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

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

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

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

Board Members

VACANT, District 1	Scottie Richardson, District 5, Vice-Chair
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 July 11, 2023 Planning and Zoning Board Meeting Minutes
2023-0711_PZB_Minutes_BMBEdit.docx

PUBLIC HEARINGS

2 **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

3 **Subdivision Variance.** The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request for the Cielo Azul subdivision, on the property legally described as Unit 21 Block 22 Lots 51-57, would not include side or rear easements. Staff contact is Michelle Costilla and staff recommends approval with findings.
Zoning, Location.pdf
Variance Request Letter.pdf
Letter of Authorization.pdf
Cielo Azul Final Plat.pdf
Reproduction of Notices.pdf

4 **Final Plat.** The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Final Plat for the Cielo Azul subdivision creating 41 R-3: Mixed-Residential lots on the property legally described as Unit 21 Block 22 Lots 51-57. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Letter of Authorization.pdf
Cielo Azul Final Plat
Water, Wastewater.pdf
Zoning Ordinance 11-08, O-7.pdf
Fire Comments.pdf

5 **Variance.** The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Justification Letter.pdf
Site Plan.pdf
Reproduction of Notices.pdf
Findings of Fact.docx

6 **Variance.** The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Location & Zone Map.pdf
Justification Letter.pdf
Site Plan.pdf
NMED_distancerequirements.pdf
FindingsofFact.docx

7 **Withdrawn - 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 requests the application be withdrawn in order to amend the applicant's request.
David Torres - Zoning update.pdf

8 **Withdrawn - Zone Map Amendment**. The applicant, David Torres, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 112, Tracts A & B, Lots 1 & 4-7, to change the zoning from C-1: Retail Commercial and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District. Staff contact is Chris Benson, and staff requests the application be withdrawn in order to amend the applicant's request.
David Torres - Zoning update.pdf

DISCUSSION AND DELIBERATION

9 **Preliminary Plat Amendment.** The applicant, AMREP Southwest, through their agent, Huitt-Zollars, Inc., requests approval of an amended Preliminary Plat for Northern Meadows Tract J-1 on the property legally described as NMED, Tract J-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Letter of Authorization
Preliminary Plat Amendment Application
Modified Preliminary Plat, Northern Meadows Tract J-1
Original Preliminary Plat, Northern Meadows Tract J-1

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

10 Planning and Zoning Monthly Building Activity Report - JUNE 2023
2023 PZ MONTHLY COMPARISONS.pdf

11 Planning and Zoning Monthly Summary Plat Report - JUNE 2023
P&Z Summary Plat June 2023.pdf

ADJOURNMENT

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
July 11, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-0711_PZB_Minutes_BMBEdit.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JULY 11, 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)*	Michelle Costilla, Planner II
Scottie Richardson, District 5, Vice-Chair	Liz Ruiz Carlos, Planner I
Sal Tortorici, At-Large	Chris Benson, Planner I
MEMBERS ABSENT:	Sharon Bitah, Administrative Assistant
VACANT, District 1	
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 27, 2023 Planning and Zoning Board Meeting Minutes

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

ELECTION OF OFFICERS

- Election of Chair
  Floor was opened to nominations for the position of the Planning and Zoning Board Chair for a one-year term.

  Sal Tortorici nominated Fred Radosevich to serve as the Planning and Zoning Board Chair.

  Votes were as follows:
  YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
  NO: (None)

- Election of Vice-Chair
  Floor was opened to nominations for the position of the Planning and Zoning Board Vice-Chair for a one-year term.

Fred Radosevich nominated Scottie Richardson to serve as the Planning and Zoning Board Vice-Chair.

Votes were as follows:
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)

PUBLIC HEARINGS

2) The applicant, David Torres, requested approval of an amendment to the Broadmoor Drive Specific Area Plan to change the Future Land Use Exhibit.

Staff member, Chris Benson presented the item, recommending the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board Meeting, as requested by the applicant.

Chairman Radosevich's question regarding the number of times it can be postponed was answered by Amy Rincon, Development Services Director.

Scottie Richardson moved to postpone the Specific Area Plan Amendment to a date certain of July 25. 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)

3) The applicant, David Torres, requested 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 member, Chris Benson presented the item, recommending the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board Meeting, as requested by the applicant.

Sal Tortorici moved to postpone Item #3 to a date certain of July 25. Seconded by Robert Gabaldon.
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)

4) 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 denial with findings and conditions, and stood for questions.

Applicant, Brian Salas described his development plans and answered extensive questions from Commissioner Gabaldon, Commissioner Tortorici, Vice-Chair Richardson and Commissioner Kofchur.

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

5) 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.

Staff member, Liz Ruiz Carlos presented the item, recommending denial and stood for questions.

Applicant, Kirk Moser expounded on the item and stood for questions.

Robert Gabaldon moved to approve Item #5. Seconded by Scottie Richardson.

There was considerable discussion and questions from all the commissioners regarding the setback, which was clarified by Amy Rincon, Development Services Director and the applicant, Kirk Moser. It was recommended that written support from the neighbors be provided.

Robert Gabaldon moved to postpone Item #5 to a date certain of July 25th. 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, AMREP Southwest Inc., through their agent, Community Sciences Corporation, requested approval of a Vacation of Plat for a portion of Northwest Loop Rd NE and a portion of Unser Frontage Rd NE.

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

Agent, Tom Patrick commended staff on summarizing the project and stood for questions.

Sal Tortorici moved to approve Item #6. 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)

7) The applicant, Chris Tafoya, through their agent, Scott Anderson, requested 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 member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions, and stood for questions.

Agent, Scott Anderson explained circumstances regarding approvals on the item and stood for questions after being administered the oath virtually.

After being administered the oath virtually, member of the public, Irene Smith asked for clarification on various aspects of the development.

Agent, Scott Anderson answered questions brought forth by member of the public, Irene Smith, Commissioner Tortorici, Vice-Chair Richardson and Commissioner Gabaldon.

Kevin Kofchur moved to approve Item #7. 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)

8) The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requested 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 member, Chris Benson presented items #8, #9 and #10 concurrently, as they are part of a Master Plan, recommending approval with findings, and stood for questions.

Agent, Jim Strozier provided a PowerPoint presentation and expressed his support for staff's recommendations for all three items and stood for questions.

Commissioner Tortorici, Commissioner Kofchur, Vice-Chair Richardson and Commissioner Gabaldon stated their appreciation for the design concept embracing the neighborhoods.

Chair Radosevich's question regarding lot size differences between R4 and R5 designation was answered by Amy Rincon, Development Services Director. He agreed with the well-designed concept of the park allowing a place for the community to congregate.

Robert Gabaldon moved to approve Item #8. 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)

9) The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requested 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.

Sal Tortorici moved to approve Item #9. 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)

10) 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.

Sal Tortorici moved to approve Item #10. 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)

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:38 PM.

APPROVED THIS 25TH DAY OF JULY, 2023

_____
Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00005

AGENDA DATE:
July 25, 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 as requested by the applicant. At the July 11, 2023 meeting, the Planning and Zoning Board voted to postpone the item to the following meeting on July 25, 2023, to allow time for the applicant to procure a letter of support from the neighboring rear property owner.

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

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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

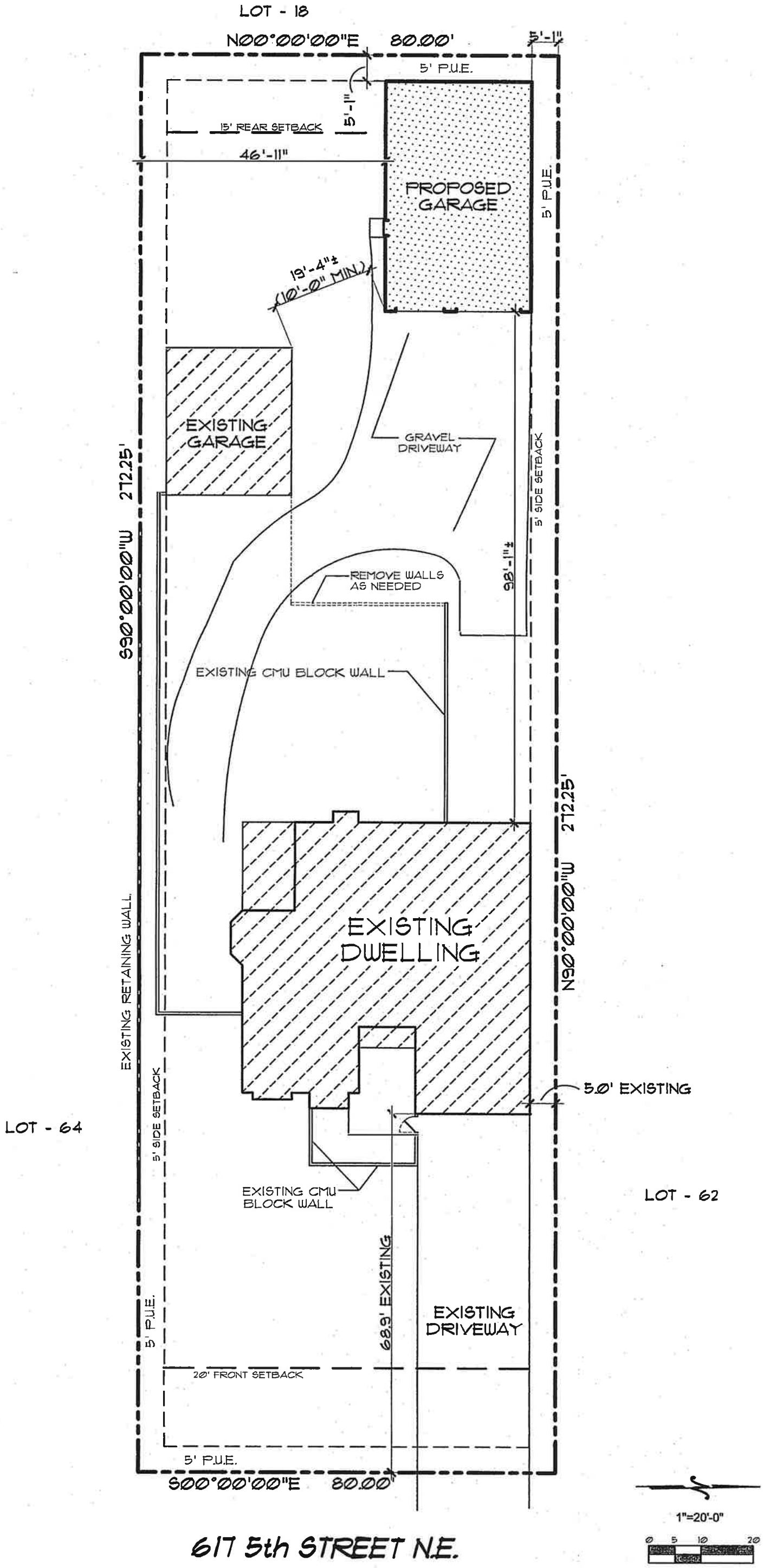
May 21, 2023

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



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

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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
S

Subject Property
Zoning
R-1

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

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

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

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Application Information

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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



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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.

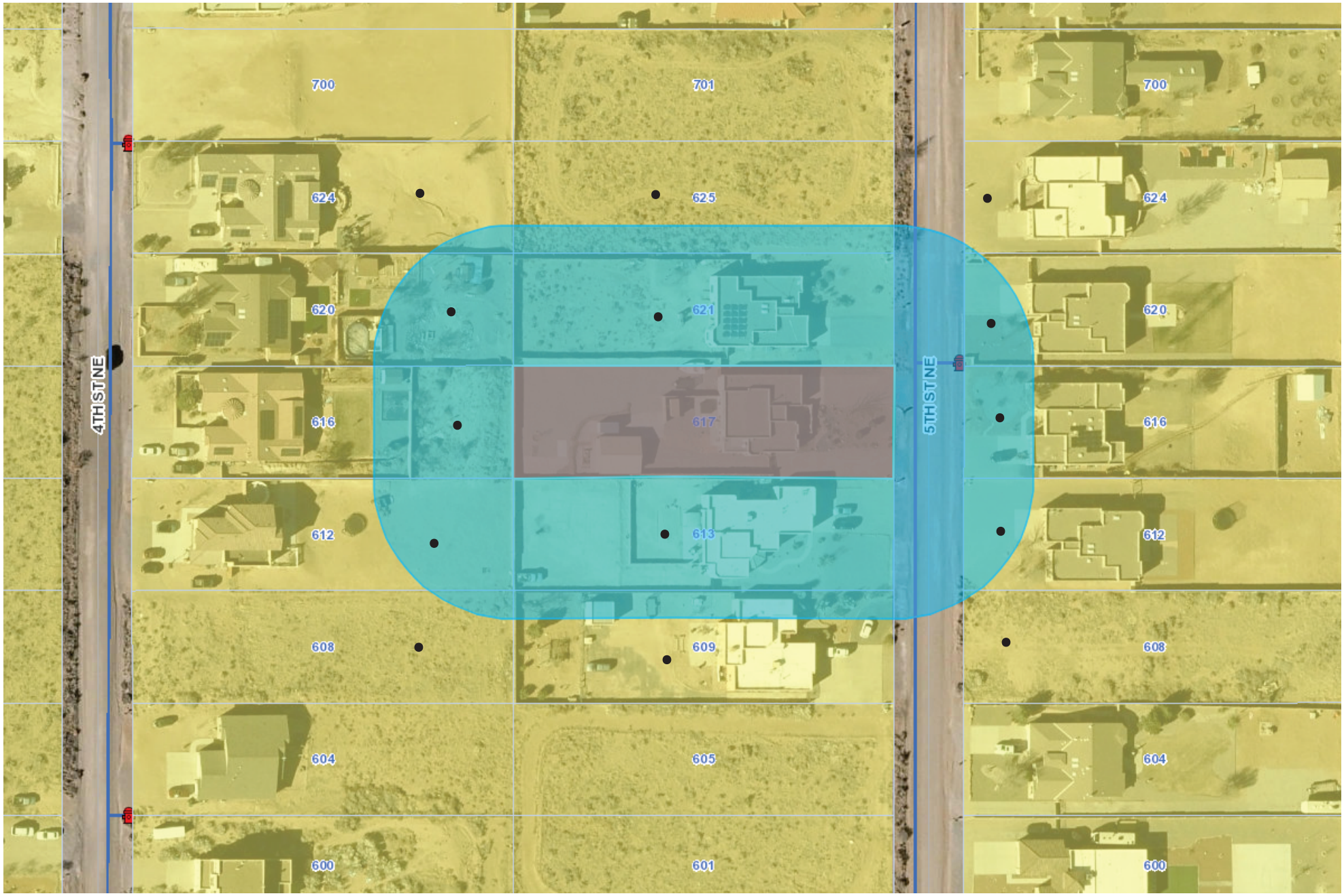
Vacation of Plat
Case #22-230-00003

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.

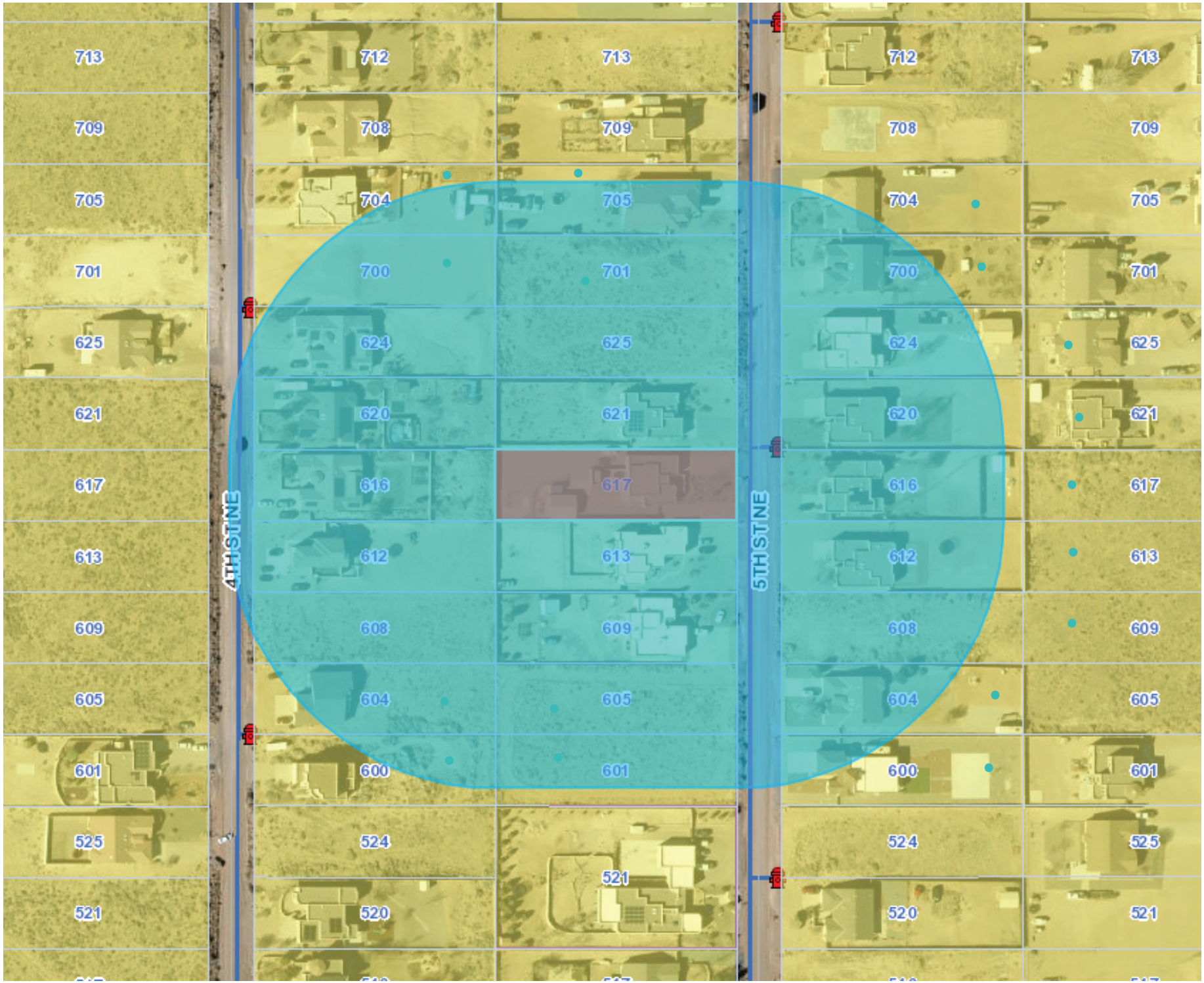
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

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: 23-280-00002

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request for the Cielo Azul subdivision, on the property legally described as Unit 21 Block 22 Lots 51-57, would not include side or rear easements. Staff contact is Michelle Costilla and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to the Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines for the Cielo Azul Subdivision, on the property legally described as Unit 21 Block 22 Lots 51-57. A preliminary plat application for Cielo Azul under case 20-210-00014 was approved by the Planning and Zoning Board on April 27, 2021 and received two extensions on June 14, 2022 and May 9, 2023. A Final Plat for Cielo Azul is being heard concurrently under case 23-220-00008 and does not include side or rear easements. The proposed plat would create 41 R-3: Mixed-Residential lots on approximately 3.76 acres.

The applicant requests a Subdivision Variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.43 which states "Easements of at least five feet in width shall be provided and dedicated on each side of all rear lot lines (except where there are alleys) and along side lot lines where necessary for poles, wires, conduits, storm and sanitary sewers, gas, water and other mains." The applicant is requesting a variance to this requirement as all lots will be serviced by 10 ft. Public Utility Easements across the front of all lots.

