



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
October 24, 2023
6:00 PM
City Hall**

MEETING INFORMATION

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

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

Join by Computer:

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

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

VACANT, District 1	Scottie Richardson, District 5, Vice-Chair
Kevin Kofchur, District 2	Lisa Hardisty, 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. [October 10, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-1010_PZB_Minutes_BMB.docx](#)

PUBLIC HEARINGS

2. **Preliminary Plat Extension.** The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a preliminary plat extension for the Montreal subdivision on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-49, and Tract C. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[Zoning, Location.pdf](#)
[Application.pdf](#)
[Authorization.pdf](#)
[Justification.pdf](#)
[Montreal Preliminary Plat Updated 9.27.23.pdf](#)
[Reproduction of Notices.pdf](#)
3. **Preliminary/Final Plat.** The applicant RRSC, LLC, through their agent, Centerpoint Integrated Solutions, requests approval of a preliminary/final plat to split one lot into three lots at 4100

Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2. Staff contact is Michelle Costilla and staff recommends approval with findings.

[Zoning, Location.pdf](#)

[Application.pdf](#)

[Authorization.pdf](#)

[Preliminary, Final Plat.pdf](#)

[Reproduction of Notices.pdf](#)

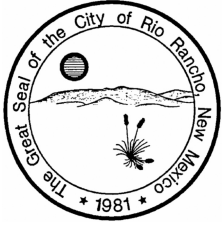
[Staff Comments.pdf](#)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:

October 24, 2023

DEPARTMENT:

Development Services

SUBJECT:

October 10, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

Approval

ATTACHMENT: [2023-1010_PZB_Minutes_BMB.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

OCTOBER 10, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Kevin Kofchur, District 2
Fred Radosevich, District 3, Chair
Robert Gabaldon, District 4
Scottie Richardson, District 5, Vice-Chair
Lisa Hardisty, District 6
Sal Tortorici, At-Large

MEMBERS ABSENT:

VACANT, District 1

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Tim Dvorak, Planner II
Michelle Costilla, Planner II
Chris Benson, Planner I
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich called the meeting to order at 6:00 PM.

PUBLIC FORUM

CONSENT CALENDAR

1) September 26, 2023 Planning and Zoning Board Meeting Minutes

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

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

YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal Tortorici

NO: (None)

PUBLIC HEARINGS

2) The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., requested 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 is for the Broadmoor Heights Unit 4 subdivision, on the property legally described as Broadmoor Heights Tract 4-A.

Staff member, Chris Benson presented items #2 and #3 concurrently, recommending approval with findings and stood for questions.

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

Commissioner Tortorici's question was clarified by staff member, Chris Benson and Development Services Director, Amy Rincon.

Sal Tortorici moved to approve Item #2. Seconded by Scottie Richardson.

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

YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal Tortorici

NO: (None)

- 1 3) The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., requested approval
2 to create 53 residential lots and 3 tracts, all zoned R-4: Single-Family Residential, from the property
3 legally described as Broadmoor Heights Tract 4-A.
4

5 Staff member, Chris Benson and agent, Kelly Klein had no further comments and stood for questions.
6

7 Robert Gabaldon moved to approve Item #3. Seconded by Lisa Hardisty.

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

9 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal
10 Tortorici

11 **NO:** (None)
12

- 13 4) The applicant, Amestoy Construction and Development II, LLC, through their agent, Aldrich Land
14 Surveying, requested approval of a final plat for Tierra Del Norte creating 115 lots and 4 tracts on a
15 subject property legally described as Unit 13, Block 43, Lots 20- 28 and 31-39, Block 44, Lots 22-42,
16 Block 45, Lots 22-31 and 39-40.
17

18 Staff member, Michelle Costilla presented the item, recommending approval with findings, and stood
19 for questions.
20

21 Agent, Tim Aldrich spoke on the item and stood for questions, after being administered the oath
22 virtually.
23

24 Sal Tortorici moved to approve Item #4. Seconded by Robert Gabaldon.

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

26 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal
27 Tortorici

28 **NO:** (None)
29

- 30 5) The applicant, Matthew Herrera X2D, LLC., requested site plan approval for a townhouse development
31 on the properties legally described as Rio Rancho Estates Unit 10, Block 7, Lots 1-3.
32

33 Staff member, Tim Dvorak presented the item, recommending approval to the Governing Body with
34 findings and stood for questions.
35

36 Applicant, Matthew Herrera stood for questions.
37

38 The following members of the public spoke on the item:

- 39 • Thom Towell
40 • Rafael A. Rueda
41 • Greg Hedin
42

43 Development Services Director, Amy Rincon and staff member, Tim Dvorak answered numerous
44 questions from Commissioner Tortorici, Vice-Chair Richardson, Commissioner Gabaldon,
45 Commissioner Hardisty and Chairman Radosevich.
46

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

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

49 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal
50 Tortorici

51 **NO:** (None)
52

- 53 6) The applicant, City of Rio Rancho, seeks to amend R.O. 2003 Chapter 154 Planning and Zoning for
54 the addition of Off-Premises Advertising Signs to Section 154.45, being moved from its existent location
55 in R.O. 2003 Chapter 156.33.
56

1 Staff member, Tim Dvorak presented the item, recommending approval to the Governing Body and
2 stood for questions.
3

4 Scottie Richardson moved to approve Item #6. Seconded by Kevin Kofchur.

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

6 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Lisa Hardisty, Sal
7 Tortorici

8 **NO:** (None)
9

10 **DISCUSSION AND DELIBERATION**

11
12 **COMMENTS BY BOARD MEMBERS**

13
14 Chairman Radosevich welcomed Commissioner Hardisty to the Planning and Zoning Board.
15

16 **STAFF REPORTS**

17
18 **7)** Planning and Zoning Monthly Building Activity Report - SEPTEMBER 2023
19

20 **8)** Planning and Zoning Monthly Summary Plat Report - SEPTEMBER 2023
21

22 **ADJOURNMENT**

23
24 Sal Tortorici moved to adjourn the meeting. Seconded by Robert Gabaldon.

25 Chairman Radosevich adjourned the meeting at 6:41 PM.
26

27 **APPROVED THIS 24TH DAY OF OCTOBER, 2023**
28
29

30
31

Fred Radosevich, Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-
00008**

AGENDA DATE:
October 24, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a preliminary plat extension for the Montreal subdivision on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-49, and Tract C. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a preliminary plat extension to the longevity of approval of the Montreal subdivision on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-49, and Tract C. The purposed subdivision will create 78 single-family residential lots and 4 tracts on approximately 23 acres, zoned for R-1: Single-Family Residential and R-4: Single-Family Residential for Lomas Encantadas Unit 2C, Block 1, Lots 30-34, 46-49, and Tract C.

The property is approximately 23.03 acres of vacant land located northwest of Mountain View Middle School off of Montreal Loop NE. It is also located between two existing developments, Lomas Encantadas to the southwest, zoned R-4 and Enchanted Hills to the north, zoned R-1. The subject property is zoned R-1: Single-Family Residential per Ordinance No. 21 Enactment No. 94-021 on the property legally described as Enchanted Unit 2, Block 1, Parcel C-2 and R-4: Single Family Residential per Ordinance No. 10, Enactment No. 07-13 on the property legally described as Lomas Encantadas Unit 2C, Block 1, Lots 30-34, 46-49, and Tract C.

A Mini Master Plan for this area was heard by the Planning and Zoning Board on May 24, 2022. The Board recommended approval to the Governing Body with a vote of three for and two against. The item was then heard by the Governing Body on June 23, 2022. A resolution requires a majority approval from the entire Governing Body, which amounts to four votes. Six members were present at this meeting and two members recused themselves from the item. The item failed by a vote of three for and one against due to the item not receiving the required amount of four votes in the affirmative. At the Governing Body meeting on July 28, 2022 Councilor Owen made a motion to reconsider the item for the August 25, 2022 agenda, which passed with a vote of five for and none against. The item was ultimately approved on August 25, 2022 with a vote of 5 for and none against.

The preliminary plat for the Montreal subdivision was originally approved by the Planning and Zoning Board on December 13, 2022. This extension is to allow for time to complete the required construction drawings and drainage report for the purposed development.

The applicant states in their justification letter, which is provided as an attachment, that "The development of construction plans and the drainage report is subject to improvements and associated drainage report that is being prepared by Wilson & Company on behalf of the Rio Rancho Public School District. At this time, we are coordinating the design improvements associated with the residential development with the drainage improvements proposed by the RRPS District. This effort also involves coordination efforts required to modify the independent drainage reports for compatibility. As expected, these coordination efforts have been time consuming."

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

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

Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize drainage plans and that this would serve a compelling public interest.

NOTIFICATIONS:

Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the October 9, 2023 edition of the Albuquerque Journal. A notice sign was posted to the property on October 17, 2023. All legal notification requirements for this project have been met.

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The preliminary plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary plat conforms to the requirements of the R-1 and R-4: Single Family Residential Zoning District.
4. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
5. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Montreal subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension

6. All the conditions of the December 13, 2022 preliminary plat approval shall apply to this extension, with those conditions being updated to:

- a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
- b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
- c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
- d. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including:
 - i. The purpose of each tract shall be identified and properly dedicated on the plat.
 - ii. Purposed public utility easements shall be properly called out and defined on the plat.
 - iii. Per R.O. 2003 § 155.24, easements of at least five feet in width shall be provided and dedicated on each side of all rear lot lines, otherwise a Subdivision Variance will be required.
 - iv. Include Block 3, Lots 37-41 on the parcel table of the plat.
 - v. Under Free Consent and Dedication, Tract 3 should be owned by Rio Rancho Public Schools and Tracts 1, 2 and 4 should be owned by Home Owners Association.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

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

ATTACHMENT: [Application.pdf](#)

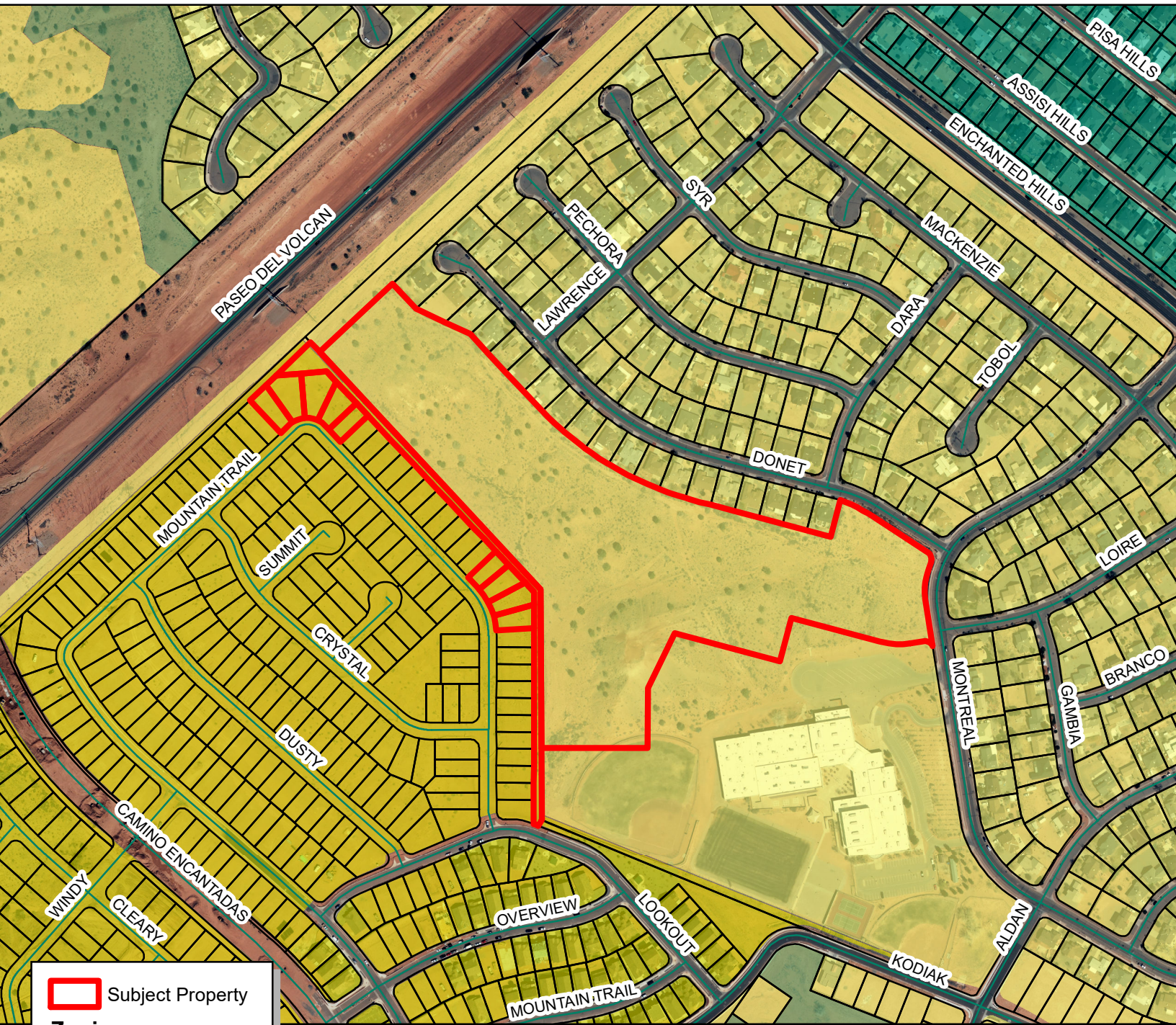
ATTACHMENT: [Authorization.pdf](#)

ATTACHMENT: [Justification.pdf](#)

ATTACHMENT: [Montreal Preliminary Plat Updated 9.27.23.pdf](#)

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

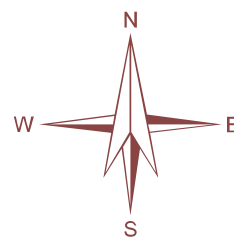
MONTREAL PRELIMINARY PLAT



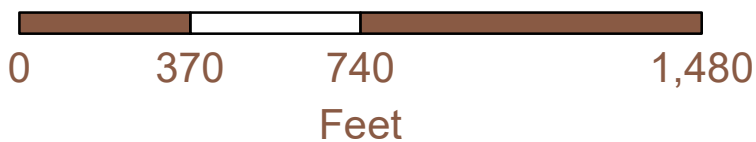
 Subject Property

Zoning

-  OS
-  R-1
-  R-4
-  SU



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



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

Please Print In Ink Only or Type

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

APPLICANT/AGENT INFORMATION

Applicant Name: Lomas Encantadas Development Company LLC		Phone: 505-896-9037
Address: 409 NM Hwy 528 NE		E-Mail: jarrodl@aswinc.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: Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87109

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Enchanted Hills 2	Block(s):	Lot(s): Par C
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 70	Total area of site (acres) 22 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: Ronald R. Bohannon	Applicant:	Agent: Tierra West LLC
Signature: <i>Ronald R. Bohannon</i>	Date: 09/20/2023	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 9/20/23

EXHIBIT A

May 12, 2022

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

RE: **REQUEST FOR PRELIMINARY PLAT APPROVAL
4101 MONTREAL LOOP NE RIO RANCHO, NM 87144
MONTREAL SUBDIVISION LOTS 30-34 AND 46-49, TRACT C, BLOCK 1
LOMAS ENCANTADAS UNIT 2-Z, ENCHANTED HILLS UNIT 2**

Dear Mr. Radosevich:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of Lomas Encantadas Development Company, LLC pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

JARROD LIKAR

Print Name

Signature

Samuel J. Likar
VP. LAND DEV.

