***Planning and Zoning Board Meeting***
**City of Rio Rancho**
**AGENDA**
**January 28, 2025**
**6:00 PM**
**City Hall**

**BOARD MEMBERS**

| | |
|---|---|
| Scottie Richardson, District 1, Vice-Chair | Andrea Hankins, District 5 |
| Kevin Kofchur, District 2 | Lisa Hardisty, District 6 |
| Fred Radosevich, District 3, Chair | Sal Tortorici, At-Large |
| Robert Gabaldon, District 4 | |

**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.

Join by Computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR**

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

**1.** January 14, 2025 Planning and Zoning Board Meeting Minutes
***2025-0114 PZB Minutes.docx***

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

**PUBLIC HEARINGS**

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

**2.** **Final Plat**. The applicant, DR Horton, through their agent, Community Design Solutions, LLC, requests approval of a Final Plat for the Vista Grande Phase 2 subdivision to create 45 R-5: Single-Family Residential lots and 4 tracts on the property legally described as Unit 12, Block 88, Lots 9-13. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
***Zoning, Location.pdf***
***Agent Authorization.pdf***
***Vista Grande Phase 2 Final Plat.pdf***

**3.** **Variance.** The applicant, Xavier Garcia of DR Horton, requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10' on the side of a corner lot, on the subject property of 4146 Silver Springs Road NE, legally described as Lomas Encantadas 1G Phase 3A, Block 2, Lot 12. Staff contact is Tamarah Martinez and staff recommends the Planning & Zoning Board recommend denial of the Variance request, with findings and conditions.
***Location Zoning Map.pdf***
***4146 Silver Spring - Application***
***4146 Silver Spring- Justification Letter***
***4146 Silver Spring - Site Plan***
***Reproduction of Notices.pdf***
***Findings_of_Fact_Silver_Springs_BMB.docx***

**4.** **Variance.** The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE, legally described as Arrowhead Ridge, Tract 8. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
***Zoning, Location Map***
***Application***
***Authorization***
***American Tire and Service - RR Variance justification letter.pdf***
***Justification (Updated)***
***Site Plan***
***Proposed EMS Sign***
***Building Permit Application #24-10493***
***Reproduction of Notices, Legal***
***Findings_of_Fact_4520_Arrowhead_Ridge_Dr_SE.docx***

**5.** **Zone Map Amendment.** The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential to C-1: Retail Commercial. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
***Location, Zoning Map.pdf***
***Application.pdf***
***Justification Letter.pdf***
***Reproduction of Notices.pdf***
***CoRR_DSD_Land_Use_Exhibit_LNSAP_Final_Jan25.pdf***
***Draft_Ordinance_BMB.doc***

**DISCUSSION AND DELIBERATION**

**COMMENTS BY MEMBERS**

**PUBLIC FORUM**

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

**ADJOURNMENT**

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
January 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
January 14, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0114 PZB Minutes.docx

*Planning and Zoning Board*
of the
City of Rio Rancho

**MINUTES**

JANUARY 14, 2025
6:00 PM
Overflow Room, City Hall

| **MEMBERS PRESENT:** | **STAFF PRESENT:** |
|---|---|
| Kevin Kofchur, District 2 | Amy Rincon, Development Services Director |
| Fred Radosevich, District 3, Chair | Brian Babyak, Planning & Zoning Manager |
| Robert Gabaldon, District 4 | Tim Dvorak, Planner II |
| Andrea Hankins, District 5 | Liz Ruiz Carlos, Planner II |
| Sal Tortorici, At-Large | Michelle Costilla, Planner II |
| **MEMBERS ABSENT:** | Tamarah Martinez, Planner I |
| Scottie Richardson, District 1, Vice-Chair | Sharon Bitah, Administrative Assistant |
| Lisa Hardisty, District 6 | |

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**CONSENT CALENDAR**

**1)** December 17, 2024 Planning and Zoning Board Meeting Minutes

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

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

**2)** Planning and Zoning Monthly Building Activity Report – December 2024

**3)** Planning and Zoning Monthly Summary Plat Report – December 2024

**PUBLIC HEARINGS**

**4)** The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requested approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision.

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

Agent, Josh Lutz concurred with staff's recommendations and stood for questions.

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

**5)** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary Plat Extension for the Lomas Encantadas 1D Phase 1A, 1B, & 2 Subdivision.

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

Applicant, Bryan Aragon stood for questions after being administered the oath virtually.

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

**6)** The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested approval of an Amended Preliminary Plat Extension for the Lomas Encantadas 1E Phase 2 Subdivision.

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

Applicant, Bryan Aragon spoke on the item and stood for questions.

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

**7)** The applicant. Mario Risso requested approval of a variance to the maximum wall height within the R-1: Single-Family Residential District front setback on the subject property legally described as Rio Rancho Estates Unit 11, Block 5, Lot 80.

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

Applicant, Mario Risso spoke on the item and stood for questions.

Sal Tortorici moved to approve Item #7. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
**NO**: (None)

**8)** The applicant, Ann Bagley, requested approval of a variance request to the R-1 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.50 Zoning Table to allow for a 5 ft rear setback of a 552 sq. ft. proposed accessory structure on the subject property legally described as Corrales North Unit 3, Block 24, Lot 4, and addressed as 2428 Manzano Lp NE.

Staff member, Michelle Costilla presented the item recommending denial and stood for questions.

Applicant, Ann Bagley spoke on the item and stood for questions.

Member of the public, Rick Kessler spoke on the item after being administered the oath virtually.

Development Services Director Amy Rincon and staff member, Tim Dvorak clarified questions from Commissioner Tortorici, Commissioner Gabaldon, and Commissioner Kofchur. Chairman Radosevich provided comments.

Sal Tortorici moved to approve Item #8. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
**NO**: (None)

**9)** The applicant. the City of Rio Rancho requested an amendment to the Rio Rancho Municipal Code, Title XV Land Usage, Chapter 154 Planning and Zoning, Sections 154.10, 154.13, 154.19, and 154.43.

Planning and Zoning Manager, Brian Babyak presented the item recommending approval to the Governing Body and stood for questions.

Robert Gabaldon moved to approve Item #9 to the Governing Body. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
**YES**: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
**NO**: (None)

**DISCUSSION AND DELIBERATION**

**COMMENTS BY BOARD MEMBERS**

**PUBLIC FORUM**

**ADJOURNMENT**

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 6:35 PM.

**APPROVED THIS 28th DAY OF JANUARY 2025.**

_____
**Fred Radosevich, Chairman**

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 25-220-00001**

AGENDA DATE:
January 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
**Final Plat**. The applicant, DR Horton, through their agent, Community Design Solutions, LLC, requests approval of a Final Plat for the Vista Grande Phase 2 subdivision to create 45 R-5: Single-Family Residential lots and 4 tracts on the property legally described as Unit 12, Block 88, Lots 9-13. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, through their agent, Community Design Solutions, LLC, requests approval of a Final Plat for the Vista Grande Phase 2 subdivision to create 45 R-5: Single-Family Residential lots and 4 tracts on the property legally described as Unit 12, Block 88, Lots 9-13.

The Preliminary Plat for the Vista Grande Phase 2 subdivision was approved by the Planning and Zoning Board on January 23, 2024.The subject property is zoned R-5: Single-Family Residential per Ordinance No. 15, Enactment No. 18-15, adopted June 13, 2018. The subject properties are located within the Northern-Unser Specific Area Plan, which identifies this area's land use as Medium-Density Residential (density: 4.01-10.99 DU/AC).

The property is located near the intersection of Acorn Loop NE and Fig Loop NE, both residential roads. It is approximately one half of a mile west of the intersection of Unser Blvd NE, a principal arterial, and Northern Blvd NE, a minor arterial.

GENERAL INFORMATION:
1. Layout: Vista Grande Phase 2 subdivision will contain 45 residential lots and 5 HOA tracts.
2. Acreage: 10.4818 acres
3. Access: The subdivision will be accessed from two points on Fig Loop NE.
4. Zoning: R-5: Single-Family Residential District, by Ordinance No. 15, Enactment No. 18-15, adopted June 13, 2018.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One/Sparklight, CenturyLink, Comcast, Ezee Fiber, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO).
6. Water and Wastewater Availability: A Water and Waste Water Availability letter for Vista Grande Phase 2 has been received.
7. Drainage: Per the provided Grading and Drainage Plan the flow from both the onsite and offsite basins will be directed through a series of inlets and storm drains to a pond located on the Phase 1 development site to the northwest.
8. Roads & Sidewalks: The subdivision will have 4 internal roads (Maggie Dr. NE, Maggie Ct.NE, Mountain Main Dr.NE, and Vista Grande Lp.NE), and all internal streets (50 feet of ROW) will be dedicated to the City of Rio Rancho.

9. Recreation Facilities/Open Space: No parks, recreation, or open space will be dedicated as part of this project. Park land dedication will be part of future Master Plan for area and may be dedicated as fee in lieu of land for improvements to nearby Sierra Norte II Park.
10. Easements: There is a 10 foot wide Public Utility Easement (PUE) within all lots adjacent to road right-of-way and a 5 foot PUE along side and rear property lines. A new 33x25 foot Public Water Easement and 26x22 foot PNM Electric Easement will be located at the southern end of the subject property, on Tract 3.
11. Vacations: This platting action will vacate the lot lines and easements of the existing lots.
12. Variances: None

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 § 155.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots comply with the dimensional standards of the R-5: Single-Family Residential zoning district including lot area and lot width as established by R.O. 2003 § 154.50 Zoning Table/Residential. The proposed final plat contains lots which would measure approximately 4,730 sf to 12,950 sf, in compliance with the 2,500 sf minimum lot area of the R-5: Single-Family Residential zoning district (see attached plat). Additionally, the proposed lots also comply with the minimum allowable lot width of 35 feet as per R.O. 2003 § 154.50 Zoning Table/Residential for R-4 zoning. Criteria is satisfied.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN:
In Chapter 5, Land Use Element, a policy is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan", (5.6.3, Policy L-1). This application would be an action in meeting the policy of encouraging development, however this is not in a master planned area, but rather in a specific area plan, the Northern-Unser Specific Area Plan. This development will help improve drainage in the area and provide greater variety in lot sizes for homes in the area. Criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:
Staff recommends the Planning and Zoning Board approve the final plat subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the final plat.

2. The applicant has the authority to apply for a final plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The final plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The final plat conforms to the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions.
3. The final plat conforms to the requirements of the R-5: Single-Family Residential Zoning District.

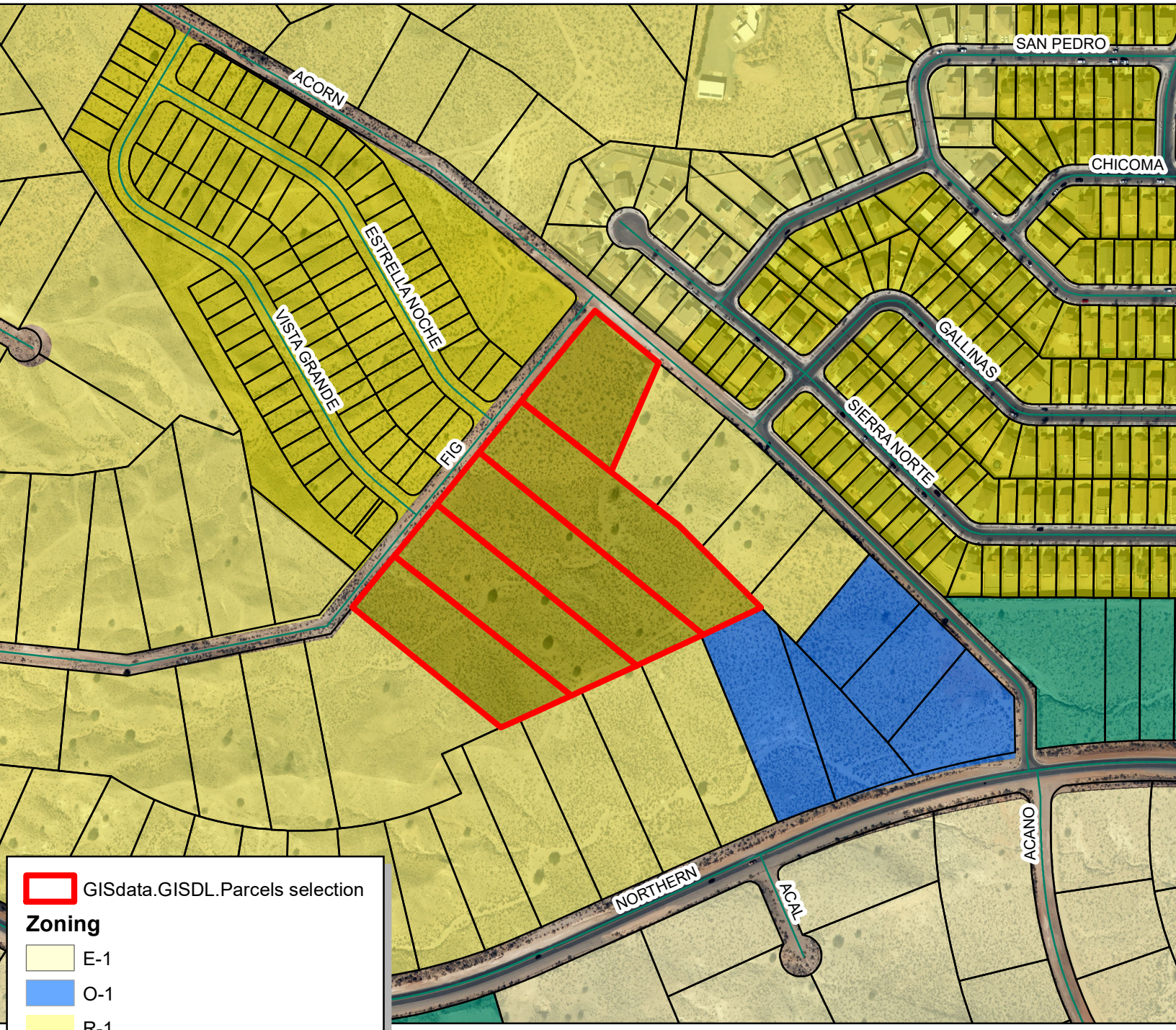
CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 Chapter 155.24(D)(1), the final plat shall be recorded within 6 months following the Planning and Zoning Board approval or the approval shall become null and void.
2. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of final plat.
3. The applicant shall address all of the staff comments prior to submitting construction plans or the final plat, whichever is applicable.
4. Change the number of new Tracts created to 5 in the General Notes.
5. Add Ezee Fiber as a utility signatory.
6. Update date for signature blocks to 2025
7. Update City Clerk to Noel C. Davis.

ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board approve the final plat with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Agent Authorization.pdf
ATTACHMENT: Vista Grande Phase 2 Final Plat.pdf

# VISTA GRANDE PHASE 2




GISdata.GISDL.Parcels selection

**Zoning**

- E-1
- O-1
- R-1
- R-4
- R-5
- SU

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 295 590 1,180
Feet

Map created by: Michelle Costilla 1/15/2025

**December 3, 2024**

**RE: Final Plat – Vista Grande Phase 2**

Dear Madam/Sir:

On behalf of D.R. Horton, Inc., this letter is to authorize Community Design Solutions, LLC as agent to D.R. Horton to submit all applications and make all representations regarding the preliminary and final plat of Vista Grande Phase 2 Subdivision located in Rio Rancho NM. Vista Grande Phase 2 consists of a replat of Lots numbered (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), in Block numbered Eight Nine (89), Unit Twelve (12), Rio Rancho Estates.

Feel free to contact me if you have any questions or concerns.

**D.R. Horton, Inc.**
Respectfully,

By:

Xavier Garcia
Land Development Project Manager
fxgarcia@drhorton.com
505-584-7853




VICINITY MAP
NOT TO SCALE

## GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone (NAD 83).
2. Distances are ground.
3. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
4. All corners are that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.

## SUBDIVISION DATA

| | | |
|---|---|---|
| 1. | Number of existing Lots | 5 |
| 2. | Number of new Lots created | 45 |
| 3. | Number of new Tracts created | 4 |
| 4. | Total Plat acreage | 10.4818 Ac. |
| 5. | Total Dedicated Public Street R/W | 2.0741 Ac. |

## PURPOSE OF PLAT:

The purpose of this plat is to:

a. Eliminate the existing interior lot lines and Vacate existing easements as shown hereon.

b. Create the new residential lots as shown hereon.

c. Dedicate the new public street right of ways as shown hereon to the City of Rio Rancho.

d. Grant new Public Drainage and Utility Easements as shown hereon.

e. Tracts 1, 2, 3, 4 and 5 shall be conveyed by separate instrument (Warranty Deed) to the Vista Grande Unit 2 Homeowners Association (to be formed) after recordation of the Final Plat. Said Tracts shall be owned in fee simple by the HOA.

A blanket Public Drainage Easement over said Tracts 1, 2, 3, 4 and 5 will be granted by Final Plat. Said easements shall be maintained by the Vista Grande Unit 2 Homeowners Association.

## 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

## LEGAL DESCRIPTION

Lots numbered Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), in Block numbered Eighty eight (88), Unit Twelve (12), Rio Rancho Estates, as the same are shown and designated on the Plat thereof, entitled "SE PORTION OF UNIT 12, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Sandoval County, New Mexico on February 9, 1967, in Rio Rancho Estates Plat Book 1, Page 57A.

## FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF VISTA GRANDE SUBDIVISION UNIT 2 (BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES), SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, 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/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Rio Rancho in fee simple. Said owner(s) and/or proprietor(s) do hereby dedicate Tracts 1, 2, 3, 4 and 5 to the Vista Grande Unit 2 Homeowners Association. Said owner(s) and/or proprietor(s) do hereby grant to the public forever, the public 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 represent that they are so authorized to act.

OWNER(S)
DR Horton, Inc., a Delaware corporation

By: Tonya Buxton, Division President

## ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 5th day of December, 2024, by Tonya Buxton, as Division President of DR Horton, Inc.

Notary Public

10-30-25
My commission expires

VIRGINIA GOMEZ
Notary Public - State of New Mexico
Commission # 1119388
My Comm. Expires Oct 30, 2025

## 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

## UTILITY APPROVALS

Kathleen Lopez — 12/18/2024
QWest Corporation d/b/a CenturyLink QC — Date

Public Service Company of New Mexico — 12-17-24 — Date

New Mexico Gas Company — 12/6/2024 — Date

Sparklight — Date

City of Rio Rancho — Date

Comcast — 12/9/24 — Date

## 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 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 for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities across the easement (but not parallel within) reasonably necessary to provide storm, sanitary sewer and water 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) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

# PLAT OF
# VISTA GRANDE SUBDIVISION
# UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

SITUATE WITHIN
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER , 2024

CASE NUMBER _____

## APPROVALS

RIO RANCHO PLANNING AND ZONING BOARD

Approved this _____day of _____, 2024.

Fred Radosevich, Chairman

## 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 Planning and Zoning Board at their meeting on the _____day of _____, 2024.