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

Staff find that the utility easements in the Cielo Azul subdivision, in the front of all lots, provide an improved design for this subdivision. The side and rear easements are not needed for this subdivision due to the provision of the front easement.

SURROUNDING LAND USE/ ZONING:
Adjacent properties are to the east and west are vacant land zoned TZ: Transitional Zoning. To the south and north, vacant R-3: Mixed Residential abuts portions of the subject property. Cielo Azul Elementary School is across Shiloh Road to the south of the project site.

NOTIFICATIONS:
Notice of pending Subdivision Variance hearing was sent via certified mail to the abutting property owners of the subject property15 days in advance of the hearing. Informational postcards were sent to property owners between 100 ft. and 300 ft. from subject property 15 days in advance of the hearing. A legal notice was published in the Albuquerque Journal on July 10, 2023. A notice sign was posted to the property on July 18, 2023. All legal notification requirements for this project have been met.

IMPACT:
The Development Services Department recommends approval of the Subdivision Variance request subject to the findings set forth below:

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

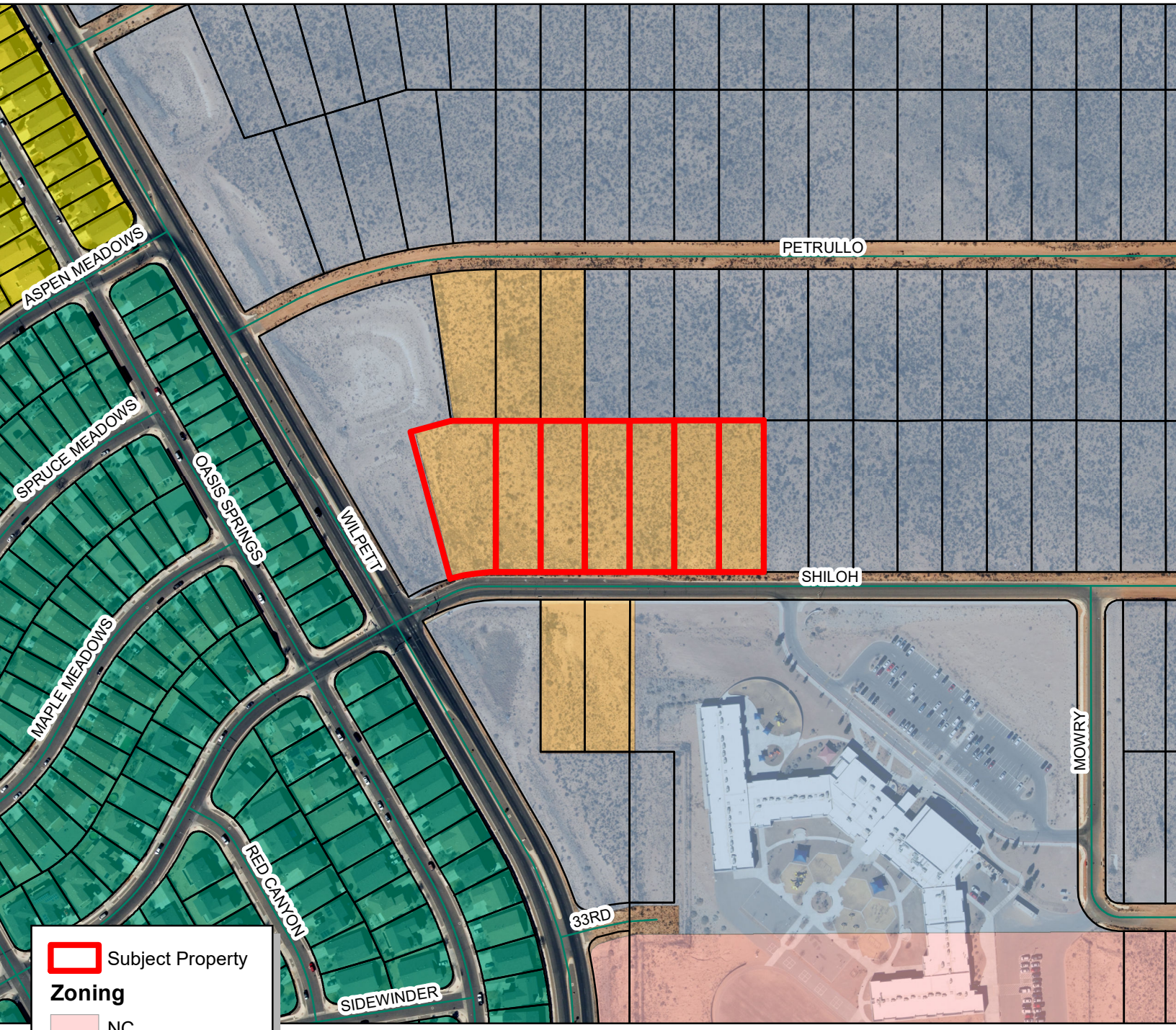
Specific Findings of Fact:
1. A variance to R.O. 2003 § 155.43 requiring "Easements of at least five feet in width shall be provided and dedicated on each side of all rear lot lines (except where there are alleys) and along side lot lines where necessary." is hereby granted.
2. The proposed public utility easement corridors in the Cielo Azul Subdivision provide an improved design for this subdivision.

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

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends the Planning and Zoning Board approve the requested Subdivision Variance with findings.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Variance Request Letter.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Cielo Azul Final Plat.pdf
ATTACHMENT: Reproduction of Notices.pdf

CIELO AZUL



Subject Property

Zoning

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

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 225 450 900
Feet

Map created by: Michelle Costilla 5/25/2022

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

June 29, 2023

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

Re: Cielo Azul Subdivision
Subdivision Variance Request

Dear Ms. Rincon,

We request a Variance to the requirement to place 5' P.U.E.'s on rear and side lot lines since all lots will be serviced from 10' P.U.E.'s across the fronts of all lots.

Please feel free to contact our office with questions.

Sincerely,
Mark Goodwin & Associates, PA

Hiram Crook, EI
Staff Engineer

HLC/kb

RTR, LLC
PO BOX 27560
Albuquerque, NM 87125

June 15, 2023

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

Re: Cielo Azul Subdivision

Dear Ms. Rincon,

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

Please contact our office if you have any questions.

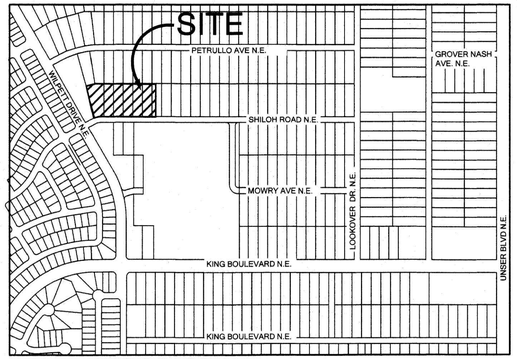
Sincerely,



Signature

Steve Kraemer
Printed Name

Manager
Title



Vicinity Map *Zone Map 112*

SUBDIVISION DATA

GROSS ACREAGE:	3.7596 AC.
NO. OF EXISTING LOTS:	0 LOTS
NO. OF EXISTING TRACTS:	7 TRACTS
NO. OF LOTS CREATED:	41 LOTS
NO. OF TRACTS CREATED:	2 TRACTS
PUBLIC RIGHT OF WAY CREATED:	1.5998 AC.
DATE OF SURVEY:	JUNE 6th, 2010

LEGAL DESCRIPTION

A tract of land situate within, Section 35, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 51 THRU 57, BLOCK 22, RIO RANCHO ESTATES, UNIT 21, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on November 17, 1969, in Rio Rancho Estates Plat Book 2, Page 8, and containing 3.7596 acres more or less.

PURPOSE OF PLAT

1. To Subdivide 7 existing lots into 41 lots and 2 Tracts.
2. To dedicate public street right-of-way to the City Rio Rancho in Fee Simple with warranty covenants as shown hereon.
3. To grant all easements as shown hereon.
4. To Vacate all interior existing 5' public utility easements within said lots.

SUBDIVISION NOTES

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

   PLAT of "RIO RANCHO ESTATES, UNIT 21",
   (11-17-1969, RRE BOOK 2, PAGE 8)
   PLAT OF "RIO RANCHO ESTATES, UNIT 21",
   (06-06-2012, RRE BOOK 24, PAGE21-22)
   (06-06-2012, VOL. 3, FOL. 3469)
   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO.

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

FREE CONSENT AND DEDICATION

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

OWNER(S): RTR, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY

Steve Kraemer, Manager — DATE 6/19/23

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

STATE OF NEW MEXICO
NOTARY PUBLIC
LAVERNE LUCERO
COMMISSION # 1131708
EXPIRES OCTOBER 5, 2024

On this 19th day of JUNE, 2023, this instrument was acknowledged before me by Steven Kraemer, Manager, of RTR, L.L.C., on behalf of said LIMITED LIABILITY COMPANY.

Notary Public — My Comission Expires 10-5-2024

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	83.83	320.20	15.00	S82° 11' 58"W	83.59
C2	47.12	180.00	15.00	N7° 48' 02"W	46.99
C3	68.72	75.00	52.50	S10° 56' 58"W	66.34
C4	68.72	75.00	52.50	S63° 26' 58"W	66.34
C5	117.81	75.00	90.00	N45° 18' 02"W	106.07
C6	32.91	92.14	20.47	S72° 54' 13"W	32.74
C7	7.65	155.00	2.83	N13° 53' 12"W	7.65
C8	12.98	100.00	7.44	S11° 34' 52"E	12.97
C9	29.92	100.00	17.14	S6° 43' 48"E	29.81
C10	16.93	100.00	9.70	S3° 00' 37"E	16.91
C11	14.69	25.00	33.66	S14° 59' 21"E	14.48
C12	17.16	25.00	39.33	N17° 49' 21"W	16.82
C13	29.21	50.00	33.47	S20° 44' 59"E	28.80
C14	29.21	50.00	33.47	S20° 44' 59"E	28.80
C15	29.29	50.00	33.56	S12° 46' 00"W	28.87
C16	24.11	50.00	27.63	S43° 21' 47"W	23.88
C17	26.89	50.00	30.81	S72° 35' 01"W	26.56
C18	20.85	50.00	23.90	N80° 03' 48"W	20.70
C19	10.87	25.00	24.91	N80° 34' 08"W	10.78
C20	6.29	25.00	14.42	S79° 46' 05"W	6.28
C21	25.26	100.00	14.47	S79° 47' 42"W	25.19
C22	17.16	25.00	39.33	S87° 46' 43"E	16.82
C23	29.92	100.00	17.14	S81° 07' 44"W	29.81
C24	4.66	100.00	2.67	S88° 21' 56"W	4.66

Curve Table

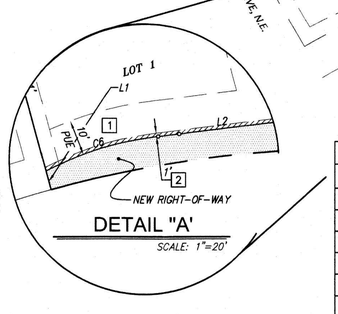
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	91.63	50.00	105.00	S37° 11' 58"W	79.34
C26	70.36	50.00	80.63	N49° 23' 07"E	64.70
C27	21.27	50.00	24.37	N3° 06' 53"W	21.11
C28	23.56	205.00	6.59	N12° 00' 29"W	23.55
C30	39.27	25.00	90.00	S45° 18' 02"E	35.36
C32	6.24	450.00	0.79	N84° 22' 07"W	6.24
C33	29.20	441.70	3.79	N85° 51' 55"W	29.19
C35	39.27	25.00	90.00	N44° 41' 58"E	35.36
C36	72.95	50.00	83.59	S48° 30' 19"E	66.65
C37	78.54	50.00	90.00	N45° 18' 02"W	70.71
C38	5.59	50.00	6.41	S3° 30' 19"E	5.59
C39	39.27	25.00	90.00	S44° 41' 58"W	35.36
C40	43.47	450.00	5.53	N87° 31' 59"W	43.45
C41	29.80	100.00	17.07	N81° 45' 48"W	29.69
C42	29.32	100.00	16.80	N64° 49' 40"W	29.21
C43	29.45	100.00	16.87	N47° 59' 35"W	29.34
C44	23.97	100.00	13.73	N32° 41' 27"W	23.91
C45	27.72	100.00	15.88	N17° 53' 03"W	27.63
C46	16.83	100.00	9.64	N5° 07' 19"W	16.81
C47	39.27	25.00	90.00	N45° 18' 02"W	35.36
C48	130.35	50.00	149.37	S37° 11' 58"W	96.45
C49	157.08	100.00	90.00	N45° 18' 02"W	141.42
C50	49.71	450.00	6.33	S87° 08' 10"E	49.68

NEW EASEMENTS

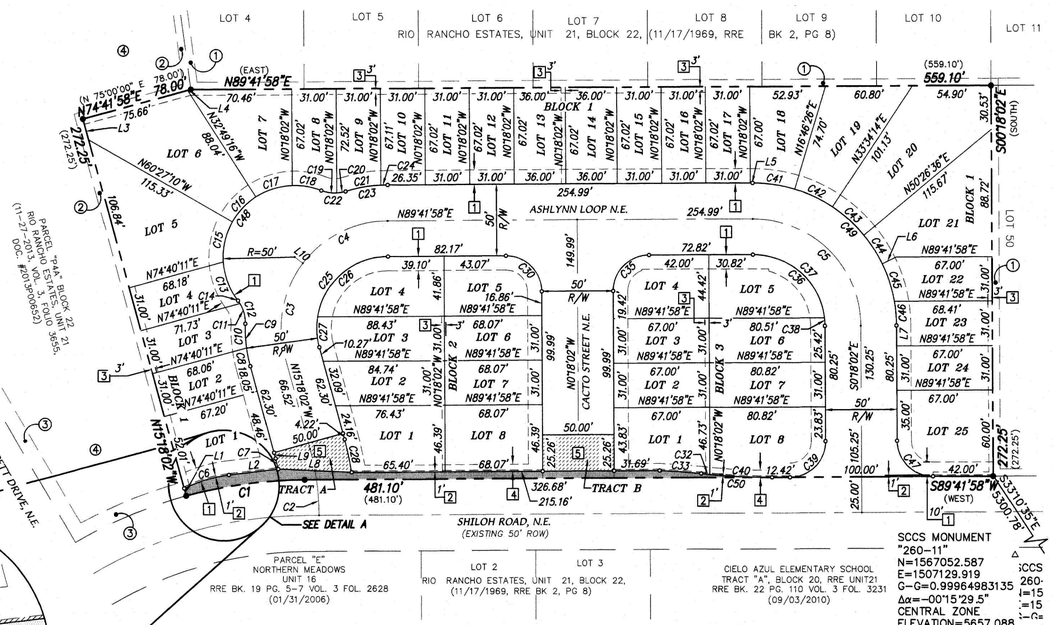
1. NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
2. NEW 1' NON-VEHICULAR ACCESS EASEMENT GRANTED WITH THIS PLAT.
3. NEW 3' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT TO BE MAINTAINED BY HOA.
4. NEW 5' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
5. NEW BLANKET PUBLIC DRAINAGE, SEWER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

EXISTING EASEMENTS

1. 5' PUBLIC UTILITY EASEMENT (11-17-1969, RRE BK. 2, PG. 8)
2. 5' PUBLIC UTILITY EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)
3. 10' PUBLIC UTILITY EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)
4. PUBLIC BLANKET DRAINAGE EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)



DETAIL "A"
SCALE: 1"=20'



SCCS MONUMENT "260-11"
N=1567052.587
E=1507129.919
G-C=0.999648331 35
Δα=-00°15'29.5"
CENTRAL ZONE
ELEVATION=5657.088
(NAD83/NAVD88)

LEGEND

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

PROPERTY CORNERS

● FOUND 3/8" REBAR

Parcel Area Table

Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)
1	1	3500.7502 sf	16	1	2077.6910 sf	1	2	3268.3667 sf	1	3	2980.9126 sf
2	1	2087.1409 sf	17	1	2077.3455 sf	2	2	2498.1670 sf	2	3	2077.0000 sf
3	1	2198.5051 sf	18	1	2902.9435 sf	3	2	2722.9295 sf	3	3	2077.0000 sf
4	1	2119.3664 sf	19	1	3611.2821 sf	4	2	3194.8452 sf	4	3	2841.9125 sf
5	1	5195.1040 sf	20	1	5660.8426 sf	5	2	2714.9663 sf	5	3	3053.9775 sf
6	1	5258.3650 sf	21	1	4610.5200 sf	6	2	2110.0423 sf	6	3	2504.8388 sf
7	1	3553.5418 sf	22	1	2229.2037 sf	7	2	2110.0423 sf	7	3	2505.4195 sf
8	1	2153.2102 sf	23	1	2084.8657 sf	8	2	3157.7216 sf	8	3	3782.1099 sf
9	1	2151.7042 sf	24	1	2077.0000 sf						
10	1	2077.4617 sf	25	1	3885.8739 sf						
11	1	2077.6910 sf									
12	1	2077.6910 sf									
13	1	2412.8024 sf									
14	1	2412.8024 sf									
15	1	2077.6910 sf									

Parcel Area Table

Lot No.	Block No.	Area (sf)
TRACT A	–	991.9086 sf
TRACT B	–	1262.8212 sf

Parcel Line Table

Line #	Direction	Length
L1	S15°18'02"E	5.35
L2	S83°08'14"W	34.68
L3	N15°18'02"W	15.04
L4	N74°41'58"E	2.34
L5	S89°41'58"W	1.64
L6	N64°10'30"E	10.82
L7	N00°18'02"W	14.25
L8	N87°18'23"W	51.35
L9	N15°18'02"W	4.22
L10	S52°48'02"E	7.13

BENCHMARK

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

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

PLAT OF CIELO AZUL SUBDIVISION

(BEING A REPLAT OF LOTS 51-57, BLOCK 22,
RIO RANCHO ESTATES, UNIT 21)
WITHIN
SECTIONS 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
APRIL, 2023

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2023.

Fred Radosevich, Chairman — Date

UTILITY APPROVALS:

City of Rio Rancho — Date

New Mexico Gas Company — Date

Lumen — Date

Public Service Company of New Mexico — Date

Sparklight — Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

CITY CLERKS CERTIFICATE

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

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — Date 04/25/2023

Timothy Aldrich 7719 Registered Professional Land Surveyor

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — Date 04/25/2023

Timothy Aldrich 7719 Registered Professional Land Surveyor

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

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

SHEET 1 OF 1

F:\A20JOBS\A20020 Cielo Azul 2020\A20020 CIELO AZUL\PLATS\FINAL PLAT 2023\A20020_Cielo Azul Final Plat-R3.dwg, Last saved by: Stephenb, 4/27/23

Book , Page

The City of Rio Rancho

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

July 6, 2023

RE: Subdivision Variance, Case No. 23-280-00002

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, RTR, LLC, through their agent, Mark Goodwin & Associates PA, is requesting approval of a subdivision variance for rear and side 5 ft. Public Utility Easements, as required in 155.43, for a subdivision to be known as Cielo Azul. The lots will be serviced by 10 ft. Public Utility Easements across the front of all lots. The subject property is legally described Unit 21 Block 22 Lots 51-57.

The **Planning and Zoning Board** will consider these requests at a public hearing on **Tuesday, July 25, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

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

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.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
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.