Title

5/12/22

Date



TIERRA WEST, LLC

September 20, 2023

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

**RE: MONTREAL SUBDIVISION
PRELIMINARY PLAT TIME EXTENSION
TIERRA WEST LLC PROJECT NO. 2021074**

Dear Ms. Rubin:

Tierra West, on behalf of Lomas Encantadas Development Company LLC, requests consideration of a Preliminary Plat Time Extension for the development to be known as Montreal Subdivision. The Preliminary Plat Application for this development was previously approved by the Planning & Zoning Board on December 13, 2022. Since that time, we have been working to complete the required construction drawings and drainage report for the proposed development.

The new medium density single family development will be located on an approximately 21-acre vacant tract of land located north of Mountain View Middle School in Rio Rancho New Mexico. The development of construction plans and the drainage report is subject to improvements and associated drainage report that is being prepared by Wilson & Company on behalf of the Rio Rancho Public School District.

At this time, we are coordinating the design improvements associated with the residential development with the drainage improvements proposed by the RRPS District. This effort also involves coordination efforts required to modify the independent drainage reports for compatibility. As expected, these coordination efforts have been time consuming.

Comments on the plans have been addressed and the plans are expected to be re-submitted by September 22, 2023. It is further anticipated that the revised drainage report will be delivered the following week.

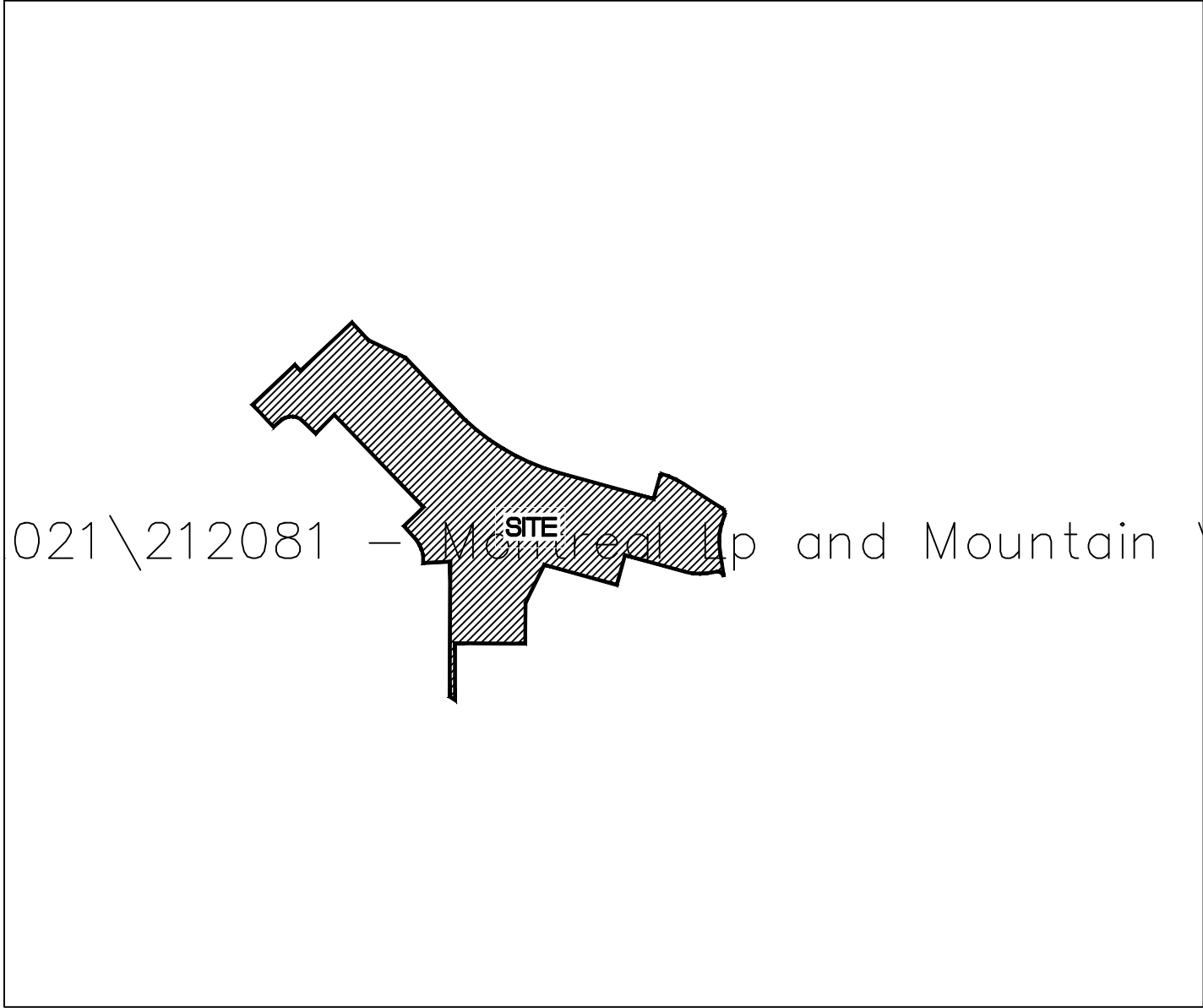
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E

JN: 2021074
RRB/jm/mc

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com



Vicinity Map



Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2105890 AND AN EFFECTIVE DATE OF AUGUST 6, 2021.
- 2. SUMMARY PLAT OF RECORD FOR SUBJECT PROPERTY (PARCEL C-2) FILED IN THE SANDOVAL COUNTY CLERK’S OFFICE ON JULY 19, 2021, IN VOLUME 3, FOLIO 4726 (RRE BK. 31, PG. 38-39).
- 3. PLAT OF ENCHANTED HILLS UNIT 2, FILED IN THE SANDOVAL COUNTY CLERK’S OFFICE ON JANUARY 30, 1995, IN VOL. 3, FOL. 1207-B (RRE BK. 7, PG. 56-58).
- 4. PLAT OF LOMAS ENCANTADAS, UNIT 2-C, PHASE 3, FILED IN THE SANDOVAL COUNTY CLERK’S OFFICE ON MARCH 4, 2020, IN VOL. 3, FOL. 4512 (RRE BK. 29, PG. 84-85).
- 5. MONUMENTATION MAPS FOR PASEO DEL VOLCAN PHASES 1 AND 2, PROJECT NO. NH-4007(001), FILED IN THE SANDOVAL COUNTY CLERK’S OFFICE ON JANUARY 9, 2008, IN VOL. 3, FOL. 2876-B.
- 6. WARRANTY DEED FOR TRACT 5, LOMAS ENCANTADAS UNIT 2-D, BEING A PORTION OF THE SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK’S OFFICE ON NOVEMBER 7, 2017, AS DOCUMENT NO. 2017026414.

Indexing Information

Section 26, Township 13 North, Range 3 East, N.M.P.M.
Owner:Lomas Encantadas Development Company, LLC
Lomas Encantadas Unit 2-C, Phase 3
Lot 30, Block 1 - UPC #:1-017-074-267-362
Lot 31, Block 1 - UPC #:1-017-074-273-367
Lot 32, Block 1 - UPC #:1-017-074-281-365
Lot 33, Block 1 - UPC #:1-017-074-286-365
Lot 34, Block 1 - UPC #:1-017-074-289-360
Lot 46, Block 1 - UPC #:1-017-074-332-315
Lot 47, Block 1 - UPC #:1-017-074-336-312
Lot 48, Block 1 - UPC #:1-017-074-340-306
Lot 49, Block 1 - UPC #:1-017-074-340-301
Tract C, Block 1 - UPC #:1-017-074-327-331
Enchanted Hills, Unit 2
Parcel C-2 - UPC #:1-017-074-374-317

Purpose of Plat

- 1. ELIMINATE LOT LINES AS SHOWN HEREON.
- 2. VACATE EASEMENTS AS SHOWN HEREON.
- 3. GRANT EASEMENTS AS SHOWN HEREON.
- 4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Notes

- 1. FIELD SURVEY PERFORMED IN OCTOBER 2021 AND APRIL 2022.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 26, TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM.
- 4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 5. SUBDIVISION DATA
NUMBER OF LOTS REPLATTED: 9
NUMBER OF LOTS CREATED: 78
NUMBER OF TRACTS REPLATTED: 2
NUMBER OF TRACTS CREATED: 4
MILES OF ROAD CREATED: 0.5644
ACREAGE IN ROADS: 3.5047 ACRES
TOTAL PLATTED ACREAGE: 23.0265 ACRES
- 6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
- 7. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996662892 AND A BASE POINT OF (0,0).
- 8. TRACT 3 TO BE OWNED AND MAINTAINED BY THE RIO RANCHO PUBLIC SCHOOL DISTRICT; TRACTS 1, 2 AND 4 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

Public Approvals

CITY OF RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____, 20____.

BY: _____
FRED RADOSEVICH, CHAIRMAN DATE

CITY CLERK’S CERTIFICATE:

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

_____ DAY OF _____, 20____.

BY: _____
REBECCA MARTINEZ, CITY CLERK

TREASURER’S CERTIFICATE:

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

_____ DATE
SANDOVAL COUNTY TREASURER

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS
THIS INSTRUMENT WAS FILED FOR RECORD ON
____: ____ AM/PM, _____, 20____
RECORDED IN VOLUME _____, OF RECORDS OF SAID
COUNTY, FOLIO _____
BY: _____
DEPUTY

Preliminary Plat for
Montreal Subdivision
Being Comprised of
Lots 30-34 and 46-49,
Tract C, Block 1, Lomas
Encantadas Unit 2-C,
Phase 3, and Parcel C-2,
Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
December 2022

Plat Approvals

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

CITY OF RIO RANCHO

QWEST CORPORATION D/B/A CENTURYLINK QC

PNM ELECTRIC

NEW MEXICO GAS COMPANY

SPARKLIGHT

Jurisdiction Certification

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

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



Surveyor's Certificate

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

BRIAN MARTINEZ DATE
N.M.R.P.S. NO. 18374



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Legal Description

PARCEL C-2, ENCHANTED HILLS, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE SANDOVAL COUNTY CLERK ON JULY 19, 2021, IN VOLUME 3, FOLIO 4726 (RRE BK. 31, PG. 38-39);

AND

LOTS NUMBERED THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), FORTY-SIX (46), FORTY SEVEN (47), FORTY-EIGHT (48), FORTY-NINE (49) AND TRACT C, IN BLOCK NUMBERED ONE (1), OF LOMAS ENCANTADAS, UNIT 2-C, PHASE 3, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 4, 2020, IN VOLUME 3, PAGE 4512 (RRE BOOK 29, PAGE 84-85);

AND BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 34, BLOCK 1, ENCHANTED HILLS, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE SANDOVAL COUNTY CLERK’S OFFICE ON JANUARY 30, 1995 IN VOLUME 3, FOLIO 1207-B, BEING REFERENCED BY A REBAR WITH CAP ”LS 15268” FOUND 5 FEET S 46°43’44” W OF TRUE CORNER;

THENCE, FROM SAID POINT OF BEGINNING, S 42°59’52” E, A DISTANCE OF 103.29 FEET TO AN ANGLE POINT;

THENCE, S 64°25’21” E, A DISTANCE OF 180.14 FEET TO AN ANGLE POINT;

THENCE, S 43°17’02” E, A DISTANCE OF 307.78 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL ”LS 15268” FOUND IN TOP OF WALL;

THENCE, 542.70 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, A DELTA OF 31°43’45”, AND A CHORD BEARING S 59°08’55” E, A DISTANCE OF 535.79 FEET TO A POINT OF TANGENCY MARKED BY A PK NAIL ”LS 15268” FOUND IN TOP OF WALL;

THENCE, S 75°00’47” E, A DISTANCE OF 428.46 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL ”LS 15268” FOUND IN TOP OF WALL;

THENCE, N 15°04’02” E, A DISTANCE OF 115.13 FEET TO AND ANGLE POINT, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF DONET DRIVE NE;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

112.48 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 17°11’06”, AND A CHORD BEARING S 66°22’25” E, A DISTANCE OF 112.05 FEET TO A POINT OF TANGENCY, MARKED BY ”A PK NAIL ”LS 15268” FOUND IN TOP OF WALL;

S 57°46’52” E, A DISTANCE OF 198.76 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP ”LS 15268”;

35.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 80°32’13”, AND A CHORD BEARING S 17°30’46” E, A DISTANCE OF 32.32 FEET TO A POINT OF REVERSE CURVATURE, LYING ON THE WESTERLY RIGHT-OF-WAY OF MONTREAL LOOP NE, BEING MARKED BY A REBAR WITH CAP ”LS 15268”;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

155.20 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, DELTA OF 31°45’32” AND A CHORD BEARING S 06°52’35” W, A DISTANCE OF 153.22 FEET TO A POINT OF TANGENCY, BEING MARKED BY A REBAR WITH CAP ”LS 15268”;

S 09°00’12” E, A DISTANCE OF 115.47 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

THENCE, LEAVING SAID RIGHT-OF-WAY, 40.42 FEET, ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 25.73 FEET, A DELTA OF 90°00’18”, AND A CHORD BEARING N 54°00’21” W, A DISTANCE OF 36.39 FEET TO A POINT OF TANGENCY;