Rebecca Martinez, City Clerk

## JURISDICTIONAL AFFIDAVIT

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Russ P. Hugg
NMPS No. 9750
October 31, 2024

## 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.

NMPS No. 9750
October 31, 2024

PROFESSIONAL SURVEYOR STATE OF No. 9750 NEW MEXICO RUSS P. HUGG

230019_SHTS 1-2. DWG



SURVTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193
Phone: 505-897-3366

# PLAT OF
# VISTA GRANDE SUBDIVISION
# UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

SITUATE WITHIN

**TOWN OF ALAMEDA GRANT**

**CITY OF RIO RANCHO**

**SANDOVAL COUNTY, NEW MEXICO**

OCTOBER , 2024

BLOCK 85
LOT 27
SIERRA NORTE CT. N.E
SIERRA NORTE UNIT 2
Filed August 20, 2004 in Volume 3, Folio 24511-A
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
Fd. 3/4"Iron Pipe
Fd. 1"Iron Pipe
ACORN LOOP N.E.
50' R/W
VISTA GRANDE UNIT 1
Filed XX/X in Volume 3, Folio 24511-A and RRE Plat Book xx, Page xx
TRACT 2
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
BLOCK 2
ESTRELLA NOCHE LOOP NE
BLOCK 3
VISTA GRANDE UNIT 1
Filed XX/X in Volume 3, Folio 24511-A and RRE Plat Book xx, Page xx
BLOCK 4
VISTA GRANDE LOOP NE
BLOCK 5
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
TRACT 1
Fd. 5/8" Rebar and cap stamped "L.S. 9750"
FIG LOOP N.E.
50' R/W
912.37'
(N0°00'00"E, 912.25')
N39°16'57"E
Fd. 5/8" Rebar and cap stamped "L.S. 9750"
S50°41'55"E
204.07'
(S51°00'00"E, 203.90')
Fd. 1/2" Rebar & Illegible Cap
Existing 5' Utility Easement per plat filed February 9, 1967 in Plat Book 1, page 57A Hereby VACATED by this plat.
Existing 5' Utility Easement per plat filed February 9, 1967 in Plat Book 1, page 57A To Remain.
LOT 13
Portion of Existing 30' Drainage Easement per plat filed February 9, 1967 in Plat Book 1, page 57A. VACATED BY THIS PLAT. (shaded area)
National Geodetic Survey Control Monument "SAGE" NMSPCC/NAD83/USFT N=1,345,611.58 E=1,499,264.76 CGF=0.99965468
NOTE
All existing interior Lot lines within the interior of this plat will be Eliminated by this plat. Existing Easements within the interior of this plat with cross-hatching are hereby VACATED by this plat.
TOTAL PARCEL
10.4818 Ac.
S26°16'51"W
278.48'
(S25°15'W, 279.49')
Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)
S50°44'00"E
(S51°00'00"E, 230.19')
230.27'
Fd. 1/2" Rebar
S45°45'40"E
69.67'
(S46°00'00"E, 69.90')
S45°42'24"E
160.16'
(S46°00'00"E, 160.00')
(S46°00'00"E)
S45°48'21"E, 40.81'
Fd. 5/8" Rebar and cap stamped "L.S. 9750"
LOT 12
S.E. PORTION UNIT TWELVE
Filed February 9, 1967 in Plat Book 1, Page 57A
BLOCK 88
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
SIERRA NORTE UNIT 2
Filed August 20, 2004 in Volume 3, Folio 24511-A
LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 31
LOT 30
ACORN LOOP N.E.
50' R/W
Fd. 3/8" Rebar
Fd. 3/8" Rebar
Fd. 3/8" Rebar
Fd. 1/2" Rebar
Fd. 1/2" Rebar
Existing 5' Utility Easement per plat filed February 9, 1967 in Plat Book 1, page 57A To Remain.
Existing 30' Drainage Easement per plat filed February 9, 1967 in Plat Book 1, page 57A VACATED BY THIS PLAT. (shaded area)
Existing 5' Utility Easement per plat filed February 9, 1967 in Plat Book 1, page 57A Hereby Vacated by this plat.
LOT 11
LOT 10
LOT 9
LOT 8
Fd. 1/2" Rebar
N50°43'12"W
(N51°00'00"W, 457.96')
458.01'
Existing 5' Utility Easement per plat filed February 9, 1967 in Plat Book 1, page 57A To Remain.
Fd. 1"Iron Pipe
Fd. 3/8" Rebar
Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)
(S65°37'00"W, 178.97')
178.91'
S65°55'30"W
510.64'
(S65°37'00"W, 510.67')
S65°52'39"W
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 17
LOT 18
N/F TIERRA AZUL
Notional Geodetic Survey Control Monument "SAGE" NMSPCC/NAD83/USFT N=1,345,611.58 E=1,499,264.76 CGF=0.99965468
BLOCK 89
LOT 14
LOT 15
S.E. PORTION UNIT TWELVE
Filed February 9, 1967 in Plat Book 1, Page 57A

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 2 OF 3


**SURVTEK, INC.**
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193 Phone: 505-897-3366


BOOK ___ , PAGE ___

# PLAT OF

# VISTA GRANDE SUBDIVISION UNIT 2

(BEING A REPLAT OF LOTS 9 THRU 13 IN BLOCK 88, UNIT TWELVE, RIO RANCHO ESTATES)

SITUATE WITHIN

TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

OCTOBER , 2024

## EASEMENT LEGEND

- (A) = New 10' Public Utility Easement granted by this plat.
- (B) = New 5' Public Utility Easement granted along all side and rear lot lines by this plat.
- (C) = New 33'x 25' Public Water Easement granted to the City of Rio Rancho by this plat.
- (D) = New 26'x 22' PNM Electric Easement granted by this plat.
- (E) = All Vehicular Access/Egress shall be to the front of the Lot only. No access to Lots from Fig Loop nor Acorn Loop allowed. This restriction also applies to all corner sideyards throughout the subdivision.
- (F) = Tracts 1, 2, 3, 4 and 5 shall be conveyed by separate instrument (Warranty Deed) to the Vista Grande Unit 2 Homeowners Association (to be formed) after recordation of the Final Plat. Said Tracts shall be owned in fee simple by the HOA.

  A blanket Public Drainage Easement over said Tracts 1, 2, 3, 4 and 5 is granted by this Plat. Said easements shall be maintained by the Vista Grande Unit 2 Homeowners Association.

## CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 112.33' | 75.00' | 69.71' | 102.12' | N07°49'14"W | 85°48'45" |
| C2 | 31.58' | 250.00' | 15.81' | 31.56' | S54°20'45"E | 7°14'16" |
| C3 | 112.03' | 75.00' | 69.43' | 101.90' | S07°43'23"E | 85°35'11" |
| C4 | 36.54' | 500.00' | 18.28' | 36.53' | N52°49'14"W | 4°11'15" |
| C5 | 39.27' | 25.00' | 25.00' | 35.36' | S05°43'20"E | 90°00'34" |
| C6 | 39.27' | 25.00' | 25.00' | 35.35' | S84°16'40"W | 89°59'26" |
| C7 | 39.27' | 25.00' | 25.00' | 35.36' | S05°43'20"E | 90°00'34" |
| C8 | 28.42' | 225.00' | 14.23' | 28.40' | S54°20'45"E | 7°14'16" |
| C9 | 14.64' | 275.00' | 7.32' | 14.64' | N56°26'22"W | 3°03'02" |
| C10 | 39.27' | 25.00' | 25.00' | 35.35' | S84°16'40"W | 89°59'26" |
| C11 | 34.74' | 275.00' | 17.39' | 34.72' | S54°20'45"E | 7°14'16" |
| C12 | 74.89' | 50.00' | 46.47' | 68.08' | N07°49'14"W | 85°48'45" |
| C13 | 39.27' | 25.00' | 25.00' | 35.36' | S09°54'51"E | 90°00'00" |
| C14 | 39.27' | 25.00' | 25.00' | 35.36' | S80°05'09"W | 90°00'00" |
| C15 | 38.37' | 525.00' | 19.19' | 38.36' | N52°49'14"W | 4°11'15" |
| C16 | 34.71' | 475.00' | 17.37' | 34.71' | N52°49'14"W | 4°11'15" |
| C17 | 11.98' | 225.00' | 5.99' | 11.98' | N56°26'22"W | 3°03'02" |
| C18 | 13.31' | 250.00' | 6.66' | 13.31' | N56°26'22"W | 3°03'02" |
| C20 | 39.27' | 25.00' | 25.00' | 35.36' | N80°05'09"E | 90°00'00" |
| C21 | 74.69' | 50.00' | 46.29' | 67.94' | S07°43'23"E | 85°35'11" |
| C22 | 30.82' | 25.00' | 17.71' | 28.91' | N19°35'35"W | 70°38'32" |
| C23 | 115.59' | 100.00' | 65.23' | 109.26' | S17°23'11"E | 66°13'44" |
| C24 | 43.27' | 50.00' | 23.09' | 41.93' | S10°17'44"W | 49°34'49" |
| C25 | 31.42' | 50.00' | 16.25' | 30.91' | S32°29'52"E | 36°00'23" |
| C26 | 30.77' | 25.00' | 17.68' | 28.87' | N15°14'15"W | 70°31'44" |
| C29 | 218.63' | 50.00' | 70.71' | 81.65' | N74°45'49"E | 250°31'44" |
| C30 | 14.19' | 100.00' | 7.11' | 14.18' | N46°39'43"W | 8°07'47" |
| C31 | 9.54' | 50.00' | 4.79' | 9.53' | N45°32'00"W | 10°56'06" |
| C32 | 35.34' | 50.00' | 18.44' | 34.61' | N19°19'05"W | 40°29'44" |
| C33 | 56.69' | 50.00' | 31.83' | 53.70' | N33°24'35"E | 64°57'36" |
| C34 | 112.06' | 50.00' | 118.19' | 92.10' | S47°02'28"E | 134°08'18" |
| C35 | 30.26' | 525.00' | 15.13' | 30.25' | N53°15'48"W | 3°18'07" |
| C36 | 8.11' | 525.00' | 4.06' | 8.11' | N51°10'11"W | 0°53'07" |
| C37 | 7.43' | 15.00' | 3.79' | 7.36' | S64°55'29"E | 28°23'43" |
| C38 | 4.25' | 50.00' | 2.13' | 4.25' | N76°41'12"W | 4°52'17" |
| C39 | 39.18' | 50.00' | 20.66' | 38.18' | N51°48'15"W | 44°53'37" |
| C40 | 63.74' | 50.00' | 37.02' | 59.51' | N07°09'45"E | 73°02'22" |
| C41 | 136.39' | 50.00' | 238.22' | 97.87 | S58°10'17"E | 156°21'34" |
| C42 | 11.47' | 13.00' | 6.14' | 11.11' | N05°18'35"W | 50°34'11" |
| C43 | 4.57' | 13.00' | 2.31' | 4.54' | N40°39'39"W | 20°07'56" |
| C44 | 19.81' | 25.00' | 10.46' | 19.30' | N02°40'27"W | 45°24'16" |
| C45 | 10.96' | 25.00' | 5.57' | 10.87' | N37°56'19"W | 25°07'27" |
| C46 | 33.72' | 100.00' | 17.02' | 33.56' | S06°04'09"W | 19°19'03" |
| C47 | 37.61' | 100.00' | 19.03' | 37.39' | S14°21'54"E | 21°33'05" |
| C48 | 35.27' | 100.00' | 17.82' | 35.09' | S35°14'47"E | 20°12'40" |
| C49 | 8.99' | 100.00' | 4.50' | 8.98' | S47°55'35"E | 5°08'56" |
| C50 | 16.04' | 13.00' | 9.22' | 15.04' | N15°22'33"W | 70°42'07" |
| C51 | 149.77' | 100.00' | 92.95' | 136.16' | N07°49'14"W | 85°48'45" |
| C52 | 49.09' | 100.00' | 25.05' | 48.60' | N28°32'00"W | 28°07'40" |
| C53 | 42.50' | 100.00' | 21.57' | 42.18' | N02°17'42"W | 24°20'56" |
| C54 | 43.99' | 100.00' | 22.36' | 43.64' | N22°28'57"E | 25°12'22" |
| C55 | 31.42' | 20.00' | 20.01' | 28.29' | S84°17'31"W | 90°01'08" |
| C56 | 22.01' | 14.01' | 14.01' | 19.81' | S84°18'18"W | 90°06'03" |
| C57 | 243.56' | 50.00' | 42.63' | 64.88' | N60°25'35"E | 279°05'50" |

## LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 34.30 | S50°43'37"E |
| L2 | 57.08 | S57°57'53"E |
| L3 | 25.00 | S39°29'57"W |
| L4 | 56.34 | S54°54'51"E |
| L5 | 8.57 | S35°05'09"W |
| L6 | 60.38 | S50°43'37"E |
| L7 | 60.07 | S50°43'37"E |
| L8 | 45.01 | S54°54'51"E |
| L9 | 45.01 | S54°54'51"E |
| L10 | 9.29 | S50°43'37"E |
| L11 | 57.08 | S57°57'53"E |
| L12 | 6.34 | S54°54'51"E |
| L13 | 9.30 | S50°43'37"E |
| L14 | 57.08 | S57°57'53"E |
| L15 | 13.41 | S54°54'51"E |
| L16 | 17.18 | S39°16'23"W |
| L17 | 15.01 | S54°54'51"E |
| L18 | 15.01 | S54°54'51"E |
| L19 | 30.03 | S24°06'37"E |
| L20 | 17.24 | S50°44'00"E |
| L21 | 27.86 | S45°45'40"E |
| L22 | 41.81 | S45°45'40"E |
| L23 | 3.36 | S45°42'24"E |
| L24 | 55.16 | S50°30'03"E |
| L25 | 41.75 | S50°30'03"E |
| L26 | 45.00 | S50°30'03"E |
| L27 | 45.00 | S50°30'03"E |
| L28 | 45.00 | S50°30'03"E |
| L29 | 45.00 | S50°30'03"E |
| L30 | 45.00 | S50°30'03"E |
| L31 | 441.94 | N65°52'39"E |
| L32 | 3.10 | S24°06'37"E |
| L33 | 45.00 | S50°30'03"E |
| L34 | 45.00 | S50°30'03"E |
| L35 | 45.00 | S50°30'03"E |
| L36 | 45.00 | S50°30'03"E |
| L37 | 45.00 | S50°07'52"E |
| L38 | 91.05 | S50°41'01"E |
| L39 | 1.86 | S50°43'37"E |
| L40 | 45.00 | S50°30'03"E |
| L41 | 25.87 | S50°30'03"E |
| L42 | 33.00 | N39°16'23"E |
| L43 | 2.00 | S50°43'37"E |
| L44 | 13.36 | N39°16'23"E |
| L45 | 12.64 | N39°16'23"E |
| L46 | 27.14 | N50°43'37"W |
| L47 | 25.60 | S24°06'37"E |
| L48 | 27.56 | N39°17'37"E |
| L49 | 37.50 | N39°16'28"E |
| L50 | 20.02 | N39°16'23"E |
| L51 | 20.02 | S50°40'40"E |
| L52 | 6.00 | S50°43'52"E |
| L53 | 37.49 | N39°16'23"E |
| L54 | 34.19 | S50°40'40"E |
| L55 | 45.00 | S50°40'40"E |
| L56 | 45.00 | S50°40'40"E |
| L57 | 45.00 | S50°40'40"E |
| L58 | 46.21 | S65°53'23"W |
| L59 | 50.12 | S57°51'41"W |
| L60 | 13.80 | S39°13'56"E |
| L61 | 50.75 | S39°13'56"E |
| L62 | 11.88 | S03°18'56"W |
| L63 | 19.86 | S60°38'34"W |
| L64 | 12.34 | S50°32'18"E |
| L65 | 45.00 | S50°32'18"E |
| L66 | 22.07 | S89°42'17"W |
| L67 | 47.36 | S32°19'44"E |
| L68 | 25.54 | S32°19'44"E |
| L69 | 20.74 | S50°43'12"E |
| L70 | 28.30 | N57°57'53"W |
| L71 | 27.76 | N69°55'58"W |
| L72 | 53.07 | N89°39'07"W |
| L73 | 25.68 | S19°03'29"W |
| L74 | 45.08 | S25°08'27"E |
| L75 | 16.83 | S25°08'27"E |
| L76 | 28.25 | S25°08'27"E |
| L79 | 9.99 | N39°16'23"E |
| L80 | 45.34 | S57°43'27"E |
| L81 | 45.34 | S57°43'27"E |

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 3

SURV-TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193 Phone: 505-897-3366

230019_SHT 3. DWG

BOOK ___ , PAGE ___

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 25-110-00001**

AGENDA DATE:
January 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
**Variance.** The applicant, Xavier Garcia of DR Horton, requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10’ on the side of a corner lot, on the subject property of 4146 Silver Springs Road NE, legally described as Lomas Encantadas 1G Phase 3A, Block 2, Lot 12. Staff contact is Tamarah Martinez and staff recommends the Planning & Zoning Board recommend denial of the Variance request, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Xavier Garcia (DR Horton), requests approval of a Variance to the 10' corner side setback requirement for the subject property legally described as Lomas Encantadas 1G Phase 3A, Block 2, Lot 12 physically addressed as 4146 Silver Springs Road NE. The subject property is zoned R-4: Single-Family Residential per Ordinance No. 36, Enactment No. 21-02.

Per §154.50, the setback requirment for the R-4: Single-Family Residential District are as follows: 15' in the front, 15' in the rear, 5' on the sides and 10’ on the corner side (adjacent to right-of-way). The request is for an encroachment of 2.1' into the corner side setback, to allow for a primary structure to be constructed. This would reduce the side setback from 10' to 7.9' as shown on the included site plan. The structure measures 2,235 square feet and otherwise adheres to all the other requirements of section 154.50 of the R-4: Single-Family Residential Zoning District.

REVIEW CRITERIA:

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

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

The applicant states, "The floor plans we have selected for our home, which align with the aesthetic and functional goals we have for our property, do not fit within the current 10-foot side setback requirement. We understand the importance of zoning regulations in maintaining the character and

integrity of our community. However, we believe that granting this variance will allow us to construct a home that meets our family's needs while still being in harmony with the surrounding properties. We have carefully considered the implications of this request and are committed to ensuring that our home will not adversely affect neighboring properties."

Staff recommends the Planning and Zoning Board finds that the lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

In their justification letter, the applicant states that their floor plans do not fit the side setback requirements and due to "aesthetic and functional goals" cannot comply with City Code, Section 154.50. Per R.O. 2003 Section 150.06 (A), "Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

Staff recommends the Board finds that practical difficulty or unnecessary hardship cannot be found for the requested variance, as the justification is based off inconvenience and difficulty to personal comfort in the design and floor plans of the primary structure.

SURRONDING LAND USE/ZONING: The subject property is surrounded by R-4: Single Family Residential to the north, south, east, and west.

NOTIFICATIONS: Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property on January 21, 2025 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 13, 2025. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning: Provided within this document
DSD Engineering: No comments provided
Rio Rancho Public Schools: No adverse comments provided
Fire and Rescue: No adverse comments
Police Department: No comments provided
SSCAFCA: No adverse comments
MRCOG: No comments provided
Parks, Recreation and Community Services: No adverse comments provided

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request for the corner-side setback requirement, based upon the lack of exceptionally irregular, narrow, shallow, steep or any other exceptional physical condition of the lot that would keep the applicant from meeting the corner-side setback requirements, as well as inconvenience and personal comfort not being a valid claim of hardship, subject to findings and conditions set forth below:

General Findings of Fact:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the side setback within the R-4: Single-Family Residential District.

4. Due process was provided to the applicant and the adjacent property owners.

Specific Findings for Denial:
1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

However, if the Planning and Zoning Board finds that the variance application meets the criteria for approval, the following findings and conditions for approval are recommended:

Specific Findings and Conditions for Approval:
1. The applicant has adequately addressed the criteria for granting a variance to allow for a 2.1' encroachment into the corner-side setback for a lot within the R-4: Single-Family Residential District.
2. The subject variance will not adversely affect the public or surrounding properties.
3. A variance to R.O. 2003 §154.50 R-4 which states that any structure must be a minimum of 10 feet away from the corner-side property line to allow a 2.1' encroachment into the corner-side setback for only the primary structure identified in Building Permit application #24-13129 is approved.
4. The structure, as identified in the included building permit application #24-13129 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
5. The applicant must adhere to all other residential zoning requirements found within R.O. 2003 §154.50 and §154.60 for primary structures.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board deny the Variance request, with findings and conditions.

ATTACHMENT: Location Zoning Map.pdf
ATTACHMENT: 4146 Silver Spring - Application
ATTACHMENT: 4146 Silver Spring- Justification Letter
ATTACHMENT: 4146 Silver Spring - Site Plan
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_Silver_Springs_BMB.docx

# 4146 SILVER SPRINGS RD NE
# LE1G3A, BLOCK 2, LOT 12
# VARIANCE TO R-4: RESIDENTIAL LEFT SIDE SETBACK




RioRancho
City of Vision

0 15 30 60 90 120
Feet

Subject Property
Roads
**Zoning**
R-4

N
W E
S

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

Map Created by Tamarah Martinez on 1/9/2025

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

# Zoning Variance Guidelines

## Instructions

Submit a copy of the completed application to the City Development Department at Rio Rancho City Hall. Each application shall be accompanied by fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated. Dimensions of the property lines and building/rooms walls, etc. should also be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner is required, stating that he/she is aware of request of the zoning variance being requested and that the applicant may act as his/her agent.

## Justification of Variance

A Variance cannot be granted unless evidence is presented that satisfies, at a minimum, the four criteria listed below. Failure to adequately provide such information may result in a continuance or denial of your case (attach additional sheet if necessary).

1. There exist special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of the zoning ordinance requirements would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. (Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship.)
2. The owner or applicant did not create the above special circumstances applicable to the property.
3. The variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the zone or vicinity in which such property is located.
4. The authorizing of the application will not be materially detrimental to the persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general.

**City of Rio Rancho**
**Development Services**
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# Zoning Variance Application

**Fee: $200.00**

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

or Address: Legal Description: 4146 Silver Springs Road N.E

Subdivision: :Lomas Encantadas - 1G-Ph3A

Parcel Size: _____ Block: 2 Lot: 12

Description for request: Variance for side Zoning: _____

setback from 10' to 7'. _____

_____

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

## Property Owner

Name (Print): D.R. Horton, Inc

Address: 8440 Wyoming Blvd NE, Ste A

Phone: 505-750-1209 Fax: _____

***Signature: Xavier Garcia

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

## Applicant

Name (Print): Xavier Garcia - Land Development Project Manager (D.R. Horton, Inc

Address: 8440 Wyoming Blvd NE, Ste A

Phone: 505-750-1209 Fax: _____

Signature: Xavier Garcia

## Notes

Submitting incomplete applications may result in delay in processing

## For Office Use Only

File No. _____ Application Date: _____ Receipt: _____

Staff Signature: _____

Hearing Date: _____

8440 Wyoming Blvd. NE, Suite A, Albuquerque, NM 87113

January 2, 2025

Tamarah B. Martinez
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Lomas Encantadas – Side yard setback variance request (4146 Silver Spring)

Dear Planning and Zoning:

I am writing to formally request a variance for the side setback requirement for one lot in our subdivision, specifically to reduce the required setback from 10 feet to 7 feet.