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

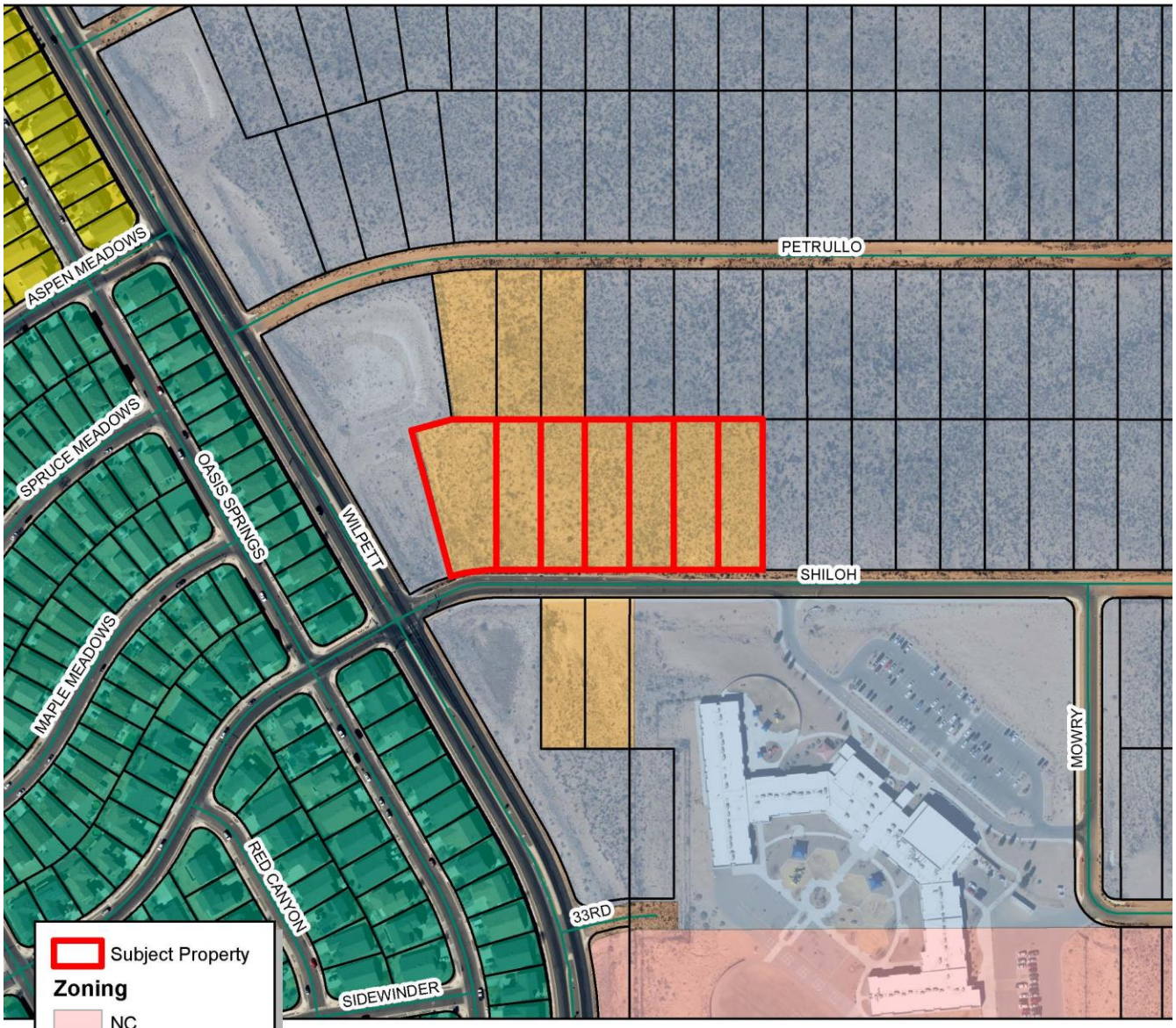
Respectfully,

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

The City of Rio Rancho

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

CIELO AZUL



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: Michelle Costilla 5/25/2022

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) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**July 25, 2023**
Time:	6:00PM
Staff Contact:	Michelle Costilla
(505)896-8362	mcostilla@rrnm.gov

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

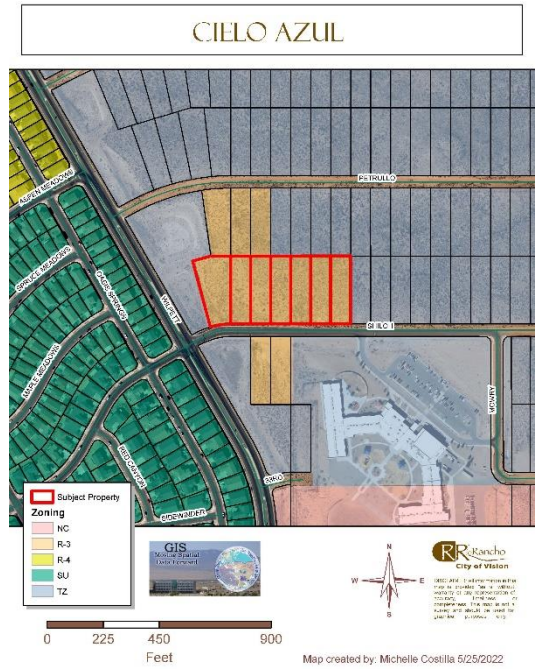
NOTICE OF PUBLIC HEARING

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Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**July 25, 2023**
Time:	6:00PM
Staff Contact:	Michelle Costilla
(505)896-8362	mcostilla@rrnm.gov

Application Information Case 23-280-00002

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, is requesting approval of a subdivision variance for rear and side 5 ft. Public Utility Easements, as required in 155.43, for a subdivision to be known as Cielo Azul. The lots will be serviced by 10 ft. Public Utility Easements across the front of all lots. The subject property is legally described Unit 21 Block 22 Lots 51-57.

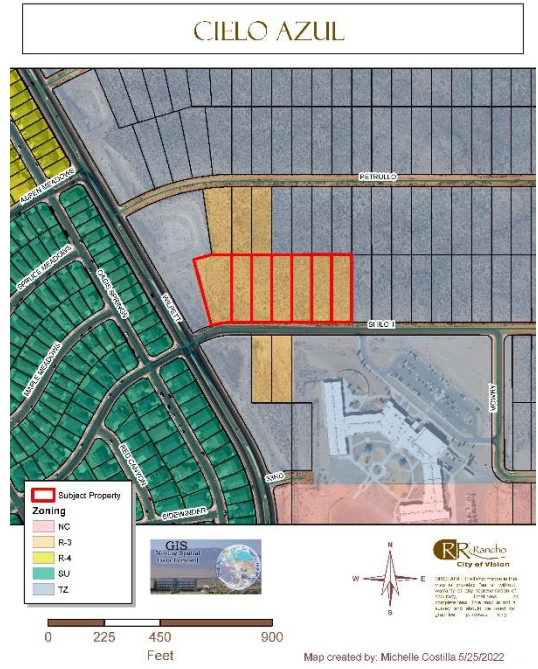
You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



Application Information Case 23-280-00002

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You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
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 will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, July 25, 2023.

Subdivision Variance
Request #23-280-00002

The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, is requesting approval of a subdivision variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision to be known as Cielo Azul on the property legally described as Unit 21 Block 22 Lots 51-57.

Variance
Request #23-110-00006

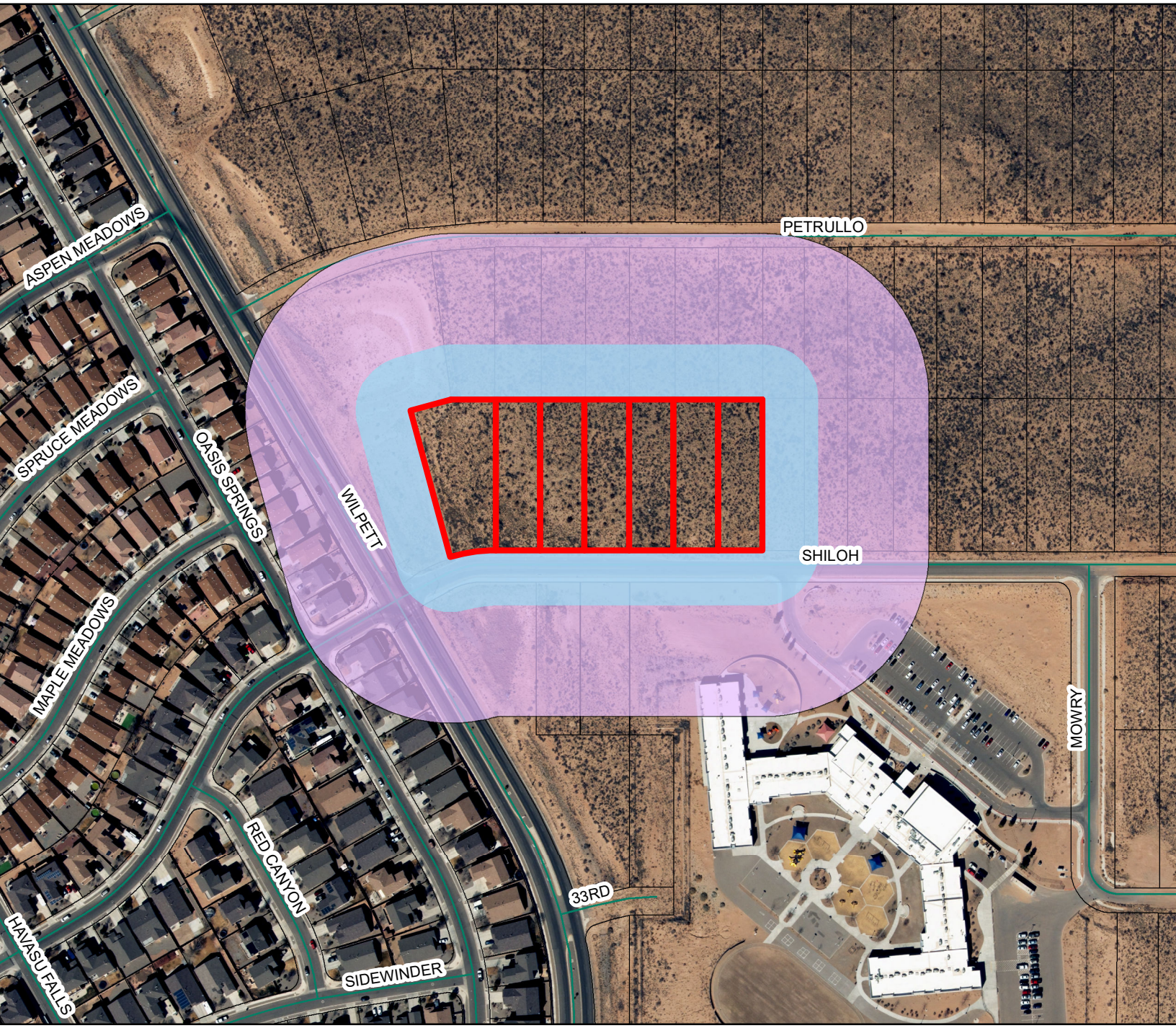
The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

Variance
Request #23-110-00007

The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 10 ft. side setback requirement, as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

The meetings are scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited and advised to attend virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

CIELO AZUL



Subject Property
100 ft.
300 ft.

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 225 450 900
Feet

Map created by: Michelle Costilla 7/6/2023

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-220-00008

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Final Plat for the Cielo Azul subdivision creating 41 R-3: Mixed-Residential lots on the property legally described as Unit 21 Block 22 Lots 51-57. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Final Plat for the Cielo Azul subdivision on the property legally described as Unit 21 Block 22 Lots 51-57. The Preliminary Plat for Cielo Azul, under case 20-210-00014, was approved by the Planning and Zoning Board April 27, 2021 and received two extensions on June 14, 2022 and May 9, 2023.

A Subdivision Variance was granted at the time of the Preliminary Plat approval under case 21-280-00002, which allowed the developer to create stub streets without a turn around on Ashlynn Loop NE and Catco Street NE. The length of the approved stub streets is 125 ft long. The revised design including the stub streets eliminated exits from the subdivision into the existing right turn on Shiloh Rd, which would have caused conflicts.

An additional Subdivision Variance is being heard concurrently under case 23-280-00002 to the Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The applicant is requesting a variance to this requirement as all lots will be serviced by 10 ft. Public Utility Easements across the front of all lots.

GENERAL INFORMATION:
1. Layout: Cielo Azul subdivision will consist of 41 R-3: Mixed-Residential lots.
2. Acreage: 3.7596 acres.
3. Access: The proposed development would have one access point off Shiloh Road NE, a residential road.
4. Zoning: The subject property is zoned R-3: Mixed Residential per Ordinance No. 7 Enactment No. 11-08. The ordinance restricts the density of single-family homes to 10.89 dwelling units per acre and townhomes to 10.99 dwelling units per acre. The proposed development would have a density of 10.91 dwelling units per acres and is in compliance with the allowable density for townhomes.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Lumen, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: The applicant has received an approved water/wastewater availability statement from the Utilities Department dated August 20, 2013.

7. Drainage: The developed site would drain to Shiloh Road and then into the adjacent pond owned and maintained by SSCAFCA.
8. Roads and Sidewalks: The proposed internal streets, Ashlynn Loop and Catco Street, would be standard local street sections with sidewalks, dedicated to the City of Rio Rancho.
9. Recreation Facilities/ Open Space: None.
10. Easements: The proposed plat includes no vehicular access easements to prevent vehicle access from corner lots to Shiloh Road. There would also be ten-foot-wide public utility easements within all new lots adjacent to road right-of-way and 10 ft. Public Utility Easements across the front of all lots.
11. Public Site Dedications: None.
12. Vacations: The existing lot lines and public utility easements would be vacated with this plat.
13. Variances: A subdivision variance to R.O. 2003 Chapter 155.43, requiring 5' public utility easements on side and rear lot lines is being heard in conjunction with this final plat application under case 23-280-00002. A Subdivision Variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.60(A) was granted at the time of the Preliminary Plat approval under case 21-280-00002. This variance allowed the developer to create stub streets without a turn around on Ashlynn Loop NE and Catco Street NE.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions provided Subdivision Variance under case 23-280-00002 is approved.

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

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the R-3: Mixed Residential zoning district for attached dwelling units, including lot width of 35 feet for R-3 attached, as laid out in R.O. 2003 §154.50. The proposed lots would range in size from 2,077 sf to 5,660 sf, in compliance with the minimum allowable lot area of 1,200 sf for R-3 lots with attached dwelling units. The zoning ordinance restricts the density of single-family homes to 10.89 dwelling units per acre and townhomes to 10.99 dwelling units per acre. The proposed development would have a density of 10.91 dwelling units per acres in compliance with the allowable density for townhomes.

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

CONFORMANCE WITH THE PASEO GATEWAY WEST SPECIFIC AREA PLAN:
The subject property is within the Paseo Gateway West Specific Area Plan. The future land use map of the Paseo Gateway West Specific Area Plan designates the subject property as medium density residential. Section 4.2.6 of the plan lays out the allowable uses within the medium density residential land use designation including “R-3 Multi-Family Residential District Only single family (10.89 DU/A) and town-home (10.99 DU/A) uses”.

Staff recommends the Planning and Zoning Board find that the proposed preliminary plat conforms to the requirements of the Paseo Gateway West Specific Area Plan.

SURROUNDING LAND USE/ZONING
Adjacent properties are to the east and west are vacant land zoned TZ: Transitional Zoning. To the south and north, vacant R-3: Mixed Residential abuts portions of the subject property. Cielo Azul Elementary School is across Shiloh Road to the south of the project site. A zoning map is included as an attachment.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. The Final Plat conforms to the R-3: Mixed-Residential zoning district requirements.
3. The Final Plat conforms to the Paseo Gateway West Specific Area Plan.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. The Final Plat will be filed under Book 34, Page 18.

ALTERNATIVES:

The Planning and Zoning Board may:

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

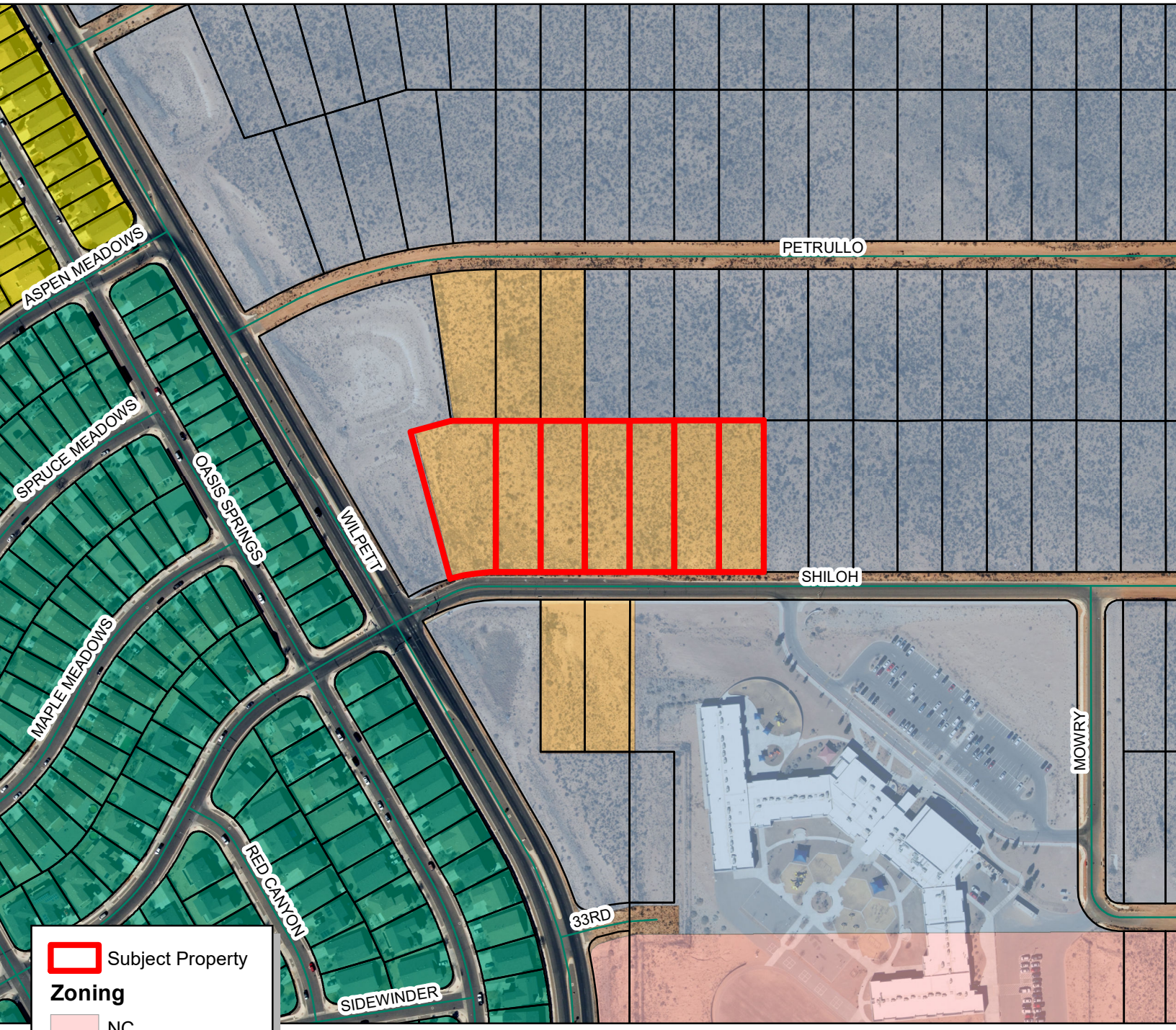
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the Final Plat with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Letter of Authorization.pdf

ATTACHMENT: Cielo Azul Final Plat
ATTACHMENT: Water, Wastewater.pdf
ATTACHMENT: Zoning Ordinance 11-08, O-7.pdf
ATTACHMENT: Fire Comments.pdf

CIELO AZUL



Subject Property

Zoning

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

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 225 450 900
Feet

Map created by: Michelle Costilla 5/25/2022

RTR, LLC
PO BOX 27560
Albuquerque, NM 87125

June 15, 2023

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

Re: Cielo Azul Subdivision

Dear Ms. Rincon,

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

Please contact our office if you have any questions.