THENCE, S 80°59’30” W, A DISTANCE OF 45.24 FEET TO A POINT OF CURVATURE;

THENCE, 94.28 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 24°00’32”, AND A CHORD BEARING N 87°00’13” W, A DISTANCE OF 93.59 FEET TO A POINT OF TANGENCY;

THENCE, N 74°59’57” W, A DISTANCE OF 274.23 FEET TO AN ANGLE POINT;

THENCE, S 15°00’03” W, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT;

THENCE, N 74°59’57” W, A DISTANCE OF 327.79 FEET TO AN ANGLE POINT;

THENCE, S 26°14’17” W, A DISTANCE OF 184.20 FEET TO AN ANGLE POINT;

THENCE, S 00°01’53” E, A DISTANCE OF 180.00 FEET TO AN ANGLE POINT;

THENCE, S 89°59’32” W, A DISTANCE OF 319.78 FEET TO AN ANGLE POINT;

THENCE, S 00°01’01” E, A DISTANCE OF 217.55 FEET TO AN ANGLE POINT;

THENCE, S 34°04’55” W, A DISTANCE OF 20.16 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE, LYING ON THE NORTHERLY RIGHT-OF-WAY OF LOOKOUT ROAD NE;

Legal Description... continued

THENCE, COINCIDING SAID RIGHT-OF-WAY, 9.29 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 2°21’58”, AND A CHORD BEARING N 69°23’11” W, A DISTANCE OF 9.29 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 00°01’01” W, A DISTANCE OF 589.94 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 49;

THENCE, S 85°55’47” W, A DISTANCE OF 115.67 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE LYING ON THE EASTERLY RIGHT-OF-WAY ON MOUNTAIN TRAIL LOOP NE AND BEING THE SOUTHWEST CORNER OF SAID LOT 49;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

153.52 FEET, ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 225.00 FEET, A DELTA OF 39°05’38”, AND A CHORD BEARING N 23°42’57” W, A DISTANCE OF 150.56 FEET TO A POINT OF TANGENCY;

N 43°15’46” W, A DISTANCE OF 36.09 FEET TO AN ANGLE POINT, BEING THE MOST WESTERLY CORNER OF SAID LOT 46;

THENCE, LEAVING SAID RIGHT-OF-WAY N 46°44’14” E, A DISTANCE OF 114.85 FEET TO AN ANGLE POINT, BEING THE MOST NORTHERLY CORNER OF SAID LOT 46;

THENCE, N 43°14’44” W, A DISTANCE OF 561.00 FEET TO AN ANGLE POINT, BEING THE MOST EASTERLY CORNER OF SAID LOT 34;

THENCE, S 46°44’14” W, A DISTANCE OF 115.02 FEET TO AN ANGLE POINT, LYING ON THE NORTHEASTERLY RIGHT-OF-WAY OF MOUNTAIN TRAIL LOOP NE, AND BEING THE MOST SOUTHERLY CORNER OF SAID LOT 34;

THENCE, COINCIDING SAID RIGHT OF WAY THE FOLLOWING THREE COURSES;

N 43°15’46” W, A DISTANCE OF 66.17 FEET TO A POINT OF CURVATURE;

117.82 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 90°00’30”, AND A CHORD BEARING N 88°16’01” W, A DISTANCE OF 106.07 FEET TO A POINT OF TANGENCY;

S 46°43’44” W, A DISTANCE OF 37.19 FEET TO AN ANGLE POINT, BEING THE MOST SOUTHERLY LOT LINE OF SAID LOT 30;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 43°16’16” W, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, N 46°43’44” E, A DISTANCE OF 247.37 FEET TO AN ANGLE POINT;

THENCE, S 43°10’22” E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT, MARKED BY 5/8” REBAR;

THENCE, N 46°47’00” E, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.0265 ACRES (1,003,033 SQ. FT.) MORE OR LESS.

Preliminary Plat for
Montreal Subdivision
Being Comprised of
Lots 30-34 and 46-49,
Tract C, Block 1, Lomas
Encantadas Unit 2-C,
Phase 3, and Parcel C-2,
Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
December 2022

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNER(S) CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) CONVEY TRACT 2 TO THE RIO RANCHO PUBLIC SCHOOL DISTRICT AND CONVEY TRACTS 1, 2 AND 3 TO THE HOMEOWNERS ASSOCIATION.

SAID OWNER(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR LOIRE DRIVE NE, LOIRE LANE NE, LOIRE COURT NE AND MOUNTAIN TRAIL LANE NE TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

CAREY A. PLANT, VICE PRESIDENT
RESURRECTION LAND CO., LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
20____
BY: CAREY A. PLANT, VICE PRESIDENT, RESURRECTION LAND CO., LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 2 of 8

212081

RRE Plat Book ___, Page __

*Preliminary Plat for
Montreal Subdivision
Being Comprised of
Lots 30-34 and 46-49, Tract C,
Block 1, Lomas Encantadas
Unit 2-C, Phase 3, and Parcel
C-2, Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
December 2022*

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/19/2021, VOL. 3, FOL. 4726)(RRE BK. 1, PG 38-39)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/30/1995, VOL. 3, FOL. 1207-B)(RRE BK. 7, PG 56-58)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/4/2020, VOL. 3, FOL. 4512)(RRE BK. 29, PG 84-85)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (11/10/2005, VOL. 3, FOL. 2601-A)(RRE BK. 18, PG 73-78)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●●●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Direction	
C1	542.70' {542.53'} {542.71'}	980.00' (984.09') {980.00'}	31°43'45"	535.79'	S 59°08'55" E	
C2	35.14' {35.16'} {35.15'}	25.00' (25.00') {25.00'}	80°32'13"	32.32'	S 17°30'46" E	
C3	155.20' {132.51'} {155.23'}	280.00' (280.00') {280.00'}	31°45'32"	153.22'	S 06°52'35" W	
C4	40.42' (39.69')	25.73' (25.73')	90°00'18"	36.39'	N 54°00'21" W	
C5	94.28' (39.69')	225.00' (25.73')	24°00'32"	93.59'	N 87°00'13" W	
C6	9.29' [10.04']	225.00' [225.00']	2°21'58"	9.29'	N 69°23'11" W	
C7	112.48' (112.42') {112.58'}	375.00' (374.49') {375.00'}	17°11'06"	112.05'	S 66°22'25" E	
C8	117.82' [117.82']	75.00' [75.00']	90°00'30"	106.07'	N 88°16'01" W	
C9	153.52' [153.90']	225.00' [225.00']	39°05'38"	150.56'	N 23°42'57" W	

THIS SHEET SHOWS EXISTING
ZONING, LOT LINES BEING
ELIMINATED AND EASEMENTS
BEING VACATED

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/19/2021, VOL. 3, FOL. 4726)(RRE BK. 1, PG 38-39)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/30/1995, VOL. 3, FOL. 1207-B)(RRE BK. 7, PG 56-58)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/4/2020, VOL. 3, FOL. 4512)(RRE BK. 29, PG 84-85)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (11/10/2005, VOL. 3, FOL. 2601-A)(RRE BK. 18, PG 73-78)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●●●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"

SCALE: 1" = 100'

Formerly Parcel C-2,
Enchanted Hills

Parcel C-1
Enchanted Hills Unit 2
(7/19/2021, Vol. 3, Fol. 4726)
(RRE Bk. 31, Pg. 38-39)
NOT A PART

Tract D
Lomas Encantadas Unit 2-D
5/9/2008, Vol. 3, Fol. 2920-A)
(RRE Bk. 21, Pg. 68-70)
NOT A PART

Lookout Road NE
(50' R/W)

319.78'	S 89°59'32" W
(319.75')	(S 89°59'23" W)

Parcel C-1
Enchanted Hills Unit 2
(7/19/2021, Vol. 3, Fol. 4726)
(RRE Bk. 31, Pg. 38-39)
NOT A PART

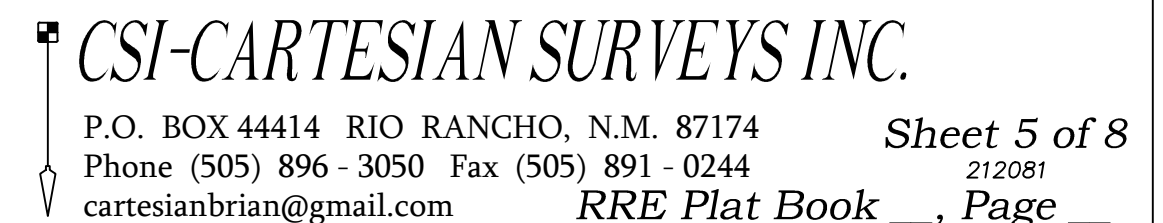
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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cartesianbrian@gmail.com *RRE Plat F*

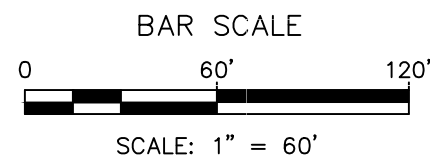
Sheet 4 of 8
212081

RRE Plat Book __, Page __

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●●●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"
▲	SET PK WITH WASHER "LS 18374" FOR CENTERLINE MONUMENTATION, UNLESS OTHERWISE NOTED

*Preliminary Plat for
Montreal Subdivision
Being Comprised of
Lots 30-34 and 46-49, Tract C, Block 1,
Lomas Encatadas Unit 2-C, Phase 3, and
Parcel C-2, Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
December 2022*





THIS SHEET SHOWS PROPOSED
LOT LINES AND EASEMENTS

Preliminary Plat for Montreal Subdivision

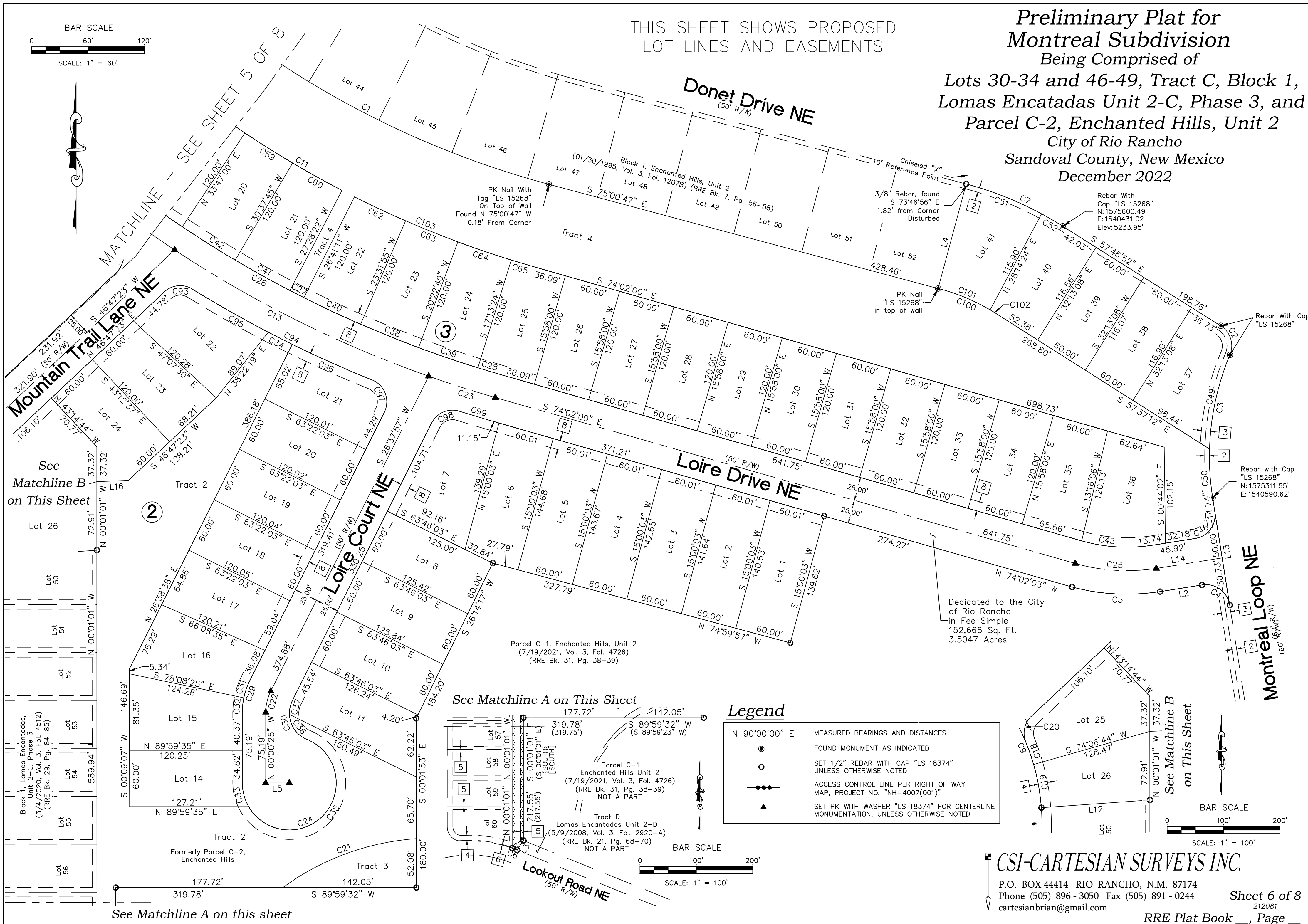
Being Comprised of

Lots 30-34 and 46-49, Tract C, Block 1,
Lomas Encatadas Unit 2-C, Phase 3, and
Parcel C-2, Enchanted Hills, Unit 2