As we work on finalizing our home design, we have encountered a challenge that impacts our ability to adhere to the current setback regulations. The floor plans we have selected for our home, which align with the aesthetic and functional goals we have for our property, do not fit within the current 10-foot side setback requirement.

We understand the importance of zoning regulations in maintaining the character and integrity of our community. However, we believe that granting this variance will allow us to construct a home that meets our family's needs while still being in harmony with the surrounding properties. We have carefully considered the implications of this request and are committed to ensuring that our home will not adversely affect neighboring properties.

We appreciate your consideration of our request and would be happy to provide any additional information or documentation as needed. We look forward to the opportunity to discuss this matter further and hope for a favorable outcome.

Thank you for your attention to this request.

Sincerely,

DR HORTON, INC.

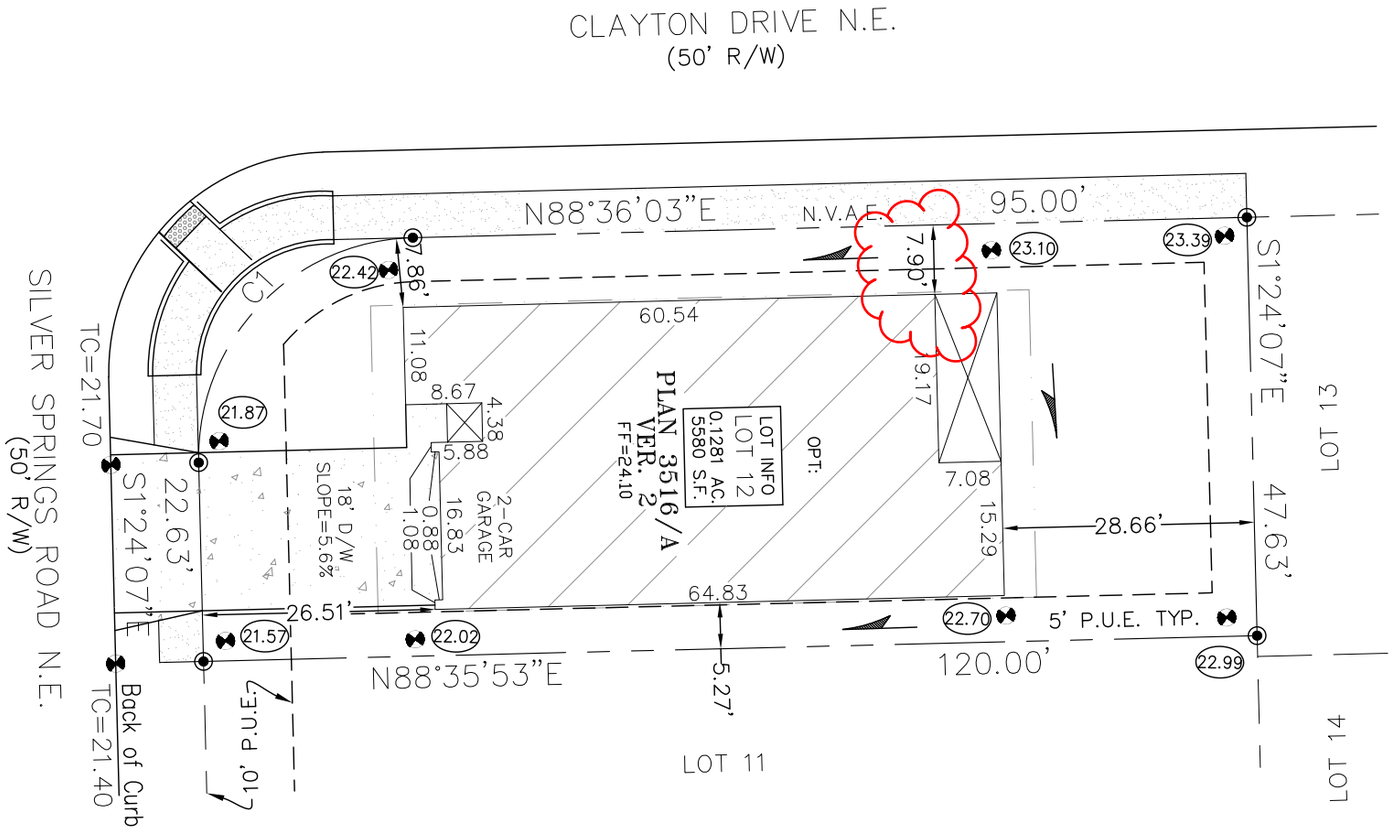
Xavier Garcia
Xavier Garcia
Land Development Project Manager

cc: file

C1
R=25.00'
L=39.27'
C=35.36'
CB=N43°35'58"E
Δ= 90°00'09"

N

SCALE: 1"=20'




LEGEND

5' SIDEWALK

FLOW ARROW

| CONCRETE TABLE (SQUARE FEET) | |
|---|---|
| DRIVEWAY INSIDE PROPERTY: | 492 |
| TOTAL DRIVEWAY: | 692 |
| TOTAL LEADWALK: | 22 |
| TOTAL DEVT. SIDEWALK: | 68 |

# PLOT PLAN

## LOT 12, BLOCK 2
## LOMAS ENCANTADAS UNIT 1G-PH3A
## 4146 SILVER SPRINGS ROAD N.E.

NOTE:
1. THERE SHALL BE A DISTANCE OF NOT LESS THAN 10 FEET BETWEEN RESIDENTIAL BUILDINGS.
2. PROVIDE AN 18' DRIVEWAY WITH STANDARD CURB & GUTTER.
3. 5' SIDEWALK TO BE CONSTRUCTED WITH THIS PERMIT.
4. RETAINING WALLS SHOWN ARE BASED ON GRADING PLAN INFORMATION. SIZE AND LOCATION OF EXISTING WALLS HAVE NOT BEEN FIELD VERIFIED.

THE SPOT ELEVATIONS AND FLOW ARROWS SHOWN HEREON CONFORM TO THE GRADING AND DRAINAGE PLAN FILED BY THE CITY OF RIO RANCHO CONSTRUCTION OR LANDSCAPING THAT MATERIALLY ALTERS THE LOT GRADES AND FLOW PATTERNS IS NOT PERMITTED. THE BUYER FURTHER AGREES TO MAINTAIN THE PROPERTY AND REMOVE ANY TRASH, GARBAGE, ALLUVIUM, COLLUVIUM, DETRITUS OR ANY OTHER OBSTRUCTIONS WHETHER CREATED BY AN ACT OF MAN OR NATURE THAT WOULD ALTER THE DESIGNED DRAINAGE PATTERN.

_____ _____
CUSTOMER DATE

_____ _____
CUSTOMER DATE

D.R. HORTON HOMES
4400 ALAMEDA N.E. SUITE B, ALBUQUERQUE, NEW MEXICO 87113
12/20/24, AHM

Community Sciences Corporation
Land Surveying
(505) 897.0000

**City of Rio Rancho**
**Development Services Department**
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

January 6, 2025

RE: **Variance Request Case No. 25-110-00001 (4146 Silver Springs Rd Ne) Variance for Side Setback Requirement**

Dear Property Owner:

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

The applicant, Xavier Garcia (DR Horton), requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10' on the side of a corner lot to allow for a 7' corner side setback for a new construction 2235 square foot dwelling unit on the subject property of 4146 Silver Springs Road Ne, legally described as LEIG3A2, Lot 12. The property is zoned R-4: Single-Family Residential District and comprises approximately 0.1281 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, January 28, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tamartinez@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

Please do not hesitate to contact me at 505-896-8796 or e-mail me at tamartinez@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

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

Respectfully,

*Tamarah Martinez*

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

# 4146 SILVER SPRINGS RD NE
# LE1G3A, BLOCK 2, LOT 12
# VARIANCE TO R-4: RESIDENTIAL LEFT SIDE SETBACK




RioRancho
City of Vision

0 15 30 60 90 120
Feet

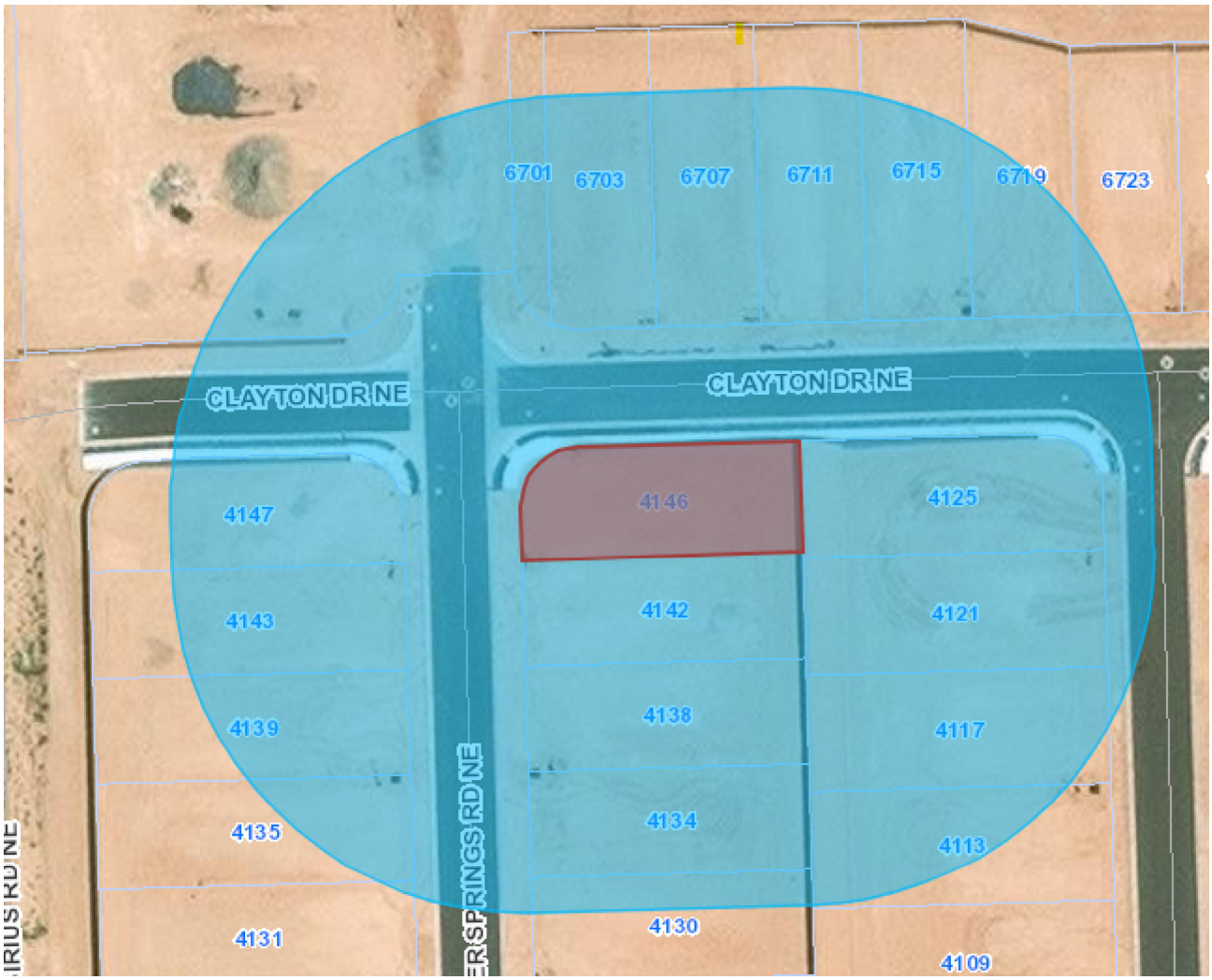
Subject Property
Roads
**Zoning**
R-4

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Map Created by Tamarah Martinez on 1/9/2025

100' buffer map



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

# NOTICE OF PUBLIC HEARING

| | |
|---|---|
| **Meeting:** | Planning & Zoning Board |
| **Location:** | Virtual (Zoom)/City Hall |
| **Date:** | **January 28, 2025** |
| **Time:** | 6:00PM |
| **Staff Contact:** | Tamarah Martinez (505)896-8793<br>tamartinez@rrnm.gov |

City of Vision
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3200 Civic Center Circle NE, Suite 130
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# NOTICE OF PUBLIC HEARING

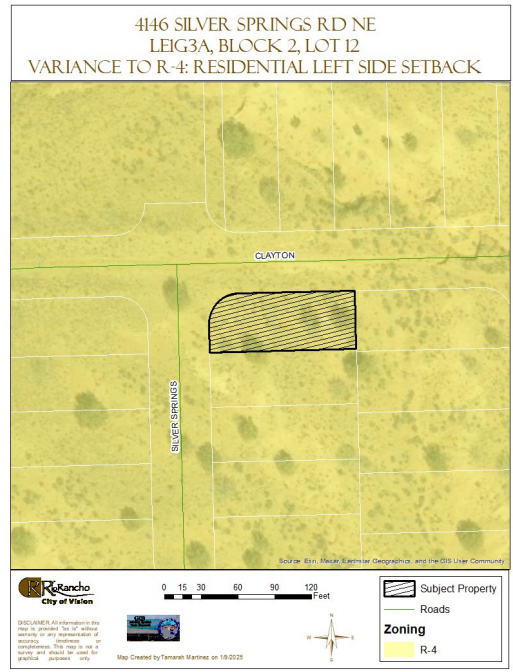
| | |
|---|---|
| **Meeting:** | Planning & Zoning Board |
| **Location:** | Virtual (Zoom)/City Hall |
| **Date:** | **January 28, 2025** |
| **Time:** | 6:00PM |
| **Staff Contact:** | Tamarah Martinez (505)896-8793<br>tamartinez@rrnm.gov |

**Application Information**

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Xavier Garcia (DR Horton), requests approval of a Variance to the minimum R-4: Single-Family Residential District side setback for a new construction dwelling unit on the subject property of 4146 Silver Springs Road Ne, legally described as LEIG3A2, Lot 12. The PZB will hear the request on January 28, 2025.

*We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:*

https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

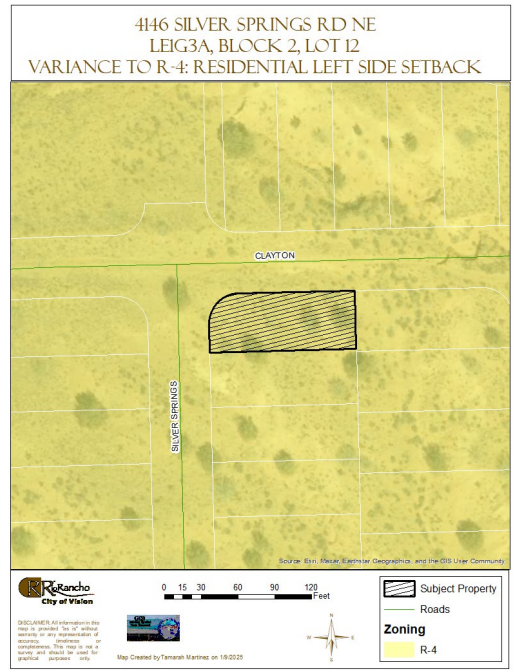



**Application Information**

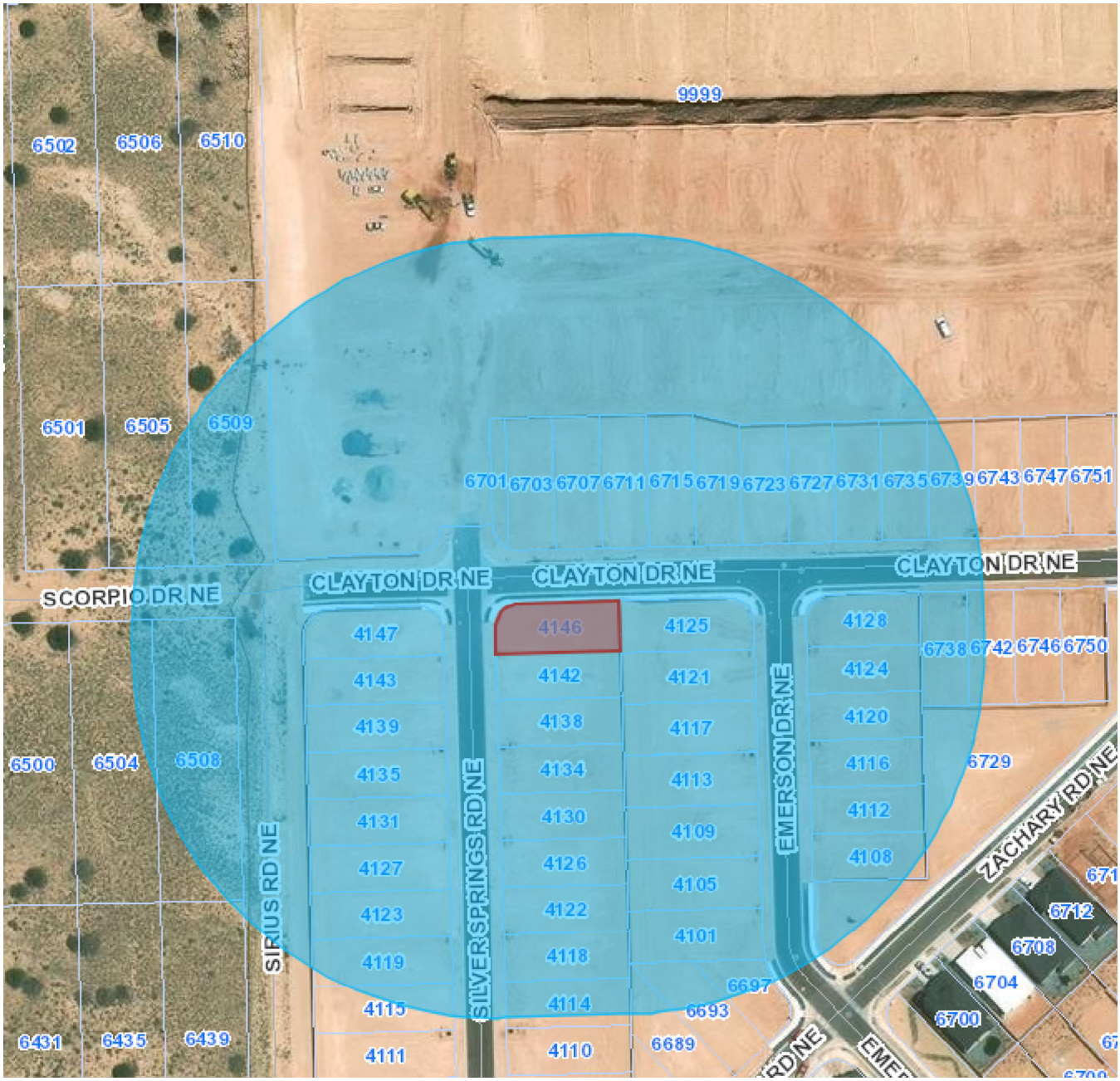
You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Xavier Garcia (DR Horton), requests approval of a Variance to the minimum R-4: Single-Family Residential District side setback for a new construction dwelling unit on the subject property of 4146 Silver Springs Road Ne, legally described as LEIG3A2, Lot 12. The PZB will hear the request on January 28, 2025.

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Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



300' buffer map



**Variance**
**Request #25-110-00001**

The applicant, Xavier Baca (DR Horton), requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10' on the side of a corner lot to allow for a 7' corner side setback for a new construction 2235 square foot dwelling unit on the subject property of 4146 Silver Springs Road Ne, legally described as LEIG3A2, Lot 12. The property is zoned R-4: Single-Family Residential District and comprises approximately 0.1281 acres

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00001

---

REQUEST FOR A VARIANCE TO THE 10-FOOT CORNER SIDE SETBACK IN R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LEGALLY DESCRIBED AS LOMAS ENCANTADAS 1G PHASE 3A, BLOCK 2, LOT 12.

Applicant: Xavier Baca (DR Horton)

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28th day of January 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS AND CONDITIONS FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance to allow for a 2.1' encroachment into the corner-side setback for a lot within the R-4: Single-Family Residential District.

2. The subject variance will not adversely affect the public or surrounding properties.

3. A variance to R.O. 2003 §154.50 R-4 which states that any structure must be a minimum of 10 feet away from the corner-side property line to allow a 2.1' encroachment into the corner-side setback for only the primary structure identified in Building Permit application #24-13129 is approved.

4. The structure, as identified in the included building permit application #24-13129 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.

5. The applicant must adhere to all other residential zoning requirements found within R.O. 2003 §154.50 and §154.60 for primary structures.

THEREFORE, the application for a Variance request to the 10-foot corner side setback requirement, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on January 28, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00001

---

REQUEST FOR A VARIANCE TO THE 10-FOOT CORNER SIDE SETBACK IN R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LEGALLY DESCRIBED AS LOMAS ENCANTADAS 1G PHASE 3A, BLOCK 2, LOT 12.

