for 95.1 acres in Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

Zone Map Amendment
Case #22-100-00020
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., request approval of Zone Map Amendment for Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Blocks 37, Lots 4-27 from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential to R-4: Single--Family Residential and R-5: Single-Family Residential Zoning Districts.

Specific Area Plan Amendment
Case #22-410-00009
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan.

Zone Map Amendment
Case #23-100-00004
The applicant, David Torres, requests approval of a Zone Map Amendment for Unit 13, Tracts A & B, Lots 1, 4-7 from

C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District.

Specific Area Plan Amendment
Case #23-410-00004

The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan.

Vacation of Plat
Case #22-230-00003

The applicant, AMREP Southwest, Inc., through their agent, Community Sciences Corporation., requests approval of a Vacation of Plat for a Portion of Northwest Lp Rd NE and Unser Frontage Rd NE, which includes the replat of Rio Rancho Hawksite Tracts 19, 21, 22, 24, 30B1 and Parcel 2; and Mountain Hawk 37, Phase 2, Tract 35A.

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 will be inserted into the public record.

Journal: June 26, 2023

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 11, 2022

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

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

RE: **Vacation of Plat**: DSD #22-230-00001 (please reference this # with any correspondence) Mountain Hawk Tracts 1A, 2A, 3A, and 3B

This is a transmittal for a Vacation of Plat for Mountain Hawk Tracts 1A, 2A, 3A and 3B (currently Tracts 1-4). The plat is vacating the Right-of-Way for Night Hawk Rd NE and Hawk Way NE and granting an easement for future access to the tracts.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **February 25, 2022**. 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

RRFR has no adverse comments at this time.

Jessica Duron-Martinez — Reviewer
2/15/2022 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 11, 2022

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

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

RE: **Vacation of Plat**: DSD #22-230-00001 (please reference this # with any correspondence) Mountain Hawk Tracts 1A, 2A, 3A, and 3B

This is a transmittal for a Vacation of Plat for Mountain Hawk Tracts 1A, 2A, 3A and 3B (currently Tracts 1-4). The plat is vacating the Right-of-Way for Night Hawk Rd NE and Hawk Way NE and granting an easement for future access to the tracts.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **February 25, 2022**. 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 for this request.

Peach Anderson-Tauzer
Reviewer

2-15-2022
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 11, 2022

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

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

No comments.

Reviewer _____ Date _____

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-120-00003

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval.

BACKGROUND AND ANALYSIS:
The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE. The property is currently zoned R-3: Mixed Residential under Ordinance 81-15. A conditional use permit for this development was previously approved by the Planning and Zoning Board on April 28, 2021, under case no. 21-120-00001, however the permit expired after two years on April 28, 2023.

Review Criteria:

Per Rio Rancho Municipal Code (R.O. 2003) 154.10(C), "multi-family dwellings, provided there are not more than 26 units per acre" are a conditional use in the R-3: Mixed-Residential Zoning District, requiring a conditional use permit as well as a "site plan reviewed and approved by the Governing Body."

The proposed development would consist of 14 units on 0.77 acres, and the applicant has submitted a site plan for review to the Governing Body. Staff recommends the Planning and Zoning Board find that the proposed development would comply with the requirements of the R-3: Mixed Residential Zoning District.

Per Rio Rancho Municipal Code (R.O. 2003) § 150.04:
(A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

The applicant proposes 14 units in 2, two-story structures, that will each feature two bedrooms; adhering to the maximum density of 26 units per acre. The applicant maintains that, "they have also conducted a thorough traffic impact analysis, taking into account the additional vehicular movement that the project will generate." Staff recommends the Planning and Zoning Board find that the proposed use is not likely to be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area given the surrounding R-3 zoning and similar multi-family developments. Conforms.

(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

The applicant has submitted a justification letter and site plan for the conditional use permit for review by the Planning and Zoning Board on June 11, 2023. Conforms.

SURROUNDING LAND USE AND ZONING: The subject property is zoned R-3: Mixed Residential. The properties to the east and west are zoned R-3: Mixed-Residential, with a mixture of multi-family developments; and the properties to the north and south are zoned R-1: Single-Family Residential, featuring single-family homes.

NOTIFICATIONS Notice of the conditional use permit application was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Albuquerque Journal on June 26, 2023. A notice sign was posted on the property one week prior to the hearing; all notification requirements for this hearing have been met.

REVIEWER COMMENTS:
CoRR Engineering - No adverse comments
CoRR Fire & Rescue - No adverse comments
CoRR Parks, Recreation, and Community Services - No adverse comments
CoRR Police - No comments provided
MRCG MRMPO - No adverse comments
Rio Rancho Public Schools - No comments provided
SSCAFCA - Comments attached.

IMPACT:

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

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

SPECIFIC FINDINGS OF FACT:
1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.10 (C) (6) R-3: Conditional Uses in Mixed Residential District.

CONDITIONS OF APPROVAL:
1. A site plan must be approved by the Governing Body and all development must comply with any conditions of approval of that site plan approval.
2. Reviewer comments shall be addressed prior to building permit approval.
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.

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 150.04.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location_Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Elevations.pdf
ATTACHMENT: Drawings.pdf
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: SSCAFCA Comments.pdf
ATTACHMENT: SSCAFCA Comments_Site Plan.pdf
ATTACHMENT: Findings_of_Fact.docx

1805 DARLENE RD SE - CONDITIONAL USE PERMIT

RioRancho
City of Vision

0 50 100 200
Feet

N
W E
S

Subject Property

Zoning

R-1

R-3

SU

GIS
Moving Spatial Data Forward

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 6/23/2023

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☑ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ 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: Chris Tafoya		Phone: 505 340-4884
Address: 10119 4th St NW		E-Mail: chris@cjtelectric.com
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Scott Anderson		Phone: 505 401-7575
Address: 4419 4th St NW Suite B		E-Mail: scott@scaarchitects.com
City: Albuquerque	State: NM	ZIP Code: 87107

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

The applicant is requesting approval for a 14 unit apartment project. This application was previously approved, but the approval has expired. 1795 Darlene Rd. SE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Casa Del Rio	Block(s):	Lot(s): Lot H-1-A-1
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots:1	No. of proposed lots:1	Total area of site (acres) 0.22

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: Scott Anderson	Applicant: Chris Tafoya	Agent: Scott Anderson
Signature:		Date: 6/5/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

June 21, 2023

Liz Ruiz Carlos, Municipal Planner I
City of Rio Rancho Development Services / Planning and Zoning
3200 Civic Center Circle NE

Subject: Zoning Conditional Use Justification for 14-Unit Multi-Family Project on Darlene Rd

Dear Ms. Ruiz Carlos,

I am writing to submit an application for a conditional use permit for a 14-unit multi-family project on Darlene Rd. Our proposed development aligns with the guidelines outlined in 150.04 Conditional Use Permit of the Rio Rancho Municipal Code. This project was previously approved by the Governing Body, but that approval has expired. There have been no significant changes to the previously approved plan. We believe that our project meets the necessary criteria and will not be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area.

(A) Compliance with Conditions Stipulated in 150.04:

Our project has been designed in accordance with all the conditions stipulated in 150.04 of the Rio Rancho Municipal Code. We have thoroughly reviewed the zoning regulations and have ensured that the 14-unit multi-family project complies with the specific requirements outlined for the zone in which it is allowed. The proposed project adheres to setback, height, parking, and other relevant requirements to ensure compliance.

(B) Not Detrimental to Public Welfare, Safety, Health, Morals, and Convenience:

Our project has been meticulously planned to ensure it is not detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area. We have taken into consideration the following factors:

Density Considerations: The proposed 14-unit multi-family project does not exceed the maximum density of 26 units per acre, as specified in the zoning regulations. By adhering to this limit, we ensure that the project is in harmony with the surrounding area and maintains a balanced population density.

Traffic Impact: We have conducted a thorough traffic impact analysis, taking into account the additional vehicular movement that the project will generate. The project design includes sufficient parking spaces to accommodate residents and visitors, preventing any congestion or safety hazards on the surrounding streets.

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

Infrastructure Capacity: The existing infrastructure in the area, including water supply, sewage systems, and utilities, has been evaluated to ensure it can adequately support the proposed 14-unit multi-family project. We have confirmed that the infrastructure can meet the increased demand without compromising service quality or capacity.

Aesthetics and Design: The architectural design of the project has been thoughtfully planned to surpass the architecture in the surrounding area. The visual appeal of the development has been considered to ensure it significantly improves the existing neighborhood and enhances the overall aesthetics of the area.

Environmental Impact: We are committed to environmentally sustainable practices and have incorporated measures to minimize the project's impact on the environment. This includes the use of energy-efficient building materials, Energy Star appliances, water-conservation features, and xeric landscaping that promotes biodiversity, ensuring the preservation and enhancement of the natural surroundings.

In conclusion, we firmly believe that our proposed 14-unit multi-family project on Darlene Rd meets all the necessary criteria outlined in the Rio Rancho Municipal Code. We are confident that our project will provide valuable housing options, while also contributing positively to the local community's growth and development.

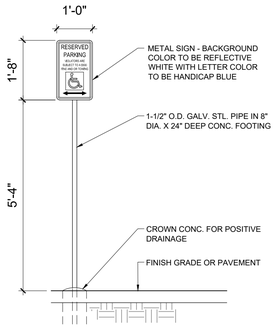
We kindly request that you review our application for a conditional use permit at the next regular meeting of the Planning and Zoning Board. We remain available to provide any additional information or address any concerns that may arise during the review process.

Thank you for your attention to this matter. We appreciate your consideration of our application and look forward to a favorable decision.

Sincerely,

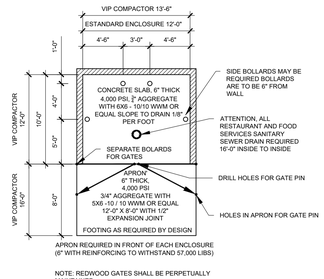
Scott C. Anderson, Principal

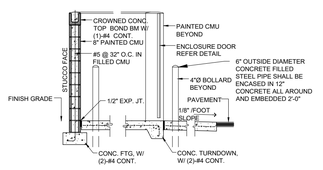
Scott C. Anderson & Associates Architects



HC PARKING SIGN

SCALE: 1/2" = 1'-0"





REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"

SITE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

GENERAL NOTES

1. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
2. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
5. THE CONTRACTOR SHALL CONFORM TO ALL CITY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
8. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. PROVIDE WATER / WASTEWATER AVAILABILITY STATEMENT.
11. PROVIDE TRIP GENERATION REPORT, PER CITY REQUIREMENTS.
12. PROVIDE GRADING AND DRAINAGE PLAN WITH EROSION CONTROL PLAN.
13. PROVIDE ENGINEERED DRAWINGS FOR ALL WORK PERFORMED IN THE CITY RIGHT OF WAY. THESE DRAWINGS SHALL CONTAIN A TRAFFIC CONTROL PLAN.
14. INSTALL KNOX BOX @ ALL ENTRY GATES.
15. FIRE SPRINKLER DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL.
16. ALL APARTMENT STRUCTURES SHALL BE SPRINKLERED.
17. TYPICAL PARKING STALL = 9'-0" X 20'-0"
18. MIN. TURNING RADII SHALL BE 28'-0".
19. FIRE LANES SHALL BE IN APPROVED LOCATIONS
20. ADA ADJACENT AISLES SHALL BE CLEARLY MARKED WITH BLUE STRIPING.
21. ALL EXTERIOR LIGHTING SHALL COMPLY WITH TITLE XV LAND USAGE, CHAPTER 159 CITY OF RIO RANCHO OUTDOOR LIGHTING ORDINANCE AND THE NM NIGHT SKY PROTECTION ACT.

R-3 ZONING

PARKING:
14 EACH 2BR UNITS X 1.75 = 25 SPACES
2 HC PROVIDED, 2 VAN ACCESSIBLE

TOTAL SITE AREA = 33,479 SF (.77 ACRES)

14 UNITS / 0.77 ACRES = 18.2 UNITS PER ACRE

LANDSCAPING
14 UNITS X 2 TREES = 28 TREES 1 ½" CAL. DECIDUOUS/ 8FT EVERGREEN REQUIRED
14 UNITS X 3 SHRUBS = 42 SCRUBS @ 5 GAL. REQUIRED

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th st nw, suite b
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

DARLENE APARTMENTS
1795 DARLENE RD SE
RIO RANCHO, NM 87124

DRAWING TITLE

ARCHITECTURAL SITE PLAN

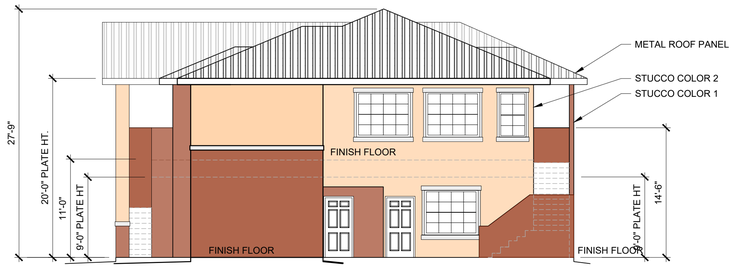
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
9/8/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-100**
REVIEWED	
DATE 9/8/2020	____ OF ____

BUILDING S WEST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING S SOUTH ELEVATION

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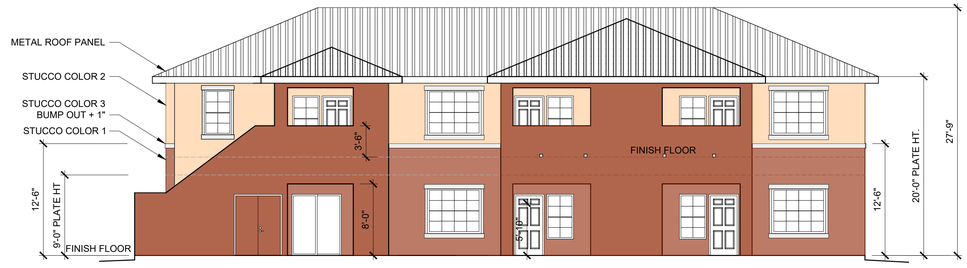

BUILDING S EAST ELEVATION

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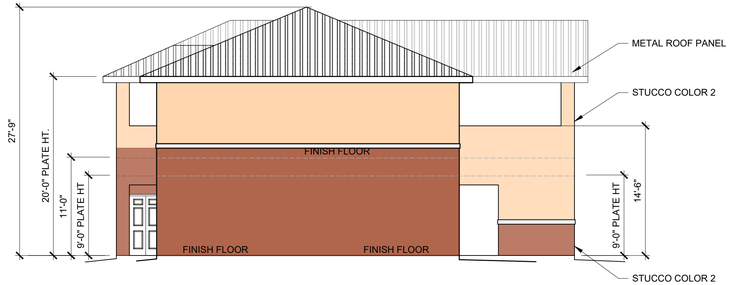

BUILDING S NORTH ELEVATION

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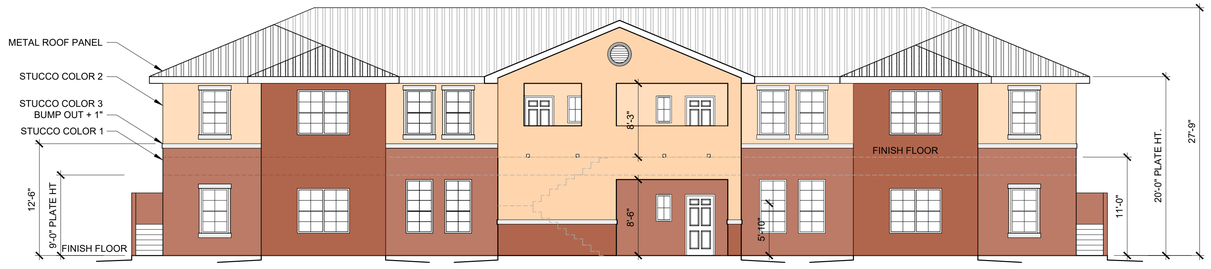

BUILDING N WEST ELEVATION

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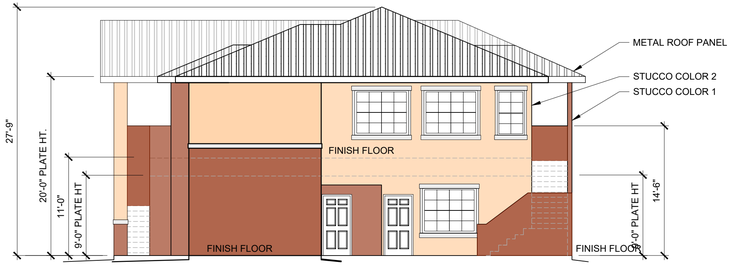
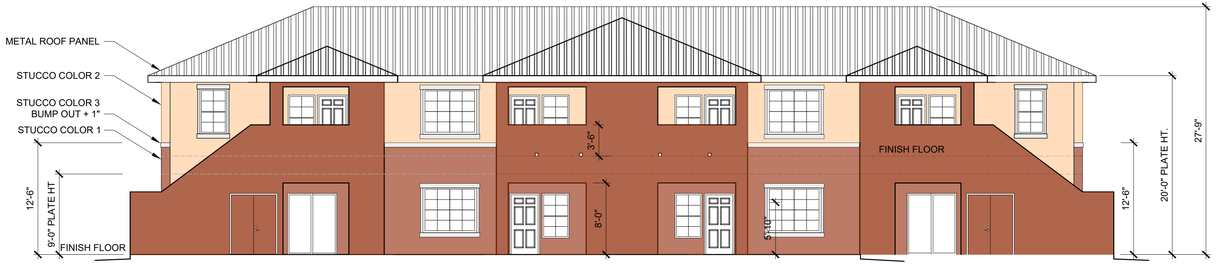


BUILDING N SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING S EAST ELEVATION

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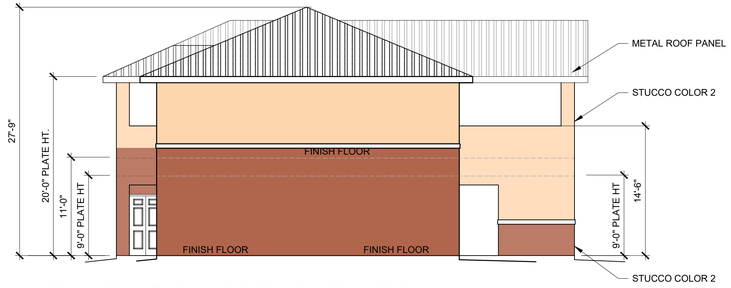

BUILDING S NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT TO BE ONE PLY 15LBS, 20PSI, GRADE D. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL 17GA STUCCO NETTING OVER SHEATHING AND UNDERLAYMENT PROVIDING 1 INCH LAP AT ENDS.
4. APPLY TWO COAT PORTLAND CEMENT PLASTER IN ACCORDANCE WITH ASTM C926, MANUFACTURER'S INSTRUCTIONS, AND APPLICABLE CODES.
5. BROWN COAT TO BE APPLIED WITH A MIN 3/8 INCH THICKNESS WITH SUFFICIENT TROWEL PRESSURE TO KEY PLASTER INTO STUCCO MESH. ROD SURFACE TO A TRUE PLANE. EMBED FIBERGLASS REINFORCEMENT INTO WET BROWN COAT. FLOAT OR LIGHTLY BROOM TO PROVIDE FOR BOND WITH FINISH COAT.
6. MOIST CURE FIRST COAT WITH FOG SPRAY OF CLEAR WATER WITH FREQUENT APPLICATIONS TO MAINTAIN PLASTER MOISTURE FOR A MIN OF 48 HOURS FOLLOWING APPLICATION.
7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, WATER BASED, ACRYLIC POLYMER COATING WITH GRADED AGGREGATE AND INTEGRAL COLOR. APPLY OVER CURED SCRATCH AND BROWN COATS TO A MIN 1/8 INCH THICKNESS. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
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albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

DARLENE APARTMENTS
1795 DARLENE RD SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING S ELEVATIONS

SEAL

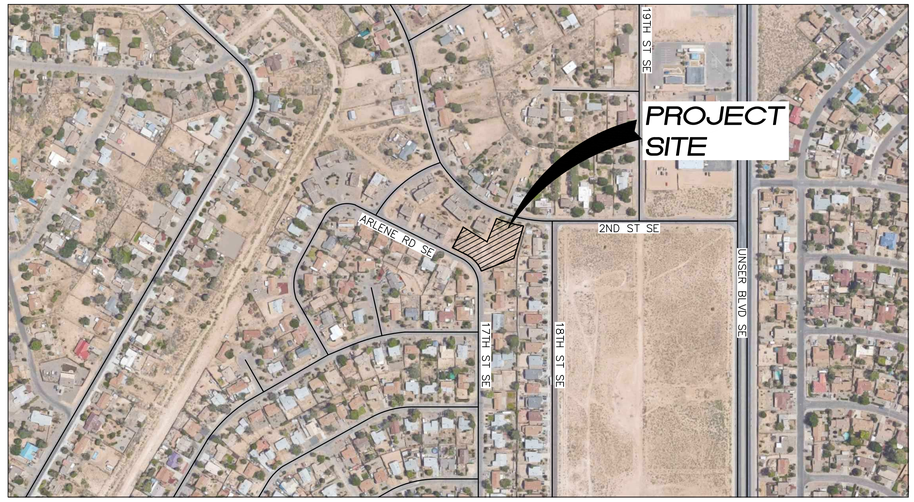
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
9/8/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-201**
REVIEWED	
DATE 9/8/2020	OF

CIVIL CONSTRUCTION PLANS
FOR
DARLENE APARTMENTS
RIO RANCHO, NEW MEXICO

permit #20-12309

INDEX OF DRAWINGS	
SHEET NO.	SHEET
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	UTILITY PLAN
C-4	OVERALL GRADING PLAN
C-5	GRADING PLAN
C-6	ENLARGED DETAILS
C-7	SECTIONS
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
C-11	DETAILS
C-12	DETAILS
D-1	DRAINAGE PLAN



NTS

VICINITY MAP

LANDSCAPING PLANS?

NOTE: All submittals shall be reviewed for quality control by the applicant before they are submitted for review. Submittals that do not address the redline comments made by the reviewer at a previous submittal will be returned without further review to the Design Engineer. At any point during the review process - if the City reviewer determines that a significant change has occurred to the project plans or the design - then a new review process may be started.

Development Manual – Vol. II
December 4, 2009 **II.7-2**

WHILE THE CITY ENDEAVORS TO PERFORM A COMPLETE REVIEW, OUR FAILURE TO CALL OUT ERRORS, OMISSIONS OR OTHER INCONSISTENCIES IN THE DRAWINGS DOES NOT RELIEVE THE ENGINEER FROM BEING REQUIRED TO INCLUDE SUCH CORRECTION INTO LATER VERSIONS OF THE DRAWINGS. NOR IS THE DEVELOPER RELIEVED FROM THE REQUIREMENT TO BUILD PER CITY STANDARDS AND REQUIREMENTS EVEN THOUGH THE DRAWINGS MAY NOT INCLUDE SAID REQUIREMENTS.

PLEASE PROVIDE A RESPONSE TO COMMENTS WITH RESUBMISSION!
Reviewed by: Smith, Cedric on 05/02/2023

OWNER:

CHRIS TAFOYA DATE

APPROVALS:

CITY OF RIO RANCHO DATE
DEVELOPMENT SERVICES/ENGINEERING

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PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO NEW MEXICO 20508 PROFESSIONAL ENGINEER 3-28-2023

PROJECT NAME
DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE
COVER SHEET

SHEET NO:
C-1

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GENERAL NOTES:

1. ALL WORK WITHIN THE CITY OF RIO RANCHO RIGHT-OF-WAY SHALL BE CONSTRUCTED UNDER A RIGHT-OF-WAY PERMIT.
2. THE CITY OF RIO RANCHO UTILITIES DEPARTMENT SHALL BE THE ONLY PERSONNEL AUTHORIZED TO OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC. FOR CONSTRUCTION PURPOSES. ALL SHUTOFFS MUST BE COORDINATED WITH THE CITY'S PROJECT MANAGER SEVEN (7) DAYS BEFORE PROPOSED SHUTOFF AND SHALL COMPLY WITH THE ACCEPTED SHUTOFF PLAN.
3. CONTRACTOR SHALL VERIFY THE EXISTING SIZE, PIPE MATERIAL TYPE, AND LOCATION AT ALL POINTS OF CONNECTION TO EXISTING WATER AND SEWER LINES PRIOR TO MAKING THE CONNECTION.

KEYED NOTES:

1. INSTALL WATERLINE CONNECTION WITH 2" PVC C900 DR18 FROM METER VAULT TO PUBLIC MAIN. PROVIDE 2" TAPPING SADDLE PER CORR. STD. DWG. NO. W-06.
2. INSTALL 6" SDR 35 PVC SEWER PIPE.
3. INSTALL 2" PVC C900 DR18 WATERLINE.
4. INSTALL 6" PVC C900 DR18 FIRELINE.
5. INSTALL FIRE HYDRANT PER CORR. DWG. NO. W-15.
6. SAWCUT, REMOVE & REPLACE ASPHALT PER CORR. STD. DWG. PS-02.
7. INSTALL 6" GATE VALVE WITH VALVE BOX PER CORR. DWG. NO. W-05.
8. CONNECT 6" SEWER LINE SDR 35 PVC TO EXISTING 8" SEWER MAIN PER CORR. STD. DWG. S-08.
9. INSTALL DOUBLE CLEAN-OUT PER DETAIL 1/C-12.
10. INSTALL 1-1/2" WATER METER IN METER VAULT PER CORR. STD. DWG. NO. W-11 AND DWG. NO. W-14.
11. INSTALL 2" RPBA PER CORR. DWG. NO. W-01.
12. INSTALL FIRE SUPPRESSION BACKFLOW PREVENTER IN INSULATED ENCLOSURE.
13. INSTALL 6"X6"X6" PVC TEE WITH JOINT RESTRAINT (NON-PRESSURIZED CONNECTION)
14. INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL 1/C-10.
15. INSTALL TRANSITION COUPLING AND 8"X8"X6" PVC TEE WITH JOINT RESTRAINT (NON-PRESSURIZED CONNECTION).
16. INSTALL CLEAN-OUT.

LEGEND

- PROPERTY CORNER
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING MAIN WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- NEW WATERLINE
- NEW SANITARY SEWER
- NEW FIRE LINE
- NEW CONCRETE
- REMOVE AND REPLACE ASPHALT

0 10' 20'

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ENGINEER'S SEAL
ROBERT J. FIERRO NEW MEXICO 20505 PROFESSIONAL ENGINEER 3-28-2023

PROJECT NAME
DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE
UTILITY PLAN

SHEET NO:
C-3

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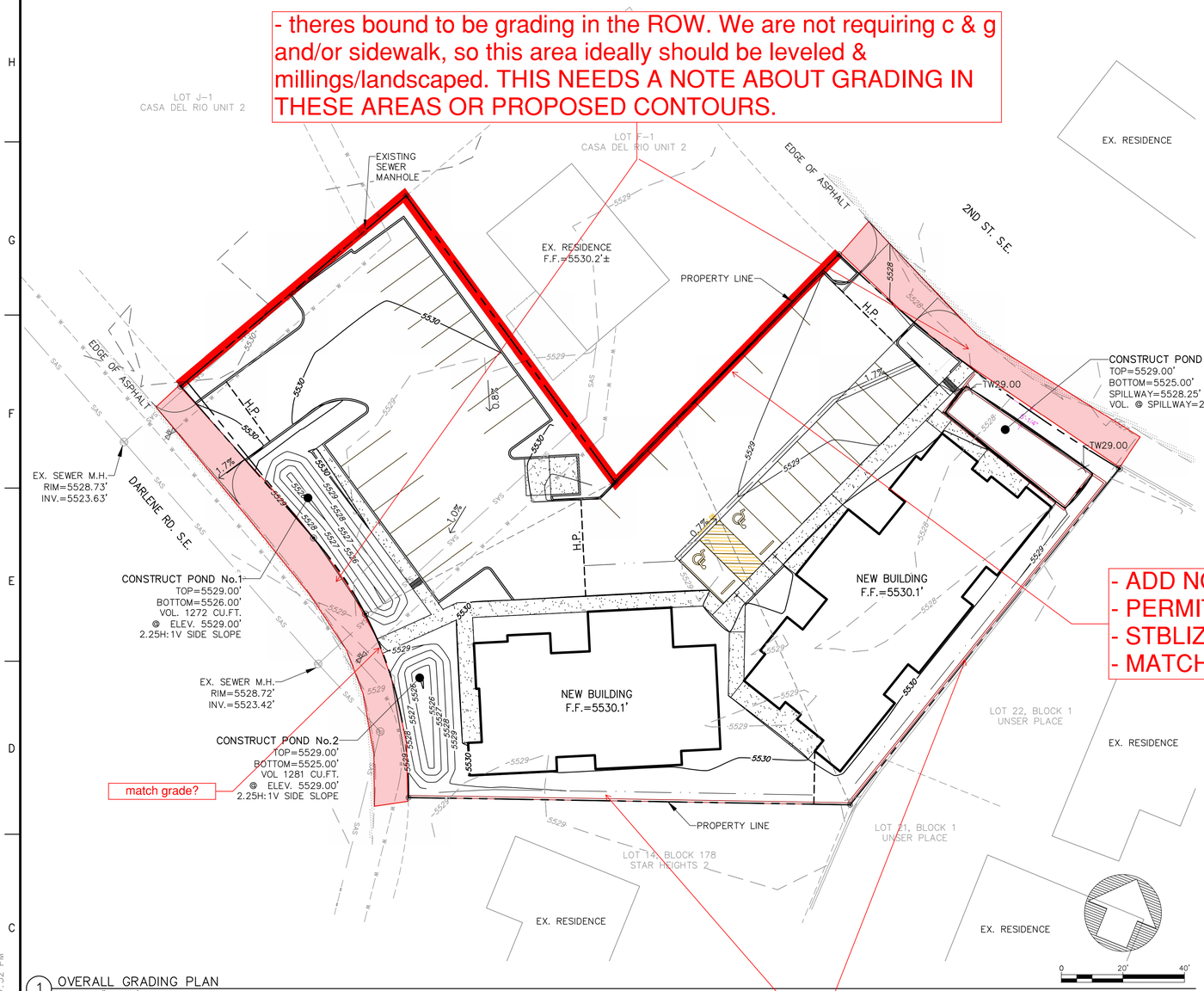
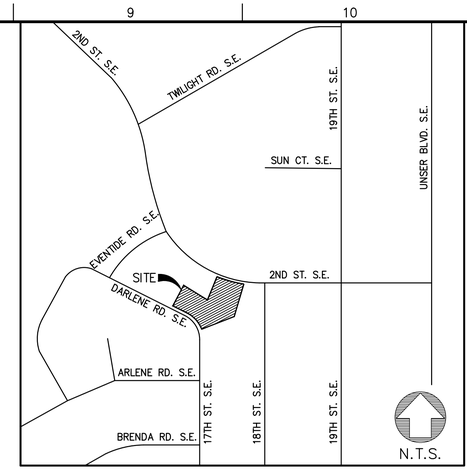
- theres bound to be grading in the ROW. We are not requiring c & g and/or sidewalk, so this area ideally should be leveled & millings/landscaped. THIS NEEDS A NOTE ABOUT GRADING IN THESE AREAS OR PROPOSED CONTOURS.



1 OVERALL GRADING PLAN
SCALE: 1" = 20'

- ADD NOTE ABOUT LIMITS OF DISTURBANCE.
- PERMIT DOES NOT APPLY OUTSIDE OF PROPERTY
- STBLIZATION REQ
- MATCHING GRADE AT ADJACENT PROPERTY

- top of wall ELEV/ finish grade?
- retaining walls are by separate permit. (ADD NOTE)
- written permission from adjacent owner if on properly line, other than that the wall including footing is to be within the property. (ADD NOTE)
- Design by others? (THIS NEEDS TO BE SPECIFIED)



VICINITY MAP:

GENERAL GRADING NOTES:

1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. USE STRUCTURAL
3. RDINANCES OF CITY OF RIO
4. NAL GRADE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
6. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
7. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
9. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.
10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.

PROJECT INFORMATION

DESCRIPTION
LOTS G-1, H-1A & I-1A, A REPLAT OF LOTS G-1 THRU I-1, CASA DEL RIO UNIT TWO (2), UNIT ELEVEN (11), CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MARCH 18, 2008, MAP NO. 35043C1889D.

SURVEYOR INFORMATION
TOPOGRAPHIC SURVEY PERFORMED OCTOBER 2022.

LEGEND

	APPARENT PROPERTY BOUNDARY
	APPARENT ADJOINING PROPERTY LINE
x x	EXISTING FENCE
	PROPERTY CORNER
3905	EXISTING MAJOR CONTOUR
3905	EXISTING MINOR CONTOUR
3905	PROPOSED MAJOR CONTOUR
3904	PROPOSED MINOR CONTOUR
W W W	EXISTING MAIN WATERLINE
SAS	EXISTING SANITARY SEWER
	FLOWLINE
SS	EXISTING SEWER MANHOLE
26.29	FINISHED GRADE
FL26.29	FLOW LINE
EX.	EXISTING
F.F.	FINISHED FLOOR
H.P.	HIGH POINT
	NEW CONCRETE
	NEW RETAINING WALL

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ENGINEER'S SEAL

ROBERT J. FIERRO
NEW MEXICO
20508
3-28-2023
PROFESSIONAL ENGINEER

PROJECT NAME

DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE
OVERALL GRADING PLAN

SHEET NO:
C-4

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GENERAL NOTES:

1. ALL WORK WITHIN THE CITY OF RIO RANCHO RIGHT-OF-WAY SHALL BE CONSTRUCTED UNDER A RIGHT-OF-WAY PERMIT.

- theres bound to be grading in the ROW. We are not requiring c & g and/or sidewalk, so this area ideally should be leveled & millings/landscaped. THIS NEEDS A NOTE ABOUT GRADING IN THESE AREAS OR PROPOSED CONTOURS.

WHERE IS THIS CALLED OUT TO BE CONSTRUCTED
- REFUSE ENCLOSURE
- ADA PARKING
- STRIPING IN GENERAL

this entrance needs to be discussed.

KEYED NOTES:

1. EXISTING ASPHALT.
2. NEW ASPHALT.
3. NEW SIDEWALK CULVERT PER DETAIL CORR. DWG. NO. SW-01.
4. CONSTRUCT HEADER CURB PER DETAIL 5/C-8.
5. CONSTRUCT 2' WIDE VALLEY GUTTER PER DETAIL 6/C-8.
6. CONSTRUCT CURB OPENING PER DETAIL 4/C-8.
7. CONSTRUCT 3' WIDE SPILLWAY BY REMOVING BLOCK ON WALL BY SEPARATE PERMIT AND DESIGN BY OTHERS. SPILLWAY INVERT: 5528.40'
8. CONSTRUCT RETAINING WALL WITH METAL GUARDRAIL BY SEPARATE PERMIT AND DESIGN BY OTHERS.
9. CONSTRUCT RESIDENTIAL PAVEMENT OPTION 1 PER CORR. STD. DWG. PS-01.
10. CONSTRUCT CURB TRANSITION PER DETAIL 1/C-8.
11. CONSTRUCT NEW SIDEWALK

CONSTRUCT POND No.1
TOP=5529.00'
BOTTOM=5526.00'
VOL. 1272 CU.FT.
@ ELEV. 5529.00'
2.25H:1V SIDE SLOPE
PROTECT SLOPE
W/ 4" ANGULAR AGGREGATE

CONSTRUCT POND No.2
TOP=5529.00'
BOTTOM=5525.00'
VOL 1281 CU.FT.
@ ELEV. 5529.00'
2.25H:1V SIDE SLOPE
PROTECT SLOPE
W/ 4" ANGULAR AGGREGATE

CONSTRUCT POND No.3
TOP=5529.0'
BOTTOM=5525.0'
SPILLWAY=5528.25'
VOL. @ SPILLWAY=2,031 CU.FT.

this just ends?

NEW BUILDING
F.F.=5530.10'

NEW BUILDING
F.F.=5530.1'

NEW WALL ALONG PROPERTY LINE. FOOTER AND ENTIRE WALL TO BE CONSTRUCTED WITHIN PROPERTY.

SEE SHEET C-7 FOR TYPICAL SECTIONS

LOT 22, BLOCK 1 UNSER PLACE

LOT 21, BLOCK 1 UNSER PLACE

LOT 14, BLOCK 178 STAR HEIGHTS 2

LOT J-1 CASA DEL RIO UNIT 2

EX. RESIDENCE

EX. WALL

PROPERTY LINE

2ND ST. S.E.

DARLENE RD. S.E.

EDGE OF ASPHALT

SIDEWALK

SAS M.H. RIM=5530.17'

SAS M.H. RIM=5528.73'

SAS M.H. RIM=5528.72'

TA29.90± MATCH EXISTING

TA29.34± MATCH EXISTING

TA28.24± MATCH EXISTING

TA27.47± MATCH EXISTING

DIRECT FLOW TO SIDWALK CULVERT TOC=29.0'

SEE 1/C-6

SEE 2/C-6

1 GRADING PLAN DETAIL
SCALE: 1" = 10'

0 10' 20'

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ENGINEER'S SEAL
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DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE
GRADING PLAN

SHEET NO:
C-5

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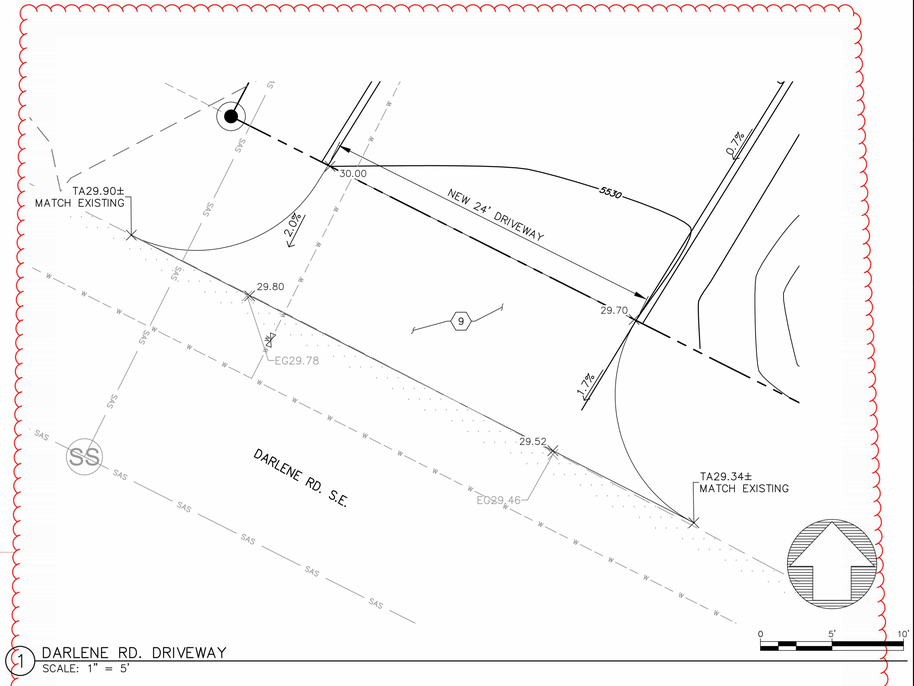
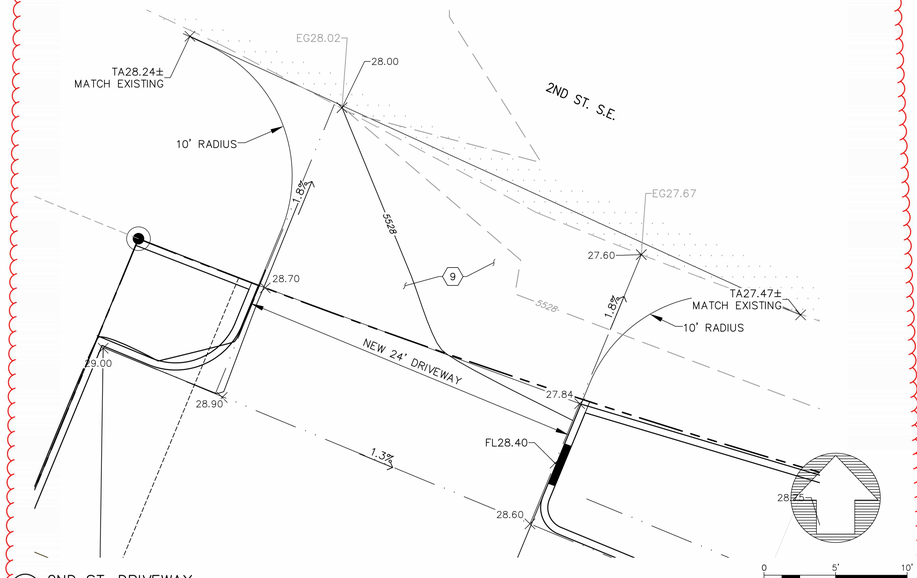
MATCHING EXSTING ASPHALT, DOES THIS NEED ANY SAWCUTING?



1 DARLENE RD. DRIVEWAY
SCALE: 1" = 5'



2 2ND ST. DRIVEWAY
SCALE: 1" = 5'

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3-28-2023

PROJECT NAME

DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE

ENLARGED DETAILS

SHEET NO:

C-6

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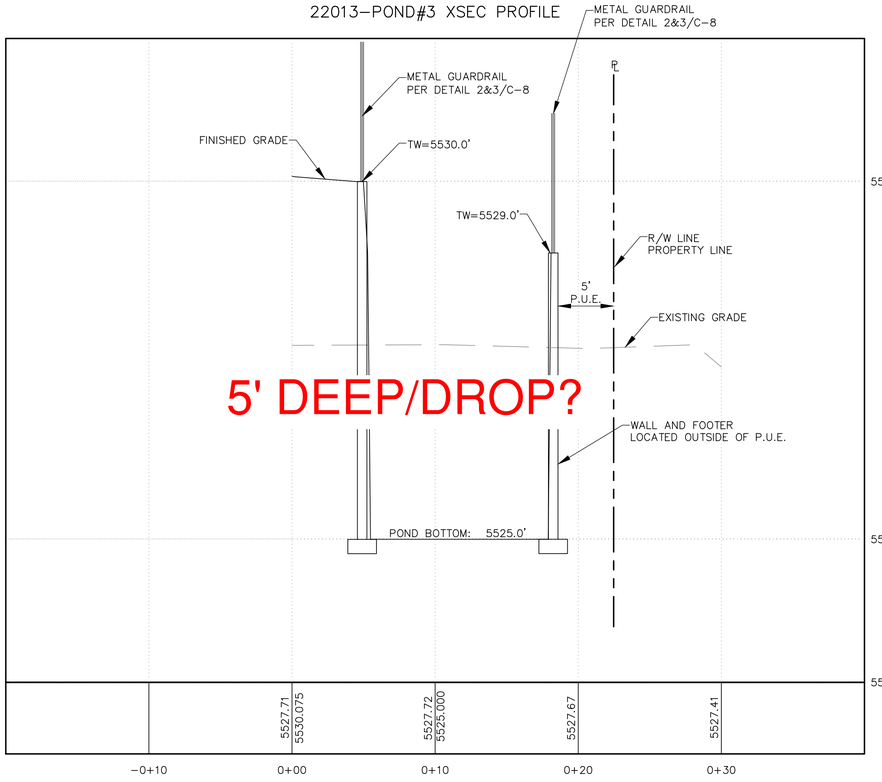
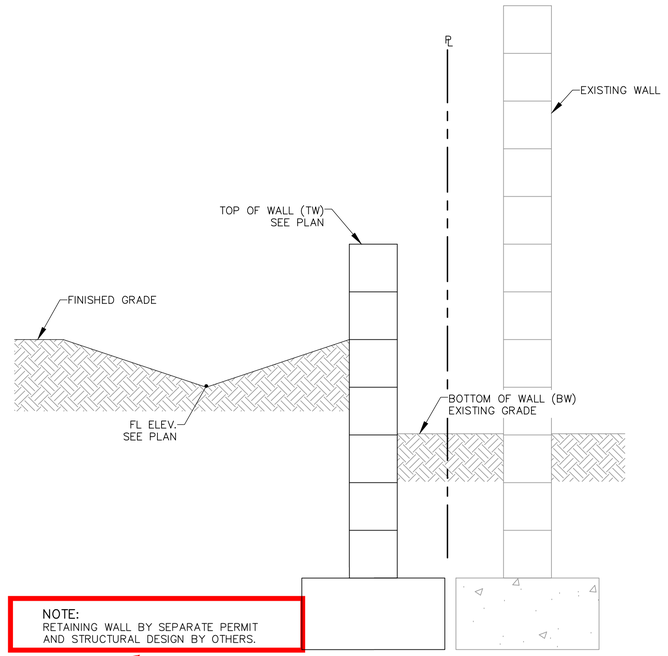


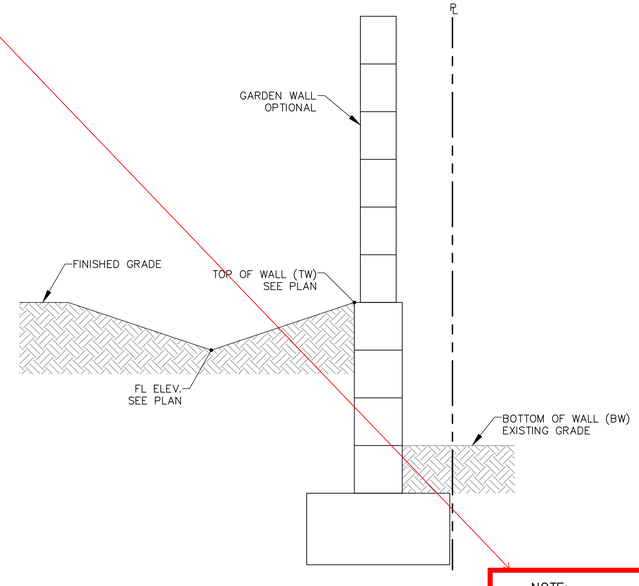
NOTE:
RETAINING WALL BY SEPARATE PERMIT
AND STRUCTURAL DESIGN BY OTHERS.

1 SECTION A–A (POND #3) (TYPICAL RETAINING WALL NOMENCLATURE)
SCALE: 1" = 5'



2 SECTION B–B (TYPICAL RETAINING WALL NOMENCLATURE)
SCALE: 1" = 1'

THIS IS TOO SMALL AND WILL BE OVERLOOKED, MAKE APPARENT.



3 SECTION C–C (TYPICAL RETAINING WALL NOMENCLATURE)
SCALE: 1" = 1'

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BY	DESCRIPTION	DATE	REV.

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE
SECTIONS

SHEET NO:
C-7

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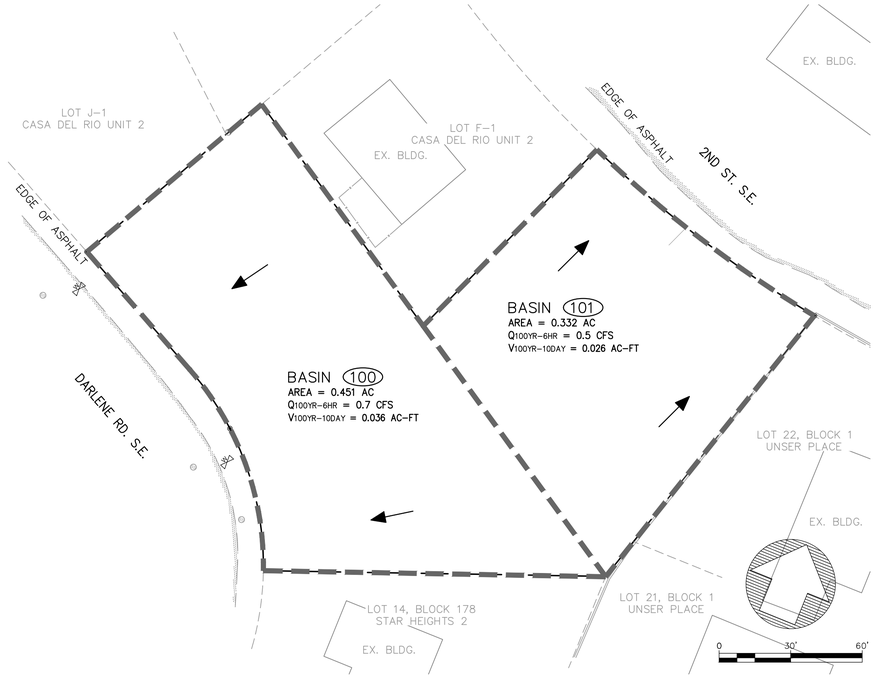
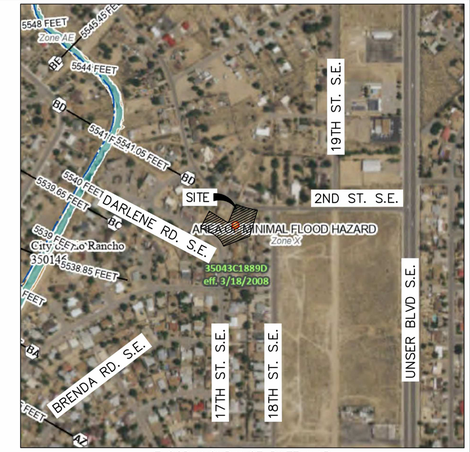


EXISTING BASIN MAP



FLOOD INSURANCE RATE MAP
MAP NO. 35043C1889D
EFFECTIVE DATE: 03/18/2008

Rational Method
Q=CIA
C=(see table below)
i= 4.4 in/hr
A=(see table below)

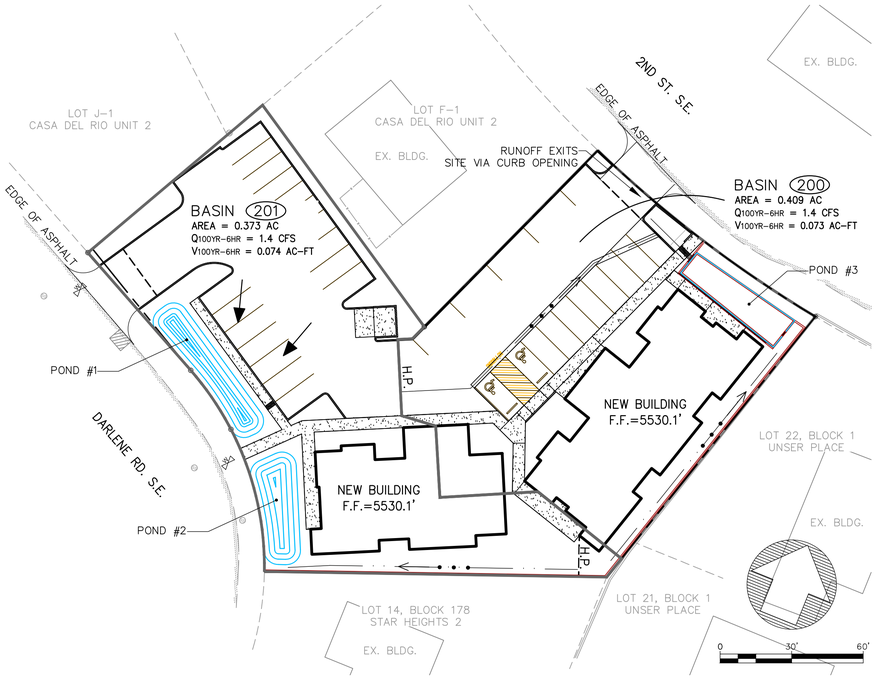
Rational Method
V=C(P/12)A
C=(see table below)
P= 2.97 in
A=(see table below)

WATER QUALITY STORM VOLUME EQUATION:
REFERENCE CORR DPM VOL. II, CHAPTER II.2, PAGE 285

HYDROLOGY SUMMARY

BASIN	Tota Area (sq.ft.)	Total Area (acres)	Land Treatement (%) A	B	C	D	$Q_{100YR-6HR}$ (cfs)	$V_{100yr-24HR}$ (ac-ft)	$V_{100yr-24HR}$ (cu-ft)	WQSV (cu-ft)
100	19666	0.4515	79.0	8.0	8.0	5.0	0.7	0.036	1557	0
101	14445	0.3316	79.0	8.0	8.0	5.0	0.5	0.026	1144	0
200	17846	0.4097	0.0	32.0	0.0	68.0	1.4	0.073	3172	281
201	16250	0.3730	0.0	15.0	0.0	85.0	1.4	0.074	3207	379

HYDROLOGY SUMMARY



PROPOSED BASIN MAP

Pond No. 1
Stage Storage Rating Curve

Depth (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumlative Vol. (ac-ft)	Cumlative Vol. cu.ft.
5526	18	0.000	0	0.000	0
5526.5	132	0.003	0.001	0.001	38
5527	266	0.006	0.003	0.003	142
5528	557	0.013	0.009	0.013	554
5529	880	0.020	0.016	0.029	1272

Pond No. 2
Stage Storage Rating Curve

Depth (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumlative Vol. (ac-ft)	Cumlative Vol. cu.ft.
5525	2	0.000	0	0.000	0
5526	103	0.002	0.001	0.001	53
5527	286	0.007	0.004	0.006	247
5528	501	0.012	0.014	0.015	657
5529	748	0.017	0.014	0.029	1281

TOTAL DETENTION VOLUME Pond 1 & 2
=1272 + 1281 = 2,553 CU-FT

Pond No. 3
Stage Storage Rating Curve

Depth (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumlative Vol. (ac-ft)	Cumlative Vol. cu.ft.
5525	625	0.014	0	0.000	0
5526	625	0.014	0.014	0.014	625
5527	625	0.014	0.014	0.029	1250
5528	625	0.014	0.014	0.043	1875
5528.25	625	0.014	0.004	0.047	2031

TOTAL DETENTION VOLUME Pond 3
= 2,031 CU-FT

STAGE-STORAGE TABLE

PROPOSED PONDING REQUIREMENT TO DARLENE RD. SE
$=(V_{BASIN\ 201}) - (V_{BASIN\ 101}) + (SWQP_{BASIN\ 201})$
=(3207) - (1144) + (379) = 2,442 CU-FT

THEREFORE, POND DETENTION VOLUME EXCEEDS PONDING REQUIREMENT.