City of Rio Rancho

Sandoval County, New Mexico

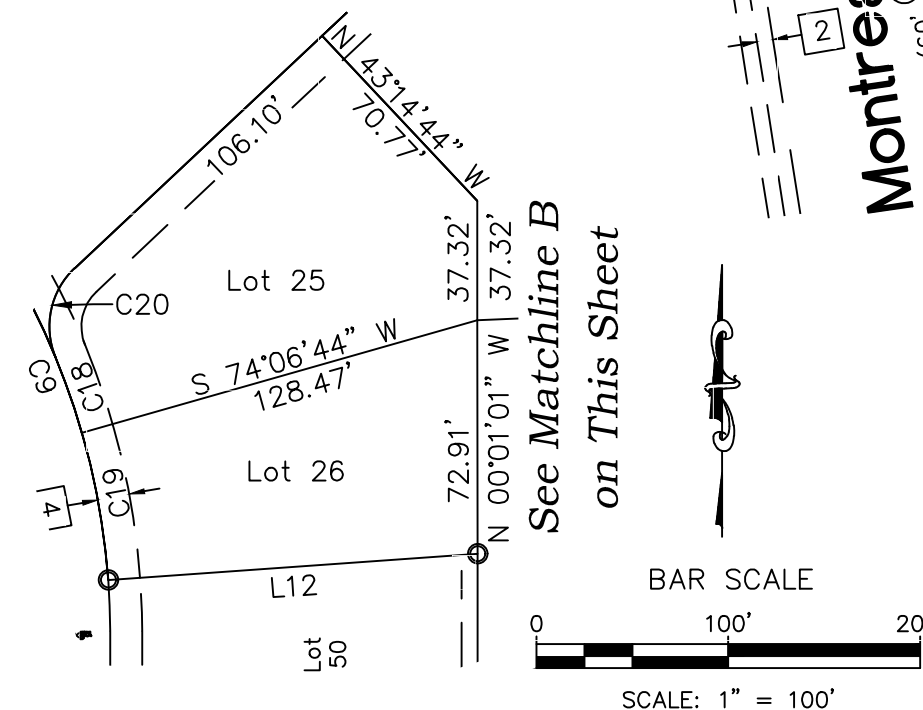
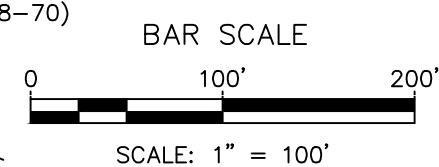
December 2022



See Matchline A on This Sheet

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—●—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "NH-4007(001)"
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Sheet 6 of 8
212081

RRE Plat Book __, Page __

Easement Notes

- 1
- INTENTIONALLY OMITTED
- 2
- EXISTING 5' DRAINAGE EASEMENT AND UTILITY EASEMENT (1/30/1995, VOL. 3, FOL. 1207-B) (RRE BK. 7, PG. 56-58)
- 3
- EXISTING 10' P.U.E. (7/19/2021, VOL. 3, FOL. 4726) (RRE BK. 31, PG. 38-39)
- 4
- EXISTING 10' P.U.E. (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84-85)
- 5
- EXISTING 5' P.U.E., TYPICAL FOR ALL SIDE AND REAR LOT LINES (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84-85) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS SEE SHEET 3 OF 7
- 6
- EXISTING 1' "NO VEHICULAR ACCESS EASEMENT" (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84-85)
- 7
- EXISTING 10' PNM EASEMENT (1/8/2010, BK.413, PG. 453, DOC. NO. 2010000453)
- 8
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 9
- INTENTIONALLY OMITTED
- 10
- EXISTING 60' P.U.E. AND DRAINAGE EASEMENT AKA PARCEL B, ENCHANTED HILLS UNIT 2 (1/30/1995, VOL. 3, FOL. 1207-B) (RRE BK. 7, PG. 56-58)
- 11
- EXISTING 50' PNM EASEMENT FOR TRANSMISSION LINES AS SHOWN ON PLAT (7/19/2021, VOL. 3, FOL. 4726) (RRE BK. 31, PG. 38-39)
- 12
- EXISTING 110' PNM EASEMENT AS SHOWN ON PLAT (7/19/2020, VOL. 3, FOL. 4726) (RRE BK. 31, PG. 38-39) ALSO A PART OF PARCEL "73-2" PER MONUMENTATION MAP FOR PASEO DEL VOLCAN PHASE 1 AND 2, PROJECT NO. NH-4007(001) FILED (1/9/2008, VOL. 3, FOL. 2876-B)
- 13
- EXISTING DRAINAGE EASEMENT, PRIVATE LANDSCAPE EASEMENT AND PEDESTRIAN ACCESS EASEMENT (3/4/2020, VOL. 3, FOL. 4512) (RRE BK. 29, PG. 84-85) VACATED WITH THE FILING OF THIS PLAT, SEE SHEET 3 OF 7

Preliminary Plat for
Montreal Subdivision
Being Comprised of
Lots 30-34 and 46-49,
Tract C, Block 1, Lomas
Encantadas Unit 2-C,
Phase 3, and Parcel C-2,
Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
December 2022

Public Utility Easements

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

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

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

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	542.70'	980.00'	31°43'45"	535.79'	S 59°08'55" E
C2	35.14'	25.00'	80°32'13"	32.32'	S 17°30'46" E
C3	155.20'	280.00'	31°45'32"	153.22'	S 06°52'35" W
C4	40.42'	25.73'	90°00'18"	36.39'	N 54°00'21" W
C5	94.28'	225.00'	24°00'32"	93.59'	N 87°00'13" W
C6	9.29'	225.00'	2°21'58"	9.29'	N 69°23'11" W
C7	112.48'	375.00'	17°11'06"	112.05'	S 66°22'25" E
C8	117.82'	75.00'	90°00'30"	106.07'	N 88°16'01" W
C9	153.52'	225.00'	39°05'38"	150.56'	N 23°42'57" W
C10	78.55'	50.00'	90°00'26"	70.72'	N 88°15'59" W
C11	342.09'	1090.00'	17°58'54"	340.68'	S 53°32'04" E
C12	258.65'	1235.00'	11°59'58"	258.17'	S 50°32'36" E
C13	302.60'	1235.00'	14°02'19"	301.84'	S 63°33'44" E
C14	81.85'	382.74'	12°15'10"	81.69'	N 52°51'23" E
C15	202.21'	1260.00'	9°11'42"	201.99'	S 49°08'28" E
C16	42.72'	225.00'	10°52'42"	42.66'	N 27°53'36" W
C17	39.00'	225.00'	9°55'49"	38.95'	N 38°17'52" W
C18	25.04'	225.00'	6°22'36"	25.03'	N 19°15'57" W
C19	46.76'	225.00'	11°54'30"	46.68'	N 10°07'24" W
C20	30.21'	25.00'	69°14'38"	28.41'	S 12°10'04" W
C21	153.30'	271.99'	32°17'36"	151.28'	S 69°51'16" W
C22	23.25'	50.00'	26°38'22"	23.04'	S 13°18'46" W
C23	74.40'	1235.00'	3°27'07"	74.39'	S 72°18'27" E
C24	216.36'	50.00'	247°56'08"	82.94'	N 56°01'56" E
C25	87.11'	200.00'	24°57'20"	86.42'	S 86°30'40" E
C26	622.78'	1210.00'	29°29'24"	615.93'	S 59°17'19" E
C27	16.65'	1210.00'	0°47'19"	16.65'	S 62°55'10" E
C28	26.54'	1210.00'	1°15'25"	26.54'	S 73°24'18" E
C29	34.87'	75.00'	26°38'22"	34.56'	S 13°18'46" W
C30	49.52'	30.00'	94°34'05"	44.08'	S 20°39'06" E
C31	19.34'	75.00'	14°46'22"	19.28'	S 19°14'46" W
C32	15.53'	75.00'	11°52'00"	15.51'	S 05°55'35" W
C33	26.38'	50.00'	30°13'56"	26.08'	S 15°06'58" E
C34	28.61'	1260.00'	1°18'04"	28.61'	S 63°10'33" E
C35	189.98'	50.00'	217°42'12"	94.64'	N 40°54'58" E
C36	34.45'	30.00'	65°47'47"	32.59'	S 35°02'15" E
C37	15.06'	30.00'	28°46'18"	14.91'	S 12°14'48" W
C38	66.61'	1210.00'	3°09'15"	66.61'	S 68°02'43" E
C39	66.61'	1210.00'	3°09'15"	66.61'	S 71°11'58" E
C40	66.61'	1210.00'	3°09'15"	66.61'	S 64°53'27" E
C41	66.61'	1210.00'	3°09'15"	66.61'	S 60°56'53" E
C42	66.61'	1210.00'	3°09'15"	66.61'	S 57°47'38" E
C43	1.64'	357.74'	0°15'48"	1.64'	N 58°51'04" E
C44	19.80'	407.74'	2°46'58"	19.80'	N 48°07'17" E
C45	76.28'	175.00'	24°58'29"	75.68'	S 86°31'15" E
C46	39.27'	25.00'	89°59'42"	35.35'	N 35°59'39" E
C47	47.34'	407.74'	6°39'06"	47.31'	N 55°39'25" E
C48	39.25'	25.00'	89°56'51"	35.34'	S 88°14'11" E
C49	103.04'	280.00'	21°05'07"	102.46'	S 12°12'47" W
C50	52.16'	280.00'	10°40'26"	52.09'	S 03°39'59" E
C51	86.43'	375.00'	13°12'22"	86.24'	N 68°21'47" W
C52	26.04'	375.00'	3°58'44"	26.04'	N 59°46'14" W
C53	66.61'	1210.00'	3°09'15"	66.61'	S 54°38'22" E
C54	66.61'	1210.00'	3°09'15"	66.61'	S 51°29'07" E
C55	42.05'	1090.00'	2°12'37"	42.04'	S 45°38'55" E
C56	60.01'	1090.00'	3°09'15"	60.00'	S 48°19'51" E
C57	60.01'	1090.00'	3°09'15"	60.00'	S 51°29'07" E
C58	60.01'	1090.00'	3°09'15"	60.00'	S 54°38'22" E
C59	60.01'	1090.00'	3°09'15"	60.00'	S 57°47'38" E
C60	60.01'	1090.00'	3°09'15"	60.00'	S 60°56'53" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C62	60.01'	1090.00'	3°09'15"	60.00'	S 64°53'27" E
C63	60.01'	1090.00'	3°09'15"	60.00'	S 68°02'43" E
C64	60.01'	1090.00'	3°09'15"	60.00'	S 71°11'58" E
C65	23.91'	1090.00'	1°15'25"	23.91'	S 73°24'18" E
C66	301.87'	195.00'	88°41'53"	272.62'	N 88°55'16" W
C67	114.77'	195.00'	33°43'19"	113.12'	S 63°35'27" W
C68	125.55'	195.00'	36°53'24"	123.39'	N 81°06'11" W
C69	61.55'	195.00'	18°05'11"	61.30'	N 53°36'54" W
C70	116.13'	75.00'	88°43'01"	104.87'	N 88°54'07" W
C71	44.14'	75.00'	33°43'13"	43.51'	S 63°35'59" W
C72	48.28'	75.00'	36°53'07"	47.45'	N 81°05'51" W
C73	23.71'	75.00'	18°06'41"	23.61'	N 53°35'57" W
C74	38.70'	25.00'	88°41'52"	34.95'	N 88°53'33" W
C75	76.50'	357.74'	12°15'10"	76.36'	N 52°51'23" E
C76	63.08'	75.00'	48°11'23"	61.24'	S 83°04'40" W
C77	38.70'	75.00'	29°33'52"	38.27'	N 58°02'42" W
C78	5.85'	75.00'	4°27'57"	5.84'	S 56°45'00" W
C79	10.19'	75.00'	7°47'18"	10.19'	S 50°37'23" W
C80	53.81'	200.00'	15°24'55"	53.65'	N 54°26'15" E
C81	66.61'	1210.00'	3°09'15"	66.61'	S 48°19'51" E
C82	46.68'	1210.00'	2°12'37"	46.67'	S 45°38'55" E
C83	87.20'	407.74'	12°15'10"	87.03'	N 52°51'23" E
C84	44.61'	25.00'	102°14'44"	38.92'	S 07°51'36" W
C85	74.86'	357.74'	11°59'22"	74.72'	N 52°43'29" E
C86	20.06'	407.74'	2°49'05"	20.05'	N 50°55'19" E
C87	19.80'	407.74'	2°46'58"	19.80'	N 48°07'17" E
C88	49.08'	1260.00'	2°13'54"	49.08'	S 45°39'34" E
C89	60.23'	1260.00'	2°44'19"	60.22'	S 48°08'41" E
C90	60.54'	1260.00'	2°45'11"	60.54'	S 50°53'26" E
C91	32.36'	1260.00'	1°28'18"	32.36'	S 53°00'10" E
C92	43.86'	25.00'	100°31'42"	38.45'	N 03°28'28" W
C93	32.68'	25.00'	74°53'52"	30.40'	S 84°14'19" W
C94	214.32'	1260.00'	9°44'45"	214.07'	S 63°11'08" E
C95	92.64'	1260.00'	4°12'46"	92.62'	S 60°25'08" E
C96	93.07'	1260.00'	4°13'56"	93.05'	S 65°56'32" E
C97	41.32'	25.00'	94°41'27"	36.77'	N 20°42'47" W
C98	35.26'	25.00'	80°48'58"	32.41'	S 67°02'26" W
C99	32.59'	1260.00'	1°28'56"	32.59'	S 73°17'32" E
C100	65.27'	215.00'	17°23'35"	65.02'	N 66°19'00" W
C101	57.62'	215.00'	15°21'17"	57.45'	N 67°20'09" W
C102	7.65'	215.00'	2°02'18"	7.65'	N 58°38'21" W
C103	203.93'	1090.00'	10°43'11"	203.64'	S 68°40'25" E

*C61 INTENTIONALLY OMITTED

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 1	0.1624	7,073
Lot 2	Block 1	0.1608	7,005
Lot 3	Block 1	0.1628	7,091
Lot 4	Block 1	0.1647	7,173
Lot 5	Block 1	0.1665	7,254
Lot 6	Block 1	0.1684	7,336
Lot 7	Block 1	0.1703	7,418
Lot 8	Block 1	0.1722	7,502
Lot 9	Block 1	0.1744	7,596
Lot 10	Block 1	0.1795	7,819
Lot 11	Block 1	0.1886	8,214
Lot 12	Block 1	0.2019	8,795
Lot 13	Block 1	0.1286	5,602
Tract 1	Block 1	0.3046	13,270