Applicant: Xavier Baca (DR Horton)

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28th day of January 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application for a Variance request to the 10 foot corner side setback requirement, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on January 28, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 25-110-00002**

AGENDA DATE:
January 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
**Variance.** The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE, legally described as Arrowhead Ridge, Tract 8. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The subject application by American Tire Service & Auto Sales requests approval of a variance to allow for an electronic message sign (EMS) on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE, legally described as Arrowhead Ridge, Tract 8. The subject property is zoned SU: Special Use for Commercial Uses and comprises approximately 1.17 acres.

Per Chapter 156.08(D)(2)(a): "Electronic message signs are limited to freestanding monument signs (subsection (F)(2) of this section) and multi-tenant commercial center signs (subsection (F)(4) of this section), and shall be integrated into a larger sign structure. The electronic component is limited to a maximum of 75% of the total area of the sign, or the limitations established in subsections (D)(2)(b) and (c) of this section, whichever is less." This provision was included in the Chapter 156 update approved by the Governing Body on October 10, 2024.

The applicant is seeking the subject variance to the above reference section of code, due to the above provision restricting electronic message sign components to freestanding monument signs. For clarification, multi-tenant commercial center signs are also categorized as a freestanding monument sign type.

Per R.O. 2003 Chapter 156(F)(3)(b) Freestanding pylon signs are limited to 150 square feet in area and 24 feet in height, unless located immediately adjacent to or across a right- of-way from a residential district, in which case they are limited to 60 square feet in area and 16 feet in height.

The existing freestanding pylon sign was permitted under Permit No. 07-140-00120, approved approximately July 2, 2007. The original sign is 24' in height and is comprised of two separate signs with a combined sign square footage of 116 square feet. The internally illuminated sign at the top of the pylon measures 80 square feet. The second sign is an existing 36 square foot electronic message sign below the top pylon sign, mounted in between the main support posts.

As the existing electronic message sign component was permissive and duly permitted when originally submitted, the subject freestanding pylon sign qualifies as an existing permanent

nonconforming sign.

Per R.O. 2003 Chapter 156.10(A) A nonconforming permanent sign and sign structure may remain in use so long as they remain otherwise lawful and have not been damaged or destroyed to the extent of more than 50% of their value. A nonconforming permanent sign and sign structure that are damaged or destroyed to the extent of 50% or more of their value shall not be restored or repaired unless they conform to all applicable regulations of this code.

Per R.O. 2003 Chapter 156.10(G) No nonconforming sign shall be altered or enlarged in a way that increases the nonconformity of the sign or sign structure. This does not include normal maintenance and cleaning, or changing of the sign face.

The applicant is proposing an electronic message sign to replace the existing electronic message sign on the freestanding pylon. The proposed sign measures 5'3" x 9'4", comprising approximately 48.98 square feet, in conformance with EMS square footage requirements. The applicant states that the vertical clearance will be 10'6", the same vertical clearance as the existing EMS sign and in conformance with City Code.

The proposed sign was submitted under Building Permit No. 24-10493 on October 14, 2024. The subject building permit additionally includes a face change for the internally illuminated sign at the top of the pylon; however, face changes do not require a permit.

REVIEW CRITERIA:
The applicant submitted a justification narrative in support of the variance application. This narrative is presented as an attachment to this item.

The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variance) reads:

(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one’s personal comfort is the basis for the claim of hardship.

In their justification letter, the applicant states that: "The freestanding sign currently provides excellent advertisement of where they are located. Customers driving by the NM Hwy 528 (North & South), currently have the visibility, if we install a new monument sign it would fall below the pedestrian railing on the 528, which makes the visibility poor for advertisement. We would also have concerns of the utility pole that would block visibility and the distances of the existing Rio Rancho Physical Therapy monument of where the new monument sign would be installed which brings the question of space distance concerns." The applicant continues in their updated letter: "NM Hwy 528 has a grade exceeding 5%, further restrictions visibility for northbound traffic. A lower height for a monument sign would not provide adequate sight for approaching drivers."

The applicant continues that the existing utility easement along NM 528 makes the property's frontage along the highway "unsuitable for a monument sign." The applicant states that: "Replacing the existing freestanding with a new monument sign would require a costly new foundation, estimating at $25,000.00. This would impose a significant financial burden on the business without improving visibility." The applicant's justification includes picture exhibits showing the PNM utility pole and the Rio Rancho Physical Therapy sign.

Staff recommends the Planning and Zoning Board find that the subject property may be considered steep where it has not been developed. As such, there are unique characteristics about the subject property that could prevent the applicant from complying with Chapter 156.

Staff finds the applicant's justification may meet the criteria for approval of a variance. Given that the applicant has not provided staff with a monument sign proposal, staff is not able to adequately evaluate the concerns stated by the applicant. While the exhibits provided in the justification show that the property slopes, staff still cannot adequately determine if visibility would be an issue, should the applicant wish to proceed with a freestanding monument sign. City code provisions would allow for up to 13 feet in height for a freestanding monument sign (10' height max. + 3' for decorative post base).

Per R.O. 2003 Chapter 156.08(2)(c) "In all other districts [not including residential districts], freestanding monument signs are limited to a maximum of 70 square feet in area and 10 feet in height, unless located immediately adjacent to or across a right-of-way from a residential district, in which case they are limited to a maximum of 60 square feet in area and 10 feet in height."

Per R.O. 2003 Chapter 156.08(2)(d)(2) "Freestanding monument signs may be designed to include decorative posts as a component of the overall sign structure and design. Such posts are limited to a maximum of three feet in height (measured to the bottom of the sign face) above the ground at the location of their installation."

The applicant's assertion that there would be a spacing issue with the existing freestanding sign on the adjacent property to the south is not correct, as freestanding sign spacing is based off the distance between freestanding signage on the same lot frontage.

Staff finds the applicant's statement of the property's frontage along NM 528 being unsuitable for a freestanding sign does not take into account that the existing freestanding pylon sign on the property is within the stated utility easement. There is a potential to request an encroachment agreement to allow for a monument. Staff did not find evidence of any encroachment agreements when the original sign was permitted. As such, should the subject variance be approved, the applicant shall obtain an encroachment agreement with all applicable utility agencies.

Per variance evaluation criteria, financial gain, loss, or monetary savings cannot be the basis for granting of a variance. As such, staff cannot consider this portion of the justification.

City of Rio Rancho (R.O. 2003) §150.06 (B) requires that an applicant file a request for a variance through the City Planning and Zoning Board when a variance is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed variance request.

REVIEWER COMMENTS:

This application and associated materials were provided to the following departments for review:

| | |
|---|---|
| DSD Planning | Comments included herein. |
| DSD Engineering | No adverse comments. |
| Rio Rancho Fire & Rescue | No adverse comments. |
| Parks, Recreations, & Community Services | No adverse comments. |
| SSCAFCA | No adverse comments. |
| Rio Rancho Police | No comments received. |

| | |
|---|---|
| Rio Rancho Public Schools | No comments received. |
| MRMPO | No comments received. |

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were notified via informational postcard. A legal ad was run in the January 13, 2025 version of the Albuquerque Journal. A public notice sign was posted on the property as per ordinance.

IMPACT:

Staff recommends the Planning and Zoning Board approve the subject Variance Case #25-110-00002 with the following findings of fact:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to electronic message sign standards.
2. The applicant has the authority to make an application to request a variance to electronic message sign standards.

Specific Findings and Conditions for Approval:
1. The applicant has adequately addressed the criteria for granting a variance to allow for an electronic message sign on an existing freestanding pylon sign.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The sign, as identified in the included building permit application #24-10493, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
4. The sign shall comply with all other signage requirements under R.O. 2003 Chapter 156.
5. Approval of the subject variance does not constitute permission to encroach on the easement; the applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement.

However, if the Planning and Zoning Board finds that the variance application meets the criteria for denial, the following findings and conditions for approval are recommended:

Specific Findings for Denial:
1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: American Tire and Service - RR Variance justification letter.pdf
ATTACHMENT: Justification (Updated)
ATTACHMENT: Site Plan
ATTACHMENT: Proposed EMS Sign
ATTACHMENT: Building Permit Application #24-10493
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Findings_of_Fact_4520_Arrowhead_Ridge_Dr_SE.docx

# 4520 ARROWHEAD RIDGE DR SE
# AR, TRACT 8
# VARIANCE TO ALLOW FOR ELECTRONIC MESSAGE SIGN ON EXISTING FREESTANDING PYLON SIGN




Rio Rancho
City of Vision

0 40 80 160 240 320
Feet

Subject Property
Roads
**Zoning**
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.

Map Created by Tim Dvorak on 1/10/2025

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

# PLANNING & ZONING LAND USE APPLICATION

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

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

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

**APPLICANT/AGENT INFORMATION**

| | | |
|---|---|---|
| Applicant Name: American Tire Service & Sales Auto | | Phone: |
| Address: 4520 Arrowhead Ridge Dr SE | | E-Mail: |
| City: Rio Rancho | State: NM | Zip: 87124 |
| Proprietary Interest: | List Owners: | |
| Deed or Ownership Verification Provided: (Initials) | Letter of Authorization Provided: (Initials) | |
| Agent Name: EPNM Inc. / Zeon Signs | | Phone: 505 314 2122 |
| Address: 2024 5th St. NW | | Permitting dept@ zeonsignsnm.com |
| City: ABQ. | State: NM | ZIP Code: 87102 |

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

NO Changes to Square footage
(1) EMC Replacement double face illuminated

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

| | | |
|---|---|---|
| Subdivision/Unit: Arrowhead Ridge | Block(s): | Lot(s): |
| Existing Zoning: | Proposed Zoning: | |
| No. of existing lots: | No. of proposed lots: | Total area of site (acres) |

**ACKNOWLEDGEMENT**

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

| | | |
|---|---|---|
| Print Name: Maria Gonzales | Applicant: | Agent: |
| Signature: Maria Gonzales | | Date: 12/19/24 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

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

AMERICAN TIRE AND SERVICE

To whom it may concern,

I, Roger Duchaussee owner of American Tire and Service own the property at 4520 Arrowhead Ridge Dr, Rio Rancho, NM 87124.

I Authorize Zeon Signs to file for the variance on our free-standing sign which will be used to advertise for our current and future business.

If you have any further questions or need anything else from me, please reach out to My General Manager, Isidoro "Izzy" Gutierrez and he will assist.

Thank You,

Roger Duchaussee

American Tire and Service – Owner

505-891-8951

americantireguy@msn.com

DATE: December 30, 2024

TO: City of Rio Rancho – Variance Department

SUBJECT: American Tire and Service

To Whom It May Concern:

We at EPNM, Inc./Zeon Signs are requesting the variance for the American Tire and Service permit.

Our customer along with Zeon Signs reviewed the request that the variance department asked of us. However, the property owner would like to keep the existing Freestanding sign due to its location on the property. The freestanding sign currently provides excellent advertisement of where they are located. Customers driving by the NM Hwy 528 (North & South), currently have the visibility, if we install a new monument sign it would fall below the pedestrian railing on the 528, which makes the visibility poor for advertisement. We would also have concerns of the utility pole that would block visibility and the distances of the existing Rio Rancho Physical Therapy monument of where the new monument sign would be installed which brings the question of space distance concerns.

A new monument sign would be a hardship for our customer's cost in rebuilding a new foundation for the monument sign that could cost upto $25,000.00.

We ask that you consider the variance request and appreciate your assistance in accommodating our customers' need.

Thank you,

Maria Gonzales
Permit Coordinator
EPNM, Inc / Zeon Signs
2024 5th St. NW
Albuquerque, NM 87102
505-314-2122

DATE: January 21, 2025

TO: City of Rio Rancho – Variance Department

SUBJECT: American Tire and Service

To Whom It May Concern:

We at EPNM, Inc./Zeon Signs are writing to formally request a variance to the current sign ordinance to allow the replacement of an existing freestanding sign at American Tire and Service , located at 4520 Arrowhead Ridge SE.

After reviewing the ordinance and the site-specific challenges of this property, we believe retaining the existing freestanding sign and updating the existing digital sign in the same size frame is crucial for maintaining visibility and functionality of the business. Below are the justifications listed for the variance request.

**A) Limited visibility due to highway infrastructure:**
The pedestrian railing along NM Hwy 528 significantly obstructs the view of the monument sign from the roadway. A monument sign, with the maximum height of 10 ft, would fall below the grade and be completely obscured for northbound traffic.

**B) Hwy grade challenges :**
NM Hwy 528 has a grade exceeding 5%, further restrictions visibility for northbound traffic. A lower height for a monument sign would not provide adequate sight for approaching drivers.

**C) Site constraints:**
The back of the property is unsuitable for a monument sign due to an existing utility easement., righ-of-way restrictions, and the grade leading to regional power poles. These limitations prevent any viable relocation of the sign to the back of the building.

**D) Economic Hardship:**
Replacing the existing freestanding with a new monument sign would require a costly new foundation, estimating at $25,000.00. This would impose a significant financial burden on the business without improving visibility. The current freestanding sign is approximately 16 ft from the drainage canal.

**E) Compatibility and Safety:**
The existing freestanding sign is strategically located on the property to maximize visibility for both northbound and southbound traffic. It does not pose any safety concerns or obstruct sightlines for motorist or pedestrians.

**F) Utility Easement:**
Distance from existing sign and concerns with other placement of the property is less than 3 ft away.

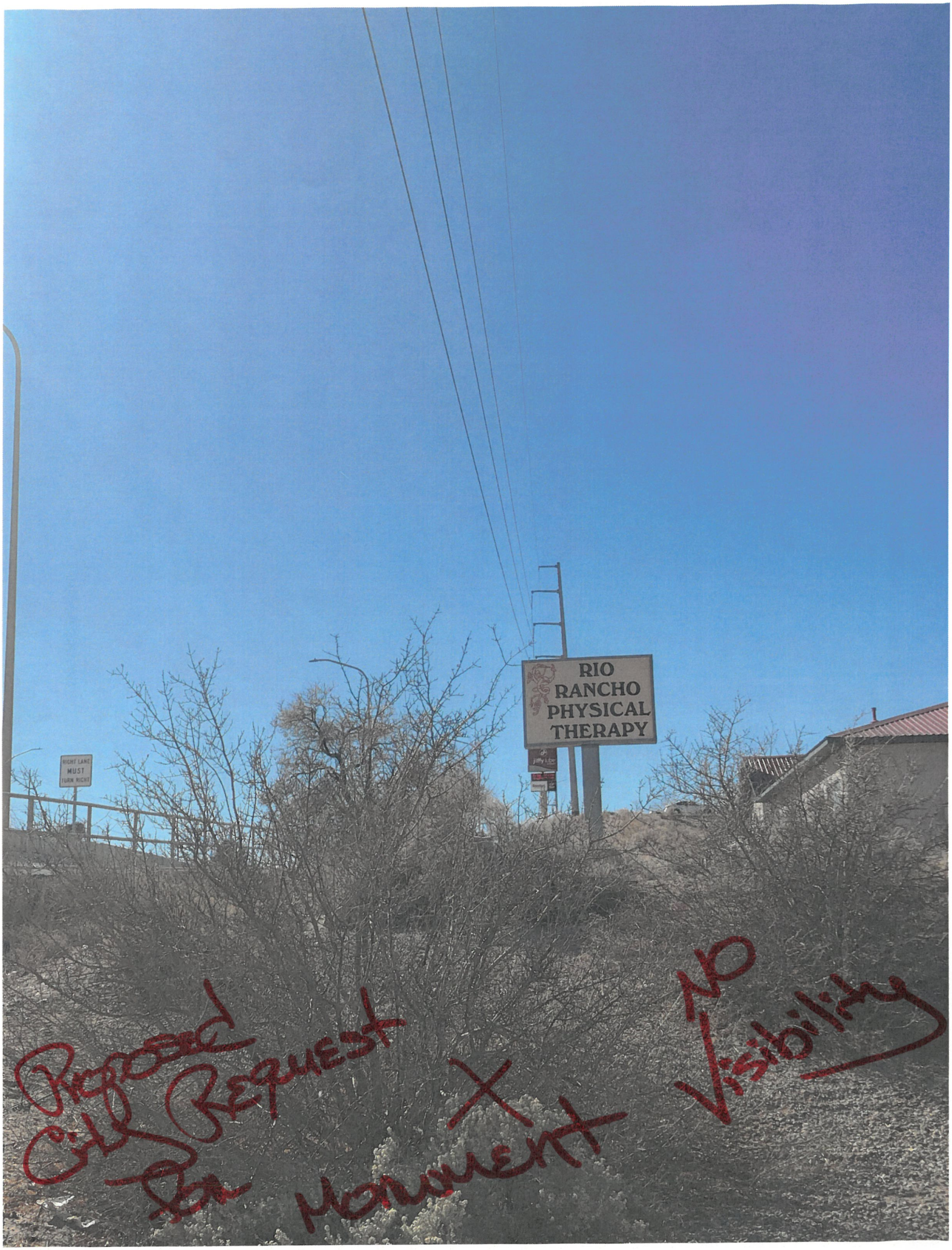
Furthermore, our team, along with he property owner, has explored alternative solutions but found them to be impractical or unfeasible given the site-specific challenges outline above.

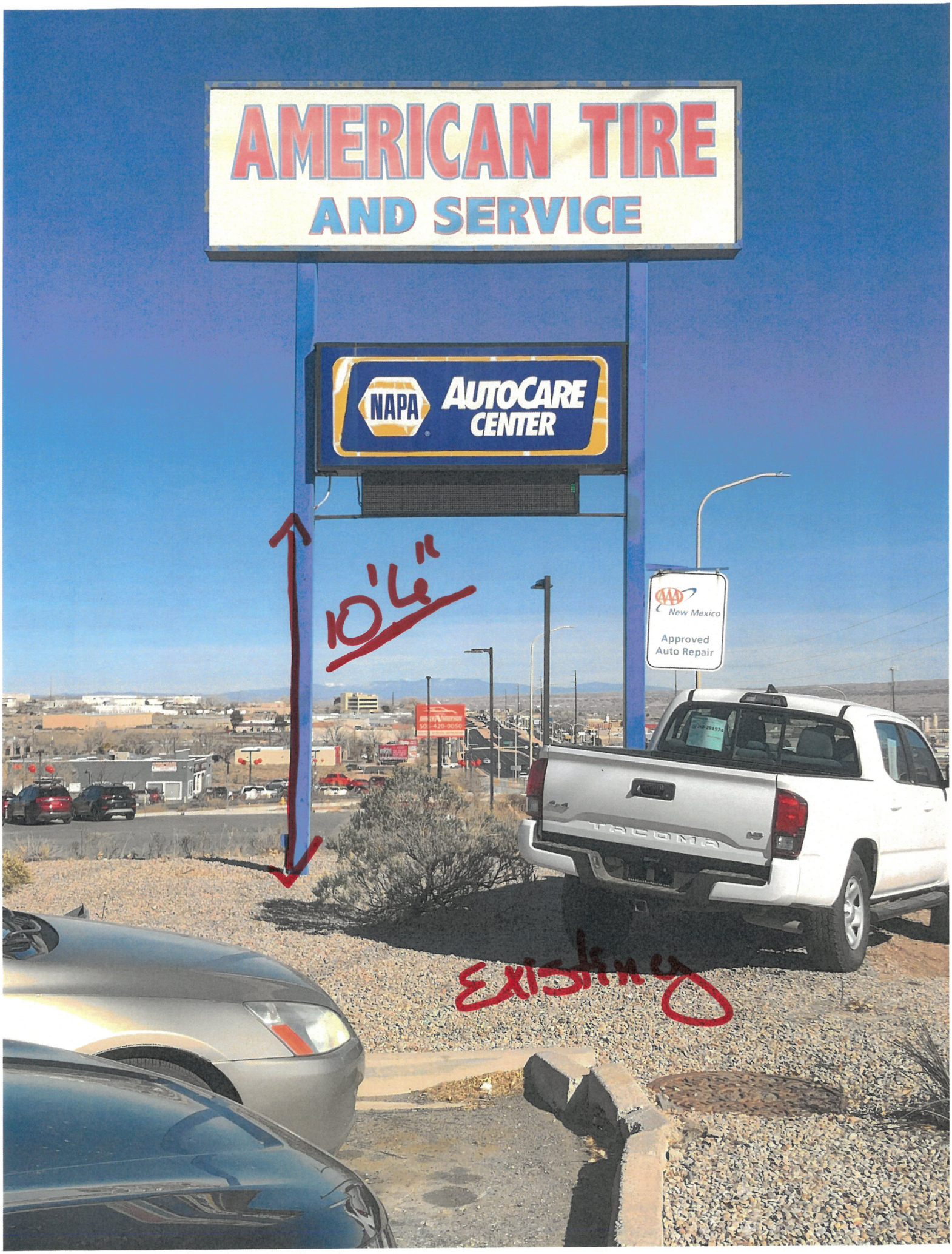
We respectfully request that the planning and zoning board consider these factors and grant the variance to retain the existing freestanding sign and replace it with a digital EMC display sign to ensure effective advertising and continued business success in Rio Rancho.

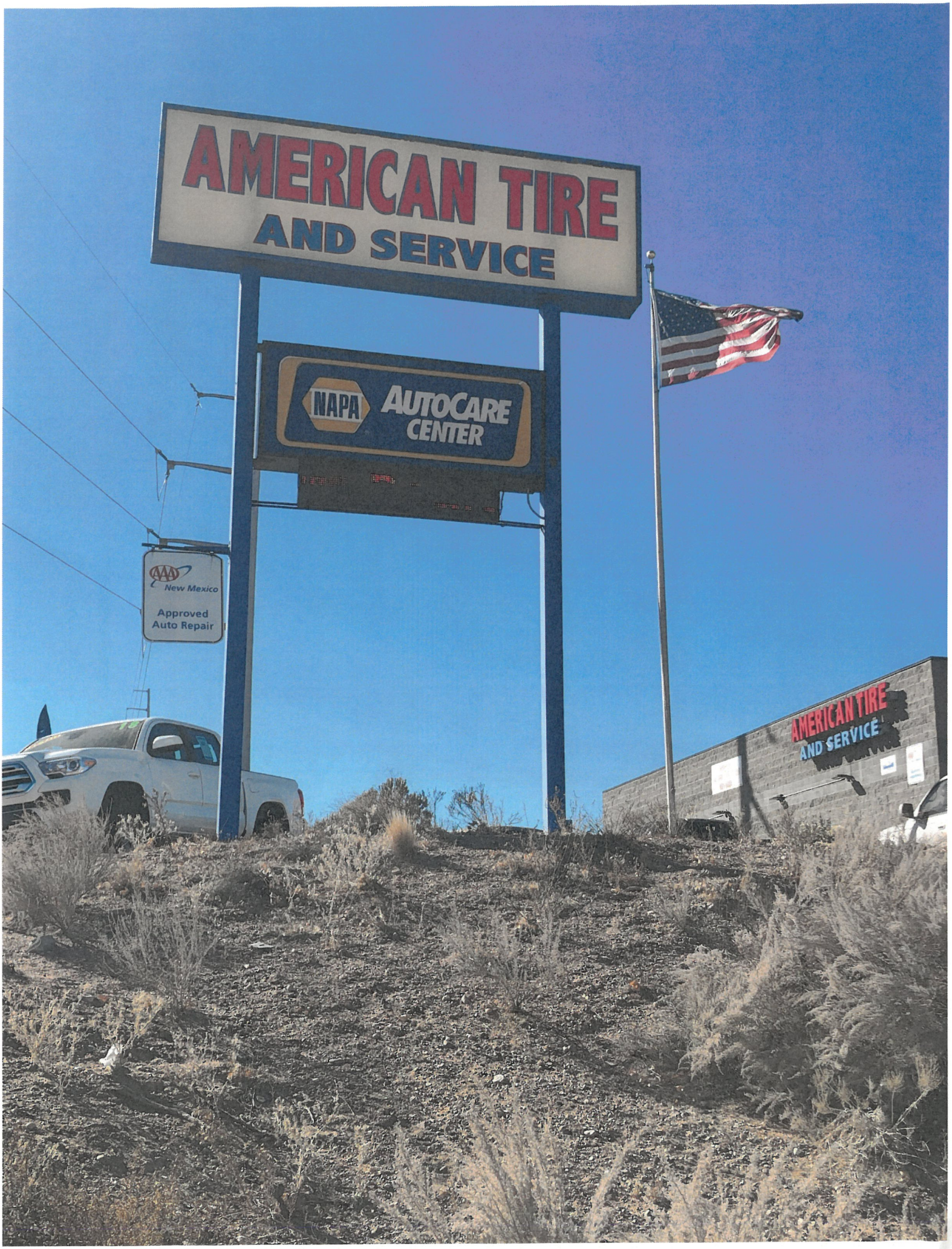
Thank you for your time and consideration of this request. We are happy to provide any additional information to meet to discuss this matter.

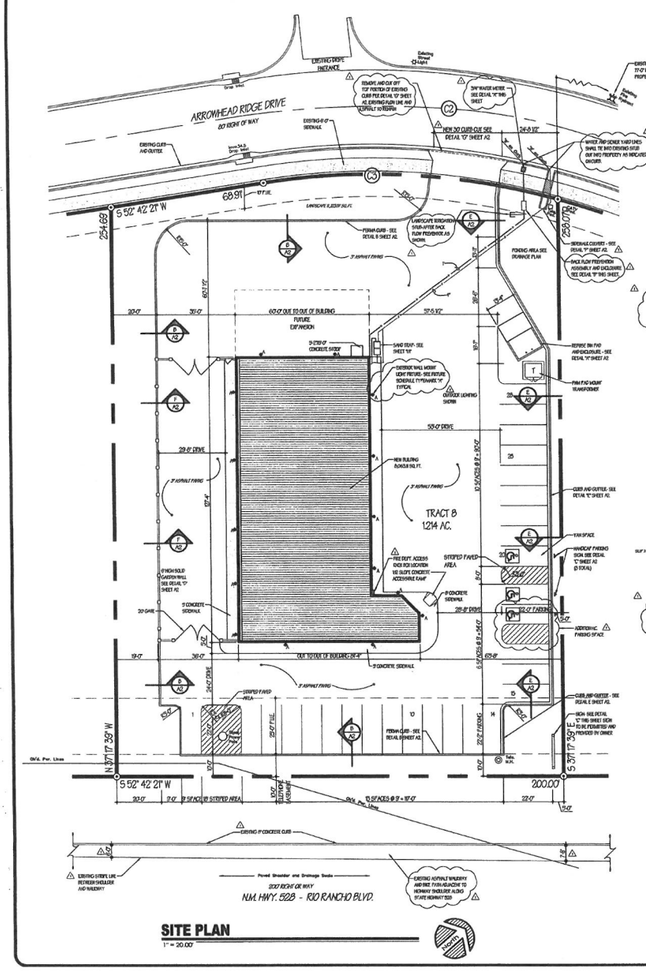
Maria Gonzales
Permit Coordinator
EPNM, Inc / Zeon Signs
2024 5th St. NW
Albuquerque, NM 87102
505-314-2122


Utility Pole
Less than 3ft


RIO
RANCHO
PHYSICAL
THERAPY
RIGHT LANE
MUST
TURN RIGHT
Proposed
Cell Request
Site
Monument
NO
Visibility


AMERICAN TIRE
AND SERVICE
NAPA
AUTOCARE
CENTER
10'6"
AAA
New Mexico
Approved
Auto Repair
TACOMA
existing


AMERICAN TIRE
AND SERVICE
NAPA
AUTOCARE
CENTER
New Mexico
Approved
Auto Repair
AMERICAN TIRE
AND SERVICE


ARROWHEAD RIDGE DRIVE
80' ROW OF WAY
EXISTING CURB AND GUTTER
EXISTING 6'-0" SIDEWALK
EXISTING FIRE HYDRANT
EXISTING POWER POLE
EXISTING LIGHT POLE
S 52° 42' 27" W
68.91'
254.69'
250.07'
N 37° 17' 33" W
S 52° 42' 27" W
200.00'
S 37° 17' 33" E
TRACT B
1.214 AC.
PROPOSED BUILDING
FUTURE EXPANSION
5'-0" CONCRETE SIDEWALK
SAND TRAP - SEE DETAIL 'B' SHEET A2
GREASE INTERCEPTOR - SEE DETAIL 'B' SHEET A2
GREASE WALL WASH - SEE DETAIL 'B' SHEET A2
SEE SCHEDULE 'F' FOR TYPICAL
OUTDOOR LIGHTING SYSTEM
FIRE RISER ROOM 56 SQ. FT.
ACCESS DOOR
ACCESS PANEL
SIGN - SEE DETAIL 'C' SHEET A1
SIGN - SEE DETAIL 'C' SHEET A1
SIGN - SEE DETAIL 'C' SHEET A1


Existing
Freestanding
4520 Arrowhead Ridge Dr SE

**OPT. B**

NO AG773 Permit

Variance Request







**PROPOSED LOCATION**

PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE

FACE CHANGE AND EMC REPLACEMENT ON EXISTING
DOUBLE FACE ILLUMINATED POLE DISPLAY

ZEON signs EPNM, INC.
AL-
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

| | | | |
|---|---|---|---|
| TITLE: AMERICAN TIRE | | | |
| SCALE: 1/2" = 1'- 0" | DRWG NO: 1216 - 833 | APPROVED FOR PRODUCTION: | |
| SALES: JIM BISBEE | CUSTOMER APPROVAL: | | |
| DESIGN BY: H. ANG | | | |

| REVISED | |
|---|---|
| | 2-9-17 |
| | 2-21-17 |
| | 1-15-19 |
| | 3-13-19 |

Rio Rancho
City of Vision

**DEVELOPMENT SERVICES**
3200 Civic Center Circle NE – Suite #130 • Rio Rancho, NM 87144

# PERMANENT SIGN PERMIT APPLICATION

**Once ready to apply, submit all application materials via Click2Gov**

**For full sign code regulations, access R.O. 2003 §156 HERE**

**This application is for permanent signs ONLY. For temporary signs, please use the Temporary Sign Permit Application.**

**APPLICANT INFORMATION:**

Applicant's Full Name: EPNM, Inc / Zeon Sign.

Applicant's Full Address: 2024 5th st. NW ABQ, NM 87102

Applicant's Email Address: permittingdept@zeonsignsnm.com Phone #: 505-314-2122

**SIGN INFORMATION:**

Site address where sign(s) will be located (ex. 3200 Civic Center Cir NE, Rio Rancho, NM 87144):
4520 Arrowhead Ridge Dr.

Quantity of signs included in this submittal: (1 EMC Display - 1 face change on existing freestanding)

**SIGN 1. Type:** Sign Type Face Change **Sign Area:** Cabinet **Sign Height:** 5'

**Vertical Clearance:** **Sign Depth:** **Length of Building Frontage:**

**Illuminated:** [X] Yes [ ] No

**SIGN 2. Type:** Sign Type EMC **Sign Area:** Pole Display **Sign Height:** 5'3"

**Vertical Clearance:** **Sign Depth:** **Length of Building Frontage:**

**Illuminated:** [X] Yes [ ] No

**SIGN 3. Type:** Sign Type **Sign Area:** **Sign Height:**

**Vertical Clearance:** **Sign Depth:** **Length of Building Frontage:**

**Illuminated:** [ ] Yes [ ] No

**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.**

**Signature:** [signature] **Date:** 10/14/22

# Commercial Building Permit & Plan Review Application

**City of Rio Rancho**
**Development Services**
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994
permits@rrnm.gov

**Fees** Permit #

Application fee is 65% of the Building permit fee. (Fees will be doubled for work started without securing a building permit)

**Property Information**

Address 4520 Arrowhead Ridge Dr. SE

**Legal Description**

Subdivision/Unit AR Block — Lot —

Track/Parcel 8 Zoning

Acreage of property Width of Property

**Description of Work and Material Used** Illuminated

1 EMC Display / 1 face Change on Existing Free standing Sign

Type of Construction: I II III IV V A B

Occupancy Group: A B E F H I M R S U

Division: 1 2 3 4 5

Parking Spaces provided Handicapped Parking Spaces Provided

**Dimensions- Set back(s)**

Width: 9'4 / 16' Rear Left Right

Height 5'3" / 5' No. of Stories (POOL ONLY) Gallons

Valuation EMC / Cabinet 2500.00 Gross Floor Area

If mixed use (i.e. office and warehouse) please provide footage breakdown

**Contact Information**

**Owners Name** American Tire & Service

Address 4520 Arrowhead Ridge Dr SE Rio Rancho, NM

Email Fax Phone

**Contractor Business Name** EPNM, Inc / Zeon Signs License # 33507

Address 2024 5th st. NW ABQ NM 87102

Email permittingdept@zeonsignsnm.com Fax Phone 505-314-2122

**Architect/Engineer** McFarland Engineering

Address P.O. Box 931513 Atlanta, GA 31193-1513

Email Fax Phone 281-813-7439

I, the undersigned, understand the above application procedure and agree to comply with the conditions of same.

Name (printed) Malia Gonzales Date 10/14/24

Signature Malia Gonzales

RioRancho
City of Vision

# ELECTRICAL PERMIT

| CUSTOMER TYPE | SERVICE TYPE | SERVICE TYPE B | PAYMENT METHOD |
|---|---|---|---|
| ___Residential | ___Service Reconnect | X New | ___Escrow |
| X Commercial | ___Underground | ___Existing | ___Credit Card |
| ___Apartment | ___Customer Owned | ___Temporary | X Other |

**CONTRACTOR INFORMATION:**

Business Name Electrical Products Co. (Zeon Signs, EPNM, Inc.)
Business Address 2024 5th St. NW
City Albuquerque State NM Zip 87102
Telephone 505-314-2122 Fax/Email: permitmydept@zeonsignsnm.com
License # ES01-33507 Expiration Date 7-31-2021

**JOB SITE INFORMATION:**

Job Site Address _____
City _____ State _____ Zip _____
Residential: ☐ New ☐Existing Commercial: ☐ New ☐Existing

**PNM BILLING/PROPERTY OWNER INFORMATION:**

Name American Tire + Service
Address 4520 Arroyo Vista Ridge Dr.
City Rio Rancho State NM Zip 87124

**SERVICE/PANEL SIZE (NUMBER OF UNITS):**

| RESIDENTIAL | | COMMERCIAL | |
|---|---|---|---|
| ___ | 100 Amp | ___ | 100 Amp |
| ___ | Over 100 Amp – 200 Amp | ___ | Over 100 Amp – 200 Amp |
| ___ | Over 200 Amp – 320 Amp | ___ | Over 200 Amp – 400 Amp |
| ___ | Over 320 Amp – 400 Amp | ___ | Over 400 Amp – 600 Amp |
| ___ | Over 400 Amp | ___ | Over 600 Amp – 800 Amp |
| ___ | Pedestal (mobile home only) | ___ | Over 800 Amp – 1000 Amp |
| | *NOTE: 400 Amp services and above requires engineering. | ___ | Over 1000 Amp – 2000 Amp |
| | | ___ | Over 2000 Amp |

| RESIDENTIAL | | COMMERCIAL | |
|---|---|---|---|
| ___ | $ 60.00 | ___ | $ 73.00 |
| ___ | $ 80.00 | ___ | $179.00 |
| ___ | $166.00 | ___ | $213.00 |
| ___ | $266.00 | ___ | $266.00 |
| ___ | $398.00 | ___ | $332.00 |
| ___ | $ 80.00 | ___ | $485.00 |
| | | ___ | $697.00 |
| | | ___ | $897.00 |

**ITEMS BELOW ARE SAME FEE FOR RESIDENTIAL AND COMMERCIAL (NUMBER OF UNITS):**

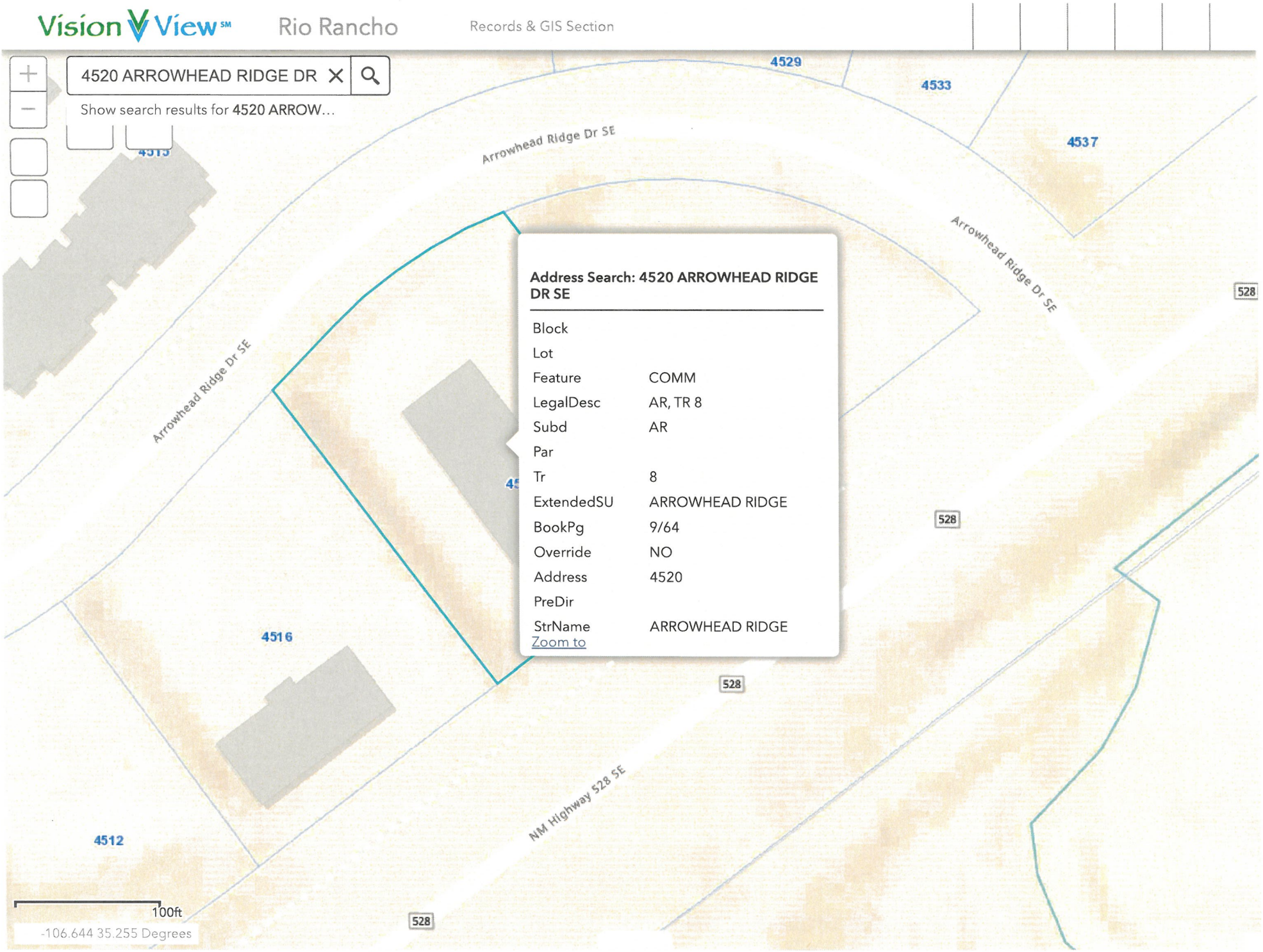
| | | | |
|---|---|---|---|
| ___ | Swimming Pool $ 80.00 | ___ | Low Voltage Tele/Data $ 33.00 |
| ___ | Spa $ 80.00 | ___ | Low Voltage Fiber Optics $ 33.00 |
| ___ | Water Feature $ 80.00 | ___ | Low Voltage Alarm $ 33.00 |
| ___ | Evaporative Cooler $ 33.00 | ___ | Low Voltage Vac System $ 33.00 |
| ___ | Refrigeration A/C $ 33.00 | ___ | Low Voltage Sound System $ 33.00 |
| ___ | Combo HVAC Unit $ 33.00 | ___ | Low Voltage Other $ 33.00 |
| 2 | Electric Sign $ 33.00 | ___ | Low Voltage Cable/Sat. TV $ 33.00 |
| ___ | Temporary Power $ 33.00 | | |
| ___ | Additional Inspections $ 33.00 | | |

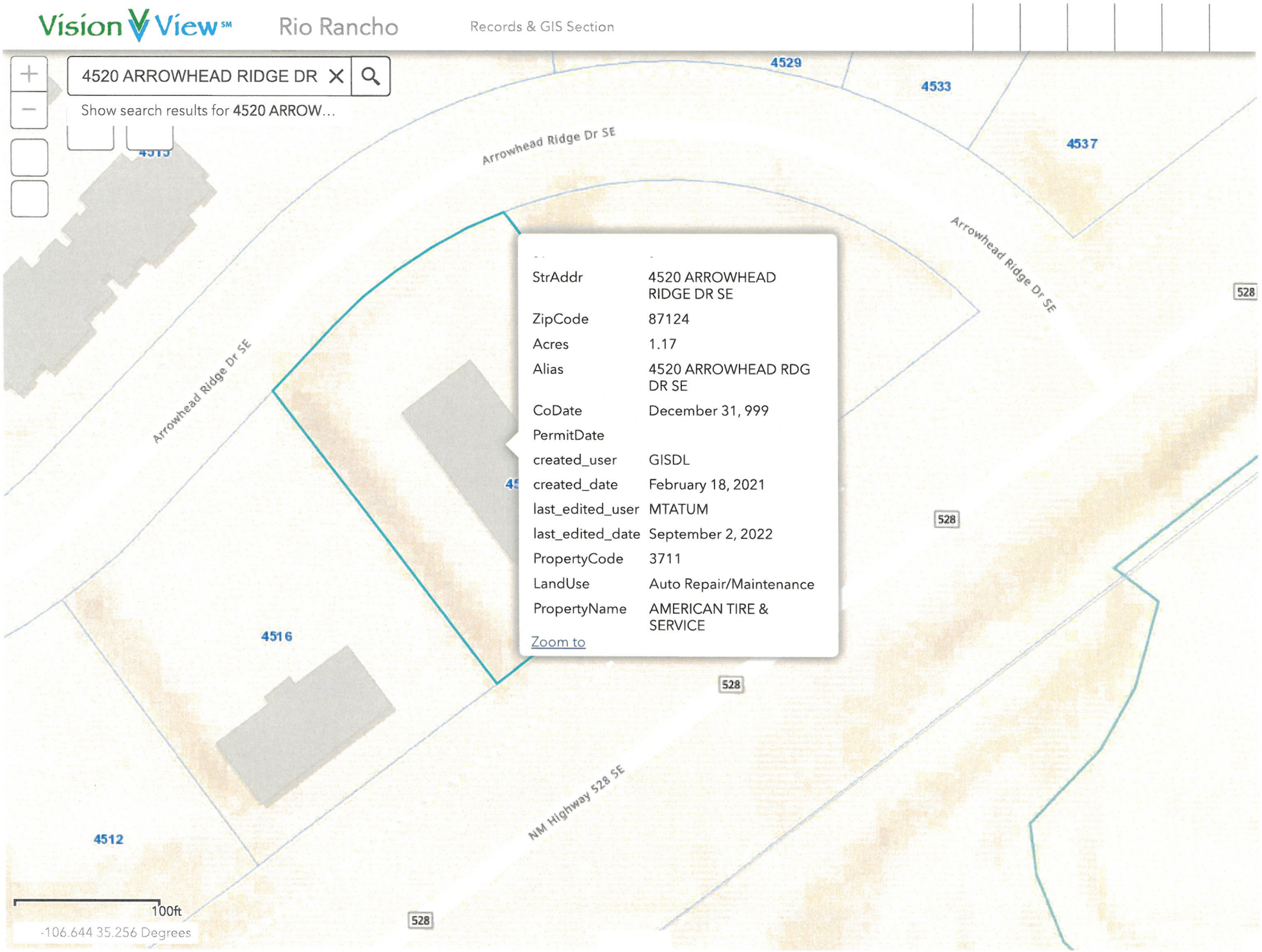
___Tenant Improvements/Remodels (electrical fixtures & devices only $ 99.00
___Residential and Commercial Photovoltaic 0-10 KVA $ 66.00
___Each Additional 0-10 KVA $ 66.00
___Items not listed with a minimum $33.00 fee may require additional fees $ 33.00
___A specific time inspection (disconnect/reconnect) $95.00 ea
___Overtime inspection (2 hour minimum) $47.00 hr

**IMPORTANT: PLEASE READ BASE PERMIT FEE $33.00**

♦Prior to scheduling a rough-in, Plumbing/Mechanical Top Out inspection must be approved. ♦ A double fee will be assessed for work started before securing a permit. ♦Work covered over prior to inspection will be assessed a re-inspection fee. ♦Permit includes three (3) inspections. ♦Additional inspections may require additional fees. Administration fee $23.00 on all permits.

Contractor Signature [signature] Date 12/14/24


Vision View℠
Rio Rancho
Records & GIS Section
4520 ARROWHEAD RIDGE DR
Show search results for 4520 ARROW...
4529
4533
4537
Arrowhead Ridge Dr SE
Arrowhead Ridge Dr SE
Arrowhead Ridge Dr SE
528
Address Search: 4520 ARROWHEAD RIDGE DR SE
Block
Lot
Feature COMM
LegalDesc AR, TR 8
Subd AR
Par
Tr 8
ExtendedSU ARROWHEAD RIDGE
BookPg 9/64
Override NO
Address 4520
PreDir
StrName ARROWHEAD RIDGE
Zoom to
4516
528
528
NM Highway 528 SE
4512
100ft
-106.644 35.255 Degrees
528


Vision View℠
Rio Rancho
Records & GIS Section
4520 ARROWHEAD RIDGE DR
Show search results for 4520 ARROW...
4529
4533
4537
Arrowhead Ridge Dr SE
Arrowhead Ridge Dr SE
Arrowhead Ridge Dr SE
528
StrAddr 4520 ARROWHEAD RIDGE DR SE
ZipCode 87124
Acres 1.17
Alias 4520 ARROWHEAD RDG DR SE
CoDate December 31, 999
PermitDate
created_user GISDL
created_date February 18, 2021
last_edited_user MTATUM
last_edited_date September 2, 2022
PropertyCode 3711
LandUse Auto Repair/Maintenance
PropertyName AMERICAN TIRE & SERVICE
Zoom to
4516
4512
NM Highway 528 SE
528
528
528
100ft
-106.644 35.256 Degrees




NEW WHITE LEXAN FACE OVERLAID WITH DIGITALLY PRINTED VINYL GRAPHICS.

DAKTRONICS Gs6
100 X 175 15 mm
FULL COLOR EMC
5'-3" X 9'-5"

Review and Approval of these plans does not relieve The owner/agent from building in accordance with ALL applicable sections of the City of Rio Rancho Building Code and NMAC.

Plans Approved By: _____

Date: 10/16/24

PERMIT SHALL BE POSTED BEFORE ANY INSPECTIONS WILL BE PERFORMED.




PROPOSED LOCATION

PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE

FACE CHANGE AND EMC REPLACEMENT ON EXISTING DOUBLE FACE ILLUMINATED POLE DISPLAY

ZEON signs EPNM, INC.
AL-
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

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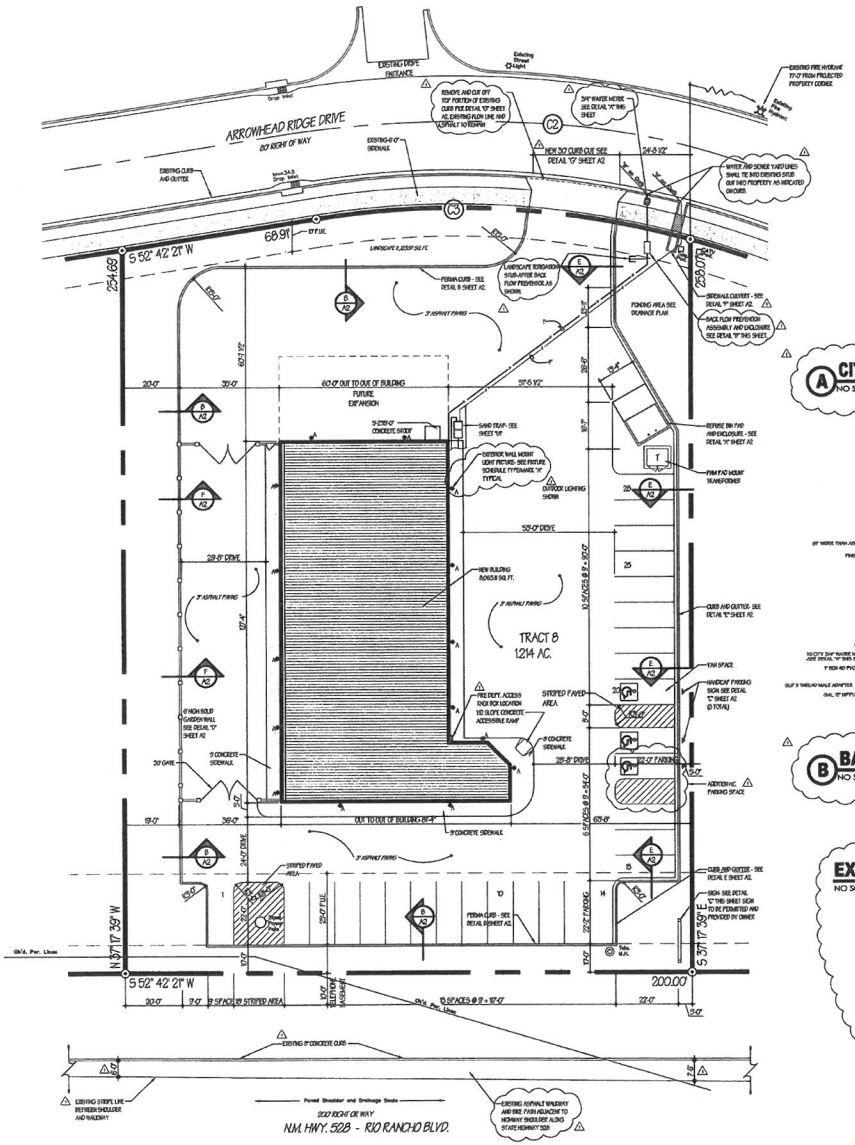
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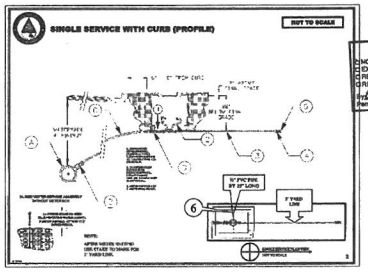
COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

| | | |
|---|---|---|
| TITLE: AMERICAN TIRE | | |
| SCALE: 1/2" = 1'- 0" | DRWG NO: 924 - 833 | APPROVED FOR PRODUCTION: |
| SALES: TERRY TOPPINO | CUSTOMER APPROVAL: | |
| DESIGN BY: H. ANG | | |

| REVISED | | | | |
|---|---|---|---|---|
| 9/13/24 | | | | |
| 9/26/24 | | | | |
| | | | | |
| | | | | |




## SITE PLAN
1" = 20.00'




## NOTE:
W/R REVISIONS

PLANS APPROVED
NO EXCEPTIONS TAKEN
EXCEPTIONS AS NOTED
REVISE & RESUBMIT
REJECTED
By: Date: 15 APR 07
Permit No.

PLANS APPROVED
NO EXCEPTIONS TAKEN
EXCEPTIONS AS NOTED
REVISE & RESUBMIT
REJECTED
By: Plumb/Mech
Permit No.

| SECTION | SIZE | DESCRIPTION |
|---|---|---|
| A | 5/8 DOMESTIC SVC TYPE K (P) SOFT COPPER TUBING WITH 1/4" P.P. OR BRASS | BRASS GASKET NUT THREAD |
| B | 5/8 DOMESTIC SVC TYPE K (P) SOFT COPPER TUBING | 5/8" COMPRESSION THREAD |
| C | 5/8 STOP & WASTE VALVE | 5/8" COMPRESSION THREAD |
| D | 5/8 x 3/4 BRASS BUSHING | 5/8" FLARE X 3/4" MALE IPT |
| E | 5/8 DOMESTIC SVC TYPE K (P) SOFT COPPER TUBING | 5/8" FLARE |
| F | 5/8 x 3/4 90° ELL | 5/8" FLARE X 3/4" MALE IPT |
| G | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| H | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| I | 3/4 x 3/4 x 5/8 REDUCING TEE | 3/4" FLARE X 3/4" FLARE X 5/8" FLARE |
| J | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| K | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| L | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| M | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| N | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| O | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| P | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| Q | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| R | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| S | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| T | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| U | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| V | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| W | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| X | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| Y | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| Z | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| AY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| AZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| BY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| BZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| CY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| CZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| DY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| DZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| ED | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| ER | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| ES | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| ET | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| EY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| EZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| FY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| FZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| GY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| GZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| HY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| HZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| ID | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| II | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| IY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| IZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| JY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| JZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KM | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
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| KO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
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| KR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| KY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| KZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LE | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LJ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LK | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LL | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
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| LN | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LO | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LP | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LQ | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LR | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LS | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LT | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LU | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LV | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LW | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LX | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| LY | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| LZ | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| MA | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| MB | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| MC | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| MD | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| ME | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| MF | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| MG | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| MH | 3/4 x 3/4 90° ELL | 3/4" FLARE X 3/4" MALE IPT |
| MI | 3/4 x 3/4 x 3/4 TEE | 3/4" FLARE |
| MJ


AMERICAN TIRE
AND SERVICE
NAPA
AUTOCARE
CENTER
Existing
New Mexico
Approved
Auto Repair
ELKRIDGE


Existing
Freestanding Sign
4520 Arrowhead Ridge Dr SE

**City of Rio Rancho**
**Development Services Department**
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

January 10, 2025

RE: **Variance Request: Case No. 25-110-00002 (4520 Arrowhead Ridge Dr SE) Variance to Allow for Electronic Message Sign (EMS) Component on Existing Freestanding Pylon Sign**

Dear Property Owner:

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

The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an electronic message sign (EMS) component on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE, legally described as AR, Tract 8.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, January 28, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

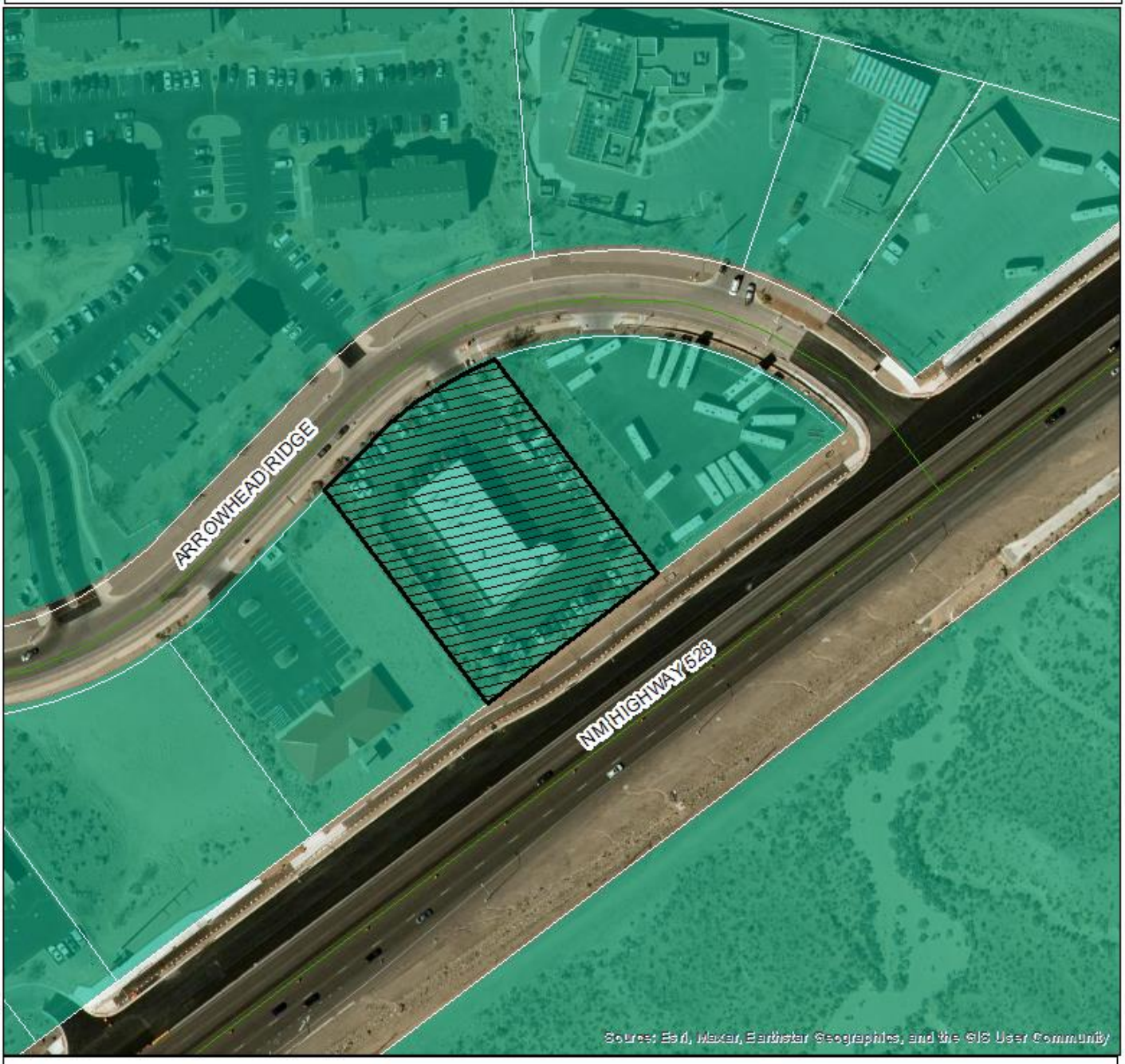
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

*Tim Dvorak*

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

# 4520 ARROWHEAD RIDGE DR SE
# AR, TRACT 8
# VARIANCE TO ALLOW FOR ELECTRONIC MESSAGE SIGN ON EXISTING FREESTANDING PYLON SIGN




Rio Rancho
City of Vision

0 40 80 160 240 320
Feet

Subject Property
Roads
**Zoning**
SU

N
W E
S

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

Map Created by Tim Dvorak on 1/10/2025

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

# NOTICE OF PUBLIC HEARING

| | |
|---|---|
| **Meeting:** | Planning & Zoning Board |
| **Location:** | Virtual (Zoom)/City Hall |
| **Date:** | **January 28, 2025** |
| **Time:** | 6:00PM |
| **Staff Contact:** | Tim Dvorak (505) 896-8361<br>tdvorak@rrnm.gov |

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

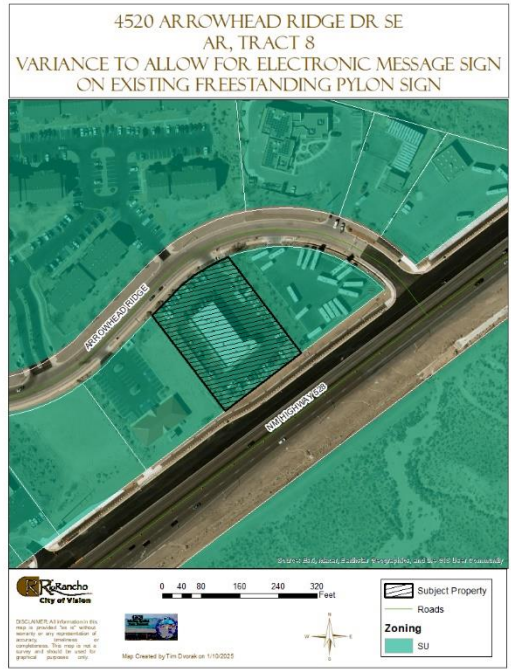
# NOTICE OF PUBLIC HEARING

| | |
|---|---|
| **Meeting:** | Planning & Zoning Board |
| **Location:** | Virtual (Zoom)/City Hall |
| **Date:** | **January 28, 2025** |
| **Time:** | 6:00PM |
| **Staff Contact:** | Tim Dvorak (505) 896-8361<br>tdvorak@rrnm.gov |

**Application Information**

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an electronic message sign (EMS) component on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE. The PZB will hear the request on January 28, 2025.

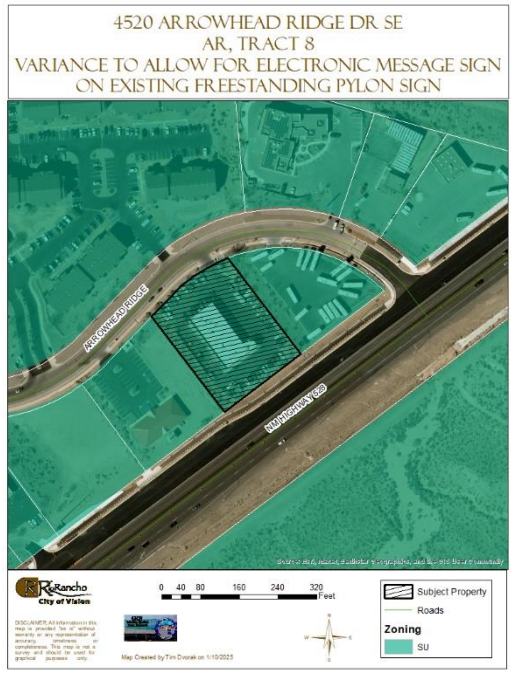
*We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:*
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



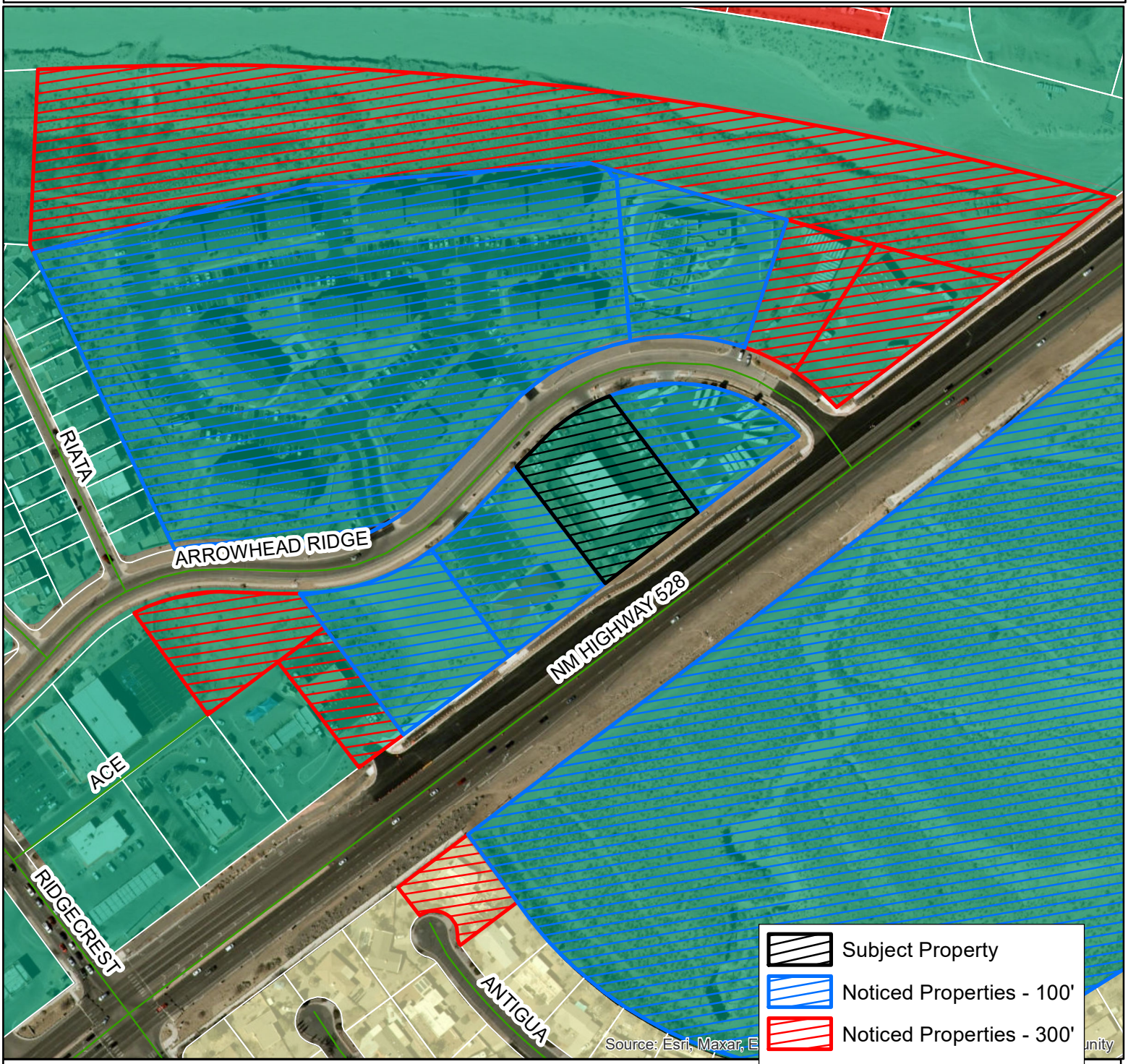

**Application Information**

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an electronic message sign (EMS) component on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE. The PZB will hear the request on January 28, 2025.

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https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



# 4520 ARROWHEAD RIDGE DR SE
# AR, TRACT 8
# VARIANCE TO ALLOW FOR ELECTRONIC MESSAGE SIGN ON EXISTING FREESTANDING PYLON SIGN




Rio Rancho City of Vision

0 75 150 300 450 600 Feet

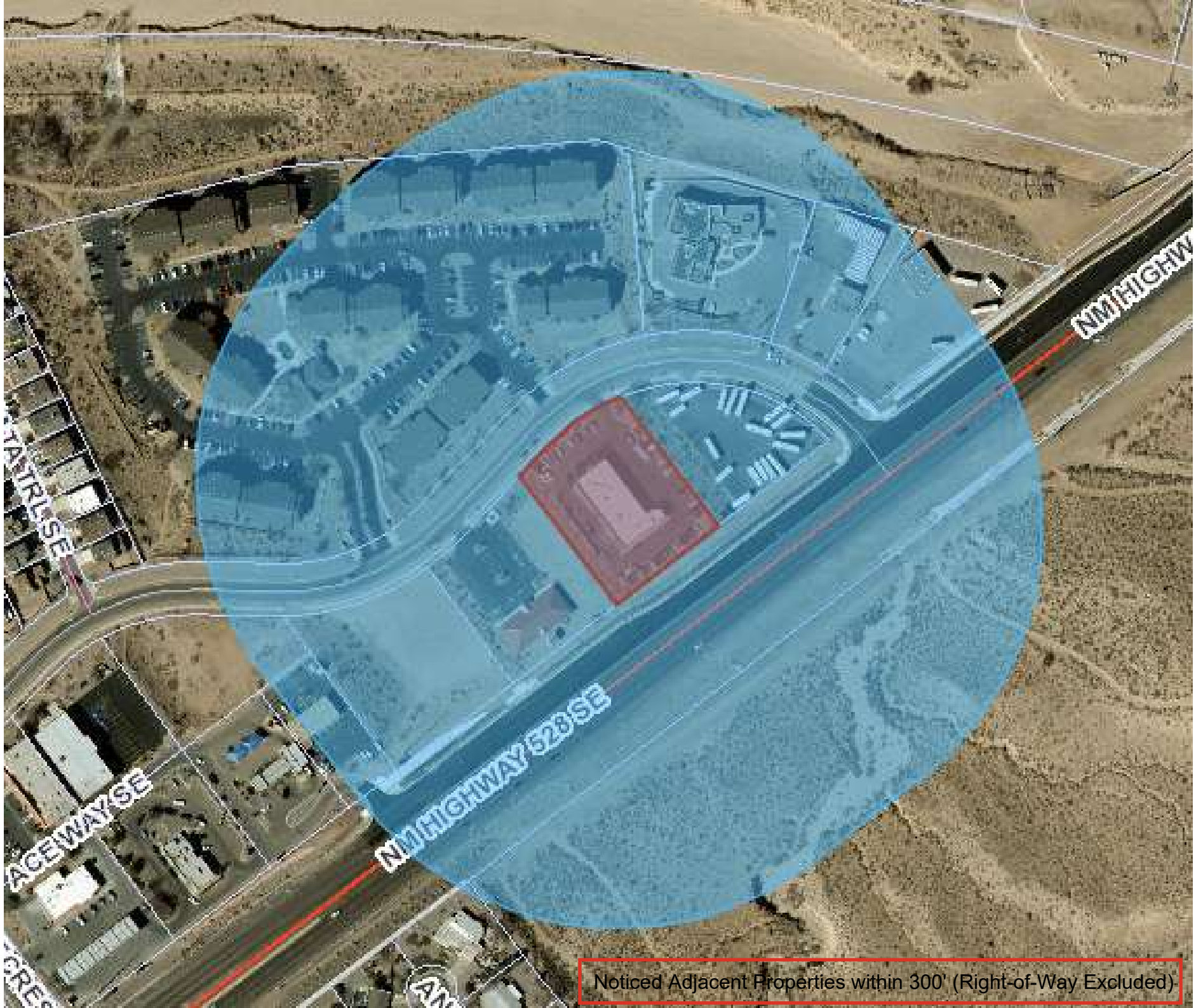
GIS Moving Spatial Data Forward

N W E S

Map Created by Tim Dvorak on 1/10/2025

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.


4529
4533
4537
4515
4524
4520
4516
4512
241
237
NM HIGHWAY 528 SE
Noticed Adjacent Properties within 100' (Right-of-Way Excluded)


NM HIGHWAY 528 SE
NM HIGHW
ACE WAY SE
TA TRL SE
Noticed Adjacent Properties within 300' (Right-of-Way Excluded)

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

**Dept 880697**
**PO Box 29650**
**Phoenix, AZ 85038-9650 Phone: (505)823-3220**

## Proof of Ad 01/10/2025

| | |
|---|---|
| Account: | **1010956** |
| Name: | **CITY OF RIO RANCHO** |
| Company: | **CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT**<br>**ATTN: ACCOUNTS PAYABLE** |
| Address: | **3200 CIVIC CENTER CIR NE**<br>**RIO RANCHO, NM 87144** |
| Telephone: | **(505)891-5005** |

| | |
|---|---|
| Ad ID: | **167020** |
| Description: | |
| Run Dates: | **01/13/2025 - 01/13/2025** |
| Class: | **3001** |
| Orig User: | **dmontoya** |
| Words: | **295** |
| Lines: | **78** |
| Agate Lines: | **115** |
| Depth: | **8.14** |
| Blind Box: | |

**Total Ad Cost** **$99.55**

**Amount Paid** **$0.00**

| Publication | Start | Stop | Inserts | Cost |
|---|---|---|---|---|
| Albuquerque Journal | 01/13/2025 | 01/13/2025 | 1 | 92.50 |

RRioRancho City of Vision

**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 28, 2025:

**Zone Map Amendment**
**Case #24-100-00016**
The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as U13, Blk 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential, to C-1: Retail Commercial.

**Variance**
**Case #25-110-00001**
The applicant, Xavier Garcia (DR Horton), requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10' on the side of a corner lot to allow for a 7' corner side setback for a new construction 2235 square foot dwelling unit on the subject property of 4146 Silver Springs Road Ne, legally described as LEIG3A2, Lot 12. The property is zoned R-4: Single-Family Residential District and comprises approximately 0.1281 acres

**Variance**
**Case #25-110-00002**
The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an electronic message sign (EMS) on the existing freestanding pylon sign on the subject property legally described as AR, Tract 8.

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

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

Journal: January 13, 2025

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00002

---

REQUEST FOR VARIANCE TO ALLOW FOR AN ELECTRONIC MESSAGE SIGN ON A FREESTANDING PYLON SIGN AT THE SUBJECT PROPERTY OF ARROWHEAD RIDGE, TRACT 8

Applicant: American Tire Service & Auto Sales

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28th day of January 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to electronic message sign standards.
2. The applicant has the authority to make an application to request a variance to electronic message sign standards.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance to allow for an electronic message sign on an existing freestanding pylon sign.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The sign, as identified in the included building permit application #24-10493, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
4. The sign shall comply with all other signage requirements under R.O 2003 Chapter 156.
5. Approval of the subject variance does not constitute permission to encroach on the easement; the applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement.

THEREFORE, the application to allow for an electronic message sign on a freestanding pylon sign, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on January 28, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00002

---

REQUEST FOR VARIANCE TO ALLOW FOR AN ELECTRONIC MESSAGE SIGN ON A FREESTANDING PYLON SIGN AT THE SUBJECT PROPERTY OF ARROWHEAD RIDGE, TRACT 8

Applicant: American Tire Service & Auto Sales

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28th day of January 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a variance to electronic message sign standards.
2. The applicant has the authority to make an application to request a variance to electronic message sign standards.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 § 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application to allow for an electronic message sign on a freestanding pylon sign, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on January 28, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: 24-100-00016**

AGENDA DATE:
January 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
**Zone Map Amendment.** The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential to C-1: Retail Commercial. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Blk 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The subject property totals approximately 2 acres and is zoned R-4: Single-Family Residential, per R.O. No. 2, Enactment No. 06-02, adopted January 11, 2006. The request is to change the zoning from R-4: Single-Family Residential, to C-1: Retail Commercial.

The subject property lies within the Lomas Negras Specific Area Plan, adopted June 25, 2008 under Resolution No. 56, Enactment 08-51 and as most recently amended on April 25, 2024 under Resolution No. 34, Enactment No. 24-033. The property is identified as the "Neighborhood Corridor" land use under the Lomas Negras Specific Area Plan and as "Commercial (Neighborhood, Community), Mixed-Use, Office." per the City's Comprehensive Plan, Map L-2, Generalized Land Use Map (GLUM).

The applicant's justification letter requests either C-1 or C-2 zoning, in conversations with staff it has been determined that the request will be for C-1: Retail commercial zoning.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) §150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and

general welfare of the City.

The applicant states in their letter, "the proposed rezoning is consistent with the general welfare of the City as it provides a much needed service to the community: secure RV storage. The proposed development will: reduce the visual clutter and congestion in residential neighborhoods by providing a secure storage alternative for RV owners; enhance community safety by offering a monitored, well-lit facility; and contribute to the local economy through job creation and increased property tax revenues."

Staff recommends the Planning and Zoning Board find that the proposed C-1: Retail Commercial zoning would be consistent with the health, safety, morals, and general welfare of the City as it is consistent with the Lomas Negras Specific Area Plan, which identifies the subject parcels as part of the "Neighborhood Corridor" portion of the land use map. The Neighborhood Corridor area specifically calls for C-1: Commercial Zoning and CMU: Commercial Mixed Use (NC: Neighborhood Commercial in current City Code). The request for C-1: Retail Commercial may bring limited commercial uses, including those pertaining to the day-to-day needs of the surrounding neighborhoods, which is consistent with the health, safety, morals, and welfare of the City.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The applicant states, "the rezoning will maintain stability in land use by providing a compatible transition between existing residential areas and nearby commercial properties. The property's location near Loma Colorado & Idalia makes it well-suited for commercial purposes without negatively impacting neighboring residential properties."

Staff recommends the Planning and Zoning Board find that the zone change is consistent with the Lomas Negras Specific Area Plan Land Use Map, which identifies the subject properties as being part of the "Neighborhood Corridor" area of the Plan. Per the Lomas Negras Specific Area Plan Section 4.2.2, permissive land use categories within the Neighborhood Corridor include: C-1: Retail-Commercial District, CMU: Commercial Mixed Use District, O-1 and O-2: Office/Industrial District, MU-A: Mixed Use Activity Center District, SU/MU Special Use District for Mixed Uses, and R-3: Multi-Family Residential District.

Staff recommends the Board find that the requested zone change will bring the subject property into conformance with the proposed zoning of the Lomas Negras Specific Area Plan, achieving stability of land use.

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

The applicant states, "The proposed rezoning aligns with the City’s Comprehensive Plan by supporting economic development and addressing community needs. Specifically: the lot’s strategic location complements the City’s goals for balanced land use and sustainable growth, and the development will enhance the area’s commercial viability while preserving surrounding residential integrity."

Staff recommends the Planning and Zoning Board find that the proposed Zone Map Amendment would meet the intent of the Comprehensive Plan and the Lomas Negras Specific Area Plan. As previously stated, re-zoning the subject property to C-1: Retail Commercial is consistent with the outlined land uses of the Lomas Negras Specific Area Plan.

Staff recommends the Board finds that the request may further Policy L-2 in the City Comprehensive Plan, Land Use Element: "Promote and support neighborhood scale retail activities that are consistent with residential development." Staff recommends the Board finds that the request to re-zone the property to C-1: Retail Commercial is in conformance with The GLUM Map L-2 of the City Comprehensive Plan, which identifies the property as "Commercial (Neighborhood, Community), Mixed-Use, Office."

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

The applicant states that, "The current R-4 zoning is inappropriate for this lot due to: Changed Community Conditions: The growth of residential developments and RV ownership in the area has created a need for additional storage facilities; and Community Advantage: C-1 zoning is more advantageous as it supports a community need, aligns with nearby commercial developments, and optimizes land use. This rezoning will serve a public purpose by addressing the shortage of storage options for RV owners."

Staff recommends the Planning and Zoning Board find this criterion has been met, as this proposed Zone Map Amendment will both further the commercial goals of the Comprehensive Plan, as well as bring the subject parcels into conformance with the land use as identified in the Lomas Negras Specific Area Plan.

Staff recommends the Board finds that the subject property was zoned R-4: Single-Family residential prior to the adoption of the Lomas Negras Specific Area Plan and the adoption of the Lomas Negras Specific Area Plan and articulated Neighborhood Corridor Commercial Land Use within the area plan represents changed conditions which justify the change in zoning.

(5) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may only be approved when:
(a) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(b) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "This request does not constitute spot zoning. The proposed rezoning facilitates the realization of the City’s Comprehensive Plan by accommodating appropriate commercial development. The lot’s characteristics, including its size, location, and proximity to existing commercial zones, make it unsuitable for residential use and ideal for C-1 zoning."

Staff recommends the Planning and Zoning Board find that the request does not constitute a spot zone, in that this zone change furthers the land uses as defined in the Lomas Negras Specific Area

Plan.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north, east, and west are zoned R-4: Single-Family Residential, with the properties to the north and east featuring single-family residences. The properties to the south are zoned R-1: Single-Family Residential and NC: Neighborhood Commercial, and are undeveloped.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with return service requested. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 13, 2025.

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

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the Lomas Negras Specific Area Plan and City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated December 18, 2024, for the proposed zone change and that the Zone Map Amendment would provide for stability of zoning.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and Lomas Negras Specific Area Plan.
4. The applicant has demonstrated that the C-1: Retail Commercial zoning designation would be a more advantageous zone for the subject properties, as it will align the land use with the Lomas Negras Specific Area Plan and furthers Land Use goals of the City's Comprehensive Plan.
5. The requested zone map amendment would not create a "spot zone", in that this zone change furthers the land uses as planned and defined in the Lomas Negras Specific Area Plan.

If the Board determines the proposed zone map amendment is not justified, the following findings

are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

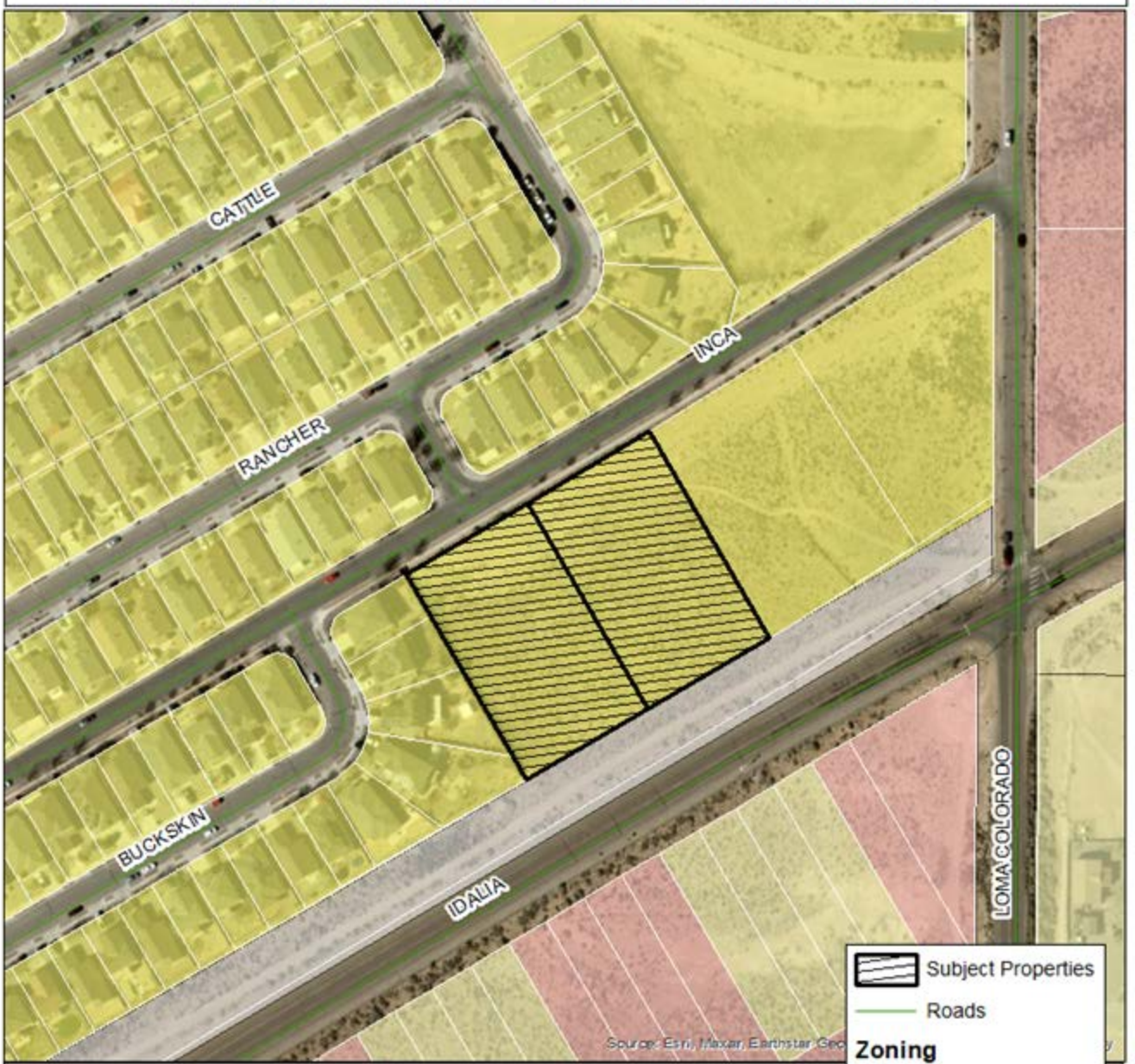
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: CoRR_DSD_Land_Use_Exhibit_LNSAP_Final_Jan25.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

# 1724 & 1732 INCA RD NE
# U13, BLOCK 77, LOTS 39 & 40
# ZONE MAP AMENDMENT
# R-4: RESIDENTIAL TO C-1: COMMERCIAL




Rio Rancho
City of Vision

0 50 100 200 300 400 Feet

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

Map Created by Liz Ruiz Carlos on 1/10/2025

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

# PLANNING & ZONING LAND USE APPLICATION

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

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

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

**APPLICANT/AGENT INFORMATION**

| | | |
|---|---|---|
| Applicant Name: Devon Amos | | Phone: 505-712-2256 |
| Address: 7828 Pinewood Dr NW | | E-Mail: devonamos.real@gmail.com |
| City: Albuquerque | State: NM | Zip: 87120 |
| Proprietary Interest: Buyers | List Owners: Jason Kent | |
| Deed or Ownership Verification Provided: (Initials) DA | Letter of Authorization Provided: (Initials) DA | |
| Agent Name: | | Phone: |
| Address: | | E-Mail: |
| City: | State: | ZIP Code: |

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

Seeking a Zone Map Amendment to improve zoning to C1

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

| | | |
|---|---|---|
| Subdivision/Unit : Rio Rancho Estates: Unit 13 | Block(s): 77 | Lot(s): 39 & 40 |
| Existing Zoning: R-4 | Proposed Zoning: **C-1** | |
| No. of existing lots: **2** | No. of proposed lots: | Total area of site (acres) 2 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: Devon Amos | Applicant: | Agent: |
| Signature: | | Date: |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

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

Form revised June 2014

**Justification Letter for Zone Map Amendment Request**

City of Rio Rancho
Development Services Department
3200 Civic Center Circle N.E.
Rio Rancho, New Mexico 87144

**Date:** 12/18/2024

**Subject:** Justification for Rezoning Request from R-4 to C-1 or C-2 Zoning
**Property Address:** 1724 and 1732 Inca Rd
**Current Zoning:** R-4
**Requested Zoning:** C-1 or C-2

Dear Members of the Development Services Department,

I am writing to respectfully request a zone map amendment to rezone the above-referenced property from R-4 (Residential District) to C-1 or C-2 Zoning to accommodate the development of an RV storage facility. This request aligns with the policies and considerations outlined in the City of Rio Rancho Zoning Code (§ 150.07, D-G). Below, I provide a detailed justification addressing each policy requirement:

## 1. Consistency with the Health, Safety, Morals, and General Welfare of the City

The proposed rezoning is consistent with the general welfare of the City as it provides a much-needed service to the community: secure RV storage. With the increasing popularity of recreational vehicles, the demand for dedicated storage facilities has grown. The proposed development will:

- Reduce the visual clutter and congestion in residential neighborhoods by providing a secure storage alternative for RV owners.
- Enhance community safety by offering a monitored, well-lit facility.
- Contribute to the local economy through job creation and increased property tax revenues.

## 2. Stability of Land Use and Zoning

The rezoning will maintain stability in land use by providing a compatible transition between existing residential areas and nearby commercial properties. The property's location near Loma Colorado & Idalia makes it well-suited for commercial purposes without negatively impacting neighboring residential properties.

## 3. Consistency with Comprehensive Plans and City Master Plans

The proposed rezoning aligns with the City's Comprehensive Plan by supporting economic development and addressing community needs. Specifically:

- The lot's strategic location near  complements the City's goals for balanced land use and sustainable growth.
- The development will enhance the area's commercial viability while preserving surrounding residential integrity.

## 4. Inappropriateness of Existing Zoning

The current R-4 zoning is inappropriate for this lot due to:

- **Changed Community Conditions:** The growth of residential developments and RV ownership in the area has created a need for additional storage facilities.
- **Community Advantage:** C-1 or C-2 zoning is more advantageous as it supports a community need, aligns with nearby commercial developments, and optimizes land use. This rezoning will serve a public purpose by addressing the shortage of storage options for RV owners.

## 5. Addressing Spot Zoning Concerns

This request does not constitute spot zoning. The proposed rezoning facilitates the realization of the City's Comprehensive Plan by accommodating appropriate commercial development. The lot's characteristics, including its size, location, and proximity to existing commercial zones, make it unsuitable for residential use and ideal for C-1 or C-2 zoning.

## Additional Considerations

- **Community Benefits:** This project will alleviate parking strain in residential neighborhoods by providing a secure alternative for RV owners, especially in areas where HOAs restrict RV parking. This will help maintain the aesthetic and functionality of these neighborhoods, reducing street congestion and improving the quality of life for local residents.
- **Environmental Considerations:** To further align with the City's sustainability goals, the facility will include eco-friendly infrastructure such as solar-powered lighting and water-efficient landscaping.
- **Impact Mitigation:** To minimize any potential impact on nearby residents, the proposed facility will include:
    - Landscaping buffers.
    - Downward-facing lighting to reduce light pollution.
    - Secure fencing to ensure privacy and safety.
- **Residential Demand:** Many newly constructed homes in the area are part of HOAs that restrict parking of RVs and other large vehicles. This creates a pressing need for

dedicated storage facilities, making the proposed development a practical solution to a growing problem for local residents.

- **Economic Contribution:** To minimize any potential impact on nearby residents, the proposed facility will include:
    - Landscaping buffers.
    - Downward-facing lighting to reduce light pollution.
    - Secure fencing to ensure privacy and safety.
- **Economic Contribution:** The project will generate additional revenue for the City through property taxes and ancillary benefits to nearby businesses.

## Conclusion

In conclusion, the rezoning of this property from R-4 to C-1 or C-2 Zoning will serve the best interests of the City of Rio Rancho and its residents. The proposed RV storage facility is a strategic, community-oriented development that aligns with the City's long-term goals for economic growth and enhanced quality of life.

I respectfully request your consideration and approval of this zone map amendment. Thank you for your time and attention to this matter. Please feel free to contact me at 505-712-2256 or devonamos.real@gmail.com for any further information or clarification.

Sincerely,
Devon Amos
Phone: 505-712-2256 | Email: devonamos.real@gmail.com

# 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


January 10, 2025

RE: Zone Map Amendment
Case No. 24-100-00016
1724 and 1732 Inca Rd NE

Dear Property Owner:

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

The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as U13, Blk 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential, to C-1: Retail Commercial.

The **Planning and Zoning Board** will consider the request on **Tuesday, January 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

---

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

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

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

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

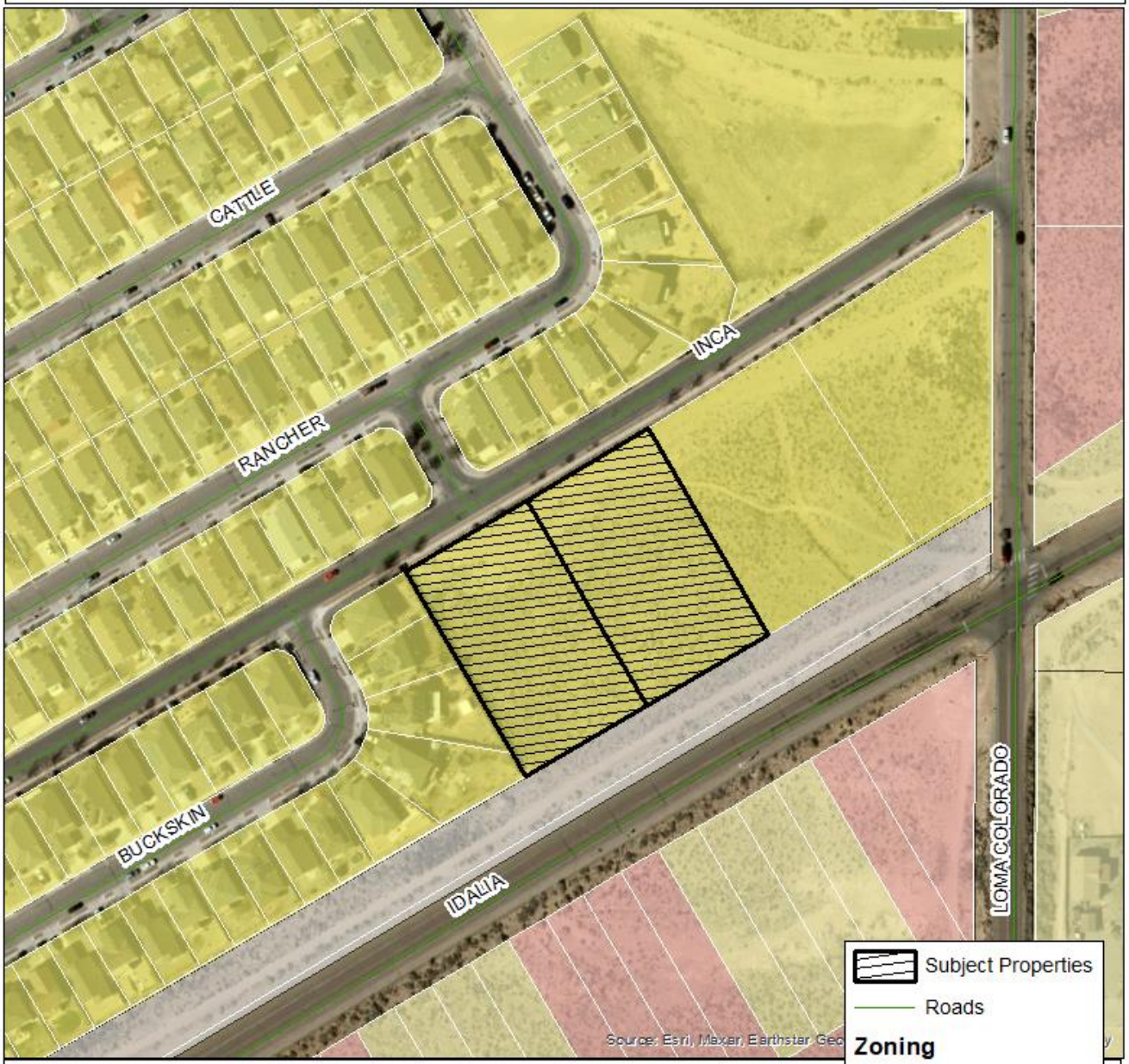
Respectfully,

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

# The City of Rio Rancho

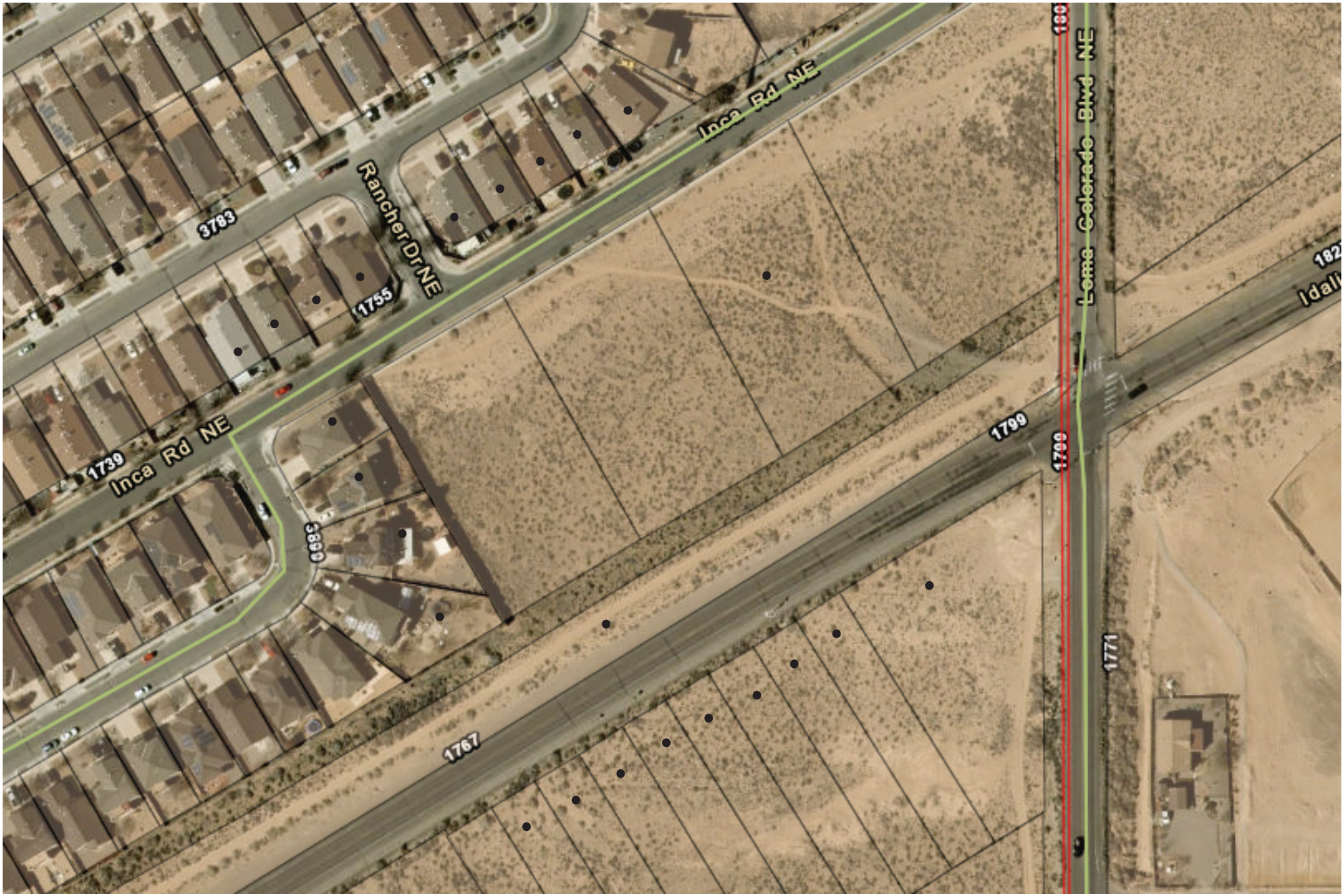
**Development Services**
**Planning Division**
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994


## 1724 & 1732 INCA RD NE
## U13, BLOCK 77, LOTS 39 & 40
## ZONE MAP AMENDMENT
## R-4: RESIDENTIAL TO C-1: COMMERCIAL




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

Map Created by Liz Ruiz Carlos on 1/10/2025




Notice Map: • - Certified mail, return receipt requested, to properties within 100ft

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

**Dept 880697**
**PO Box 29650**
**Phoenix, AZ 85038-9650 Phone: (505)823-3220**

## Proof of Ad 01/10/2025

| | |
|---|---|
| Account: | **1010956** |
| Name: | **CITY OF RIO RANCHO** |
| Company: | **CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT**<br>**ATTN: ACCOUNTS PAYABLE** |
| Address: | **3200 CIVIC CENTER CIR NE**<br>**RIO RANCHO, NM 87144** |
| Telephone: | **(505)891-5005** |

| | |
|---|---|
| Ad ID: | **167020** |
| Description: | |
| Run Dates: | **01/13/2025 - 01/13/2025** |
| Class: | **3001** |
| Orig User: | **dmontoya** |
| Words: | **295** |
| Lines: | **78** |
| Agate Lines: | **115** |
| Depth: | **8.14** |
| Blind Box: | |

**Total Ad Cost** **$99.55**

**Amount Paid** **$0.00**

| Publication | Start | Stop | Inserts | Cost |
|---|---|---|---|---|
| Albuquerque Journal | 01/13/2025 | 01/13/2025 | 1 | 92.50 |

RRioRancho City of Vision

**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, January 28, 2025:

**Zone Map Amendment**
**Case #24-100-00016**
The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as U13, Blk 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential, to C-1: Retail Commercial.

**Variance**
**Case #25-110-00001**
The applicant, Xavier Garcia (DR Horton), requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10' on the side of a corner lot to allow for a 7' corner side setback for a new construction 2235 square foot dwelling unit on the subject property of 4146 Silver Springs Road Ne, legally described as LEIG3A2, Lot 12. The property is zoned R-4: Single-Family Residential District and comprises approximately 0.1281 acres

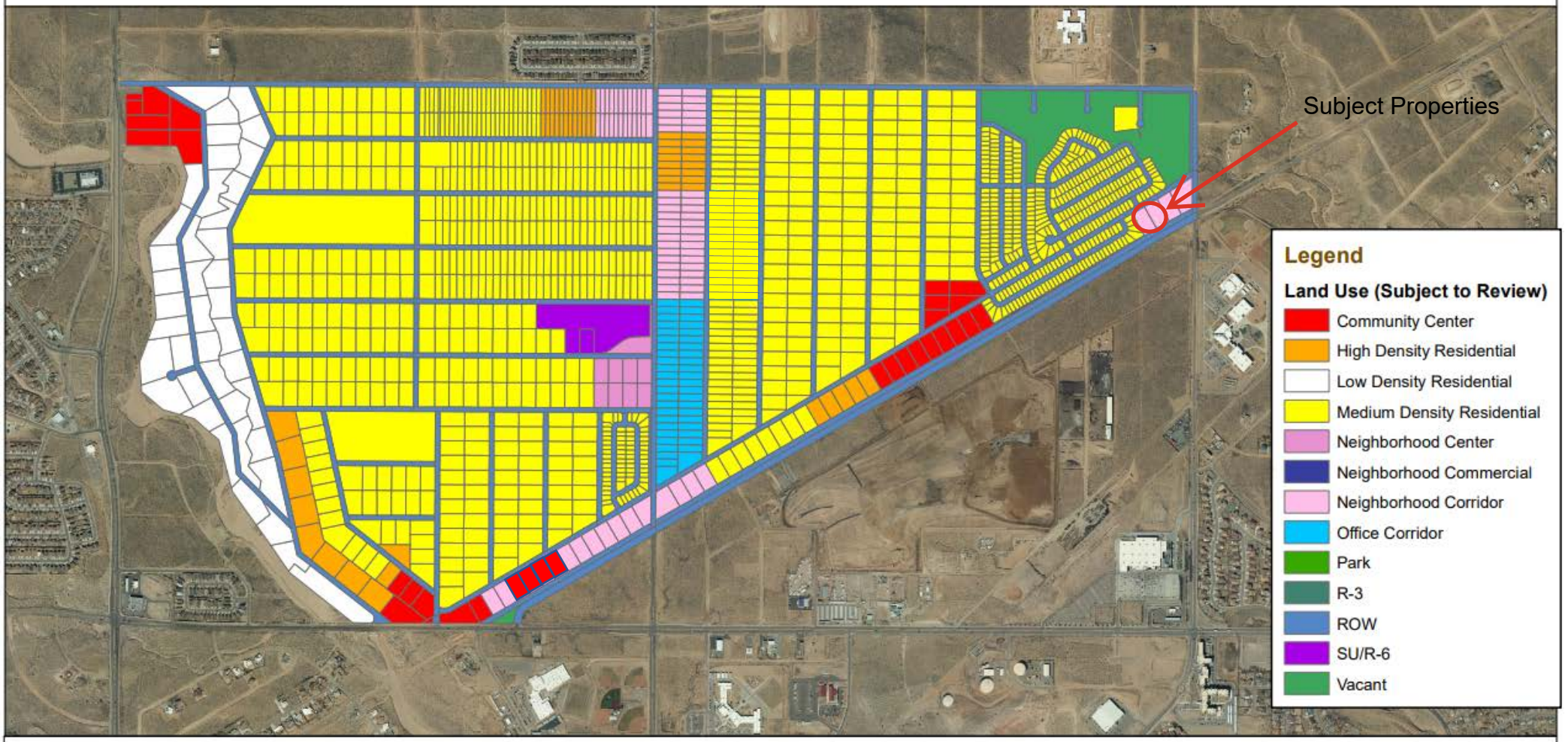
**Variance**
**Case #25-110-00002**
The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an electronic message sign (EMS) on the existing freestanding pylon sign on the subject property legally described as AR, Tract 8.

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

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

Journal: January 13, 2025

# LOMAS NEGRAS AREA LAND-USE EXHIBIT




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.

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Map Created by Brian Babyak 1/22/25

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Miles

RR Rio Rancho City of Vision

GIS

**CITY OF RIO RANCHO**
**ORDINANCE**

**ORDINANCE NO.** **ENACTMENT NO.**

**AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 13, BLOCK 77, LOTS 39 AND 40, FROM R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-1: RETAIL COMMERCIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

**WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 24-100-00016; and

**WHEREAS:** the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008 pursuant to Resolution No. 56, Enactment 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No. 75, Enactment 09-7 4; February 23, 2011, pursuant to Resolution No. 15, Enactment 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No.123, Enactment No. 23-124; and April 25, 2024, pursuant to Resolution No. 34, Enactment No.24-033; and

**WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 28, 2025, regarding proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

**WHEREAS:** the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

**WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on February 27, 2025 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

**WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

**Section 1. Rezoning of Property and Change in Land Use.**

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 2.0000 acres from R-4: Single Family Residential District to C-1: Retail Commercial District on the lands legally described as:

Rio Rancho Estates Unit 13, Block 77, Lots 39 and 40, as shown on the plat entitled "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County, New Mexico on February 6, 1967 (RRE Book 1, Page 51A).

**Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:** The property identified in Section 1, above, is subject to all requirements of the C-1: Retail Commercial District set forth in R.O. 2003 Section 154.24 (as of the effective date of the ordinance or as subsequently amended).

**Section 3. Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

**Section 4. Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)