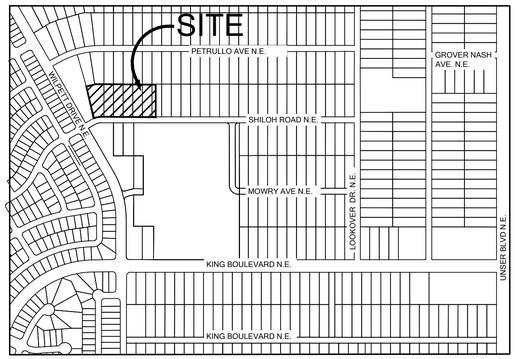
Sincerely,



Signature

Steve Kraemer
Printed Name

Manager
Title



Vicinity Map *Zone Map 112*

SUBDIVISION DATA

GROSS ACREAGE:.....3.7596 AC.
NO. OF EXISTING LOTS.....7 LOTS
NO. OF EXISTING TRACTS.....0 TRACTS
NO. OF LOTS CREATED:.....41 LOTS
NO. OF TRACTS CREATED:.....2 TRACTS
PUBLIC RIGHT OF WAY CREATED:.....1.5998 AC.
DATE OF SURVEY:.....JUNE 6th, 2010

LEGAL DESCRIPTION

A tract of land situate within, Section 35, Township 13 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 51 THRU 57, BLOCK 22, RIO RANCHO ESTATES, UNIT 21, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on November 17, 1969, in Rio Rancho Estates Plat Book 2, Page 8, and containing 3.7596 acres more or less.

PURPOSE OF PLAT

1. To Subdivide 7 existing lots into 41 lots and 2 Tracts.
2. To dedicate public street right-of-way to the City Rio Rancho in Fee Simple with warranty covenants as shown hereon.
3. To grant all easements as shown hereon.
4. To Vacate all interior existing 5' public utility easements within said lots.
5. To dedicate Tracts A and B to the HOA as shown hereon.

SUBDIVISION NOTES

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

   PLAT of "RIO RANCHO ESTATES, UNIT 21",
   (11-17-1969, RRE BOOK 2, PAGE 8)
   PLAT OF "RIO RANCHO ESTATES, UNIT 21",
   (06-06-2012, RRE BOOK 24, PAGE21-22)
   (06-06-2012, VOL. 3, FOL. 3469)

   ALL BEING RECORDS OF SANDOVAL COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED ON JUNE, 2010.
6. CITY OF RIO RANCHO, NEW MEXICO ZONE: R-3.
7. ONLY THE EASEMENTS AS REFLECTED ON THE PLAT OF RECORD ARE SHOWN HEREON. THERE MAY BE EASEMENTS THAT THE SURVEYOR IS NOT AWARE OF AND THUS MAY NOT BE SHOWN HEREON.
8. ZONING IS R-3 WITH 0' SIDE, 0' REAR, 20' FRONT, AND 10' CORNER FOR R-3 ATTACHED PER RIO RANCHO CODE OF ORDINANCES SECTION 154.50.
9. TRACTS A & B ARE FOR THE USE, BENEFIT AND TO BE MAINTAINED BY THE HOA.

FREE CONSENT AND DEDICATION

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

OWNER(S): RTR, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY

Steve Kraemer, Manager — 6/19/23 DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

STATE OF NEW MEXICO
NOTARY PUBLIC
LAVERNE LUCERO
COMMISSION # 1131708
EXPIRES OCTOBER 5, 2024

On this 19th day of JUNE, 2023, this instrument was acknowledged before me by Steven Kraemer, Manager, of RTR, L.L.C., on behalf of said LIMITED LIABILITY COMPANY.

Laverne Lucero — 10-5-2024
Notary Public — My Comission Expires

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	83.83	320.20	15.00	S82° 11' 58"W	83.59
C2	47.12	180.00	15.00	N7° 48' 02"W	46.99
C3	68.72	75.00	52.50	S10° 56' 58"W	66.34
C4	68.72	75.00	52.50	S63° 26' 58"W	66.34
C5	117.81	75.00	90.00	N45° 18' 02"W	106.07
C6	32.91	92.14	20.47	S72° 54' 13"W	32.74
C7	7.65	155.00	2.83	N13° 53' 12"W	7.65
C8	12.98	100.00	7.44	S11° 34' 52"E	12.97
C9	29.92	100.00	17.14	S6° 43' 48"E	29.81
C10	16.93	100.00	9.70	S3° 00' 37"E	16.91
C11	14.69	25.00	33.66	S14° 59' 21"E	14.48
C12	17.16	25.00	39.33	N17° 49' 21"W	16.82
C13	29.21	50.00	33.47	S20° 44' 59"E	28.80
C14	29.21	50.00	33.47	S20° 44' 59"E	28.80
C15	29.29	50.00	33.56	S12° 46' 00"W	28.87
C16	24.11	50.00	27.63	S43° 21' 47"W	23.88
C17	26.89	50.00	30.81	S72° 35' 01"W	26.56
C18	20.85	50.00	23.90	N80° 03' 48"W	20.70
C19	10.87	25.00	24.91	N80° 34' 08"W	10.78
C20	6.29	25.00	14.42	S79° 46' 05"W	6.28
C21	25.26	100.00	14.47	S79° 47' 42"W	25.19
C22	17.16	25.00	39.33	S87° 46' 43"E	16.82
C23	29.92	100.00	17.14	S81° 07' 44"W	29.81
C24	4.66	100.00	2.67	S88° 21' 56"W	4.66

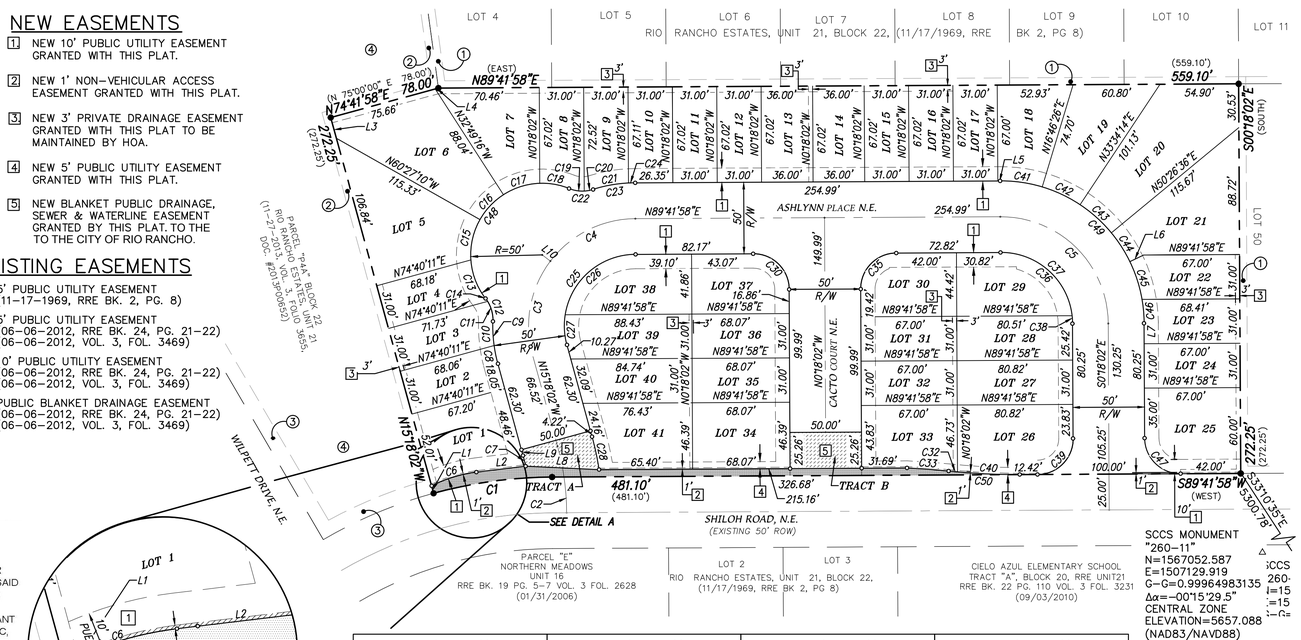
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	91.63	50.00	105.00	S37° 11' 58"W	79.34
C26	70.36	50.00	80.63	N49° 23' 07"E	64.70
C27	21.27	50.00	24.37	N3° 06' 53"W	21.11
C28	23.56	205.00	6.59	N12° 00' 29"W	23.55
C30	39.27	25.00	90.00	S45° 18' 02"E	35.36
C32	6.24	450.00	0.79	N84° 22' 07"W	6.24
C33	29.20	441.70	3.79	N85° 51' 55"W	29.19
C35	39.27	25.00	90.00	N44° 41' 58"E	35.36
C36	72.95	50.00	83.59	S48° 30' 19"E	66.65
C37	78.54	50.00	90.00	N45° 18' 02"W	70.71
C38	5.59	50.00	6.41	S3° 30' 19"E	5.59
C39	39.27	25.00	90.00	S44° 41' 58"W	35.36
C40	43.47	450.00	5.53	N87° 31' 59"W	43.45
C41	29.80	100.00	17.07	N81° 45' 48"W	29.69
C42	29.32	100.00	16.80	N64° 49' 40"W	29.21
C43	29.45	100.00	16.87	N47° 59' 35"W	29.34
C44	23.97	100.00	13.73	N32° 41' 27"W	23.91
C45	27.72	100.00	15.88	N17° 53' 03"W	27.63
C46	16.83	100.00	9.64	N5° 07' 19"W	16.81
C47	39.27	25.00	90.00	N45° 18' 02"W	35.36
C48	130.35	50.00	149.37	S37° 11' 58"W	96.45
C49	157.08	100.00	90.00	N45° 18' 02"W	141.42
C50	49.71	450.00	6.33	S87° 08' 10"E	49.68

NEW EASEMENTS

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

EXISTING EASEMENTS

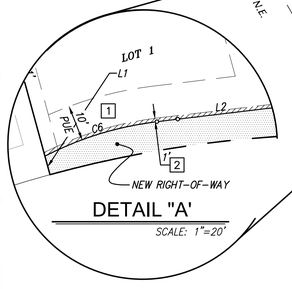
① 5' PUBLIC UTILITY EASEMENT (11-17-1969, RRE BK. 2, PG. 8)
② 5' PUBLIC UTILITY EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)
③ 10' PUBLIC UTILITY EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)
④ PUBLIC BLANKET DRAINAGE EASEMENT (06-06-2012, RRE BK. 24, PG. 21-22) (06-06-2012, VOL. 3, FOL. 3469)



PARCEL "E" NORTHERN MEADOWS UNIT 16 RRE BK. 19 PG. 5-7 VOL. 3 FOL. 2628 (01/31/2006)

LOT 2 RIO RANCHO ESTATES, UNIT 21, BLOCK 22, (11/17/1969, RRE BK 2, PG 8)

LOT 3 CIELO AZUL ELEMENTARY SCHOOL TRACT "A", BLOCK 20, RRE UNIT21 RRE BK. 22 PG. 110 VOL. 3 FOL. 3231 (09/03/2010)



DETAIL "A"
SCALE: 1"=20'

LEGEND

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

PROPERTY CORNERS
● FOUND 3/8" REBAR

Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table		
Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)
1	1	3500.7502 sf	16	1	2077.6910 sf	26	1	3782.1099 sf	34	1	3157.7216 sf
2	1	2087.1409 sf	17	1	2077.3455 sf	27	1	2505.4195 sf	35	1	2110.0423 sf
3	1	2198.5051 sf	18	1	2902.9435 sf	28	1	2504.8388 sf	36	1	2110.0423 sf
4	1	2119.3664 sf	19	1	3611.2821 sf	29	1	3053.9775 sf	37	1	2714.9663 sf
5	1	5195.1040 sf	20	1	5660.8426 sf	30	1	2841.9125 sf	38	1	3194.8452 sf
6	1	5258.3650 sf	21	1	4610.5200 sf	31	1	2077.0000 sf	39	1	2722.9295 sf
7	1	3553.5418 sf	22	1	2229.2037 sf	32	1	2077.0000 sf	40	1	2498.1670 sf
8	1	2153.2102 sf	23	1	2084.8657 sf	33	1	2980.9126 sf	41	1	3268.3667 sf
9	1	2151.7042 sf	24	1	2077.0000 sf						
10	1	2077.4617 sf	25	1	3885.8739 sf						
11	1	2077.6910 sf									
12	1	2077.6910 sf									
13	1	2412.8024 sf									
14	1	2412.8024 sf									
15	1	2077.6910 sf									

Parcel Area Table		
Lot No.	Block No.	Area (sf)
TRACT A	–	991.9086 sf
TRACT B	–	1262.8212 sf

BENCHMARK

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

Parcel Line Table		
Line #	Direction	Length
L1	S15°18'02"E	5.35
L2	S83°08'14"W	34.68
L3	N15°18'02"W	15.04
L4	N74°41'58"E	2.34
L5	S89°41'58"W	1.64
L6	N64°10'30"E	10.82
L7	N00°18'02"W	14.25
L8	N87°18'23"W	51.35
L9	N15°18'02"W	4.22
L10	S52°48'02"E	7.13

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN AND SPARKLIGHT ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLIGHT 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.

Indicates new right-of-way dedicated to the City of Rio Rancho in fee simple with this plat.

PLAT
OF
CIELO AZUL SUBDIVISION

(BEING A REPLAT OF LOTS 51-57, BLOCK 22,
RIO RANCHO ESTATES, UNIT 21)
WITHIN
SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
APRIL, 2023

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____ 2023.

Fred Radosevich, Chairman — Date

UTILITY APPROVALS:

City of Rio Rancho — Date

New Mexico Gas Company — Date

Lumen — Date

Public Service Company of New Mexico — Date

Sparklight — Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____TH DAY OF _____, 2023 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO_____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

CITY CLERKS CERTIFICATE

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

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 04/25/2023 Date

Timothy Aldrich 7719 Registered Professional Land Surveyor

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 04/25/2023 Date

Timothy Aldrich 7719 Registered Professional Land Surveyor

50' 25' 0 50' 100'
SCALE: 1" = 50'

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

SHEET 1 OF 1

F:\A20J08S\A20020 Cielo Azul 2020\A20020 CIELO AZUL\PLATS\FINAL PLAT 2023\A20020_Cielo Azul Final Plat-R4.dwg, Last saved by: Dwayne, 6/28/23

Book , Page

F:\A20J08S\A20020 Cielo Azul 2020\A20020 CIELO AZUL\PLATS\FINAL PLAT 2023\A20020_Cielo Azul Final Plat-R4.dwg, 6/28/2023 10:49:50 AM, dwayne

RioRancho
City of Vision

August 20, 2013

Attn: Bo Johnson
Bokay Construction
5160 San Francisco NE
Albuquerque, NM 87109

Re: Water and Wastewater Availability Approval for Cielo Azul 31 lots. Unit 21, Block 22, Lots 51-57.

Dear Mr. Johnson:

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

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

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

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

Contacts for additional information and guidance: Development Services: 505-891-5005 Engineering Division: 505-891-5016 Environmental: Backflow Prevention 505-896-8816, Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease

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

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

Sincerely,

Steve Gallegos,
Utilities Systems Engineer

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 7 **ENACTMENT NO. 11-08**

ZONE MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY KNOWN BY LEGAL DESCRIPTION AS UNIT 21, BLOCK 22, LOTS 4-6 AND 51-57 CONSISTING OF ± 10 ACRES, LOCATED EAST OF WILPETT ROAD NE, BETWEEN 34TH AVENUE AND 35TH AVENUE FROM TZ/TRANSITIONAL ZONE DISTRICT TO R-3/MULTI FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **Land Use:** R-3/Multi Family Residential District

Restrictions: Single Family Homes (10.89 DU/A) Townhomes (10.99 DU/A)

Section 2. **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 unenforceable, 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 3. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 13TH DAY OF APRIL, 2011.

Thomas E. Swisstack, Mayor

4/15/11
Date

ATTEST:

Roman Montoya, City Clerk
(SEAL)

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 23, 2023

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

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

RE: **Final Plat**: DSD #23-220-00008 (please reference this # with any correspondence)

This is a transmittal for a Final Plat for Cielo Azul. The proposed plat is for 41 lots, and 2 tracts on approximately 3.7596 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Friday, **July 7, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Michelle Costilla at 505-896-8362 or e-mail mcostilla@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
(X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

RRFR Comments: International Fire Code 2021 shall be followed.

1. **Turning radius shall be 28', curb to curb distance shall be 31'11" and cul-de-sacs shall be 96' in diameter per IFC Appendix D**
2. Confirm fire hydrants are in approved distances and locations
3. Hydrant distances shall 500' for residential.
    a. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the International Fire Code or Section P2904 of the International Residential Code.
4. No construction is to begin until fire hydrants are fully operational.
5. No crash gates shall be allowed. No dead ends shall be approved.
6. Gated subdivision shall require Knox box at entries.
7. Further requirements may be necessary upon development.

Gerard Bauer — Reviewer

7/6/2023 — Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00007

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 2.

The subject property is located on the north side of Oculus Lp NE, an unpaved residential street off of Iris Rd NE, a minor arterial. The property is 80 ft. wide and is zoned E-1: Estate Residential per Ordinance No. 32, Enactment 94-034. It is also located within the La Barranca Specific Area Plan. It's purpose is to is to help guide and manage the physical development within the planning area. It identifies the area as low-density residential and has no enhanced or specific design requirements.

The applicant is requesting to place his house 7 feet away from the left side of the property line, which will be encroaching 3 feet into the 10 foot setback. According to a justification letter provided by the applicant, if he were to adhere to the side setback requirement, it would not leave room on the side of the home for access to the well and septic that is in the rear yard. In the letter it states "my lot is only 80 feet wide, having 10 feet on either side would cut my buildable area to only 60', and would not leave room for a 11' driveway on the side of the house needed to service my well and septic in the backyard. Therefore I am requesting a variance that I may set my house 7' from the south side property line in order to address these needs. This request will not effect any other residents or workers or public areas as no other structures are currently present, and all surrounding properties are owned by my family."

REVIEW CRITERIA:
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."

Staff finds that due to the well and sewer requiring access to the rear yard for maintenance, it creates a practical difficulty to adhere to the setback requirement of 10 ft. on both sides. The lot is on the smaller end of a typical E-1 lot as it measures 80 ft across, which is the minimum lot width of that zone. Due to these reasons, the strict application of the minimum side setback requirement of 10 ft on the left side of the property would result in a hardship that would deprive the owner of the reasonable use of their land.

SURROUNDING LAND USE/ZONING:
Properties to the north, south, east and west are zoned E-1: Estate Residential per the same Ordinance as the subject property and are also located within the La Barranca Specific Area Plan.