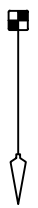
Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 2	0.1930	8,408
Lot 2	Block 2	0.1944	8,468
Lot 3	Block 2	0.1958	8,529
Lot 4	Block 2	0.1972	8,590
Lot 5	Block 2	0.1986	8,650
Lot 6	Block 2	0.1976	8,608
Lot 7	Block 2	0.2348	10,229
Lot 8	Block 2	0.1725	7,513
Lot 9	Block 2	0.1730	7,537
Lot 10	Block 2	0.1736	7,562
Lot 11	Block 2	0.1914	8,338
Lot 14	Block 2	0.1670	7,275
Lot 15	Block 2	0.1898	8,268
Lot 16	Block 2	0.1898	8,268
Lot 17	Block 2	0.1708	7,438
Lot 18	Block 2	0.1653	7,203
Lot 19	Block 2	0.1653	7,202
Lot 20	Block 2	0.1653	7,201
Lot 21	Block 2	0.1819	7,925
Lot 22	Block 2	0.1975	8,604
Lot 23	Block 2	0.1766	7,693
Lot 24	Block 2	0.1796	7,826
Lot 25	Block 2	0.2200	9,583
Lot 26	Block 2	0.1642	7,152
Tract 2	Block 2	0.1898	8,268
Tract 3	Block 2	0.1099	4,786

*LOTS 12 & 13 INTENTIONALLY OMITTED

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 3	0.1762	7,675
Lot 2	Block 3	0.1743	7,592
Lot 3	Block 3	0.1575	6,862
Lot 4	Block 3	0.1458	6,351
Lot 5	Block 3	0.1927	8,395
Lot 6	Block 3	0.1653	7,200
Lot 7	Block 3	0.2318	10,097
Lot 8	Block 3	0.2395	10,431
Lot 9	Block 3	0.1995	8,692
Lot 10	Block 3	0.1653	7,201
Lot 11	Block 3	0.1653	7,201
Lot 12	Block 3	0.1653	7,200
Lot 13	Block 3	0.1653	7,200
Lot 14	Block 3	0.1653	7,200
Lot 15	Block 3	0.1653	7,200
Lot 16	Block 3	0.1717	7,478
Lot 17	Block 3	0.1744	7,597
Lot 18	Block 3	0.1744	7,597
Lot 19	Block 3	0.1744	7,597
Lot 20	Block 3	0.1744	7,597
Lot 21	Block 3	0.1744	7,597
Lot 22	Block 3	0.1744	7,597
Lot 23	Block 3	0.1744	7,597
Lot 24	Block 3	0.1744	7,597
Lot 25	Block 3	0.1689	7,358
Lot 26	Block 3	0.1653	7,200
Lot 27	Block 3	0.1653	7,200
Lot 28	Block 3	0.1653	7,200
Lot 29	Block 3	0.1653	7,200
Lot 30	Block 3	0.1653	7,200
Lot 31	Block 3	0.1653	7,200
Lot 32	Block 3	0.1653	7,200
Lot 33	Block 3	0.1653	7,200
Lot 34	Block 3	0.1653	7,200
Lot 35	Block 3	0.1731	7,539
Lot 36	Block 3	0.1981	8,629
Tract 4	Block 3	3.8047	165,731

*Preliminary Plat for
Montreal Subdivision
Being Comprised of
Lots 30-34 and 46-49,
Tract C, Block 1, Lomas
Encantadas Unit 2-C,
Phase 3, and Parcel C-2,
Enchanted Hills, Unit 2
City of Rio Rancho
Sandoval County, New Mexico
December 2022*

Line Table		
Line #	Direction	Length (ft)
L1	S 43°10'22" E	40.00'
L2	S 80°59'30" W	45.24'
L3	S 34°04'55" W	20.16'
L4	N 15°04'02" E	115.13'
L5	N 89°59'31" W	25.00'
L6	N 43°16'16" W	135.00'
L7	N 43°15'46" W	66.17'
L8	S 46°44'14" W	115.02'
L9	S 46°43'44" W	37.19'
L10	N 46°44'14" E	114.85'
L11	N 43°15'46" W	36.09'
L12	S 85°55'47" W	115.67'
L13	S 09°00'12" E	115.47'
L14	N 80°59'30" E	70.98'
L15	N 46°43'48" E	67.87'
L16	N 87°35'50" E	33.69'
L17	S 00°01'53" E	180.00'
L18	S 26°14'17" W	184.20'
L19	S 00°01'01" E	217.55'
L20	S 57°46'52" E	198.76'
L21	S 42°59'52" E	103.29'
L22	S 64°25'21" E	180.14'
L23	S 15°00'03" W	139.62'



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174



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

October 6, 2023

RE: Preliminary Plat, Case No. 22-210-00008
4101 Montreal Loop NE (Enchanted Hills Unit 2, Block 1, Parcel C-2)

Dear Property Owner:

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

The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests a preliminary plat extension to the longevity of approval of the Montreal subdivision on the property legally described as Enchanted Unit 2, Block 1, Parcel C-2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-49, and Tract C. The purposed subdivision will create 78 single-family residential lots and 4 tracts on approximately 23 acres, zoned for R-1 and R-4: Single-Family Residential.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, October 24, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

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

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

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

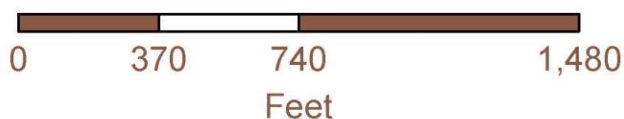
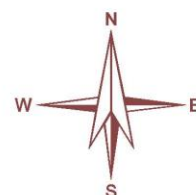
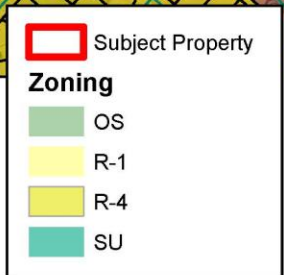
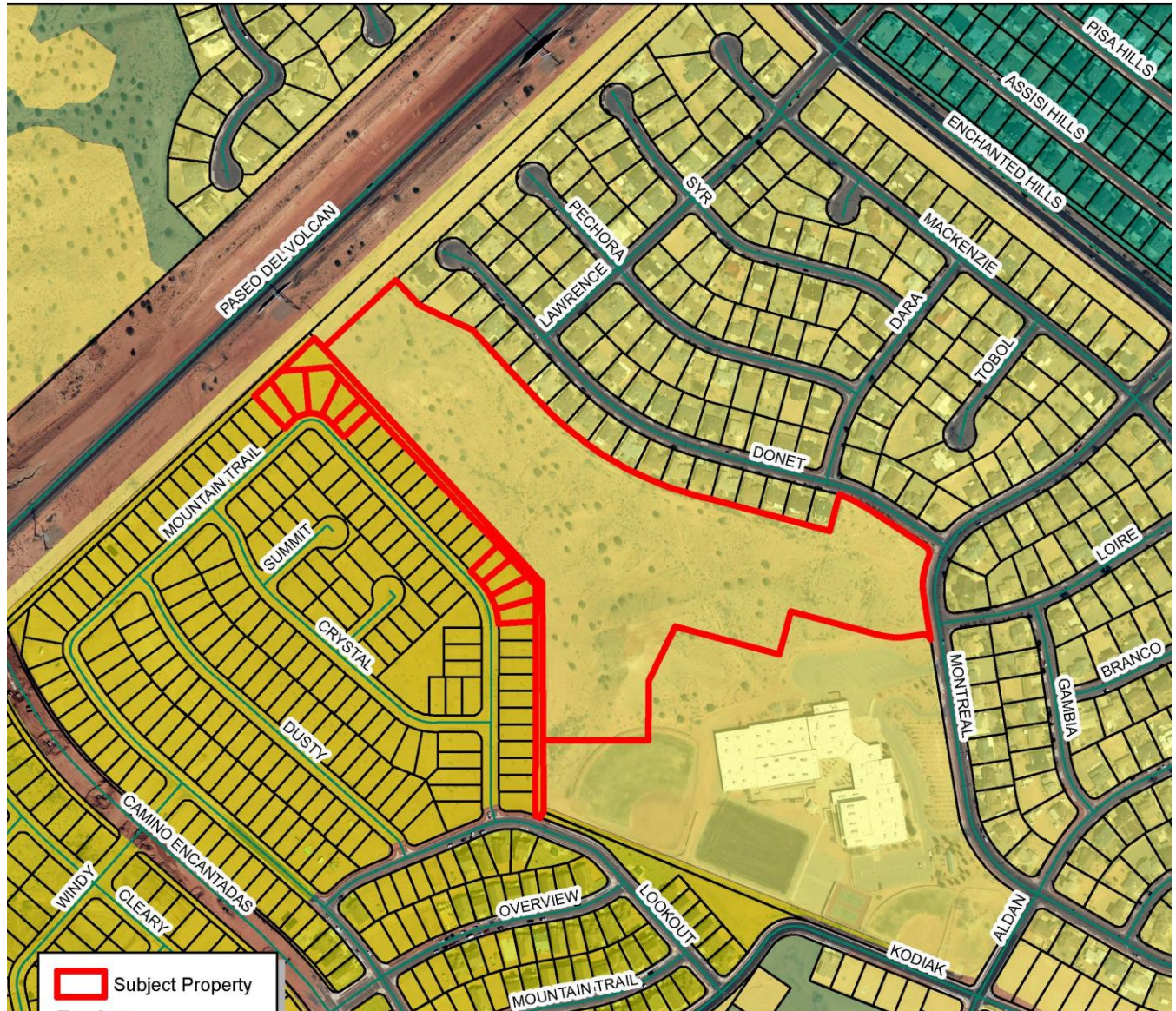
Please contact me via e-mail me at mcostilla@rnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday before the hearing.

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

MONTREAL PRELIMINARY PLAT



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

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

Account Number
1010956

Ad Order Number
0001579486

Ordered By Sharon Bitah

Customer Phone 5058915005

Joint Ad #

Customer Email sbitah@rrnm.gov

PO Number 240051

Ad Cost \$84.36

Sales Rep wschult

Tax Amount \$6.43

Order Taker wschult

Total Amount \$90.79

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

Amount Paid \$0.00

Amount Due \$90.79

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

Affidavits 0

Pick Up #

Product Albuquerque Journal

Ad Number 0001579486-01

Ad Type 0 Legal Liner

Ad Size 1 X 101 li

Color

Placement 0Legal Notices

Classification 0Government

Sort Text CITYOFRIORANCHOPUBLICHEARING
NOTICETHEPLANNINGANDZONINGB
OARDOFTHECITYOFRIORANCHONM
WILLCONSIDERTHEFOLLOWINGMAT
TERSATITSREGULARLYSCHE

Run Date

10/09/2023

10/09/2023

10/09/2023

WYSIWYG Content



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, October 24, 2023 at 5:00 pm:

**Preliminary Plat Extension
Case #22-210-00008**

The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC, is requesting approval of a preliminary plat extension for the proposed Montreal subdivision containing 78 single-family residential lots and 4 tracts on approximately 23 acres, zoned for R-1 and R-4: Single-Family Residential. The subject property is legally described Enchanted Hills Unit 2, Block 1, Parcel C2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-46, and Tract C.

**Preliminary, Final Plat
Case #23-210-00011**

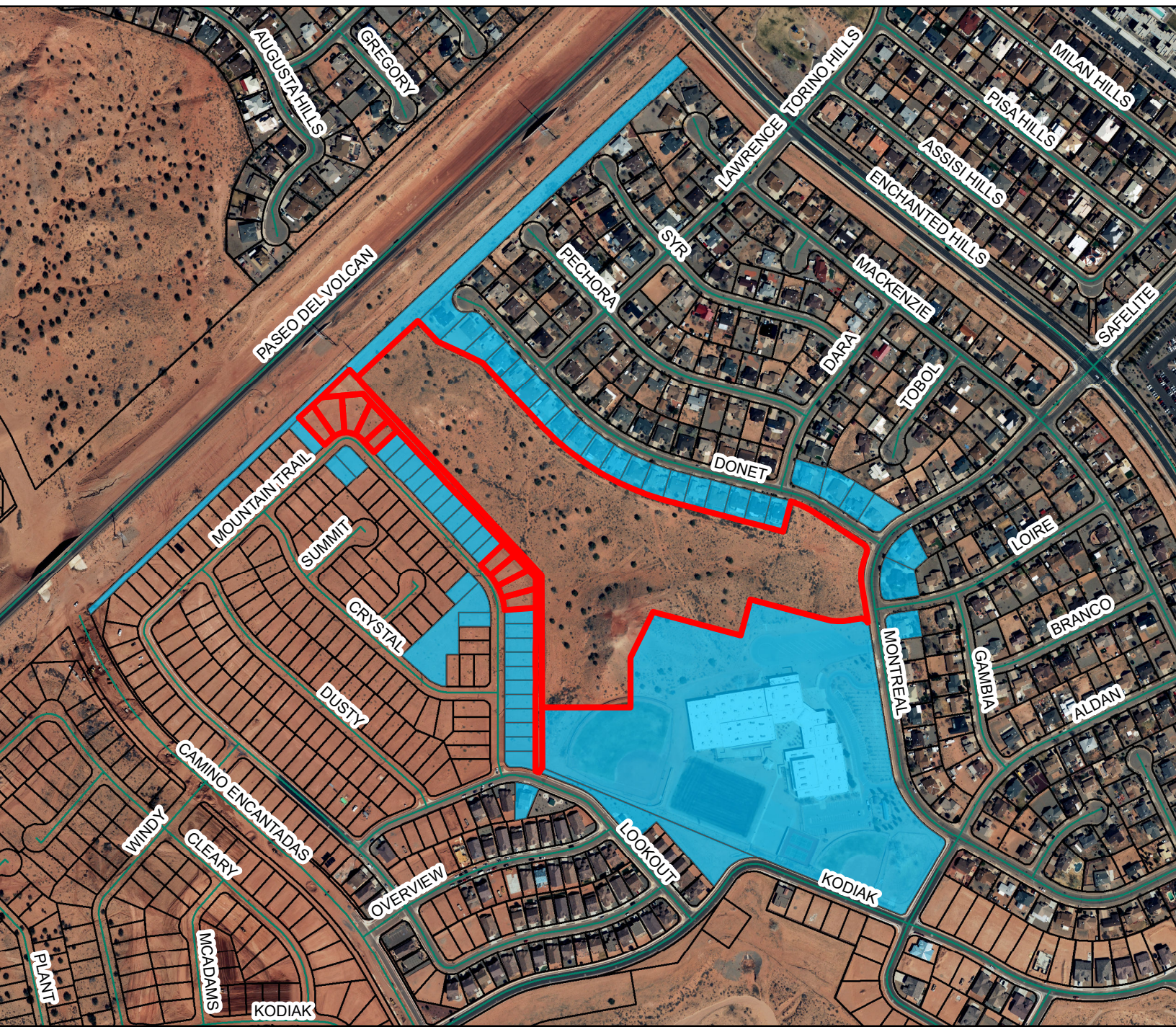
The applicants, RRSC, LLC, through their agent, Centerpoint Integrated Solutions, is requesting approval of a Preliminary, Final Plat in order to split one lot into three lots at 4100 Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2. It is zoned C-1: Retail Commercial and is approximately 5.12 acres.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rnm.gov. 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@rnm.gov. Written comments will be inserted into the public record.