PROPOSED PONDING REQUIREMENT TO 2ND ST. SE
$=(V_{BASIN\ 200}) - (V_{BASIN\ 100}) + (SWQP_{BASIN\ 200})$
=(3172) - (1557) + (281) = 1,896 CU-FT

THEREFORE, POND DETENTION VOLUME EXCEEDS PONDING REQUIREMENT.

DETENTION POND REQUIREMENTS

Introduction
The 0.8 acre site is vacant and located at 1795 DARLENE ROAD SE, Rio Rancho, NM. Two buildings are proposed with a total footprint of 7,880 sq.ft. Other proposed improvements include a parking lot and three detention ponds. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) limit the proposed runoff to the existing conditions, and 3) seek permit approval.

Methodology
Hydrologic procedures presented in the Drainage, Flood Control & Erosion Control Section of City of Rio Rancho's Development Manual, Volume II, dated December, 2009 were followed.

Existing Condition
The existing site is vacant and discharges to 2nd Street SE and Darlene Road SE. Refer to the existing basin map. 2nd Street SE and Darlene Road SE are paved roads and do not have curb nor sidewalk. Runoff on Darlene Road flows southerly and runoff on 2nd Street flows southeasterly. The site does not receive offsite flow.

Proposed Condition
Two buildings, parking lot, and three ponds are proposed. The site will keep the drainage pattern and release the same runoff as in the existing condition. Runoff from Basin 200 will discharge to Pond No. 1 and Pond No. 2. Runoff will overtop these ponds into Darlene Street. Runoff from Basin 201 is proposed to discharge to Pond No. 3. Pond No. 3 will backwater with runoff exiting the site at the driveway located on 2nd Street SE. The ponds volume will detain the increased runoff plus the storm water quality volume; therefore, Darlene Road SE and 2nd Street SE will not be adversely impacted.

Conclusion
The City's drainage criteria was used and met. The site's drainage pattern will remain the same. This drainage report is being submitted for review, and seeks approval.

DRAINAGE REPORT

LEGEND
- PROPERTY BOUNDARY
- FLOW PATH
- SURFACE DRAINAGE
- FLOWLINE
- PROPOSED BASIN
- EXISTING BASIN
- POND CONTOUR
- NEW CONCRETE

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20508
5-18-2023
PROFESSIONAL ENGINEER

PROJECT NAME
DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	22013
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MARCH 2023

SHEET TITLE
DRAINAGE PLAN

SHEET NO:
D-1

P:\2022\22013\CADD\SHEETS\22013-DRAINAGE PLAN.dwg 4/18/2023 1:02:50 PM

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

June 23, 2023

RE: Conditional Use Permit,
Case No. 23-120-00003
CDR2, Lot H-1-A-1 (1805 Darlene Rd 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, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE. The property is currently zoned R-3: Mixed Residential and totals .22 acres.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, July 11, 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

1805 DARLENE RD SE - CONDITIONAL USE PERMIT

RioRancho City of Vision

0 50 100 200
Feet

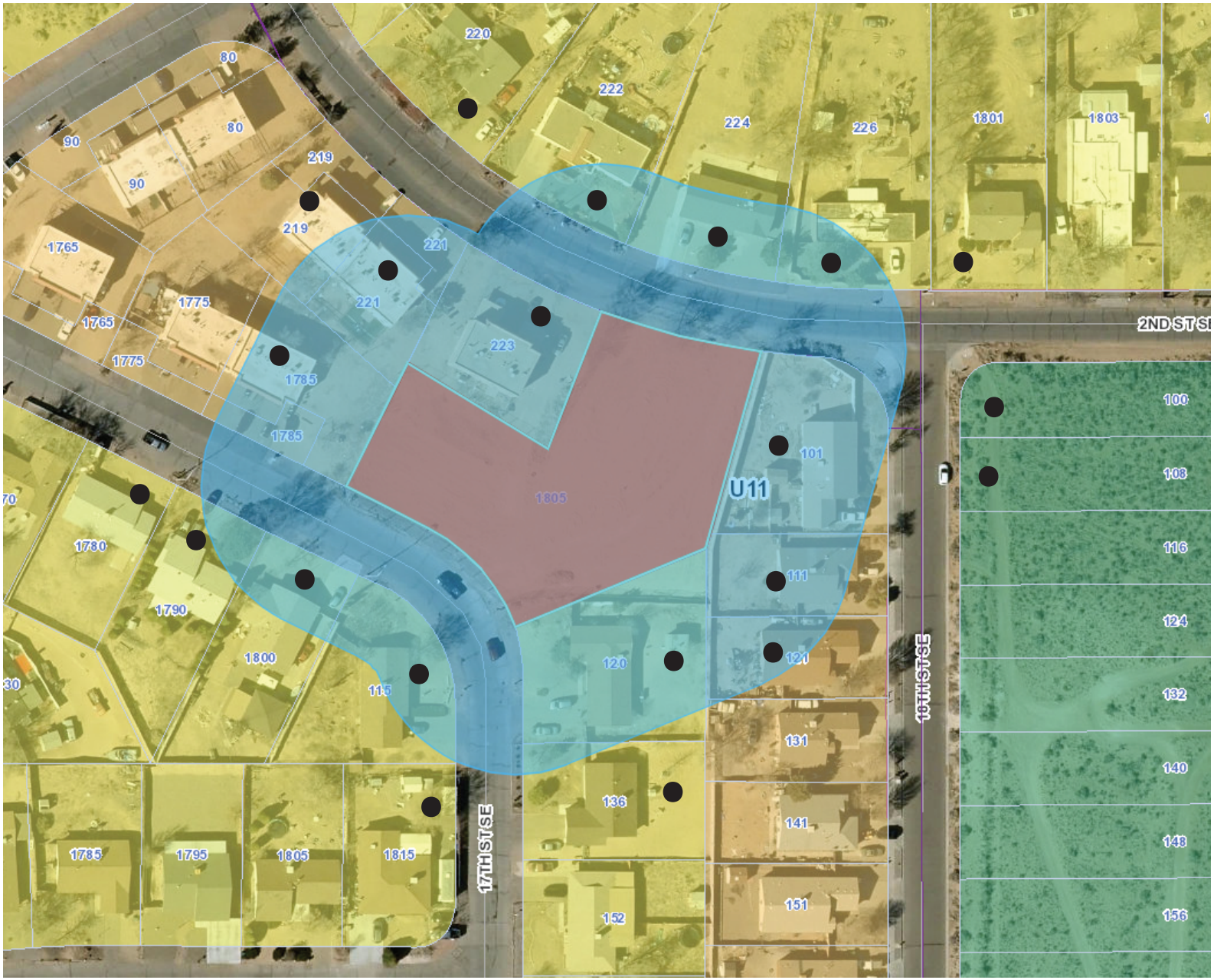
N
W E
S

Subject Property
Zoning
R-1
R-3
SU

GIS Moving Space and Data Forward

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 6/23/2023



Notice Map:

- • - 100ft f/subject property, certified letter

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, July 11, 2023 at 6:00 pm:

Variance
Case #23-110-00003
The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, as outlined by the Rio Rancho Municipal Code Chapter 122 Cannabis Establishments section 122.04 Location Restrictions, from a property containing a public facility, Rio Rancho Animal Control, for a proposed cannabis establishment. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE, and is approximately 160 feet from property line to property line at the shortest distance possible from Rio Rancho Animal Control, which is located at 3441 Northern Blvd NE.

Conditional Use Permit
Case #23-120-00003
The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot R-1-A-1; located at 1805 Darlene Rd SE. The property is currently zoned R-3: Mixed Residential and totals .22 acres.

Master Plan
Case #22-400-00004
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc, request approval of the Zuma Ranch Master Plan, for 95.1 acres in Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

Zone Map Amendment
Case #22-100-00020
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., request approval of Zone Map Amendment for Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Blocks 37, Lots 4-27 from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential to R-4: Single--Family Residential and R-5: Single-Family Residential Zoning Districts.

Specific Area Plan Amendment
Case #22-410-00009
The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan.

Zone Map Amendment
Case #23-100-00004
The applicant, David Torres, requests approval of a Zone Map Amendment for Unit 13, Tracts A & B, Lots 1, 4-7 from

C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District.

Specific Area Plan Amendment
Case #23-410-00004

The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan.

Vacation of Plat
Case #22-230-00003

The applicant, AMREP Southwest, Inc., through their agent, Community Sciences Corporation., requests approval of a Vacation of Plat for a Portion of Northwest Lp Rd NE and Unser Frontage Rd NE, which includes the replat of Rio Rancho Hawksite Tracts 19, 21, 22, 24, 30B1 and Parcel 2; and Mountain Hawk 37, Phase 2, Tract 35A.

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 will be inserted into the public record.

Journal: June 26, 2023

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 22, 2023

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

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

RE: Conditional Use Permit DSD #23-120-00003 (1805 Southern)

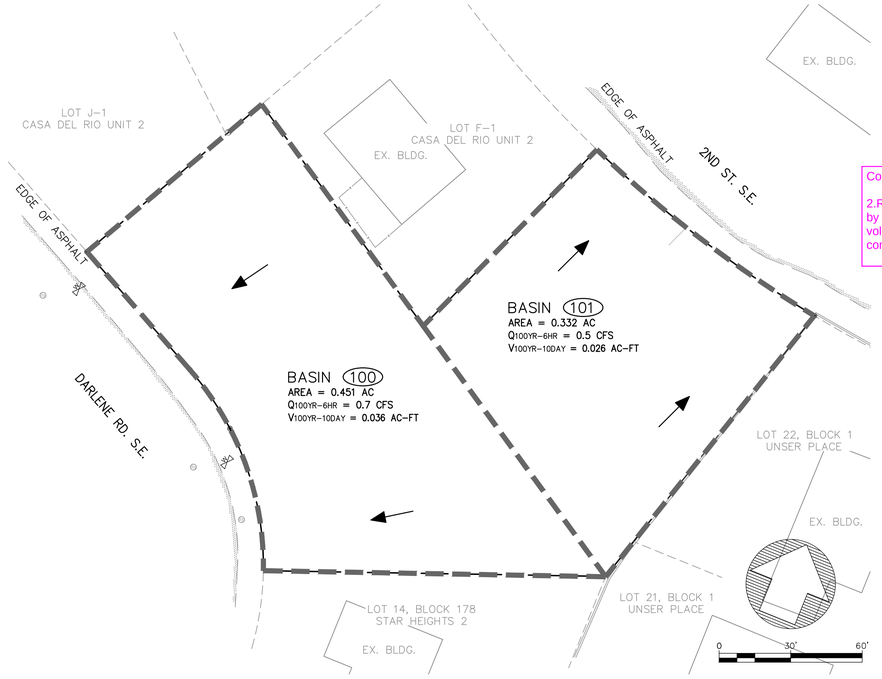
The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE. The property is currently zoned R-3: Mixed Residential and totals .22 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, June 29, 2023**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

[Type Comments Here or use separate sheet]
SSCAFCA has some concerns with the drainage plan – see attached

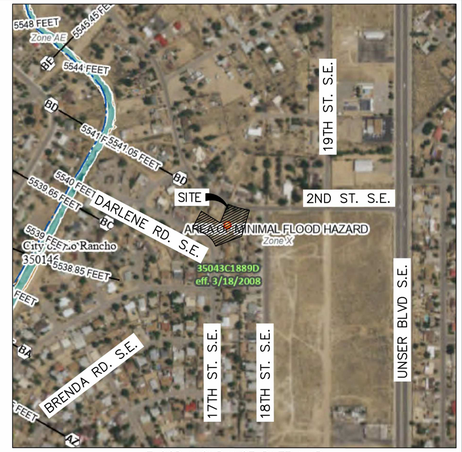
- The ponds appear to act as retention ponds not detention ponds.
- As seen on sheet 7 of plans some of the land use area calcs may be incorrect.
- Land use classification may also be incorrect.
- Retention ponds are not typically allowed according to the DPM
- Some confusion on basin identification vs calculations on drainage.



EXISTING BASIN MAP

CoRR DPM Section 5 DESIGN GRADING AND EROSION CONTROL2.2-204

2.RETENTION PONDS: Retention ponds are not generally allowed. Retention ponds must be approved by the City Engineer. If retention ponds are approved by the City Engineer they shall not be constructed in public street rights-of-way. Retention ponds shall be sized to provide storage capacity for twice the volume of the 100 year 6 hour storm plus 1 foot of freeboard. A maintenance plan shall be provided to and approved by the City Engineer. The plan shall contain at a minimum:



FLOOD INSURANCE RATE MAP
MAP NO. 35043C1889D
EFFECTIVE DATE: 03/18/2008

Rational Method
Q=CIA
C=(see table below)
i= 4.4 in/hr
A=(see table below)

Rational Method
V=C(P/12)A
C=(see table below)
P= 2.97 in
A=(see table below)

WATER QUALITY STORM VOLUME EQUATION:
REFERENCE CORR DPM VOL. II, CHAPTER II.2, PAGE 285

This table may need to be reviewed. Quick Bluebeam measurements do not match.

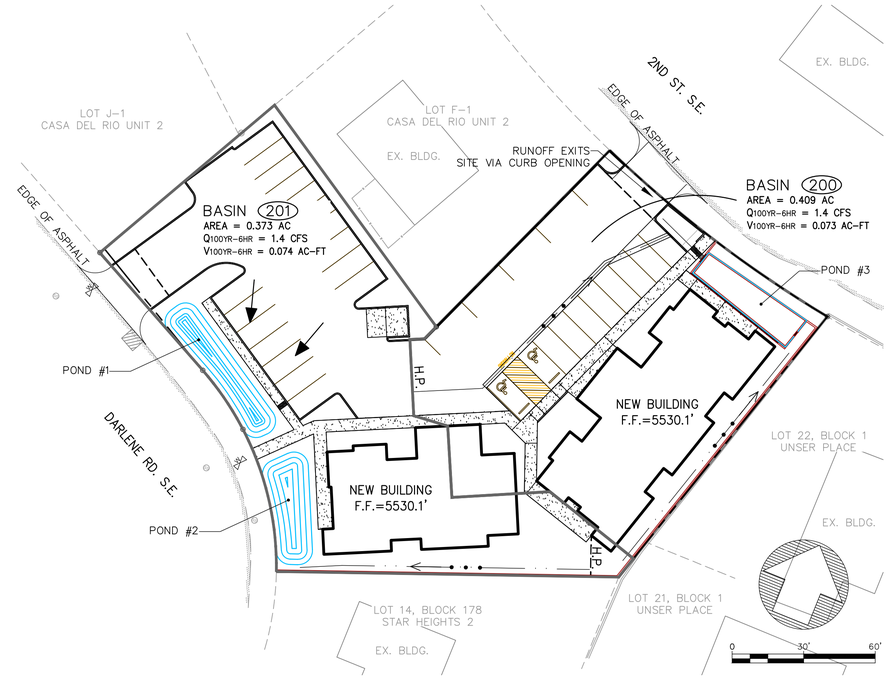
Probably should be land treatment C not B for basins 200 and 201

HYDROLOGY SUMMARY

BASIN	Tota Area (sq.ft.)	Total Area (acres)	Land Treatement (%) A	B	C	D	$Q_{100YR-6HR}$ (cfs)	$V_{100yr-24HR}$ (ac-ft)	$V_{100yr-24HR}$ (cu-ft)	WQSV (cu-ft)
100	19666	0.4515	79.0	8.0	8.0	5.0	0.7	0.036	1557	0
101	14445	0.3316	79.0	8.0	8.0	5.0	0.5	0.026	1144	0
200	17846	0.4097	0.0	32.0	0.0	68.0	1.4	0.073	3172	281
201	16250	0.3730	0.0	15.0	0.0	85.0	1.4	0.074	3207	379

15% 26% 85%

HYDROLOGY SUMMARY



PROPOSED BASIN MAP

Pond No. 1
Stage Storage Rating Curve

Depth (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumlative Vol. (ac-ft)	Cumlative Vol. cu.ft.
5526	18	0.000	0	0.000	0
5526.5	132	0.003	0.001	0.001	38
5527	266	0.006	0.003	0.003	142
5528	557	0.013	0.009	0.013	554
5529	880	0.020	0.016	0.029	1272

Pond No. 2
Stage Storage Rating Curve

Depth (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumlative Vol. (ac-ft)	Cumlative Vol. cu.ft.
5525	2	0.000	0	0.000	0
5526	103	0.002	0.001	0.001	53
5527	286	0.007	0.004	0.006	247
5528	501	0.012	0.014	0.015	657
5529	748	0.017	0.014	0.029	1281

TOTAL DETENTION VOLUME Pond 1 & 2
=1272 + 1281 = 2,553 CU-FT

Pond No. 3
Stage Storage Rating Curve

Depth (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumlative Vol. (ac-ft)	Cumlative Vol. cu.ft.
5525	625	0.014	0	0.000	0
5526	625	0.014	0.014	0.014	625
5527	625	0.014	0.014	0.029	1250
5528	625	0.014	0.014	0.043	1875
5528.25	625	0.014	0.004	0.047	2031

TOTAL DETENTION VOLUME Pond 3
= 2,031 CU-FT

STAGE-STORAGE TABLE

PROPOSED PONDING REQUIREMENT TO DARLENE RD. SE
$=(V_{BASIN\ 201}) - (V_{BASIN\ 101}) + (SWQP_{BASIN\ 201})$
=(3207) - (1144) + (379) = 2,442 CU-FT

THEREFORE, POND DETENTION VOLUME EXCEEDS PONDING REQUIREMENT.

PROPOSED PONDING REQUIREMENT TO 2ND ST. SE
$=(V_{BASIN\ 200}) - (V_{BASIN\ 100}) + (SWQP_{BASIN\ 200})$
=(3172) - (1557) + (281) = 1,896 CU-FT

THEREFORE, POND DETENTION VOLUME EXCEEDS PONDING REQUIREMENT.

DETENTION POND REQUIREMENTS

the ponds appear to be retention as opposed to detention.

Introduction
The 0.8 acre site is vacant and located at 1795 DARLENE ROAD SE, Rio Rancho, NM. Two buildings are proposed with a total footprint of 7,880 sq.ft. Other proposed improvements include a parking lot and three detention ponds. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) limit the proposed runoff to the existing conditions, and 3) seek permit approval.

Methodology
Hydrologic procedures presented in the Drainage, Flood Control & Erosion Control Section of City of Rio Rancho's Development Manual, Volume II, dated December, 2009 were followed.

Existing Condition
The existing site is vacant and discharges to 2nd Street SE and Darlene Road SE. Refer to the existing basin map. 2nd Street SE and Darlene Road SE are paved roads and do not have curb nor sidewalk. Runoff on Darlene Road flows southerly and runoff on 2nd Street flows southeasterly. The site does not receive offsite flow.

Basin numbers may be reversed - description does not match drawing

Proposed Condition
Two buildings, parking lot, and three ponds are proposed. The site will keep the drainage pattern and release the same runoff as in the existing condition. Runoff from Basin 200 will discharge to Pond No. 1 and Pond No. 2. Runoff will overtop these ponds into Darlene Street. Runoff from Basin 201 is proposed to discharge to Pond No. 3. Pond No. 3 will backwater with runoff exiting the site at the driveway located on 2nd Street SE. The ponds volume will detain the increased runoff plus the storm water quality volume; therefore, Darlene Road SE and 2nd Street SE will not be adversely impacted.

Conclusion
The City's drainage criteria was used and met. The site's drainage pattern will remain the same. This drainage report is being submitted for review, and seeks approval.

DRAINAGE REPORT

LEGEND
- PROPERTY BOUNDARY
- FLOW PATH
- SURFACE DRAINAGE
- FLOWLINE
- PROPOSED BASIN
- EXISTING BASIN
- POND CONTOUR
- NEW CONCRETE

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20508
5-18-2023
PROFESSIONAL ENGINEER

PROJECT NAME
DARLENE APARTMENTS
1795 DARLENE RD S.E.
RIO RANCHO, NM

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	22013
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DRAINAGE PLAN

SHEET NO:
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BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-120-00003

REQUEST FOR CONDITIONAL USE PERMIT FOR MULTI-FAMILY FOR THE PROPERTY LEGALLY DESCRIBED AS CDR2, LOT H-1-A-1; LOCATED AT 1805 DARLENE RD SE.

Applicant: Chris Tafoya

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of July, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a conditional use permit for multi-family for the property legally described as CDR2, Lot H-1-A-1, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on July 11, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-120-00003

REQUEST FOR CONDITIONAL USE PERMIT FOR MULTI-FAMILY FOR THE PROPERTY LEGALLY DESCRIBED AS CDR2, LOT H-1-A-1.

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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 for a multi-family development.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.10 (C) (6) R-3: Conditional Uses in Mixed Residential District.

CONDITIONS OF APPROVAL:

1. A site plan must be approved by the Governing Body and all development must comply with any conditions of approval of that site plan approval.
2. Reviewer comments will be addressed prior to building permit approval.
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.

THEREFORE, the application for a conditional use permit for multi-family for the property legally described as CDR2, Lot H-1-A-1, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on July 11, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-410-00009

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Specific Area Plan Amendment. The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan to change the Future Land Use Map for the property legally described as Unit 13, Block 37, Lot 27; and Block 36, Lots 1, 2, 28, and 29. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan to change the Future Land Use Map for the property legally described as Unit 13, Block 37, Lot 27; and Block 36, Lots 1, 2, 28, and 29. The proposed amendment will change the Future Land Use for the subject properties to "Medium Density Residential".

The subject properties are currently zoned C-1: Retail Commercial per Ordinance No. 93, Enactment No. 08-87, and are designated as "Neighborhood Center, C-1" in the Sierra Vista Specific Area Plan Future Land Use Map.

The subject property is also located within a Corridor Overlay Zone per Ordinance No. 93 Enactment No. 08-87, which administers design standards for commercial, office, light manufacturing, and multi-family development. The Ordinance further applies the overlay zone for access, floodplain, and future rights-of-way protection.

A proposed Zone Map Amendment to change the zoning of this area to R-4: Single-Family Residential and R-5: Single-Family Residential is being heard concurrently under case #22-100-00020. Also concurrent with these actions is a Master Plan application for the Zuma Ranch Subdivision under case #22-400-00004.

REVIEW CRITERIA:
The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific Land Use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide Land Use decision making by the Governing Body."

The subject property is located within the Sierra Vista Specific Area Plan adopted by the City of Rio Rancho in 2008. The purpose of the plan is to guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. The Sierra Vista Specific Area

Plan envisions the Land Use of this area to be mixture of Medium Density Residential and Retail Commercial. The Generalized Land Use Map (GLUM), Chapter 5, Map L-2 of the City's Comprehensive Plan envisions this area as a moderate-density residential development, which the Sierra Vista Specific Area Plan is currently aligned with.

A justification letter provided by the applicant states, "The area is experiencing rapid single-family development. West of the subject property is the Broadmoor Heights Subdivision, currently under construction. West of Broadmoor Boulevard, the Rock Ridge Subdivision is completed, the Carriage Estates Subdivision is in the platting process, and the City recently approved the Tierra del Norte Subdivision. To the south is the High Range Subdivision, of which, Unit 5 was approved in 2021."

Goal 2 of the Sierra Vista Specific Area Plan is to "Promote a variety of housing choices including low-and medium-density single family residential uses and high-density multi-family residential uses." Goal L-2 of the Comprehensive Plan is to "Encourage consolidation of lots to promote a variety of land uses in a planned manner." Further, Policy L-1 of the Comprehensive Plan is to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan." After review of the above goals and policies, staff recommends the Planning and Zoning Board recommend approval of the specific area plan amendment.

SITE ANALYSIS:
This subject property is approximately 7 acres within the proposed Zuma Ranch Master Plan area of 95.1 acres, centrally located in the City of Rio Rancho. The boundaries of this area are Kaiser Road to the north, Lionel Street and Tintagel Street to the east, Montezuma Street to the south, and Galahad Street to the west. Access into the proposed Zuma Ranch subdivision will be from Kaiser Road, Lionel Street and Montezuma Boulevard.

LAND USE:
The amendment to the Sierra Vista Specific Area Plan reflects a change in land use from Neighborhood Center (C-1: Retail Commercial) to Medium Density Residential (R-4, R-5 Single-Family Residential) on the Exhibit 12: Future Land Use Map in the Sierra Vista Specific Area Plan. Exhibit 12 is included as an attachment.

SURROUNDING LAND USE:
Medium density residential and to the west Neighborhood Center Commercial.

TRANSPORTATION & ACCESS MANAGEMENT:
No proposed changes.

IMPLEMENTATION:
No proposed changes.

NOTIFICATIONS:
Property owners within 100 feet excluding right of way, were notified by first class mail. A legal advertisement was placed in the July 2, 2023 edition of the Albuquerque Journal and a notice sign was posted to the property of July 3, 2023. All legal notifications have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
Reviewing agencies received the application materials and justification letter for review and comments provided have been included as an attachment.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board recommend

The Development Services Department recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Sierra Vista Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Sierra Vista Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact for Approval:
1. The change of Land Use from Neighborhood Center (C-1) to Medium Density Residential does not adversely affect the goals and objectives of the Sierra Vista Specific Area Plan.
2. The Change of Land Use to Medium Density Residential will be consistent with the goals and policies from the Land Use Element of the Comprehensive Plan.

If the Planning and Zoning Board does not find sufficient justification for amending the Sierra Vista Specific Area Plan then the following findings should be noted.

Specific Findings of Fact for Denial:
1. The change of Land Use from Neighborhood Center (C-1) to Medium Density Residential does not fit the development goals and objectives of the Sierra Vista Specific Area Plan.
2. The loss of a portion of the proposed Neighborhood Center (C-1) within a growing residential area would not result in a well-planned neighborhood as described in the Comprehensive Plan.

ALTERNATIVES:

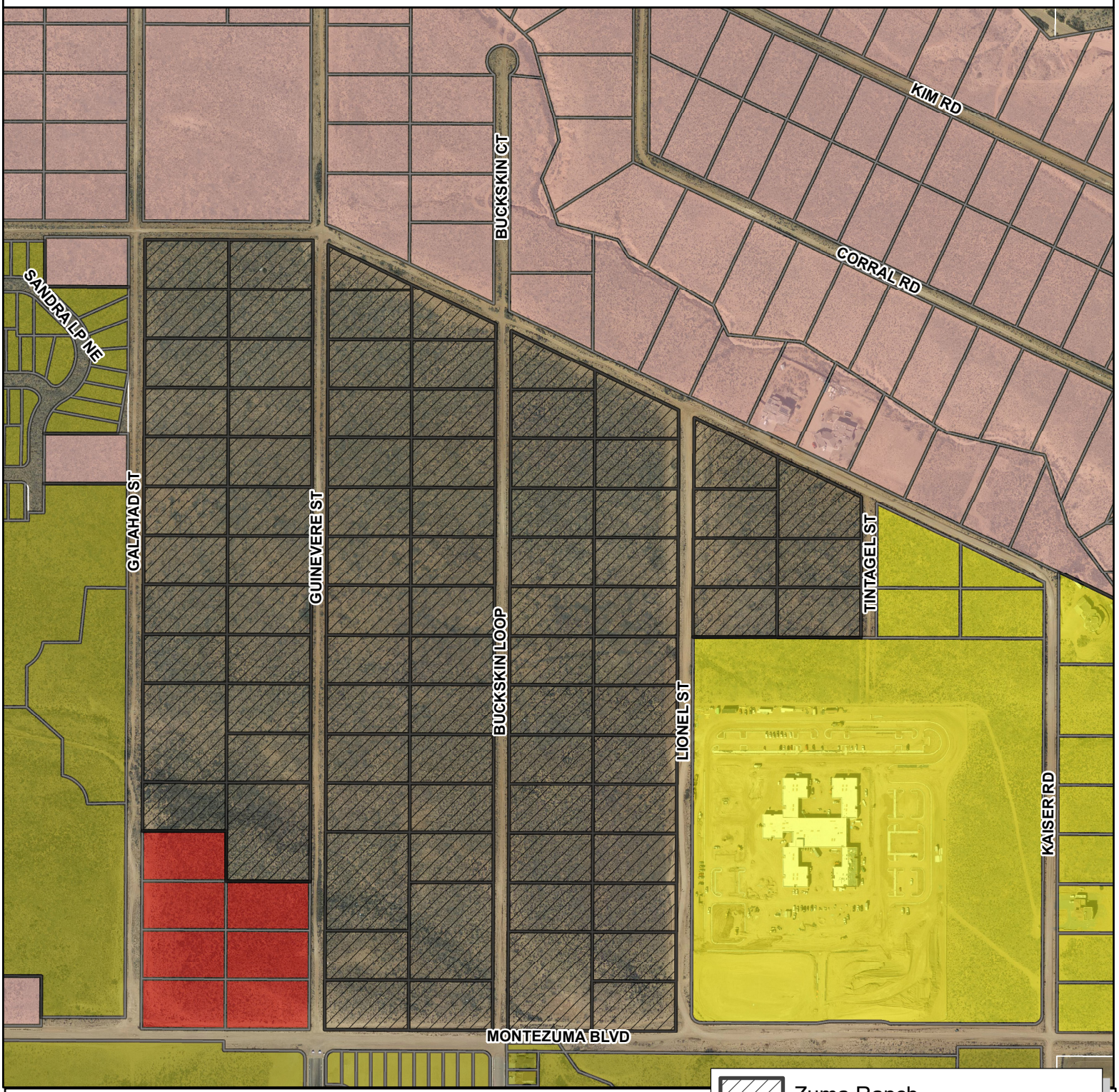
1. The Planning and Zoning Board may recommend approval of the request to the Governing Body;
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body;
3. The Planning and Zoning Board may modify the request and recommend the Governing Body approve such modifications;
4. The Planning and Zoning Board may 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 recommend approval of the amendment to the Sierra Vista Specific Area Plan to the Governing Body with findings and conditions.

ATTACHMENT: ZUMA RANCH_AREA-ZONING.pdf
ATTACHMENT: Application
ATTACHMENT: Exhibit 12 - Future Land Use Map_Sierra Vista SAP.pdf
ATTACHMENT: Authorization letter.pdf
ATTACHMENT: ZUMA RANCH - Legal AD.docx
ATTACHMENT: ZUMA_RANCH_NOTICED_PROPERTIES.pdf
ATTACHMENT: ZUMA_RANCH_Notice-signed.pdf
ATTACHMENT: DRAFT_ZumaRanchSAPamend_Resolution AR.docx

ZUMA RANCH MASTER PLAN
PROPOSED AREA



Rio Rancho City of Vision

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GIS Moving Spatial Data Forward

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- Zuma Ranch
- R-1: Single-Family Residential
- T-Z: Transitional Zoning
- R-4: Single-Family Residential
- C-1: Retail Commercial

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 Chris Benson on 08/05/2022

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: Pierre Amestoy, Zuma Ranch, LLC.		Phone: 505 822-0044
Address: 4461 Irving Blvd. NW		E-Mail: pierre@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: James K. Strozier, FAICP, President, Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87110

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

Amendment to the Sierra Vista Specific Area Plan, approval of the Zuma Ranch Master Plan, and a Zone Map Amendment from TZ, R-1, and C-1 to R-4 and R-5.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 13	Block(s): 34,35,36,37	Lot(s): Please see attached
Existing Zoning: TZ, C1, R-1	Proposed Zoning: R-4 and R-5	95.1
No. of existing lots:	No. of proposed lots: 476	Total area of site (acres) ~~89.3~~ acres

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Zuma Ranch, LLC.	Agent: Consensus Planning, Inc.
Signature:		Date: July 22, 2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
22-100-00020	$1328.00	
22-400-00004	$400.00	
22-410-00009	$400.00	

APPLICATION ACCEPTED BY: Christopher Benson **DATE:** 07/22/2022

Form revised June 2014

Zuma Ranch Zone Map Amendment Legal Descriptions

Unit 13 -

Block 37, Lots 4-27

Block 36, Lots 1-29

Block 35, Lots 1-26

Block 34, Lots 9-15

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

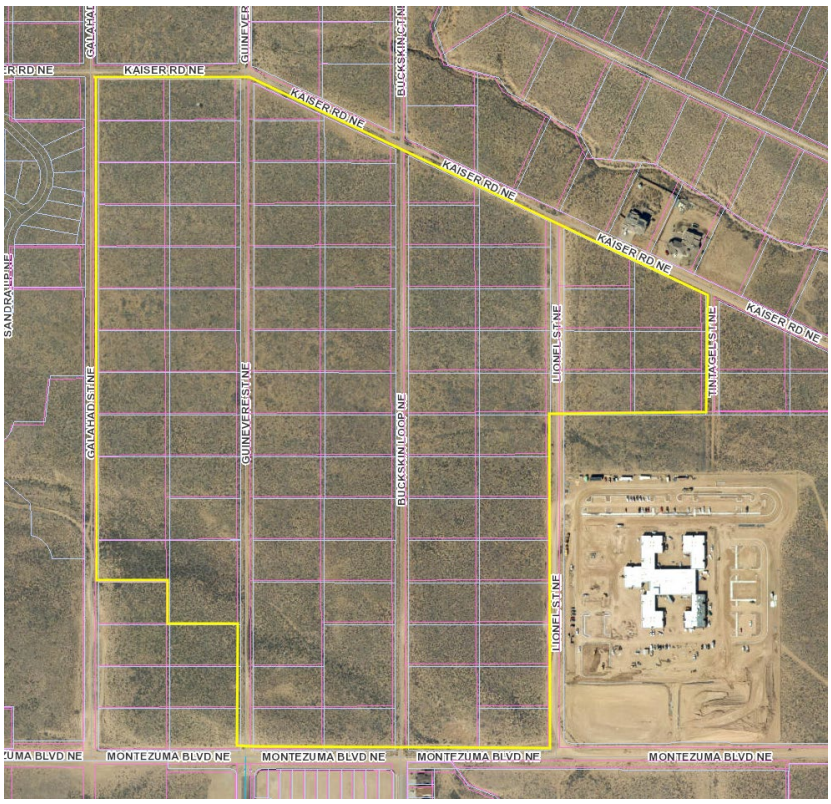
July 22, 2022

Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for Approval of an Amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and associated Zone Map Amendment

Dear Chairman, Radosevich:

The purpose of this letter is to request approval for a Zone Map Amendment to the area known as Zuma Ranch on behalf of Zuma Ranch, LLC. The subject site is bounded north by Kaiser Road, east by Lionel Street and Tintagel Street, south by Montezuma Street, and west by Galahad Street. The site consists of approximately 89.3 acres. The neighborhood is situated in an area characterized by medium-density, single-family homes and is centrally located between the Rio Rancho City Center (Downtown) to the north and the Loma Colorado activity node to the south.



Zuma Ranch boundaries

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP

REQUEST

The Zone Map Amendment request is part of a three-part request that includes;

1) Amendment to the Sierra Vista Specific Area Plan to reflect the Zone Map Amendment and the Zuma Ranch subdivision land-use changes.
2) Master Plan for the proposed Zuma Ranch that assembles 476 lots for approximately 89.3 acres
3) Zone Map Amendment for lots zoned TZ and C-1 to R-5; and lots zoned TZ, R-1, and C-1 to R-4.

PLANNING CONTEXT

The Subject Site is within the Sierra Vista Specific Area Plan. The Sierra Vista Future Land Use Map envisioned the Zuma Ranch site area to include medium-density residential and a Neighborhood Center at the corner of Montezuma Boulevard and Guinevere Street.

In 2008, the Governing Body adopted an amendment to the Sierra Vista Specific Area Plan. It created a Corridor Overlay Zone (COZ) that applies to several lots adjacent to Guinevere Street and Montezuma Boulevard within the subject site. Affected lots include Unit 13, Block 37, Lots 15-27, and Unit 13, Block 36, Lots 1-15, and Lots 28-29. The COZ applies an overlay zone for access, flood plain, future rights-of-way protection, prohibited use, and design standards. The COZ design standards apply to commercial development, which will not be part of this request. Section F of the COZ provides standards for public rights-of-way classified as a collector, minor arterial, and principal arterial within residential developments. The street section proposed for Guinevere Street (a collector) provides 68 feet of right-of-way, which meets the requirements in the COZ. The layout does not include driveway access to Guinevere Street residential properties.

Corridor Overlay Zone indicated with hatch marks.

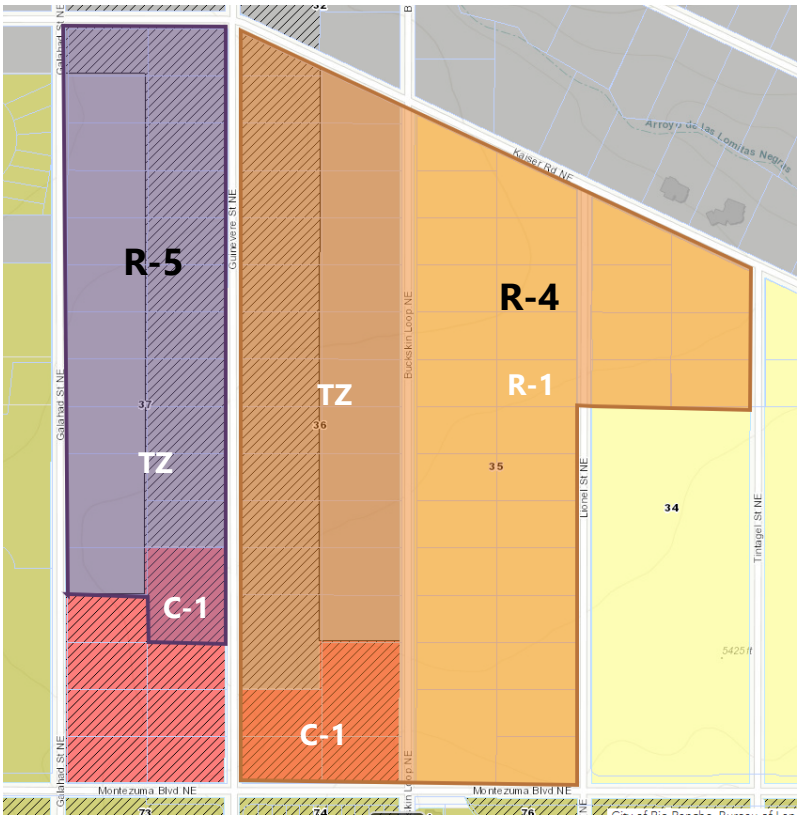
PROJECT OVERVIEW

The proposed Zuma Ranch Mini-Master Plan provides the proposed subdivision layout, signage, streetscape, and park design. The plan complies with the City of Rio Rancho design guidelines for the R-4 and R-5 zones. The proposed 476 lots of Zuma Ranch will allow for lots of various sizes. The following is a breakdown of the four lot widths:

- 35-foot 184
- 45-foot 217
- 50-foot 68
- 60-foot 7

The 35-foot lots will be on the western side of the subdivision, with lots getting larger towards the east. Access into the subdivision will be from Kaiser Road, Lionel Street, and Montezuma Boulevard.

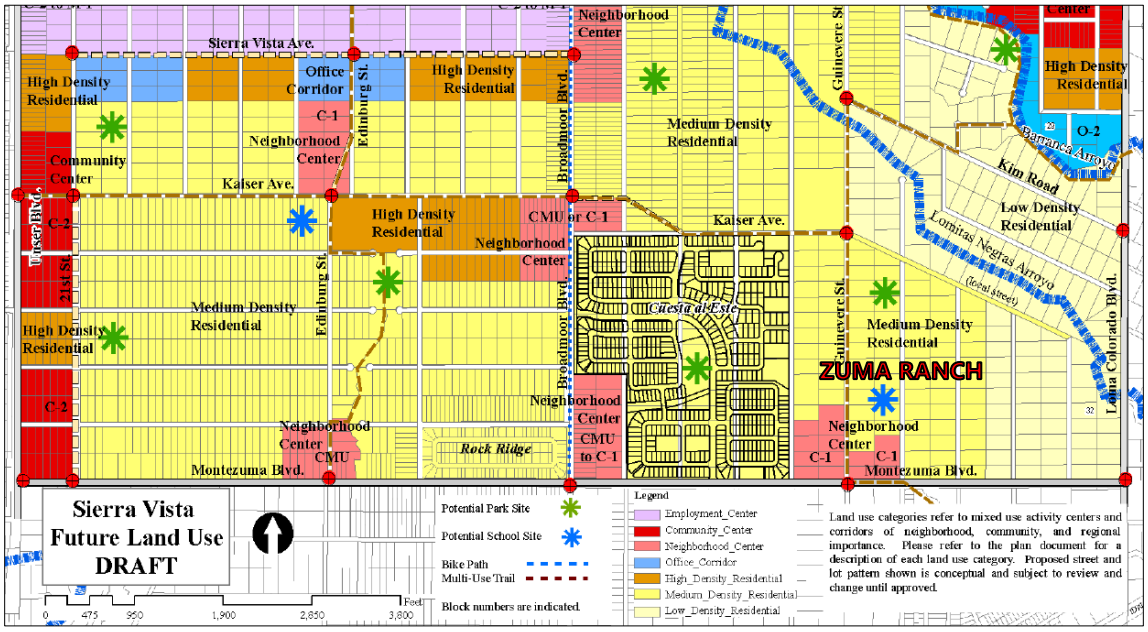
To accommodate the different lot sizes, a zone change to R-4 and R-5 is being requested for the site. The Applicant is requesting to rezone tracts east of Guinevere Street to R-4 (Unit 13, Block 36, Lots 1-29; Block 35, Lots 1-26; Block 34, Lots 9-15) and tracts west of Guinevere Street to R-5 (Unit 13, Block 3, Lots 4-27). The exhibit below shows the areas for the requested zone changes. The existing zoning is identified with white lettering and the requested zoning in black.



Existing and requested zone changes by lot.

These changes in zoning will allow for the development of moderate and moderately high-density single-family housing types on the undeveloped site. The R-4 and R-5 zone districts allow for a complementary land use pattern similar to the adjacent Broadmoor Heights and High Range Subdivisions.

The proposed subdivision layout provides a unique opportunity for residential development in Rio Rancho. Streets on the eastern portion of the subdivision will radiate from a large, centralized park, which will contain amenities such as playgrounds, a stage, seating, and picnic areas. The Applicant intends the park to function as a unique and special gathering space for Zuma Ranch and surrounding neighborhoods. The park will be located near the "Potential Park Site" identified in the Sierra Vista Specific Area Plan Future Land Use Map.



Sierra Vista Specific Area Plan Future Land Use Map

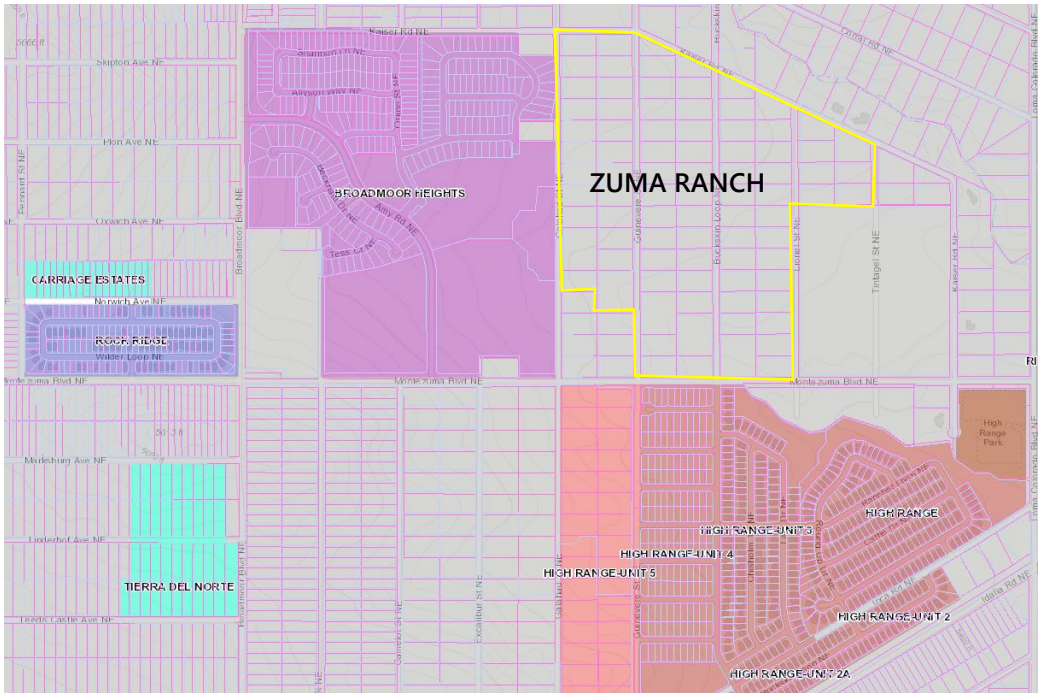
OWNERSHIP

Zuma Ranch, LLC, owns all parcels of the subject site. The owner has provided a signed letter (included in the application packet) as authorization for this request. Consensus Planning, Inc. is the Agent representing the project.

SITE HISTORY

The subject properties of this Zone Map Amendment are approximately 1-acre lots, which were annexed by the City of Rio Rancho in 1995. This antiquated platting has been an ongoing challenge faced by the City of Rio Rancho because of inadequacies in the street right-of-way, impractical block lengths, poor lot configuration, and checkerboard ownership. The site has remained vacant since the annexation.

The area is experiencing rapid single-family development. West of the subject property is the Broadmoor Heights Subdivision, currently under construction. West of Broadmoor Boulevard, the Rock Ridge Subdivision is completed, the Carriage Estates Subdivision is in the platting process, and the City recently approved the Tierra del Norte Subdivision. To the south is the High Range Subdivision, of which, Unit 5 was approved in 2021.



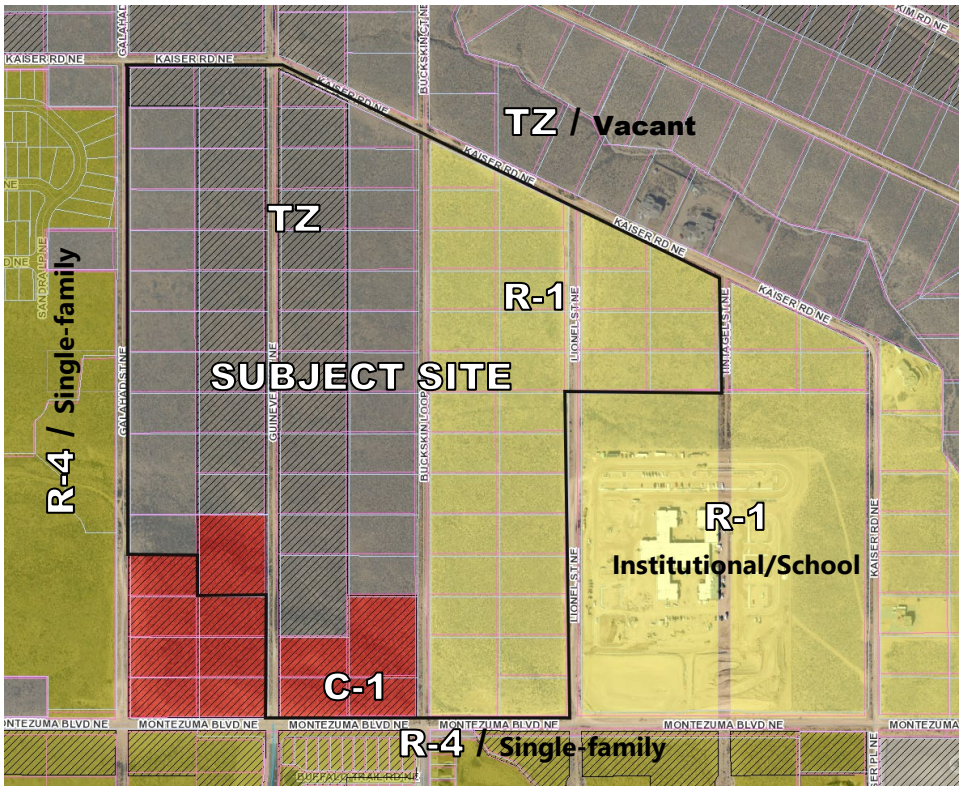
Surrounding subdivisions.

EXISTING ZONING AND LAND USE

The subject site is vacant and is surrounded primarily by single-family residential development. The subject site contains three Zone Districts as follows: 48 lots on the west are zoned Transitional Zoning (TZ); 33 lots on the east are zoned R-1; and five lots at the southwest corner are zoned C-1.

Properties to the north of the subject site are zoned TZ and are currently vacant. The High Range Subdivision, Units 3, 4, and 5 are located to the south and are zoned R-4. The parcels to the east are zoned R-1 and contain a recently constructed Rio Rancho Public Schools Pre-school and additional vacant parcels to the north of the school. The Broadmoor Heights Subdivision is located to the west and is zoned R-4.

ZONING AND LAND USES		
Direction	**Zoning**	**Land Use**
North	TZ	Vacant
South	R-4	Single-family
East	R-1	Institutional, Vacant
West	R-4	Single-family



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following policies are addressed for deciding zone map change applications pursuant to the City of Rio Rancho Zoning Code:

1. **A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.**

   Applicant Response**:** This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho. The R-4 and R-5 zone districts will allow for residential development near the City Center and community amenities. The Applicant will provide infrastructure improvements for dry utilities, water and sewer, streets, and drainage improvements. The zone change will allow for an attractive residential subdivision on a site that has remained undeveloped since annexation in 1995, and it will advance the Sierra Vista Specific Area Plan with the intended land use for this area. Residential development in this area will promote the general welfare by meeting the demand for new moderate and moderately high-density housing in Rio Rancho, contributing to population growth, and adding to the tax base.

2. **Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant**

to show why the change should be made, not on the City to show why the change should not be made.

Applicant Response**:** If granted, the Zone Map Amendment will provide stable zoning and land use pattern within the Zuma Ranch Subdivision and will complement the surrounding development. As noted earlier, Broadmoor Heights and High Range subdivisions are zoned R-4 because this area is intended to support moderate-density residential development. The R-5 zone district allows for a slightly smaller minimum lot width and size, which will add to the mix of housing sizes in the area. The change of zoning should be made because the proposed Zuma Ranch property has remained vacant for years under the existing zoning of TZ, C-1, and R-1. The R-4 and R-5 zones allow flexibility in lot sizes and types reflected in the proposed lot layout, which shows a mix of lot sizes that will contain different housing types and sizes appealing to the desires of different homebuyers.

The residents of the proposed Zuma Ranch will be served by the community amenities in the area, including the Loma Colorado Library, the McDermott Athletic Center, and commercial retail and services located on Northern Boulevard and Loma Colorado Boulevard. Zuma Ranch will continue the development pattern from Broadmoor Boulevard east, providing recreational amenities and housing to fill out the area around the City Center.

3. **A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.**

   Applicant Response**:** The proposed Zone Map Amendment to allow residential development is consistent with the Rio Rancho Comprehensive Plan and the intent of the Sierra Vista Specific Area Plan.

   The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:

   > **Land Use Policy L-2: 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.**
   >
   > Applicant Response: The proposed Zuma Ranch Master Plan creates a community character with single-family development that considers circulation, landscape, parks, storm drainage, utilities, location of housing units, and design. The subdivision includes an innovative circulation pattern with streets radiating from the centralized park east and a grid-like pattern on the western portion of the site along Galahad Street. The

local streets create linkages within the subdivision and to the perimeter streets of Kaiser Road, Montezuma Boulevard, Galahad Street, Tintagel Street, and Lionel Street. Guinevere Street will contain a 68-foot right-of-way, providing the collector extension from the High Range Subdivision. Extension of Kaiser Road to Lionel Street and two lanes of Montezuma Boulevard are also proposed as part of the development.

Landscaping will be provided in the park, along the streetscape, and in smaller HOA tracts located throughout the development. The grading and drainage plan for Zuma Ranch includes storm drainage that will flow to the park and along Zuma Ranch Road to the retention pond located at the southeast corner of the subdivision. Utilities will be installed per City requirements. Housing units will be of various sizes and complementary design styles.

Population and Housing Element Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Population and Housing Element Policy 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: The proposed Zuma Ranch subdivision will provide an attractive single-family living environment that includes a large neighborhood park with other amenities that can be utilized by various ages and family and non-family households alike. Zuma Ranch is also located near many amenities in the City Center and surrounding area that supports families with recreation and services. The location of Zuma Ranch will support families due to its proximity to Rio Rancho Public Schools, including Shining Stars Pre-School, Colinas Del Norte Elementary, Rio Rancho Middle School, and V. Sue Cleveland High School.

Parks and Recreation Goal 1: Establish a new and maintain existing recreation and senior centers, parks, trails, and open space that fosters a quality community, support a strong economy and meets the needs of current and future residents.

Parks and Recreation Goal 2: Be responsive to the recreational needs of the community.

Applicant Response: The centerpiece of the Zuma Ranch subdivision is the neighborhood park where residents can create community connections. The park is envisioned as an attractive neighborhood and broader community amenity that can provide a space for larger outdoor events and gatherings. The 4-acre park will include two turf areas, a dog park, walking paths, basketball courts, pickleball courts, playgrounds, shaded picnic areas with centralized performance space, and onsite parking that can accommodate food trucks (see Zuma Ranch Master Plan Park

Concept). The park and the associated amenities respond to the current and future needs in this area of Rio Rancho and will contribute to a quality community.

Policy TR-11: Ensure all rights-of-way are ADA-compliant.

Applicant Response: The proposed Zuma Ranch street network will contain two road sizes, 68-foot collector streets, and 50-foot local streets. They will include landscaped parkways, bike lanes, and 5-foot sidewalks that will be ADA compliant (see Master Plan Street Sections).

Urban Design Goal 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: The proposed Zuma Ranch subdivision is a traditional neighborhood with an innovative street pattern that contributes to residents' unique sense of place. Unified theming, including signage, architectural design elements, and landscaping presented in the Master Plan, will further support a sense of place and neighborhood identity.

Urban Design Goal 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: The proposed Zuma Ranch street grid will create links to the adjacent neighborhoods of High Range and Broadmoor Heights. North-south street linkages to existing streets within High Range include Galahad Street, Guinevere Street, and Lionel Street. These streets connect to Montezuma Boulevard, the primary east-west corridor for the subdivision. Montezuma Boulevard and Kaiser Road link to the Broadmoor Heights subdivision and Broadmoor Boulevard to the west. All streets will be multi-modal with bike lanes and sidewalks.

Consistency with the Sierra Vista Specific Area Plan
The proposed zoning is consistent with the intent of the Sierra Vista Specific Area Plan for this region. The following identifies the goals and objectives furthered by the requested Zone Map Amendment.

Land Use Goal 2: Promote a variety of housing choices including low- and medium-density single-family residential uses and high-density multi-family residential uses.

Applicant Response: The proposed Zone Map Amendment furthers this goal because the Sierra Vista Specific Area Plan identified the area as appropriate for moderate-density residential, for which the R-4 and R-5 zones district are ideally suited. The subdivision layout shown in the master plan shows a variety of moderate densities that meet the R-4 zone requirements of 40-foot minimum width and 4,000 minimum lot size on the eastern portion of Zuma Ranch and lots that meet the moderately-

high density requirements of the R-5 zone of 35-foot minimum lot width and 2,500 minimum lot size on the western portion of the site. The variety of residential lots throughout Zuma Ranch will add to the mix of housing in this section of Rio Rancho and increase the diversity of residential land use.

Communities Facilities Goal: Create open space, parkland, trails, and other recreation amenities to serve the Plan area.

Applicant Response: The 4-acre park at the heart of Zuma Ranch will provide a dynamic neighborhood and community park that will add to the existing amenities in the area. The park will support the recreational needs of the residents of Zuma Ranch as well as the larger community in this area south of the City Center.

4. **The applicant must demonstrate the existing zoning is inappropriate because:**
    a) **there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or**
    b) **changed neighborhood or community conditions justify the change, or**
    c) **a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.**

Applicant Response**:** The existing zoning on the property of TZ and R-1 are inappropriate because they are antiquated zoning categories that no longer fulfill the desires of the City of Rio Rancho. The TZ zone was intended for recently annexed areas where it was expected that Zone Map Amendment would be required to adjust for more appropriate zoning. As the area has developed, the need for TZ zoning is no longer needed. The change of zoning to R-4 and R-5 will fulfill the intent of the TZ zone and provide a zoning category for moderate and moderately high-density residential in an area where it is desired.

The R-1 designation was used as the foundation of the Rio Rancho Zone Code. The City has since developed the Comprehensive Plan Generalized Land Use Map (GLUM) and the Sierra Vista Specific Area Plan, which envisions this area as moderate-density residential development as shown in the Zuma Ranch Master Plan. This type of housing development is supported by the R-4 zoning. The R-1 zone no longer fits the desired population density and housing types intended for the area.

The change of zone from C-1 to R-4 and R-5 is justified based on the changes in the condition of the area and because it is more advantageous to the community. The area has developed as primarily residential and the number of C-1 lots in this area is no longer appropriate. Five of the twelve C-1 lots along Montezuma Boulevard are included in this zone change request (see illustration on page 3). Seven lots, at the corner of Montezuma Boulevard and Galahad Street, will remain C-1, providing for appropriately sized commercial retail and services within a residential area. Residents of Zuma Ranch will be in proximity to commercial retail and services via future development of the larger commercial tract located to the west of the subject site, at the corner of Broadmoor Boulevard and Montezuma Boulevard, and in other areas of the City where commercial is currently being developed. Residential development is necessary to support future commercial developments in Rio Rancho. The change of zoning to R-4 and R-5 is more advantageous to the community because it will add to the market base for commercial retail and services in Rio Rancho.

5. **The cost of land or economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.**

   Applicant Response: The requested zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and community recreation amenities furthering the Sierra Vista Specific Area Plan. The R-4 and R-5 zone allows for a variety of housing types and will further the creation of connected and interesting neighborhoods in this portion of Rio Rancho.

6. **Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.**

   Applicant Response: This Criterion is not applicable, as the request is not for apartment, office, or commercial zoning.

7. **A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone."**

Applicant Response: The requested zone change request is not a "spot zone ". The zone change to R-4 encompasses 292 lots and the R-5 zone encompasses 184 lots of the proposed Zuma Ranch Master Plan.

Conclusion

The requested amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and the Zone Map Amendment will further support the desired growth in Rio Rancho and meet the intent of land uses for this area of the City. It will provide housing near the City Center and adjacent housing development, contributing to the reduction of antiquated platting and zoning and continuing the attractive and quality development in his area of Rio Rancho.

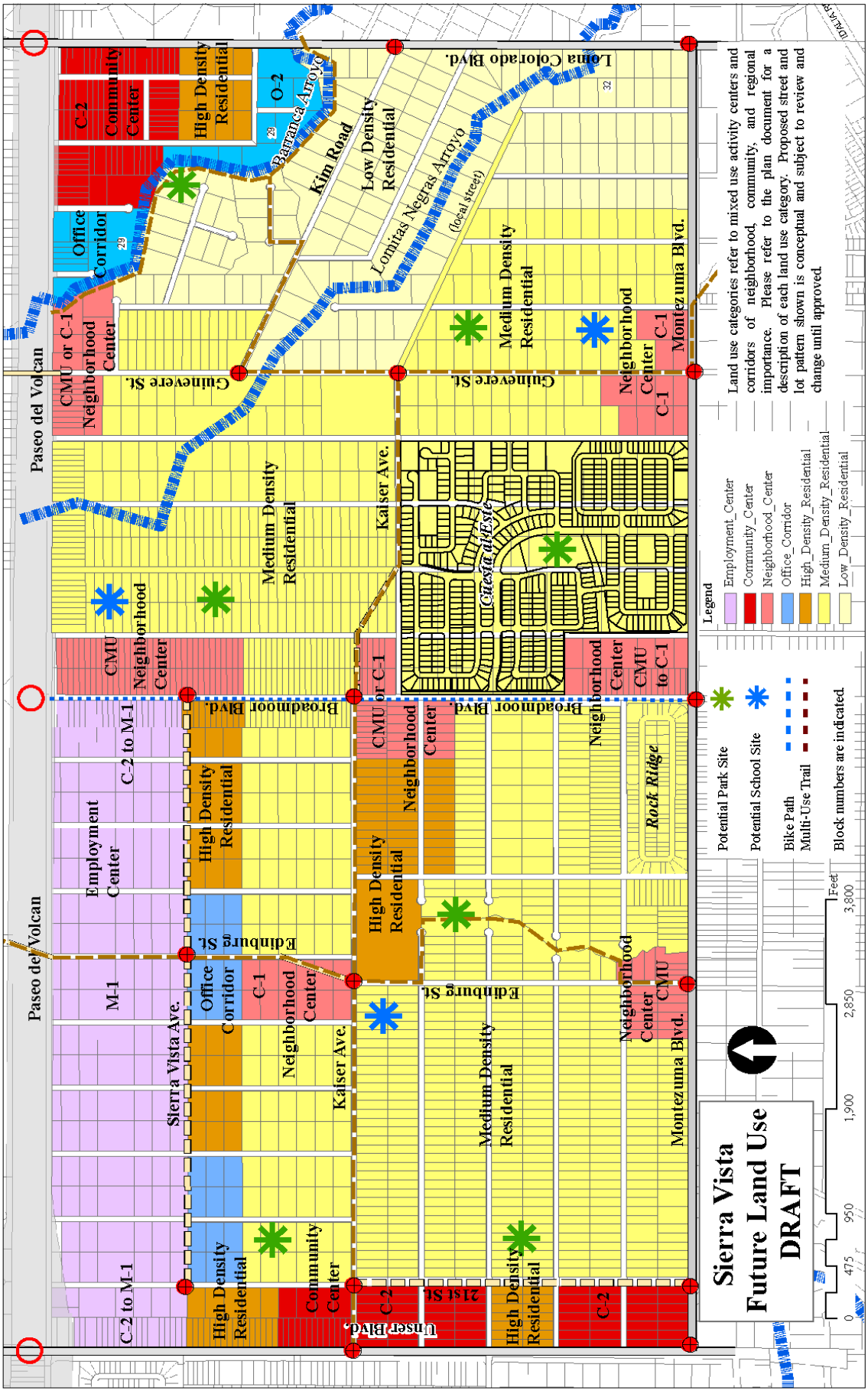
Based upon the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommended approval of this request for an amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and the associated Zone Map Amendment. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,

James K. Strozier, FAICP
Principal

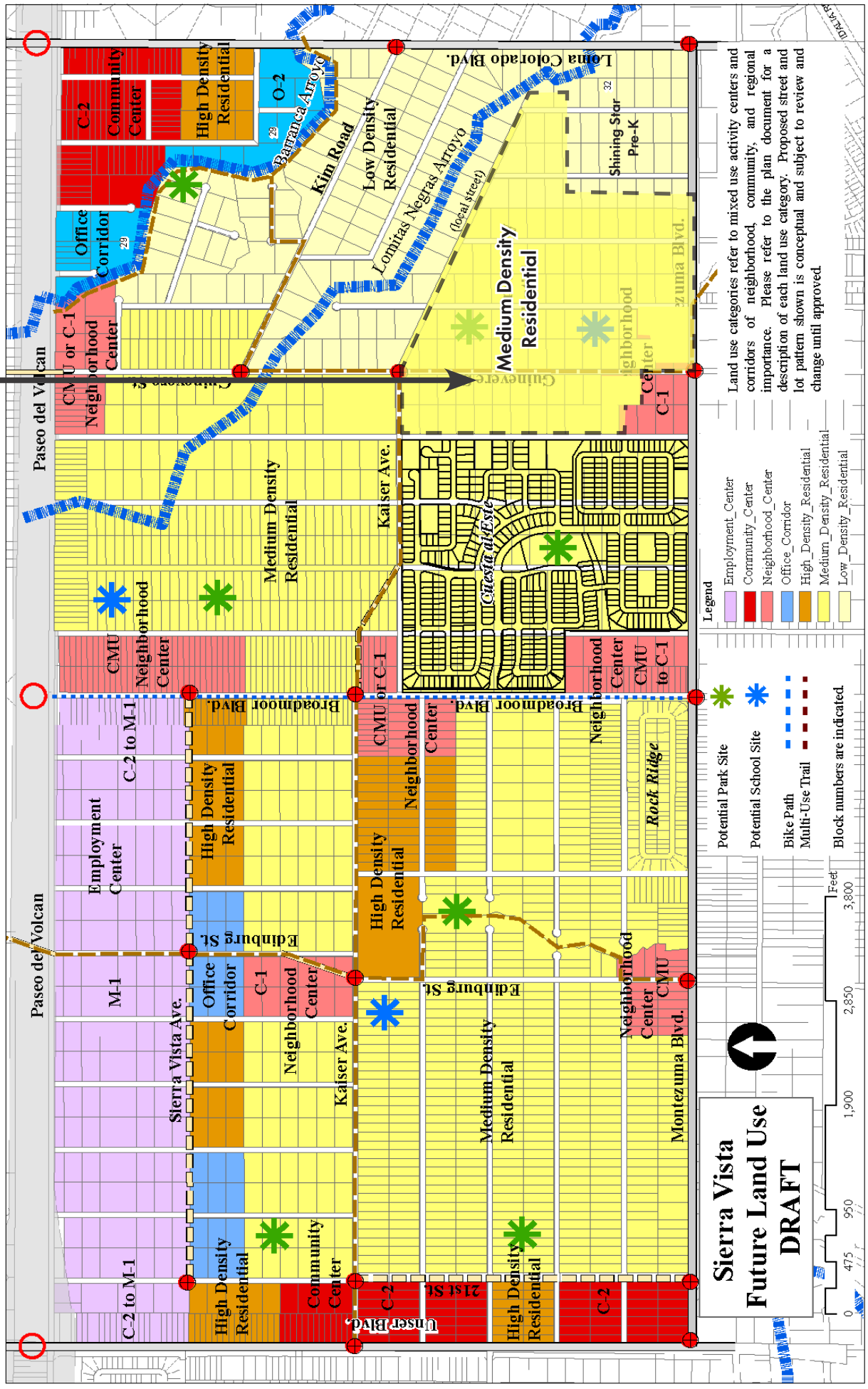
EXISTING

Exhibit 12: Future Land Use Map



PROPOSED

ZUMA RANCH



July 19, 2022

City of Rio Rancho
Planning Department
3200 Civic Center Circle
Albuquerque, NM 87144

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Zuma Ranch, LLC. hereby authorizes Consensus Planning, Inc. to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the following properties: Unit 13, Block 37, Lots 5-27; Unit 13, Block 36 Lots 1-29; Unit 13, Block 35, Lots 1-26; Unit 13, Block 34, Lots 9-15.

Sincerely,

Zuma Ranch, LLC.

Signature: _____

Printed Name: PIERRE AMESTOY

Title: MM

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

THE PLANNING AND ZONING BOARD OF THE CITY OF RIO RANCHO, NEW MEXICO, will consider the following matter at its regularly scheduled meeting at 6 p.m. on Tuesday, July 11, 2023:

Master Plan
Case #22-400-00004

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc, request approval of the Zuma Ranch Master Plan, for 95.1 acres in Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

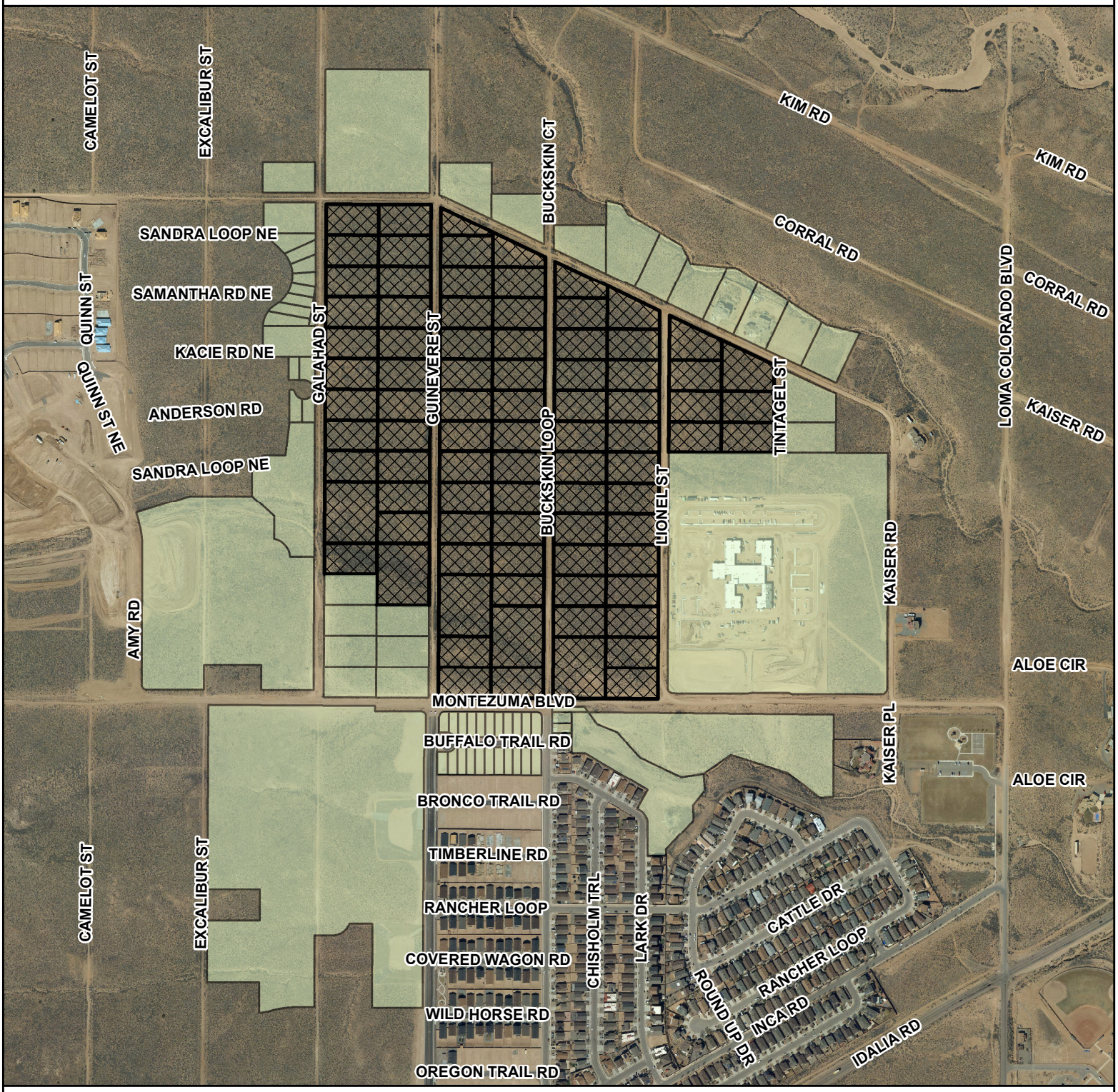
Zone Map Amendment
Case #22-100-00020

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., request approval of Zone Map Amendment for Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Blocks 37, Lots 4-27 from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential to R-4: Single-Family Residential and R-5: Single-Family Residential Zoning Districts.

Specific Area Plan Amendment
Case #22-410-00009

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan.

ZUMA RANCH NOTICED PROPERTIES
CASES 22-410-00009, 22-400-00004, 22-100-00020



RioRancho
City of Vision

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GIS Moving Spatial Data Forward

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NOTICED PROPERTIES
ZUMA RANCH

Map Created by Chris Benson on 06/21/2023

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.

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

June 21, 2023

RE: Specific Area Plan Amendment, Zone Map Amendment, Master Plan
Case No. 22-410-00009, 22-100-00020, 22-400-00004
Zuma Ranch Subdivision (Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29 and Block 37, Lots 4-27)

Dear Property Owner:

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

The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests an amendment to the Sierra Vista Specific Area Plan to reflect a change of land use from Transitional Use, Low-Density Residential, and Retail Commercial to Medium-Density and Medium High-Density Residential. Concurrent with this action is a request for a Zone Map Amendment from T-Z: Transitional Zoning District, C-1: Retail Commercial District, and R-1: Single-Family Residential District (low-density) to R-4: Single-Family Residential District (medium-density) to R-5: Single-Family Residential District (medium high-density). Also concurrent with these actions is a request for approval of the Zuma Ranch Master Plan on the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, July 11, 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 hashed lines.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body 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 & Zoning 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 cbenson@rrnm.gov or call me at 505-896-8342, 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,

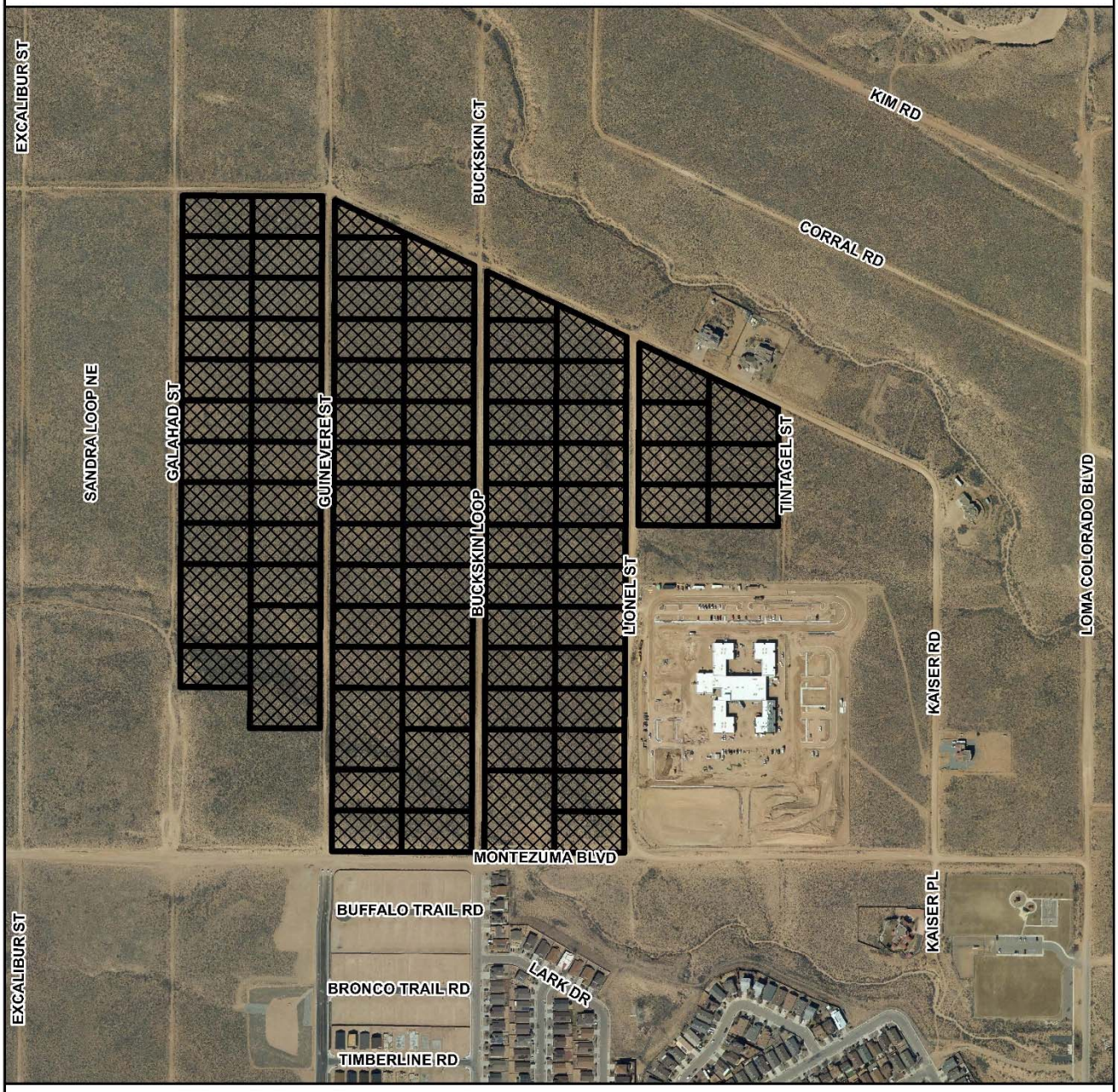
Christopher Benson

Chris Benson
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

ZUMA RANCH NOTICED PROPERTIES
CASES 22-410-00009, 22-400-00004, 22-100-00020



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ZUMA RANCH

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 Chris Benson on 06/21/2023

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE SIERRA VISTA SPECIFIC AREA 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 the planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all 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 and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

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

WHEREAS: the Governing Body of the City of Rio Rancho approved the Sierra Vista Specific Area Plan on November 12, 2008 with Resolution No. 92 Enactment No. 08-095; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Sierra Vista Specific Area Plan at their meeting held on July 11, 2023, and the following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 22-410-00009) to the Sierra Vista Specific Area Plan at their meeting held on August 10, 2023, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has 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:

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Sierra Vista Specific Area Plan to update the Future Land Use Map as shown as Exhibit A to this Resolution.

Section 2. Effective Date: This Resolution shall take effect immediately upon

adoption.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-400-00004

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of the Zuma Ranch Master Plan for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, Block 37, Lots 4-27. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommends approval to the Governing Body.

BACKGROUND AND ANALYSIS:
The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of the Zuma Ranch Master Plan for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27. Being heard concurrently with this application is the Sierra Vista Specific Area Plan Amendment, case #22-410-00009, and a Zone Map Amendment, case #22-100-00020.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. The Rio Rancho Comprehensive Plan states, "...the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are part of the Land Use Element and are used as a statement of policy to guide land-use decision making by the Governing Body."

The applicant states in their justification letter than the planning context of this Master Plan is consistent with the Sierra Vista Specific Area Plan. The applicant explains: "The Sierra Vista Future Land Use Map envisioned the Zuma Ranch site area to include medium-density residential and a Neighborhood Center at the corner of Montezuma Boulevard on Guinevere Street." This consistency can be confirmed by page 26 of the Sierra Vista Specific Area Plan, and pending approval of the amended Future Land Use Map being heard concurrently under case #22-410-00009.

Additionally, the intent of the Zuma Ranch Master Plan is to focus on a preferred zoning of R-4: Single Family Residential and R-5: Single Family Residential which would take place of the existing TZ: Transitional Zoning and C-1: Retail Commercial zones of the area. The Zuma Ranch Master Plan will incorporate urban design standards that homebuilders can readily incorporate into a variety of housing products, and create a plan that encourages a sense of community. The proposed Master Plan implements the City of Rio Rancho Comprehensive Plan, and integrates land use, transportation, utilities, drainage, design standards and phasing and financing into a

comprehensive development plan for the property.

SITE ANALYSIS:
The subject property is approximately 95.1 acres, centrally located in the City of Rio Rancho. This area is bounded by Kaiser Road to the north, Lionel Street and Tintagel Street to the east, Montezuma Street to the south and Galahad Street to the west. Access into the proposed Zuma Ranch subdivision will be from Kaiser Road, Lionel Street and Montezuma Boulevard. Adjacent properties to the north of the Master Plan area are currently zoned T-Z: Transitional Zoning per Ordinance No. 24 Enactment No. 98-025. Adjacent properties to the Master Plan area to the east are currently zoned R-1: Single-Family Residential per Ordinance No. 6 Enactment No. 06-03. Adjacent properties to the south are currently zoned R-4: Single-Family Residential per Ordinance No. 16 Enactment No. 21-18 and Ordinance No. 2 Enactment No. 06-02. Adjacent properties to the east are currently zoned R-4: Single-Family Residential per Ordinance No. 10 Enactment No. 13-15.

LAND USE:
The subject property is located within the Sierra Vista Specific Area Plan, which was adopted in 2008. The purpose of the plan is to help guide and manage future development along and in the vicinity of major arterial streets within the City of Rio Rancho. The Sierra Vista Specific Area Plan envisions the Land Use of this area to be medium density single-family development with a small area of Neighborhood Center Commercial. The adopted Generalized Land Use Map (GLUM), Chapter 5, Map L-2 of the City's Comprehensive Plan conceptualizes this area as Medium Density Residential, Commercial, and Neighborhood Center, which the Sierra Vista Area Plan currently aligns with.

A proposed Amendment to the Sierra Vista Specific Area Plan to change the land use of a portion of this area from Neighborhood Center Commercial to Medium Density Residential to facilitate this Master Plan request and proposed zone map amendment request is being heard concurrently. Approval of the Zuma Ranch Master Plan is pending approval of this Specific Area Plan Amendment request.

GRADING & DRAINAGE:
A conceptual drainage plan is included with this Master Plan which provides the initial framework for drainage within the Master Plan area, in the SSCAFCA High Range system. The drainage plan states, "The property will drain from northwest to southeast via an internal storm drain to a large detention pond near the intersection of Montezuma and Lionel Street. It will slow discharge to SSCAFCA's High Range system, however the drainage plan has not received final approval by SSCAFCA.

CIRCULATION:
The plan asserts, "One of the key transportation features of Zuma Ranch is connectivity with multiple access points to the primary street network. Zuma Ranch Road provides the main community entry from Montezuma Boulevard with large landscape setbacks that terminates into the neighborhood park. Secondary access from Lionel, Guinevere, and Galahad Streets provide multiple opportunities for residents to enter and exit the neighborhood. In order to encourage a robust pedestrian circulation system, five-foot sidewalks are proposed throughout Zuma Ranch. A portion of Montezuma Boulevard will be constructed creating a wide tree-lined boulevard.

PARKS AND COMMON AREAS:
The Plan asserts, "Zuma Ranch will provide a high quality of life with community amenities such as parks and trails.". Additionally, the Parks and Common Areas section asserts, "Zuma Ranch is designed with a centrally located neighborhood park that is over 4-acres to serve community residents and be maintained by the Homeowners Association. Park amenities may include an all

ages playground, food truck parking, restrooms, pickleball, basketball, a dog park, perimeter trail, and turf play areas.

UTILITIES:
The Plan asserts;

1. All permanent utilities shall be located underground.
2. 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.
3. 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.

The plan continues to outline the following:
Water: This project will extend waterlines in both Guinevere Street and Galahad Street from the existing stub in Montezuma Blvd. northward to Kaiser Road. Waterlines will be looped between phases across Guinevere Street and internal 8" waterlines will be looped as shown (conceptual utility plan map on page 38 of attached Zuma Ranch Master Plan).

Sewer:
There is an existing sanitary sewer line in Montezuma Blvd. that extends downstream and eastward from Galahad Street to Lionel Street. An existing sanitary sewer line in Galahad Street extending from the Broadmoor development connects to the sanitary sewer in Montezuma Blvd. There is also a sanitary sewer line in Kaiser Road that extends from Guinevere to Lionel and then south in Lionel Street before connecting to the sanitary sewer in Montezuma Blvd. Internal 8" sanitary sewer lines will connect to the existing sanitary sewer in either Lionel and/or Montezuma as needed.

DESIGN STANDARDS:
The Zuma Ranch Master Plan are "intended to support a sense of cohesiveness within the entire Zuma Ranch community and provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements".

Design Standards can be found in Chapter 5 of the Zuma Ranch Master Plan and include:

1. Site Design that focuses on general site design, single-family residential design, and architectural standards.
2. Signage that focuses on general signage standards and entry signage to the master planned area.
3. Lighting standards to preserve the "dark sky" and conform to the State of New Mexico Night Sky Act.
4. Landscape and Streetscape to value the landscapes ability to buffer noise, provide shade, control erosion and the streetscape ability to soften, break-up, and slow-down traffic patters.
5. Setbacks that are to conform to the Rio Rancho Municipal Code Chapter 154.50, Zoning Table/Residential for R:4 and R-5 zoning districts.
6. Site Utilities to minimize utility cost and visual impacts associated with utility structures.

PHASING AND FINANCING:
The Zuma Ranch Master Plan is anticipated to be constructed in four phases, beginning the 35-foot lots west of Guinevere and the pond at the southeastern corner of the site. Phase 2 is to include the lots east of Guinevere Street and south of Machu Street as well as the community park. Phase 3 of the master plan will include the lots east of Guinevere Street and north of Machu Street and Phase 4 with include the northeastern most portion of the project. A proposed phasing map is located on page 13 of the Master Plan included as an attachment.

NOTIFICATIONS:
Property owners within 100 feet, excluding right of way, were notified by first class mail. A legal advertisement was placed in the July 2nd, 2023 edition of the Albuquerque Journal and a notice sign was posted on the property on July 3, 2023. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
Reviewing agencies received the application materials and justification letter for review and comments provided have been included as an attachment.

IMPACT:
Staff recommends the Planning and Zoning Board recommend approval to the Governing Body of the Zuma Ranch Master Plan, subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject properties.
3. The applicant and adjacent property owners received due process.

Specific Findings of Fact and Conditions of Approval:
1. The Zuma Ranch Master Plan complies with the requirements of the Comprehensive Plan and adequately integrates with the adjacent Broadmoor Heights and High Range 5 Master Plans.
2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. The Zuma Ranch Master Plan conforms with the Sierra Vista Specific Area Plan, pending approval of Specific Area Plan Amendment case #22-410-00009.
4. The applicant shall address all Master Plan reviewer comments, as detailed in the attached document "DSD Planning and Engineering Comments".

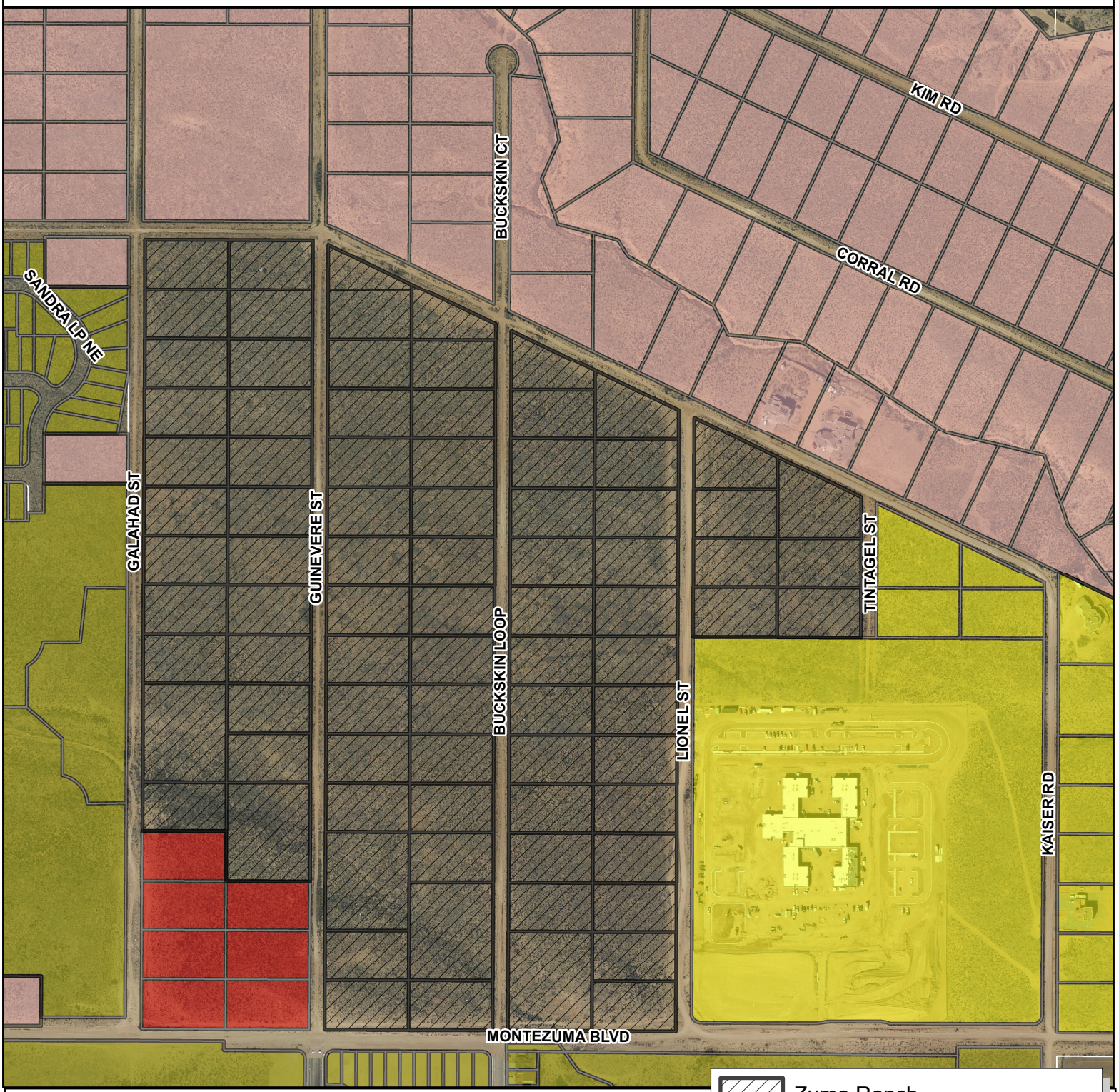
ALTERNATIVES:
1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The Planning & Zoning Board may 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 recommend approval of the Master Plan to the Governing Body.

ATTACHMENT: ZUMA RANCH_AREA-ZONING.pdf
ATTACHMENT: Zuma Ranch Master Plan.pdf
ATTACHMENT: Zuma Ranch Application
ATTACHMENT: ZUMA RANCH - Legal AD.pdf
ATTACHMENT: Authorization letter.pdf

ATTACHMENT: ZUMA_RANCH_Notice Letter
ATTACHMENT: ZUMA RANCH NOTICED PROPERTIES.pdf
ATTACHMENT: Notice Signs.jpeg
ATTACHMENT: ENGINEERING_UTILITIES_DSD_Revisions_ZUMA Full MP FINAL DRAFT 11.23.2022.pdf
ATTACHMENT: DSDComments_ZUMA Ranch Full MP.pdf
ATTACHMENT: DRAFT_ZumaRanchMP_Resolution.docx

ZUMA RANCH MASTER PLAN
PROPOSED AREA



Rio Rancho City of Vision

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GIS Moving Spatial Data Forward

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- Zuma Ranch
- R-1: Single-Family Residential
- T-Z: Transitional Zoning
- R-4: Single-Family Residential
- C-1: Retail Commercial

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 Chris Benson on 08/05/2022

ZUMA RANCH MASTER PLAN

PREPARED FOR:

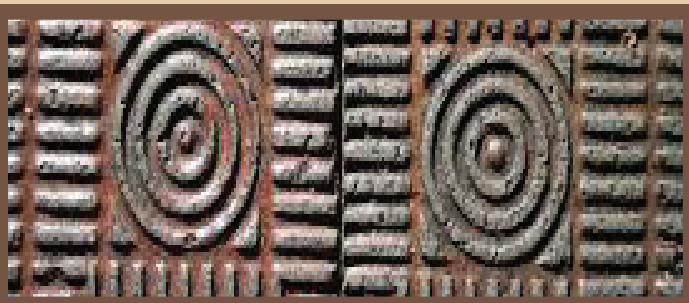
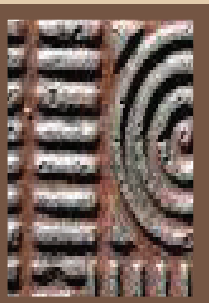
ZUMA RANCH, LLC.

PREPARED BY:

CONSENSUS PLANNING, INC.
302 EIGHTH STREET NW
ALBUQUERQUE, NM 87102

MARK GOODWIN & ASSOCIATES
9016 WASHINGTON STREET, NE
ALBUQUERQUE NM 87113

JUNE 8, 2023

Signature Page

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1. OVERVIEW

INTRODUCTION

Zuma Ranch is an approximately 95.1-acre, medium and medium-high density, single-family residential neighborhood located within Rio Rancho Estates Unit 13, Rio Rancho, New Mexico. Zuma Ranch will provide a high quality of life with community amenities such as parks and trails. The neighborhood is situated in an area that is characterized by medium-density, single-family homes and centrally located between the Rio Rancho City Center to the north and the Loma Colorado activity node to the south. The site is bound by Montezuma Boulevard on the north, the Broadmoor Heights neighborhood to the west, Kaiser Road to the north, and Lionel and Tintagel Streets on the east.

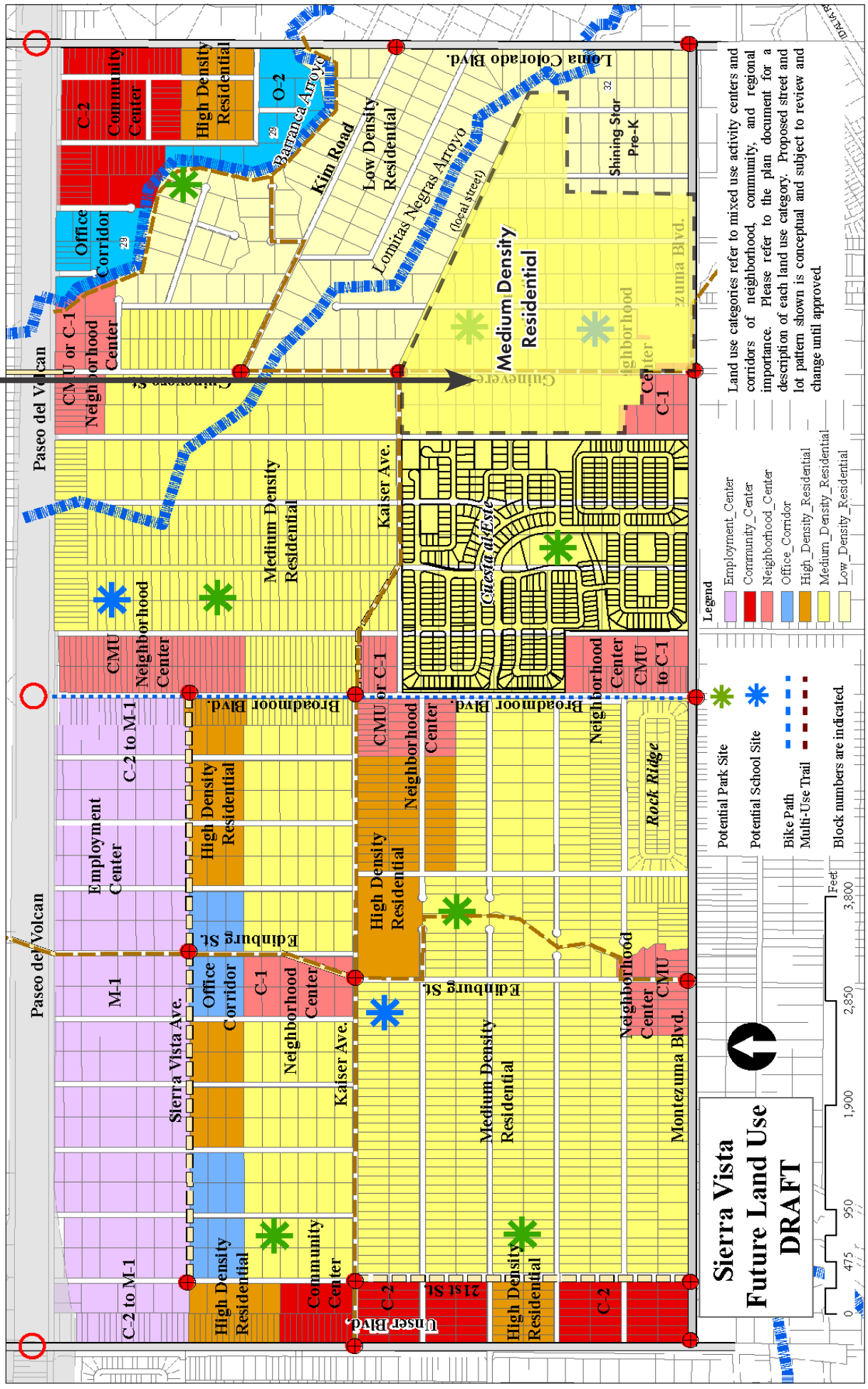
The following properties refer to the area within the Sierra Vista Specific Area Plan that comprise Zuma Ranch. The lots comprising Zuma Ranch are delineated below by lot legal description:

- Unit 13: Block 34, Lots 9-15; Block 35, Lots 1-26; Block 36, Lots 1-29; Block 37, Lots 5-27 (*see Section 3 and the ZMA application for lots delineated by proposed zone changes*).

The objectives of the Master Plan are:

- To designate the preferred zoning for the subject site as R-4 and R-5;
- To provide a flexible plan that incorporates urban design standards that homebuilders can readily incorporate into a variety of housing products;
- To provide flexibility in the plan so that a variety of lot sizes can be mixed, rather than separating neighborhoods by lot size;
- To create a plan that encourages a sense of community. Some features of the plan that help to achieve this are:
    - The four access points into the community will be enhanced by entry features that establish a sense of arrival, and
    - A centralized neighborhood park with extended amenities;
- To implement the City of Rio Rancho Comprehensive Plan; and
- To integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.

ZUMA RANCH


Sierra Vista
Future Land Use
DRAFT
Legend
Employment_Center
Community_Center
Neighborhood_Center
Office_Corridor
High_Density_Residential
Medium_Density_Residential
Low_Density_Residential
Potential Park Site
Potential School Site
Bike Path
Multi-Use Trail
Block numbers are indicated.
Land use categories refer to mixed use activity centers and corridors of neighborhood, community, and regional importance. Please refer to the plan document for a description of each land use category. Proposed street and lot pattern shown is conceptual and subject to review and change until approved.
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2,850
3,800
Paseo del Volcan
Broadmoor Blvd.
Edinburg St.
Unser Blvd.
Montezuma Blvd.
Laguna Colorado Blvd.
Sierra Vista Ave.
Kaiser Ave.
Kim Road
Barranca Arroyo
Lombitas Negras Arroyo
(local street)
Rock Ridge
Shining Star
Pre-K
Employment Center
C-2 to M-1
M-1
Office Corridor
C-1
C-2
O-2
CMU or C-1
CMU
Neighborhood Center
Community Center
High Density Residential
Medium Density Residential
Low Density Residential
21st St.

2. EXISTING CONDITIONS

INTRODUCTION

The existing conditions impacting this 95.1 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.

LAND USE

The area is experiencing rapid single-family development. Surrounding land uses impacting Zuma Ranch are the Broadmoor Heights and High Range Subdivisions which include moderate density housing and the Rio Rancho Public Schools Shining Star Pre-school to the east. Properties to the north of the subject site are zoned Transitional Zoning (TZ) and are currently vacant. The High Range Subdivision, Units 3, 4, and 5 are located to the south and are zoned R-4: Single Family Residential. The parcels to the east are zoned R-1: Single Family Residential District and contain a recently constructed Rio Rancho Public Schools Shining Stars Pre-school and additional vacant parcels to the north of the school. The Broadmoor Heights Subdivision is located to the west and is zoned R-4: Single Family Residential District. Zuma Ranch is situated in an area characterized by medium-density, single-family homes and is centrally located between the Rio Rancho City Center to the north and the Loma Colorado activity node to the south.

ANTIQUATED PLATTING

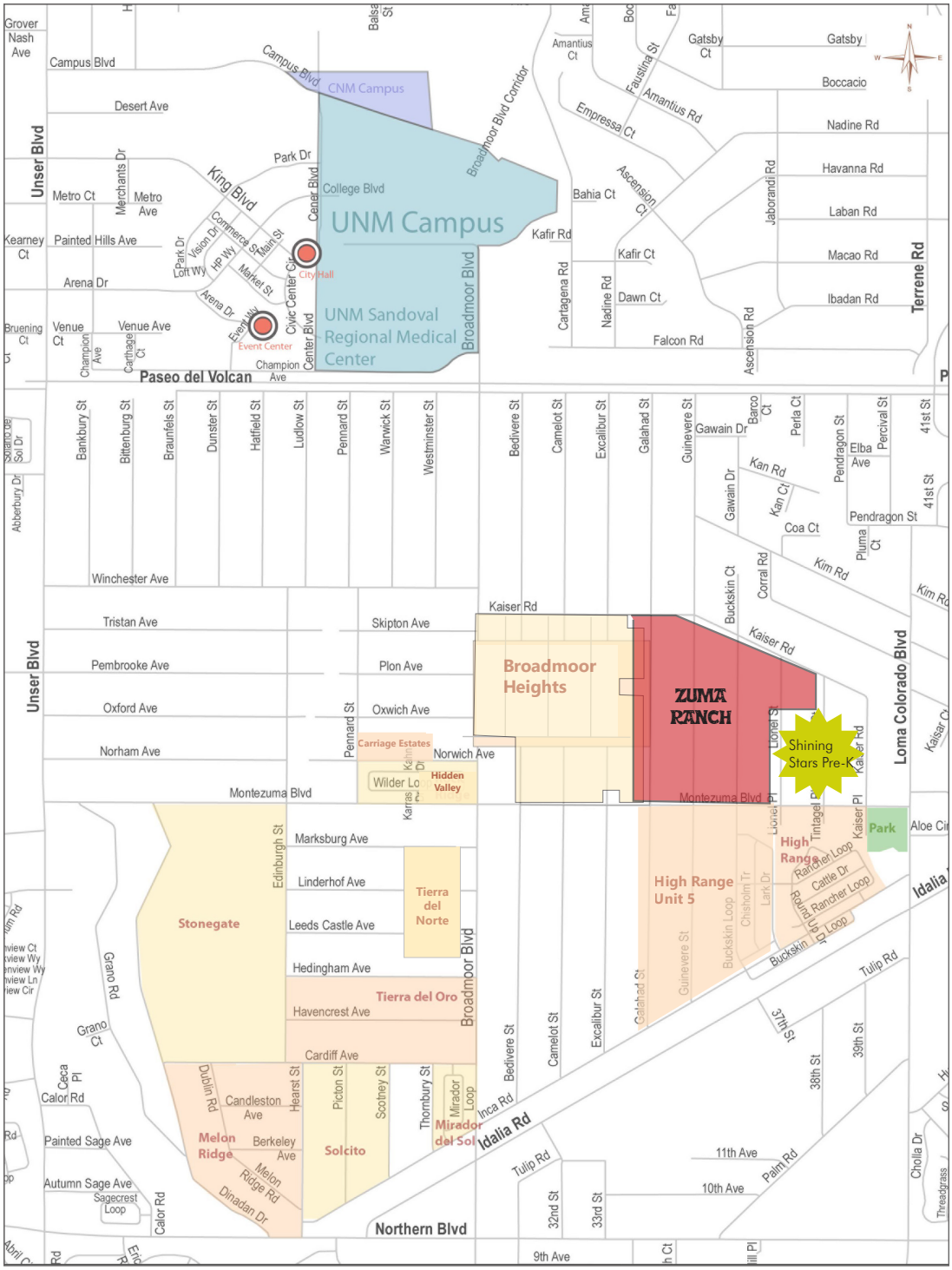
The antiquated and diverse land ownership patterns are a common constraint faced within the City of Rio Rancho that can be handled by land assemblage. Antiquated platting makes orderly, harmonious and economically sound development difficult. The Comprehensive Plan recognizes the issue of antiquated 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 the area was platted, the common lot layout included rectilinear roadways, with rectangular 1/2 acre parcels perpendicular to the roadways. Half-acre lots are not a sustainable residential density. Development in the area has since focused on assembling parcels into subdivisions that focus on residential development for mixed densities, including a variety of single-family detached housing products.

TRANSPORTATION CORRIDORS

The primary street serving this site is Montezuma Boulevard, an east-west street along the southern boundary of Zuma Ranch. The primary north-south street serving this site is Broadmoor Boulevard located to the west. Paseo del Volcan, a major limited access arterial is located approximately 1/2 mile north of the site. Unser Boulevard, located approximately four miles west of Zuma Ranch, is a principal arterial. Broadmoor Boulevard to the west and Loma Colorado to the east are both minor arterials important to Zuma Ranch connectivity. Additional right-of-way will be required along Montezuma Boulevard and Guinevere Avenue, a minor arterial and collector respectively (see *Section 6: Transportation for roadway details)*.

With the City Center developed at Unser Boulevard and Paseo del Volcan, Zuma Ranch will serve as infill development and help provide the necessary rooftops to serve Rio Rancho's new retail development. Zuma will be served by several existing roadways, including Broadmoor Boulevard and Loma Colorado Boulevard, and Montezuma Boulevard. These 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.



VICINITY MAP

NEARBY EDUCATION and PHYSICAL ACTIVITY CENTERS

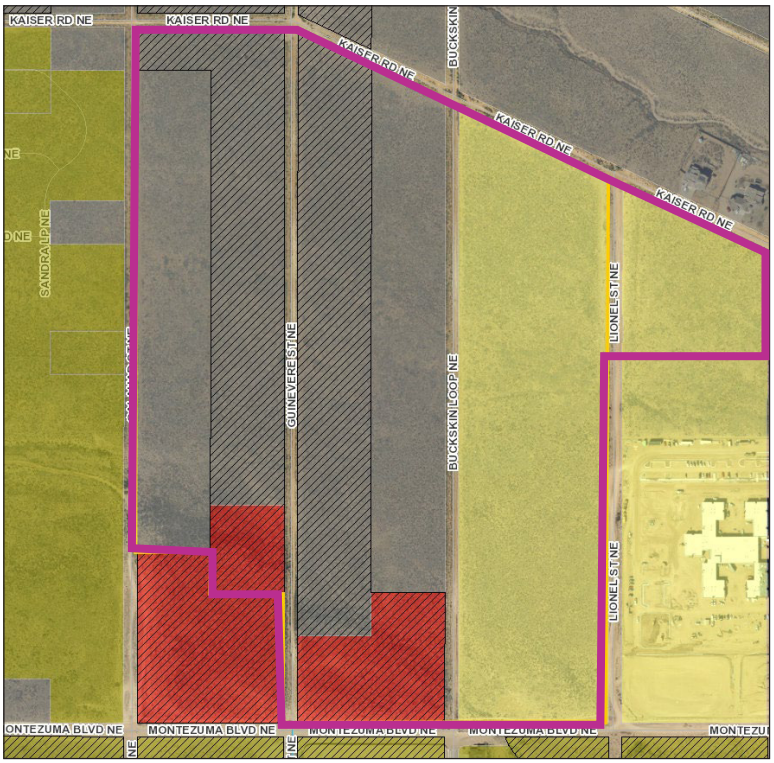
There are eight existing schools within three miles of Zuma Ranch, including Shining Stars Pre-school, Colinas del Norte Elementary School, Ernest Stapleton Elementary School, Eagle Ridge Middle School, Rio Rancho Middle School, Rio Rancho High School, and V. Sue Cleveland High School. The University of New Mexico West Side Campus and Central New Mexico Community College (CNM) Rio Rancho Campus are close to City Hall and the Rio Rancho Event Center, north of Paseo del Volcan. Within three miles of the subdivision is the Loma Colorado Library and the Aquatic Center. Residents can utilize bikeways, such as those on Broadmoor Boulevard, a designated Bicycle Route, and Guinevere Street, a designated bike lane to access the site. The future Zuma Ranch Road will include a designated bike lane that will connect to Montezuma Boulevard, the park, and interior streets.

NATURAL FEATURES

The site is primarily high desert landscape 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. The site does not have any significant grade changes.

CORRIDOR OVERLAY ZONE

A Corridor Overlay Zone (COZ), Enactment No. 08-58, applies to the lots at the southern portion of Zuma Ranch and along Guinevere Street. The lots within the COZ include Block 37, Lots 15-27 and Block 36, Lots 1-15 and Lots 28-29. The COZ overlay zone regulates access, floodplain, and design standards. The regulations include setbacks and frontage requirements for rights-of-way and floodplain; landscaping; signage; architectural design; and access that must follow the guidance of the Sierra Vista Area Plan.



CORRIDOR OVERLAY ZONE

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3. PROPOSED LAND USE, ZONING, DENSITY, AND PHASING

INTRODUCTION

The primary land use within Zuma Ranch is single-family. The development will include a centralized neighborhood park and open space through small HOA tracts and a stormwater pond. The single family lots vary in size to provide unique housing options for future residents.

Table 1 includes the land use, acreage, approximate number of lots, density, and number of residents. The table also includes the conceptual plan for the number of residents projected for Zuma Ranch 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 (476) and the resulting maximum number of residents, Zuma Ranch will meet the public park dedication requirement of 3.5 acres. The project will also include small HOA tracts of private open space, primarily functioning as landscaping and an open space ponding area.

TABLE 1: LAND USE

Category	Acreage	# of Lots	Density (du/ac)	# of Residents
Residential	**59.2**	476*	8.07	1,352
Public Parks	4.3	N/A	N/A	N/A
Open Space/Pond/Private Parks	5.7	N/A	N/A	N/A
Roads	25.9	N/A	N/A	N/A
Total Master Plan	**95.1**	**476***	**8.07**	**1,352**

*Final lot count will be determined at preliminary plat.

The vacant parcels on the southwest corner of Galahad Street and Montezuma Boulevard are designated for a commercial development. Zuma Ranch is designed such that the services and amenities in this area would be easily accessible via foot and bicycle lowering residents' dependence on cars for local trips via bike lanes on Zuma Ranch Road and Guenivere Street.

This Master Plan includes a Zone Map Amendment to R-4: Single Family Residential and R-5: Single Family Residential to accommodate the desired lot sizes and to allow for a range of residential zoning to establish a distinctive community that offers a choice of housing. The site is currently zoned Transition Zoning (TZ), R-1: Single Family Residential, and C-1: Retail Commercial District. The R-4 zoning will include properties east of Guinevere Street and R-5 for properties west of Guinevere Street to Galahad Street. The following is a breakdown of the requested zone changes by lot legal descriptions:

- R-4: Single Family Residential District: Unit 13, Block 36, Lots 1-29; Block 35, Lots 1-26; Block 34, Lots 9-15.
- R-5: Single-Family Residential District: Unit 13, Block 37, Lots 5-27.

Development Standards for lots within both zoning designations are addressed in *Section 5, Design Standards.*

The justification for the zone change from R-1, C-1, and TZ to R-4 and R-5 is that the current zoning contains a number of small commercial sites and properties that are not well suited to the physical characteristics of this site and Rio Rancho's current development patterns. Specifically, the existing zoning of TZ and R-1 are antiquated zoning categories that were intended to be rezoned as development advanced across the area. The surrounding area contains a surplus of C-1 zoning including that lacks a basis in market demand, even at full build-out. This includes nearly 20 acres of C-1 zoning at Montezuma Boulevard and Broadmoor Boulevard and another 7 acres of Neighborhood Commercial (NC) adjacent. Nearly 5 acres of C-1 zoning will remain on the lots adjacent to Zuma Ranch on the southwest corner of Montezuma Boulevard and Galahad Street. The amount of commercially zoned property will be supported by the residential development in Zuma Ranch.

The R-4 and R-5 zoning in Zuma Ranch will continue to further the City's goals of medium and medium-high density residential development near the city center while also allowing for the development of a complete master-planned neighborhood. R-4 zoning will also be more consistent with the zoning of neighboring developments. Zuma Ranch will contain a variety of lot sizes within the neighborhood, contributing to a varied streetscape and built form as well as varied housing choices that will contribute to medium and medium-high density housing in a central area of the community while still allowing for the development of single-family homes to meet current housing demands.

ZONING and LAND USE DESCRIPTIONS

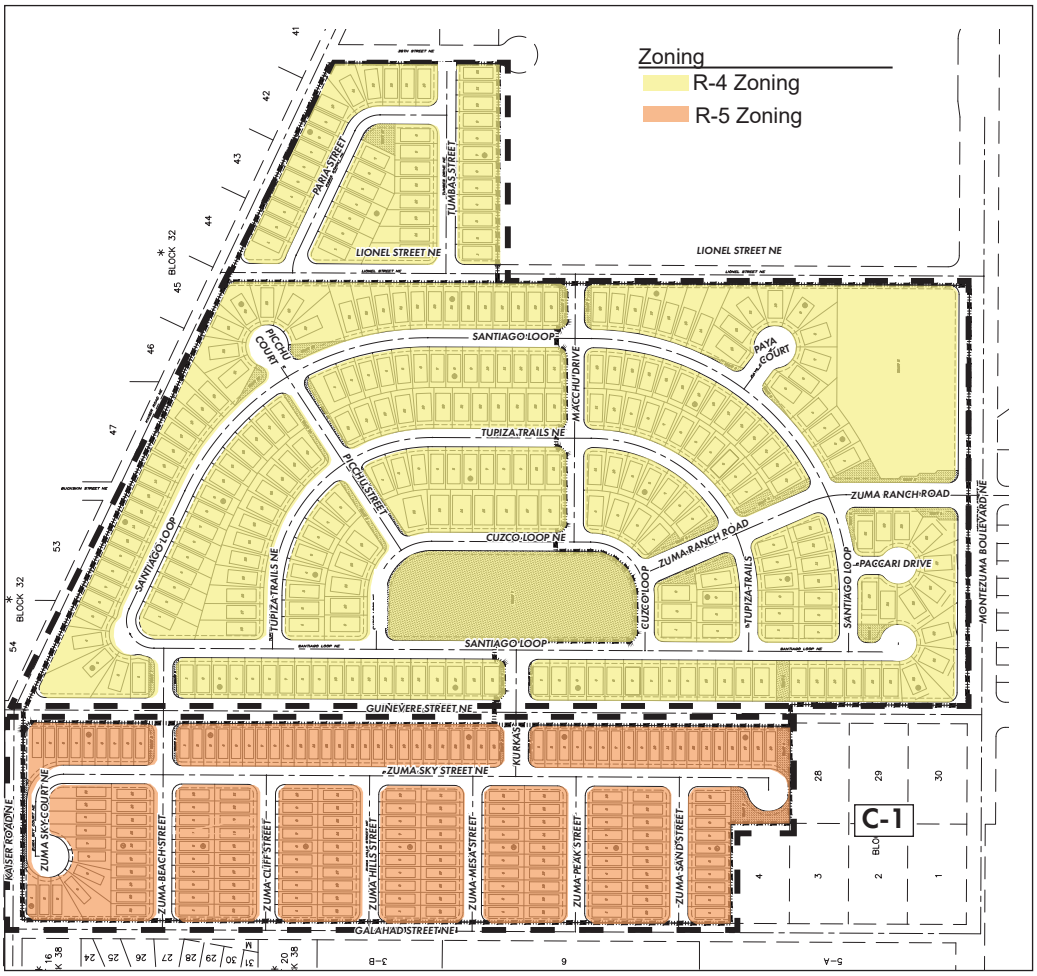
This section provides a general description of the zoning and land use categories requested by the developer.

The goal of the R-4 and R-5 zoning for Zuma Ranch is to provide market flexibility regarding lot type by allowing either the mixing or clustering of unit types. The anticipated lot sizes represent the minimum square footage for the R-5 zone and a range of lot sizes that meet the requirements of the R-4 zone. The intention is to allow flexibility in those lot sizes with the final configuration defined by future platting for the individual subdivisions. This flexibility will allow developers to determine the appropriate lot size for their housing product and to accommodate housing options that respond to market demands. Overall, the density of Zuma Ranch is anticipated to be approximately 476 lots, with lot widths in the following breakdown:

TABLE 2: LOT SIZES

Lot Size	Number of Lots
35-foot	184
40 to 45-foot	213
45 to 50-foot	72
50 to 60-foot	7
TOTAL	**476**

The 35-foot lots are located on the western side of Zuma Ranch, and will be zoned R-5. The remainder of the lots will be zoned R-4. The neighborhoods will be phased on the basis of the efficient provision of infrastructure and development access.



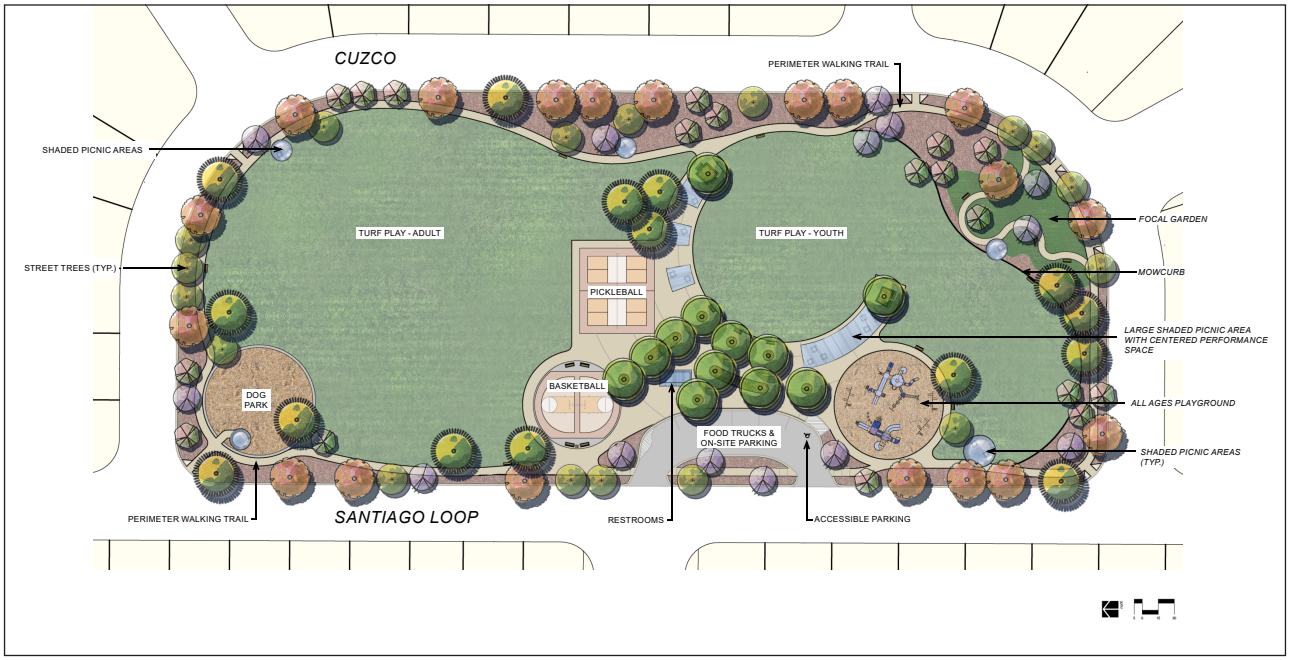
PROPOSED ZONING

PARKS and OPEN SPACE

Zuma Ranch is designed with a centrally located neighborhood park of 4.36 acres and a pond/open space of 4.13 acres, to serve community residents and be maintained by the Homeowners Association. Neighborhood park amenities may include an all ages playground, food truck parking, restrooms, pickleball, basketball, a dog park, perimeter trail, and turf play areas. The main park is centrally located to provide access to the entirety of the subdivision. It is anticipated that the park will function as a community gathering area which will provide recreational amenities for the entire city.

In addition to the main central park and the open space, small open spaces are provided along Zuma Ranch Road, at the southwest corner and in the northeastern portion. 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.

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



PARKS DIAGRAM

ROADS, PONDS, AND OPEN SPACE

The roads, open space, and pond account for acres 8.49 within the Zuma Ranch Master Plan. Street trees will be provided along each right-of-way, and will be maintained by the homeowners association(s). The pond will be maintained by the Home Owners Association.

ACCESS

Four access points will be provided for the Zuma Ranch community at build out. Pedestrian and vehicular access are accommodated along each street frontage. The main entrance is located along Montezuma Road and aligning with the future Zuma Ranch Road. Zuma Ranch road is aligned with Buckskin Road to the south. The Master Plan provides one access point each at Montezuma Road and Zuma Ranch Road, Kaiser Road and Lionel Street, Lionel Street and Machu Street, and Guinevere Street and Kaiser Road.

* Lot sizes and layout shown is conceptual with final configuration to be determined at the time of preliminary and final plat.

ILLUSTRATIVE MASTER PLAN

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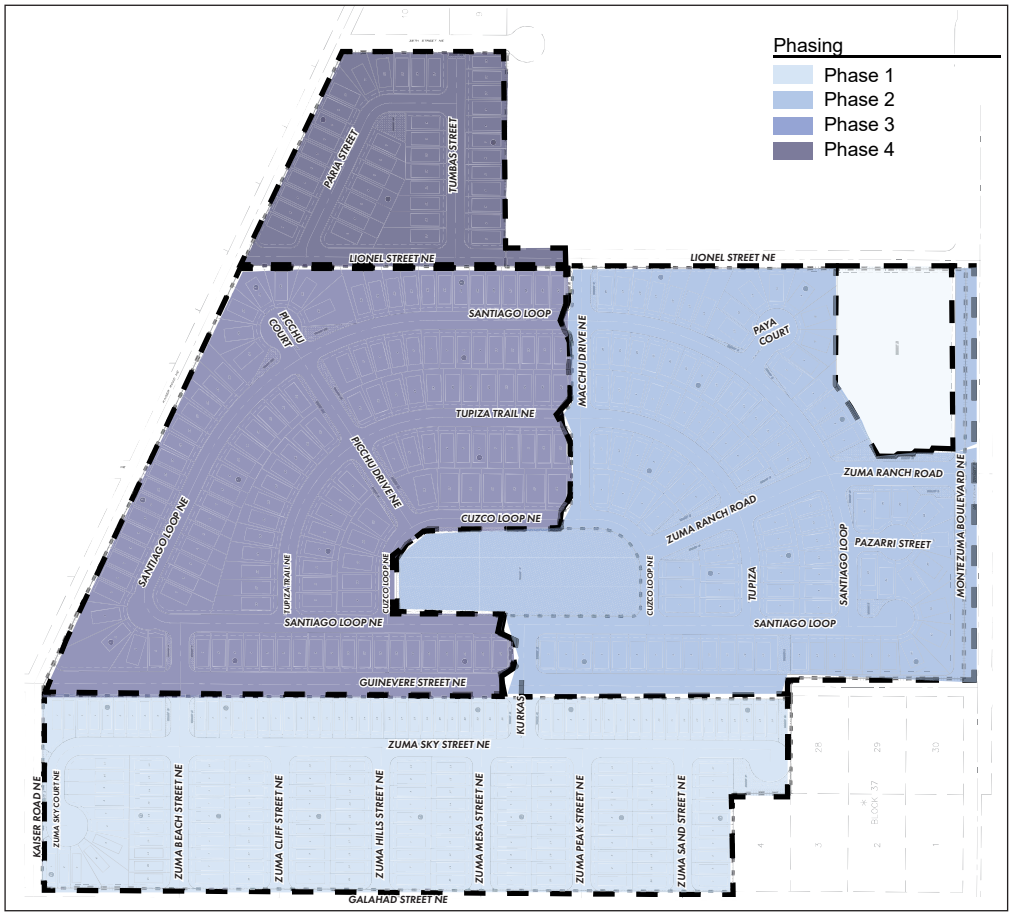
PHASING

Zuma Ranch is anticipated to be constructed in four phases. Phase 1 includes the 35-foot lots west of Guinevere Street and the pond at the southeastern corner of the site. Phase 2 includes the lots to the east of Guinevere Street and south of Machu Street and the community park. Phase 3 includes the lots on east of Guinevere Street and north of Machu Street. Phase 4 includes the lots at the northeastern portion of the development. Adjacent roadways will be included in each phase (*see Section 6: Transportation for proposed street development by phase*).

TABLE 3: PHASING	
Phase 1 Area = 24.6 acres 184 lots at 35-foot wide Total - 184 lots	**Phase 2** Area = 29.5 acres 56 lots at 45-foot wide 51 lots at 50-foot wide Total - 107 lots
Phase 3 Area = 32.9 acres 115 lots at 45-foot wide 21 lots at 50-foot wide 7 lots at 60-foot wide Total - 143 lots	**Phase 4** Area = 8.13 40 lots at 45-foot wide 2 lots at 40-foot wide Total - 42 lots



PROPOSED PHASING

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4. CONFORMANCE WITH RIO RANCHO PLANS AND POLICIES

CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Zuma Ranch 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 nine elements, including:

- Annexation, Antiquated Platting, and Addressing
- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Zuma Ranch Master Plan will help implement the Rio Rancho Comprehensive Plan by furthering goals and policies included in each plan element. How the Plan conforms to the goals and policies of the Comprehensive Plan is included in the following section.

ANNEXATION, ANTIQUATED PLATTING, and ADDRESSING

The goal of this element of the Comprehensive Plan, is to ensure challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing.

Zuma Ranch Master Plan will further this goal, by assembling 478 parcels into a Master Plan area that will have consistent addressing and will contribute to eliminating the antiquated platting in the area surrounding Rio Rancho City Center.

CONSERVATION and THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to provide guidance 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 and policies for achieving these objectives:

Goal CON-1: Preserve Water Resources

Goal CON-2: Preserve vegetation and natural resources

Policy CON-8: Promote soil stability through the use of the best available technology where practical.

The Zuma Ranch Master Plan meets these objectives through the design standards that call for night sky compliant lighting and xeriscape principles of landscape design. Materials that comply with xeriscape principals are encouraged and are provided in the Plant Palette on page 25.

The grading and drainage plan for the subdivision has met or exceeded the requirements from of the City of Rio Rancho to support the promotion of soil stability.

LAND USE

The intent of the Land Use Element is to provide guidance for population growth by identifying and proposing the location of types of development and land uses. Goals and policies from the Land Use Element that are furthered by the Zuma Ranch Master Plan include:

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Policy L-1: 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.

Policy L-3: Promote and support development that incorporates walkability.

Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.

Policy L-5: Incorporate suitable developments that can provide an immediate revenue benefit to the City of Rio Rancho within City Center, recognizing land values will drive the pace of making City Center a dense urban core.

The Zuma Ranch Master Plan establishes the desired community character through the Design Guidelines, which address building colors, finishes, and landscape requirements. Master planning is one of the City's key action steps towards carrying out these requirements. Zuma Ranch will include a centrally located park and a drainage pond that provides open space. Walkability will be encouraged through the design of the local streets with sidewalks and walking paths within the park. Future transit facilities along Montezuma Boulevard will be supported via pedestrian connections from Zuma Ranch Road and Guinevere Street.

The Zuma Ranch 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 Zuma Ranch are aligned 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 5, Design Standards for more detail on walls and landscape).

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 Zuma Ranch will help to support the Rio Rancho School District.

Zuma Ranch is located approximately 1/2 mile south of the Rio Rancho City Center. Residents living in the Zuma Ranch community could find employment in the commercial area of the City's downtown (when developed), City Hall, Rio Rancho Event Center, Sandoval Regional Medical Center, Rust Medical Center, other commercial areas, or at nearby schools. Additional land uses in the surrounding area that can support residential development within Zuma Ranch includes office, commercial, institutional, entertainment, and additional nearby residential.

POPULATION and HOUSING

The intent of the Population and Housing element of the Comprehensive Plan is to ensure housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City. Goals and policies that are furthered by the Zuma Ranch Master Plan include:

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community or place.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Policy PH-7: Support residential developments with appropriate amenities for families with children.

The housing concept for the Zuma Ranch Master Plan furthers the above Comprehensive Plan goals and policies by including a variety lot sizes and units of various type and style throughout the Master Plan area. While all of the homes will be single-family detached, they will be of different densities, size, and styles. The Zuma Ranch Master Plan shows residential densities classified by the R-4 and R-5 designation. The two zone districts within Zuma Ranch will provide a mix of density and variety of housing options in an area that is dominated by R-4 housing types.

The streets within Zuma Ranch will be landscaped and HOA tracts will be located throughout providing green space among the housing units.

The centrally located park will provide amenities for families such as a playground, turf area, pickleball courts, and walking trails. Zuma Ranch is also in proximity to City amenities such as the Loma Colorado Main Library, McDermott Athletic Center, Rio Rancho Sports Complex, Aquatic Center, and the Sky Room Campus Park.

TRANSPORTATION

The Transportation Element 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 Element of the Comprehensive Plan contains the following goals, which are relevant to the Zuma Ranch Master Plan:

Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).

As illustrated in the paragraphs below, the Zuma Ranch 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 in addition to providing connectivity and improvements to the adjacent transportation network.

There shall be four access points to Zuma Ranch. The access points will be from Montezuma Boulevard, Lionel Avenue, and Kaiser Avenue. Guinevere Road will be classified as a collector and will provide the connection from High Range. The longest urban streets will run north south with shorter connector streets creating a connected, efficient transportation network. The Montezuma Boulevard entrance will contain entry monument signage and the other entrances will contain smaller signage.

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

As part of the subdivision development, improvements shall be made to Montezuma Boulevard, Guinevere Avenue, Lionel Street, Galahad Street and Kaiser Street. Zuma Ranch Road will contain a designated bike lane, which will connect the park and interior residential streets to Montezuma Boulevard and designated bike lanes on Broadmoor Boulevard.

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.

Policy PF-3: 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. Water lines will be located on Montezuma Boulevard and Lionel Street. Wastewater on Montezuma Boulevard, Kaiser Road, and roughly half of Galahad Street.

PARKS and RECREATION

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

Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

Goal PR-2: Be responsive to the recreational needs of the community.

Goal PR-5: 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 exceeds the City of Rio Rancho requirement for park space, with the inclusion of the neighborhood park in the center of the subdivision. The park will serve as a community amenity with spaces for recreation, team sports, outdoor performances, and walking trails. The pond at the south east corner of the subdivision will serve as open space. Zuma Ranch additionally locates neighborhood facilities such as mailboxes in common open space areas, in order to foster interaction between neighbors.

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:

Goal UD-4: Create safe developments that discourage crime

Goal UD-4: Support development that links neighborhoods and encourages the use of all modes of transportation

Goal UD-8: Embrace the use of xeriscape landscaping

The Zuma Ranch 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.

ECONOMIC DEVELOPMENT

The primary goal of the Economic Development Element 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.

By providing residential development near the City Center, Zuma Ranch 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.

SIERRA VISTA SPECIFIC AREA PLAN

Zuma Ranch is located within the Sierra Vista Specific Area Plan, which was adopted by the City of Rio Rancho Governing Body in 2008. The purpose of the Plan is to help guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. The Sierra Vista Area Plan envisions the land use in the area to be a mixture of medium-density single family development and commercial.

Zuma Ranch furthers the intent of the Sierra Vista Area Plan, by providing for medium-density and medium-high density residential adjacent to Montezuma Boulevard near the Rio Rancho City Center. The Zone Map Amendment accompanying the Zuma Ranch Master Plan, which proposed to re-zone the property as R-4 and R-5, will allow for stable medium to medium-high density single family housing in a variety of housing types as well as providing community parks and amenities as stipulated in the Sierra Vista Specific Area Plan.

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5. DESIGN GUIDELINES

INTRODUCTION

The design standards are intended to support a sense of cohesiveness within the entire Zuma Ranch 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 Zuma Ranch. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply. An Architectural Review Committee will be established to review the Design Guidelines for compliance.

SITE DESIGN

A primary focus for specific site design within Zuma Ranch will be the creation of a walkable, family-oriented community. All areas will 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 by residents and is an important design issue to consider in site planning.

GENERAL

1. Sidewalk requirements shall be consistent with City of Rio Rancho standards, except along some of the primary internal streets, where an asphalt trail is proposed on one side.
2. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.
3. Pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
4. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.
5. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

SINGLE-FAMILY RESIDENTIAL

Zuma Ranch will provide single-family housing options with medium-density residential being the primary residential type and medium-high density along the western portion of the subdivision.

1. Single-family residential shall be the sole housing type within the community.
2. Setbacks shall be governed by City of Rio Rancho R-4 and R-5 requirements.
3. All development shall comply with the City of Rio Rancho Subdivision Ordinance.
4. Homes shall be designed to avoid creating a "garagescape" effect. Techniques employed towards this end may include front courtyards, porches, and garage setbacks.

5. Single family units are prohibited from fronting or having driveway access to a collector or major local street, including Kaiser Road and Guienvere Street.

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

7. 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.

8. Yard walls shall be constructed of colored/finished CMU block. Perimeter walls shall be constructed of split-faced CMU block or a combination of colored blocks, split face, and/or burnished block.

9. To soften the horizontal mass of a continuous perimeter wall, along Montezuma Boulevard, Galahad Street, Lionel Street, and Kaiser Road the wall along these streets shall be designed to:

    - Have landscaping(street trees) facing the public right-of-way to soften the appearance of the wall surface. Street tree canopies shall count as landscaping for this purpose. Maintenance of the landscaping shall be the responsibility of the homeowner's association.

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

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

1. Zuma Ranch subdivision design shall conform to City of Rio Rancho Zoning Code Chapter 154.11 for Single-family R-4 and 154.12 Single-family R-5 Zone Districts.

2. Building height on houses with pitched roofs shall follow City of Rio Rancho standards outlined in154.50 Zoning Table/Residential.

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

4. Stucco colors shall be limited to those that have a Light Reflective Value (LRV) ranging from 20% to 50%. These include mid range tones such as shades of brown, tan, sage green, ochre, slate, spruce, ivory and sand. Bright colors that do not meet the above stated LRV as the dominant exterior color are prohibited.

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

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

7. Garages that front the street shall be constructed with a "shadow box" with a minimum depth of four inches.

8. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

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 Zuma Ranch will enhance the community image. The placement of signs should be considered an integral part of the site development process. Future signage will meet applicable dimensional standards (type, height, area, illumination) and the materials will be consistent with the theme of the subdivision/development. The Applicant will work with City staff to ensure consistency prior to permit/approval.

Zuma Ranch branding draws its inspiration from Montezuma or the cultures of the Aztec empire in Mexico. The iconography, writing, stonework and imagery of the Aztec culture is rich with interesting forms and materials. The community branding design lightly incorporates interesting forms into the signage without directly appropriating language and symbolism of this important culture. Materials such as blue glass brick is used to symbolize water, jade green tile for jade and bright yellows to symbolize gold. The effect is to introduce Zuma Ranch as a community enriched and respectful of history with its own southwest identity.

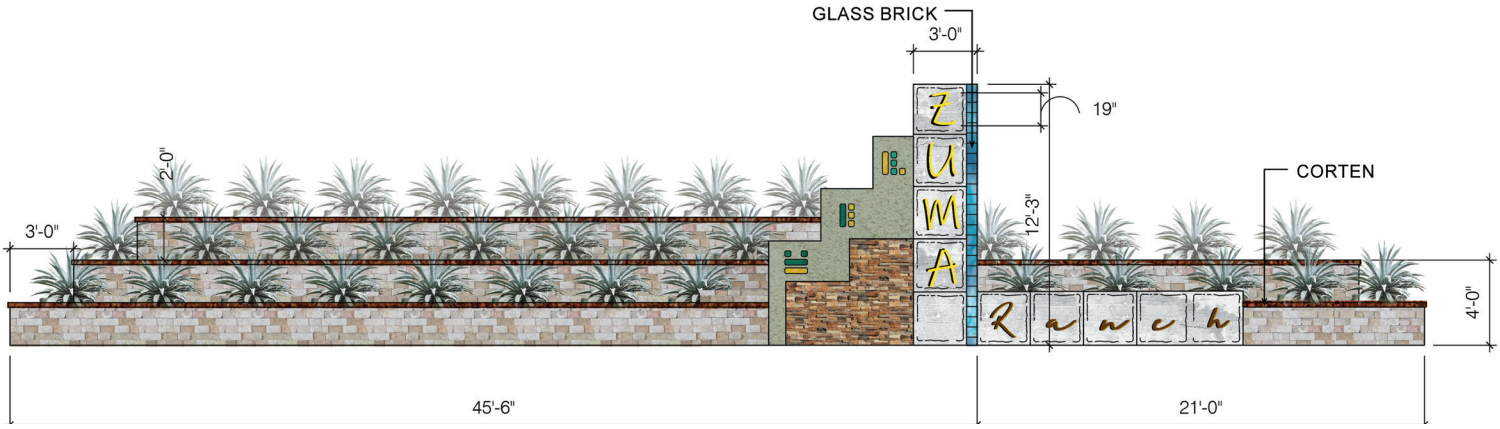
General

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

Entry Signs

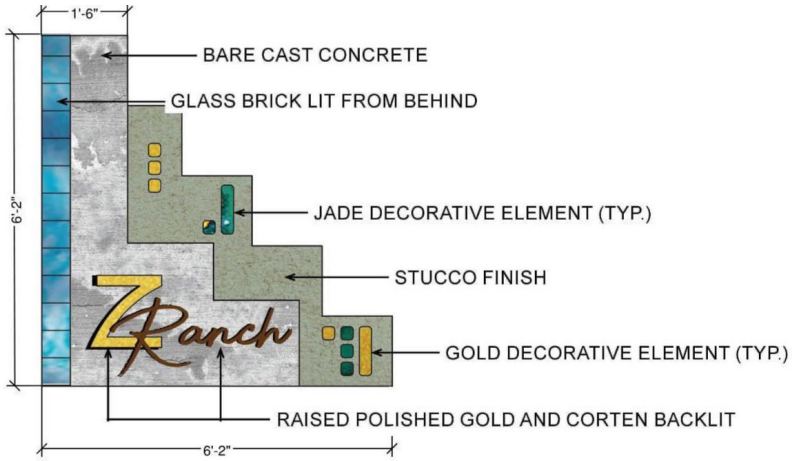
1. Freestanding neighborhood primary entry sign shall be monument style and located at Montezuma Boulevard and Zuma Ranch Road.
2. The primary entry is designed as a lit linear monument made of stucco, tile, glass brick with linear planters that accent a vertical signage element. The planters are asymmetrically arranged on either side of the monumental signage to magnify the vertical element made up of forms and colors associated with the Aztec culture. The monument itself is a stepped structure with vertical and horizontal lettering playing off of the far landscape of grasslands and mountains and the common architectural forms of New Mexican stepped buildings and walls.

3. The maximum height of the monument entry sign shall not exceed 12 feet 6 inches with a width of approximately 67 feet.



MONUMENT ENTRY SIGNAGE

4. The conceptual design for the Secondary entries is a stand- alone, lit vertical monument without planters. The secondary entry signage shortens Zuma to "Z", extending the community branding.



SECONDARY ENTRY SIGNAGE

5. The final signage element will be found on the surrounding perimeter of the community on wall columns. A simple gold "Z" and a cursive "R" enclose the neighborhood and reinforce its identity.

PERIMETER WALL COMMUNITY MEDALLION

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

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

2. All lighting in Rio Rancho must be in compliance with the State of New Mexico Night Sky Act. Lighting in Zuma Ranch will comply with the Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance standards which state that site lighting must be hooded, shielded, and aimed downward.

3. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties.

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

5. Bollard lights may 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.

LANDSCAPE AND STREETSCAPE

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping shall be used to buffer noise, block undesirable views, provide wind protection, shade, provide 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 and slow traffic. 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

1. Landscape plans shall comply with City of Rio Rancho Municipal Code Chapter 52, Water Conservation Ordinance.

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

3. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

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

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

6. 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.

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

8. Street trees shall be planted at a rate of one every 30 linear feet along the subdivision perimeter, drives and roadways and where lots back up onto roadways and within 4 feet of the back of curb.

9. Street trees planted between the back of curb and sidewalk shall be trees with non-intrusive roots that do not lift pavements and concrete and create hazards. Trees such as Desert Willow, Texas and Escarpment Live oak are appropriate for these areas.

10. 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
    - Shrubs / Groundcovers - Eleven per property, six 1-gallon and five 5-gallon shrubs.
    - Drought tolerant warm season grasses are allowed.
    - Irrigation - all front yard landscape and the street tree in front of the residence shall have automatic irrigation with a timer. Backflow assembly to be registered with the City and inspected as per City of Rio Rancho, Chapter 54, Backflow Prevention and Cross Connection Control Program (Section 54.05 (D)(5))
    - Mulch - Gravel mulch

11. Minimum plant sizes conforms as per Rio Rancho Municipal Code, Chapter 154.60(E)(1)(a) Landscaping. At the time of installation sizes 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.

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

13. Plant palette. The following plant palette has been developed as a general guide for development at Zuma Ranch. 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 neomexicana*

OAK / *Quercus spp.*

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*

SETBACKS

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes. The setbacks for Zuma Ranch will conform to Rio Rancho Municipal Code Chapter 154.50, Zoning Table/Residential for the R-4 and R-5 Zone Districts.

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

1. All permanent utilities shall be located underground.
2. 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.
3. 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.

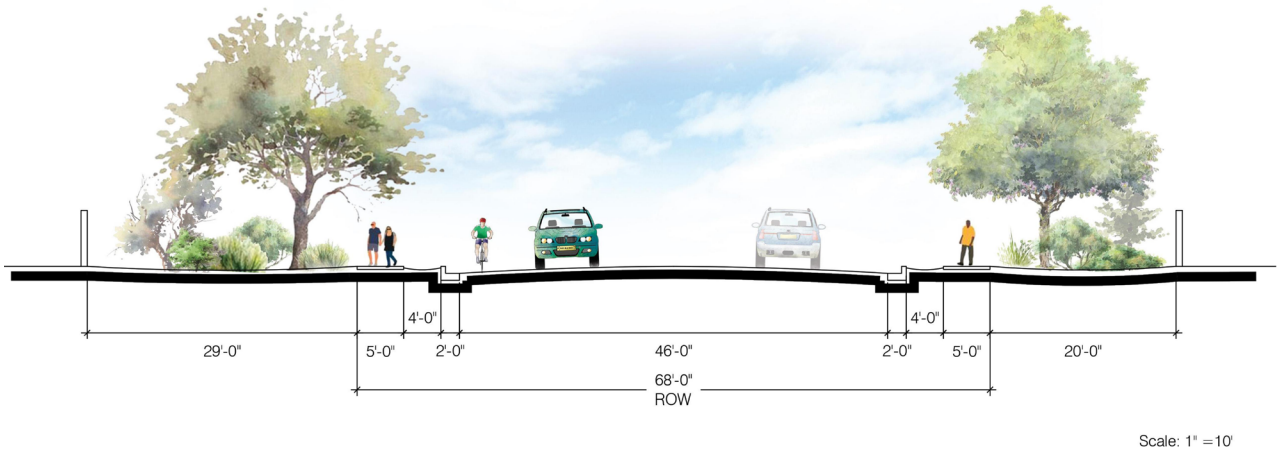
6. TRANSPORTATION

OVERVIEW

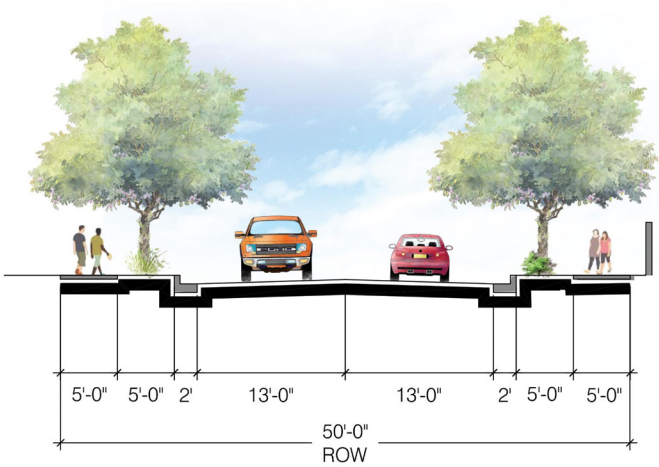
The proposed Zuma Ranch subdivision is located adjacent to and north of Montezuma Boulevard, which is a designated minor arterial street section (106' ROW). Transportation development will be developed in concert with each of the four phases of development. Zuma Ranch Phase 1, to the far west, will be sandwiched between Galahad Street, a designated local street section (50' ROW) and Guinevere Street, designated collector street section (68' ROW). Zuma Ranch Phases 2 and 3 will be adjacent to Guinevere Street and Lionel Street, a designated Local Street (50' ROW). Zuma Ranch Phase 4 will have access on Lionel Street, a designated local street section (50' ROW). The development of Kaiser Road to the north is to be determined at a later date with the City of Rio Rancho.

Numerous access points are provided for all phases of Zuma Ranch. The primary access point for Zuma Ranch Phases 2 and 3 will be Zuma Ranch Road which has a direct connection to Montezuma Boulevard and aligning with the existing intersection at Buckskin Road, which provides access to High Range 5 to the south. Full or partial access at this intersection will be determined with preliminary plat. Two additional entrance roads are provided off of Guinevere Street into Phases 2 and 3 with adjoining entrance road connections into Zuma Ranch Phase 4 to the west. Two access entrance roads are provided off of Lionel Street into Phase 4.

The internal street layout has been designed for easy walking access throughout the community. Phase 1 residences will also be provided with convenient access to the park at two locations across Guinevere Street. Phase 4 residences will have access from Lionel Street through a straight distance on Machu Drive. All internal roads will have a 50' right of way. Zuma Ranch Road will have a 68' right of way with additional landscaped areas on either side to allow for green stormwater infrastructure and landscaping.



ZUMA RANCH ROAD 68' R.O.W. ROAD SECTION



SANTIAGO STREET 50′ R.O.W. ROAD SECTION

As previously mentioned, Zuma Ranch will consist of approximately 476 single-family detached homes. Table 3 provides the anticipated vehicle trips for the overall project. This will be refined with future subdivision plats that implement this Master Plan.

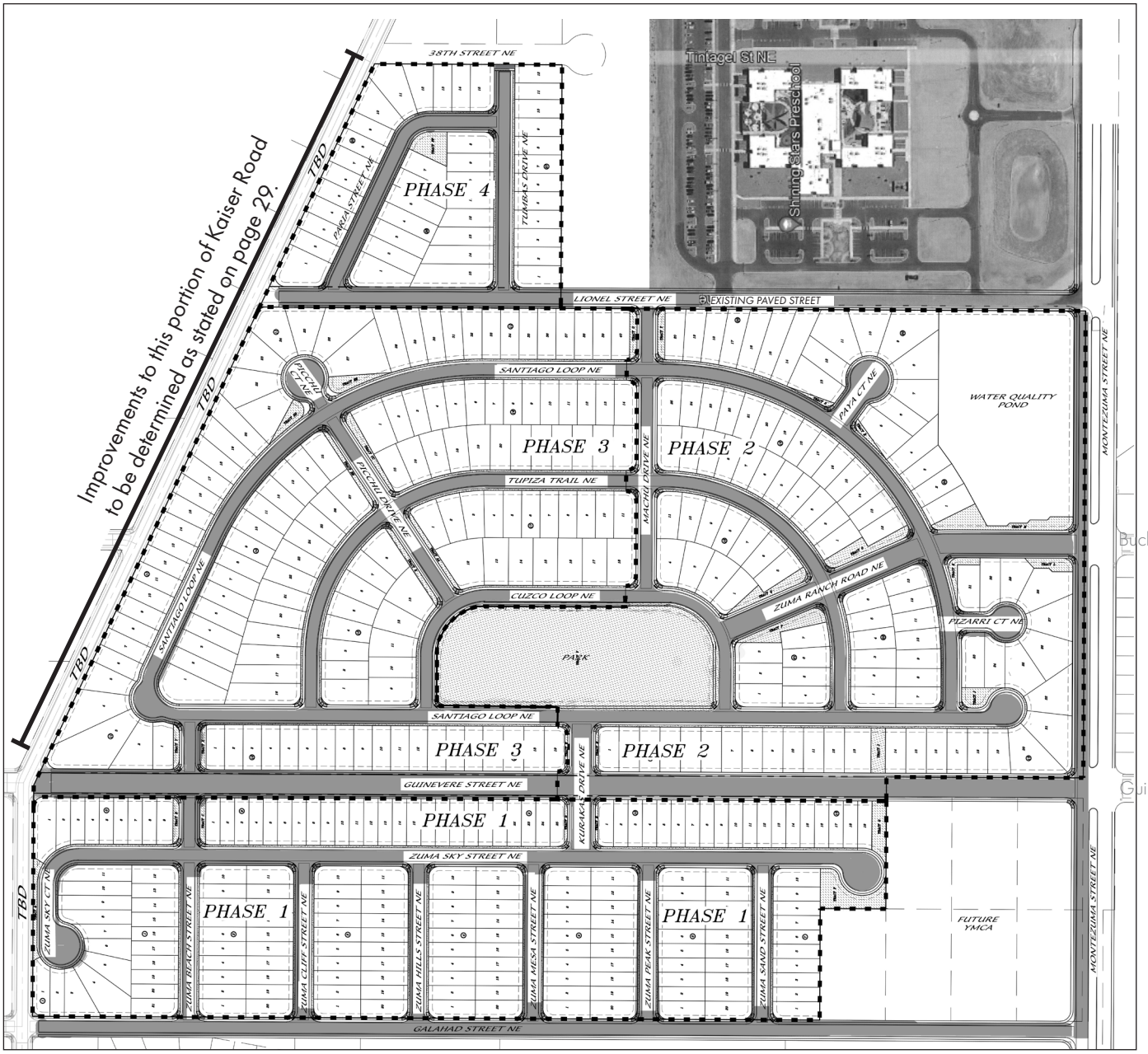
TABLE 3: SINGLE FAMILY DETACHED HOUSING - TRIP GENERATION					
DWELLING UNITS	***24 HR***	***A.M. PEAK HOUR***		***P.M. PEAK HOUR***	
	VOLUME	ENTER	EXIT	ENTER	EXIT
476	4,555	139	454	479	336

Source: ITE Trip Generation, 11th Edition, Code 210

CONCEPTUAL PAVING PLAN

The Conceptual Paving Plan shows the roads that will be paved as part of the Master Plan development. Final roadway improvements shall be determined based on the approved TIS, and this Master Plan as set forth in a Development Agreement between the owner and the City of Rio Rancho. The following improvements will be constructed as part of this master plan:

- Montezuma Blvd (Galahad Street to Lionel Street)
- Galahad Street (unimproved Kaiser to Montezuma Blvd)
- Guinevere (unimproved Kaiser to Montezuma Blvd)
- Lionel Street (unimproved Kaiser to existing Lionel Street near Shining Stars Preschool)
- All internal roads improved 30′ BB
- Zuma Ranch Road (primary entrance) -improved 50′ BB



CONCEPTUAL PAVING PLAN *

Proposed Paving

* Final roadway improvements shall be based on the TIS and Development Agreement.

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7. CONCEPTUAL DRAINAGE PLAN

OVERVIEW

The Zuma Ranch development is not located within a FEMA floodplain as shown on Exhibit D.1 FIRM panel 35043C1900D (effective March 18, 2008). The Vicinity Map shows where the Zuma Ranch project site is located and some of the existing features in the surrounding area *(see FIRM Panel on page 34)*.

EXISTING

The natural topography within the Zuma Ranch project site is in an easterly to southeasterly direction. Runoff along the project sites east and south boundaries flow away from the project site. Runoff along the north boundary flow eastward within the Kaiser Road ROW. Runoff at the western boundary is intercepted by the existing Broadmoor heights development onsite pond. Discharge from their pond is routed within an existing easement through (2) 48" RCP storm pipes and into the Zuma Phase 1 site, before daylighting back into the historic arroyo flow path. Runoff from the existing arroyo crosses Montezuma just east of Buckskin Road and continues in an existing arroyo where there will be a future SSCAFCA Regional High Range Pond Facility. (see *Conceptual Storm Drain Plan on page 35*). The Zuma Ranch development proposes to re-route these flows south in a storm drain in Galahad Street and then east in a storm drain in Montezuma Blvd to the previous existing discharge point of discharge into the future SSCAFCA Regional Pond Facility.

ONSITE

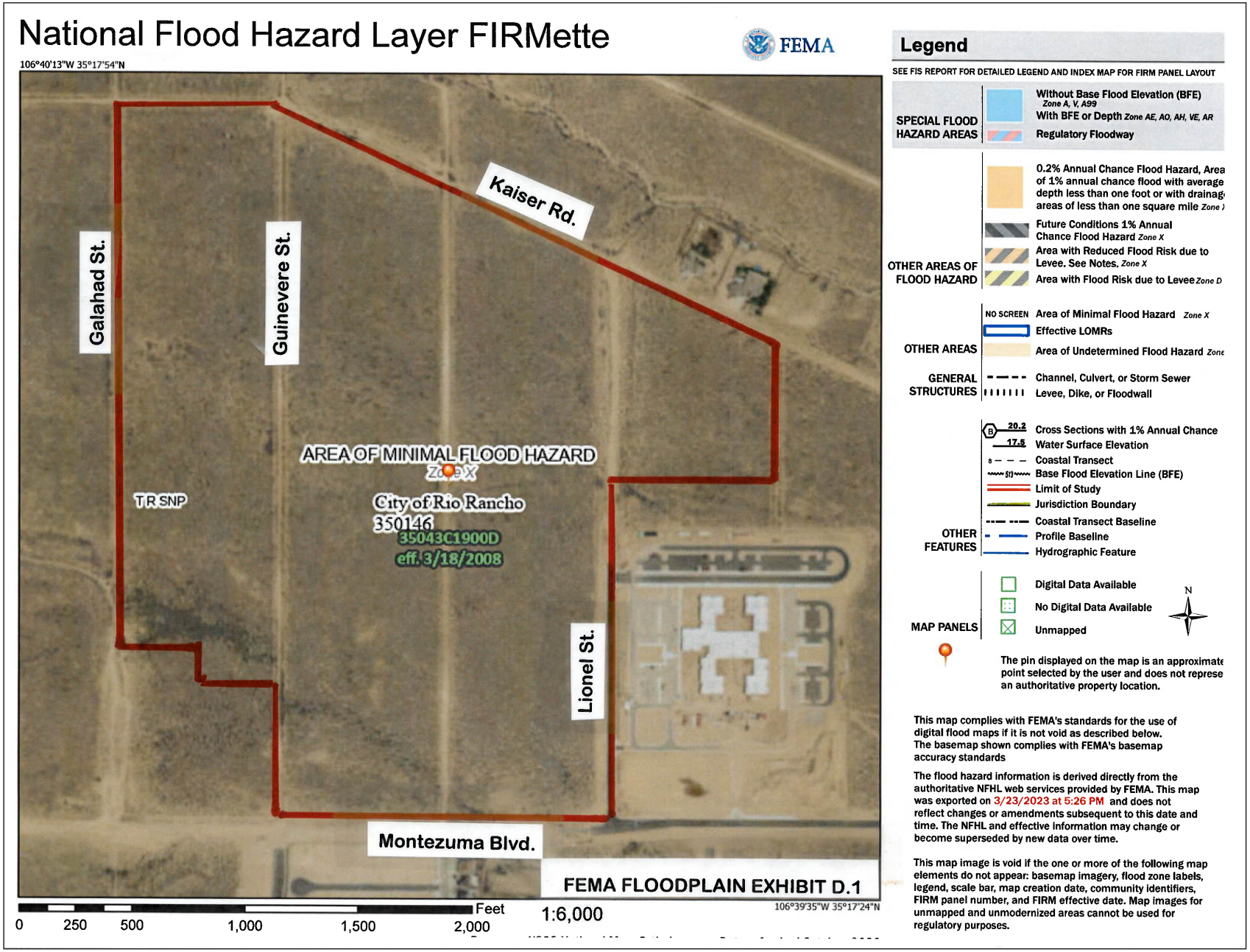
Onsite runoff from Zuma Ranch Phases 1-4 will be conveyed through a combination of surface street flow and storm pipe to a water quality pond to be located in the SE corner of the project site near the Lionel Street-Montezuma Boulevard intersection. Ultimately discharge from this pond will be routed through the future SSCAFCA Regional High Range Pond Facility.

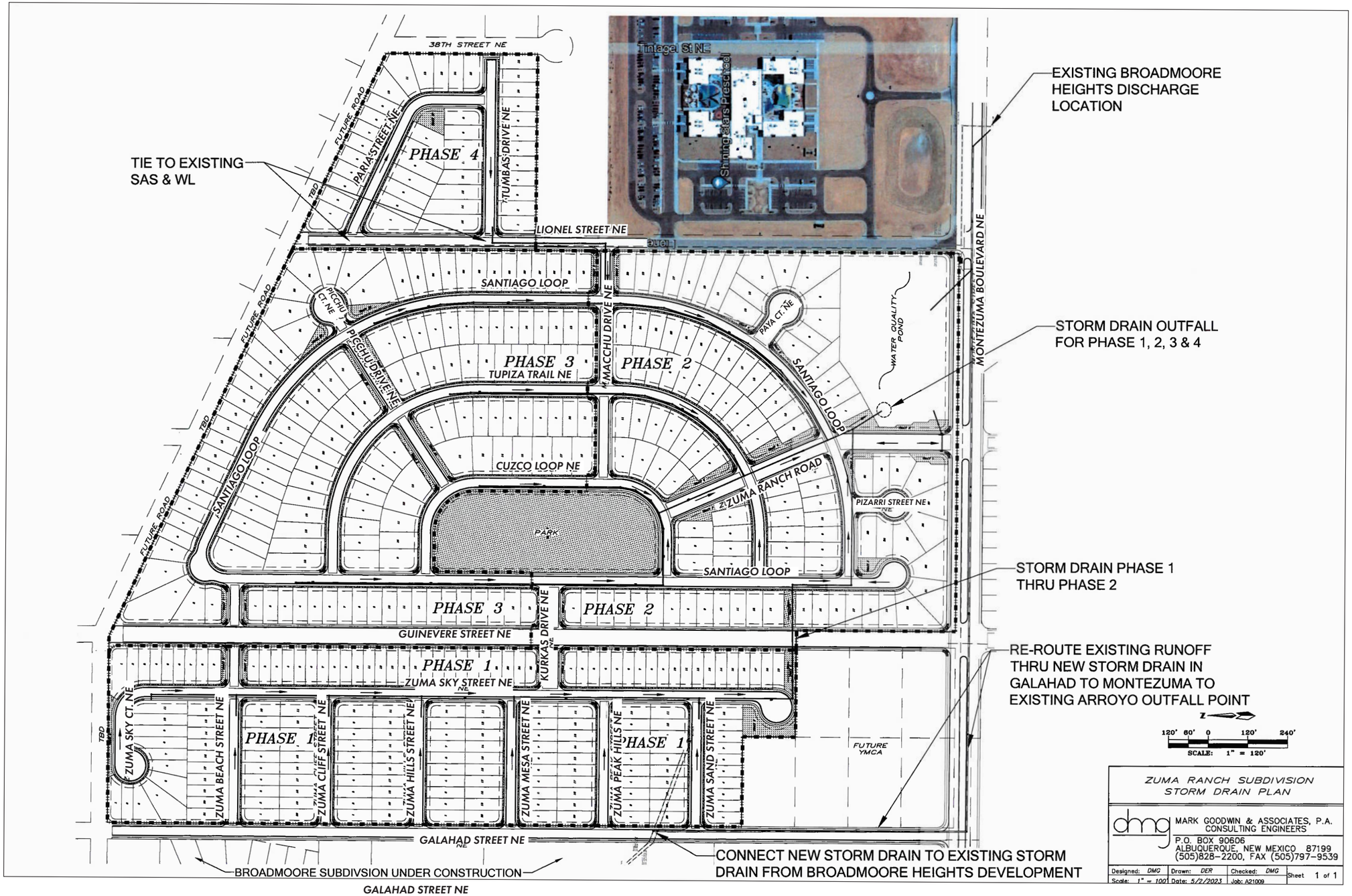
Flows from the existing Shining Stars Preschool, located along the eastern boundary adjacent to Lionel Street, do not enter the Zuma Ranch project site.

Where practical and feasible, the drainage master plan will include low impact development (LID) water harvesting features such as bio retention swales in the landscape areas along Zuma Ranch Road and other small HOA landscape tracts. Stormwater will be diverted to these areas through curb cuts in the roadway. During significant storm events, excessive stormwater runoff will be directed back out into the street as surface runoff.

Additionally, the neighborhood community park will have shallow depression area(s) at the southeast corner that will intercept and retain surface runoff. When the depression areas fill up, excess runoff will overflow back out into the roadway as surface flow before being intercepted by downstream inlets. The depression area(s) will consist of lusher plantings that are chosen for their hardiness to periodic water inundation and moist soils.

National Flood Hazard Layer FIRMette




38TH STREET NE
Tintagel St NE
Smiling Stars Preschool
EXISTING BROADMOORE HEIGHTS DISCHARGE LOCATION
TIE TO EXISTING SAS & WL
FUTURE ROAD
TBD
PARIA STREET NE
PHASE 4
TUMBAS DRIVE NE
LIONEL STREET NE
SANTIAGO LOOP
PICCHU CT. NE
PICCHU DRIVE NE
MACCHU DRIVE NE
PHASE 3
TUPIZA TRAIL NE
PHASE 2
PAYA CT. NE
WATER QUALITY POND
MONTEZUMA BOULEVARD NE
STORM DRAIN OUTFALL FOR PHASE 1, 2, 3 & 4
CUZCO LOOP NE
PARK
ZUMA RANCH ROAD
PIZARRI STREET NE
STORM DRAIN PHASE 1 THRU PHASE 2
GUINEVERE STREET NE
KURKAS DRIVE NE
ZUMA SKY STREET NE
ZUMA SKY CT. NE
ZUMA BEACH STREET NE
ZUMA CLIFF STREET NE
ZUMA HILLS STREET NE
ZUMA MESA STREET NE
ZUMA PEAK HILLS NE
ZUMA SAND STREET NE
FUTURE YMCA
RE-ROUTE EXISTING RUNOFF THRU NEW STORM DRAIN IN GALAHAD TO MONTEZUMA TO EXISTING ARROYO OUTFALL POINT
GALAHAD STREET NE
CONNECT NEW STORM DRAIN TO EXISTING STORM DRAIN FROM BROADMOORE HEIGHTS DEVELOPMENT
BROADMOORE SUBDIVSION UNDER CONSTRUCTION
GALAHAD STREET NE
120' 60' 0 120' 240'
SCALE: 1" = 120'
ZUMA RANCH SUBDIVISION
STORM DRAIN PLAN
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539
Designed: DMG
Drawn: DER
Checked: DMG
Scale: 1" = 100'
Date: 5/2/2023
Job: A21009
Sheet 1 of 1

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8. CONCEPTUAL UTILITY PLAN

The Zuma Ranch Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. The two closest developments are Broadmoor Heights, which is located west of Zuma Ranch and High Range 5, located south of Montezuma Boulevard.

WATER

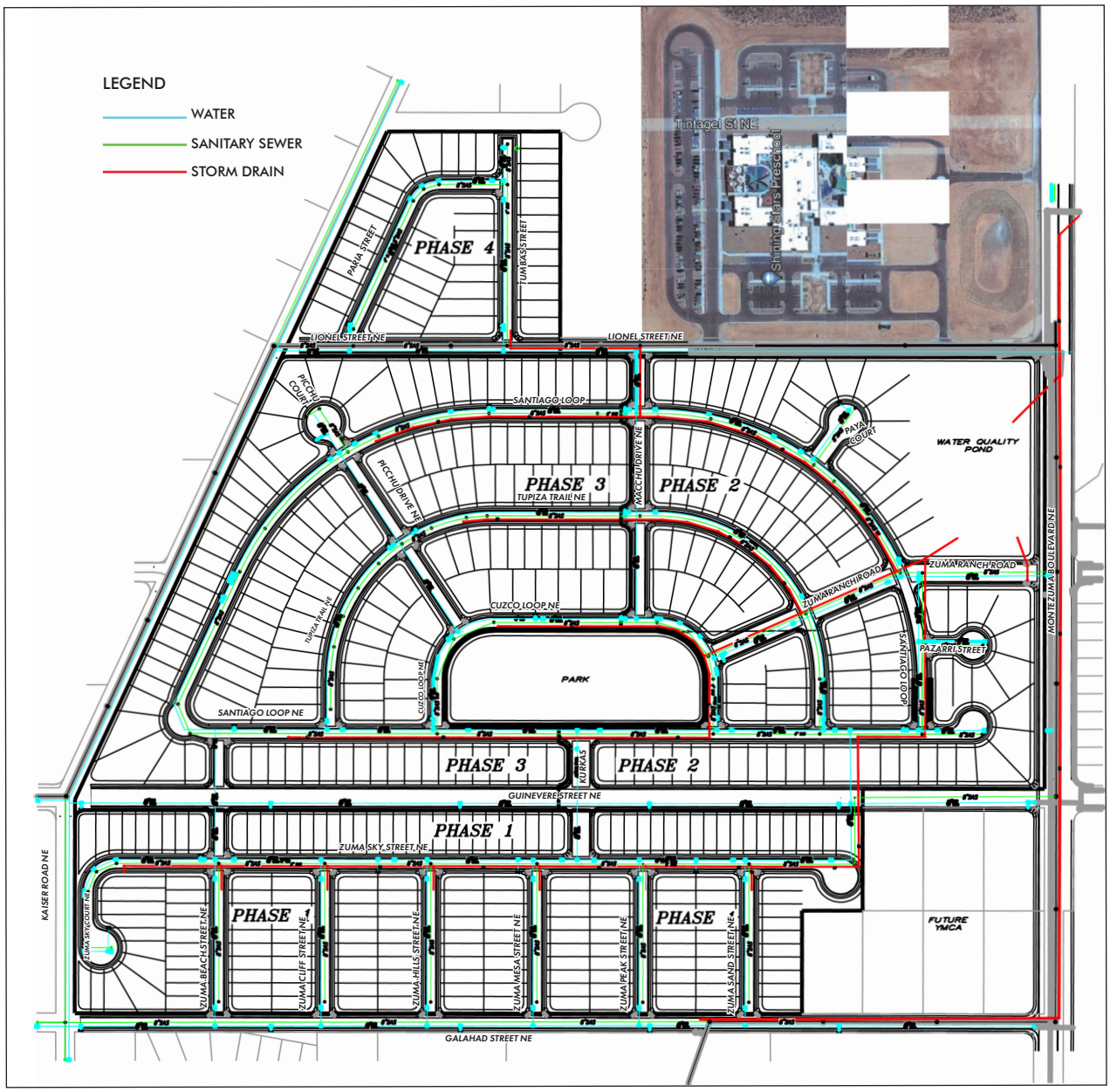
There is an existing 12" waterline in Montezuma Blvd. that extends from the PRV station (ID.174) at Camelot Street to the PRV station at Lionel Street. There is an existing waterline in Lionel Street that extends from Kaiser Rd. to Montezuma Blvd. This project will extend waterlines in both Guinevere Street and Galahad Street from the existing stub in Montezuma Blvd. northward to Kaiser Road. Waterlines will be looped between phases across Guinevere Street and internal 8" waterlines will be looped as shown.

SEWER

There is an existing sanitary sewer line in Montezuma Blvd. that extends downstream and eastward from Galahad Street to Lionel Street. An existing sanitary sewer line in Galahad Street extending from the Broadmoor development connects to the sanitary sewer in Montezuma Blvd. There is also a sanitary sewer line in Kaiser Road that extends from Guinevere to Lionel and then south in Lionel Street before connecting to the sanitary sewer in Montezuma Blvd. Internal 8" sanitary sewer lines will connect to the existing sanitary sewer in either Lionel and/or Montezuma as needed.

CONCEPTUAL UTILITY EXHIBIT

The Conceptual Utility Exhibit on page 38, shows the water, sanitary sewer, and storm drainage lines throughout the Zuma Ranch Master Plan area. The lines are color coded for clear identification.



CONCEPTUAL UTILITY EXHIBIT

9. IMPLEMENTATION

The implementation of the Zuma Ranch 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 Zuma Ranch Master Plan and in accordance with City of Rio Rancho Development Services 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 Water Utility Authority, Rio Rancho Public Works, Public Safety and Transportation, PNM, Rio Rancho Utilities, New Mexico Gas Company, and City of Rio Rancho Development Services 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. The neighborhood park developed as part of the Zuma Ranch Master Plan has been sized to add towards the parks requirement established by the City of Rio Rancho.

5. 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.

6. All interior street locations and alignments are conceptual and are subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.

7. All streets shall be dedicated to the City of Rio Rancho at the time of final plat.

8. 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.

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: Pierre Amestoy, Zuma Ranch, LLC.		Phone: 505 822-0044
Address: 4461 Irving Blvd. NW		E-Mail: pierre@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: James K. Strozier, FAICP, President, Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87110

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

Amendment to the Sierra Vista Specific Area Plan, approval of the Zuma Ranch Master Plan, and a Zone Map Amendment from TZ, R-1, and C-1 to R-4 and R-5.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 13	Block(s): 34,35,36,37	Lot(s): Please see attached
Existing Zoning: TZ, C1, R-1	Proposed Zoning: R-4 and R-5	95.1
No. of existing lots:	No. of proposed lots: 476	Total area of site (acres) ~~89.3~~ acres

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Zuma Ranch, LLC.	Agent: Consensus Planning, Inc.
Signature:		Date: July 22, 2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
22-100-00020	$1328.00	
22-400-00004	$400.00	
22-410-00009	$400.00	

APPLICATION ACCEPTED BY: Christopher Benson **DATE:** 07/22/2022

Form revised June 2014

Zuma Ranch Zone Map Amendment Legal Descriptions

Unit 13 -

Block 37, Lots 4-27

Block 36, Lots 1-29

Block 35, Lots 1-26

Block 34, Lots 9-15

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

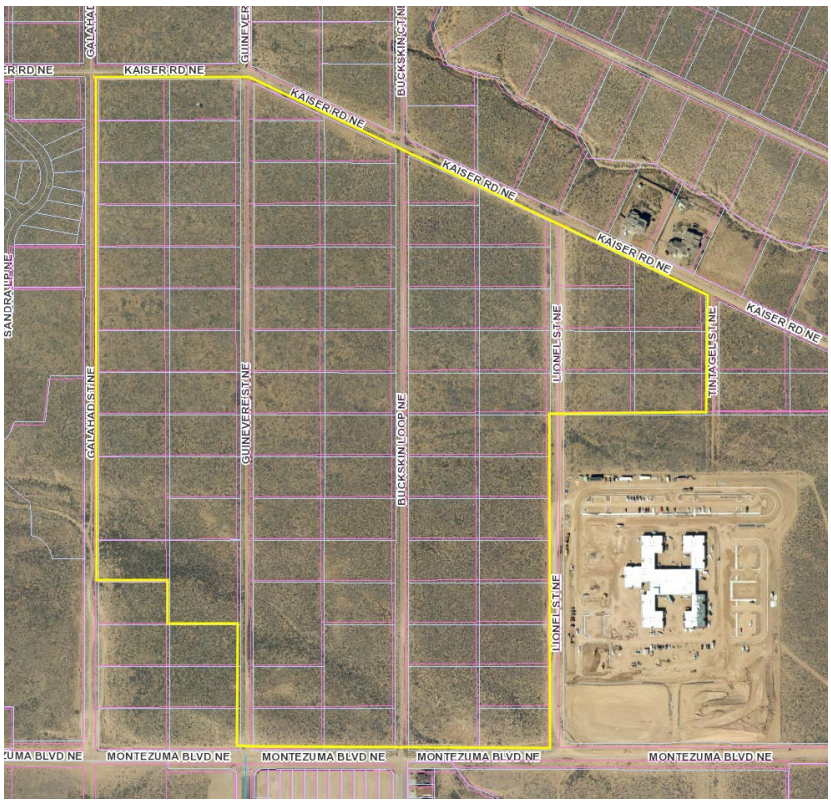
July 22, 2022

Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for Approval of an Amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and associated Zone Map Amendment

Dear Chairman, Radosevich:

The purpose of this letter is to request approval for a Zone Map Amendment to the area known as Zuma Ranch on behalf of Zuma Ranch, LLC. The subject site is bounded north by Kaiser Road, east by Lionel Street and Tintagel Street, south by Montezuma Street, and west by Galahad Street. The site consists of approximately 89.3 acres. The neighborhood is situated in an area characterized by medium-density, single-family homes and is centrally located between the Rio Rancho City Center (Downtown) to the north and the Loma Colorado activity node to the south.



Zuma Ranch boundaries

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP

REQUEST

The Zone Map Amendment request is part of a three-part request that includes;

1) Amendment to the Sierra Vista Specific Area Plan to reflect the Zone Map Amendment and the Zuma Ranch subdivision land-use changes.
2) Master Plan for the proposed Zuma Ranch that assembles 476 lots for approximately 89.3 acres
3) Zone Map Amendment for lots zoned TZ and C-1 to R-5; and lots zoned TZ, R-1, and C-1 to R-4.

PLANNING CONTEXT

The Subject Site is within the Sierra Vista Specific Area Plan. The Sierra Vista Future Land Use Map envisioned the Zuma Ranch site area to include medium-density residential and a Neighborhood Center at the corner of Montezuma Boulevard and Guinevere Street.

In 2008, the Governing Body adopted an amendment to the Sierra Vista Specific Area Plan. It created a Corridor Overlay Zone (COZ) that applies to several lots adjacent to Guinevere Street and Montezuma Boulevard within the subject site. Affected lots include Unit 13, Block 37, Lots 15-27, and Unit 13, Block 36, Lots 1-15, and Lots 28-29. The COZ applies an overlay zone for access, flood plain, future rights-of-way protection, prohibited use, and design standards. The COZ design standards apply to commercial development, which will not be part of this request. Section F of the COZ provides standards for public rights-of-way classified as a collector, minor arterial, and principal arterial within residential developments. The street section proposed for Guinevere Street (a collector) provides 68 feet of right-of-way, which meets the requirements in the COZ. The layout does not include driveway access to Guinevere Street residential properties.

Corridor Overlay Zone indicated with hatch marks.

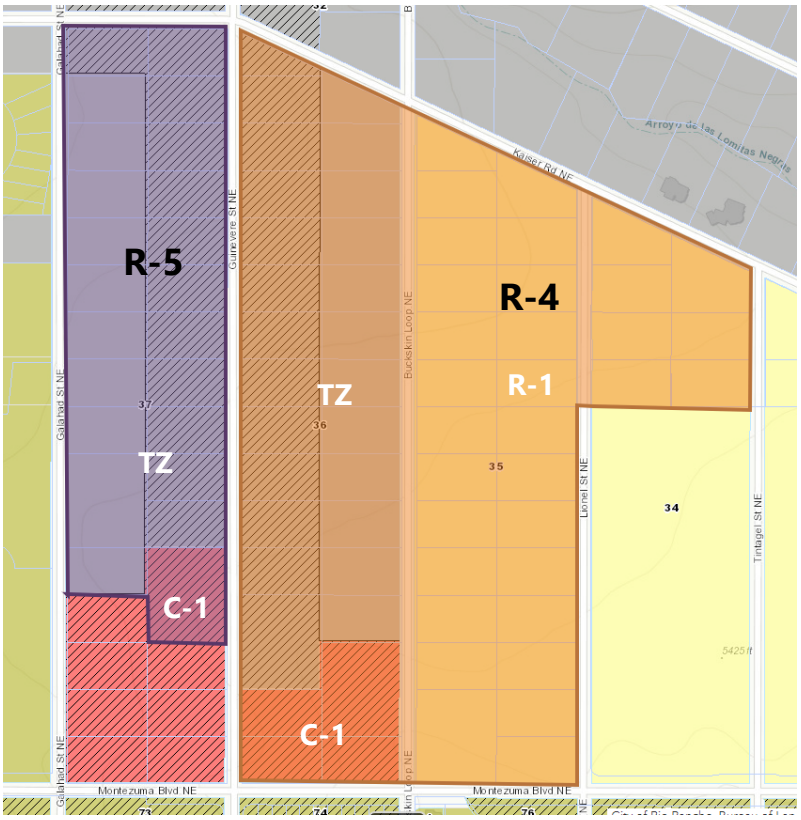
PROJECT OVERVIEW

The proposed Zuma Ranch Mini-Master Plan provides the proposed subdivision layout, signage, streetscape, and park design. The plan complies with the City of Rio Rancho design guidelines for the R-4 and R-5 zones. The proposed 476 lots of Zuma Ranch will allow for lots of various sizes. The following is a breakdown of the four lot widths:

- 35-foot 184
- 45-foot 217
- 50-foot 68
- 60-foot 7

The 35-foot lots will be on the western side of the subdivision, with lots getting larger towards the east. Access into the subdivision will be from Kaiser Road, Lionel Street, and Montezuma Boulevard.

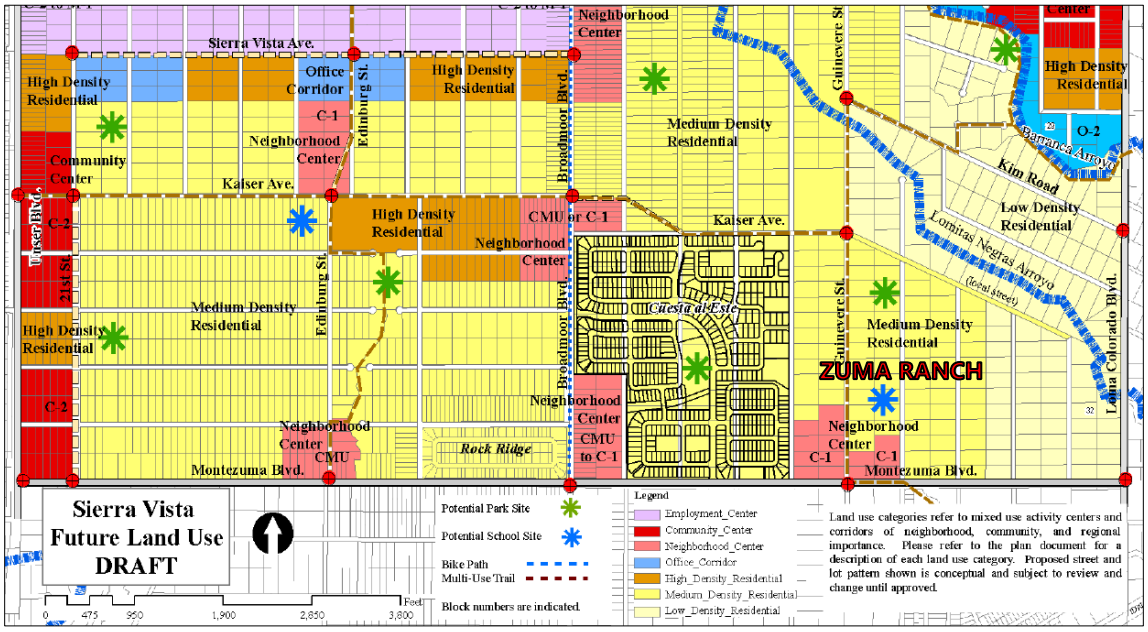
To accommodate the different lot sizes, a zone change to R-4 and R-5 is being requested for the site. The Applicant is requesting to rezone tracts east of Guinevere Street to R-4 (Unit 13, Block 36, Lots 1-29; Block 35, Lots 1-26; Block 34, Lots 9-15) and tracts west of Guinevere Street to R-5 (Unit 13, Block 3, Lots 4-27). The exhibit below shows the areas for the requested zone changes. The existing zoning is identified with white lettering and the requested zoning in black.



Existing and requested zone changes by lot.

These changes in zoning will allow for the development of moderate and moderately high-density single-family housing types on the undeveloped site. The R-4 and R-5 zone districts allow for a complementary land use pattern similar to the adjacent Broadmoor Heights and High Range Subdivisions.

The proposed subdivision layout provides a unique opportunity for residential development in Rio Rancho. Streets on the eastern portion of the subdivision will radiate from a large, centralized park, which will contain amenities such as playgrounds, a stage, seating, and picnic areas. The Applicant intends the park to function as a unique and special gathering space for Zuma Ranch and surrounding neighborhoods. The park will be located near the "Potential Park Site" identified in the Sierra Vista Specific Area Plan Future Land Use Map.



Sierra Vista Specific Area Plan Future Land Use Map

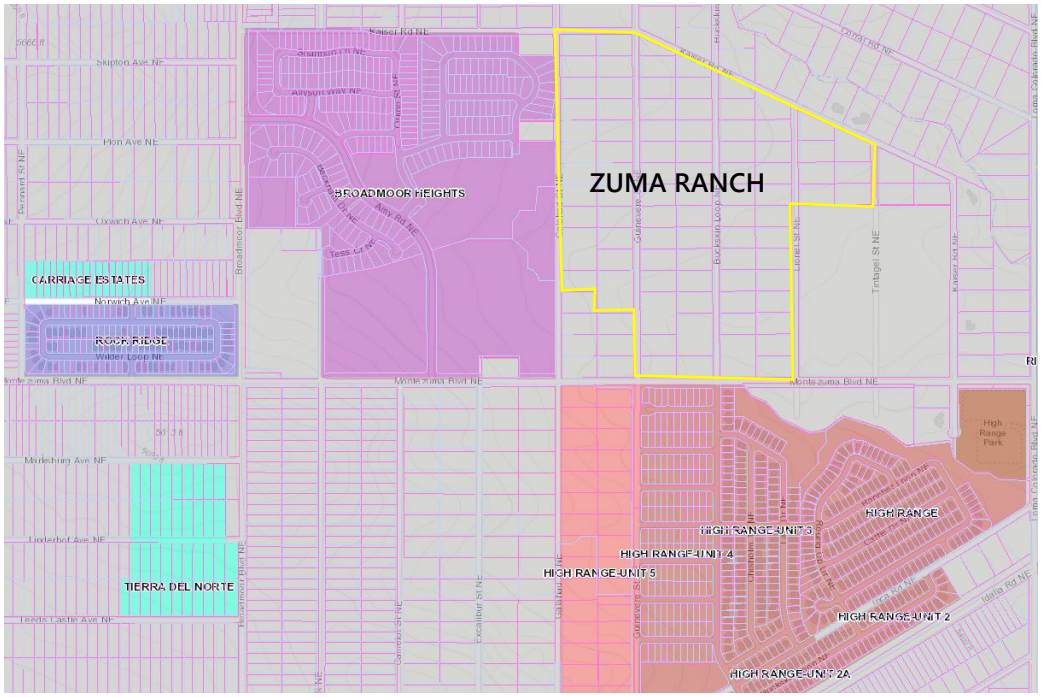
OWNERSHIP

Zuma Ranch, LLC, owns all parcels of the subject site. The owner has provided a signed letter (included in the application packet) as authorization for this request. Consensus Planning, Inc. is the Agent representing the project.

SITE HISTORY

The subject properties of this Zone Map Amendment are approximately 1-acre lots, which were annexed by the City of Rio Rancho in 1995. This antiquated platting has been an ongoing challenge faced by the City of Rio Rancho because of inadequacies in the street right-of-way, impractical block lengths, poor lot configuration, and checkerboard ownership. The site has remained vacant since the annexation.

The area is experiencing rapid single-family development. West of the subject property is the Broadmoor Heights Subdivision, currently under construction. West of Broadmoor Boulevard, the Rock Ridge Subdivision is completed, the Carriage Estates Subdivision is in the platting process, and the City recently approved the Tierra del Norte Subdivision. To the south is the High Range Subdivision, of which, Unit 5 was approved in 2021.



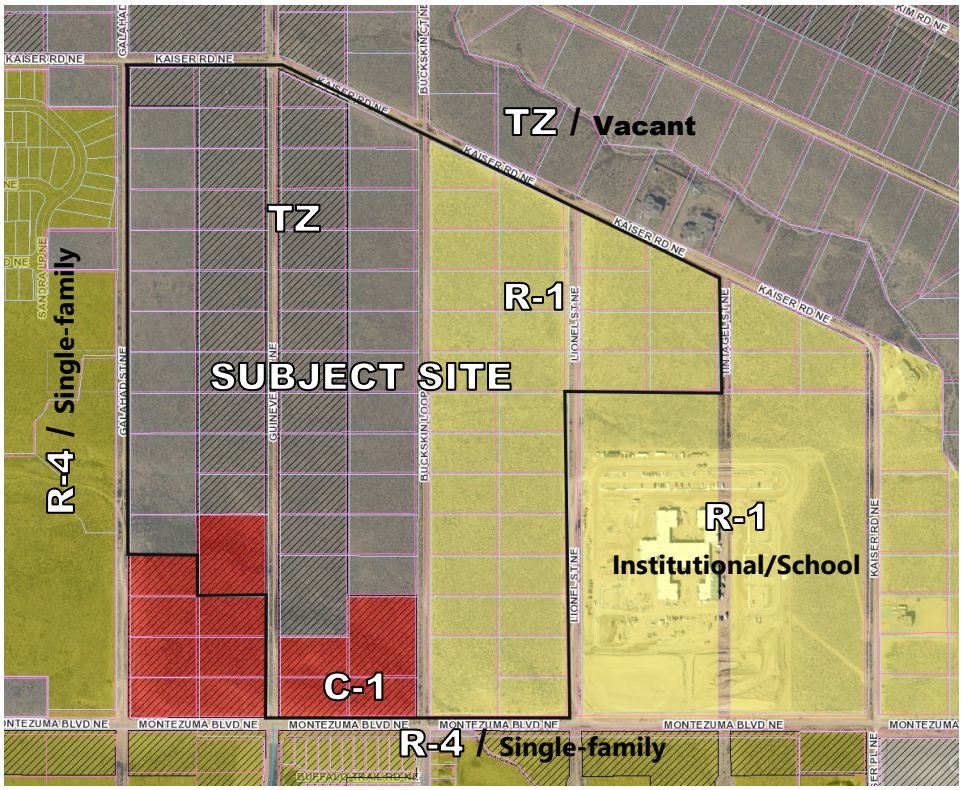
Surrounding subdivisions.

EXISTING ZONING AND LAND USE

The subject site is vacant and is surrounded primarily by single-family residential development. The subject site contains three Zone Districts as follows: 48 lots on the west are zoned Transitional Zoning (TZ); 33 lots on the east are zoned R-1; and five lots at the southwest corner are zoned C-1.

Properties to the north of the subject site are zoned TZ and are currently vacant. The High Range Subdivision, Units 3, 4, and 5 are located to the south and are zoned R-4. The parcels to the east are zoned R-1 and contain a recently constructed Rio Rancho Public Schools Pre-school and additional vacant parcels to the north of the school. The Broadmoor Heights Subdivision is located to the west and is zoned R-4.

ZONING AND LAND USES		
Direction	**Zoning**	**Land Use**
North	TZ	Vacant
South	R-4	Single-family
East	R-1	Institutional, Vacant
West	R-4	Single-family



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following policies are addressed for deciding zone map change applications pursuant to the City of Rio Rancho Zoning Code:

1. **A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.**

   Applicant Response**:** This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho. The R-4 and R-5 zone districts will allow for residential development near the City Center and community amenities. The Applicant will provide infrastructure improvements for dry utilities, water and sewer, streets, and drainage improvements. The zone change will allow for an attractive residential subdivision on a site that has remained undeveloped since annexation in 1995, and it will advance the Sierra Vista Specific Area Plan with the intended land use for this area. Residential development in this area will promote the general welfare by meeting the demand for new moderate and moderately high-density housing in Rio Rancho, contributing to population growth, and adding to the tax base.

2. **Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant**

to show why the change should be made, not on the City to show why the change should not be made.

Applicant Response**:** If granted, the Zone Map Amendment will provide stable zoning and land use pattern within the Zuma Ranch Subdivision and will complement the surrounding development. As noted earlier, Broadmoor Heights and High Range subdivisions are zoned R-4 because this area is intended to support moderate-density residential development. The R-5 zone district allows for a slightly smaller minimum lot width and size, which will add to the mix of housing sizes in the area. The change of zoning should be made because the proposed Zuma Ranch property has remained vacant for years under the existing zoning of TZ, C-1, and R-1. The R-4 and R-5 zones allow flexibility in lot sizes and types reflected in the proposed lot layout, which shows a mix of lot sizes that will contain different housing types and sizes appealing to the desires of different homebuyers.

The residents of the proposed Zuma Ranch will be served by the community amenities in the area, including the Loma Colorado Library, the McDermott Athletic Center, and commercial retail and services located on Northern Boulevard and Loma Colorado Boulevard. Zuma Ranch will continue the development pattern from Broadmoor Boulevard east, providing recreational amenities and housing to fill out the area around the City Center.

3. **A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.**

   Applicant Response**:** The proposed Zone Map Amendment to allow residential development is consistent with the Rio Rancho Comprehensive Plan and the intent of the Sierra Vista Specific Area Plan.

   The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:

   > **Land Use Policy L-2: 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.**
   >
   > Applicant Response: The proposed Zuma Ranch Master Plan creates a community character with single-family development that considers circulation, landscape, parks, storm drainage, utilities, location of housing units, and design. The subdivision includes an innovative circulation pattern with streets radiating from the centralized park east and a grid-like pattern on the western portion of the site along Galahad Street. The

local streets create linkages within the subdivision and to the perimeter streets of Kaiser Road, Montezuma Boulevard, Galahad Street, Tintagel Street, and Lionel Street. Guinevere Street will contain a 68-foot right-of-way, providing the collector extension from the High Range Subdivision. Extension of Kaiser Road to Lionel Street and two lanes of Montezuma Boulevard are also proposed as part of the development.

Landscaping will be provided in the park, along the streetscape, and in smaller HOA tracts located throughout the development. The grading and drainage plan for Zuma Ranch includes storm drainage that will flow to the park and along Zuma Ranch Road to the retention pond located at the southeast corner of the subdivision. Utilities will be installed per City requirements. Housing units will be of various sizes and complementary design styles.

Population and Housing Element Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Population and Housing Element Policy 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: The proposed Zuma Ranch subdivision will provide an attractive single-family living environment that includes a large neighborhood park with other amenities that can be utilized by various ages and family and non-family households alike. Zuma Ranch is also located near many amenities in the City Center and surrounding area that supports families with recreation and services. The location of Zuma Ranch will support families due to its proximity to Rio Rancho Public Schools, including Shining Stars Pre-School, Colinas Del Norte Elementary, Rio Rancho Middle School, and V. Sue Cleveland High School.

Parks and Recreation Goal 1: Establish a new and maintain existing recreation and senior centers, parks, trails, and open space that fosters a quality community, support a strong economy and meets the needs of current and future residents.

Parks and Recreation Goal 2: Be responsive to the recreational needs of the community.

Applicant Response: The centerpiece of the Zuma Ranch subdivision is the neighborhood park where residents can create community connections. The park is envisioned as an attractive neighborhood and broader community amenity that can provide a space for larger outdoor events and gatherings. The 4-acre park will include two turf areas, a dog park, walking paths, basketball courts, pickleball courts, playgrounds, shaded picnic areas with centralized performance space, and onsite parking that can accommodate food trucks (see Zuma Ranch Master Plan Park

Concept). The park and the associated amenities respond to the current and future needs in this area of Rio Rancho and will contribute to a quality community.

Policy TR-11: Ensure all rights-of-way are ADA-compliant.

Applicant Response: The proposed Zuma Ranch street network will contain two road sizes, 68-foot collector streets, and 50-foot local streets. They will include landscaped parkways, bike lanes, and 5-foot sidewalks that will be ADA compliant (see Master Plan Street Sections).

Urban Design Goal 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: The proposed Zuma Ranch subdivision is a traditional neighborhood with an innovative street pattern that contributes to residents' unique sense of place. Unified theming, including signage, architectural design elements, and landscaping presented in the Master Plan, will further support a sense of place and neighborhood identity.

Urban Design Goal 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: The proposed Zuma Ranch street grid will create links to the adjacent neighborhoods of High Range and Broadmoor Heights. North-south street linkages to existing streets within High Range include Galahad Street, Guinevere Street, and Lionel Street. These streets connect to Montezuma Boulevard, the primary east-west corridor for the subdivision. Montezuma Boulevard and Kaiser Road link to the Broadmoor Heights subdivision and Broadmoor Boulevard to the west. All streets will be multi-modal with bike lanes and sidewalks.

Consistency with the Sierra Vista Specific Area Plan
The proposed zoning is consistent with the intent of the Sierra Vista Specific Area Plan for this region. The following identifies the goals and objectives furthered by the requested Zone Map Amendment.

Land Use Goal 2: Promote a variety of housing choices including low- and medium-density single-family residential uses and high-density multi-family residential uses.

Applicant Response: The proposed Zone Map Amendment furthers this goal because the Sierra Vista Specific Area Plan identified the area as appropriate for moderate-density residential, for which the R-4 and R-5 zones district are ideally suited. The subdivision layout shown in the master plan shows a variety of moderate densities that meet the R-4 zone requirements of 40-foot minimum width and 4,000 minimum lot size on the eastern portion of Zuma Ranch and lots that meet the moderately-

high density requirements of the R-5 zone of 35-foot minimum lot width and 2,500 minimum lot size on the western portion of the site. The variety of residential lots throughout Zuma Ranch will add to the mix of housing in this section of Rio Rancho and increase the diversity of residential land use.

Communities Facilities Goal: Create open space, parkland, trails, and other recreation amenities to serve the Plan area.

Applicant Response: The 4-acre park at the heart of Zuma Ranch will provide a dynamic neighborhood and community park that will add to the existing amenities in the area. The park will support the recreational needs of the residents of Zuma Ranch as well as the larger community in this area south of the City Center.

4. **The applicant must demonstrate the existing zoning is inappropriate because:**
    a) **there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or**
    b) **changed neighborhood or community conditions justify the change, or**
    c) **a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.**

Applicant Response**:** The existing zoning on the property of TZ and R-1 are inappropriate because they are antiquated zoning categories that no longer fulfill the desires of the City of Rio Rancho. The TZ zone was intended for recently annexed areas where it was expected that Zone Map Amendment would be required to adjust for more appropriate zoning. As the area has developed, the need for TZ zoning is no longer needed. The change of zoning to R-4 and R-5 will fulfill the intent of the TZ zone and provide a zoning category for moderate and moderately high-density residential in an area where it is desired.

The R-1 designation was used as the foundation of the Rio Rancho Zone Code. The City has since developed the Comprehensive Plan Generalized Land Use Map (GLUM) and the Sierra Vista Specific Area Plan, which envisions this area as moderate-density residential development as shown in the Zuma Ranch Master Plan. This type of housing development is supported by the R-4 zoning. The R-1 zone no longer fits the desired population density and housing types intended for the area.

The change of zone from C-1 to R-4 and R-5 is justified based on the changes in the condition of the area and because it is more advantageous to the community. The area has developed as primarily residential and the number of C-1 lots in this area is no longer appropriate. Five of the twelve C-1 lots along Montezuma Boulevard are included in this zone change request (see illustration on page 3). Seven lots, at the corner of Montezuma Boulevard and Galahad Street, will remain C-1, providing for appropriately sized commercial retail and services within a residential area. Residents of Zuma Ranch will be in proximity to commercial retail and services via future development of the larger commercial tract located to the west of the subject site, at the corner of Broadmoor Boulevard and Montezuma Boulevard, and in other areas of the City where commercial is currently being developed. Residential development is necessary to support future commercial developments in Rio Rancho. The change of zoning to R-4 and R-5 is more advantageous to the community because it will add to the market base for commercial retail and services in Rio Rancho.

5. **The cost of land or economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.**

   Applicant Response: The requested zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and community recreation amenities furthering the Sierra Vista Specific Area Plan. The R-4 and R-5 zone allows for a variety of housing types and will further the creation of connected and interesting neighborhoods in this portion of Rio Rancho.

6. **Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.**

   Applicant Response: This Criterion is not applicable, as the request is not for apartment, office, or commercial zoning.

7. **A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone."**

Applicant Response: The requested zone change request is not a "spot zone ". The zone change to R-4 encompasses 292 lots and the R-5 zone encompasses 184 lots of the proposed Zuma Ranch Master Plan.

Conclusion

The requested amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and the Zone Map Amendment will further support the desired growth in Rio Rancho and meet the intent of land uses for this area of the City. It will provide housing near the City Center and adjacent housing development, contributing to the reduction of antiquated platting and zoning and continuing the attractive and quality development in his area of Rio Rancho.

Based upon the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommended approval of this request for an amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and the associated Zone Map Amendment. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,

James K. Strozier, FAICP
Principal

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

THE PLANNING AND ZONING BOARD OF THE CITY OF RIO RANCHO, NEW MEXICO, will consider the following matter at its regularly scheduled meeting at 6 p.m. on Tuesday, July 11, 2023:

Master Plan
Case #22-400-00004

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc, request approval of the Zuma Ranch Master Plan, for 95.1 acres in Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

Zone Map Amendment
Case #22-100-00020

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., request approval of Zone Map Amendment for Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Blocks 37, Lots 4-27 from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential to R-4: Single-Family Residential and R-5: Single-Family Residential Zoning Districts.

Specific Area Plan Amendment
Case #22-410-00009

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan.

July 19, 2022

City of Rio Rancho
Planning Department
3200 Civic Center Circle
Albuquerque, NM 87144

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Zuma Ranch, LLC. hereby authorizes Consensus Planning, Inc. to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the following properties: Unit 13, Block 37, Lots 5-27; Unit 13, Block 36 Lots 1-29; Unit 13, Block 35, Lots 1-26; Unit 13, Block 34, Lots 9-15.

Sincerely,

Zuma Ranch, LLC.

Signature: _____

Printed Name: PIERRE AMESTOY

Title: MM

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

June 21, 2023

RE: Specific Area Plan Amendment, Zone Map Amendment, Master Plan
Case No. 22-410-00009, 22-100-00020, 22-400-00004
Zuma Ranch Subdivision (Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29 and Block 37, Lots 4-27)

Dear Property Owner:

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

The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests an amendment to the Sierra Vista Specific Area Plan to reflect a change of land use from Transitional Use, Low-Density Residential, and Retail Commercial to Medium-Density and Medium High-Density Residential. Concurrent with this action is a request for a Zone Map Amendment from T-Z: Transitional Zoning District, C-1: Retail Commercial District, and R-1: Single-Family Residential District (low-density) to R-4: Single-Family Residential District (medium-density) to R-5: Single-Family Residential District (medium high-density). Also concurrent with these actions is a request for approval of the Zuma Ranch Master Plan on the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, July 11, 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 hashed lines.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body 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 & Zoning 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 cbenson@rrnm.gov or call me at 505-896-8342, 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,

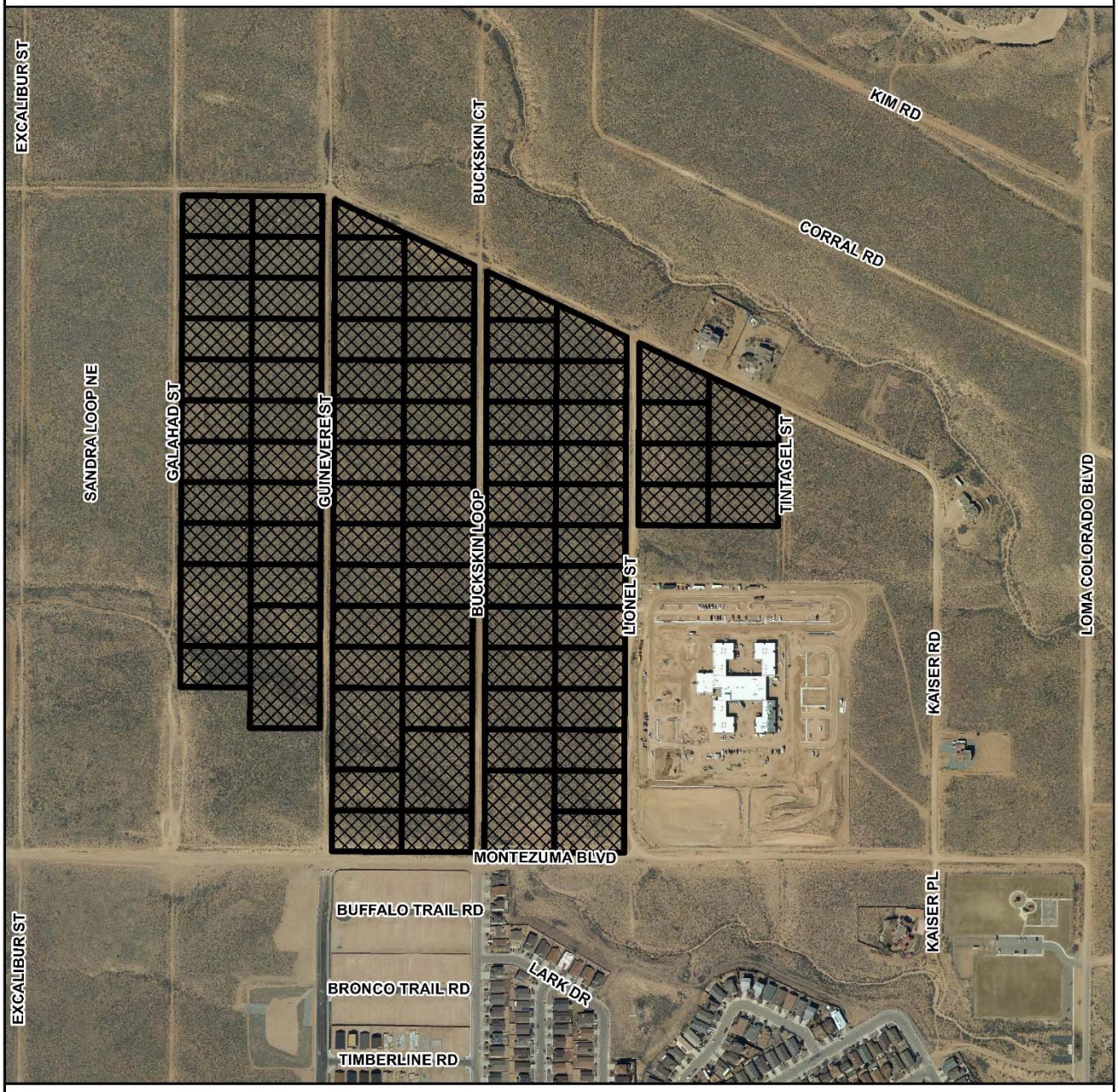
Christopher Benson

Chris Benson
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

ZUMA RANCH NOTICED PROPERTIES
CASES 22-410-00009, 22-400-00004, 22-100-00020



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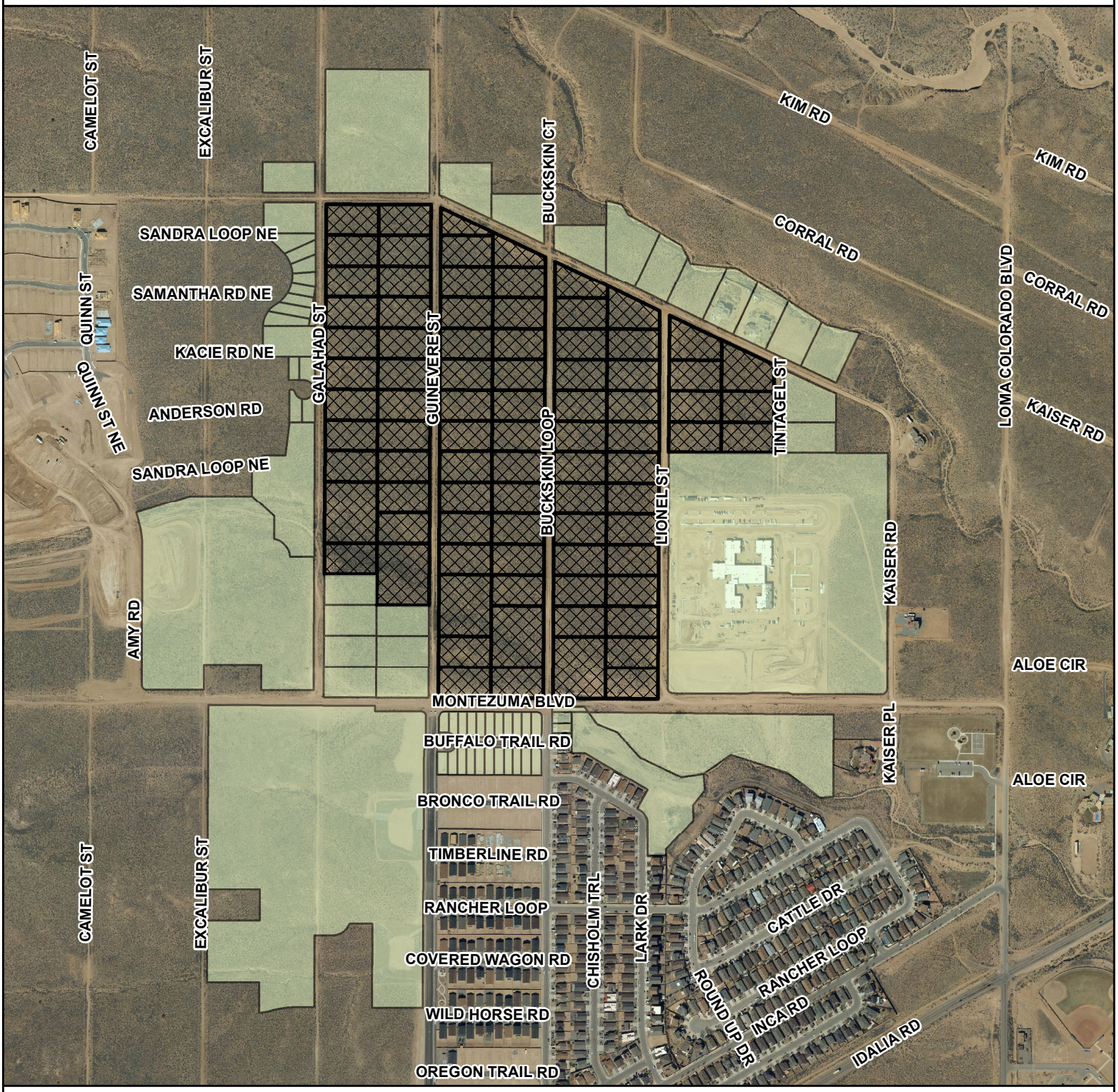
ZUMA RANCH

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 Chris Benson on 06/21/2023

ZUMA RANCH NOTICED PROPERTIES
CASES 22-410-00009, 22-400-00004, 22-100-00020



RioRancho
City of Vision

0 600 1,200 2,400
Feet

GIS Moving Spatial Data Forward

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W E
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NOTICED PROPERTIES
ZUMA RANCH

Map Created by Chris Benson on 06/21/2023

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.

Jul 3, 2023 at 6:18:25 PM
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2003 Buckskin Loop NE
Rio Rancho NM 87144
United States
City of Rio Rancho
NOTICE
City of Rio Rancho
NOTICE
City of Rio Rancho
NOTICE

6. TRANSPORTATION

OVERVIEW

One of the key transportation features of Zuma Ranch is connectivity with multiple access points to the primary street network. Zuma Ranch Road provides the main community entry from Montezuma Boulevard with large landscape setbacks that terminates into the neighborhood park. Secondary access from Lionel, Guinevere, and Galahad Streets provide multiple opportunities for residents to enter and exit the neighborhood. In order to encourage a robust pedestrian circulation system, five-foot sidewalks are proposed throughout Zuma Ranch. Montezuma Boulevard will follow the same cross-section as Broadmoor Heights to the west and will construct the north half of the street as part of the Zuma Ranch development. This will create a wide tree-lined boulevard through the community.

Both parks have pedestrian and visual access from Zuma Ranch Road. The neighborhood has multiple access points to ensure that traffic is distributed and does not overburden any one street.

Scope of improvements to Montezuma are undetermined at this time. This is to specific an incorrect.

Zuma's primary access will be via four corridors. The primary access will be from Montezuma Boulevard and Zuma Ranch Road. Secondary accesses from Guinevere Street and Kaiser Road, Lionel Street and Kaiser Road, and Lionel Street and Macchu Street. The following are descriptions of the primary intersections:

- Montezuma Boulevard will be designated an Arterial Street, Guinevere Street and Kaiser Street will be designated as collectors. The inside two lanes adjacent to Zuma Ranch of the future four lanes of Montezuma Boulevard will be improved.

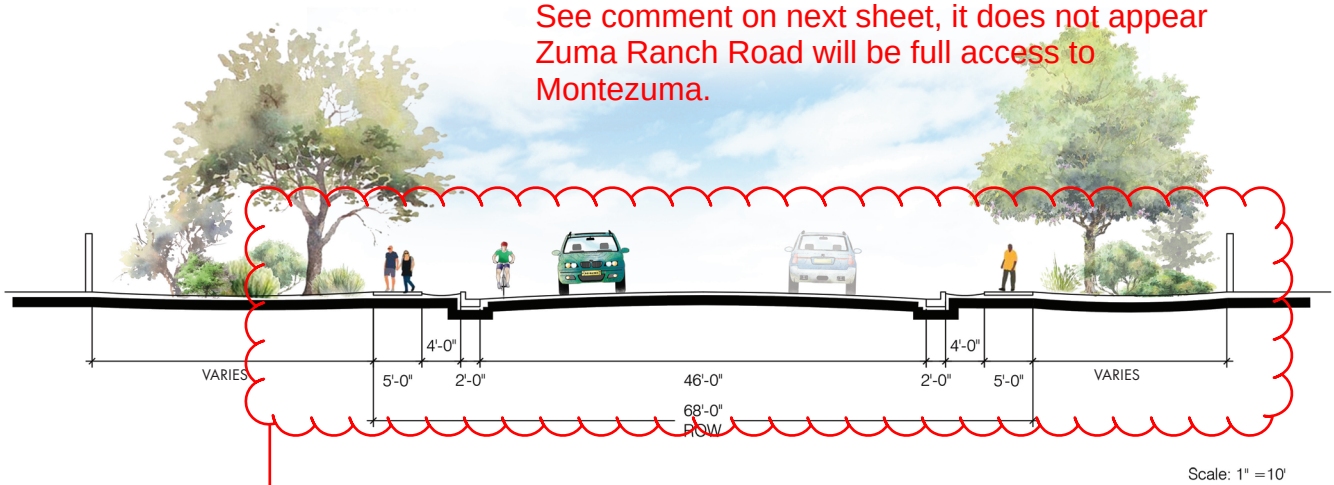
Same comment remove specifics.

- Guinevere Street will be improved from Inca Street north into the property. This 68-foot street would be extended through the property to Kaiser Road. There is a good chance that this street will be improved through High Range Unit 5 from Inca Street to Montez Street. This would be the primary north/ south access for Zuma Ranch.

Already improved from Inca north to Montezuma. Where Montez Street.

- Zuma Ranch Road will be the primary entrance. Landscape along Zuma Ranch Road will vary and will be designed to utilize overflow from Zuma Park for irrigation.

See comment on next sheet, it does not appear Zuma Ranch Road will be full access to Montezuma.

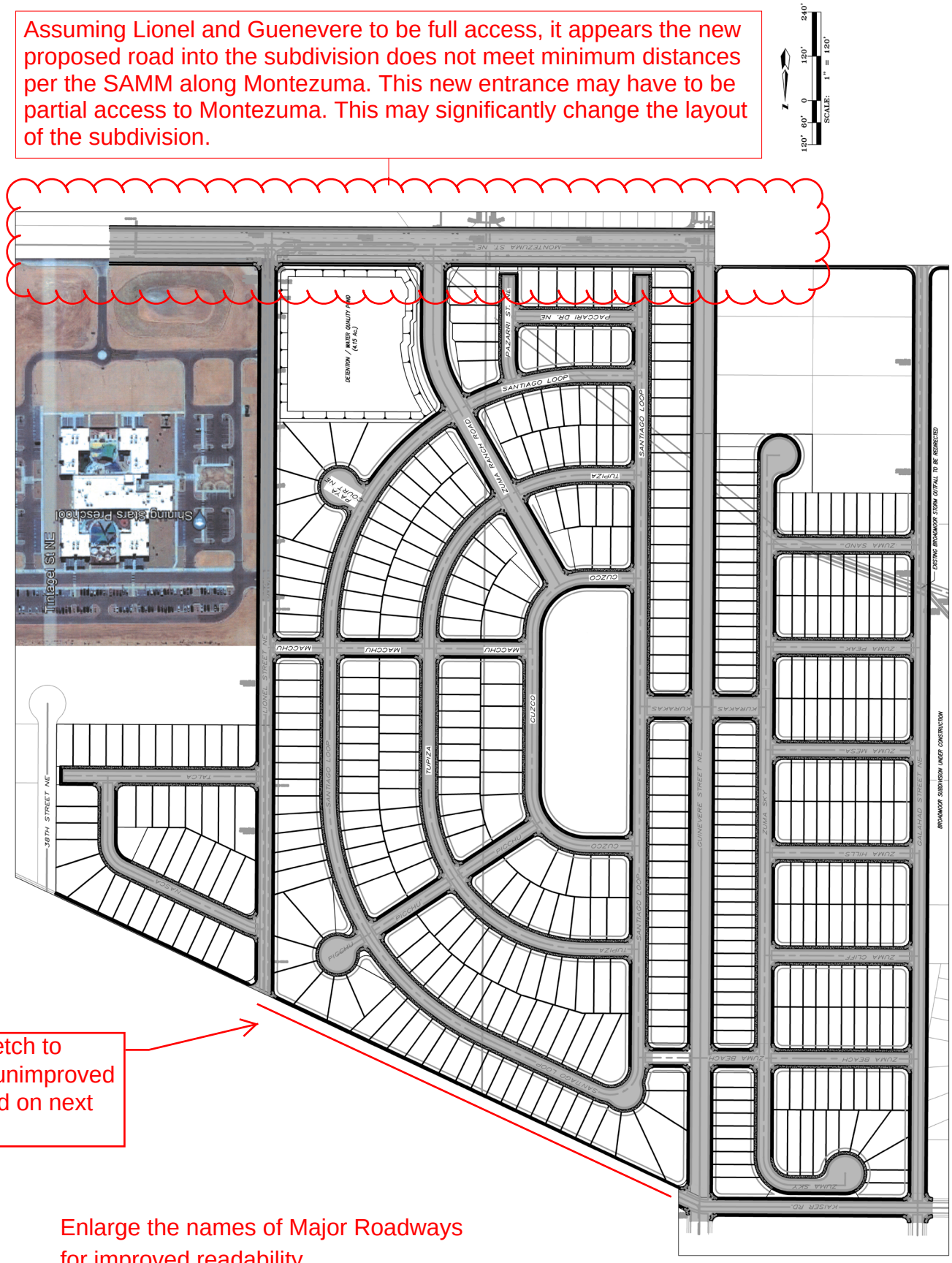


Scale: 1" =10'

ZUMA RANCH ROAD 68' R.O.W. ROAD SECTION

Remove, does not comply with City standard.

Assuming Lionel and Guenevere to be full access, it appears the new proposed road into the subdivision does not meet minimum distances per the SAMM along Montezuma. This new entrance may have to be partial access to Montezuma. This may significantly change the layout of the subdivision.



This stretch to remain unimproved as stated on next page

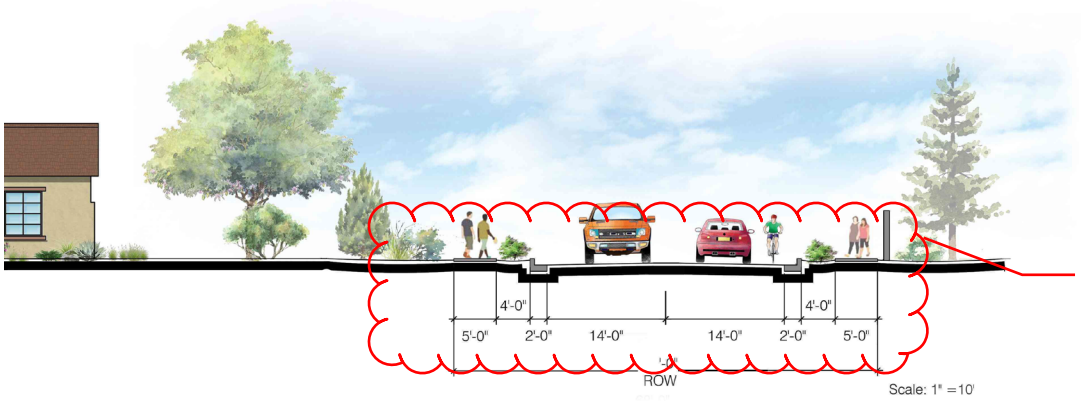
Enlarge the names of Major Roadways for improved readability

Add legend, does darker roads imply paving?

CONCEPTUAL PAVING PLAN

Again to specific and incorrect. Kaiser improvements will be required abutting the development.

- Kaiser from Broadmoor east to the property. Kaiser would then be extended east to Guinevere Street. Kaiser Road to Lionel Street will remain unimproved.
- Machu Street west into the property from Lionel Street near the Shining Stars Pre-school.
- All interior streets will contain 50-foot right-of-ways.



Remove. Does not comply with City standard.

SANTIAGO STREET 50' R.O.W. ROAD SECTION

As previously mentioned, Zuma Ranch will consist of approximately 476 single-family detached homes. The following table is the trip generation for the land use within the development.

TABLE 3: SINGLE FAMILY DETACHED HOUSING - TRIP GENERATION

DWELLING UNITS	***24 HR***	***A.M. PEAK HOUR***		***P.M. PEAK HOUR***	
	VOLUME	ENTER	EXIT	ENTER	EXIT
476	4,555	90	357	307	173

Source: ITE Trip Generation, 6th Edition, Code 210

Does not match TIA. May be to specific for MP.

CONCEPTUAL PAVING PLAN

The Conceptual Paving Plan shows the roads that will be paved as part of the Master Plan development.

- Kaiser Road east to Guinevere Street.
- Lionel Road from Kaiser Road south to the already existing street.
- The north side of Montezuma Boulevard from Galahad Street.
- Galahad Street from Kaiser Road to Montezuma Boulevard.
- Guinevere Street from Kaiser Road to Montezuma Boulevard.

Confusing. Assume entire abutting

CONTRADICTORY FROM STATEMENT MADE ABOVE?

Confusing. Assume entire abutting full Arterial section.

The TIA has not been approved. This is only a portion of the recommendations. I think this it too specific for the MP.

TRANSPORTATION IMPACT STUDY

A Transportation Impact Study (TIS) for Zuma Ranch was completed in August 2022. The TIS studies the impacts of Zuma Ranch on traffic and circulation in the immediate area and provides recommendations for improvements and mitigations. The following are the recommendations for the streets adjacent to Zuma Ranch.

- Montezuma Boulevard and Zuma Ranch Road
  - A 200-foot auxiliary left-turn lane is recommended for the eastbound approach of Montezuma Boulevard at Zuma Ranch Road.
- Montezuma Boulevard and Guinevere Street
  - A 200-foot auxiliary right-turn lane is recommended for the eastbound approach of Montezuma Boulevard at Guinevere Street.
  - A 200-foot auxiliary left-turn lane is recommended for the westbound approach of Montezuma Blvd at Guinevere Street.
- Montezuma Boulevard and Lionel Street
  - A 200-foot auxiliary right-turn lane is recommended for the westbound approach of Montezuma Boulevard at Lionel Street.
- Montezuma Boulevard and Galahad Street
  - A 200-foot auxiliary right-turn lane is recommended for the westbound approach of Montezuma Boulevard at Galahad Street.

The Zuma Ranch Master Plan will work with the City of Rio Rancho to ensure the recommendations in the TIS are fulfilled and that traffic improvements surrounding Zuma Ranch are phased with the development and safe and efficient.

No improvements to Loma Colorado or Idalia intersections?

7. CONCEPTUAL DRAINAGE PLAN

OVERVIEW

The property will drain from northwest to southeast via an internal storm drain to a large detention pond near the intersection of Montezuma and Lionel Street. It will slow discharge to SSCAFCA's High Range system.

Off-site flows are expected to be minimal due to the construction of the Broadmoor Heights system to the west. However, their pond outfalls via a storm drain in a dedicated easement in the Zuma Property. It is proposed to re-route this drain in a more convenient location down Guinevere to Montezuma and then east to the High Range system.

DRAINAGE PLAN MASTER PLAN

Be consistent with identified phases vs. areas.

The Zuma project site drains in an easterly to southeasterly direction. A proposed detention pond located in the southeast corner of Zuma (Area 1), adjacent to the intersection of Montezuma Boulevard and Lionel Street, will intercept storm runoff from Zuma Area 1 and Area 2. Runoff from Zuma Area 3 will be intercepted by an internal storm drain system and conveyed south in Guinevere Street and east in Montezuma Boulevard and ultimately discharging into the future SSCAFCA Regional High Range Pond Facility which is soon to be in the design phase.

Offsite flow along the north boundary will be conveyed eastward within the Kaiser Road right of way which is roughly the current historic drainage pattern. Offsite flows along the western boundary are being intercepted by an internal storm drain system in the Broadmoor Heights subdivision before discharging into their onsite detention pond located mid-block adjacent to Galahad Street. Discharge from the pond is conveyed through a temporary storm drain before being released back into the historic arroyo flow pattern which extends into the lower section of Zuma Area 3. The existing temporary storm drain will be removed and the Broadmoor Pond discharge will be re-routed in a new storm drain system southward in Galahad Street and eastward in Montezuma Boulevard to the proposed SSCAFCA Regional High Range Pond Facility. Offsite flows along the south boundary will remain in the historic flow pattern within the Montezuma Boulevard. right-of-way. The existing Shining Stars Preschool is located along the eastern boundary adjacent to Lionel Street Existing flows from this site do not enter the Zuma project site.

Where practical and feasible, the drainage master plan will include low impact development water harvesting features such as bio retention swales in the landscape areas along Zuma Ranch Road and other small HOA landscape tracts. Stormwater will be diverted to these areas through curb cuts in the roadway. During significant storm events, excessive stormwater runoff will be directed back out into the street as surface runoff.

Additionally, the neighborhood community park will have shallow depression area(s) at the southeast corner that will intercept and retain surface runoff. When the depression areas fill up, excess runoff will overflow back out into the roadway as surface flow before being intercepted by downstream inlets. The depression area(s) will consist of lusher plantings that are chosen for their hardiness to periodic water inundation and moist soils.

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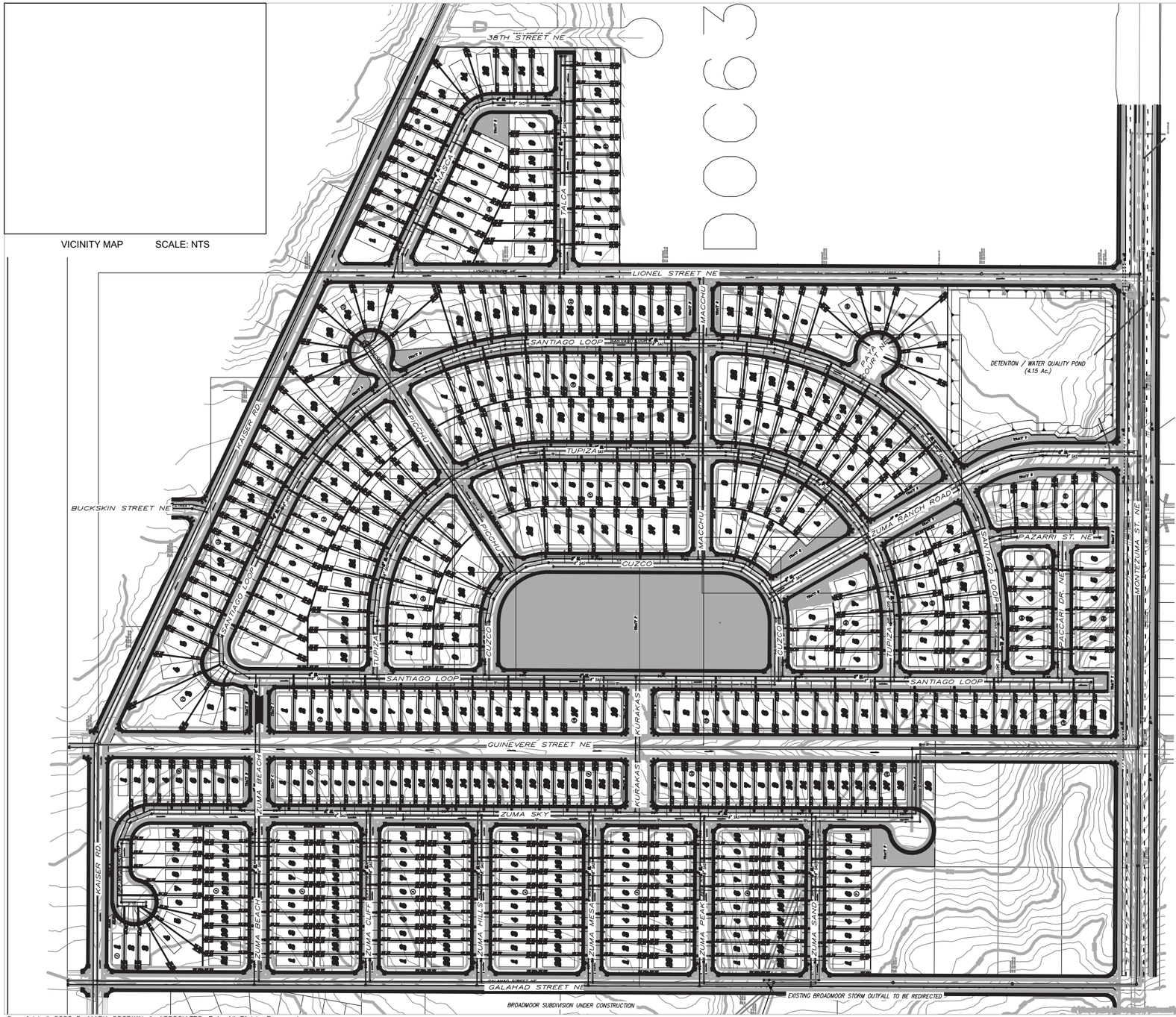
VICINITY MAP SCALE: NTS



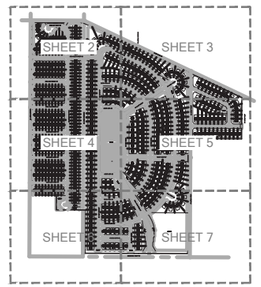
DOC63

EASEMENT NOTES:

1. NO WALLS WILL BE ALLOWED WITHIN WATERLINE OR SEWER LINE EASEMENTS.
2. THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE PLAT PREPARED BY TIM ALDRICH, NMPS No. 7719, DATED 10/01/2019. TOPOGRAPHIC SURVEY INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY TIM ALDRICH ON 06/01/2019, NMPS No. 7719.

GRADING NOTES:

1. THE CONTRACTOR(S) MUST COMPLY WITH NPDES TEMPORARY CONSTRUCTION REQUIREMENTS AND OBTAIN A PERMIT. CONTRACTOR SHALL ALSO PROVIDE A COPY OF THE APPLICATION FOR PERMIT AND NOTICE OF TERMINATION TO THE OWNER.
2. THE CONTRACTOR(S) IS RESPONSIBLE FOR PREPARING AND MAINTAINING A SWPPP FOR THE DURATION OF INFRASTRUCTURE CONSTRUCTION AND UNTIL THE CITY OF RIO RANCHO ACCEPTS THE PUBLIC INFRASTRUCTURE. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF THE SWPPP AT THE BEGINNING OF THE PROJECT AND AT THE TIME OF NOTICE OF TERMINATION.
3. THE CONTRACTOR(S) IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING EROSION CONTROLS FOR THE DURATION OF THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FOR THE REMOVAL OF THE EROSION CONTROLS WHERE DIRECTED TO DO SO BY THE OWNER AT THE TIME OF NOTICE OF TERMINATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND IS TO PROVIDE AN AS-BUILT SURVEY CERTIFIED BY A REGISTERED PROFESSIONAL SURVEYOR TO THE OWNER UPON COMPLETION OF THE CONSTRUCTION. THE EARTHWORK CONTRACTOR IS TO PROVIDE EARTHWORK SURVEY, AND THE WALL BUILDER IS TO PROVIDE WALL SURVEY.
5. EARTHWORK CONTRACTOR SHALL PREPARE ROUGH SUBGRADE FOR THE RETAINING WALL CONSTRUCTION AND PROVIDE SUFFICIENT BACKFILL MATERIAL STOCKPILED ON THE HIGH SIDE OF EACH WALL FOR THE WALL BUILDER TO COMPLETELY BACKFILL THE WALLS.
6. RETAINING WALLS ARE SHOWN FOR GRADING PURPOSES ONLY. RETAINING WALL DESIGN IS TO BE PERFORMED BY OTHERS, AND SHALL BE SUBMITTED TO THE CITY OF RIO RANCHO FOR REVIEW, APPROVAL, PERMIT, AND INSPECTION.
7. EARTHWORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION BY WESTERN TECHNOLOGIES.
8. TOPOGRAPHIC AND BOUNDARY SURVEY ARE BY ALDRICH LAND SURVEYING MAY 2015.
9. BENCHMARK USED IS AGRS BRASS CAP STAMPED "8-A11"
10. THERE IS A PARTIALY FEMA SPECIAL FLOOD HAZARD ZONE ON THIS PROPERTY IN THE NORTHEAST CORNER OF PHASE 1 AS SHOWN ON FIRM PANEL 2101 AND 2102 OF 2225, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.



SHEET INDEX

N

120' 60' 0 120' 240'

SCALE: 1" = 120'

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

OWNER/DEVELOPER
LD DEVELOPMENT, LLC

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90128
ALBUQUERQUE, NEW MEXICO, 87199
(505)828-2200, FAX (505)797-9539

ZUMA RANCH SUBDIVISION

GRADING & DRAINAGE PLAN

ENGINEER'S SEAL

PROJECT NO.	A21009
DESIGNED BY:	DER
DRAWN BY:	DER
CHECKED BY:	DMG
DATE:	10/5/22
DPW CHK:	

SHEET:

1 of 7

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CONCEPTUAL DRAINAGE PLAN

Enlarge street names for increased readability

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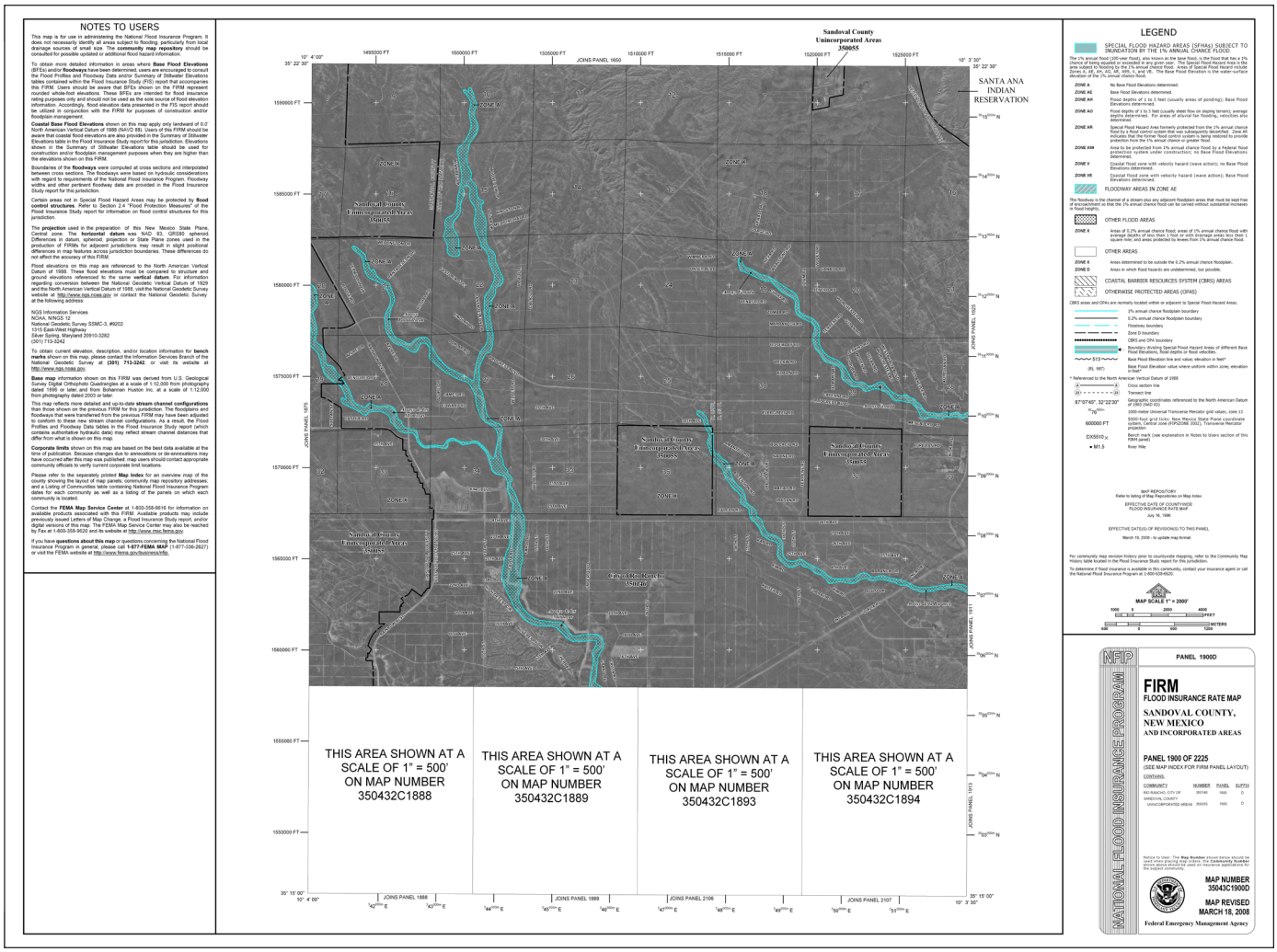
FLOOD ZONE

Per FEMA FIRM Panel 35043C1900Ddated March 18, 2008, the Zuma Ranch Master plan does not fall within a designated flood plain.



Small and difficult to read. Please consider revising to increase readability.

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Confusing, Broadmoor Heights did not build anything in Kaiser Rd. Decipher between water and wastewater.

8. CONCEPTUAL UTILITY PLAN

UTILITY

The Zuma Ranch Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. The closest development, Broadmoor Heights, is located west of Zuma Ranch.

What about High Range?

CONCEPTUAL UTILITY PLAN

Kaiser Road

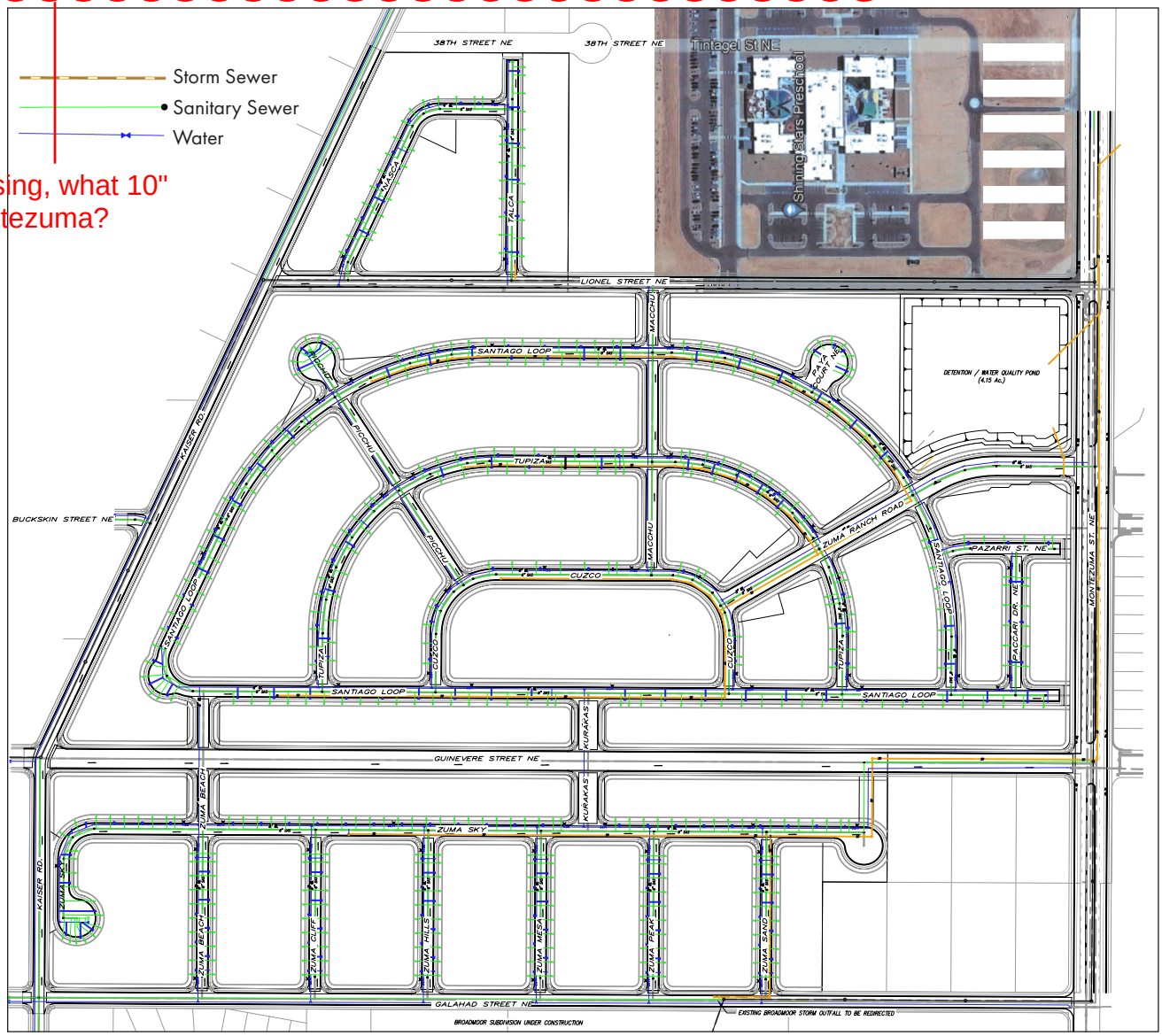
The proposed development will extend the existing 8" line in Kaiser that was constructed with Broadmoor Heights. This line will be routed through the Zuma development south to the existing 10" line in Montezuma thus completing the loop. 8" lines will be utilized internally for the development.

WATER AND SEWER

Internally 8" lines will be utilized and will connect to the existing 10" in Montezuma. All external streets to be improved shall have 8" lines placed as part of the improvements.

Small and difficult to read

Confusing, what 10" in Montezuma?



CONCEPTUAL UTILITY EXHIBIT

ZUMA RANCH
MASTER PLAN

PREPARED FOR:

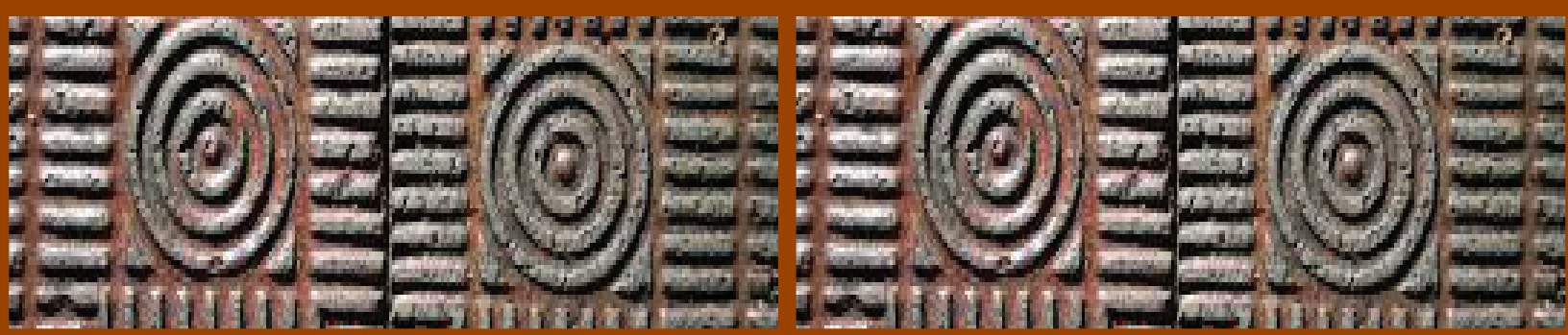
ZUMA RANCH, LLC.

PREPARED BY:

CONSENSUS PLANNING, INC.
302 EIGHTH STREET NW
ALBUQUERQUE, NM 87102

MARK GOODWIN & ASSOCIATES
9016 WASHINGTON STREET, NE
ALBUQUERQUE NM 87113

NOVEMBER 2022



Signature Page

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1. OVERVIEW

INTRODUCTION

Remove

Zuma Ranch is an approximately ~89.3-acre, medium and medium-high density, single-family residential neighborhood located within Rio Rancho Estates Unit 13, Rio Rancho, New Mexico. Zuma Ranch will provide a high quality of life with community amenities such as parks and trails. The neighborhood is situated in an area that is characterized by medium-density, single-family homes and centrally located between the Rio Rancho City Center (Downtown) to the north and the Loma Colorado activity node to the south. The site is bound by Montezuma Boulevard on the north, the Broadmoor Heights neighborhood to the west, Kaiser Road to the north, and Lionel and Tintagel Streets on the east.

Just refer to City Center - remove downtown

The proposed Zuma Ranch Master Plan is located within Unit 13 of Rio Rancho Estates, and includes portions of Blocks 36 Lots 1-15 and 28-29 and Block 37 Lots 15-27.

The properties included in this Master Plan and Zone Map Amendment are as follows:

THESE PROPERTIES REFER TO THE AREA WITHIN THE SIERRA VISTA SAP COZ THAT AN AMENDMENT IS ALSO BEING REQUESTED

- Unit 13, Block 36, Lots 1-15 and 28-29
- Unit 13, Block 37, Lots 15-27

ZMA PROPERTIES ARE; R-4: UNIT 13, BLOCK 36, LOTS 1-29; BLOCK 35, LOTS 1-26, BLOCK 34 LOTS 9-15. R-5; UNIT 13, BLOCK 37, LOTS 4-27

The objectives of the Master Plan are:

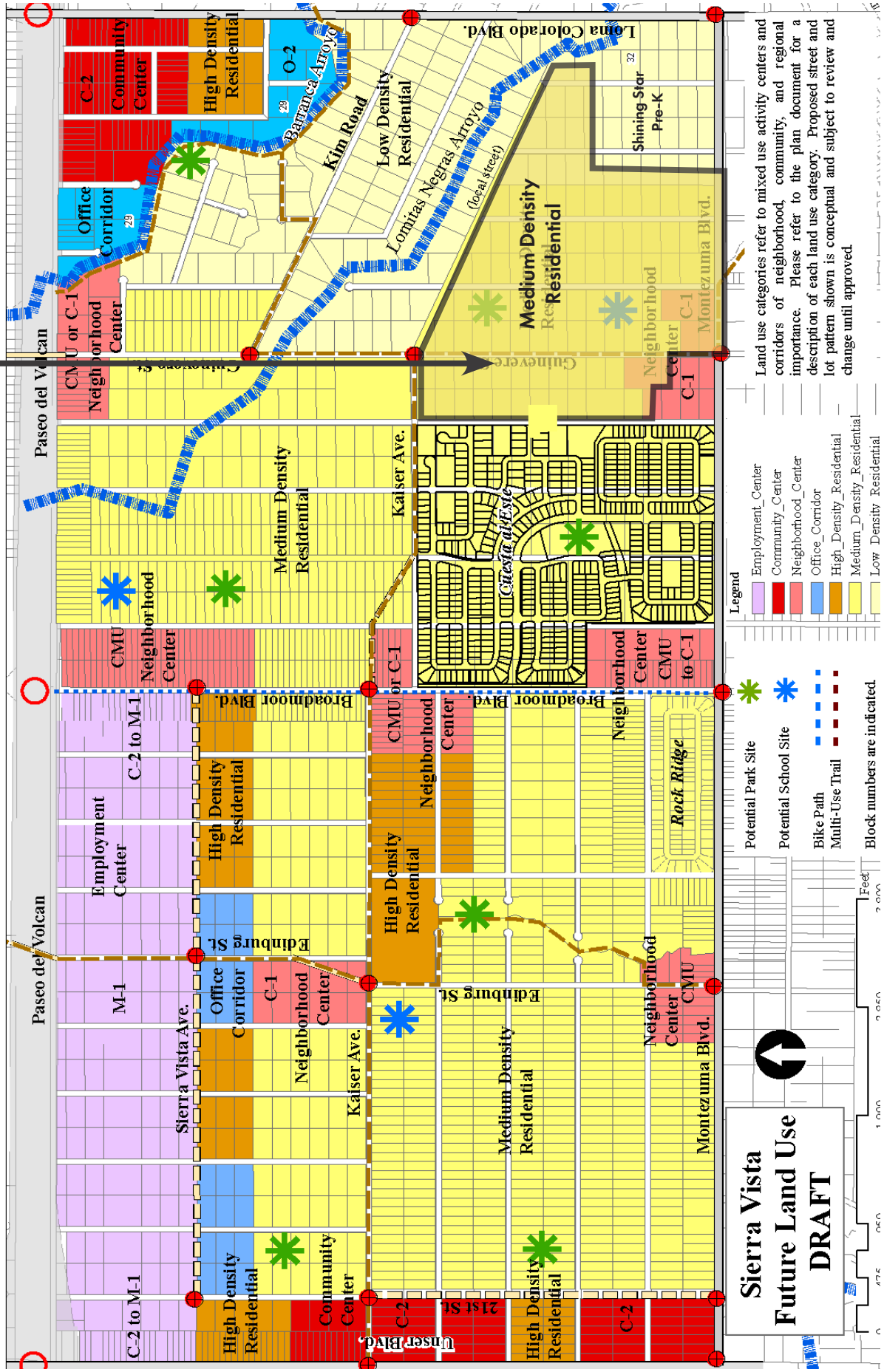
WHY NOT LAY OUT ALL PROPERTIES AND WHAT WILL HAPPEN TO EACH LOT?

- To designate the preferred zoning for the subject site as R-4 and R-5;
- To provide a flexible plan that incorporates urban design standards that homebuilders can readily incorporate into a variety of housing products;
- To provide flexibility in the plan so that a variety of lot sizes can be mixed, rather than separating neighborhoods by lot size;

HYBRID OF DEMOGRAPHICS CAN BE ACHIEVED THIS WAY

- To create a plan that encourages a sense of community. Some features of the plan that help to achieve this are:
    - The four access points into the community will be enhanced by entry features that establish a sense of arrival, and
    - A centralized neighborhood park with extended amenities;
- To implement the City of Rio Rancho Comprehensive Plan; and
- To integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.

ZUMA RANCH



SIERRA VISTA SPECIFIC AREA LAND USE MAP

2. EXISTING CONDITIONS

INTRODUCTION

The existing conditions impacting this 89.3 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.

CLOSE THIS GAP

LAND USE

remove

The area is a experiencing rapid single-family development. Surrounding land uses impacting Zuma Ranch are the Broadmoor Heights and High Range Subdivisions which include moderate density housing and the Rio Rancho Public Schools Shining Star Pre-school to the east. Properties to the north of the subject site are zoned TZ and are currently vacant. The High Range Subdivision, Units 3, 4, and 5 are located to the south and are zoned R-4. The parcels to the east are zoned R-1 and contain a recently constructed Rio Rancho Public Schools Shining Stars Pre-school and additional vacant parcels to the north of the school. The Broadmoor Heights Subdivision is located to the west and is zoned R-4. Zuma Ranch is situated in an area characterized by medium-density, single-family homes and is centrally located between the Rio Rancho City Center (Downtown) to the north and the Loma Colorado activity node to the south.

spell out the zoning designations. TZ: Transitional Zoning etc.

remove

ANTIQUATED PLATTING

Change to "difficult"

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.

The assembly of land under one owner does help alleviate a lot of these older lots that have a multitude of owners.

At the time the area was platted, the common lot layout included rectilinear roadways, with rectangular one acre parcels perpendicular to the roadways. Half-acre lots are not a sustainable residential density. Development in the area has since focused on assembling parcels into subdivisions that focus on residential development for mixed densities, including a variety of single-family detached housing products.

TRANSPORTATION CORRIDORS

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

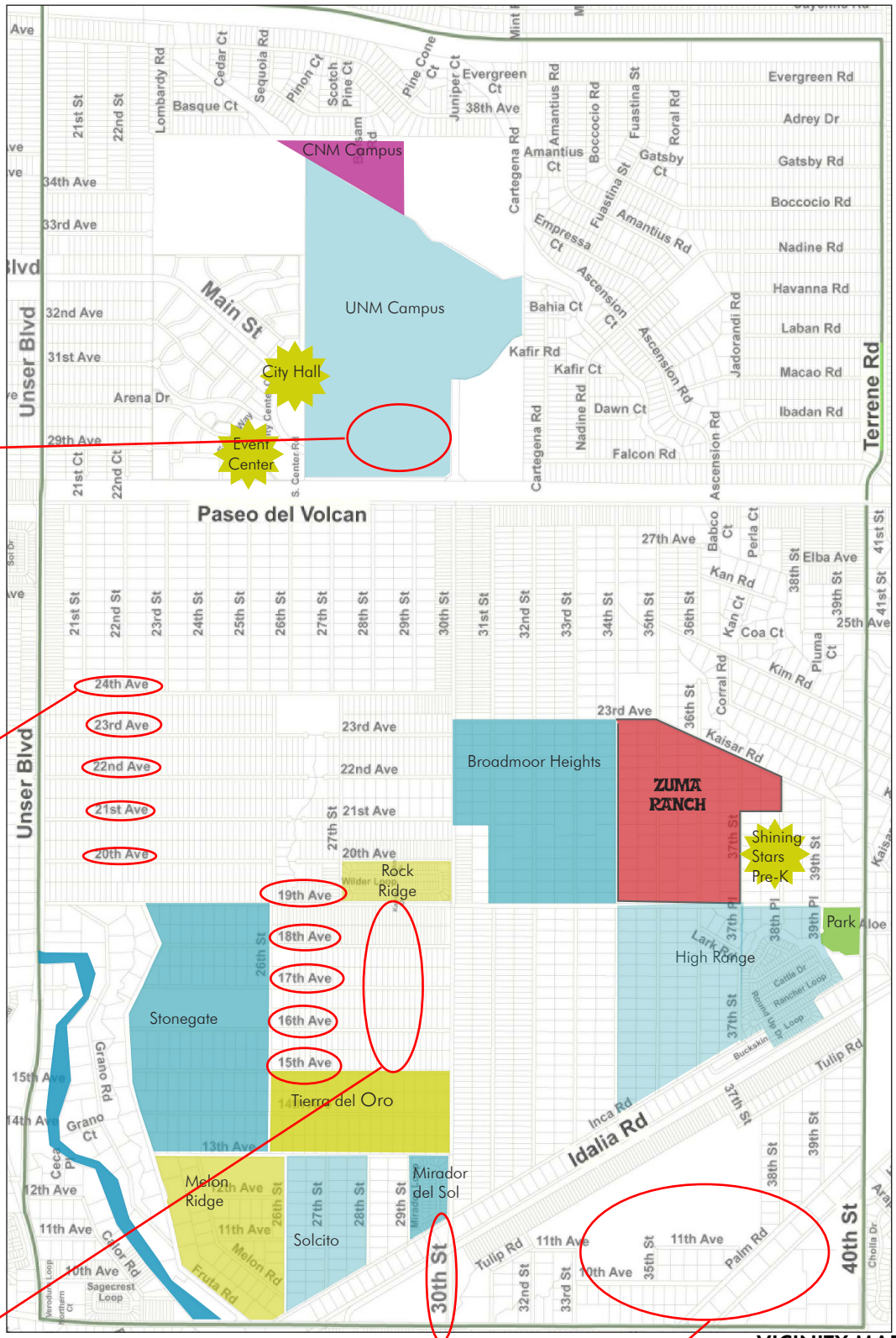
*Unser between PDV and King Blvd

ZUMA RANCH

With the City Center developed at Unser Boulevard and Paseo del Volcan, this area will serve as infill development and help provide the necessary rooftops to serve Rio Rancho's new retail

This is talking about Unser and PDV, but the most important roads for this master plan are Broadmoor, Loma Colorado and Montezuma.

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.



VICINITY MAP

Sandoval Regional Medical Center

*OUTDATED ROAD NAMES - UPDATED MAP REQUIRED

Tierra Del Norte

Broadmoor Blvd

Loma Colorado

Loma Colorado

NEARBY EDUCATION AND PHYSICAL ACTIVITY CENTERS

There are eight existing schools within three miles of Zuma Ranch, including Shining Stars Pre-school, Colinas del Norte Elementary School, 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 ~~Rio Rancho Convention and Visitors Center~~, north of Paseo del Volcan. Within three miles of the subdivision is the Loma Colorado Library and the aquatic center.

Just Middle School

Rio Rancho Campus

Rio Rancho Event Center

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. The site does not have any significant grade changes.

Change to read "High Desert" or something similar

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3. PROPOSED LAND USE, ZONING, DENSITY, AND PHASING

Write out full zoning designations

INTRODUCTION

This Master Plan includes a zone map amendment to R-4 and R-5 to allow for a range of residential zoning to establish a distinctive community that offers a choice of housing. The site is currently zoned TZ, R-1, and C-1. The R-4 zoning will include properties east of Guinevere Street and R-5 for properties west of Guinevere Street to Galahad Street. Development Standards are addressed in Section 5, Design Standards.

LIST THE LOTS THAT ARE BEING CHANGED

The reason for the zone change from R-1, C-1, and TZ to R-4 is as follows: The current zoning contains a number of small commercial sites and properties that are not well suited to the physical characteristics of this site and Rio Rancho's current development patterns. Specifically, the existing zoning of TZ and R-1 are antiquated zoning categories that were intended to be rezoned as development advanced across the area. The surrounding area contains a surplus C-1 zoning that lacks a basis in market demand, even at full build-out. The R-4 and R-5 zoning for the site will continue to further the City's goals of medium and higher density residential development near the civic center while also allowing for the development of a complete master-planned neighborhood. R-4 zoning will also be more consistent with the zoning of neighboring developments. Zuma Ranch will contain a variety of lot sizes within the neighborhood, contributing to a varied streetscape and built form as well as varied housing choices that will contribute to medium and medium-high density housing in a central area of the community while still allowing for the development of single-family homes to meet current housing demands.

NOT PARTICULARILY: CLOSEST COMMERCIAL CAN BE FOUND ON MONTEZUMA AND BROADMOOR ROUGHLY .45 MILES AWAY FROM THE SOUTHWEST CORNER OF THE PROPOSED AREA

Change to "City Center"

The following table includes the land use, acreage, approximate number of lots, density, and number of residents. The table also includes the conceptual plan for the number of residents projected for Zuma Ranch 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 (476) and the resulting maximum number of residents, Zuma Ranch will meet the public park dedication requirement of 3.5 acres. The project will also include small HOA tracts of private open space, primarily functioning as landscaping.

TABLE 2: LAND USE				
CATEGORY	ACREAGE	# OF LOTS	DENSITY (DU/AC)	# OF RESIDENTS
Residential	**54.81**	476*	7.36	1,347
Public Parks	4.36	N/A	N/A	N/A
Open Space/Pond/Private Parks	4.13	N/A	N/A	N/A
Roads	25.9	N/A	N/A	N/A
Total Master Plan	**89.2**	**476***	**7.4**	**1,347**

*Final lot count will be determined at preliminary plat.

The vacant parcels on the southwest corner of Galahad Street and Montezuma Boulevard are designated for a commercial development. Zuma Ranch is designed such that the services and amenities in this area would be easily accessible via foot and bicycle lowering residents' dependence on cars for local trips.

NO MENTION OF BICYCLE LANES SO FAR IN THE PLAN

LAND USE AND ZONING DESCRIPTIONS

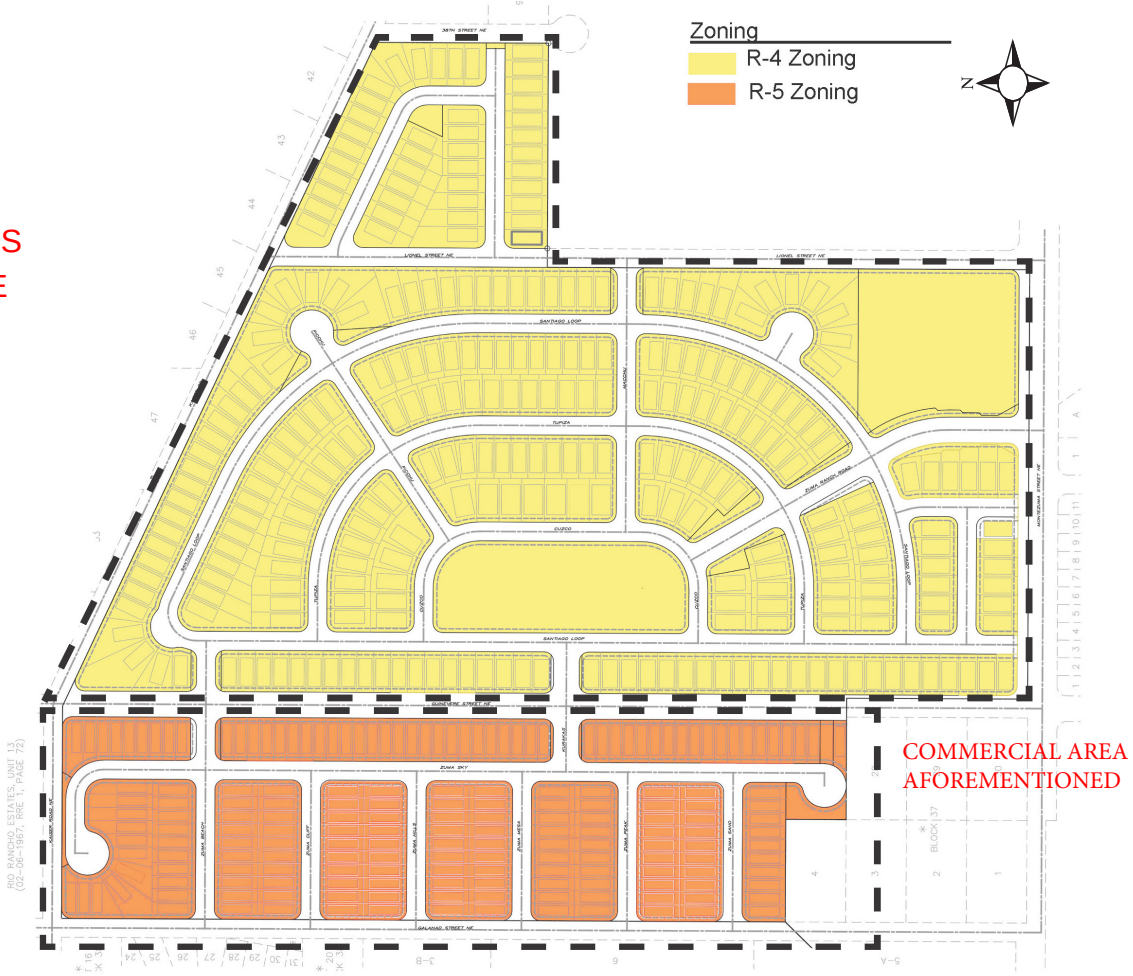
This section provides a general description of the zone categories requested by the developer (see Proposed Zoning Map). Lot area, acreage, and number of lots are provided for each neighborhood.

Zuma Ranch site will be zoned R-4 and R-5. The goal is to provide market flexibility regarding lot type by allowing either the mixing or clustering of unit types. The anticipated lot sizes represent the minimum square footage for the R-5 zone and a range of lot sizes that meet the requirements of the R-4 zone. The intention is to allow flexibility in those lot sizes with the final configuration defined by future platting for the individual subdivisions. This flexibility will allow developers to determine the appropriate lot size for their housing product and to accommodate housing options that respond to market demands. Overall, the density of Zuma Ranch is anticipated to be approximately 476 lots, with lot widths in the following breakdown:

- 35-foot 184
- 40-45 foot 217
- 45-50 foot 68
- 50-60 foot 7

The 35-foot lots are located on the western side of Zuma Ranch, and will be zoned R-5. The remainder of the lots will be zoned R-4. The neighborhoods will be phased on the basis of the efficient provision of infrastructure and development access.

*MAIN ROAD NAMES SHOULD BE LARGE ENOUGH TO BE READABLE



PROPOSED ZONING MAP

* Lot sizes and layout shown is conceptual with final configuration to be determined at the time of preliminary and final plat.

ILLUSTRATIVE MASTER PLAN

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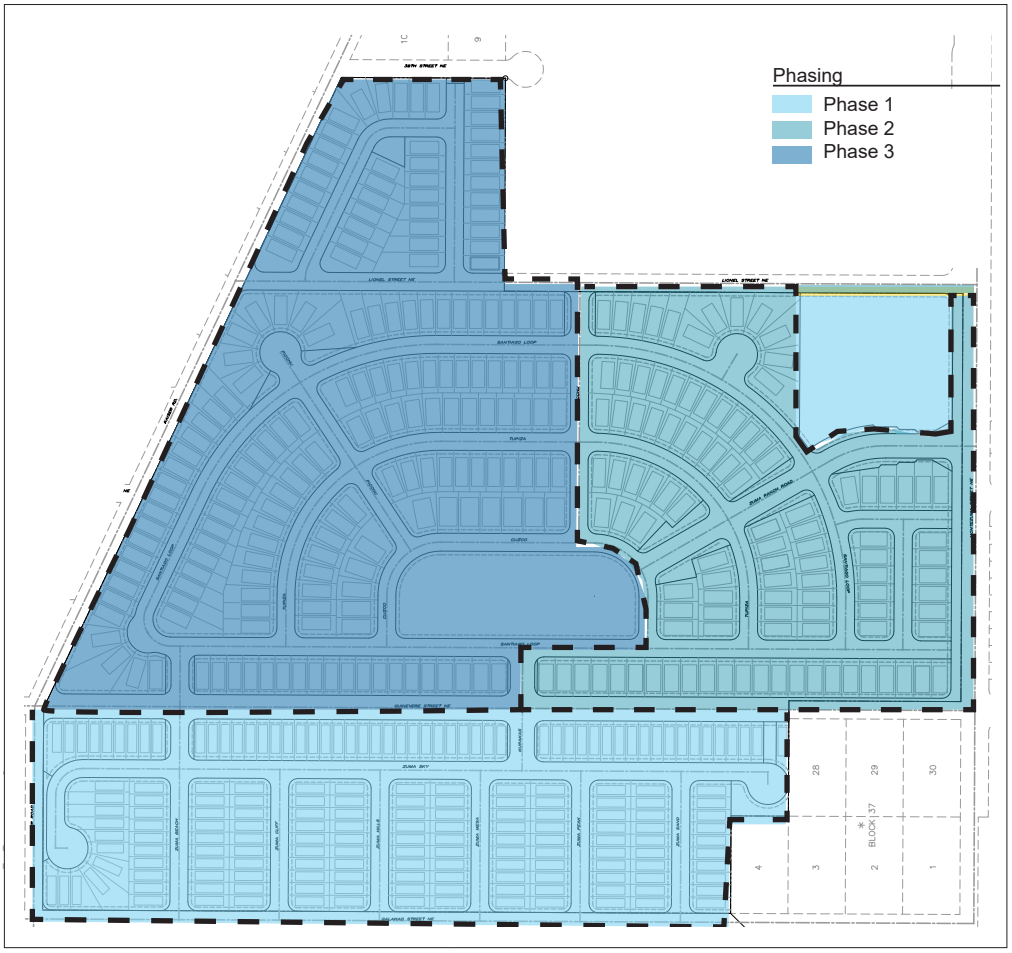
PHASING

Zuma Ranch is anticipated to be constructed in three phases. Phase 1 will include the 35-foot lots and the pond at the southeastern corner of the site. Phase 2 will include the lots to the east of Guenivere Street and south of Machu Street. Phase 3 will include the lots on east of Guenivere Street and north of Machu Street and the community park. Adjacent roadways will be included in each phase.



PROPOSED PHASING MAP

*AGAIN STREET NAMES TOO SMALL - ONLY NEED TO ENLARGE MAJOR ROADS TO BE READABLE

ACCESS

Four access points will be provided for the Zuma Ranch community. Pedestrian and vehicular access are accommodated along each street frontage. The main entrance is located along Montezuma Boulevard and aligning with the future Zuma Ranch Road. The Master Plan provides one access point each at Montezuma Boulevard and Zuma Ranch Road, Kaiser Road and Lionel Street, Lionel Street and Machu Street, and Guinevere Street and Kaiser Road.

PARKS, TRAILS, AND OPEN SPACE

Zuma Ranch is designed with a centrally located neighborhood park of 4.36 acres and a pond/open space of 4.13 acres, to serve community residents and be maintained by the Homeowners Association. Neighborhood park amenities may include an all ages playground, food truck parking, restrooms, pickleball, basketball, a dog park, perimeter trail, and turf play areas. The main park is centrally located to provide access to the entirety of the subdivision. It is anticipated that the park will function as a community gathering area which will provide recreational amenities for the entire city.

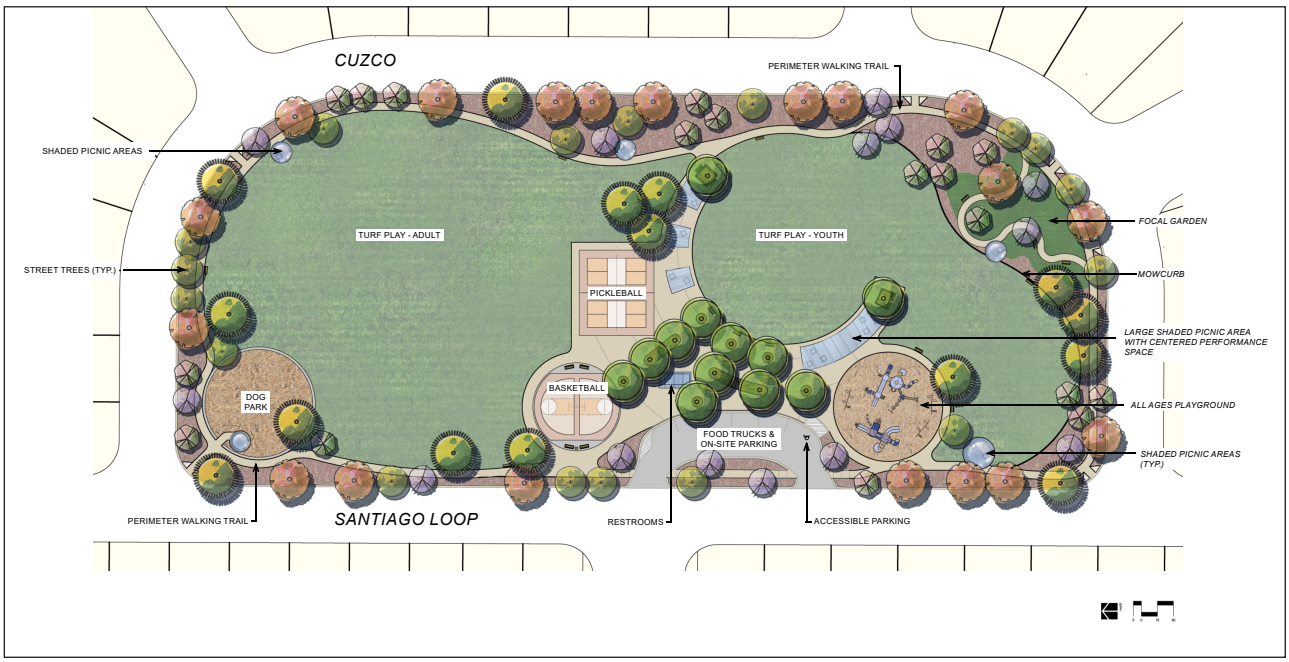
meets minimum outlined acreage per PRCS comments per previous transmittal

northeastern

In addition to the main central park and the open space, small open spaces are provided along Zuma Ranch Road, at the southwest corner and in the northeastearn portion. 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.

Previous comments by PRCS aimed at this being the intention. PRCS is not interested in owning or maintaining this size of park.

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



PARKS DIAGRAM

ROADS, PONDS, AND OPEN SPACE

The roads, open space, and pond account for acres 8.49 within the Zuma Ranch Master Plan. Street trees will be provided along each right-of-way, and will be maintained by the homeowners association(s). The pond will be maintained by the Home Owners Association.

4. CONFORMANCE WITH RIO RANCHO PLANS AND POLICIES

CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Zuma Ranch 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 nine elements, including:

- Annexation, Antiquated Platting, and Addressing
- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Zuma Ranch Master Plan will help implement the Rio Rancho Comprehensive Plan by furthering goals and policies included in each plan element. How the Plan conforms to the goals and policies of the Comprehensive Plan is included in the following section.

ANNEXATION, ANTIQUATED PLATTING, AND ADDRESSING

The goal of this element of the Comprehensive Plan, is to ensure challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing.

Zuma Ranch Master Plan will further this goal, by assembling 476 parcels into a Master Plan area that will have consistent addressing and will contribute to eliminating the antiquated platting in the area surrounding Rio Rancho City Center.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to provide guidance 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 and policies for achieving these objectives:

Goal CON-1: Preserve Water Resources

Goal CON-2: Preserve vegetation and natural resources

Policy CON-8: Promote soil stability through the use of the best available technology where practical.

The Zuma Ranch Master Plan meets these objectives through the design standards that call for night sky compliant lighting and xeriscape principles of landscape design. Materials that comply with xeriscape principals are encouraged and are provided in the Plant Palette on page 25.

The grading and drainage plan for the subdivision has met or exceeded the requirements from of the City of Rio Rancho to support the promotion of soil stability.

LAND USE

The intent of the Land Use Element is to provide guidance for population growth by identifying and proposing the location of types of development and land uses. Goals and policies from the Land Use Element that are furthered by the Zuma Ranch Master Plan include:

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Policy L-1: 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.

Policy L-3: Promote and support development that incorporates walkability.

Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.

Policy L-5: Incorporate suitable developments that can provide an immediate revenue benefit to the City of Rio Rancho within City Center, recognizing land values will drive the pace of making City Center a dense urban core.

The Zuma Ranch Master Plan establishes the desired community character through the Design Guidelines, which address building colors, finishes, and landscape requirements. Master planning is one of the City's key action steps towards carrying out these requirements. Zuma Ranch will include a centrally located park and a drainage pond that provides open space. Walkability will be encouraged through the design of the local streets with sidewalks and walking paths within the park. Future transit facilities along Montezuma Boulevard will be supported via pedestrian connections from Zuma Ranch Road and Guinevere Street.

The Zuma Ranch 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 Zuma Ranch are aligned 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 5, Design Standards for more detail on walls and landscape).

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 Zuma Ranch will help to support the Rio Rancho School District.

Zuma Ranch is located approximately 1/2 mile south of the Rio Rancho City Center. Residents living in the Zuma Ranch community could find employment in the commercial area of the City's downtown (when developed), City Hall, Rio Rancho Event Center, University of New Mexico and Presbyterian Medical Centers, other commercial areas, or at nearby schools. Additional land uses in the surrounding area that can support residential development within Zuma Ranch includes office, commercial, institutional, entertainment, and additional nearby residential.

Sandoval Regional Medical Center

Rust Medical

POPULATION AND HOUSING

The intent of the Population and Housing element of the Comprehensive Plan is to ensure housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City. Goals and policies that are furthered by the Zuma Ranch Master Plan include:

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community or place.

AREA WOULD STILL BE SINGLE-FAMILY RESIDENTIAL - LOT SIZES WOULD VARY

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Policy PH-7: Support residential developments with appropriate amenities for families with children.

The housing concept for the Zuma Ranch Master Plan furthers the above Comprehensive Plan goals and policies by including four lot sizes and housing units of various type and style throughout the Master Plan area. The Zuma Ranch Master Plan shows residential densities classified by the R-4 and R-5 designation. The two zone districts within Zuma Ranch will provide a mix of density and variety of housing options in an area that is dominated by R-4 housing types.

The streets within Zuma Ranch will be landscaped and HOA tracts will be located throughout providing green space among the housing units.

The centrally located park will provide amenities for families such as a playground, turf area, pickleball courts, and walking trails. Zuma Ranch is also in proximity to City amenities such as the Loma Colorado Main Library, McDermott Athletic Center, Rio Rancho Sports Complex, and the Sky Room Campus Park.

Aquatic Center

TRANSPORTATION

The Transportation Element 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 Element of the Comprehensive Plan contains the following goals, which are relevant to the Zuma Ranch Master Plan:

Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities). PEDESTRIAN FOOT TRANSPORTATION - NO MENTION OR DISPLAY OF BIKE LANES ETC.

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 in addition to providing connectivity and improvements to the adjacent transportation network.

There shall be four access points to Zuma Ranch. The access points will be from Montezuma Boulevard, Lionel Avenue, and Kaiser Avenue. Guinevere Road will be classified as a collector and will provide the connection from High Range. The longest urban streets will run north south with shorter connector streets creating a connected, efficient transportation network. The Montezuma Boulevard entrance will contain entry monument signage and the other entrances will contain smaller signage.

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

As part of the subdivision development, improvements shall be made to Montezuma Boulevard, Guinevere Avenue, Lionel Street, Galahad Street and Kaiser Street.

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.

Policy PF-3: 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. WATER LOCATED ON MONTEZUMA AND LIONEL. WASTEWATER LOCATED ON MONTEZUMA, KAISER, LIONEL, AND ROUGHLY HALF OF GALAHAD.

PARKS AND RECREATION

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

Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

Goal PR-2: Be responsive to the recreational needs of the community.

Goal PR-5: 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 exceeds the City of Rio Rancho requirement for park space, with the inclusion of the neighborhood park in the center of the subdivision. The park will serve as a community amenity with spaces for recreation, team sports, outdoor performances, and walking trails. The pond at the south east corner of the subdivision will serve as open space. Zuma Ranch additionally locates neighborhood facilities such as mailboxes in common open space areas, in order to foster interaction between neighbors.

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:

Goal UD-4: Create safe developments that discourage crime

Goal UD-4: Support development that links neighborhoods and encourages the use of all modes of transportation

Goal UD-8: Embrace the use of xeriscape landscaping

The Zuma Ranch 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.

ECONOMIC DEVELOPMENT

The primary goal of the Economic Development Element 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.

By providing residential development near the City Center, Zuma Ranch 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.

SIERRA VISTA SPECIFIC AREA PLAN

Zuma Ranch is located within the Sierra Vista Specific Area Plan, which was adopted by the City of Rio Rancho Governing Body in 2008. The purpose of the Plan is to help guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. The Sierra Vista Area Plan envisions the land use in the area to be a mixture of medium-density single family development and commercial. CONFORMS

Zuma Ranch furthers the intent of the Sierra Vista Area Plan, by providing for medium-density and medium-high density residential adjacent to Montezuma Boulevard near the Rio Rancho City Center. The Zone Map Amendment accompanying the Zuma Ranch Master Plan, which proposed to re-zone the property as R-4 and R-5, will allow for stable medium to medium-high density single family housing in a variety of housing types as well as providing community parks and amenities as stipulated in the Sierra Vista Specific Area Plan.

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5. DESIGN GUIDELINES

INTRODUCTION

CORRECTION REQUIRED: ZUMA RANCH

The design standards are intended to support a sense of cohesiveness within the entire Hyde Park 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 Zuma Ranch. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply. An Architectural Review Committee will be established to review the Design Guidelines for compliance.

SITE DESIGN

A primary focus for specific site design within Zuma Ranch will be the creation of a walkable, family-oriented community. All areas will 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 by residents and is an important design issue to consider in site planning.

GENERAL

1. Sidewalk requirements shall be consistent with City of Rio Rancho standards, except along some of the primary internal streets, where an asphalt trail is proposed on one side.
2. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.
3. Pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
4. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.
5. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.
6. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

SINGLE FAMILY RESIDENTIAL

Zuma Ranch will provide single-family housing options with medium-density residential being the primary residential type and medium-high density along the western portion of the subdivision.

1. Single-family residential shall be the sole housing type within the community.
2. Setbacks shall be governed by City of Rio Rancho R-4 and R-5 requirements.

3. All development shall comply with the City of Rio Rancho Subdivision Ordinance.
4. Homes shall be designed to avoid creating a "garagescape" effect. Techniques employed towards this end may include front courtyards, porches, and garage setbacks.
5. Single family units are prohibited from fronting or have driveway access to a collector or major local street, including Broadmoor Boulevard and Winchester Avenue.
6. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.
7. 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.
8. Yard walls shall be constructed of CMU block. Perimeter walls shall be constructed of split-faced CMU block or a combination of colored blocks, split face, and/or burnished block.

Winchester is outside of this planning area. What is the relevance of this statement?

9. To soften the horizontal mass of a continuous perimeter wall, along Winchester Avenue and Broadmoor Boulevard, the wall along these streets shall be designed to:
    - Have significant landscaping facing the public right-of-way to soften the appearance of the wall surface. Street tree canopies shall count as landscaping for this purpose. Maintenance of the landscaping shall be the responsibility of the homeowner's association.
10. All perimeter block walls facing public rights-of-way shall include a continuous 4-inch cap.

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

CHAPTER FOR R-1 ZONES - SHOULD REFLECT CHAPTERS 154.11 AND 154.12 FOR R-4 AND R-5

1. Zuma Ranch subdivision design shall conform to City of Rio Rancho Zoning Code Chapter 154.08 for Single-family R-4 and Single-family R-5 Zone Districts.
2. 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.
3. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.
4. 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.
5. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

PAGE FORMATTING NEEDS TO BE ADJUSTED TO MATCH OTHER PAGES IN THIS PLAN

6. 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.

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

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

9. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

SIMILAR TECHNIQUE USED IN OTHER MASTER PLANNED COMMUNITIES WITHIN RIO RANCHO

This was a struggle for Tierra Del Oro and Broadmoor Heights Design Guideline 6, 7, and 8 have proven difficult with various builders. Some of these guidelines don't match well with their catalog of houses they typically build. - Consider Removing

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 Zuma Ranch will enhance the community image. The placement of signs should be considered an integral part of the site development process. Future signage will meet applicable dimensional standards (type, height, area, illumination) and the materials will be consistent with the theme of the subdivision/development. The Applicant will work with City staff to ensure consistency prior to permit/approval.

Zuma Ranch branding draws its inspiration from Montezuma or the cultures of the Aztec empire in Mexico. The iconography, writing, stonework and imagery of the Aztec culture is rich with interesting forms and materials. The community branding design lightly incorporates interesting forms into the signage without directly appropriating language and symbolism of this important culture. Materials such as blue glass brick is used to symbolize water, jade green tile for jade and bright yellows to symbolize gold. The effect is to introduce Zuma Ranch as a community enriched and respectful of history with its own southwest identity.

General

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

2. Prohibited 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.

Entry Signs

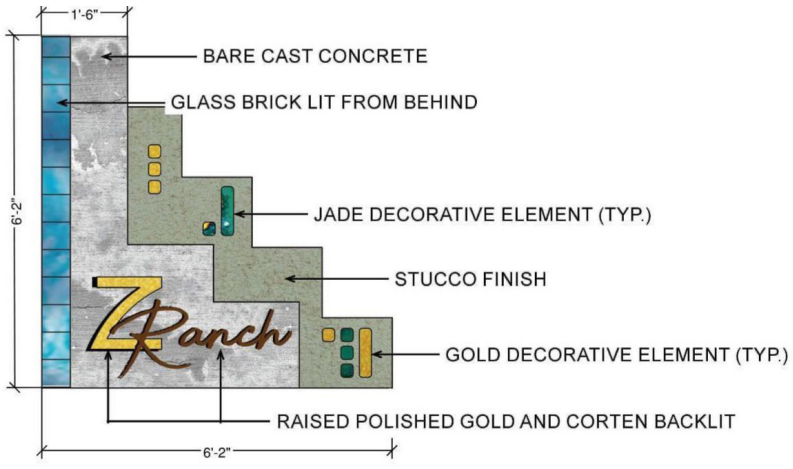
3. Freestanding neighborhood primary entry sign shall be monument style and located at Montezuma Boulevard and Zuma Ranch Road.
4. The primary entry is designed as a lit linear monument made of stucco, tile, glass brick with linear planters that accent a vertical signage element. The planters are asymmetrically arranged on either side of the monumental signage to magnify the vertical element made up of forms and colors associated with the Aztec culture. The monument itself is a stepped structure with vertical and horizontal lettering playing off of the far landscape of grasslands and mountains and the common architectural forms of New Mexican stepped buildings and walls.
5. The maximum height of the monument entry sign shall not exceed 12 feet 6 inches with a width of approximately 67 feet.

AS PER CHAPTER 156 SIGN REGULATIONS APPENDIX B: FREESTANDING MOUNUMENT MAX HEIGHT CAN REACH 8FT - VARIANCE OR REVISIONS WOULD BE REQUIRED.

MONUMENT ENTRY SIGNAGE

6. The conceptual design for the Secondary entries is a stand- alone, lit vertical monument without planters. The secondary entry signage shortens Zuma to "Z", giving the community some street cred.

Reword or spell out credibility



SECONDARY ENTRY SIGNAGE

7. The final signage element will be found on the surrounding perimeter of the community on wall columns. A simple gold "Z" and a cursive "R" enclose the neighborhood and reinforce its identity.

PERIMETER WALL COMMUNITY MEDALLION

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

1. Light fixtures and standards shall conform to local safety illumination standards and existing City regulations.
2. Street lights shall be per Rio Rancho and Public Service Company of New Mexico (PNM) standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.
3. 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.

Also reference Chapter 159 Outdoor Lighting Ordinance for the City of Rio Rancho

4. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.
5. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.
6. Bollard lights may 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.

LANDSCAPE AND STREETSCAPE

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping shall be used to buffer noise, block undesirable views, provide wind protection, shade, provide 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 and slow traffic. 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

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

Refer to Chapter 52 Water Conservation of the Rio Rancho Municipal Code

2. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.
3. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.
4. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.
5. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying walks, buildings, fences, etc.
6. 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.
7. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.
8. Street trees shall be planted at a rate of one every 30 linear feet along the subdivision perimeter, drives and roadways and where lots back up onto roadways and within 4 feet of the back of curb.
9. Street trees planted between the back of curb and sidewalk shall be trees with non-intrusive roots that do not lift pavements and concrete and create hazards. Trees such as Desert Willow, Texas and Escarpment Live oak are appropriate for these areas.
10. 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
    - Shrubs / Groundcovers - Six 1-gallon and five 5-gallon shrubs
    - Drought tolerant warm season grasses are allowed.
    - Irrigation - all front yard landscape and the street tree in front of the residence shall have automatic irrigation with a timer
    - Mulch - Gravel mulch
11. 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
12. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets shall be the responsibility of the individual homeowner.

BACKFLOW ASSEMBLY TO BE REGISTED WITH THE CITY AND INSPECTED AS PER CHAPTER 54 BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL PROGAM CHAPTER 54.05 (D) (5)

CONFROMS AS PER CHAPTER 154.60 (E)(1)(a) *Landscaping*

13. Plant palette. The following plant palette has been developed as a general guide for development at Hyde Park. 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 neomexicana*

OAK / *Quercus spp.*

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*

BIGS AGE / *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*

SETBACKS

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes.

SETBACKS CONFORM AS PER CHAPTER 154.50 ZONING TABLE/RESIDENTIAL

Single-family homes zoned R-4:

- The front setback shall be a minimum of 20 feet to any front-facing garage door.
- The front setback shall be a minimum of 15 feet from porches and house elements.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot street side setback.

Single-family homes zoned R-5:

- The front setback shall be a minimum of 20 feet to any front-facing garage door.
- The front yard setback shall be minimum of 10 feet from any porch or house elements.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot street side setback.

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

1. All permanent utilities shall be located underground.
2. 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.
3. 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.

6. TRANSPORTATION

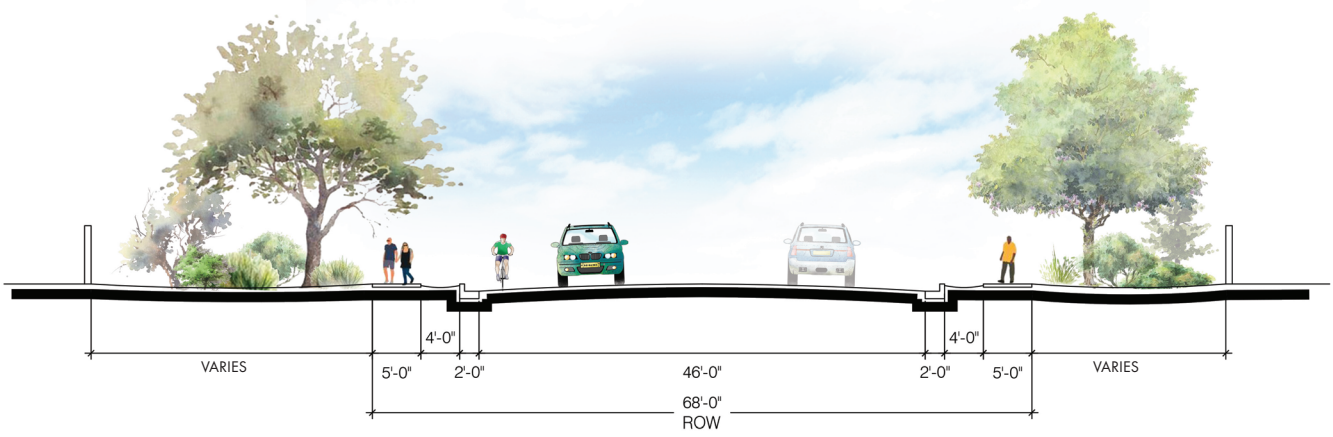
OVERVIEW

One of the key transportation features of Zuma Ranch is connectivity with multiple access points to the primary street network. Zuma Ranch Road provides the main community entry from Montezuma Boulevard with large landscape setbacks that terminates into the neighborhood park. Secondary access from Lionel, Guinevere, and Galahad Streets provide multiple opportunities for residents to enter and exit the neighborhood. In order to encourage a robust pedestrian circulation system, five-foot sidewalks are proposed throughout Zuma Ranch. Montezuma Boulevard will follow the same cross-section as Broadmoor Heights to the west and will construct the north half of the street as part of the Zuma Ranch development. This will create a wide tree-lined boulevard through the community.

Both parks have pedestrian and visual access from Zuma Ranch Road. The neighborhood has multiple access points to ensure that traffic is distributed and does not overburden any one street.

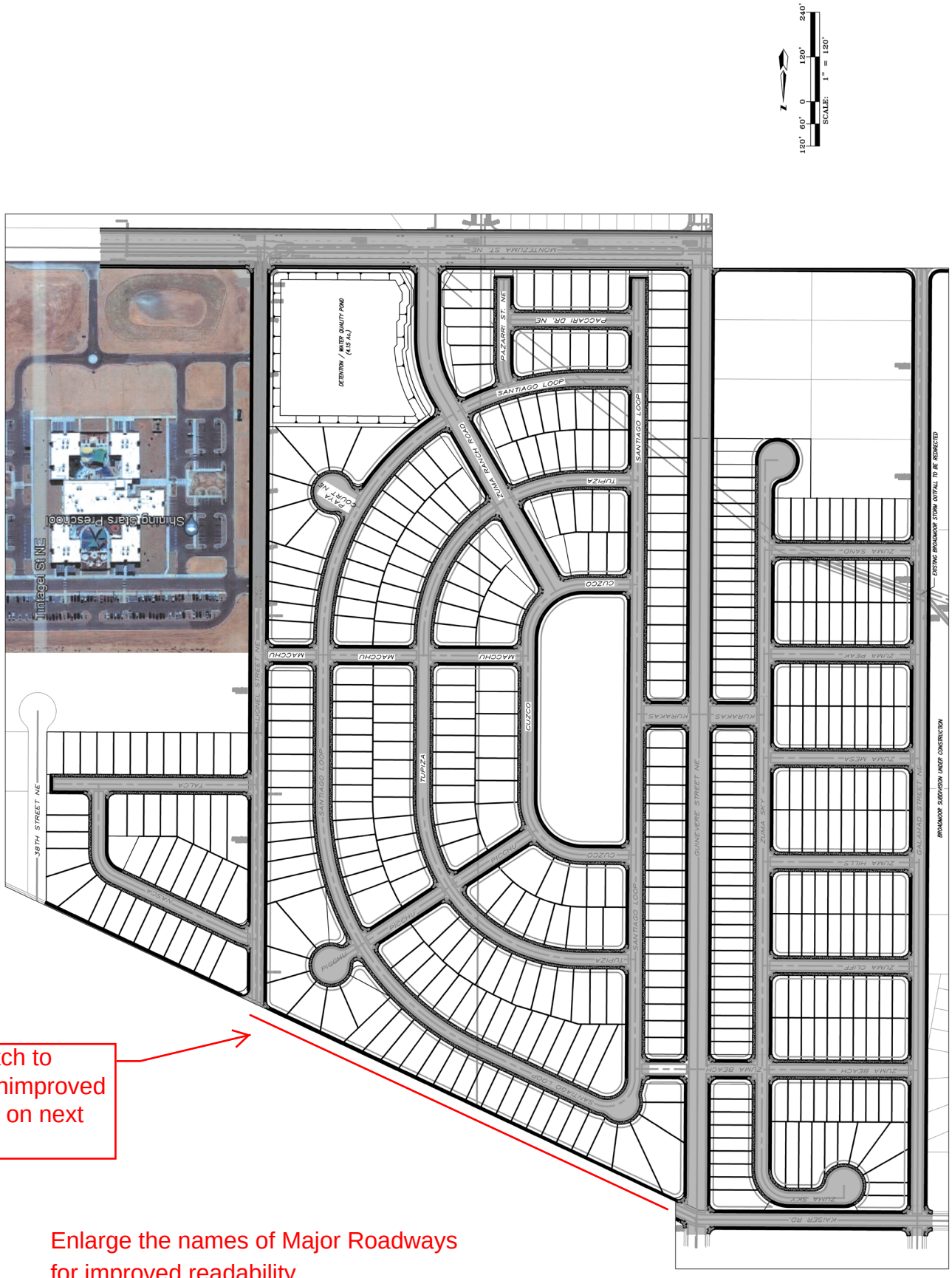
Zuma's primary access will be via four corridors. The primary access will be from Montezuma Boulevard and Zuma Ranch Road. Secondary accesses from Guinevere Street and Kaiser Road, Lionel Street and Kaiser Road, and Lionel Street and Macchu Street. The following are descriptions of the primary intersections:

- Montezuma Boulevard will be designated an Arterial Street, Guinevere Street and Kaiser Street will be designated as collectors. The inside two lanes adjacent to Zuma Ranch of the future four lanes of Montezuma Boulevard will be improved.
- Guinevere Street will be improved from Inca Street north into the property. This 68-foot street would be extended through the property to Kaiser Road. There is a good chance that this street will be improved through High Range Unit 5 from Inca Street to Montez Street. This would be the primary north/south access for Zuma Ranch.
- Zuma Ranch Road will be the primary entrance. Landscape along Zuma Ranch Road will vary and will be designed to utilize overflow from Zuma Park for irrigation.



Scale: 1" =10'

ZUMA RANCH ROAD 68' R.O.W. ROAD SECTION

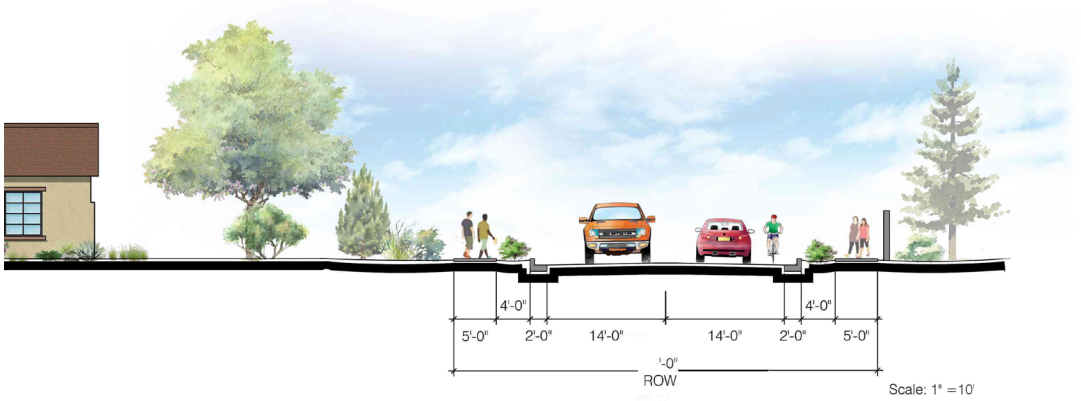


This stretch to remain unimproved as stated on next page

Enlarge the names of Major Roadways for improved readability

CONCEPTUAL PAVING PLAN

- Kaiser from Broadmoor east to the property. Kaiser would then be extended east to Guinevere Street. Kaiser Road to Lionel Street will remain unimproved.
- Machu Street west into the property from Lionel Street near the Shining Stars Pre-school.
- All interior streets will contain 50-foot right-of-ways.



SANTIAGO STREET 50' R.O.W. ROAD SECTION

As previously mentioned, Zuma Ranch will consist of approximately 476 single-family detached homes. The following table is the trip generation for the land use within the development.

TABLE 3: SINGLE FAMILY DETACHED HOUSING - TRIP GENERATION					
DWELLING UNITS	***24 HR***	***A.M. PEAK HOUR***		***P.M. PEAK HOUR***	
	VOLUME	ENTER	EXIT	ENTER	EXIT
476	4,555	90	357	307	173

Source: ITE Trip Generation, 6th Edition, Code 210

CONCEPTUAL PAVING PLAN

The Conceptual Paving Plan shows the roads that will be paved as part of the Master Plan development.

- Kaiser Road east to Guinevere Street.
- Lionel Road from Kaiser Road south to the already existing street. CONTRADICTORY FROM STATEMENT MADE ABOVE?
- The north side of Montezuma Boulevard from Galahad Street.
- Galahad Street from Kaiser Road to Montezuma Boulevard.
- Guinevere Street from Kaiser Road to Montezuma Boulevard.

TRANSPORTATION IMPACT STUDY

A Transportation Impact Study (TIS) for Zuma Ranch was completed in August 2022. The TIS studies the impacts of Zuma Ranch on traffic and circulation in the immediate area and provides recommendations for improvements and mitigations. The following are the recommendations for the streets adjacent to Zuma Ranch.

- Montezuma Boulevard and Zuma Ranch Road
    - A 200-foot auxiliary left-turn lane is recommended for the eastbound approach of Montezuma Boulevard at Zuma Ranch Road.
- Montezuma Boulevard and Guinevere Street
    - A 200-foot auxiliary right-turn lane is recommended for the eastbound approach of Montezuma Boulevard at Guinevere Street.
    - A 200-foot auxiliary left-turn lane is recommended for the westbound approach of Montezuma Blvd at Guinevere Street.
- Montezuma Boulevard and Lionel Street
    - A 200-foot auxiliary right-turn lane is recommended for the westbound approach of Montezuma Boulevard at Lionel Street.
- Montezuma Boulevard and Galahad Street
    - A 200-foot auxiliary right-turn lane is recommended for the westbound approach of Montezuma Boulevard at Galahad Street.

The Zuma Ranch Master Plan will work with the City of Rio Rancho to ensure the recommendations in the TIS are fulfilled and that traffic improvements surrounding Zuma Ranch are phased with the development and safe and efficient.

No improvements to Loma Colorado or Idalia intersections?

7. CONCEPTUAL DRAINAGE PLAN

OVERVIEW

The property will drain from northwest to southeast via an internal storm drain to a large detention pond near the intersection of Montezuma and Lionel Street. It will slow discharge to SSCAFCA's High Range system.

Off-site flows are expected to be minimal due to the construction of the Broadmoor Heights system to the west. However, their pond outfalls via a storm drain in a dedicated easement in the Zuma Property. It is proposed to re-route this drain in a more convenient location down Guinevere to Montezuma and then east to the High Range system.

DRAINAGE PLAN MASTER PLAN

The Zuma project site drains in an easterly to southeasterly direction. A proposed detention pond located in the southeast corner of Zuma (Area 1), adjacent to the intersection of Montezuma Boulevard and Lionel Street, will intercept storm runoff from Zuma Area 1 and Area 2. Runoff from Zuma Area 3 will be intercepted by an internal storm drain system and conveyed south in Guinevere Street and east in Montezuma Boulevard and ultimately discharging into the future SSCAFCA Regional High Range Pond Facility which is soon to be in the design phase.

Offsite flow along the north boundary will be conveyed eastward within the Kaiser Road right of way which is roughly the current historic drainage pattern. Offsite flows along the western boundary are being intercepted by an internal storm drain system in the Broadmoor Heights subdivision before discharging into their onsite detention pond located mid-block adjacent to Galahad Street. Discharge from the pond is conveyed through a temporary storm drain before being released back into the historic arroyo flow pattern which extends into the lower section of Zuma Area 3. The existing temporary storm drain will be removed and the Broadmoor Pond discharge will be re-routed in a new storm drain system southward in Galahad Street and eastward in Montezuma Boulevard to the proposed SSCAFCA Regional High Range Pond Facility. Offsite flows along the south boundary will remain in the historic flow pattern within the Montezuma Boulevard. right-of-way. The existing Shining Stars Preschool is located along the eastern boundary adjacent to Lionel Street Existing flows from this site do not enter the Zuma project site.

Where practical and feasible, the drainage master plan will include low impact development water harvesting features such as bio retention swales in the landscape areas along Zuma Ranch Road and other small HOA landscape tracts. Stormwater will be diverted to these areas through curb cuts in the roadway. During significant storm events, excessive stormwater runoff will be directed back out into the street as surface runoff.

Additionally, the neighborhood community park will have shallow depression area(s) at the southeast corner that will intercept and retain surface runoff. When the depression areas fill up, excess runoff will overflow back out into the roadway as surface flow before being intercepted by downstream inlets. The depression area(s) will consist of lusher plantings that are chosen for their hardiness to periodic water inundation and moist soils.

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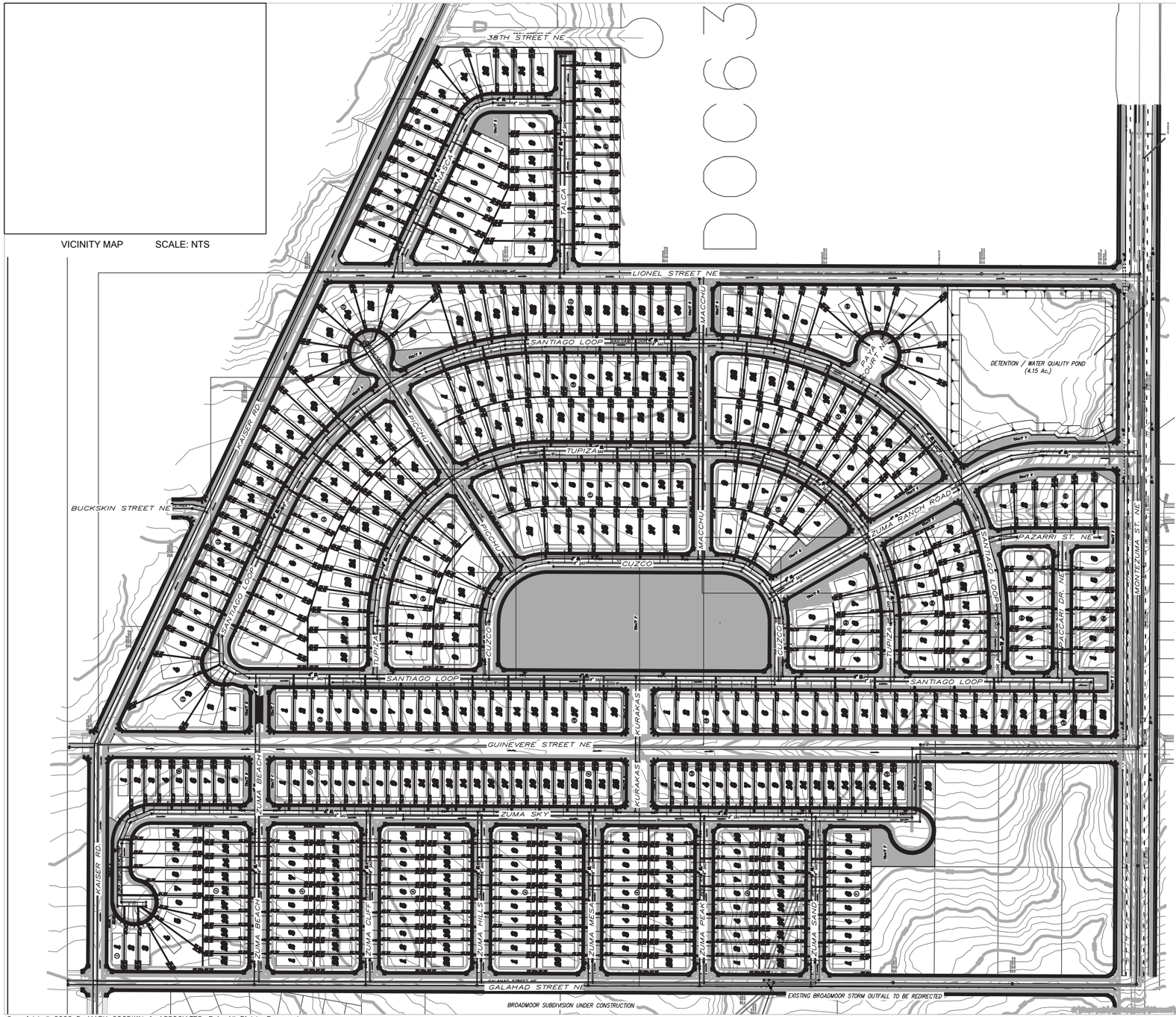
VICINITY MAP SCALE: NTS



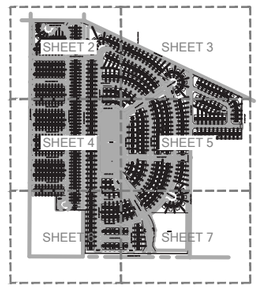
DOC63

EASEMENT NOTES:

1. NO WALLS WILL BE ALLOWED WITHIN WATERLINE OR SEWER LINE EASEMENTS.
2. THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE PLAT PREPARED BY TIM ALDRICH, NMPS No. 7719, DATED 10/01/2019. TOPOGRAPHIC SURVEY INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY TIM ALDRICH ON 06/01/2019, NMPS No. 7719.

GRADING NOTES:

1. THE CONTRACTOR(S) MUST COMPLY WITH NPDES TEMPORARY CONSTRUCTION REQUIREMENTS AND OBTAIN A PERMIT. CONTRACTOR SHALL ALSO PROVIDE A COPY OF THE APPLICATION FOR PERMIT AND NOTICE OF TERMINATION TO THE OWNER.
2. THE CONTRACTOR(S) IS RESPONSIBLE FOR PREPARING AND MAINTAINING A SWPPP FOR THE DURATION OF INFRASTRUCTURE CONSTRUCTION AND UNTIL THE CITY OF RIO RANCHO ACCEPTS THE PUBLIC INFRASTRUCTURE. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF THE SWPPP AT THE BEGINNING OF THE PROJECT AND AT THE TIME OF NOTICE OF TERMINATION.
3. THE CONTRACTOR(S) IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING EROSION CONTROLS FOR THE DURATION OF THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FOR THE REMOVAL OF THE EROSION CONTROLS WHERE DIRECTED TO DO SO BY THE OWNER AT THE TIME OF NOTICE OF TERMINATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND IS TO PROVIDE AN AS-BUILT SURVEY CERTIFIED BY A REGISTERED PROFESSIONAL SURVEYOR TO THE OWNER UPON COMPLETION OF THE CONSTRUCTION. THE EARTHWORK CONTRACTOR IS TO PROVIDE EARTHWORK SURVEY, AND THE WALL BUILDER IS TO PROVIDE WALL SURVEY.
5. EARTHWORK CONTRACTOR SHALL PREPARE ROUGH SUBGRADE FOR THE RETAINING WALL CONSTRUCTION AND PROVIDE SUFFICIENT BACKFILL MATERIAL STOCKPILED ON THE HIGH SIDE OF EACH WALL FOR THE WALL BUILDER TO COMPLETELY BACKFILL THE WALLS.
6. RETAINING WALLS ARE SHOWN FOR GRADING PURPOSES ONLY. RETAINING WALL DESIGN IS TO BE PERFORMED BY OTHERS, AND SHALL BE SUBMITTED TO THE CITY OF RIO RANCHO FOR REVIEW, APPROVAL, PERMIT, AND INSPECTION.
7. EARTHWORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION BY WESTERN TECHNOLOGIES.
8. TOPOGRAPHIC AND BOUNDARY SURVEY ARE BY ALDRICH LAND SURVEYING MAY 2015.
9. BENCHMARK USED IS AGRS BRASS CAP STAMPED "8-A11"
10. THERE IS A PARTIALY FEMA SPECIAL FLOOD HAZARD ZONE ON THIS PROPERTY IN THE NORTHEAST CORNER OF PHASE 1 AS SHOWN ON FIRM PANEL 2101 AND 2102 OF 2225, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.



SHEET INDEX

N

120' 60' 0 120' 240'

SCALE: 1" = 120'

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

OWNER/DEVELOPER
LD DEVELOPMENT, LLC

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90128
ALBUQUERQUE, NEW MEXICO, 87199
(505)828-2200, FAX (505)797-9539

ZUMA RANCH SUBDIVISION

GRADING & DRAINAGE PLAN

ENGINEER'S SEAL

PROJECT NO.	A21009
DESIGNED BY:	DER
DRAWN BY:	DER
CHECKED BY:	DMG
DATE:	10/5/22
DPW CHK:	

SHEET:

1 of 7

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CONCEPTUAL DRAINAGE PLAN

Enlarge street names for increased readability

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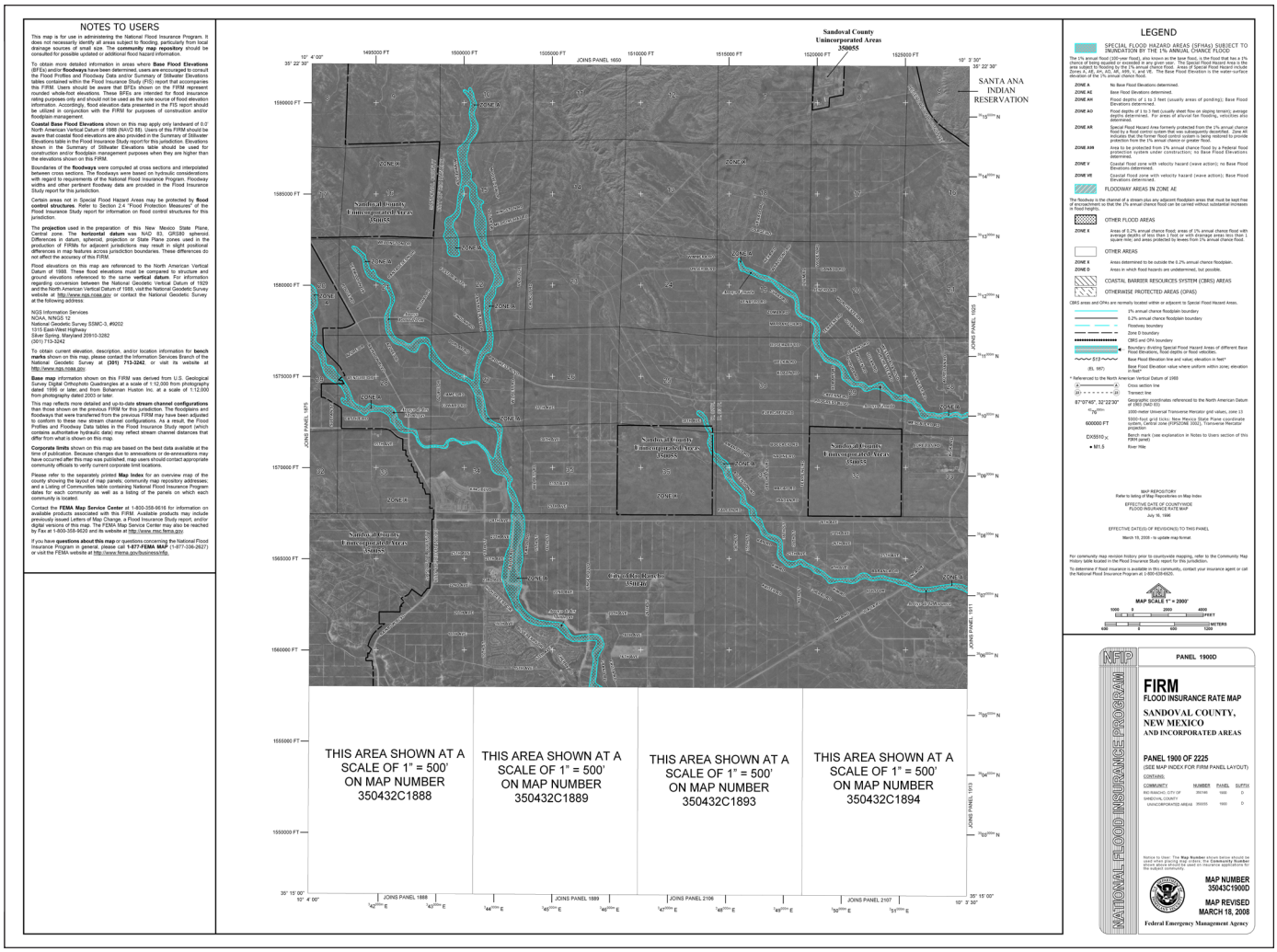
FLOOD ZONE

Per FEMA FIRM Panel 35043C1900Ddated March 18, 2008, the Zuma Ranch Master plan does not fall within a designated flood plain.



Small and difficult to read. Please consider revising to increase readability.

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8. CONCEPTUAL UTILITY PLAN

UTILITY

The Zuma Ranch Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. The closest development, Broadmoor Heights, is located west of Zuma Ranch.

What about High Range?

CONCEPTUAL UTILITY PLAN

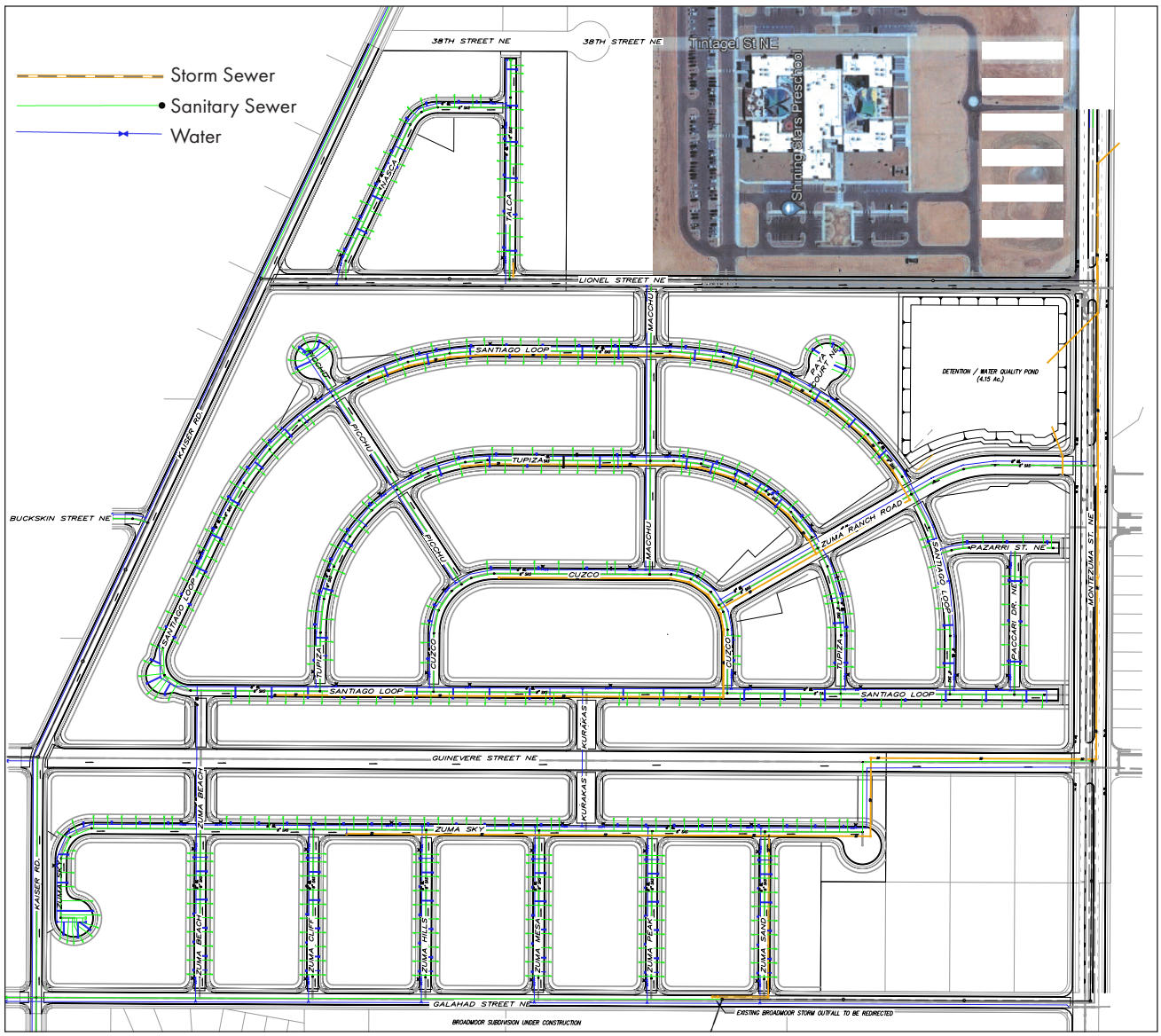
Kaiser Road

The proposed development will extend the existing 8" line in Kaiser that was constructed with Broadmoor Heights. This line will be routed through the Zuma development south to the existing 10" line in Montezuma thus completing the loop. 8" lines will be utilized internally for the development.

WATER AND SEWER

Small and difficult to read

Internally 8" lines will be utilized and will connect to the existing 10" in Montezuma. All external streets to be improved shall have 8" lines placed as part of the improvements.



CONCEPTUAL UTILITY EXHIBIT

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9. IMPLEMENTATION

The implementation of the Zuma Ranch 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 Zuma Ranch 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. The neighborhood park developed as part of the Zuma Ranch Master Plan has been sized to add towards the parks requirement established by the City of Rio Rancho.

5. 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.

6. All interior street locations and alignments are conceptual and are subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.

7. All streets shall be dedicated to the City of Rio Rancho at the time of ~~subdivision~~ Final plat.

8. 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.

Rio Rancho Utilities
Rio Rancho Public Works
NMGCO
Development Services

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE ZUMA RANCH 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 3-91-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; and proposes land use throughout a specific area within the City; and also provides for 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;

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho, at their meeting held on July 11, 2023, reviewed the proposed Zuma Ranch Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on August 10, 2023, reviewed the proposed Zuma Ranch Master Plan and determined that the 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:

Section 1. The Governing Body hereby approves and adopts the Zuma Ranch Master Plan (planning area comprising approximately 95.1 acres), attached hereto.

Section 2. This Resolution shall become effective upon its adoption.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-100-00020

AGENDA DATE:
July 11, 2023

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to change the zoning from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential, to R-4: Single-Family Residential and R-5: Single-Family Residential, for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to change the zoning from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential, to R-4: Single-Family Residential and R-5: Single-Family Residential, for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27. The subject property is approximately 95.1 acres and centrally located in the City of Rio Rancho with the Rio Rancho City Center located approximately 1.5 miles to the north.

The subject site is bounded north by Kaiser Road, east by Lionel Street and Tintagel Street, South by Montezuma Street, and west by Galahad Street. The subject property is located within the boundaries of the Sierra Vista Specific Area Plan adopted in 2008.

An amendment to the Sierra Vista Specific Area Plan (case #22-410-00006), which would change the land use for a portion of the subject property from Neighborhood Center to Medium Density Residential, and the adoption of the Zuma Ranch Master Plan (case #22-400-00004) are being heard concurrently.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
The City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request.

Pursuant R.O. 2003 Section 150.07 (D) 1-4 and (E) through (G), a request for change in zoning

designation must address the following policies and criterion for a zone map change:

(D)(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

In the justification letter provided as an attachment to this item the applicant states: “The proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho. The R-4 and R-5 zone districts will allow for residential development near the City Center and community amenities. The Applicant will provide infrastructure improvements for dry utilities, water and sewer, streets, and drainage improvements. The zone change will allow for an attractive residential subdivision on a site that has remained undeveloped since annexation in 1995, and it will advance the Sierra Vista Specific Area Plan with the intended land use for this area. Residential development in this area will promote the general welfare by meeting the demand for new moderate and moderately high-density housing in Rio Rancho, contributing to population growth, and adding to the tax base.”

Staff recommends the Planning and Zoning Board find that the proposed zone map amendment would be consistent with the health, safety, morals, and general welfare of the City by furthering goals and policies of the Comprehensive Plan such as Goal L-1: “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.” And Goal L-2 “Encourage consolidation of lots to promote a variety of land uses in a planned manner.”

(D)(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The applicant’s justification letter states: “If granted, the Zone Map Amendment will provide stable zoning and land use pattern within the Zuma Ranch Subdivision and will complement the surrounding development. As noted earlier, Broadmoor Heights and High Range subdivisions are zoned R-4 because this area is intended to support moderate-density residential development. The R-5 zone district allows for a slightly smaller minimum lot of width and size, which will add to the mix of housing sizes in the area. The change of zoning should be made because the proposed Zuma Ranch property has remained vacant for years under the existing zoning of TZ, C-1, and R-1. The R-4 and R-5 zones allow flexibility in lot sizes and types reflected in the proposed lot layout, which shows a mix of lot sizes that will contain different housing types and sizes appealing to the desires of different homebuyers.”.

Staff recommends the Planning and Zoning Board finds the proposed zone map amendment provides stable and desirable land use as the adjacent areas continues to develop as medium density single-family residential as seen in Broadmoor Heights and the High Range subdivisions. The Sierra Vista Specific Area Plan, primarily section 4.2.6 Medium Density, allocates 614.9 acres for Medium Density residential development. The plan asserts “The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards." The proposed zone change will be in alignment with the Sierra Vista Specific Area Plan if the concurrent application to amend the Plan is approved, and the Zuma Ranch Master Plan as a concurrent application is also approved; conforms.

(D)(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states in their justification letter: “The proposed Zone Map Amendment to allow

residential development is consistent with the Rio Rancho Comprehensive Plan and the intent of the Sierra Vista Specific Area Plan. The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways: Land Use Policy L-2: 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."

The applicant states in their justification letter: “The proposed Zuma Ranch Master Plan creates a community character with single-family development that considers circulation, landscape, parks, storm drainage, utilities, location of housing units, and design. The subdivision includes an innovative circulation patter with streets radiating from the centralized park east and a grid-like pattern on the western portion of the site along Galahad Street. The local streets create linkages within the subdivision and to the perimeter streets of Kaiser Road, Montezuma Boulevard, Galahad Street, Tintagel Street, and Lionel Street. Guinevere Street will contain a 68-foot right-of-way, providing the collector extension from the High Range Subdivision. Extension of Kaiser Road to Lionel Street and two lanes of Montezuma Boulevard are also proposed as part of the development. Landscaping will be provided in the park, along the streetscape, and in smaller HOA tracts located throughout the development. The grading and drainage plan for Zuma Ranch includes storm drainage that will flow to the park and along Zuma Ranch Road to the retention pond located at the southeast corner of the subdivision. Utilities will be installed per City requirements. Housing units will be of various sizes and complementary design styles."

The proposed development and zone map change will create parks and improve roadways necessary for development which the applicant has proposed to take responsibility of. Staff recommends the Planning and Zoning Board find the proposed zone map amendment is in alignment with the amended Sierra Vista Specific Area Plan, if approved, and Zuma Ranch Master Plan, if approved; conforms.

(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone on an antiquated plat filed before the City’s incorporation and adoption of its own zoning code or on land annexed by the City;
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant’s justification letter states: “The existing zoning on the property of TZ and R-1 are inappropriate because they are antiquated zoning categories that no longer fulfill the desires of the City of Rio Rancho. The TZ zone was intended for recently annexed areas where it was expected that Zone Map Amendment would be required to adjust for more appropriate zoning. As the area has developed, the need for TZ zoning is no longer needed. The change of zoning to R-4 and R-5 will fulfill the intent of the TZ zone and provide a zoning category for moderate and moderately high-density residential in an area where it was desired. The R-1 designation was used as the foundation of the Rio Rancho Zone Code. The City has since developed the Comprehensive Plan Generalized Land Use Map (GLUM) and the Sierra Vista Specific Area Plan, which envisions this area as moderate-density residential development as shown in the Zuma Ranch Master Plan. This type of housing development is supported by the R-4 zoning. The R-1 zone no longer fits the desired population density and housing types intended for the area. The change from C-1 to R-4 and R-5 is justified based on the changes in the condition of the area and because it is more advantageous to the community. The area has developed as primarily residential and the number of C-1 lots in this area is no longer appropriate. Five of the twelve C-1 lots along Montezuma Boulevard are included in this zone change request (see illustration on page 3). Seven lots at the

corner of Montezuma Boulevard and Galahad Street, will remain C-1, providing for appropriately sized commercial retail and services within a residential area. Residents of Zuma Ranch will be in proximity to commercial retail and services via future development of the larger commercial tract located to the west of the subject site, at the corner of Broadmoor Boulevard and Montezuma Boulevard, and in other areas of the City where commercial is currently being developed. Residential development is necessary to support future commercial developments in Rio Rancho. The change of zoning to R-4 and R-5 is more advantageous to the community because it will add to the market base for commercial retail and services in Rio Rancho."

Staff finds that the applicant has adequately demonstrated that the existing zoning is inappropriate. The applicant has provided evidence of the advantages of providing a master planned area that addresses connectivity, infrastructure development, and amenities. The requested zone change also corrects and assigns a medium density residential zoning designation to a TZ: Transitionally Zoned proprerty; conforms.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The applicant's justification letter states: "The requested zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and community recreation amenities furthering the Sierra Vista Specific Area Plan. The R-4 and R-5 zone allows for a variety of housing types and will further the creation of connected and interesting neighborhoods in this portion of Rio Rancho."

Staff recommends the Board find that the cost of land or other economic consideration were not a determining factor for this request, and the provided reasoning for the request is sufficient; conforms.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant states: "This criterion is not applicable, as the request is not for apartment, office, or commercial zoning."

Staff finds that the applicant is correct in their statement that this application is not for apartment, office, or commercial zoning and therefore this criterion is not applicable; conforms.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only on premise is involved, is generally called a "spot zone".

The applicant's justification letter states: "The requested zone change request is not a "spot zone". The zone change to R-4 encompasses 292 lots and the R-5 zone encompasses 184 lots of the proposed Zuma Ranch Master Plan."

Staff recommends that the Board finds that the requested zone map amendment would not create a spot zone, as R-4 zoning is found in the adjacent surrounding area to the west and south and the number of R-5 proposed zones will encompass 184 lots; conforms.

SURROUNDING LAND USE:
Adjacent properties to the north are zoned TZ: Transitional Zoning As per Ordinance 24 Enactment No. 98-025, to the east zoned R-1: Single-Family Residential (low-density) per Ordinance 6 Enactment No. 06-03, to the south zoned C-1 per Ordinance No. 93 Enactment No. 08-87 and R-4 per Ordinance No. 2 Enactment No. 06-02, and to the west zoned R-4: Single-Family Residential

(moderate-density) per Ordinance No. 10 Enactment No. 13-15. The Broadmoor Heights Master Plan is located to the west and the High Range 5 Master Plan and Lomas Negras Specific Area Plan to the south.

NOTIFICATIONS:
Property owners within 100 feet, excluding right of way, were notified by first class mail. A legal advertisement was placed in the July 2nd, 2023 edition of the Albuquerque Journal and a notice sign was posted on the property on July 3, 2023. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
Reviewing agencies received the application materials and justification letter for review and comments provided have been provided as an attachment.

IMPACT:

Staff recommends the Planning and Zoning board recommend approval to the Governing Body, subject to the following findings of fact,

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the City's Comprehensive Plan and the Sierra Vista Specific Area Plan.
2. The applicant has provided sound justification in a narrative dated May 25, 2022 for the proposed zone change which provides stability of zoning along with providing adequate compatibility with surrounding zoning and future uses.
3. The proposed zone map amendment accomplishes goals and elements of the City Comprehensive Plan and may be compatible with the concurrent amendment to the Sierra Vista Specific Area Plan (#22-410-09), should the amendment request be approved.
4. The applicant adequately demonstrates that a different zoning category is advantageous due to accomplishing goals of the City Comprehensive Plan, Sierra Vista Specific Area Plan, and removing a Transitional Zoning designation on antiquated platted lots.
5. The cost of land or other economic considerations is not the main justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that zone map amendment request is not based on the location of the subject property.
7. The applicant has provided sufficient justification that the zone map amendment is not a "spot zone' and integrates with the surrounding zoning.

If the Planning and Zoning Board determines the proposed zone map amendment is not justified, the following findings are recommended for any denial:

FINDINGS OF FACT FOR DENIAL:

1. The proposed Zone Map Amendment does not meet the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07 Amendments.
2. The applicant has not provided sufficient justification to warrant a zone change from T-Z: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential (low-density)

to R-4: Single-Family Residential (moderate-density) and R-5: Single-Family Residential (moderately high-density).

ALTERNATIVES:

The Planning and Zoning Board may:

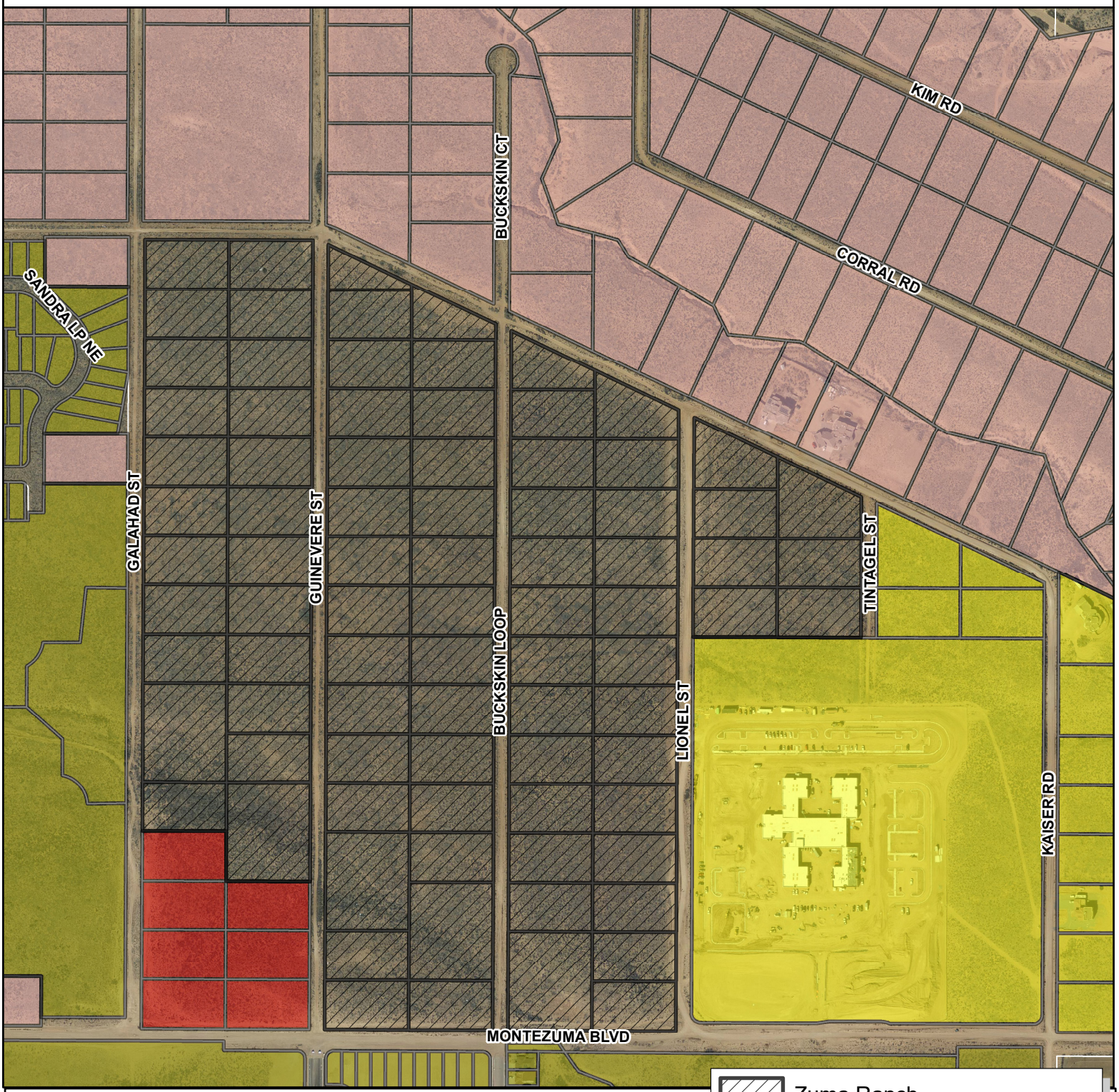
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing for the in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body with findings and conditions.

ATTACHMENT: ZUMA_RANCH_AREA-ZONING.pdf
ATTACHMENT: Zuma_Ranch__LLC_Application
ATTACHMENT: Authorization_letter.pdf
ATTACHMENT: ZUMA_RANCH_NOTICED_PROPERTIES.pdf
ATTACHMENT: ZUMA_RANCH_Notice-signed.pdf
ATTACHMENT: ZUMA_RANCH_-_Legal_AD.docx
ATTACHMENT: DRAFT_ZumaRanchZMA_Ordinance.docx

ZUMA RANCH MASTER PLAN
PROPOSED AREA



Rio Rancho City of Vision

0 350 700 1,400
Feet

GIS Moving Spatial Data Forward

N
W E
S

- Zuma Ranch
- R-1: Single-Family Residential
- T-Z: Transitional Zoning
- R-4: Single-Family Residential
- C-1: Retail Commercial

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 Chris Benson on 08/05/2022

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: Pierre Amestoy, Zuma Ranch, LLC.		Phone: 505 822-0044
Address: 4461 Irving Blvd. NW		E-Mail: pierre@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: James K. Strozier, FAICP, President, Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87110

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

Amendment to the Sierra Vista Specific Area Plan, approval of the Zuma Ranch Master Plan, and a Zone Map Amendment from TZ, R-1, and C-1 to R-4 and R-5.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 13	Block(s): 34,35,36,37	Lot(s): Please see attached
Existing Zoning: TZ, C1, R-1	Proposed Zoning: R-4 and R-5	95.1
No. of existing lots:	No. of proposed lots: 476	Total area of site (acres) ~~89.3~~ acres

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: Zuma Ranch, LLC.	Agent: Consensus Planning, Inc.
Signature:		Date: July 22, 2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
22-100-00020	$1328.00	
22-400-00004	$400.00	
22-410-00009	$400.00	

APPLICATION ACCEPTED BY: Christopher Benson **DATE:** 07/22/2022

Form revised June 2014

Zuma Ranch Zone Map Amendment Legal Descriptions

Unit 13 -

Block 37, Lots 4-27

Block 36, Lots 1-29

Block 35, Lots 1-26

Block 34, Lots 9-15

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

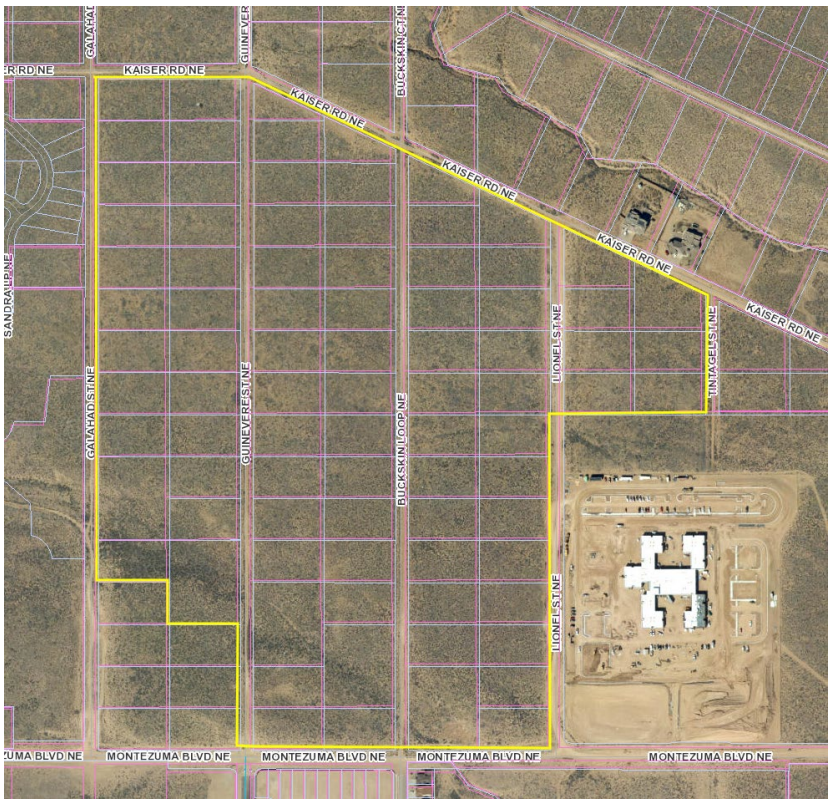
July 22, 2022

Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for Approval of an Amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and associated Zone Map Amendment

Dear Chairman, Radosevich:

The purpose of this letter is to request approval for a Zone Map Amendment to the area known as Zuma Ranch on behalf of Zuma Ranch, LLC. The subject site is bounded north by Kaiser Road, east by Lionel Street and Tintagel Street, south by Montezuma Street, and west by Galahad Street. The site consists of approximately 89.3 acres. The neighborhood is situated in an area characterized by medium-density, single-family homes and is centrally located between the Rio Rancho City Center (Downtown) to the north and the Loma Colorado activity node to the south.



Zuma Ranch boundaries

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP

REQUEST

The Zone Map Amendment request is part of a three-part request that includes;

1) Amendment to the Sierra Vista Specific Area Plan to reflect the Zone Map Amendment and the Zuma Ranch subdivision land-use changes.
2) Master Plan for the proposed Zuma Ranch that assembles 476 lots for approximately 89.3 acres
3) Zone Map Amendment for lots zoned TZ and C-1 to R-5; and lots zoned TZ, R-1, and C-1 to R-4.

PLANNING CONTEXT

The Subject Site is within the Sierra Vista Specific Area Plan. The Sierra Vista Future Land Use Map envisioned the Zuma Ranch site area to include medium-density residential and a Neighborhood Center at the corner of Montezuma Boulevard and Guinevere Street.

In 2008, the Governing Body adopted an amendment to the Sierra Vista Specific Area Plan. It created a Corridor Overlay Zone (COZ) that applies to several lots adjacent to Guinevere Street and Montezuma Boulevard within the subject site. Affected lots include Unit 13, Block 37, Lots 15-27, and Unit 13, Block 36, Lots 1-15, and Lots 28-29. The COZ applies an overlay zone for access, flood plain, future rights-of-way protection, prohibited use, and design standards. The COZ design standards apply to commercial development, which will not be part of this request. Section F of the COZ provides standards for public rights-of-way classified as a collector, minor arterial, and principal arterial within residential developments. The street section proposed for Guinevere Street (a collector) provides 68 feet of right-of-way, which meets the requirements in the COZ. The layout does not include driveway access to Guinevere Street residential properties.

Corridor Overlay Zone indicated with hatch marks.

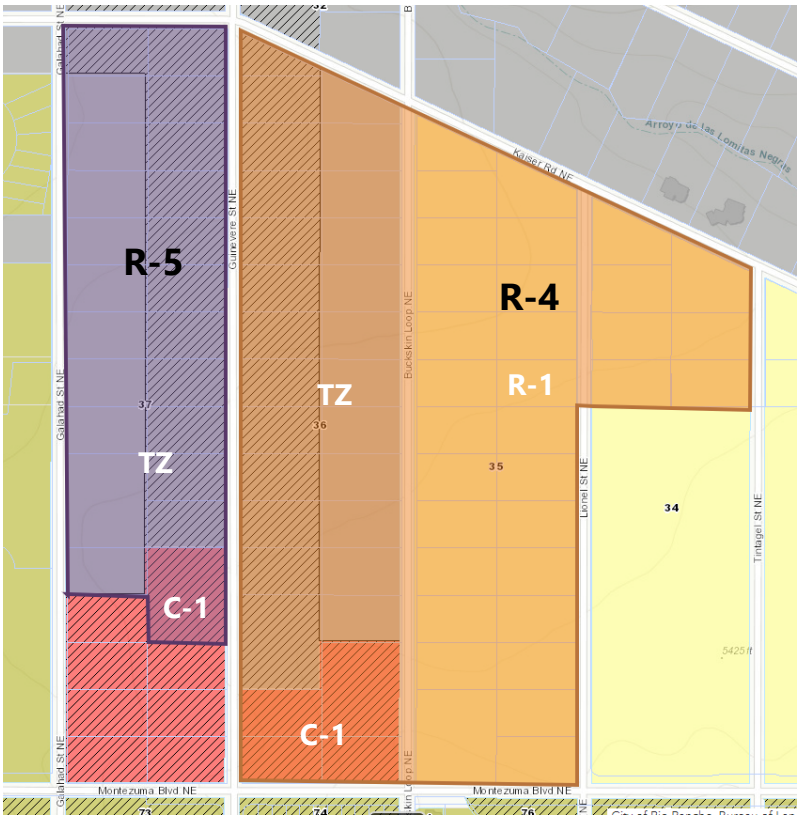
PROJECT OVERVIEW

The proposed Zuma Ranch Mini-Master Plan provides the proposed subdivision layout, signage, streetscape, and park design. The plan complies with the City of Rio Rancho design guidelines for the R-4 and R-5 zones. The proposed 476 lots of Zuma Ranch will allow for lots of various sizes. The following is a breakdown of the four lot widths:

- 35-foot 184
- 45-foot 217
- 50-foot 68
- 60-foot 7

The 35-foot lots will be on the western side of the subdivision, with lots getting larger towards the east. Access into the subdivision will be from Kaiser Road, Lionel Street, and Montezuma Boulevard.

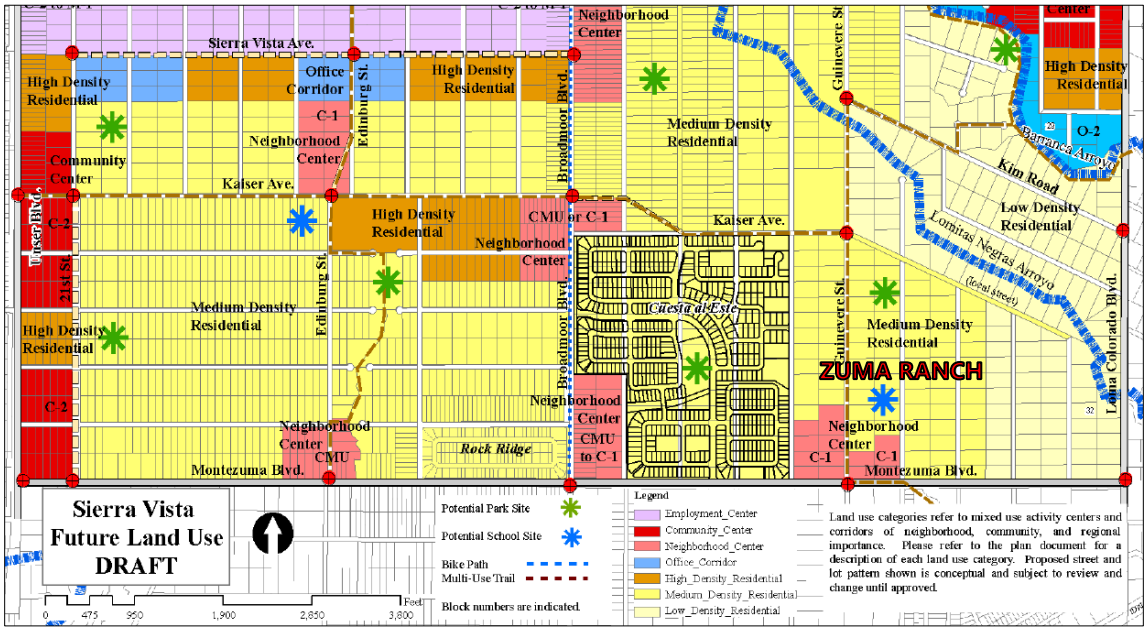
To accommodate the different lot sizes, a zone change to R-4 and R-5 is being requested for the site. The Applicant is requesting to rezone tracts east of Guinevere Street to R-4 (Unit 13, Block 36, Lots 1-29; Block 35, Lots 1-26; Block 34, Lots 9-15) and tracts west of Guinevere Street to R-5 (Unit 13, Block 3, Lots 4-27). The exhibit below shows the areas for the requested zone changes. The existing zoning is identified with white lettering and the requested zoning in black.



Existing and requested zone changes by lot.

These changes in zoning will allow for the development of moderate and moderately high-density single-family housing types on the undeveloped site. The R-4 and R-5 zone districts allow for a complementary land use pattern similar to the adjacent Broadmoor Heights and High Range Subdivisions.

The proposed subdivision layout provides a unique opportunity for residential development in Rio Rancho. Streets on the eastern portion of the subdivision will radiate from a large, centralized park, which will contain amenities such as playgrounds, a stage, seating, and picnic areas. The Applicant intends the park to function as a unique and special gathering space for Zuma Ranch and surrounding neighborhoods. The park will be located near the "Potential Park Site" identified in the Sierra Vista Specific Area Plan Future Land Use Map.



Sierra Vista Specific Area Plan Future Land Use Map

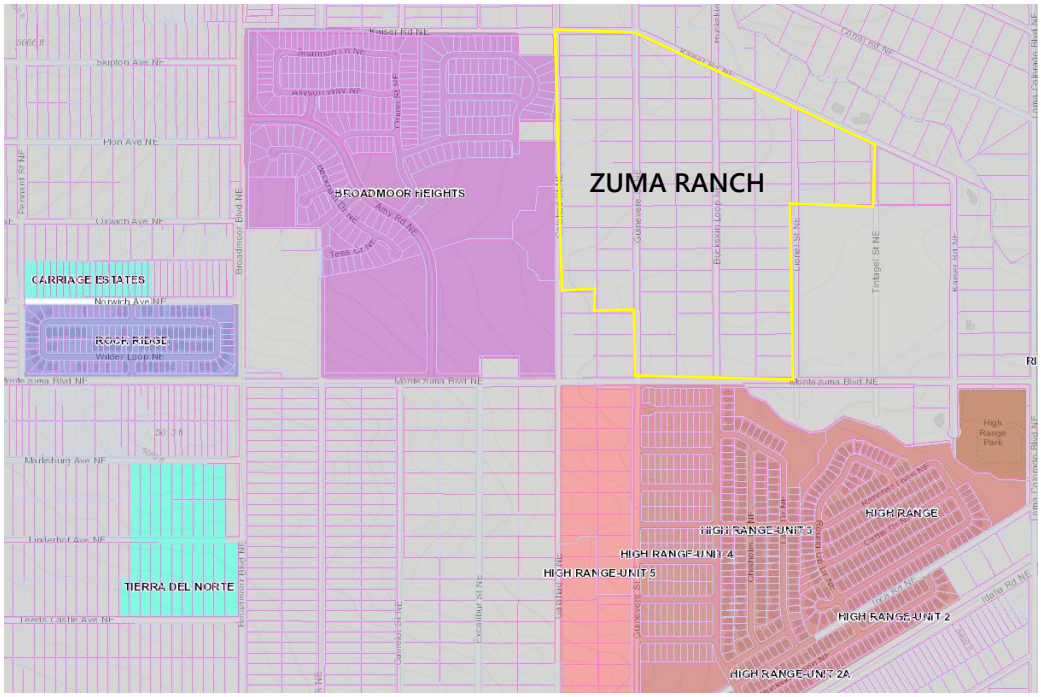
OWNERSHIP

Zuma Ranch, LLC, owns all parcels of the subject site. The owner has provided a signed letter (included in the application packet) as authorization for this request. Consensus Planning, Inc. is the Agent representing the project.

SITE HISTORY

The subject properties of this Zone Map Amendment are approximately 1-acre lots, which were annexed by the City of Rio Rancho in 1995. This antiquated platting has been an ongoing challenge faced by the City of Rio Rancho because of inadequacies in the street right-of-way, impractical block lengths, poor lot configuration, and checkerboard ownership. The site has remained vacant since the annexation.

The area is experiencing rapid single-family development. West of the subject property is the Broadmoor Heights Subdivision, currently under construction. West of Broadmoor Boulevard, the Rock Ridge Subdivision is completed, the Carriage Estates Subdivision is in the platting process, and the City recently approved the Tierra del Norte Subdivision. To the south is the High Range Subdivision, of which, Unit 5 was approved in 2021.



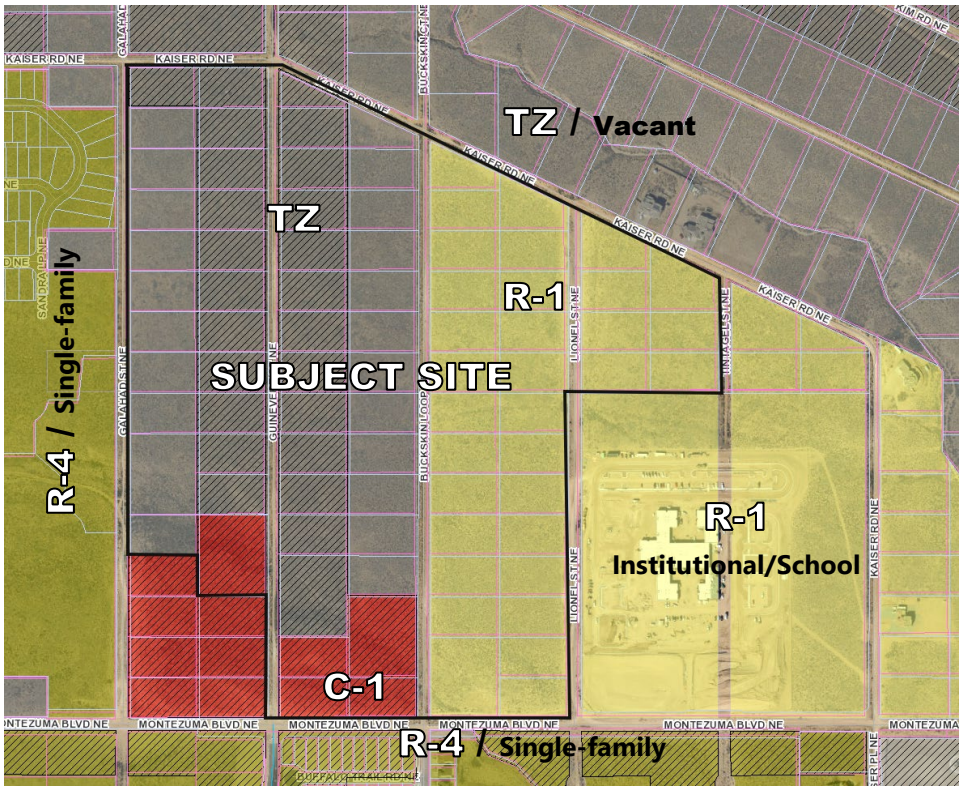
Surrounding subdivisions.

EXISTING ZONING AND LAND USE

The subject site is vacant and is surrounded primarily by single-family residential development. The subject site contains three Zone Districts as follows: 48 lots on the west are zoned Transitional Zoning (TZ); 33 lots on the east are zoned R-1; and five lots at the southwest corner are zoned C-1.

Properties to the north of the subject site are zoned TZ and are currently vacant. The High Range Subdivision, Units 3, 4, and 5 are located to the south and are zoned R-4. The parcels to the east are zoned R-1 and contain a recently constructed Rio Rancho Public Schools Pre-school and additional vacant parcels to the north of the school. The Broadmoor Heights Subdivision is located to the west and is zoned R-4.

ZONING AND LAND USES		
Direction	**Zoning**	**Land Use**
North	TZ	Vacant
South	R-4	Single-family
East	R-1	Institutional, Vacant
West	R-4	Single-family



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following policies are addressed for deciding zone map change applications pursuant to the City of Rio Rancho Zoning Code:

1. **A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.**

   Applicant Response**:** This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho. The R-4 and R-5 zone districts will allow for residential development near the City Center and community amenities. The Applicant will provide infrastructure improvements for dry utilities, water and sewer, streets, and drainage improvements. The zone change will allow for an attractive residential subdivision on a site that has remained undeveloped since annexation in 1995, and it will advance the Sierra Vista Specific Area Plan with the intended land use for this area. Residential development in this area will promote the general welfare by meeting the demand for new moderate and moderately high-density housing in Rio Rancho, contributing to population growth, and adding to the tax base.

2. **Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant**

to show why the change should be made, not on the City to show why the change should not be made.

Applicant Response**:** If granted, the Zone Map Amendment will provide stable zoning and land use pattern within the Zuma Ranch Subdivision and will complement the surrounding development. As noted earlier, Broadmoor Heights and High Range subdivisions are zoned R-4 because this area is intended to support moderate-density residential development. The R-5 zone district allows for a slightly smaller minimum lot width and size, which will add to the mix of housing sizes in the area. The change of zoning should be made because the proposed Zuma Ranch property has remained vacant for years under the existing zoning of TZ, C-1, and R-1. The R-4 and R-5 zones allow flexibility in lot sizes and types reflected in the proposed lot layout, which shows a mix of lot sizes that will contain different housing types and sizes appealing to the desires of different homebuyers.

The residents of the proposed Zuma Ranch will be served by the community amenities in the area, including the Loma Colorado Library, the McDermott Athletic Center, and commercial retail and services located on Northern Boulevard and Loma Colorado Boulevard. Zuma Ranch will continue the development pattern from Broadmoor Boulevard east, providing recreational amenities and housing to fill out the area around the City Center.

3. **A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.**

   Applicant Response**:** The proposed Zone Map Amendment to allow residential development is consistent with the Rio Rancho Comprehensive Plan and the intent of the Sierra Vista Specific Area Plan.

   The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:

   > **Land Use Policy L-2: 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.**
   >
   > Applicant Response: The proposed Zuma Ranch Master Plan creates a community character with single-family development that considers circulation, landscape, parks, storm drainage, utilities, location of housing units, and design. The subdivision includes an innovative circulation pattern with streets radiating from the centralized park east and a grid-like pattern on the western portion of the site along Galahad Street. The

local streets create linkages within the subdivision and to the perimeter streets of Kaiser Road, Montezuma Boulevard, Galahad Street, Tintagel Street, and Lionel Street. Guinevere Street will contain a 68-foot right-of-way, providing the collector extension from the High Range Subdivision. Extension of Kaiser Road to Lionel Street and two lanes of Montezuma Boulevard are also proposed as part of the development.

Landscaping will be provided in the park, along the streetscape, and in smaller HOA tracts located throughout the development. The grading and drainage plan for Zuma Ranch includes storm drainage that will flow to the park and along Zuma Ranch Road to the retention pond located at the southeast corner of the subdivision. Utilities will be installed per City requirements. Housing units will be of various sizes and complementary design styles.

Population and Housing Element Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Population and Housing Element Policy 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: The proposed Zuma Ranch subdivision will provide an attractive single-family living environment that includes a large neighborhood park with other amenities that can be utilized by various ages and family and non-family households alike. Zuma Ranch is also located near many amenities in the City Center and surrounding area that supports families with recreation and services. The location of Zuma Ranch will support families due to its proximity to Rio Rancho Public Schools, including Shining Stars Pre-School, Colinas Del Norte Elementary, Rio Rancho Middle School, and V. Sue Cleveland High School.

Parks and Recreation Goal 1: Establish a new and maintain existing recreation and senior centers, parks, trails, and open space that fosters a quality community, support a strong economy and meets the needs of current and future residents.

Parks and Recreation Goal 2: Be responsive to the recreational needs of the community.

Applicant Response: The centerpiece of the Zuma Ranch subdivision is the neighborhood park where residents can create community connections. The park is envisioned as an attractive neighborhood and broader community amenity that can provide a space for larger outdoor events and gatherings. The 4-acre park will include two turf areas, a dog park, walking paths, basketball courts, pickleball courts, playgrounds, shaded picnic areas with centralized performance space, and onsite parking that can accommodate food trucks (see Zuma Ranch Master Plan Park

Concept). The park and the associated amenities respond to the current and future needs in this area of Rio Rancho and will contribute to a quality community.

Policy TR-11: Ensure all rights-of-way are ADA-compliant.

Applicant Response: The proposed Zuma Ranch street network will contain two road sizes, 68-foot collector streets, and 50-foot local streets. They will include landscaped parkways, bike lanes, and 5-foot sidewalks that will be ADA compliant (see Master Plan Street Sections).

Urban Design Goal 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: The proposed Zuma Ranch subdivision is a traditional neighborhood with an innovative street pattern that contributes to residents' unique sense of place. Unified theming, including signage, architectural design elements, and landscaping presented in the Master Plan, will further support a sense of place and neighborhood identity.

Urban Design Goal 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: The proposed Zuma Ranch street grid will create links to the adjacent neighborhoods of High Range and Broadmoor Heights. North-south street linkages to existing streets within High Range include Galahad Street, Guinevere Street, and Lionel Street. These streets connect to Montezuma Boulevard, the primary east-west corridor for the subdivision. Montezuma Boulevard and Kaiser Road link to the Broadmoor Heights subdivision and Broadmoor Boulevard to the west. All streets will be multi-modal with bike lanes and sidewalks.

Consistency with the Sierra Vista Specific Area Plan
The proposed zoning is consistent with the intent of the Sierra Vista Specific Area Plan for this region. The following identifies the goals and objectives furthered by the requested Zone Map Amendment.

Land Use Goal 2: Promote a variety of housing choices including low- and medium-density single-family residential uses and high-density multi-family residential uses.

Applicant Response: The proposed Zone Map Amendment furthers this goal because the Sierra Vista Specific Area Plan identified the area as appropriate for moderate-density residential, for which the R-4 and R-5 zones district are ideally suited. The subdivision layout shown in the master plan shows a variety of moderate densities that meet the R-4 zone requirements of 40-foot minimum width and 4,000 minimum lot size on the eastern portion of Zuma Ranch and lots that meet the moderately-

high density requirements of the R-5 zone of 35-foot minimum lot width and 2,500 minimum lot size on the western portion of the site. The variety of residential lots throughout Zuma Ranch will add to the mix of housing in this section of Rio Rancho and increase the diversity of residential land use.

Communities Facilities Goal: Create open space, parkland, trails, and other recreation amenities to serve the Plan area.

Applicant Response: The 4-acre park at the heart of Zuma Ranch will provide a dynamic neighborhood and community park that will add to the existing amenities in the area. The park will support the recreational needs of the residents of Zuma Ranch as well as the larger community in this area south of the City Center.

4. **The applicant must demonstrate the existing zoning is inappropriate because:**
    a) **there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or**
    b) **changed neighborhood or community conditions justify the change, or**
    c) **a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.**

Applicant Response**:** The existing zoning on the property of TZ and R-1 are inappropriate because they are antiquated zoning categories that no longer fulfill the desires of the City of Rio Rancho. The TZ zone was intended for recently annexed areas where it was expected that Zone Map Amendment would be required to adjust for more appropriate zoning. As the area has developed, the need for TZ zoning is no longer needed. The change of zoning to R-4 and R-5 will fulfill the intent of the TZ zone and provide a zoning category for moderate and moderately high-density residential in an area where it is desired.

The R-1 designation was used as the foundation of the Rio Rancho Zone Code. The City has since developed the Comprehensive Plan Generalized Land Use Map (GLUM) and the Sierra Vista Specific Area Plan, which envisions this area as moderate-density residential development as shown in the Zuma Ranch Master Plan. This type of housing development is supported by the R-4 zoning. The R-1 zone no longer fits the desired population density and housing types intended for the area.

The change of zone from C-1 to R-4 and R-5 is justified based on the changes in the condition of the area and because it is more advantageous to the community. The area has developed as primarily residential and the number of C-1 lots in this area is no longer appropriate. Five of the twelve C-1 lots along Montezuma Boulevard are included in this zone change request (see illustration on page 3). Seven lots, at the corner of Montezuma Boulevard and Galahad Street, will remain C-1, providing for appropriately sized commercial retail and services within a residential area. Residents of Zuma Ranch will be in proximity to commercial retail and services via future development of the larger commercial tract located to the west of the subject site, at the corner of Broadmoor Boulevard and Montezuma Boulevard, and in other areas of the City where commercial is currently being developed. Residential development is necessary to support future commercial developments in Rio Rancho. The change of zoning to R-4 and R-5 is more advantageous to the community because it will add to the market base for commercial retail and services in Rio Rancho.

5. **The cost of land or economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.**

   Applicant Response: The requested zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and community recreation amenities furthering the Sierra Vista Specific Area Plan. The R-4 and R-5 zone allows for a variety of housing types and will further the creation of connected and interesting neighborhoods in this portion of Rio Rancho.

6. **Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.**

   Applicant Response: This Criterion is not applicable, as the request is not for apartment, office, or commercial zoning.

7. **A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone."**

Applicant Response: The requested zone change request is not a "spot zone ". The zone change to R-4 encompasses 292 lots and the R-5 zone encompasses 184 lots of the proposed Zuma Ranch Master Plan.

Conclusion

The requested amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and the Zone Map Amendment will further support the desired growth in Rio Rancho and meet the intent of land uses for this area of the City. It will provide housing near the City Center and adjacent housing development, contributing to the reduction of antiquated platting and zoning and continuing the attractive and quality development in his area of Rio Rancho.

Based upon the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommended approval of this request for an amendment to the Sierra Vista Specific Area Plan, the Zuma Ranch Master Plan, and the associated Zone Map Amendment. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,

James K. Strozier, FAICP
Principal

July 19, 2022

City of Rio Rancho
Planning Department
3200 Civic Center Circle
Albuquerque, NM 87144

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Zuma Ranch, LLC. hereby authorizes Consensus Planning, Inc. to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the following properties: Unit 13, Block 37, Lots 5-27; Unit 13, Block 36 Lots 1-29; Unit 13, Block 35, Lots 1-26; Unit 13, Block 34, Lots 9-15.

Sincerely,

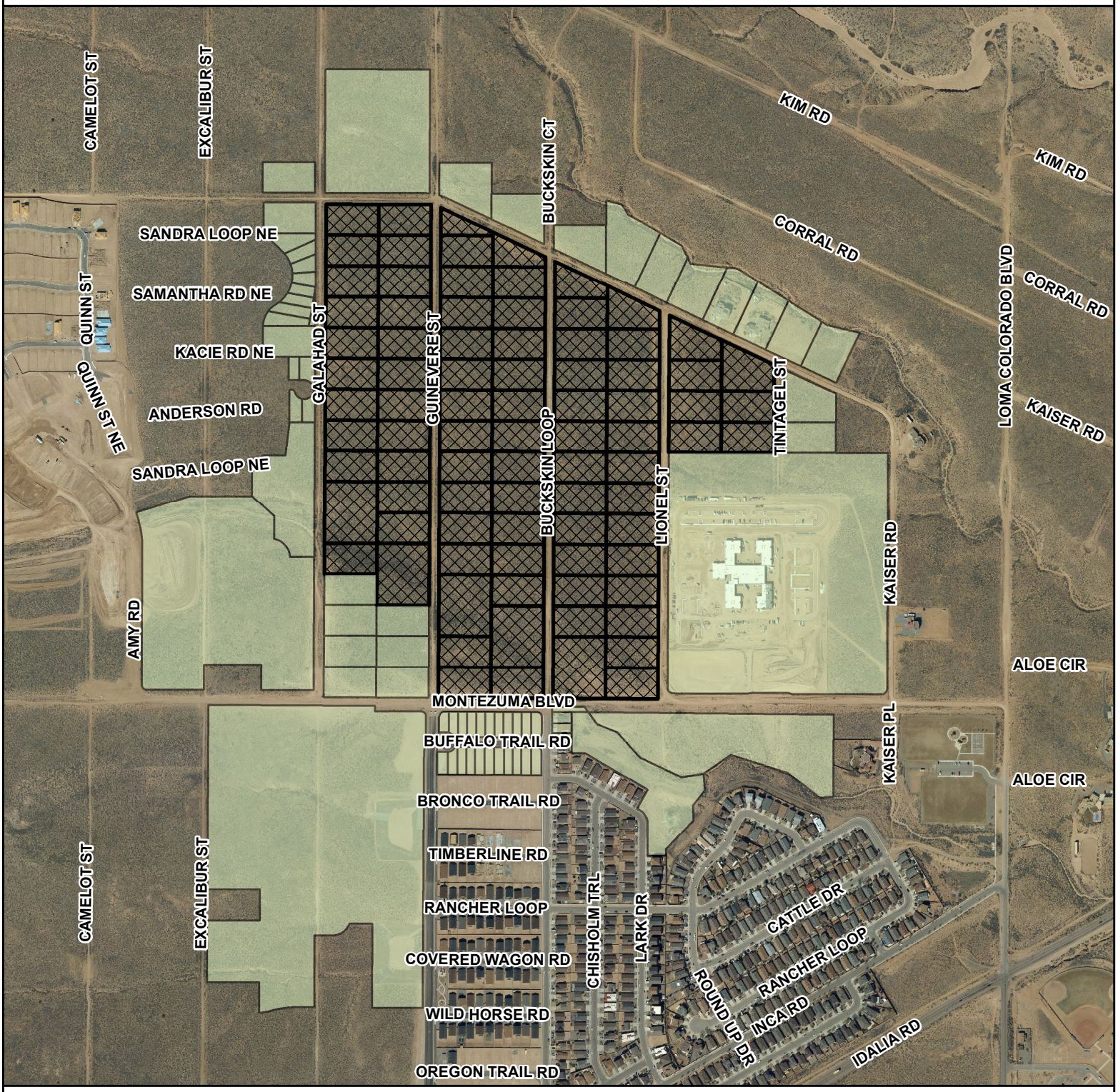
Zuma Ranch, LLC.

Signature: _____

Printed Name: PIERRE AMESTOY

Title: MM

ZUMA RANCH NOTICED PROPERTIES
CASES 22-410-00009, 22-400-00004, 22-100-00020



RioRancho
City of Vision

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GIS Moving Spatial Data Forward

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NOTICED PROPERTIES
ZUMA RANCH

Map Created by Chris Benson on 06/21/2023

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.

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

June 21, 2023

RE: Specific Area Plan Amendment, Zone Map Amendment, Master Plan
Case No. 22-410-00009, 22-100-00020, 22-400-00004
Zuma Ranch Subdivision (Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29 and Block 37, Lots 4-27)

Dear Property Owner:

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

The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests an amendment to the Sierra Vista Specific Area Plan to reflect a change of land use from Transitional Use, Low-Density Residential, and Retail Commercial to Medium-Density and Medium High-Density Residential. Concurrent with this action is a request for a Zone Map Amendment from T-Z: Transitional Zoning District, C-1: Retail Commercial District, and R-1: Single-Family Residential District (low-density) to R-4: Single-Family Residential District (medium-density) to R-5: Single-Family Residential District (medium high-density). Also concurrent with these actions is a request for approval of the Zuma Ranch Master Plan on the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, July 11, 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 hashed lines.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body 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 & Zoning 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 cbenson@rrnm.gov or call me at 505-896-8342, 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,

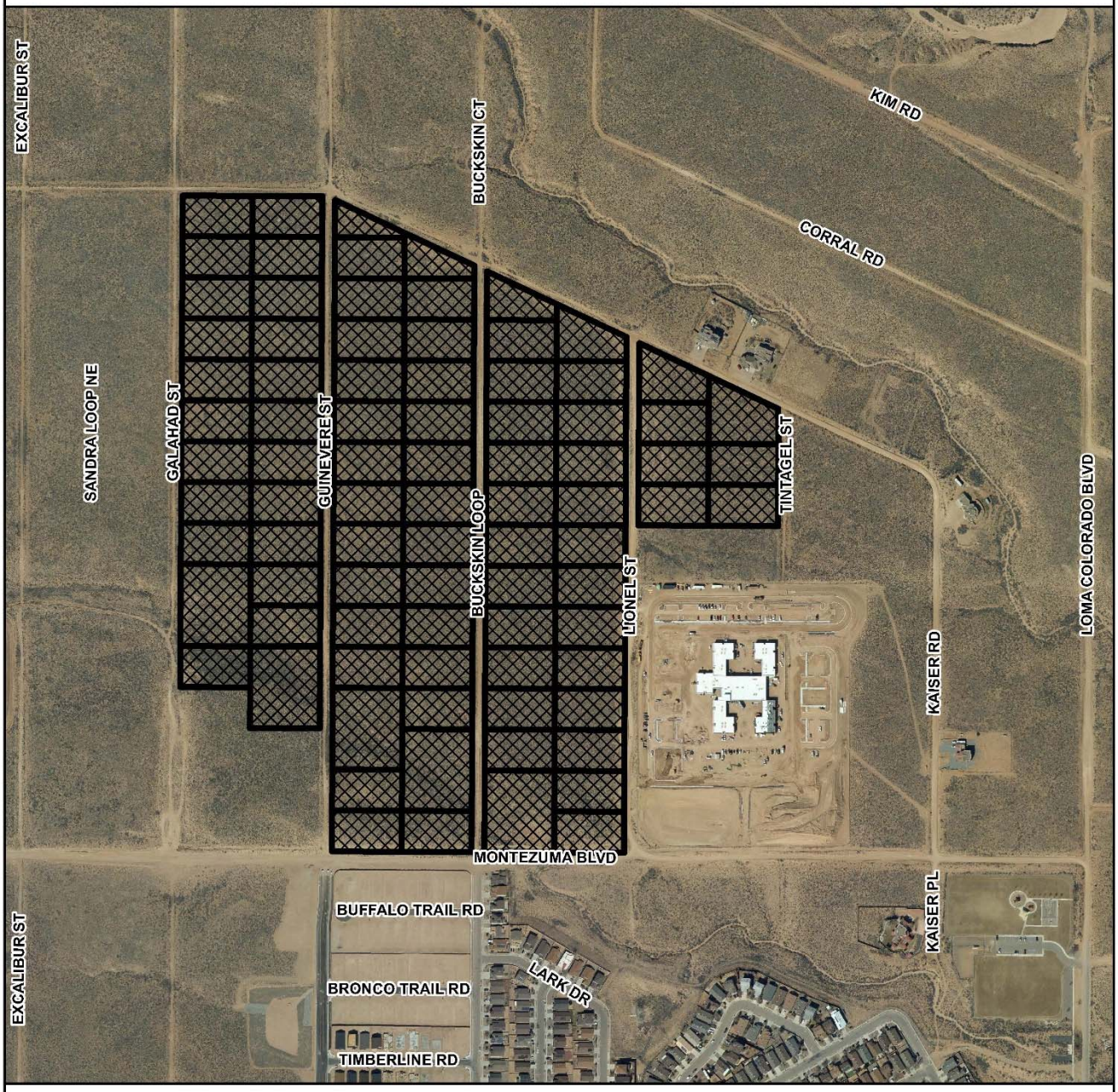
Christopher Benson

Chris Benson
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

ZUMA RANCH NOTICED PROPERTIES
CASES 22-410-00009, 22-400-00004, 22-100-00020



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ZUMA RANCH

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 Chris Benson on 06/21/2023

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

THE PLANNING AND ZONING BOARD OF THE CITY OF RIO RANCHO, NEW MEXICO, will consider the following matter at its regularly scheduled meeting at 6 p.m. on Tuesday, July 11, 2023:

Master Plan
Case #22-400-00004

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc, request approval of the Zuma Ranch Master Plan, for 95.1 acres in Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27.

Zone Map Amendment
Case #22-100-00020

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., request approval of Zone Map Amendment for Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Blocks 37, Lots 4-27 from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential to R-4: Single-Family Residential and R-5: Single-Family Residential Zoning Districts.

Specific Area Plan Amendment
Case #22-410-00009

The applicant, Pierre Amestoy, Zuma Ranch, LLC., through his agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan.

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 34, LOTS 9-15, BLOCK 35, LOTS 1-26, BLOCK 36, LOTS 1-29, BLOCK 37, LOTS 4-27, FROM T-Z: TRANSITIONAL ZONING, C-1: RETAIL COMMERCIAL DISTRICT, AND R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-5: SINGLE-FAMILY RESIDENTIAL DISTRICT; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 22-100-00020; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 11, 2023, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on July 11, 2023 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of property and Change in Land Use. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 89.3 acres from T-Z: Transitional Zoning, C-1: Retail Commercial District, and R-1: Multi-family Residential District, to R-4: Single-Family Residential and R-5: Single-Family Residential District on the land legally described as:

Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, Block 37, Lots 4-27, as shown on the plat "N.W. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO JANUARY – 1963" filed in the office of the County Clerk of Sandoval County New Mexico on April 22, 1963, in Folio 48 and Rio Rancho Estates Book 1, Page 48.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY: The property identified in Section 1, above, is subject to all requirements of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11 and R-5: Single-Family Residential District set forth in R.O. 2003 Section 154.12 (as of the effective date of this ordinance or as subsequently amended).

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

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

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

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Rebecca A. Martinez, City Clerk
(SEAL)