NOTIFICATIONS:
Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 10, 2023. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the variance request subject to the following findings and conditions:

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. The applicant has the authority to make an application to request a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003, Section 150.06.

2. The strict application of the10 ft. side setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.

If the Planning and Zoning Board finds the variance request is not justified, any denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003, Section 150.06.

ALTERNATIVES:

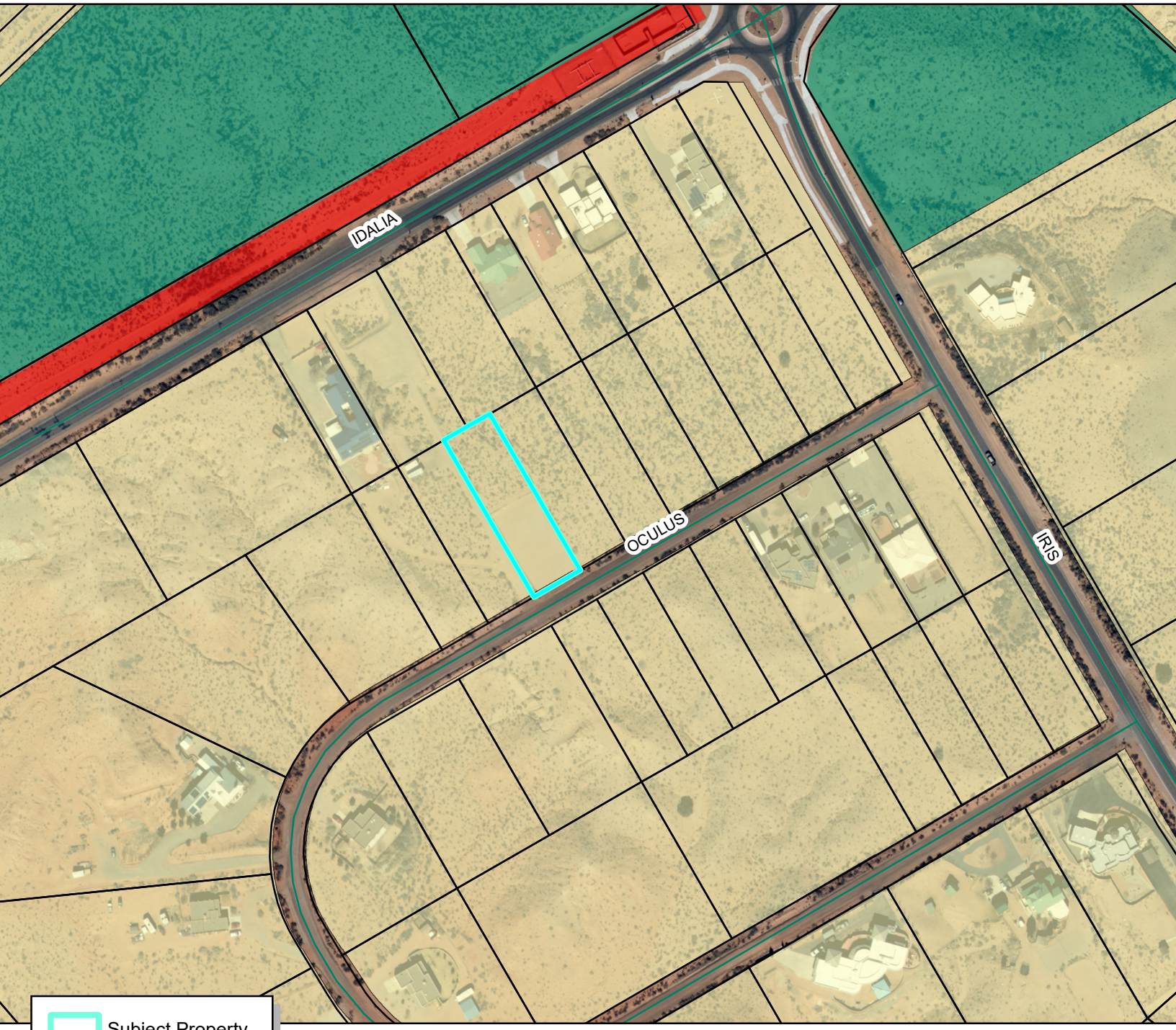
The Planning and Zoning Board may:
1. Approve the variance with staff recommendations and conditions.
2. Approve the variance with amendments to recommendations and/or conditions.
3. Deny the variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Variance.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings of Fact.docx

3073 OCULUS LOOP NE



Subject Property

Zoning

C-1

E-1

SU

GIS
Moving Spatial
Data Forward

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S

RioRancho
City of Vision

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

0 190 380 760

Feet

Map created by: Michelle Costilla 7/5/2023

I'm riding this letter as an explanation and justification to my variance request.
My name is Koda Thomas and I am a contractor of 9 years. Our company builds and repairs cell phone towers.
I am currently working on a project to build a home for My family and I. Upon applying for my permit I was notified that the lot that I own is zoned E1. As I understand it, estate property has different setbacks then typical lots. This is because the majority of estate zoned lots are 3/4 acre or larger.
However my lot is only 1/2 acre 80' wide by 280' deep. The current zoning requires that I have 35 feet front minimum setback, and 10 feet either side minimum set back. I am unable to meet the minimum set back on the South side of my property as it would require me to shorten my house by 3', which in turn will Not allow the required size needed for a 2 car garage for a custom home.

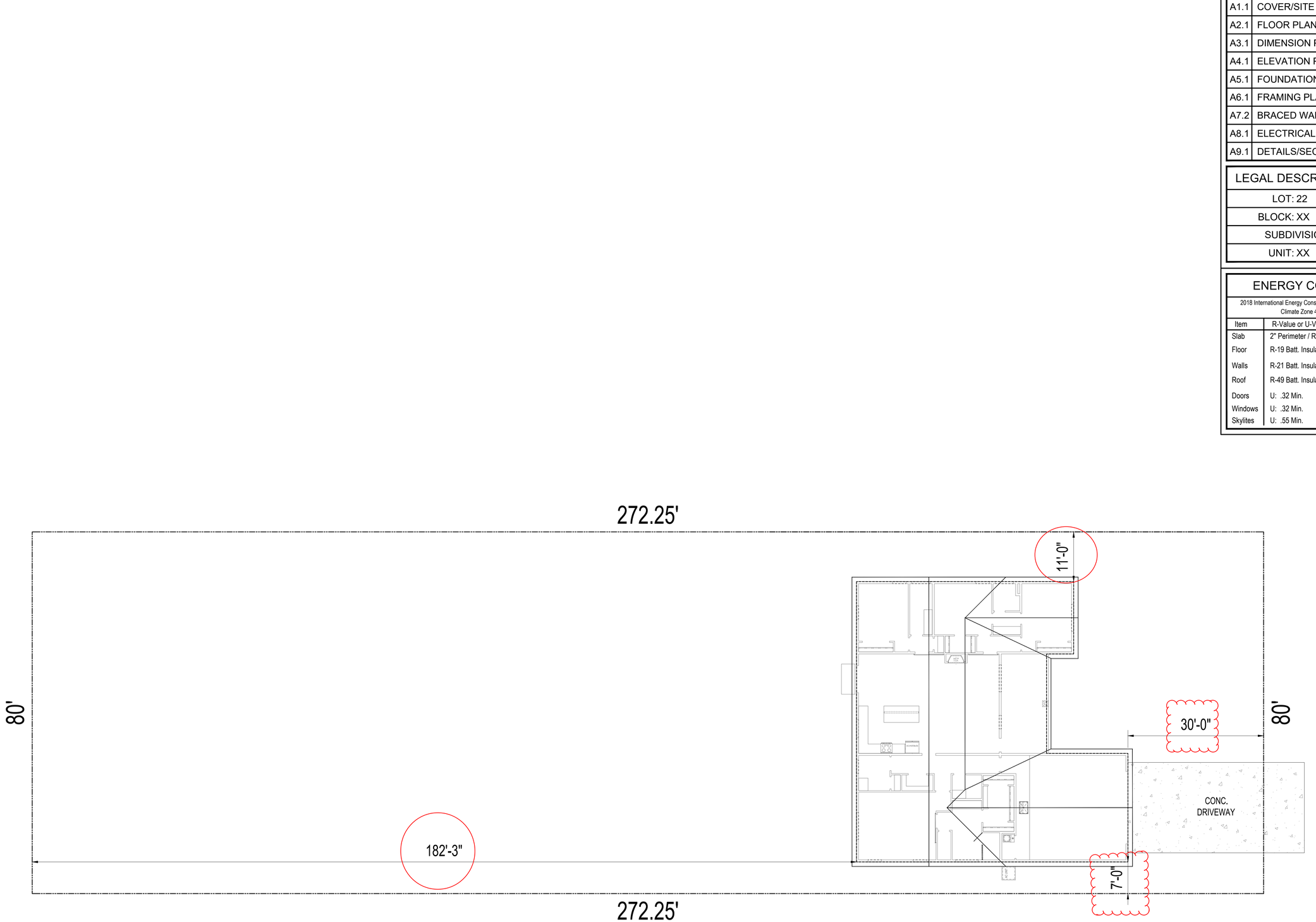
This is Because my lot is only 80 feet wide, Having 10 feet on either side would cut my buildable area to only 60', and would not leave room for a 11' driveway on the side of the house needed to Service my well and septic in the backyard. Therefore I am requesting a variance that I may set my house 7' from the south side property line in order to address these needs. This request will not effect any other residents or workers or public areas as no other structures are currently present, and all surrounding properties are owned by my family. I humbly ask this board to grant this small variance request so that I may continue forward with my family and I's home project. Thank you very much for your time and hearing this matter today

— Koda Thomas

INDEX	
A1.1	COVER/SITE PLAN
A2.1	FLOOR PLAN
A3.1	DIMENSION PLAN
A4.1	ELEVATION PLAN
A5.1	FOUNDATION PLAN
A6.1	FRAMING PLAN
A7.2	BRACED WALL PLAN
A8.1	ELECTRICAL PLAN
A9.1	DETAILS/SECTIONS

LEGAL DESCRIPTION
LOT: 22
BLOCK: XX
SUBDIVISION
UNIT: XX

ENERGY CODE	
2018 International Energy Conservation Code Climate Zone 4	
Item	R-Value or U-Value
Slab	2" Perimeter / Rigid Insul.
Floor	R-19 Batt. Insulation
Walls	R-21 Batt. Insulation
Roof	R-49 Batt. Insulation
Doors	U: .32 Min.
Windows	U: .32 Min.
Skylites	U: .55 Min.



SUMMIT DESIGNS
You Dream It, We Draw It.

SUMMIT DESIGNS
2118 Coba Rd. S.E.
Rio Rancho, NM 87124
phone: 505-280-1876
fax: 1-866-810-8680
EMAIL:
justin@summitdesigns.net

*** COPYRIGHT NOTICE ***
ALL RIGHTS RESERVED
Summit Designs copyrights this plan and hereby grants the purchaser of these plans a non-transferable, non-exclusive license to build the home depicted in this plan and is given the right to reproduce this plan only as required for such construction.

THOMAS RESIDENCE
RIO RANCHO, NM

COVER/SITE PLAN

DESIGN DATA	
HEATED SF:	2284 SQ. FT.
GARAGE SF:	628 SQ. FT.
COVERED PORCH	220 SQ. FT.
N/A	X SQ. FT.
N/A	X SQ. FT.
N/A	X SQ. FT.
TOTAL SF UNDER ROOF:	2912 SQ. FT.

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DRAWN BY:
JUSTIN EIDEM

DATE PRINTED:
11/08/22

MODIFICATION DATE:

DRAWING SCALE:
1/4"=1' U.O.N.

SHEET NUMBER:
A1.1

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

July 6, 2023

RE: Variance
Case No. 23-110-00006, 23-110-00007 (Unit 17, Block 60, Lot 21)

Dear Property Owner:

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

The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement and the 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, July 25, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.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 contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.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.

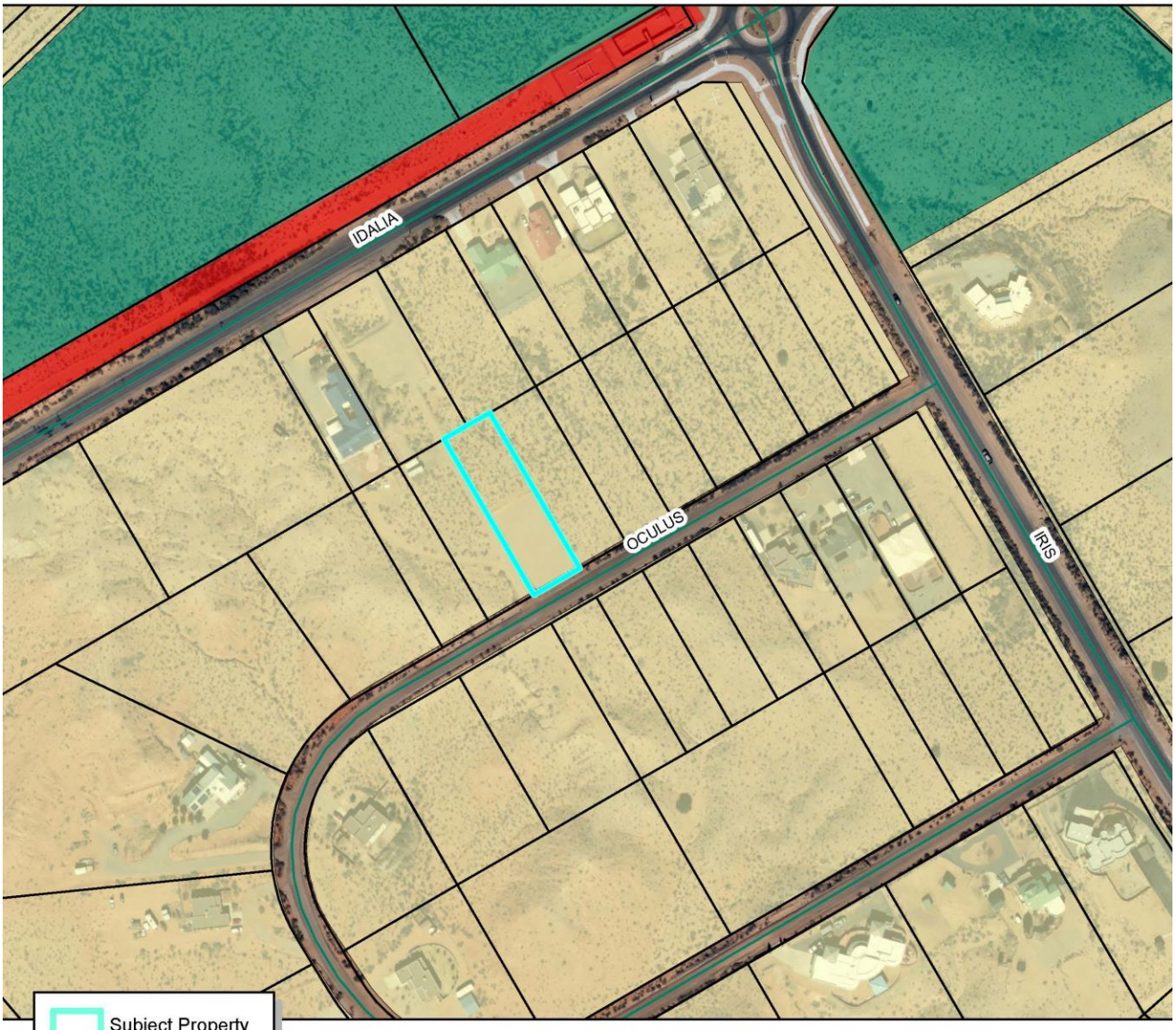
Respectfully,

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

The City of Rio Rancho

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

3073 OCULUS LOOP NE



Subject Property

Zoning

C-1

E-1

SU

GIS
Moving Spatial Data Forward

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Rio Rancho City of Vision

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

0 190 380 760
Feet

Map created by: Michelle Costilla 7/5/2023

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) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**July 25, 2023**
Time:	6:00PM
Staff Contact:	Michelle Costilla
(505)896-8362	mcostilla@rrnm.gov

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

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Date:	**July 25, 2023**
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Staff Contact:	Michelle Costilla
(505)896-8362	mcostilla@rrnm.gov

Mar
C/C
130
Albu

Application Information Case 23-110-00006, 23-110-00007

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement and the 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

You may join the meeting from your computer, tablet or smartphone at:
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 Case 23-110-00006, 23-110-00007

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement and the 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

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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 will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, July 25, 2023:

Subdivision Variance
Request #23-280-00002

The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, is requesting approval of a subdivision variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision to be known as Cielo Azul.

Variance
Request #23-110-00006

The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

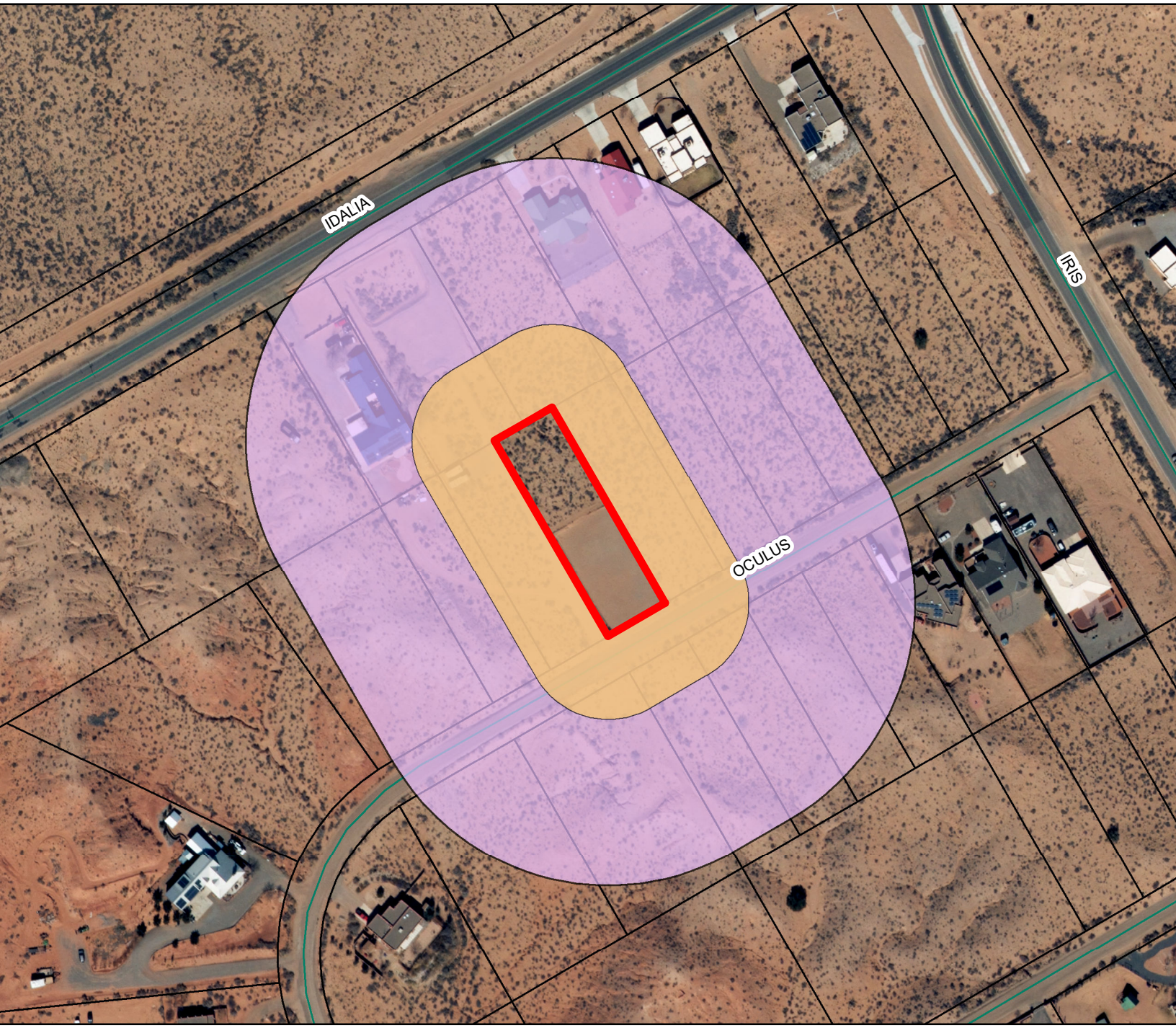
Variance
Request #23-110-00007

The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 10 ft. side setback requirement, as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential.

The meetings are scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited and advised to attend virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

3073 OCULUS LOOP NE



Subject Property
100 ft.
300 ft.

GIS
Moving Spatial Data Forward

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RioRancho
City of Vision

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

0 150 300 600
Feet

Map created by: Michelle Costilla 7/5/2023

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 23-110-00007

APPROVAL OF A REQUEST FOR A VARIANCE TO THE E-1 DISTRICT 10 FT. SIDE SETBACK REQUIREMENT AS OUTLINED BY RIO RANCHO MUNICIPAL CODE CHAPTER 154 PLANNING AND ZONING SECTION 154.50 ZONING TABLE ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 17, BLOCK 60, LOT 21.

Applicant: Koda Thomas

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th 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 variance requests.
2. The applicant has the authority to make an application to request a variance to the E-1 District 10 ft. side setback requirement.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The strict application of the 10 ft. side setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.

THEREFORE, the application for the variance is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on July 25, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 23-110-00007

APPROVAL OF A REQUEST FOR A VARIANCE TO THE E-1 DISTRICT 10 FT. SIDE SETBACK REQUIREMENT AS OUTLINED BY RIO RANCHO MUNICIPAL CODE CHAPTER 154 PLANNING AND ZONING SECTION 154.50 ZONING TABLE ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 17, BLOCK 60, LOT 21.

Applicant: Koda Thomas

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of July, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

4. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of variance requests.
5. The applicant has the authority to make an application to request a variance to the E-1 District 10 ft. side setback requirement.
6. 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 variance permit as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for the variance is DENIED by the Planning & Zoning Board of the City of Rio Rancho on July 25, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00006

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Koda Thomas, is requesting approval of a variance to the E-1: Estate Residential District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 2.

The subject property is located on the north side of Oculus Lp NE, an unpaved residential street off of Iris Rd NE, a minor arterial. The property is approximately 272 ft. in length and is zoned E-1: Estate Residential per Ordinance No. 32, Enactment 94-034. It is also located within the La Barranca Specific Area Plan. It's purpose is to is to help guide and manage the physical development within the planning area. It identifies the area as low-density residential and has no enhanced or specific design requirements.

The applicant is requesting to place his house 30 feet away from the front property line, which will be encroaching 5 feet into the 35 foot setback. According to a justification letter provided by the applicant, " I am unable to meet this minimum setback requirement as my house is positioned to place my septic tank and leach field to meet minimum separation requirements for my fresh water well. If the home is moved back to meet the 35' minimum setback, it will push my septic tank too close to my well." The applicant also provided a Site Plan to demonstrate the distance requirements.

REVIEW CRITERIA:
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."

Staff finds that due to the property requiring well and septic because it is not in proximity to City utilities, it creates a practical difficulty to adhere to the setback requirement of 35 ft. in the front. The applicant states that he cannot place the septic in the front of his property due to the concrete driveway and landscaping plan, which is required per R.O. 2003 Section 150.06 (E)(1). Per the Code "A minimum of two trees, each of a minimum one and one-half inches in caliper (deciduous trees) or eight-foot-high conifers (evergreen trees) and three five-gallon shrubs, or the equivalent thereof in accordance with a written plan submitted to and approved by the Director of Development Services, or that person's official designee, shall be installed within a reasonable time after occupation of the dwelling unit not to exceed 120 days."

The landscape plan includes trees, a secondary drainage pond, and a berm. The applicant is concerned that placing the septic near the trees will result in root infiltration in the future, which is a major cause of septic failure.

The well site has already been drilled and is located 12 feet from the rear property line. The required distance between the well and septic is 100 ft. The length of the leach field and septic tank combined is 60 ft and it is 10 ft. away from the home. With the 35 ft. front setback requirement, this leaves only approximately 54 ft in the property's depth remaining to place a home on the property. The plan for the proposed home is approximately 60 ft. in length. Due to these reasons, the strict application of the minimum front setback requirement of 35 ft would result in a hardship that would deprive the owner of the reasonable use of their land.

SURROUNDING LAND USE/ZONING:
Properties to the north, south, east and west are zoned E-1: Estate Residential per the same Ordinance as the subject property and are located with the same Specific Area Plan.

NOTIFICATIONS:
Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 10, 2023. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:
The Development Services Department recommends the Planning and Zoning Board approve the variance request subject to the following findings and conditions:

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. The applicant has the authority to make an application to request a variance to the E-1 District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the 35 ft. front setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. All other structures on the property must adhere to setback requirements including fences and walls.

If the Planning and Zoning Board finds the variance request is not justified, any denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003, Section 150.06.

ALTERNATIVES:

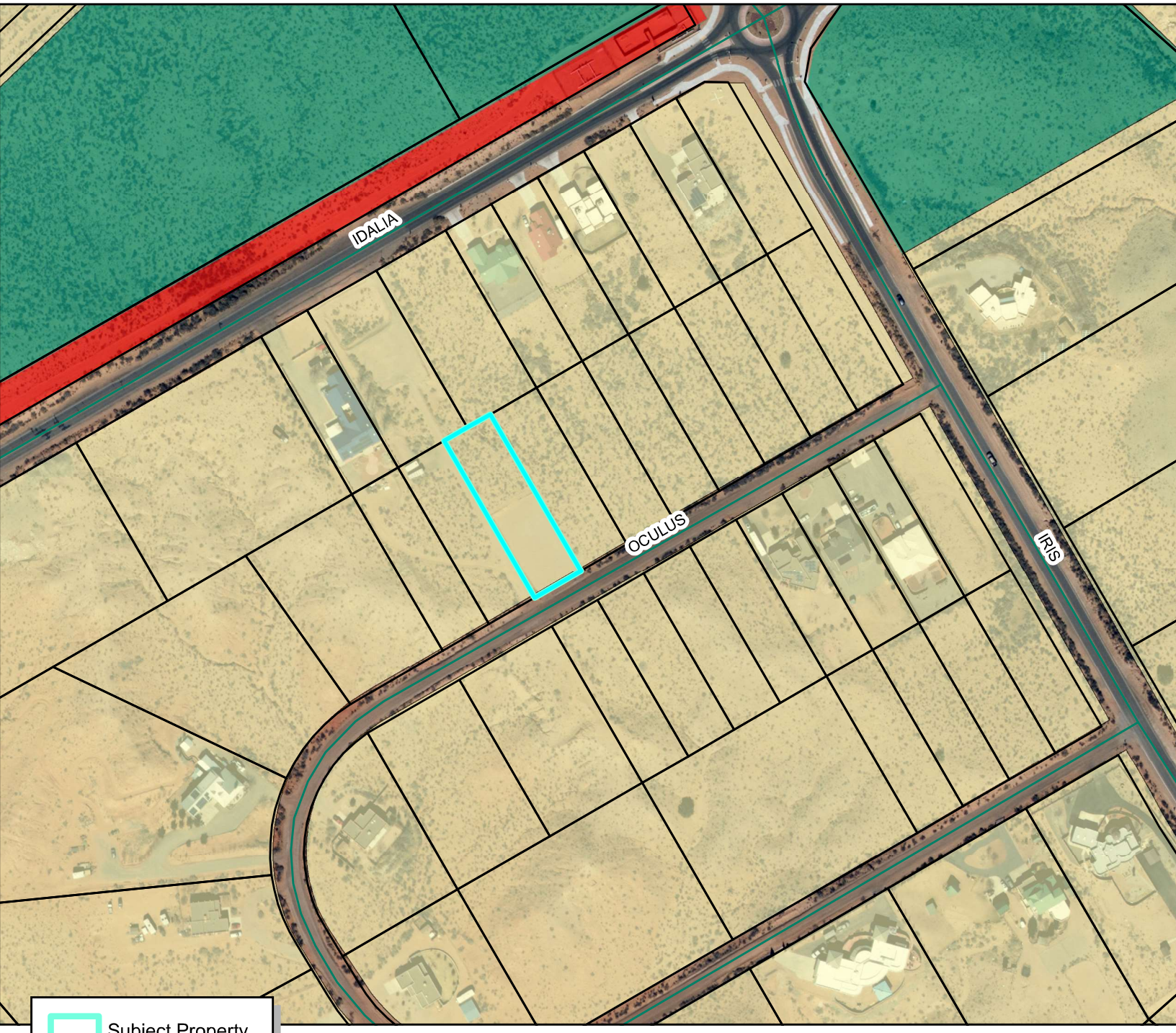
The Planning and Zoning Board may:
1. Approve the variance with staff recommendations and conditions.
2. Approve the variance with amendments to recommendations and/or conditions.
3. Deny the variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Variance.

ATTACHMENT: Location & Zone Map.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: NMED_distancerequirements.pdf
ATTACHMENT: FindingsofFact.docx

3073 OCULUS LOOP NE



Subject Property

Zoning

C-1

E-1

SU

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

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

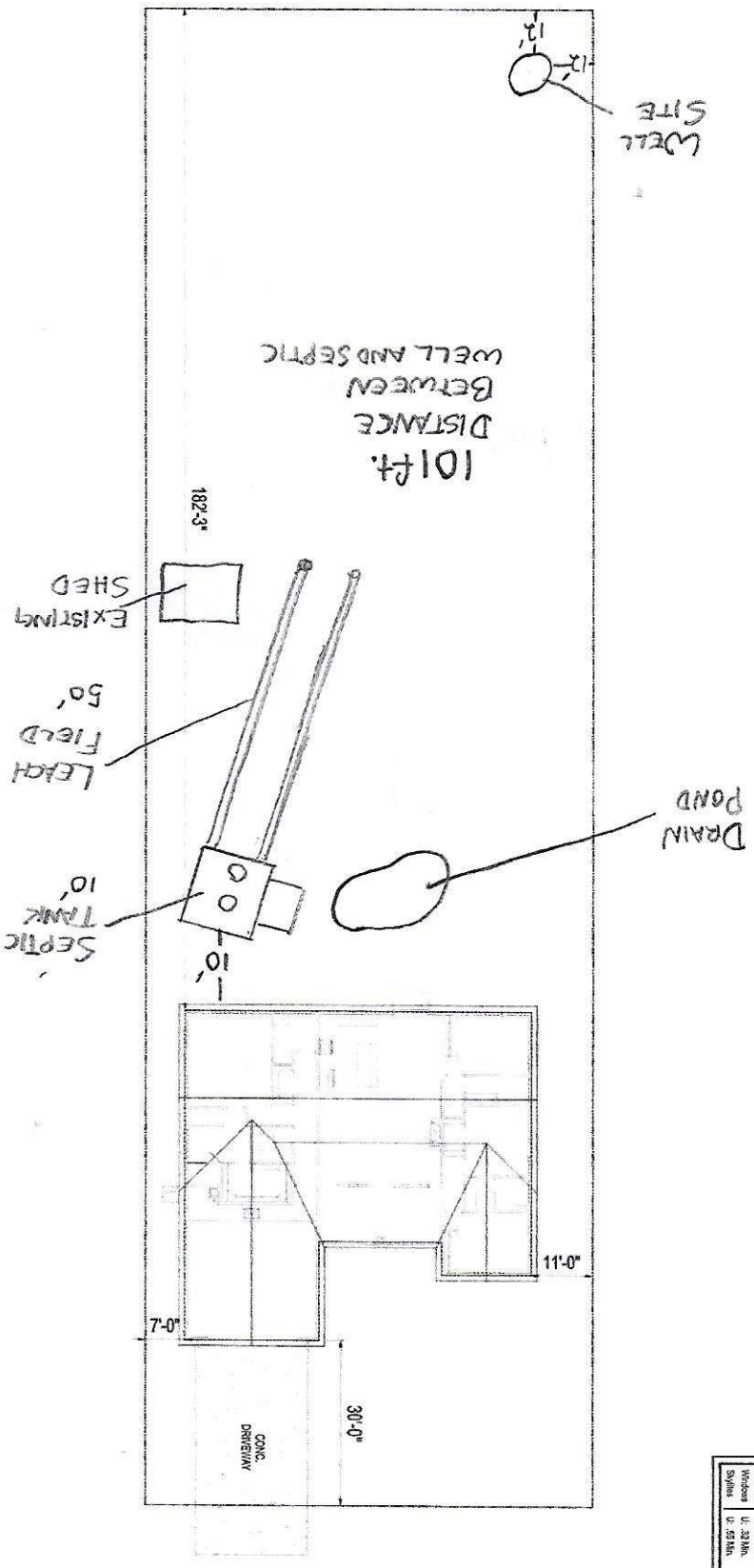
0 190 380 760

Feet

Map created by: Michelle Costilla 7/5/2023

I'm riding this letter as an explanation and justification to my variance request.
My name is Koda Thomas and I am a contractor of 9 years. Our company builds and repairs cell phone towers.
I am currently working on a project to build a home for My family and I. Upon applying for my permit I was notified that the lot that I own is zoned E1, As I understand it estate property has different setbacks then typical lots. This is because the majority of estate zone lots are 3/4 acre or larger.
However my lot is only 1/2 acre 80' wide by 280' deep. The zoning requires that I have 35 feet from the front, and 10 feet on either side minimum set back. I am unable to meet this minimum setback requirement as my house is positioned to place my Septic tank and Leach field to meet minimum separation requirements for my Fresh Water Well.
If the home is moved back to meet the 35' minimum setback, it will push my septic tank too close to my well. I have attached a Drawing for more clarity. Due to this restriction I am requesting a variance that my home be setback 30' from the road. This request will not affect any other residents or workers or public areas as no other structures are currently present, and all surrounding properties are owned by my family. I humbly ask this board to grant this small variance request so that I may continue forward with my family and I's home project. Thank you very much for your time and hearing this matter today.

— Koda Thomas



INDEX	
A1.1	COVER/SITE PLAN
A2.1	FLOOR PLAN
A3.1	DIMENSION PLAN
A4.1	ELEVATION PLAN
A5.1	FOUNDATION PLAN
A6.1	FRAMING PLAN
A7.2	BRACED WALL PLAN
A8.1	ELECTRICAL PLAN
A9.1	DETAILS/SECTIONS

LEGAL DESCRIPTION

LOT: XX

BLOCK: XX

SUBDIVISION

UNIT: XX

ENERGY CODE

2018 International Energy Conservation Code
Climate Zone 4

Item	R-Value or U-Value
Slab	F Perimeter / Rigid Insul.
Floor	R-19 Batt. Insulation
Walls	R-21 Batt. Insulation
Roof	R-49 Batt. Insulation
Doors	U: .32 Min.
Windows	U: .32 Min.
Skylites	U: .55 Min.

DESIGN DATA	
HEATED SF	2284 SQ. FT.
GARAGE SF	628 SQ. FT.
COVERED PORCH	28 SQ. FT.
N/A	X X SQ. FT.
N/A	X X SQ. FT.
N/A	X X SQ. FT.
TOTAL SF UNDER ROOF	2912 SQ. FT.

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THOMAS RESIDENCE
RIO RANCHO, NM

COVER/SITE PLAN

*** COPYRIGHT NOTICE ***
ALL RIGHTS RESERVED
This plan and all ideas, designs and arrangements indicated or represented thereby are and shall remain the property of Summit Designs and may not be used in whole or in part without the written permission of Summit Designs. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

SUMMIT DESIGNS
Rio Rancho, NM 87124
(505) 892-8900
jamie@summitdesigns.net

SUMMIT DESIGNS
You Dream It, We Draw It.

DRAWING SCALE: 1/4"=1' U.O.N.

SHEET NUMBER: A1.1

DRAWN BY: JUSTIN BIDBM

DATE PRINTED: 10/28/22

MODIFICATION DATE:

Table 302.1 Minimum setback and clearance requirements				
From: To:	Building Sewer	Treatment Unit*	Disposal Field	Seepage Pit
Property lines	clear	5 ft.	5 ft.	8 ft.
Building or structure	2 ft.	5 ft.	8 ft.	8 ft.
Distribution box	--	--	5 ft.	5 ft.
Disposal field	--	10 ft.*****	4 ft****	10 ft.
Seepage pit	--	10 ft.	10 ft.	12 ft.
Drinking water line******				
- private	1 ft.	10 ft.	10 ft.	10 ft.
- public	10 ft.	10 ft.	10 ft.	10 ft.
Drinking water source/well				
- private	50 ft.	50 ft.	100 ft.	100 ft.
- public	50 ft.	100 ft.	200 ft.	200 ft.
Irrigation well	50 ft.	50 ft.	100 ft.	100 ft.
Lined canals	--	10 ft.**	10 ft.**	10 ft.**
Unlined canals, drainage ditches	--	15 ft.**	25 ft.**	25 ft.**
Arroyos	--	15 ft.**	25 ft.**	25 ft.**
Other watercourses				
Waters of the state	--	50 ft.	100 ft.	100 ft.
Retention/detention area or flood irrigation areas	--	15 ft.	15 ft.	15 ft.
Seasonal high water table, bedrock and other impervious layers***	--	--	4 ft. to bottom of system	4 ft. to bottom of system

(1) * Applies to privy pits, enclosed systems, other liquid waste treatment units.
(2) ** Plus depth of channel.
(3) *** Unlined privy pits shall provide clearance of at least four feet.
(4) **** Plus two feet for each additional foot of depth below the invert of the distribution pipe.
(5) ***** May be five feet when Schedule 40 PVC/DWV pipe is used.
(6) ******Or applicable plumbing code.

Table 201.2 Capacity of septic tanks		
Single family dwellings, number of bedrooms	Other uses maximum fixture units*	Minimum septic tank capacity in gallons served
1	10	750
2 – 3	12	1000
4	15	1200
5 – 6	20	1500
7 – 9	27	2000
	29	2250
	32	2500
	35	2750
* 100 fixture units or less are equal to 31.1 gallons per fixture unit		

Table 301.1	
Total Design Flow gpd	Minimum Lot Size Acres
375 or less	0.75
440	0.88
500	1.00
750	1.50
1125	2.25
1500	3.00
1875	3.75
2000	4.00

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 23-110-00007

APPROVAL OF A REQUEST FOR A VARIANCE TO THE E-1 DISTRICT 35 FT. FRONT SETBACK REQUIREMENT AS OUTLINED BY RIO RANCHO MUNICIPAL CODE CHAPTER 154 PLANNING AND ZONING SECTION 154.50 ZONING TABLE ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 17, BLOCK 60, LOT 21.

Applicant: Koda Thomas

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th 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 variance requests.
2. The applicant has the authority to make an application to request a variance to the E-1 District 35 ft. front setback requirement.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The strict application of the 35 ft. front setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.

THEREFORE, the application for the variance is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on July 25, 2023, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

PLANNING & ZONING BOARD OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
Case No. 23-110-00007

APPROVAL OF A REQUEST FOR A VARIANCE TO THE E-1 DISTRICT 35 FT. FRONT SETBACK REQUIREMENT AS OUTLINED BY RIO RANCHO MUNICIPAL CODE CHAPTER 154 PLANNING AND ZONING SECTION 154.50 ZONING TABLE ON THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 17, BLOCK 60, LOT 21.

Applicant: Koda Thomas

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of July, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

4. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of variance requests.
5. The applicant has the authority to make an application to request a variance to the E-1 District 35 ft. front setback requirement.
6. 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 variance permit as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for the variance is DENIED by the Planning & Zoning Board of the City of Rio Rancho on July 25, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Withdrawn - 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 requests the application be withdrawn in order to amend the applicant's request.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No action required, as the request is being withdrawn to be amended.

ATTACHMENT: David Torres - Zoning update.pdf

OSO NEGRO
CAPITAL

July 18th, 2023

Amy Rincon
Planning and Zoning Manager
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho

Re: Zone Map Amendment and Broadmoor Drive Specific Area Plan Amendment for Red Roan Enterprises, LLC and MAM Partners LLC

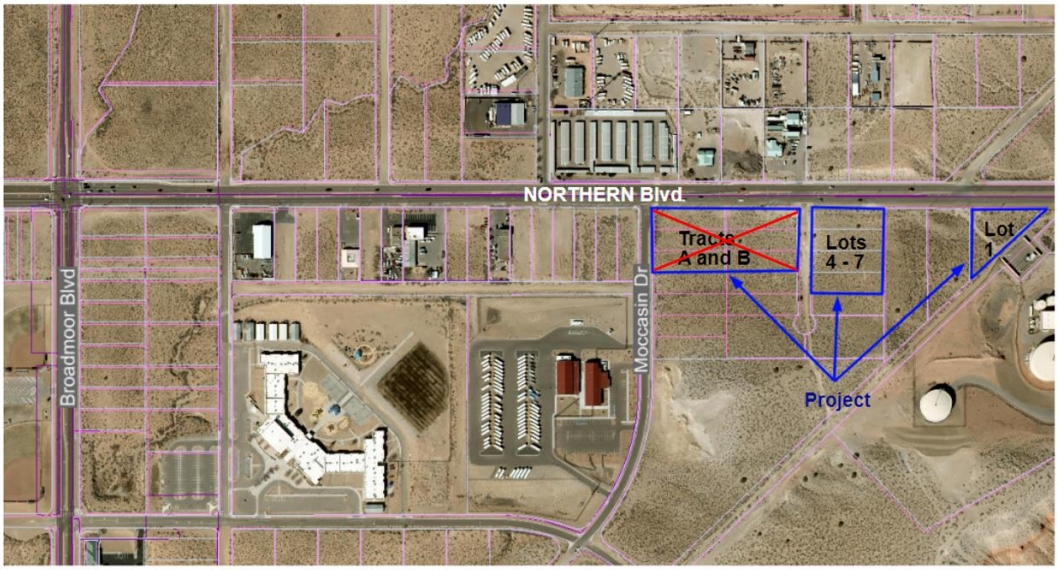
Ms Rincon,

After consulting with staff, I would like to ament my original application. I would propose 2 changes:

1. Amending the request of zone change from M1 instead to C2.
2. The new application will be removing Tract A and B, since they are currently zoned C2

Rio Rancho Estates Unit 13, Block 112, ~~Tract A&B~~, Lots 1 & 4-7.

Figure 1 Location



Please Let me know if you have any questions

Sincerely,

/S/David Torres/S/

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Withdrawn - Zone Map Amendment. The applicant, David Torres, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 112, Tracts A & B, Lots 1 & 4-7, to change the zoning from C-1: Retail Commercial and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District. Staff contact is Chris Benson, and staff requests the application be withdrawn in order to amend the applicant's request.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No action required, as the request is being withdrawn to be amended.

ATTACHMENT: David Torres - Zoning update.pdf

OSO NEGRO
CAPITAL

July 18th, 2023

Amy Rincon
Planning and Zoning Manager
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho

Re: Zone Map Amendment and Broadmoor Drive Specific Area Plan Amendment for Red Roan Enterprises, LLC and MAM Partners LLC

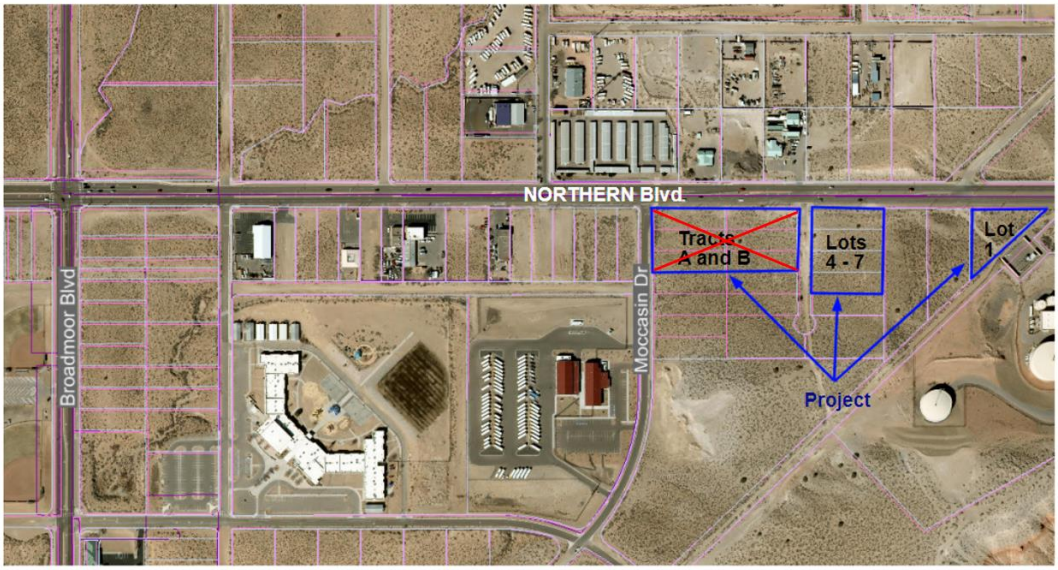
Ms Rincon,

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2. The new application will be removing Tract A and B, since they are currently zoned C2

Rio Rancho Estates Unit 13, Block 112, ~~Tract A&B~~, Lots 1 & 4-7.

Figure 1 Location



Please Let me know if you have any questions

Sincerely,

/S/David Torres/S/

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 21-210-00022

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Amendment. The applicant, AMREP Southwest, through their agent, Huitt-Zollars, Inc., requests approval of an amended Preliminary Plat for Northern Meadows Tract J-1 on the property legally described as NMED, Tract J-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, through their agent, Huitt-Zollars, Inc., requests approval of an amended Preliminary Plat for Northern Meadows Tract J-1 on the property legally described as NMED, Tract J-1. The Northern Meadows Tract J-1 Preliminary Plat was originally approved by the Planning and Zoning Board on November 9, 2021 with findings and conditions. The original Preliminary Plat expired, and the plat was resubmitted and approved by the Planning and Zoning Board on April 11, 2023.

This proposed subdivision is located on the northeast intersection of Rainbow Boulevard NE and King Boulevard NE, both minor arterials (see attached map). Northern Meadows Tract J-1 comprises approximately 2.6804 plat acres. The proposed preliminary plat amendment eliminates the originally proposed Tracts A and B, as well as Lots 1-3, and redistributes the land solely as Lots 1-3. The remainder of the proposed preliminary plat remains unchanged. The proposed preliminary plat amendment maintains the original lot count of 24 lots zoned R-3: Mixed Residential District per Ordinance No. 24, Enactment No. 21-26, dated July 22, 2021.

A subdivision variance application requesting solely 10' front public utility easements (PUEs) on all lots was approved with findings by the Planning Zoning Board on December 14, 2021 (Case No. 21-280-00011). The original final plat submission for Northern Meadows Tract J-1 reflected 5' side and rear public utility easements for all lots; however, the request for 10' front public utility easements was approved, so the 5' PUE language has been duly removed.

The proposed amendment to the preliminary plat includes the following changes:
1. Removal of Tracts A & B and Lots 1-3 (approx. 0.4546 acres)
2. Redistribution of Tracts A & B and Lots 1-3 to create the new Lots 1-3 (approx. 0.4544 acres)
3. Removal of the 5' side and rear public utility easements (PUEs) designation under the notes section.

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the amendments to preliminary plat case no. 22-210-00022 subject to the following findings of fact and conditions of approval:

Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the preliminary plat amendment.
2. The applicant has the authority to apply for a preliminary plat amendment.
3. The application has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
4. The preliminary plat amendment conforms to the requirements of R.O. 2003 Chapter 155: Subdivisions.
5. The preliminary plat amendment conforms to the requirements of the R-3: Mixed Residential Zoning District per R.O. 2003 §154.60.

Conditions of Approval:

1. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
3. A Subdivision Improvement Agreement (SIA) and Bond/Performance Guarantee are required if the infrastructure is not complete and accepted prior to recording.
4. Impact Fee assessment will be based on the date of the preliminary plat approval date of April 11, 2023 and valid for four (4) years from the date of that approval.
5. Remove the words "approved administratively" from the City Clerk's Certificate block.

Specific Findings of Fact and Conditions for Denial:

1. The preliminary plat does not conform to the requirements of the R-3: Single-Family Zoning District per R.O. 2003 §154.60.
2. The preliminary plat does not conform to the requirements of R.O. 2003 Chapter 155: Subdivisions.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Letter of Authorization
ATTACHMENT: Preliminary Plat Amendment Application
ATTACHMENT: Modified Preliminary Plat, Northern Meadows Tract J-1
ATTACHMENT: Original Preliminary Plat, Northern Meadows Tract J-1

AMREP SOUTHWEST INC. 409 Rio Rancho Blvd. NE, Rio Rancho, NM 87124 505-892-9200

September 29, 2021

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

Dear Maida:

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

Northern Meadows; Tract J-1

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

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:	AMREP SOUTHWEST, INC.			Phone:	505-389-2191
Address:	409 RIO RANCHO DRIVE NE			E-Mail:	BryanA@aswinc.com
City:	RIO RANCHO	State:	NM	Zip:	87124
Proprietary Interest:	100%	List Owners:	AMREP SOUTHWEST, INC.		
Deed or Ownership Verification Provided: (Initials)				Letter of Authorization Provided: (Initials)	

Agent Name:	HUITT-ZOLLARS, INC.			Phone:	505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101			E-Mail:	nvilla@huitt-zollars.com
City:	RIO RANCHO	State:	NM	ZIP Code:	87124

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

~~Final Plat for Tract J-1~~ Preliminary Plat Amendment for Northern Meadows, Tract J-1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

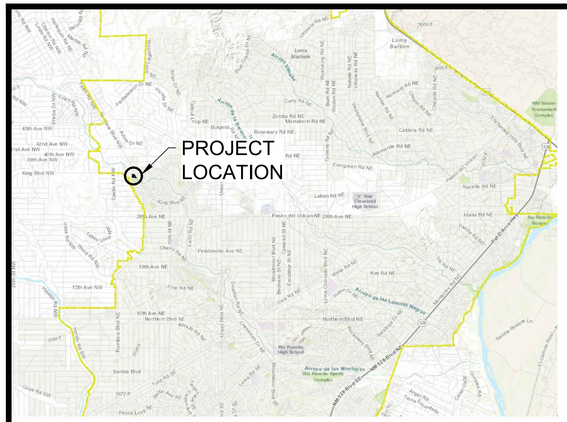
Print Name:	Nina Villa	Applicant:		Agent:	HUITT-ZOLLARS, INC.
Signature:				Date:	7-3-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
21-210-00022	$0	

APPLICATION ACCEPTED BY: Tim Dvorak **DATE:** 7/6/2023

Form revised June 2014



VICINITY MAP

NOT TO SCALE

Zone Atlas Page 52

Modified Preliminary Plat

NOTES: UNLESS OTHERWISE INDICATED:

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

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to Queen Court right-of-way being granted hereon.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shiner stamped LS7482 (unless otherwise indicated).

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

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

P.L.E. - Private Landscape Easement

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

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SUBDIVIDER:

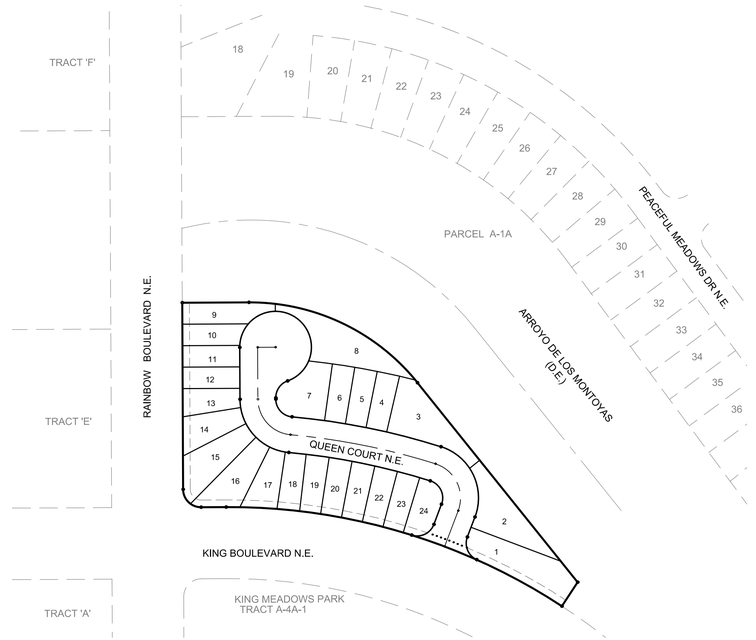
AMREP SOUTHWEST INC.
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 892-9200

AGENT/ENGINEER:

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

0 100' 200'

SCALE: 1" = 100'



PLAT
OF
TRACT J-1
NORTHERN MEADOWS

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

SHEET 1 OF 2

JUNE 2023

LEGAL DESCRIPTION:

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

Said Tract contains 2.6804 acres.

SUBDIVISION DATA

SUBDIVISION: TRACT J-1		PLAT ACRES	2.6804
NO. OF LOTS:	24	LOT ACRES:	1.9741
NO. OF PARCELS:	0	PARCEL ACRES:	0.0
NO. OF TRACTS:	0	TRACT ACRES:	0.0
NO. OF EXIST. TRACTS:	1		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.0973
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			0.7063

PURPOSE OF PLAT

1. TO VACATE AN EXISTING 10' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
2. TO DIVIDE TRACT J-1 INTO 24 SINGLE FAMILY RESIDENTIAL UNITS.
3. DEDICATE QUEEN COURT AS SHOWN TO THE CITY OF RIO RANCHO AS PUBLIC RIGHT OF WAY.

NOTES

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

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

City of Rio Rancho Date

PNM Electric Services Date

NM Gas Company Date

Qwest d/b/a/CenturyLink QC Date

Sparklight Date

FREE CONSENT AND DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT 'J-1' INTO 24 SINGLE FAMILY RESIDENTIAL LOTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AND 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHT-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President; Land Development

STATE OF _____)
)SS
COUNTY OF _____)

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

Notary Public

My Commission Expires_____

CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____ 20____.

Director

TREASURER'S CERTIFICATE

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

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

Book Page

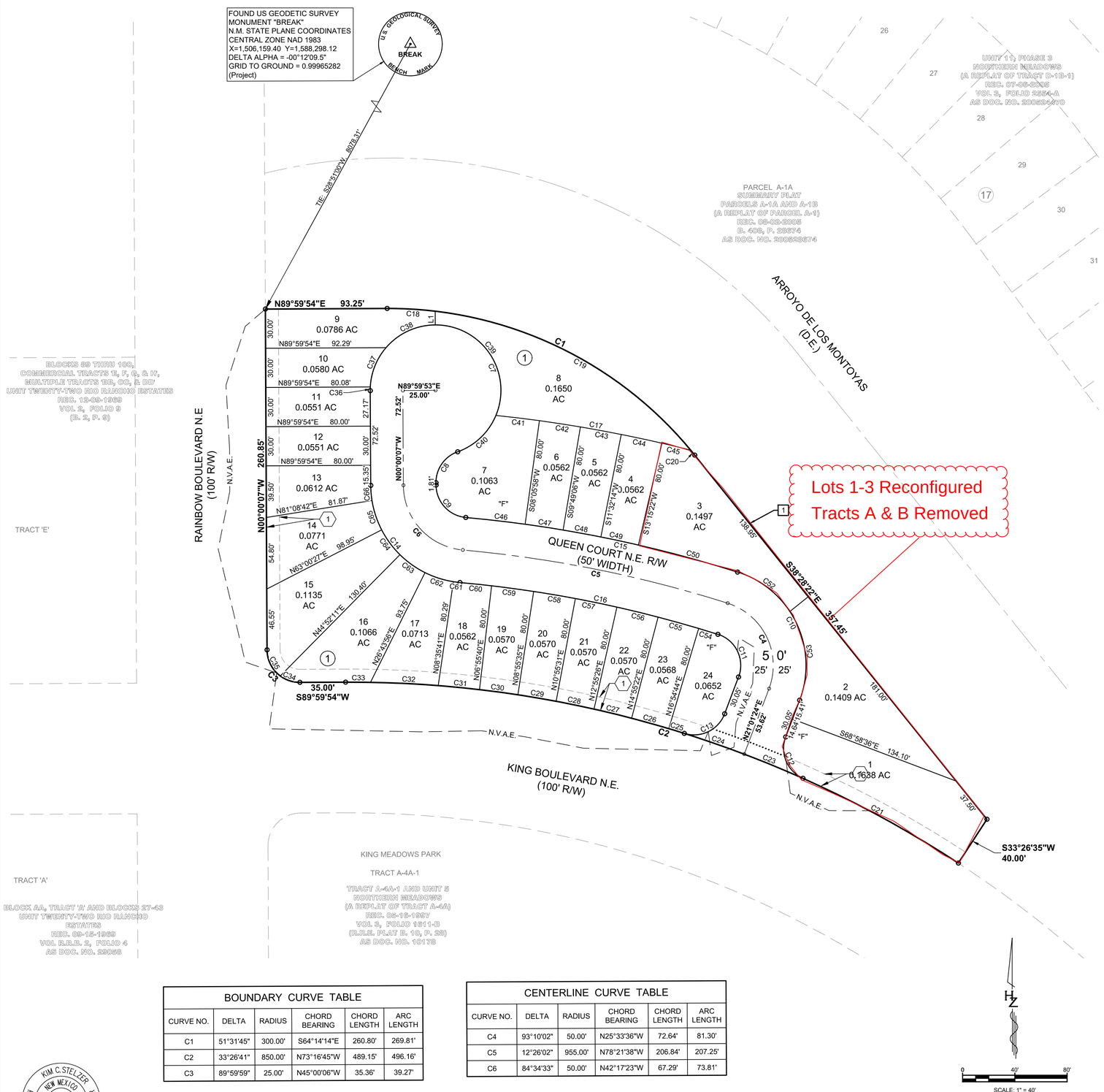
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 7/11/2023 6:43:49 PM, By:Villa, Nina
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Last Saved:7/11/2023 6:36:47 PM, nvilla

PLAT
OF
TRACT J-1
NORTHERN MEADOWS

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

SHEET 2 OF 2
JUNE 2023



CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	250°31'44"	50.00'	N54°44'13"W	81.65'	218.63'
C8	70°31'45"	25.00'	S35°15'46"W	28.87'	30.77'
C9	84°34'33"	25.00'	S42°17'23"E	33.64'	36.90'
C10	93°10'02"	75.00'	N25°33'36"W	108.96'	121.96'
C11	93°09'59"	25.00'	N25°33'36"W	36.32'	40.65'
C12	86°43'27"	25.00'	S22°20'19"E	34.33'	37.84'
C13	52°28'21"	25.00'	N81°30'41"E	22.10'	22.90'
C14	84°34'36"	75.00'	S42°17'23"E	100.93'	110.71'
C15	12°26'02"	980.00'	N78°21'38"W	212.26'	212.67'
C16	12°26'05"	929.94'	N78°21'38"W	201.43'	201.82'
C17	8°11'30"	1060.00'	N79°37'07"W	151.42'	151.55'
C18	7°02'09"	300.00'	N86°29'02"W	36.82'	36.84'
C19	43°32'56"	300.00'	N61°11'30"W	222.57'	228.02'
C20	0°56'39"	300.00'	N38°56'42"W	4.94'	4.94'
C21	9°08'38"	850.00'	N61°07'44"W	135.51'	135.65'
C23	3°16'33"	850.00'	N67°20'19"W	48.59'	48.60'
C24	3°16'33"	850.00'	N70°36'52"W	48.59'	48.60'
C25	0°49'56"	853.30'	N72°40'10"W	12.39'	12.39'
C26	1°59'14"	850.94'	N74°04'57"W	29.51'	29.51'
C27	1°59'48"	850.90'	N76°04'36"W	29.65'	29.65'
C28	1°59'48"	850.87'	N78°04'32"W	29.65'	29.65'
C29	1°59'48"	850.83'	N80°04'27"W	29.65'	29.65'
C30	1°59'49"	850.80'	N82°04'23"W	29.65'	29.65'
C31	1°46'11"	1028.86'	N84°02'29"W	31.78'	31.78'
C32	3°13'58"	920.43'	N87°01'38"W	51.92'	51.93'
C33	1°17'12"	850.00'	N89°21'30"W	19.09'	19.09'
C34	36°37'19"	25.00'	S71°41'26"E	15.71'	15.98'
C35	53°22'40"	25.00'	S26°41'27"E	22.46'	23.29'
C36	3°14'39"	50.00'	S1°37'15"W	2.83'	2.83'
C37	37°47'47"	50.00'	S22°08'28"W	32.39'	32.98'
C38	48°57'30"	50.00'	S65°31'06"W	41.44'	42.72'
C39	112°49'47"	50.00'	N33°35'15"W	83.31'	98.46'
C40	47°42'00"	50.00'	N46°40'38"E	40.43'	41.63'
C41	1°48'50"	1060.00'	N82°48'27"W	33.56'	33.56'
C42	1°43'08"	1060.00'	N81°02'28"W	31.80'	31.80'
C43	1°43'08"	1060.00'	N79°19'20"W	31.80'	31.80'
C44	1°43'08"	1060.00'	N77°36'12"W	31.80'	31.80'
C45	1°13'15"	1060.00'	N76°08'00"W	22.59'	22.59'
C46	2°40'35"	980.24'	N83°14'21"W	45.78'	45.79'
C47	1°43'01"	981.20'	N81°02'28"W	29.40'	29.40'
C48	1°43'02"	980.96'	N79°19'20"W	29.40'	29.40'
C49	1°43'03"	980.79'	N77°36'12"W	29.40'	29.40'
C50	4°35'58"	980.12'	N74°26'37"W	78.66'	78.68'
C52	39°00'48"	75.00'	N52°38'13"W	50.09'	51.07'
C53	54°09'14"	75.00'	N6°03'13"W	68.28'	70.89'
C54	0°56'39"	930.03'	N72°36'55"W	15.33'	15.33'
C55	1°59'27"	929.37'	N74°04'58"W	32.29'	32.29'
C56	2°00'08"	928.36'	N76°04'36"W	32.44'	32.44'
C57	2°00'10"	928.10'	N78°04'32"W	32.44'	32.44'
C58	2°00'08"	928.38'	N80°04'27"W	32.44'	32.44'
C59	2°00'01"	929.30'	N82°04'22"W	32.44'	32.44'
C60	1°30'18"	930.06'	N83°49'31"W	24.43'	24.43'
C61	3°49'40"	75.00'	S82°39'51"E	5.01'	5.01'
C62	17°28'55"	75.00'	S72°00'33"E	22.80'	22.88'
C63	18°08'16"	75.00'	S54°11'57"E	23.64'	23.74'
C64	18°08'16"	75.00'	S36°03'41"E	23.64'	23.74'
C65	18°08'16"	75.00'	S17°55'24"E	23.64'	23.74'
C66	8°51'11"	75.00'	S4°25'41"E	11.58'	11.59'

LINE TABLE

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

BOUNDARY CURVE TABLE

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

CENTERLINE CURVE TABLE

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

EXISTING EASEMENT

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

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

(1) Found #5 rebar

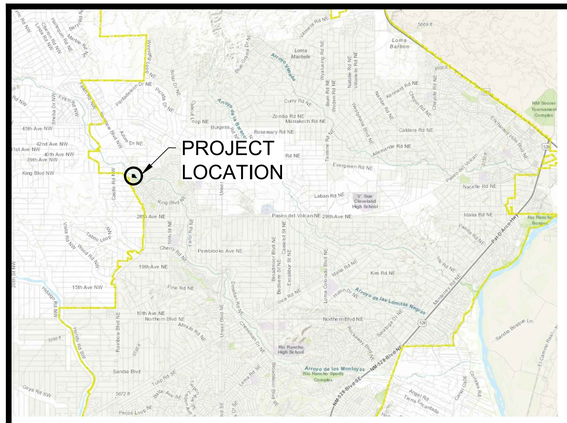
All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped LS 7482

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 7/11/2023 6:41:30 PM, By:Villa, Nina
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Last Saved:7/11/2023 6:36:47 PM, nvilla

Book Page



VICINITY MAP
NOT TO SCALE
Zone Atlas Page 52

Original Preliminary Plat Submittal

NOTES: UNLESS OTHERWISE INDICATED:

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

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to Queen Court right-of-way being granted hereon. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shiner stamped LS7482 (unless otherwise indicated).

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

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

P.L.E. - Private Landscape Easement

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

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

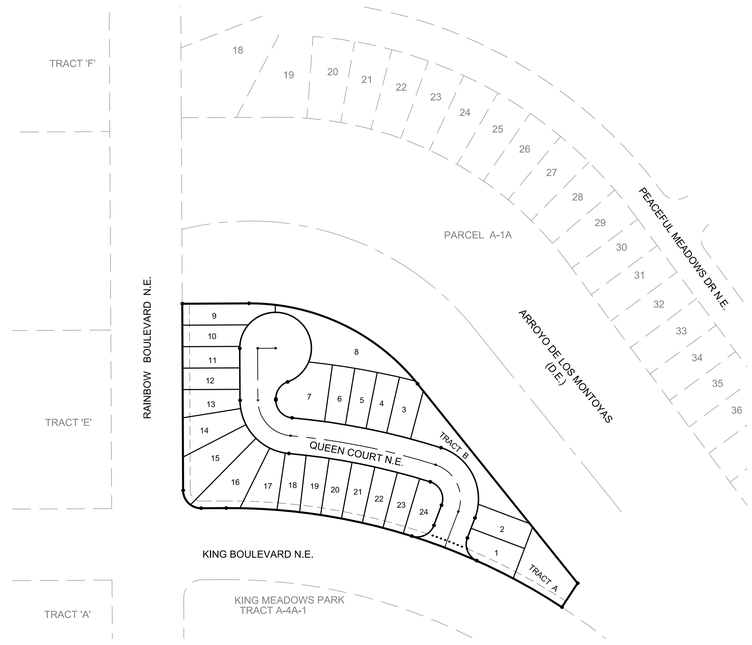
SUBDIVIDER:

AMREP SOUTHWEST INC.
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 892-9200

AGENT/ENGINEER:

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

0 100' 200'
SCALE: 1" = 100'



PLAT
OF
TRACT J-1
NORTHERN MEADOWS

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

SHEET 1 OF 2

JUNE 2023

LEGAL DESCRIPTION:

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

Said Tract contains 2.6804 acres.

SUBDIVISION DATA

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

PURPOSE OF PLAT

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

NOTES

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

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

City of Rio Rancho Date

PNM Electric Services Date

NM Gas Company Date

Qwest d/b/a/CenturyLink QC Date

Sparklight Date

FREE CONSENT AND DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT 'J-1' INTO 24 SINGLE FAMILY RESIDENTIAL LOTS AND 2 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AND 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AND TRACT 'B' AS SHOWN HEREON, SAID TRACTS ARE HEREBY DEDICATED AS PRIVATE LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHT-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

AMREP SOUTHWEST INC.

Jarrod D. Likar, Vice President; Land Development

STATE OF _____)
)SS
COUNTY OF _____)

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

Notary Public

My Commission Expires_____

CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____ 20____.

Director

TREASURER'S CERTIFICATE

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

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

Book Page

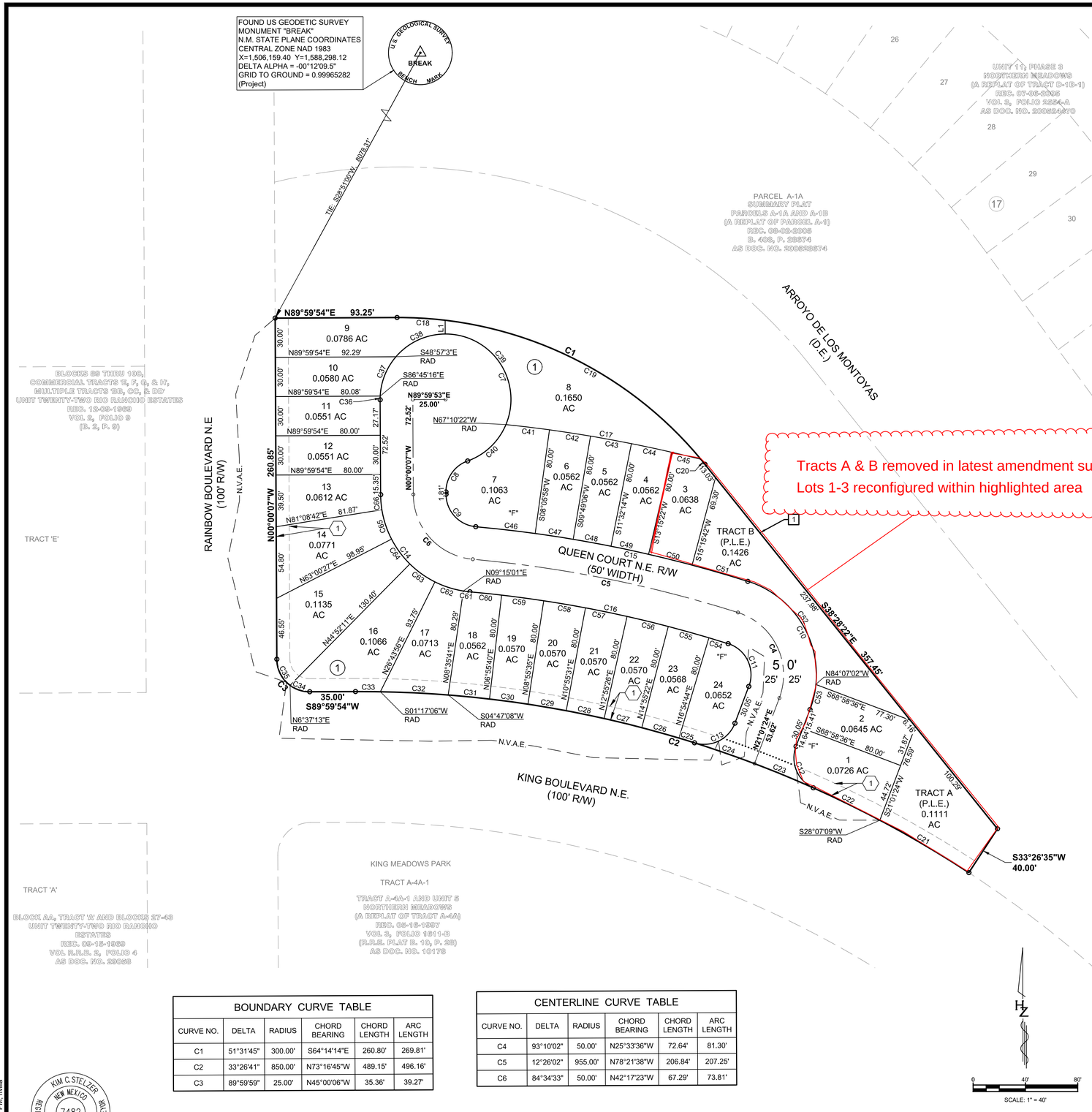
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 7/3/2023 2:19:14 PM, By:Villa, Nina
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Last Saved:7/3/2023 2:16:43 PM, nvilla

PLAT
OF
TRACT J-1
NORTHERN MEADOWS

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

SHEET 2 OF 2
JUNE 2023



CURVE TABLE

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

LINE TABLE

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

BOUNDARY CURVE TABLE

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

CENTERLINE CURVE TABLE

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

BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

(1) Found #5 rebar

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

EXISTING EASEMENT

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

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plotted: 6/30/2023 2:47:45 PM, By:Villa, Nina
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Book **Page**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - JUNE 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No action required.

ATTACHMENT: 2023 PZ MONTHLY COMPARISONS.pdf

2023 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN #s	JANUARY VALUATION	FEB #s	FEBRUARY VALUATION	MAR #s	MARCH VALUATION	APR #s	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUNE VALUATION	ANNUAL TOTALS	
Single Family	43	$8,951,141	46	$8,364,417	94	$18,383,028	79	$15,752,821	50	$11,907,856	80	$17,412,620	**392**	**$80,771,883**
Additions/Residential	12	$274,745	11	$312,161	17	$294,273	16	$520,653	11	$245,100	11	$279,341	**78**	**$1,926,273**
New Commercial	1	$946,598	2	$11,050,000	0	$0	0	$0	0	$0	3	$4,050,000	**6**	**$16,046,598**
New Office/Institution	0		0		0		0		2	$907,251	2	$1,410,000	**4**	**$2,317,251**
New Industrial	0		0		0		0		0	$0	0	$0	**0**	**$0**
Non-Residential Interior Tenant Improvement	5	$713,692	7	$771,650	5	$491,649	4	$1,766,469	3	$574,451	4	$205,808	**28**	**$4,523,719**
Office/Institution Addition	0		0		0		0		0	$0	1	$160,881	**1**	**$160,881**
Industrial Addition	0		0		0		0		0	$0	0	$0	**0**	**$0**
New Multi-Family	0		0		3	$4,643,322	1	$1,170,798	0	$0	2	$7,086,294	**6**	**$12,900,414**
Telecommunication Tower	1	$15,000	1	$27,500	2	$50,000	2	$35,000	1	$25	1	$1,200	**8**	**$128,725**
Demolition - Non-Residential	0		0		0		1	$20,000	0	$0	0	$0	**1**	**$20,000**
Demolition - Residential	0		0		0		0		0	$0	0	$0	**0**	**$0**
Fence	11	$166,500	6	$25,880	11	$148,800	7	$100,200	14	$69,805	17	$238,332	**66**	**$749,517**
Garages	3	$89,290	6	$293,155	7	$223,032	7	$362,879	3	$105,034	3	$77,822	**29**	**$1,151,212**
Pool	9	$685,336	6	$470,945	5	$279,466	13	$863,213	6	$505,284	5	$269,946	**44**	**$3,074,190**
Reroofs/Windows/ Doors	41	$648,357	44	$528,563	77	$938,804	96	$1,561,036	86	$914,383	66	$1,033,421	**410**	**$5,624,564**
Retaining Wall	11	$1,322,675	9	$348,001	17	$10,050,500	4	$150,676	12	$801,303	20	$1,765,507	**73**	**$14,438,662**
Small Shed (120 sq.ft. or less)	11	$49,837	20	$84,063	16	$59,157	20	$94,109	16	$55,685	16	$78,511	**99**	**$421,362**
Sheds	3	$24,467	3	$48,682	8	$90,729	8	$501,902	7	$132,789	13	$206,922	**42**	**$1,005,491**
Solar (Rooftop & Ground Mount)	60	$1,297,854	57	$984,071	75	$1,499,106	81	$32,273,073	147	$1,926,052	99	$1,521,373	**519**	**$39,501,529**
Business Registrations (Occupancy Inspection)	13		9		15		14		16		8		**75**	**$0**
Building Inspections	2,781		2,080		2,716		2,559		2,807		3,022		**15,965**	**$0**
Engineering Inspections	143		136		142		138		165		151		**875**	**$0**
R.O.W. Permits (Fees)	21	$6,424	25	$4,037	25	$6,091	36	$8,009	37	$12,765	17	$10,005	**161**	**$47,330**
TOTALS:	**3,169**	**$15,191,916**	**2,468**	**$23,313,125**	**3,235**	**$37,157,957**	**3,086**	**$55,180,838**	**3,383**	**$18,157,783**	**3,541**	**$35,807,983**	**18,882**	**$184,809,601**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 25, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - JUNE 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No action required.

ATTACHMENT: P&Z Summary Plat June 2023.pdf

SUMMARY PLAT ACTIVITY
JUNE 2023

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
20-200-00010	03/23/20	12A, 16A, 16B, BLOCK 22, U10	Under Review	
21-200-00003	01/27/21	UNIT 16 BLOCK 91 TRACT A SPLIT	RECORDING	
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00010	03/03/21	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00008	03/17/22	UNIT 16, BLOCK F, LOTS 6 & 7 COMBO	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00033	10/19/22	RR Estates Unit 16, Blk J, Lot 1	Under Review	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00001	01/10/23	UNIT 11, BLOCK P, LOTS 15 AND 16 COMBO, SUMMARY PLAT	Under Review	
23-200-00004	02/14/23	PETROGLYPH MEDICAL PLAZA, BLOCK A, LOTS 6A1A AND 7A1 COMBINATION SUMMARY PLAT	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00007	03/03/23	SUMMARY PLAT, LOT SPLIT (TRACT P-1C), CARTESIAN SURVEYS, INC.	Under Review	
23-200-00008	03/08/23	U11, BLK10, LOTS 66 & 67 (LOT COMBO)	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00011	03/28/23	MELON RIDGE, BLK 2, TRACT B AND LOTS 2, 3 LOT LINE ADJUSTMENT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00013	04/17/23	UNIT 17, BLOCK 148, LOTS 10-11, LOT COMBINATION	Under Review	
23-200-00014	45040	SUMMARY PLAT - RRE UNIT 11, BLOCK 9, LOTS 9+10 (512-508 8TH ST NE) LOT COMBO	Under Review	
23-200-00015	45054	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	**06/0523**	**SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS**	Under Review	
23-200-00017	**06/12/23**	**LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A**	Under Review	
23-200-00018	**06/20/23**	**UNIT 11, BLOCK E, LOTS 60 AND 61 LOT COMBINATION**	Under Review	
23-200-00019	**06/23/23**	**EH2, BLOCK 1, PARCELS C1 AND C2 LOT LINE ADJUSTMEN**	Under Review	
23-200-00020	**06/30/23**	**RRE UNIT 20, BLK 95, LOTS 1 & 34; LOT LINE ADJUSTMENT; CARTESIAN SURVEYS, INC.**		
TOTAL TO DATE: 43				

GREEN = NEW ITEMS