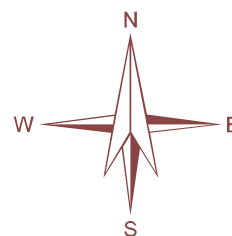
Journal: October 9, 2023

MONTREAL PRELIMINARY PLAT

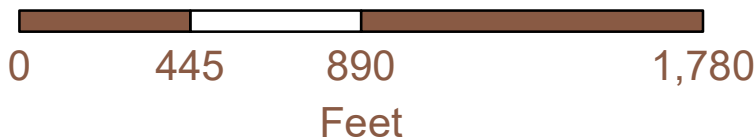


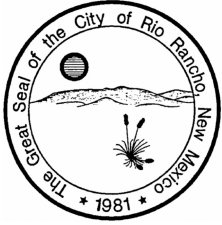
Subject Property

Abutting Properties



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





CITY OF RIO RANCHO COVER PAGE

Legislation Item: 23-210-00011

AGENDA DATE:
October 24, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant RRSC, LLC, through their agent, Centerpoint Integrated Solutions, requests approval of a preliminary/final plat to split one lot into three lots at 4100 Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2. Staff contact is Michelle Costilla and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:

The applicant, RRSC, LLC, through their agent, Centerpoint Integrated Solutions, is requesting approval of a Preliminary, Final Plat in order to split one lot into three lots at 4100 Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2. It is zoned C-1: Retail Commercial and is approximately 5.12 acres.

The subject property is located at the intersection of Southern Blvd. SE and Highway 528 SE, both principal arterial roads. The property is zoned C-1: Retail Commercial per Ordinance No. 81-015. A small portion of the property to the east is within an Off-Premises Advertising Overlay Zone per Ordinance No. 28, Enactment No. 12-28. It is not within any Specific Area Plans or Master Planned areas.

A lot split to create three lots from one lot is typically heard by a separate preliminary plat and final plat hearing. This property already has been previously developed and all required improvements are in place and therefore, is being heard as a preliminary and final plat combined.

GENERAL INFORMATION:

1. Layout: The subdivision will consist of 3 tracts.
2. Acreage: 5.0611 acres.
3. Access: There are currently 4 access points off of Southern Blvd SE and 2 access points off of NM Highway 528. A cross access easement will be required and is listed as a condition of approval.
4. Zoning: The subject property is zoned C-1: Retail Commercial per Ordinance No. 81-015. A small portion of the property to the east is within an Off-Premises Advertising Overlay Zone per Ordinance No. 28, Enactment No. 12-28.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, CenturyLink, PNM, and New Mexico Gas Company.
6. Water and Wastewater Availability: A Water / Waste Water Availability statement from the Utility Division is required for any new future development, and is listed as a condition of approval.
7. Drainage: A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153

EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented. This is listed as a condition of approval.

8. Roads & Sidewalks: No new roads or sidewalks are purposed. There is an existing 20 ft alley in the rear of the property.

9. Recreation Facilities/Open Space: None.

10. Easements: All existing easements are listed on sheet 2 of 2 on the preliminary/final plat, which is provided as an attachment. 5' PUE along all lot lines are required along with cross lot access easement. This has been listed as a condition of approval.

11. Public Site Dedications: None.

12. Vacations: None.

13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Staff recommends the Planning and Zoning Boards finds the proposed preliminary plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:

The property is zoned C-1: Retail Commercial, which allows for a lot minimum of 21,780 square feet. Staff finds that the proposed lots meet the C-1, minimum lot size requirements, with the smallest lot measuring approximately 60,862 acres. Criteria is satisfied.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN:

In Chapter 10, Urban Design Element, policy UD-3 seeks to "Provide development incentives for infill and redevelopment development projects." Staff finds that this subdivision and the subsequent development of these lots serves as an infill and redevelopment opportunity for the project area. The site will include demolition and repairs of vacant buildings along with landscape improvements that will be required with future development.

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

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments within this document
DSD Engineering	X	Comments attached
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No comments provided
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
Waste Management	X	No Comments provided

NOTIFICATIONS:

Notice of pending development application was sent via first class mail to property owners abutting the subject property. A legal notification was posted in the Albuquerque Journal on October 9, 2023. A notification sign was posted to the property one week prior to the hearing on October 17, 2023. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the preliminary/final plat based on the general findings identified below and the following specific findings:

GENERAL FINDINGS:

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

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:

1. The preliminary plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary plat conforms to the requirements of the C-1: Retail Commercial Zoning District.
4. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
5. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area.
6. A Water / Waste Water Availability statement from the Utility Division may be required prior to any future development.
7. 5' PUE along all lot lines are required along with a cross lot access easement.
8. Impact Fee assessment will occur at time of future development.
9. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
10. "Rio Rancho Development Services Department" signature block shall be removed from the plat and replaced with Planning and Zoning Board signature block.
11. Remove "approved administratively by the City of Rio Rancho Development Services Department Director" from City of Rio Rancho Clerk signature block. Replace with "approved by the Planning and Zoning Board".

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

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

ATTACHMENT: [Application.pdf](#)

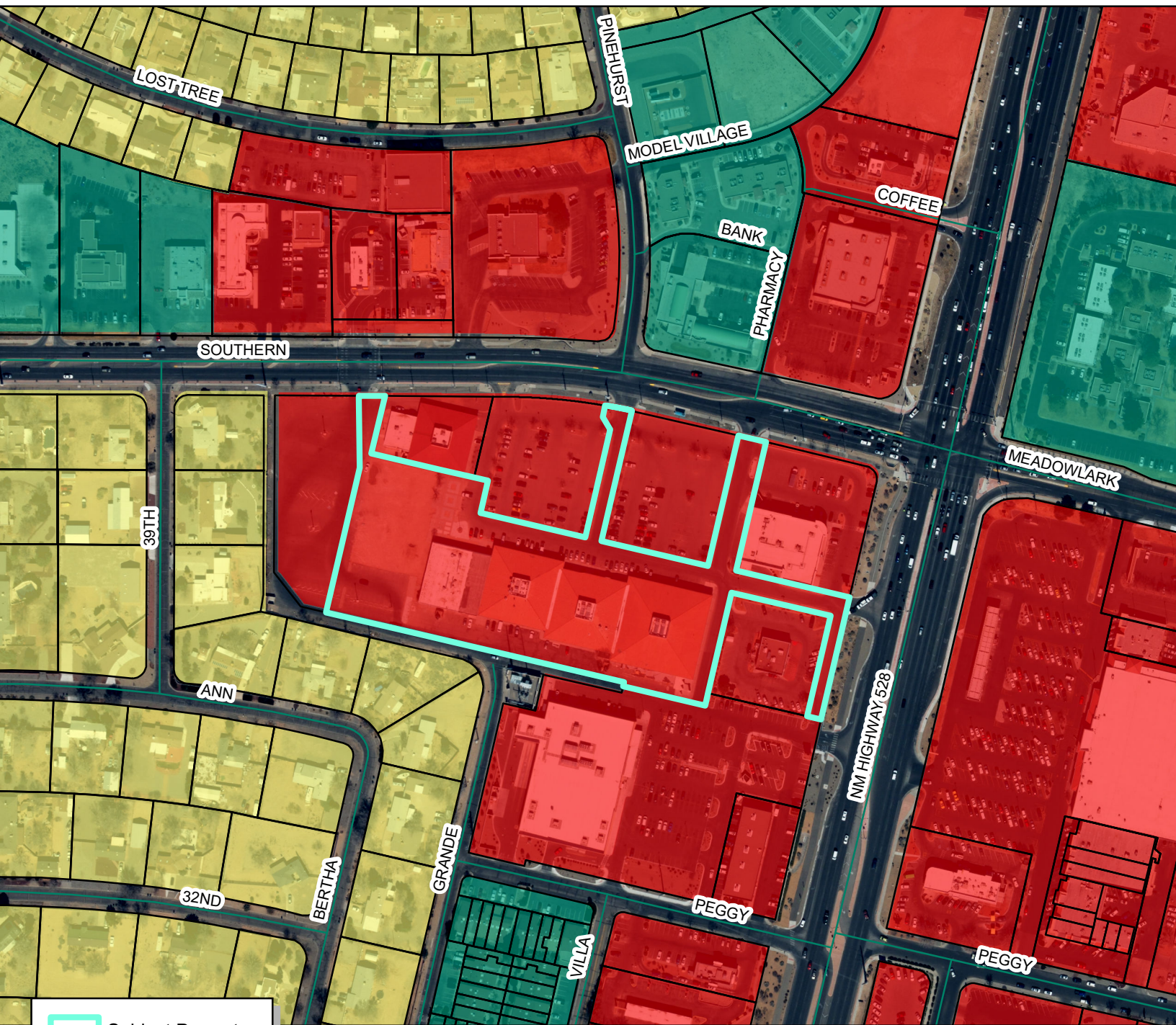
ATTACHMENT: [Authorization.pdf](#)

ATTACHMENT: [Preliminary, Final Plat.pdf](#)

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

ATTACHMENT: [Staff Comments.pdf](#)

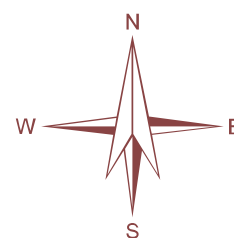
RIO RANCHO SHOPPING CENTER, TRACT 5A2



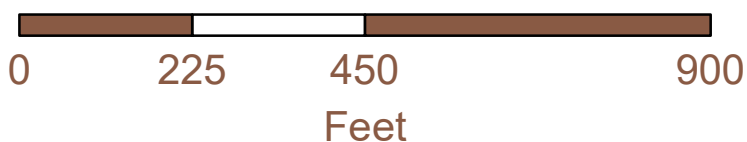
 Subject Property

Zoning

-  C-1
-  R-1
-  SU



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



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: RRSC, LLC		Phone: See agent
Address: 7620 Jefferson NE		E-Mail: See agent
City: Albuquerque	State: RRSC, LLC	Zip: 87109
Proprietary Interest: Owner	List Owners: RRSC, LLC	
Deed or Ownership Verification Provided: (Initials) Title commitment attached		Letter of Authorization Provided: (Initials) Attached

Agent Name: Vanessa Cantu		Phone: (210)852-6388
Address: 1626 Cole Blvd, Suite 125		E-Mail: vcantu@centerpoint-is.com
City: Lakewood	State: CO	ZIP Code: 80401

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

Requesting to run preliminary and Final plat concurrently. Project includes demolition of center building to make into a parking lot. Will include the creation of three separate parcels.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : RRSHOP, TR 5A2	Block(s):	Lot(s):
Existing Zoning: C-1 Retail Commercial	Proposed Zoning: n/a	
No. of existing lots: 1	No. of proposed lots: 3	Total area of site (acres) 5.12

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: Vanessa Cantu	Applicant: -	Agent: 8
Signature: Vanessa Cantu		Date: 9/14/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT # 23-210-00011	FEE	RECEIPT #

APPLICATION ACCEPTED BY: **Michelle Costilla**

DATE: **9/20/23**

September 13, 2023

City of Rio Rancho
Development Services/ Planning & Zoning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Letter of Authorization – Rio Rancho Shopping Center TR5A2

Dear Ms. Rincon:

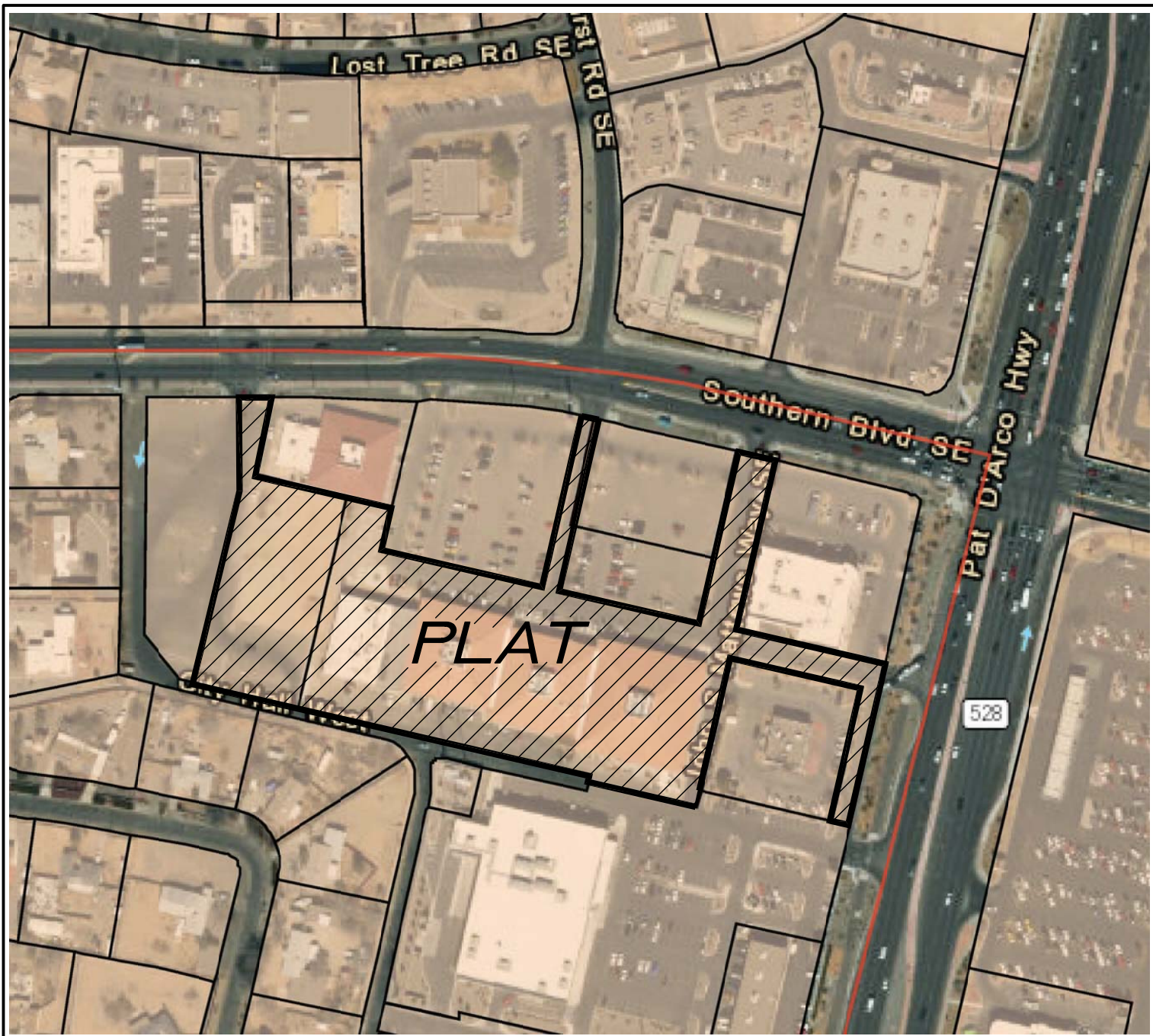
As the Property Owner of Rio Rancho Shopping Center TR5A2, this letter will authorize Maestas Development Group and CenterPoint Integrated Solutions LLC to act as our representative with filing and processing of the request for the preliminary and final plat for the Property and for any other City of Rio Rancho applications or requests in connection therewith. This application is requested on behalf of the Property Owner as listed below.

RRSC, LLC

By: Wes Butera

Name: Wes Butera

Title: Chief Development Officer



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD83) originated at the Bohannon Huston, Inc. Control Monument "RFP-01-3".
- Distances are ground.
- Record bearings and distances where they differ from those established by this field survey shown in parenthesis ().
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City Zone Atlas Page 48

PURPOSE OF PLAT:

The purpose of this plat is to:

- Divide One (1) existing tract into Three (3) new tracts as shown hereon.
- Grant the new Public and Private Easements (If any) as shown hereon.

SUBDIVISION DATA

Total Plat Area	5.0611 acres
Number of Existing Tracts	1
Number of New Tracts created	3

TREASURERS CERTIFICATION

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.

Sandoval County Treasurer

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QC 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.

Additionally, City of Rio Rancho Water and Wastewater Services are granted use of the public utility easements for installation, maintenance and service of such lines across the easement (but not parallel within) and related equipment and facilities reasonably necessary to provide sanitary sewer and water service.

PLATS USED IN THE PREPARATION OF THIS SURVEY:

- Subdivision Plat entitled "REPLAT PORTIONS OF UNITS FIVE, TWELVE AND SIXTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed May 13, 1968, in Volume RRI, Folio 76, records of Sandoval County, New Mexico.
- REPLAT PORTIONS OF UNITS 16 (COMMERCIAL TRACT "F"), 23 AND 24 AND VACATION UNIT 16 (PORTION OF A 20' ALLEY) RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed April 16, 1970, in Rio Rancho Estates Plat Book 2, Page 30, records of Sandoval County, New Mexico.
- Subdivision Plat entitled "TRACTS G-1 THRU G-4, RIO RANCHO SHOPPING CENTER, BEING A REPLAT OF PORTIONS OF TRACTS A AND F-1, UNIT SIXTEEN, RIO RANCHO ESTATES, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JULY 1990", filed December 29, 1990, in Volume 3, Folio 882-A and Rio Rancho Estates Plat Book 6, Pages 30-31, records of Sandoval County, New Mexico.
- Subdivision Plat entitled "PLAT OF LOTS G-2-A AND G-2-B, RIO RANCHO SHOPPING CENTER, BEING A REPLAT OF LOT G-2, RIO RANCHO SHOPPING CENTER, RIO RANCHO ESTATES, UNIT 16, SITUATE WITHIN PROJECTED SECTION 30, T. 12 N., R. 3 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, SEPTEMBER 2001", filed November 26, 2002, in Volume 3, Folio 2239-A and Rio Rancho Estates Plat Book 15, Page 27, records of Sandoval County, New Mexico.
- Plat entitled "REPLAT OF BLOCKS 1 THRU 7, INCLUSIVE & BLOCKS 41 THRU 45, INCLUSIVE & TRACT "D" OF AMENDED PLAT OF CENTRAL PORTION OF UNIT SIXTEEN, RIO RANCHO ESTATES", filed in the office of the County Clerk of Sandoval County, New Mexico on February 8, 1968 in Rio Rancho Estates Plat Book 1, Page 68.
- Plat entitled "SUMMARY PLAT OF TRACTS 2 AND 3, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF A PORTION OF TRACT F-1, UNIT 16; ALL OF TRACT G-2-B, RIO RANCHO SHOPPING CENTER AND A 60' ACCESS EASEMENT AND 12.42' PARKING AND LANDSCAPE EASEMENT) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 28, 2013 in Volume 3, Folio 592 and in Rio Rancho Estates Plat Book Number 24, Pages 88 and 89.
- Plat entitled "SUMMARY PLAT OF TRACTS G-3-A AND 5-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACTS G-3 AND 5, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 12, 2020 in Volume 3, Folio 4649.
- Plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND TRACT G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, Pages 90-91.

COUNTY CLERKS CERTIFICATION

STATE OF NEW MEXICO
COUNTY OF SANDOVAL SS

This instrument was filed for record on _____,
20____ at _____ M., recorded in Volume _____ of records
of said County, folio _____
(Rio Rancho Estates Plat Book Number _____, page _____)
Ann Brady-Romero, Sandoval County Clerk and Recorder
By: _____
Deputy

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising All of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND TRACT G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, Pages 90-91.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND TRACT G-1, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

TRACT 5-A-2
RRSC, LLC, a New Mexico limited liability company

By: Steve Maestas, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this _____ day
of _____, 2023, by Steve Maestas as Manager of RRSC, LLC

My commission expires _____
Notary Public

PLAT OF

TRACTS 5-A-2A , 5-A-2B AND 5-A-2C
RIO RANCHO SHOPPING CENTER

(BEING A REPLAT OF TRACT 5-A-2, RIO RANCHO SHOPPING CENTER)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 30 , TOWNSHIP 12 NORTH , RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

JUNE , 2023

CASE NUMBER _____

APPROVALS

RIO RANCHO DEPARTMENT OF DEVELOPMENT SERVICES

Approved this _____day of _____, 2023.

Amy Rincon – Director of Development Services

CITY CLERK'S CERTIFICATION

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

Rebecca Martinez, City Clerk

UTILITY APPROVALS

QWest Corporation d/b/a CenturyLink QC Date

Public Service Company of New Mexico Date

New Mexico Gas Company Date

Sparklight Date

City of Rio Rancho Date

JURISDICTIONAL AFFIDAVIT

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby affirm that the property described does lie within the platting and municipal limits of the City of Rio Rancho.

Russ P. Hugg
NMPS No. 9750
July 15, 2023

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it shows all easements of record readily available to a land surveyor and made known to me by the owner, utility companies or other parties expressing an interest; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements of the City of Rio Rancho Subdivision Ordinance; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
July 15, 2023



SHEET 1 OF 2

SURVOTEK, INC.

Consulting Surveyors
P.O. Box 66985 Albuquerque, New Mexico 87114 Phone: 505-897-3366

BOOK _____ PAGE _____

PLAT OF
TRACTS 5-A-2A, 5-A-2B AND 5-A-2C
RIO RANCHO SHOPPING CENTER
(BEING A REPLAT OF TRACT 5-A-2, RIO RANCHO SHOPPING CENTER)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2023

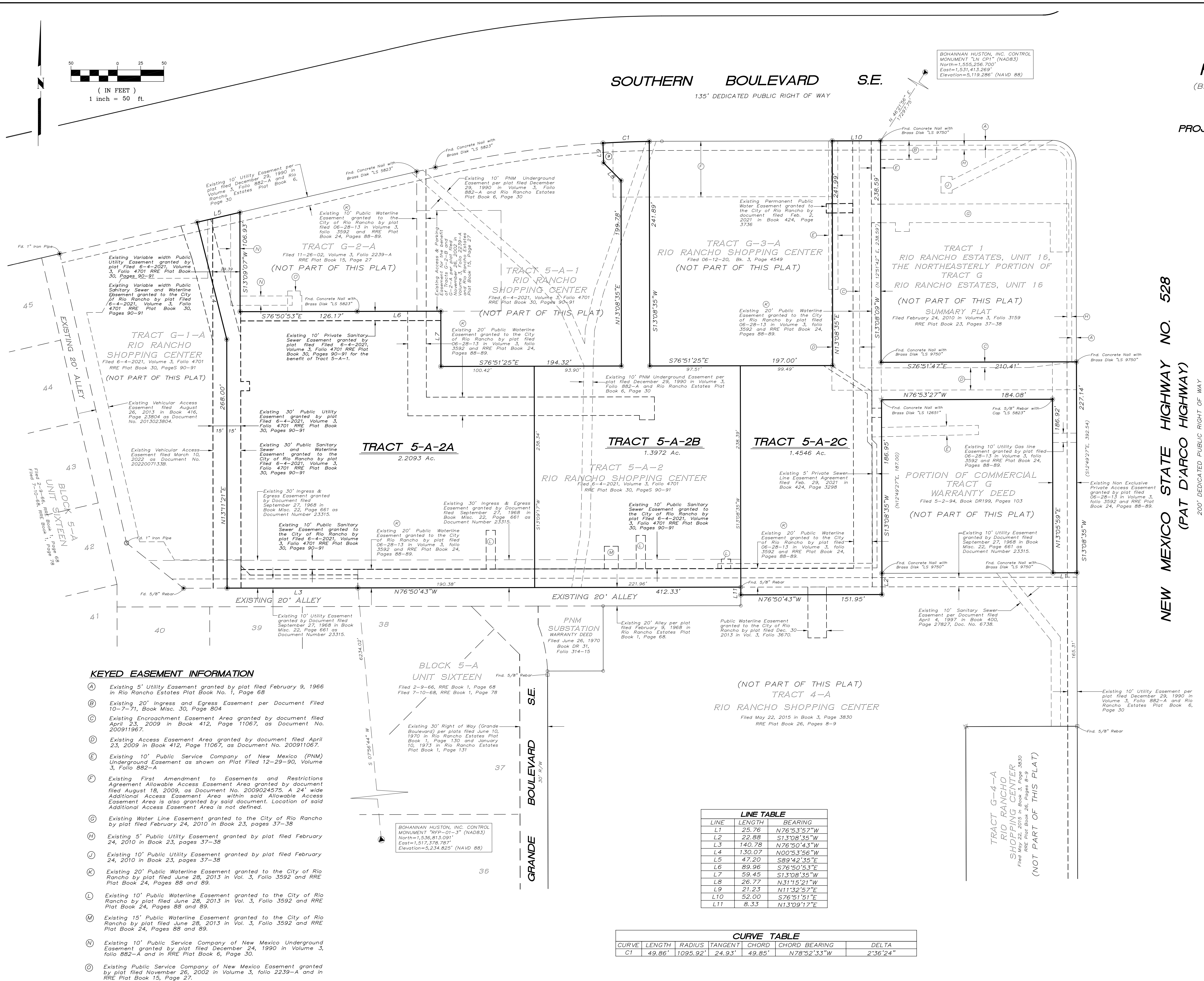
EASEMENT AGREEMENTS

Tract 5-A-2, Rio Rancho Shopping Center is subject to the following as may be amended:

- Restrictive covenants recorded in Book Misc. 22, page 661, Book Misc. 12, page 517, Declaration of Easements, Covenants and Restrictions, filed June 26, 2020, in Book 423, page 15739, as Document No. 2020015739, records of Sandoval County, New Mexico. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3602, or (c) relates to a handicap, but does not discriminate against handicapped people.
- Easements and notes as shown on the plat recorded June 4, 2021 in Vol. 3, folio 4701, Rio Rancho Estates Book 30, pages 90-91, Public Service Company of New Mexico Quitclaim of Electric Easement, filed February 1, 2021, in Book 424, Page 3530, as Document No. 202103530, records of Sandoval County, New Mexico.
- Vehicular Access Easement, by and between RRSC, LLC, a New Mexico limited liability company ("RRSC") and RPS Main & Temple, LLC, a New Mexico corporation ("RPS"), recorded on August 26, 2013 in Book 416, Page 23804 as Document No. 2013023804, Amendment filed March 10, 2022 in Book 425, page 7133 as Document No. 2022007133, records of Sandoval County, New Mexico.
- Declaration of Shared sign, Use, Parking and Easement Agreements by RRSC, LLC, a New Mexico limited liability company ("RRSC"), recorded on June 18, 2021 in Book 424, Page 21660 as Document No. 2021021660, Amendment filed March 10, 2022 in Book 425, page 7133 as Document No. 2022007133, records of Sandoval County, New Mexico.
- Protected Area Agreement (Drive Aisles), by and between RRSC, LLC, a New Mexico limited liability company ("RRSC") and RPS Main & Temple, LLC, a New Mexico corporation ("RPS"), recorded August 6, 2014 in Book 417, Page 16111 as Document No. 2014016111, Amendment filed March 10, 2022 in Book 425, page 7134 as Document No. 2022007134, records of Sandoval County, New Mexico.
- Permanent Easement, and rights incident thereto, recorded February 2, 2021 in Book 424, Page 3736 as Document No. 2021003736, records of Sandoval County, New Mexico.
- Private Sewer Line Easement Agreement, and rights incident thereto, recorded January 29, 2021 in Book 424, Page 3298 as Document No. 2021003298, Records of Sandoval County, New Mexico.
- Amended and Restated Declaration Concerning Property Use and Maintenance, recorded July 16, 2015 in Book 418, Page 15683 as Document No. 2015015683, records of Sandoval County, New Mexico.
- Declaration Concerning Property Use and Maintenance, by RRSC, LLC, a New Mexico limited liability company ("RRSC"), recorded February 16, 2015 in Book 418, Page 3133, as Document No. 2015003133, Records of Sandoval County, New Mexico.
- Notice of Rescission of Declaration Concerning Property Use and Maintenance, by RRSC, LLC, a New Mexico limited liability company ("RRSC"), recorded May 22, 2015 in Book 418, Page 11023, as Document No. 2015011023, Records of Sandoval County, New Mexico.
- Declaration of Cross-Access, Cross-Parking, Parking Allocation and Cross -Utility Easements recorded on June 16, 2020 in Book 423, Page 14527 as Document No. 2020014527, Amendment filed March 10, 2022 in Book 425, page 7192 as Document No. 2022007192, records of Sandoval County, New Mexico.
- Declaration of Use, Parking and Easement Agreements, by RRSC, LLC, a New Mexico limited liability company, dated March 8, 2022, recorded March 10, 2022 in Book 425, Page 7210 as Document No. 2022007210, records of Sandoval County, New Mexico.
- Reciprocal Access Easement, recorded August 26, 2013 in Book 416, Page 23810, as Document No. 2013023810, Records of Sandoval County, New Mexico.
- Easements and Restrictions Agreement, recorded April 23, 2009 in Book 412, Page 11067, as Document No. 2009011067, First Amendment to Easements and Restrictions Agreement, recorded July 9, 2009 in Book 412, Page 19710, as Document No. 2009019710, First Amendment to Easements and Restrictions Agreement, recorded August 18, 2009 in Book 412, Page 24575, as Document No. 2009024575, Second Amendment to Easements and Restrictions Agreement, recorded March 24, 2010 in Book 413, Page 6391, as Document No. 2010006391, records of Sandoval County, New Mexico.
- Declaration of Access and Parking Easement, recorded June 28, 2013 in Book 416, Page 17876, as Document No. 2013017876, re-recorded August 26, 2013 in Book 416, Page 332781, as Document No. 2013023781, Records of Sandoval County, New Mexico.

NEW MEXICO STATE HIGHWAY NO. 528
(PAT D'ARCO HIGHWAY)
200' DEDICATED PUBLIC RIGHT OF WAY

SOUTHERN BOULEVARD S.E.
135' DEDICATED PUBLIC RIGHT OF WAY



KEYED EASEMENT INFORMATION

- (A) Existing 5' Utility Easement granted by plat filed February 9, 1966 in Rio Rancho Estates Plat Book No. 1, Page 68
- (B) Existing 20' Ingress and Egress Easement per Document Filed 10-7-71, Book Misc. 30, Page 804
- (C) Existing Encroachment Easement Area granted by document filed April 23, 2009 in Book 412, Page 11067, as Document No. 200911067.
- (D) Existing Access Easement Area granted by document filed April 23, 2009 in Book 412, Page 11067, as Document No. 200911067.
- (E) Existing 10' Public Service Company of New Mexico (PNM) Underground Easement as shown on Plat Filed 12-29-90, Volume 3, folio 882-A
- (F) Existing First Amendment to Easements and Restrictions Agreement Allowable Access Easement area granted by document filed August 18, 2009, as Document No. 2009024575. A 24' wide Additional Access Easement Area within said Allowable Access Easement Area is also granted by said document. Location of said Additional Access Easement Area is not defined.
- (G) Existing Water Line Easement granted to the City of Rio Rancho by plat filed February 24, 2010 in Book 23, pages 37-38
- (H) Existing 5' Public Utility Easement granted by plat filed February 24, 2010 in Book 23, pages 37-38
- (I) Existing 10' Public Utility Easement granted by plat filed February 24, 2010 in Book 23, pages 37-38
- (J) Existing 20' Public Waterline Easement granted to the City of Rio Rancho by plat filed June 28, 2013 in Vol. 3, folio 3592 and RRE Plat Book 24, Pages 88 and 89.
- (K) Existing 10' Public Waterline Easement granted to the City of Rio Rancho by plat filed June 28, 2013 in Vol. 3, folio 3592 and RRE Plat Book 24, Pages 88 and 89.
- (L) Existing 15' Public Waterline Easement granted to the City of Rio Rancho by plat filed June 28, 2013 in Vol. 3, folio 3592 and RRE Plat Book 24, Pages 88 and 89.
- (M) Existing 10' Public Service Company of New Mexico Underground Easement granted by plat filed December 24, 1990 in Volume 3, folio 882-A and in RRE Plat Book 6, Page 30.
- (N) Existing Public Service Company of New Mexico Easement granted by plat filed November 26, 2002 in Volume 3, folio 2239-A and in RRE Plat Book 15, Page 27.

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.76	N76°53'57"W
L2	22.68	S13°08'35"W
L3	140.78	N76°50'43"W
L4	130.07	N00°53'56"W
L5	47.20	S89°42'35"E
L6	89.96	S76°50'53"E
L7	59.45	S13°08'35"W
L8	26.77	N31°15'21"W
L9	21.23	N11°32'57"E
L10	52.00	S76°51'51"E
L11	8.33	N13°09'17"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
CT	49.86'	1095.92'	24.93'	49.85'	N78°52'33"W
					2°36'24"





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

October 6, 2023

RE: Preliminary, Final Plat, Case No. 23-210-00011
4100 Southern Blvd SE (Rio Rancho Shopping Center, Tract 5A2)

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 & Zoning Board.

The applicant, RRSC, LLC, through their agent, Centerpoint Integrated Solutions, is requesting approval of a Preliminary, Final Plat in order to split one lot into three lots at 4100 Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2. It is zoned C-1: Retail Commercial and is approximately 5.12 acres.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, October 24, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

On the back of this letter is a location map of the project, with the subject property identified with a 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 & Zoning meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>.
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

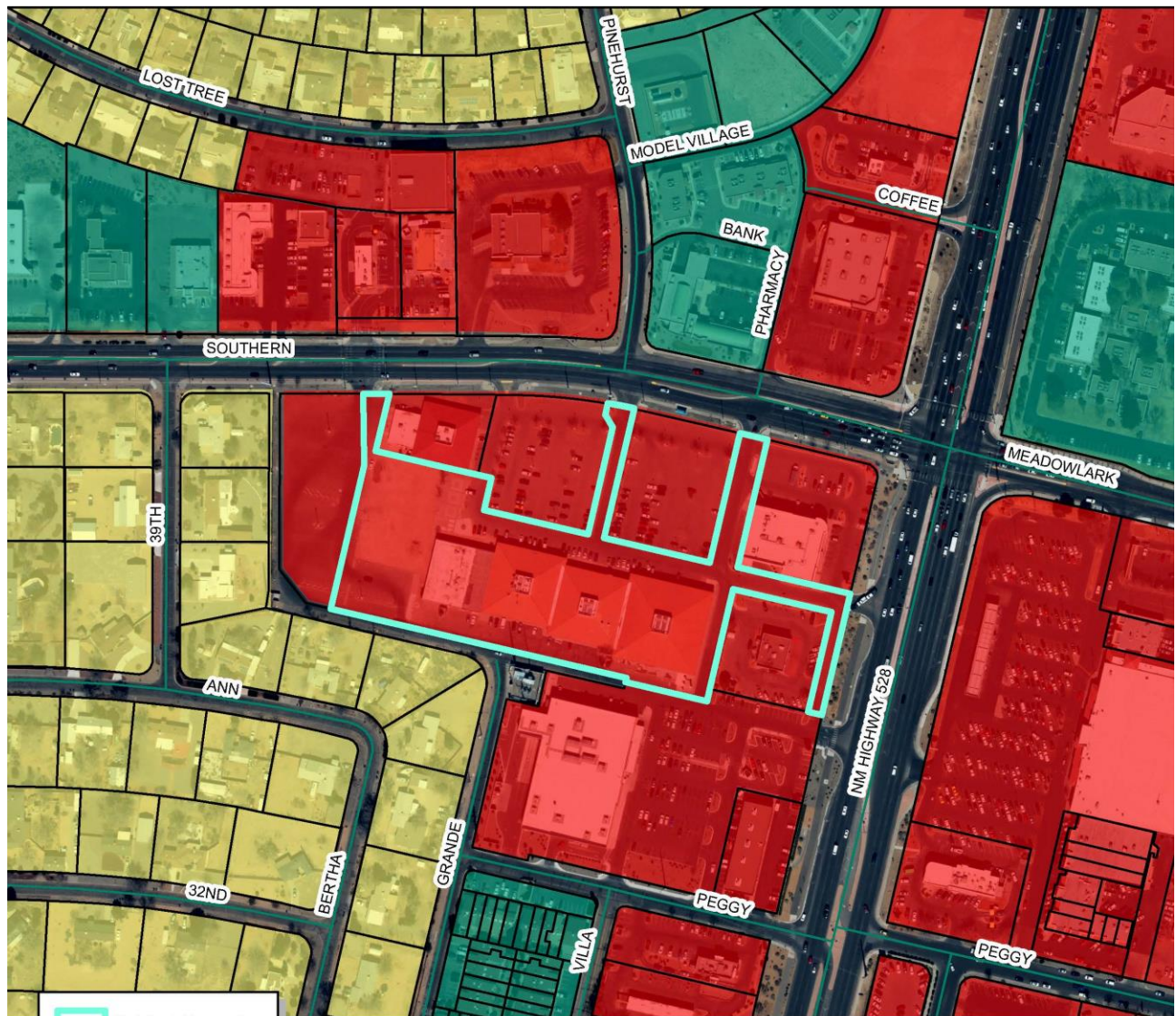
Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

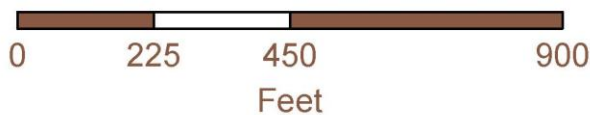
RIO RANCHO SHOPPING CENTER, TRACT 5A2



Subject Property

Zoning

- C-1
- R-1
- SU



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

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

Account Number
1010956

Ad Order Number
0001579486

Ordered By Sharon Bitah

Customer Phone 5058915005

Joint Ad #

Customer Email sbitah@rrnm.gov

PO Number 240051

Ad Cost \$84.36

Sales Rep wschult

Tax Amount \$6.43

Order Taker wschult

Total Amount \$90.79

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

Amount Paid \$0.00

Amount Due \$90.79

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

Affidavits 0

Pick Up #

Product Albuquerque Journal

Ad Number 0001579486-01

Ad Type 0 Legal Liner

Ad Size 1 X 101 li

Color

Placement 0Legal Notices

Classification 0Government

Sort Text CITYOFRIORANCHOPUBLICHEARING
NOTICETHEPLANNINGANDZONINGB
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TERSATITSREGULARLYSCHE

Run Date

10/09/2023

10/09/2023

10/09/2023

WYSIWYG Content



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, October 24, 2023 at 6:00 pm:

**Preliminary Plat Extension
Case #22-210-00008**

The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC, is requesting approval of a preliminary plat extension for the proposed Montreal subdivision containing 78 single-family residential lots and 4 tracts on approximately 23 acres, zoned for R-1 and R-4: Single-Family Residential. The subject property is legally described Enchanted Hills Unit 2, Block 1, Parcel C2, and Lomas Encantadas Unit 2C, Block 1, Lots 30-40, 46-46, and Tract C.

**Preliminary, Final Plat
Case #23-210-00011**

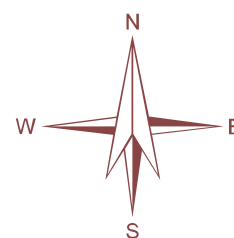
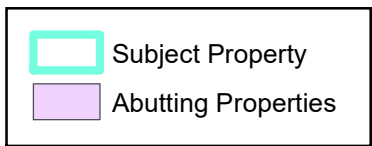
The applicants, RRSC, LLC, through their agent, Centerpoint Integrated Solutions, is requesting approval of a Preliminary, Final Plat in order to split one lot into three lots at 4100 Southern Blvd SE, legally described as Rio Rancho Shopping Center, Tract 5A2. It is zoned C-1: Retail Commercial and is approximately 5.12 acres.

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

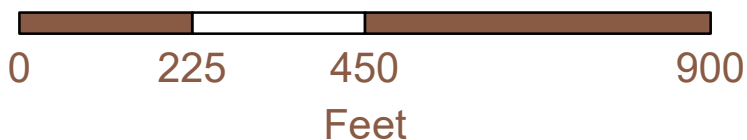
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rnm.gov. Written comments will be inserted into the public record.

Journal: October 9, 2023

RIO RANCHO SHOPPING CENTER, TRACT 5A2



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





City of Rio Rancho

Development Services

3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

October 10, 2023

TO: Abi Bartalo

**1626 Cole Blvd, Ste 125
Lakewood, Colorado 80401**

RE: DRC (23-210-00011)

The following are the comments and feedback received in regards to the Preliminary, Final Plat.

Planning & Zoning Division:

1. Platting Action
 - a. Purposed demolition will need to be completed prior to the recording of the plat.
 - b. "Rio Rancho Development Services Department" signature block shall be removed from the plat and replaced with Planning and Zoning Board signature block.
 - c. Remove "approved administratively by the City of Rio Rancho Development Services Department Director" from City of Rio Rancho Clerk signature block. Replace with "approved by the Planning and Zoning Board".
2. Landscaping
 - a. Appropriate landscaping shall be provided for visual relief along the frontage of the parcel; provided, that no less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front.
 - This applies to interior lots. The landscaping shall be placed somewhere in the front of the buildings (parking area)
 - b. Buffer Landscaping
 - Abutting residential exists partially along the southern portion of the property. This will require a buffer wall. The buffer wall shall be a minimum of six feet in height and shall be constructed of masonry, sealed adobe, brick, or chain link with winged slats or other solid material.
 - The landscaped buffer areas shall include a minimum of one buffer tree per 25 feet, or an approved equivalent screening density. Minimum tree sizes at the time of planting shall be three-inch caliper, or 30-inch boxed variety or 30-gallon container, or at least 10 feet in height.
3. Signage
 - a. The existing Common Sign Plan will need to be updated to reflect the plat update.

Engineering Division:

1. Trip Generation Report is required and an additional Traffic Impact Analysis (TIA) may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with the master TIA for Cabezón is required. Compliance with specific area plan and overlay zone ordinance is required.
2. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area.

Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.

4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. 5' PUE along all lot lines.
6. Cross lot access easement required.

SSCAFCA:

1. Per the MS4 permit storm water quality conditions the demolition and replacement of the facilities will require water quality measures according to the CORR MS4 permit.
2. Discharges from the site into the NM528 Storm drain should meet the requirements of the NM528 drainage plan.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Michelle Costilla".

Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov