Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
March 11, 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. February 25, 2025 Planning and Zoning Board Meeting Minutes
2025-0225_PZB_Minutes_BMB.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Building Activity Report - February 2025
2025 PZ MONTHLY COMPARISONS.pdf

3. Planning and Zoning Monthly Summary Plat Report - February 2025
FEB SUMM PLAT.pdf

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.

4. **Subdivision Variance.** The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to the Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The subject property is Unit 13, Block 45, Lots 32-38. Staff contact is Ben Isaacs and staff recommends approval with findings.
Zoning Location Map.pdf
Application.pdf
Letter of Authorization.pdf
Justification Letter.pdf
Existing Zoning Ordinance.pdf
Reproduction of Notifications.pdf
Findings of Fact.docx

5. **Preliminary/Final Plat.** The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the Tierra del Norte South Subdivision, for the property legally described Unit 13, Block 45, Lots 32-38. Staff contact is Ben Isaacs and staff recommends approval with findings.
Zoning Location Map.pdf
Application.pdf
Plat.pdf
Existing Zoning Ordinance.pdf
Letter of Authorization.pdf
Reproduction of Notifications.pdf
Reviewer Comments.pdf

DISCUSSION AND DELIBERATION

6. **Preliminary Plat Amendment.** The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Authorization Letter.pdf
Application.pdf
Original Preliminary Plat.pdf
Redlined Plat.pdf
Amended Preliminary Plat.pdf

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
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Legislation Item:

AGENDA DATE:
March 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
February 25, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0225_PZB_Minutes_BMB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

FEBRUARY 25, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Kevin Kofchur, District 2	Amy Rincon, Development Services Director
Fred Radosevich, District 3, Chair	Brian Babyak, Planning & Zoning Manager
Robert Gabaldon, District 4 (*Virtual*)	Tamarah Martinez, Planner I
Andrea Hankins, District 5 (*Virtual*)	Ben Isaacs, Planner I
Lisa Hardisty, District 6	Sharon Bitah, Administrative Assistant
Sal Tortorici, At-Large	
MEMBERS ABSENT:	
Scottie Richardson, District 1, Vice-Chair	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) February 11, 2025 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Blake's #65, through their agent, EPNM, Inc., requested approval of a variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE, legally described as The Village, Tract A1.

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

Applicants, Maria Gonzales and Steve Tafoya presented on the item and stood for questions.

Member of the public, Jerry Schalow spoke in support of the item.

Commissioner Tortorici spoke on the item and provided some background on the sign ordinance creation.

Development Services Director, Amy Rincon provided clarification to questions raised by Commissioner Hardisty and Commissioner Kofchur.

Sal Tortorici moved to approve Item #2. Seconded by Lisa Hardisty.

The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Lisa Hardisty.
Chairman Radosevich adjourned the meeting at 6:27 PM.

APPROVED THIS 11th DAY OF MARCH 2025.

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
March 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - February 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2025 PZ MONTHLY COMPARISONS.pdf

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	FEBRUARY VALUATION	MAR	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	$14,435,859	98	$19,935,948											168	$34,371,807	978	$203,284,682
Additions/Residential	8	$723,307	11	$271,275											19	$994,582	139	$4,780,524
Casita	2	$400,000	2	$246,880											4	$646,880	0	$0
New Commercial	2	$10,010,000	0	$0											2	$10,010,000	12	$45,655,635
New Office/Institution	0	$0	0	$0											0	$0	4	$15,892,176
New Industrial	0	$0	0	$0											0	$0	1	$55,000,000
Non-Residential Interior Tenant Improvement	4	$4,241,867	1	$658,943											5	$4,900,810	23	$11,668,260
Office/Institution Addition	0	$0	0	$0											0	$0	1	$35,000
Industrial Addition	0	$0	0	$0											0	$0	0	$0
New Multi-Family	25	$2,773,015	31	$4,839,727											56	$7,612,742	80	$59,886,454
Telecommunication Tower	0	$0	0	$0											0	$0	12	$510,470
Demolition - Non-Residential	0	$0	1	$658,943											1	$658,943	2	$12,000
Demolition - Residential	0	$0	0	$0											0	$0	0	$0
Fence	14	$102,446	9	$50,200											23	$152,646	124	$4,213,173
Garages	3	$282,816	4	$148,328											7	$431,144	62	$2,023,027
Pool	6	$315,448	7	$795,772											13	$1,111,220	78	$5,722,342
Reroofs/Windows/ Doors	71	$1,164,081	68	$919,262											139	$2,083,343	689	$10,669,898
Retaining Wall	6	$61,700	10	$905,761											16	$967,461	210	$42,046,776
Small Shed (120 sq.ft. or less)	20	$80,523	10	$38,515											30	$119,038	217	$815,850
Sheds	8	$124,254	5	$85,288											13	$209,542	245	$2,279,833
Solar (Rooftop & Ground Mount)	36	$123,699	42	$21,688											78	$145,387	617	$6,428,170
Business Registrations (Occupancy Inspection)	15	$0	13	$0											28	$0	196	$0
Building Inspections	3,279	$0	3,361	$0											6,640	$0	40,030	$0
Engineering Inspections	202	$0	186	$0											388	$0	2,551	$0
R.O.W. Permits (Fees)	33	$48,644	28	$23,666											61	$72,310	509	$300,630
TOTALS:	**3,804**	**34,887,659**	**3,887**	**$29,600,196**											7,691	$64,487,855	46,780	$471,224,900

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
March 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - February 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: FEB SUMM PLAT.pdf

SUMMARY PLAT ACTIVITY

February 2025

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	

SUMMARY PLAT ACTIVITY

February 2025

24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00045	10/18/24	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00049	11/5/2024	UNIT 10, BLOCK 5, LOTS 48-50, LOT CONSOL	Under Review	
24-200-00052	12/9/2024	UNIT 11, BLOCK UU, LOTS 26-27, LOT COMBI	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	**2/27/2025**	**SUMMARY PLAT - ENCANTADO CHANNEL PARCELS**	**Under Review**	
TOTAL TO DATE:		**59**		

CITY OF RIO RANCHO
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Legislation Item: 25-280-00001

AGENDA DATE:
March 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to the Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The subject property is Unit 13, Block 45, Lots 32-38. Staff contact is Ben Isaacs and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request is for the Tierra del Norte South subdivision, on the property legally described as Unit 13, Block 45, Lots 32-38.

The subject property is part of the Lomas Negras Specific Area Plan, adopted by the Governing Body on June 25th, 2008 via Resolution No. 56, Enactment No. 08-051 and most recently amended on April 25th, 2024 via Resolution No. 34, Enactment No. 24-033.

This subdivision variance request is for the proposed Tierra del Norte South subdivision, being heard concurrently under case #24-210-00001. The proposed subdivision is located on the northwest intersection of Broadmoor Blvd NE, a minor arterial, and Hedingham Ave NE, a residential road (see attached map). Tierra del Norte South comprises approximately 3.5 acres and would relocate lot lines for seven single-family lots zoned R-1: Single Family Residential District per Ordinance No. 57, Enactment No. 08-58, dated June 25th, 2008. The subject Subdivision Variance application requests approval of allowance for solely 10' front public utility easements across all lots, with no side and rear 5' utility easements.

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

Staff finds the subject subdivision variance will improve the design and function of the Tierra del Norte South Subdivision. The side and rear easements are not needed for this subdivision due to the provision of the front easement.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:

The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Rio Rancho Fire and Rescue, SSCAFCA and MRCoG have reviewed this application and related infrastructure plans. The plat and related infrastructure plans were also sent to Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities.

Reviewing Agency	Comments
DSD Planning and Zoning Division	No adverse comments
DSD Engineering Division	No adverse comments
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

SURROUNDING LAND USE/ZONING:
The subject property is bounded by R-2: Single Family Residential District to the north, C-1: Commercial Retail District and O-1: Office District to the east, SU/R-6: Special Use District for Multi-Family Residential to the south, and R-1: Single Family Residential District to the west.

NOTIFICATIONS:
Notice of pending Subdivision Variance application was sent together with Preliminary/Final Plat request (#25-210-00001) via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on February 24, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:
The Development Services Department recommends approval of Subdivision Variance request #25-280-00001 subject to the findings and conditions set forth below:

GENERAL FINDINGS:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant’s request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Tierra del Norte subdivision, Preliminary/Final Plat case #25-210-0001.
3. If the Planning and Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.

2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

ALTERNATIVES:

The Planning and Zoning Board may:

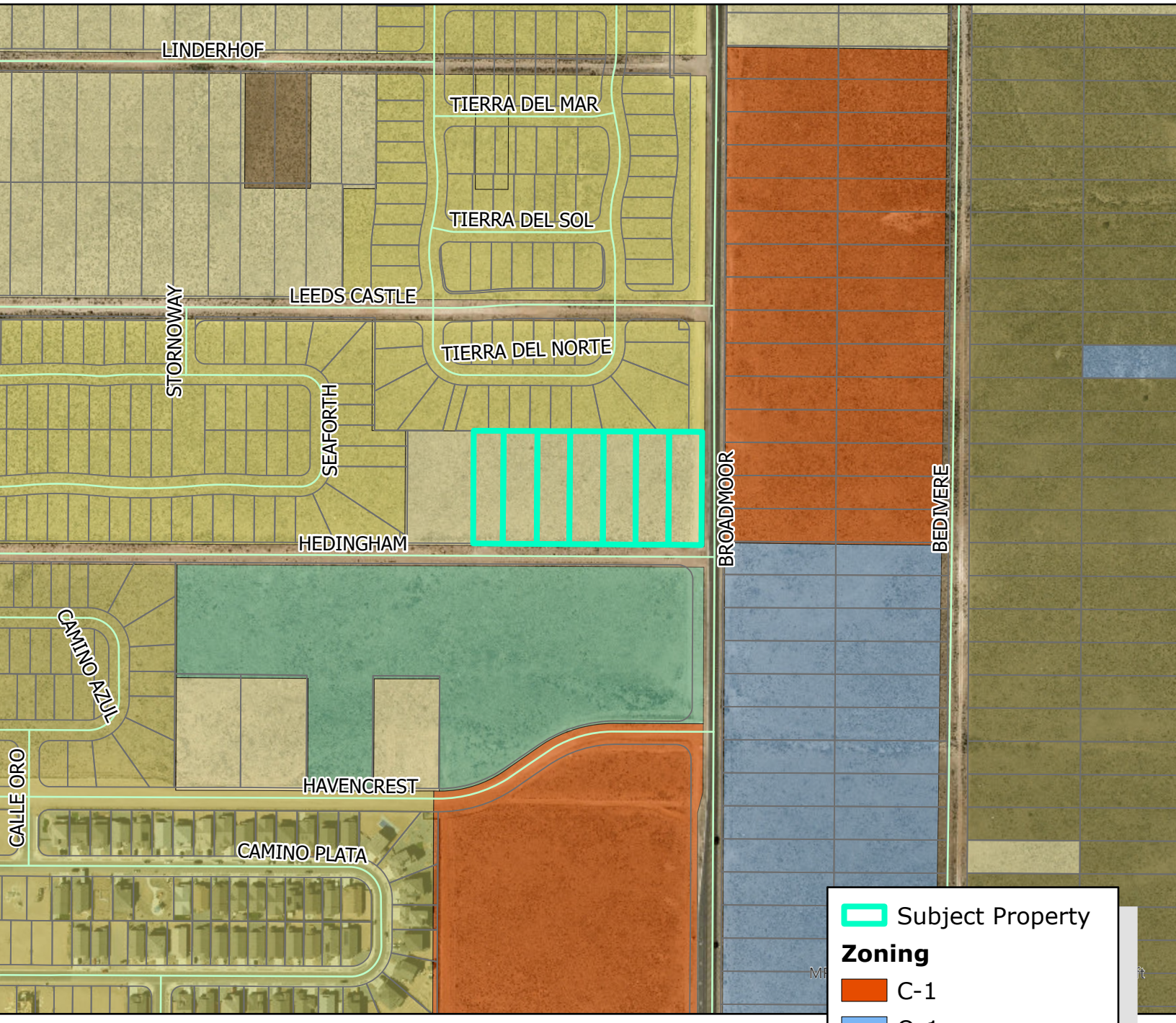
1. Approve the Subdivision Variance with findings.
2. Approve the Subdivision Variance with amendments to the findings.
3. Deny the Subdivision Variance.
4. Postpone the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Existing Zoning Ordinance.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings of Fact.docx

UNIT 13, BLOCK 45, LOTS 32-38



DISCLAIMER: All information on 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 0.03 0.05 0.1 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Ben Isaacs, 2/21/25

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

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

Agent Name:	Nina Villa, Huitt-Zollars, Inc.			Phone:	505-264-8249
Address:	333 Rio Rancho Drive NE, Suite 101			E-Mail:	nvilla@huitt-zollars.com
City:	Rio Rancho	State:	NM	ZIP Code:	87124

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

Final Plat for Tierra del Norte South

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Unit 13	Block(s):	45	Lot(s):	32-38
Existing Zoning:	R-1	Proposed Zoning:	R-1		
No. of existing lots:	7	No. of proposed lots:	7	Total area of site (acres)	3.5

ACKNOWLEDGEMENT

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

Print Name:	Nina Villa	Applicant:		Agent:	X
Signature:	Nina Villa			Date:	2-5-25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Pierre Amestoy
Amestoy Construction & Development II, LLC
4461 Irving Blvd. NW
Albuquerque, NM 87114
February 4, 2025

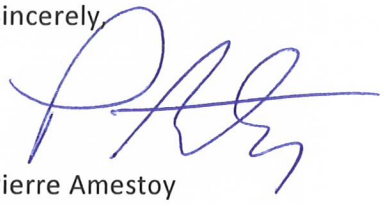
City of Rio Rancho
Development Services
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Tierra del Norte South – Unit 13, Block 45, Lots 32-38

To Whom it may Concern:

Please be advised that Huitt-Zollars, Inc., is hereby authorized to act on behalf of Amestoy Construction & Development II, LLC for the above referenced project.

Sincerely,



Pierre Amestoy
Managing Member

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. ▪ 333 Rio Rancho Dr. NE ▪ Suite 101 ▪ Rio Rancho, NM 87124-1450 ▪ 505.892.5141 phone ▪ 505.892.3259 fax ▪ huitt-zollars.com

February 5, 2025

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

RE: Tierra del Norte South Final Plat
Huitt-Zollars Project No. R318025.01

To Whom it May Concern:

We are requesting approval of a variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5' minimum easements on side and rear lot lines. A variance in the surrounding subdivisions of Tierra del Oro and Tierra del Norte has previously been granted. In addition, all public utilities will be installed in the roadway or in the 10' public utility easement along the front of the lots and the vacant 5' easements create an unnecessary burden for lot owners.

We greatly appreciate your time and consideration. Please contact me if you have any questions.

Sincerely,

Nina Villa, P.E.

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 57 **ENACTMENT NO. 08-58**

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF CERTAIN PROPERTIES WITHIN THE BOUNDARIES OF THE LOMAS NEGRAS SPECIFIC AREA PLAN.

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

Section 1. Corridor Overlay Zone.
A. Purpose: The Corridor Overlay Zone authorized under Section 154.42 shall apply as an overlay zone for access, floodplain, and design standards on the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zoning district:

- Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
- Unit 13, Block 70, Lots 24-35 and 64-75
- Unit 13, Block 73, Lots 1-5, portion of 6, portion of 31, 32-35
- Unit 13, Block 74, Lots 1-3, portion of 4, portion of 29, 30, 31

B. Design Standards
The following additional standards are required for commercial and multi-family development in the overlay zone:

- Parking Islands a minimum 36 square feet in area.
- Courtyards, plazas, and public spaces may count towards the landscaping requirement.
- Perimeter walls shall be set back 10 ft. from the adjacent sidewalk with landscaped areas between the wall and sidewalk.
- On-street parking will be allowed along collector streets in Neighborhood Center.
- Bike racks providing spaces for 10% of total parking requirement are required for all multi-family, office, and commercial development.
- Properties located in a floodplain cannot be rezoned until it is demonstrated by engineering studies they can be removed from the floodplain.

Section 2. Corridor Overlay Zone.
A. Purpose: The Corridor Overlay Zone authorized under Section 154.42 shall apply as an overlay zone for future rights-of-way on the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zoning district:

- 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
- 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
- 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
- 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
- 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with

frontage
- 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.

B. Design Standards:
Setbacks to allow for future right-of-way on collector and arterial streets, except where City owned property, may be substituted. This requirement applies to residential as well as commercial properties as follows:

- Collector street – setback 34 ft. from centerline plus zoning district setback
- Minor arterial street – setback 53 ft. from centerline plus zoning district setback
- Principal arterial street – setback 78 ft. from centerline plus zoning district setback.

Section 3. Zone Map Amendment:
A. Purpose: To change the zoning designation from 'unzoned' to CMU Commercial Mixed Use District, to C-1 Retail Commercial District, C-2 Wholesale and Warehouse District, O-1 Office District, and O-2 Office District, for properties legally described as follows.

- Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
- Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61 from 'Unzoned' to CMU Commercial Mixed Use District
- Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District
- Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District

B. Land Use
1. Permitted and conditional uses in the CMU Commercial Mixed Use District
2. Permitted and conditional uses in the C-1 Retail Commercial District
3. Permitted and conditional uses in the C-2 Wholesale and Warehouse Commercial District
4. Permitted and conditional uses in the O-1 Office District
5. Permitted and conditional uses in the O-2 Office District.

C. Design Standards:
Floodplain, landscaping, signage, and architectural design standards shall be as specified in the Lomas Negras Specific Area Plan.

D. Access Standards:
Access standards shall be as specified in the Lomas Negras Specific Area Plan.

Section 4. Zone Map Amendment:
A. Purpose: To change the zoning designation from 'unzoned' to R-1 Single Family Residential District for properties legally described as follows.

- Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District

- Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 69, Lots 40-47, 60-67, and 80-86 from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District

B. Land Use:

1. Permitted and conditional uses in the R-1 Single Family Residential District

C. Design Standards:

Floodplain, landscaping, signage, and architectural design standards shall be as specified in the Lomas Negras Specific Area Plan.

D. Access Standards:

Access standards shall be as specified in the Lomas Negras Specific Area Plan.

Section 5. 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 25TH DAY OF JUNE, 2008.

Thomas E. Swisstack, Mayor

6/25/08
Date

ATTEST:

Roman Montoya, City Clerk
(SEAL)

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM
REFERENCE NO: 057

AGENDA DATE: June 25, 2008

DEPARTMENT: Development Services

SUBJECT: Corridor Overlay Zone and Zone Map Amendment

CASE NO.: 08-100-00031

PURPOSE:

- To provide a Corridor Overlay Zone with access management and design standards and reserve future rights-of-way
- To change the zoning designation of 'unzoned properties' to R-1 Single Family Residential District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District, CMU Commercial Mixed Use District, and O-2 Office District.

LEGAL DESCRIPTION:

Zone Map Amendment for Commercial Properties

- Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
- Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61 from 'Unzoned' to CMU Commercial Mixed Use District
- Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District
- Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District

Zone Map Amendment for Residential Properties

- Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 69, Lots 40-47, and 60-67 from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District

Corridor Overlay Zone (for access and design standards)

- Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
- Unit 13, Block 70, Lots 24-35 and 64-75
- Unit 13, Block 73, Lots 1-5, portion 6, portion of 31, 32-35
- Unit 13, Block 74, Lots 1-3, portion of 4, 30, 31, portion of 29

Corridor Overlay Zone (for future rights-of-way)

- 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
- 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
- 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
- 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
- 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage
- 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.

APPLICANT: City of Rio Rancho

AGENT: N/A

SYNOPSIS:

The *Lomas Negras Specific Area Plan* is the fourth land use plan initiated by the City for the north-central part of the City. In addition to adoption of the plan, the City will be zoning 'unzoned' residential properties and rezoning commercial properties. It will also create a corridor overlay zone where commercial property is planned and along future street right-of-way.

BACKGROUND AND ANALYSIS:

The *Lomas Negras Specific Area Plan* area is bounded by Montezuma Blvd. on the north, 40th St. on the east, Montoyas Arroyo on the west, and Idalia Rd.on the south. Overlap occurs in Blocks 68 and 77 with the Del Norte Specific Area Plan. The overlay zone for that plan applies in these locations.

At the April 22, 2008 meeting, the Planning and Zoning Board postponed a decision on the plan until their May 27, 2008 meeting. They asked staff to meet with the Mirador del Sol residents on revisions to the land use plan that will address their concerns. The Planning and Zoning Board recommended approval of the specific area plan, overlay zone, and zone map amendment at its May 27, 2008 meeting. For discussion of the changes, refer to Section B. Conformance with Comprehensive Plan, Land Use.

ACREAGE: 981 acres

LAND USE:

The Plan area is mostly vacant. Current land uses are shown in the table below:

Plan Area Land Use		
Existing Land Use	**Acreage**	**% Total**
Vacant	868.2	88.5%
Medium Density Residential	27.1	2.8%
Commercial	1.21	0.1%
Streets, Utilities, Drainages	84.8	8.6%
Total	***981.4***	***100.0%***
Note:		

Existing subdivisions in the Plan area include:

- High Range Unit 1, 2 (255 R-4 lots)
- Mirador del Sol (68 R-4 lots)

Melon Ridge and Solicito Master Plans have been adopted and are incorporated into the Lomas Negras Specific Area Plan. Tierra del Oro is a master plan proposed for adoption. Preliminary subdivision plats, such as Milagro Mesa, Regal, and High Range 3, are currently under review by the City for approval.

Proposed Developments				
Master Plan/ Subdivision	Adopted	Acreage	Units	Population
Melon Ridge	2006	29.9	-	
R-2 (4,500 SF)	-	-	63	170
R-4 (4,000 SF)	-	-	73	197
Solicito	2007	36.2	-	
R-2 (5,000 SF)	-	-	82	221
R-4 (4,000 SF)	-	-	75	203
Tierra del Oro	draft	33.0	-	
R-2	-	-	77	208
R-4	-	-	63	170
R-3	-	-	268	724
R-6	-	-	618	1,667
High Range 3 (R-4)	Prel. plat	31.6	157	424
Milagro Mesa (R-1)	Prel. plat	20.0	77	208
Stonegate				
R-1	-	70.0	66	178
Regal (R-4)	Prel. plat	24.4	106	286
Total		**245.1**	**1,725**	**4,656**

ZONING:

The majority of the property in the Plan area is unzoned. An area of Unit 13 between Idalia Rd. and 19th Ave. on the north and south and Fruta and 40th St. on the east and west was never zoned when annexed into the City in 1995 (NM Municipal Boundary Commission Order 37). The property has been shown as R-1 Single-Family Residential District in some of the City's records, but a zone map amendment ordinance that officially established zoning on this area has not been found.

R-1 Single Family Residential, O-1 Office, CMU Commercial Mixed Use, C-1 Retail Commercial zoning, and C-2 Wholesale and Warehouse Commercial districts are proposed in conjunction with the adoption of this plan. These districts are summarized in the table on the following page. Existing zoning in the Plan area is shown in the table below:

Existing Zoning	**Acreage**	**%**
R-1 Single Family Residential	33.50	3.4%
R-1/ OZ Single Family Residential	29.48	3.0%
R-2 Single Family Residential	12.63	1.3%
R-3 Townhomes	16.07	1.6%
R-4 Single Family Residential	128.07	13.1%
C-1 Retail Commercial	6.08	0.6%
O-1 Office	6.98	0.7%
Unzoned Property	663.7	67.6%
Streets, Utilities, Drainages	84.9	7.9%
Total	**981.4**	**100%**

District	Permitted Uses	Min. Area (SF)	Lot Width (ft.)	Setback (ft.)	Height (ft.)	Parking	Landscaping/ Buffer	Density
R-1 Single Family Residential	Single Dwelling 2+ car garage Accessory Quarters Home Occupations Day Care < 7 Residential Care < 10 Sales/ Model Home Parks, Open Space	7,000	60	Front: 20 Garage: 25 Rear: 20 Side: 5	32	2 cars	Street Yard: 2 trees, 1-1/2 in. caliper, or 8 ft. evergreen, and 3 5-gallon shrubs	6.22
C-1 Retail Commercial	Bakeries Electronic Repair Dry cleaning Laundry, Tailoring Photo Shop Pet Shop Banks Offices Nursery Photocopying Undertaking Churches Clubs Public Facilities Veterinarians Medical Office Restaurants, Bars Drive-up Windows Convenience Store Theaters Office Buildings Bowling Alley Daycare Parks/ Recreation Hospitals Nursing Home Medical offices Printing press Adult Bookstores	21,780	0	Front: 35 Rear: 0 20 if abuts R-1 Side: 0 5 if abuts R-1	32	Office: 1 / 300 SF Restaurant: 1 per 4 seats, 1 disabled spaces = 1-14 total spaces	10% lot 25% frontage Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. Buffer only if abuts residential	-
CMU Commercial Mixed Use	Misc. Retail Stores Bakeries Electronic Repair Dry cleaning Laundry, Tailoring Photo Shop Pet Shop Banks Offices Nursery Photocopying Undertaking Churches Clubs Public Facilities Veterinarians Medical Office Residence in conjunction with business	21,780	0	Front: 35 Rear: 0 20 if abuts R-1 Side: 0 5 if abuts R-1	32	Office/ Retail: 1 / 300 SF, 1 disabled spaces = 1-14 total spaces	10% lot 25% frontage Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. Buffer only if abuts residential	-

C-2 Warehouse and Wholesale Commercial	Misc. Retail Stores Electronic Repair Lumber Yards Machinery Sales & Repair Food Sales Sheet Metal Products Wholesale Warehousing & Storage New & Used Car Sales Office Buildings Public Utilities Public Facilities Churches Caretaker Residence	10,890	-	Front: 35 Side: 0 Rear: 0	32	Warehouse: 1 space per 2 employees Loading area: 12 ft. x 55 ft.	10% lot 25% front Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. 10 ft. buffer if abuts residential	-
O-1 Office	Financial Institutions Financial Advisors Real Estate Offices Insurance Agents Medical Offices Social Service Agencies Public Schools Libraries Senior Centers Public Facilities Government Offices Courts Police and Fire Stations Attorneys Offices Advertising Agencies Security Services Maintenance Services Photocopying Photography Studio Medical Equipment Computer Services Pest Control Non-profit Organizations	10,890	0	Front: 25 Rear/ Side: 1:1 height	20	Offices: 1 / 300 SF 1 disabled spaces = 1-14 total spaces Parking **not** allowed in setback	15% lot ½ located in front Trees, shrubs, and sod required	
O-2 Office	Financial Institutions Financial Advisors Insurance Agents Medical Offices Social Service Agencies Public Schools Libraries Senior Centers Public Facilities Government Offices Courts Police and Fire Stations Attorneys Offices Advertising Agencies Security Services Maintenance Services Photocopying Photography Studio Medical Equipment Computer Services Pest Control Non-profit Organizations	21,780	0	Front: 35	32	Offices: 1 / 300 SF 1 disabled spaces = 1-14 total spaces Parking allowed in setback	15% lot ½ located in front Trees, shrubs, and sod required	-

1

ACCESS:
Future collector and arterial streets are proposed in the Plan area to serve commercial, office, and multi-family uses:

- Arterial:
  - Broadmoor Blvd. (30th St. extension)
  - Loma Colorado Blvd. (40th St. extension)
  - Montezuma Blvd. (19th Ave.)
- Collector:
  - Edinburg St. (26th St.)
  - Guenevere St. (35th St.)
  - Leeds Castle Ave. (16th Ave., to be extended to 35th St., alignment to be determined)
  - Cardiff Ave. (13th Ave.)

In addition, a number of new residential streets are proposed in the Solicito, Melon Ridge, Tierra del Oro, Milagro Mesa, and Regal subdivisions. Arterial streets will include bike lanes and collector streets will include grade separated multi-use trails.

NOTIFICATIONS:
Neighboring property owners were notified of this hearing by first class letter on June 9, 2008 (certified letters are not required for large area mailings). A legal notice was published in the *Albuquerque Journal* on June 8, 2008. All public notification requirements for this action have been met.

FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:
A. <u>CONFORMANCE WITH THE CITY ORDINANCES</u>
The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

The City Zoning Ordinance Section 154.42 specifies that Corridor Overlay Zones "may be used to address specific problems in a particular area of the City" such as: impose additional design standards, access control measures, or greater setbacks to protect future right-of-way acquisition than those standards required by the underlying zoning designation for the property.

- Comprehensive Plan

The *Vision 2020 Integrated Comprehensive Plan*, adopted June, 2001, a level 1 general policy plan to direct current and future growth and physical development of the entire city, as may be subsequently amended. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth nodes for new development, but, also includes infilling opportunities.

- Specific Area Plans

A specific area plan is a Level 5 sub-area plans that addresses uses, access, parking, streetscape, and other issues along a major thoroughfare. It may also address mixed uses, connectivity, character, community services, and other issues for a neighborhood or

activity center in the city. Examples of corridor and specific area plans in the city are: Broadmoor, Del Norte, and Dos Amigos.

- Master Plans

Master Plans are Level 4 sub-area plans often prepared in the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually more than 100 acres. The following zoning actions are associated with the adoption of this specific area plan:

- ✓ City will rezone potential commercial properties in designated Neighborhood Centers and Corridors as the highest and best use.
- ✓ The plan incorporates the land use of adopted master plans
- ✓ City will *not* initiate the rezoning of residential properties. Property owners will need to request a zone map amendment from the City (except to zone 'unzoned' property R-1).
- ✓ Property owners are encouraged to consolidate lots and replat to meet current development standards.
- ✓ City will establish Corridor Overlay Zones for commercial districts with design and access standards.

FINDING: The proposed Specific Area Plan conforms to the City's ordinances. **CONFORMS**

B. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Vision 2020-ICP (Comprehensive Plan, Resolution No. 39, Enactment No. 01-036) implementation considers that all development proposals be evaluated based on its level of conformance with the Vision 2020-ICP's *Principles, Policies, and Actions.* It also specifies a hierarchy of long-range plans to be adopted which will conform to and amend the Comprehensive Plan.

The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by growth nodes for new development, but, also includes infilling opportunities.

Actions:

Zoning Overlay District (ZOD): As part of a land use development code, create a more sophisticated planning and zoning ordinance which includes planning elements and zoning overlay provisions for development proposals. A ZOD is intended to replace a Special Use (SU) designation by requiring specific development criteria to address the eight planning elements applicable to master plans and non-typical development proposals.

FINDING: The proposed land use designations, rezoning, and overlay zone **CONFORM** to the Comprehensive Plan.

The following guidelines were used in developing the future land use plan:

- Mixed Use Activity Centers designated to reduce vehicular travel and promote pedestrian connectivity
- Balance of residential, retail, office, and employment in all neighborhoods
- Community Centers (R-6, O-2, C-1, C-2, MU) located at intersecting arterial streets

- Neighborhood Centers (O-1, R-3, MU, CMU and sometimes C-1) located at intersecting collector streets
- Neighborhood Corridors (CMU, O-1, R-3) located along narrow lot strips
- High Density Multi-Family Residential (R-3, R-6, and MU) located along future transit corridors (and near schools that provide open space relief) and located to break up commercial strips
- Low and Medium Density Residential located within the interior of neighborhood super-blocks. Parks and schools are allowable uses in all residential areas.

✓ **Land Use**

The Plan proposed the following 8 land use categories shown in the table below. Most of the Plan area is designated for low and medium density residential. About 13% is designated commercial.

Changes made to the plan since the April 22, 2008, Planning and Zoning Board meeting:

- Blocks 52 and 53 north of Regal at Stonegate have been changed from Low Density Residential to Medium Density Residential per the owner's request
- Block 74 C-1 commercial area was expanded by 2 full lots and 3 partial lots on its north side per the owner
- High Density Residential in Block 73 was expanded by 2 full lots and 2 partial lots on its north side to correspond to block 74
- All commercial and multi-family uses in Block 69 south of 15th Ave. have been changed to O-1 Office zoning per Mirador del Sol residents request at a May 14, 2008 neighborhood meeting.

Exhibit 12: Future Land Use	Zoning Districts	Acreage	%	Density	Population
Community Center	C-2, C-1, SU/MU, MU/A, R-6	13.2	1.3%	-	0
Neighborhood Center	C-1 CMU, O-1, O-2, SU/ MU, MU/A, R-3	32.0	3.3%	-	0
Neighborhood Corridor	C-1, CMU, O-1, SU/ MU, MU/A, R-3	37.7	3.8%	-	0
Office Corridor	O-1 O-2	36.7 15.0	3.7% 1.5%	-	0
High Density Residential	R-6 R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32 36 34	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 0.0 330.3	15.5% 33.7%	10.9 17.4 11.8	1,662 0 3,113
Low Density Residential	R-1 R-2 undesignated	70.0 45.0 90.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	0
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	0
Total	-	**981.0**	**100.0**		**9,216**

The following standards are recommended to be applied to commercial development in the Corridor Overlay Zone which will implement the Plan:

✓ **Access Standards:**

- Property shall conform with any Access Management Plan that has been adopted
- Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan.
- Before a building permit is issued or before any zone map amendment is approved, the applicant shall demonstrate how future development will comply with the adopted Access Management Plan standards by:

  1. Replatting multiple narrow lots into a single piece of property;
  2. Providing reciprocal agreements between adjoining property owners for cross access easements; and/or,
  3. Providing shared access driveways at locations designated by the adopted Access Management Plan.

- Additional Standard: Setbacks to allow for future right-of-way on collector and arterial streets except where City owned property, such as a park, may be used. The setbacks are not required for the future extension of 16th Ave. between 30th St. and 35th St. since this alignment has not yet been determined.

✓ **Design Standards:**

- **Landscaping**
  - Gross total lot area – 10% of the gross total lot area shall be landscaped
  - Frontage – 25% of total landscaping shall be located along the frontage of the lot (one-half of the required 25% may be located in street right-of-way)
  - Parking Lot Landscaping – 1 tree shall be provided per each 10 spaces.
  - Additional Standard: Parking Island – Minimum 36 square feet
  - Plant size – minimum of 3" caliper or 30" boxed and 12 ft. high trees; 5 gallon shrubs.
  - Live plants – 75% of the total landscaped area
  - Plants shall be from the drought tolerant plant list
  - Additional Standard: Courtyards, plazas, and public spaces count towards landscaping requirement

- **Buffer Zone**
  - Buffer yard – A 10 ft. wide landscaped buffer yard shall be provided where a nonresidential property abuts property in a residential zone
  - The buffer yard shall be planted with evergreens that meet the plant size standards herein every 25 feet.
  - The buffer yard shall have an opaque wall at least 6 feet high where a nonresidential property abuts residential property.
  - Screening: Outdoor storage and dumpsters shall be screened from view with an opaque wall both horizontally and vertically. Mechanical equipment shall be screened from view to the maximum extent possible.
  - Street Trees: one shade tree for every 33 lineal feet of street frontage located behind the sidewalk.

- **Sign Standards**
  - Freestanding signs: Freestanding signs shall be limited to monument signs with a maximum of two signs per development; three signs if located at a street intersection, spaced at least 75 ft. apart.
  - Size: 7 feet in height, 8 feet in width and 24 inches in depth.
  - Wall signs: One sign facing each street; Sign area shall not exceed 12% of the building face upon which it is placed.

- **Materials/Architecture**
  - No metal buildings (except for metal roofs), wood siding, or prefabricated panels shall be permitted, unless treated not to look like such materials.
  - For commercial buildings, the use of architectural elements of Southwestern architecture (Pueblo-Spanish Revival, Territorial, Northern New Mexico, etc.) is highly recommended, such as: stucco, stone, brick, and tile materials, color and texture, shade features, such as portales, overhangs, and recesses, outdoor spaces and courtyards, and solar orientation.

- **Fences/Walls**
  - Walls located along street frontages shall be serpentine or broken up by trees and shrubs, indented, or offset, at intervals of not less than 10 feet and shall be constructed with the materials specified herein.
  - Screen walls for mechanical, storage, dumpsters, and buffer yards shall be constructed of the following materials:
    - Textured, ribbed or concrete stucco over Concrete Masonry Unit (CMU);
    - Interlock block or split block; or,
    - Adobe, brick or colored masonry.
    - No untreated grey CMU.
  - Additional Standard: Perimeter walls in multi-family developments shall be set back 10 ft. behind the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping.

- **Parking**
  - Commercial Setback Reduction Bonus: By complying with any one of the parking standards below, the front setback requirement may be reduced by 10 ft.:
    1. Place parking behind building or on side;
    2. Break parking up into smaller areas – 30 spaces or less; or,
    3. Connect parking areas to street sidewalk and building entrances with walkways.
  - Landscaping should be placed in the front setback area.
  - Parking lots located in the front yard shall be screened from the street by a wall or vegetative material not less than 3 feet in height and not more than 4 feet in height.
  - Additional Standard: On-street parking will be allowed in Neighborhood Center along 15th St. and 24th Ave.
  - Additional Standard: Bike racks are required for all multi-family, office, and commercial development (10% of total parking requirement).

- **Outdoor Lighting**
  - Low level, hooded or shielded lights are required.
  - All outdoor lighting shall be directed away from adjacent residential property.
  - Maximum light pole height for parking lot lighting shall be 25 feet.
  - All lighting shall meet the Night Skies Protection Act and any other locally-enacted lighting standards.

ALTERNATIVES:

The Governing Body has three alternatives on the disposition of this request. It may:

1. Approve the Zone Map Amendment;
2. Deny the Zone Map Amendment;
3. Postpone its decision to allow for additional review and consideration.

REVIEWED BY:

☒	SSCAFCA	☒	Parks and Recreation
☒	Rio Rancho Public Schools	☒	Fire and Rescue
☒	Development Services	☒	Police (Traffic Safety)
☒	Public Works	☐	City Attorney

OTHER DEPARTMENT/ DIVISION RECOMMENDATIONS:

Department of Public Works (DPW)

- Clarify Access Management policy and map

Department of Police (Traffic Safety)

- Traffic impact studies are mandatory for all new development
- Construction plans shall provide locations of traffic signs, signals, and markings and adhere to Manual on Uniform Traffic Control Devices (MUTCD) recommendations SSCAFCA
- Require new development to follow Edinburg Facility (Drainage) Plan

---

DEPARTMENT RECOMMENDATION:

The Department of Development Services recommends the Governing Body APPROVE the specific area plan, overlay zone, and zone map amendment.

Staff further recommends the followings Findings of Fact:

FINDINGS OF FACT:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request.
2. The City of Rio Rancho, through its Development Services Department, has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. Adoption of the *Lomas Negras Specific Area Plan* will serve to guide development in the area and provide direction for future zone change requests.

2. Antiquated platting along Broadmoor Blvd. and Montezuma Blvd. with small, narrow lots requires an access management plan be in place before such lots are converted to a more intensive use.
3. Orderly and attractive commercial development will be promoted through the use of design standards such as those recommended in the Plan.
4. As part of the Plan, commercial properties are zoned C-1 or CMU and residential properties are zoned R-1 from 'unzoned'

PLANNING AND ZONING BOARD ACTION:

At their April 22, 2008 meeting, Planning and Zoning Board members postponed action on the item until staff could meet with residents of Mirador del Sol to make changes to the plan that will address their concerns. Five residents from the subdivision spoke against the proposed nearby commercial and high density residential land uses and presented a petition with 40+ signatures. They are concerned about increased traffic and crime and decreased property values that could result. Other comments included two property owners who are requesting their properties be designated for commercial use. Staff met with the neighborhood residents on May 14, 2008 and presented 3 land use alternatives for properties located across 30th St. to the east. Residents proposed a fourth land use alternative with their preference of O-1 office uses at the location.

At its May 27, 2008 meeting, the Board voted to recommend approval of the specific area plan, overlay zone, and zone map amendment by a vote of 4 FOR to 0 AGAINST. Lori Adair from the Mirador del Sol neighborhood spoke in favor of the plan with agreed to land use changes.

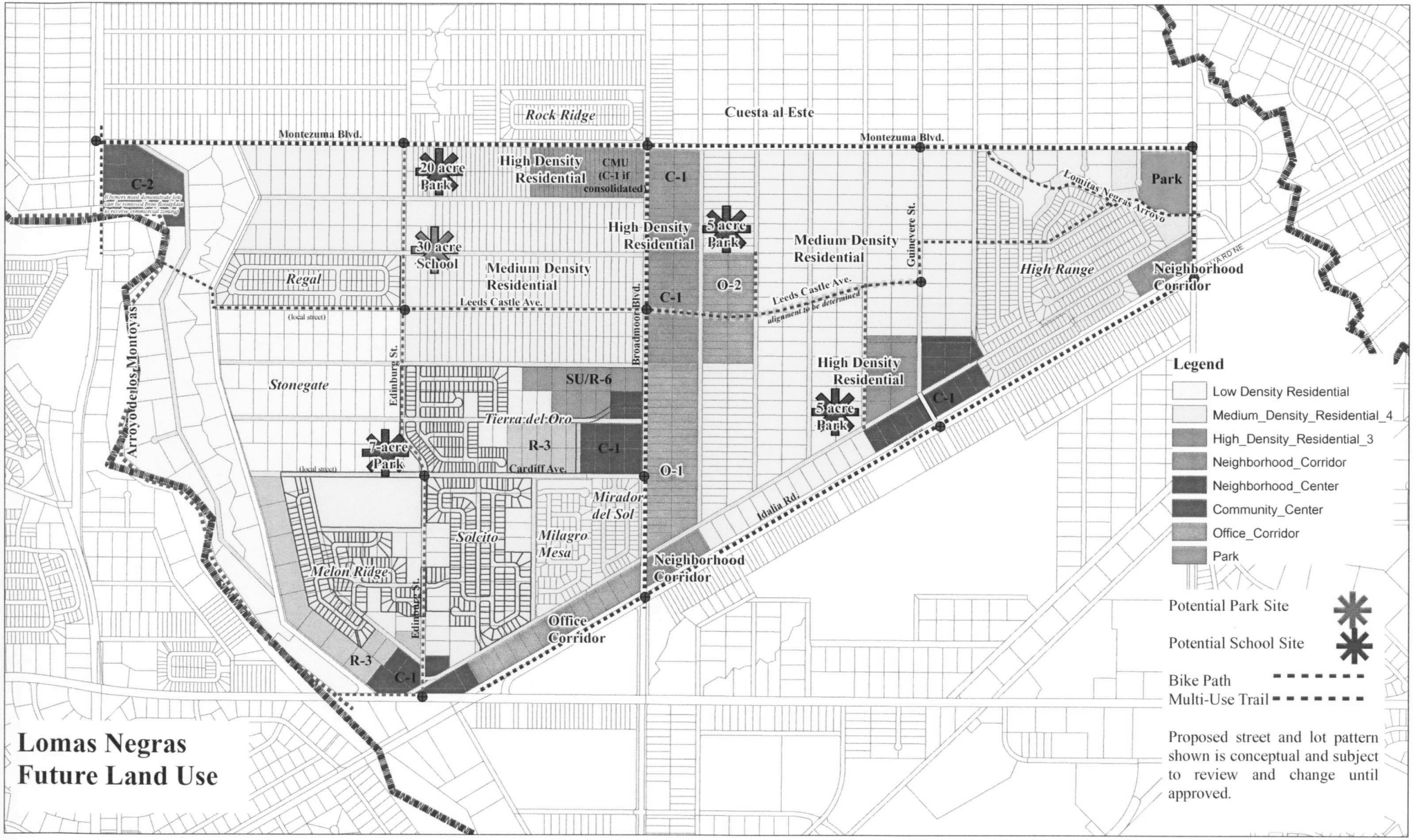
PREPARED BY: Richard Mestas **DATE:** 6/12/08

DIRECTOR: Rob Anderson / DW **DATE:** 6-16-08

CITY MANAGER: _____ **DATE:** 6/17/08

Exhibit(s):

Exhibit I: Overlay Zone and Zone Map Amendment Ordinance
Exhibit II: May 27, 2008 Planning and Zoning Board Meeting Minutes
Exhibit III: Lomas Negras Specific Area Plan Future Land Use Map


Rock Ridge
Cuesta al Este
Montezuma Blvd.
Montezuma Blvd.
C-2
Owners must demonstrate lots can be removed from floodplain before commitment to zoning
20 acre Park
High Density Residential
CMU (C-1 if consolidated)
C-1
5 acre Park
Park
Lomitas Negras Arroyo
High Density Residential
Medium Density Residential
Guinevere St.
30 acre School
Regal
Medium Density Residential
Leeds Castle Ave.
(local street)
C-1
O-2
Leeds Castle Ave. alignment to be determined
High Range
Neighborhood Corridor
Broadmoor Blvd.
Edinburg St.
Arroyo de los Montoyas
Stonegate
SU/R-6
High Density Residential
5 acre Park
C-1
Tierra del Oro
R-3
C-1
7-acre Park
(local street)
Cardiff Ave.
O-1
Mirador del Sol
Idalia Rd.
Soleito
Milagro Mesa
Melon Ridge
Neighborhood Corridor
Edinburg St.
Office Corridor
R-3
C-1
Legend
Low Density Residential
Medium_Density_Residential_4
High_Density_Residential_3
Neighborhood_Corridor
Neighborhood_Center
Community_Center
Office_Corridor
Park
Potential Park Site
Potential School Site
Bike Path
Multi-Use Trail
Proposed street and lot pattern shown is conceptual and subject to review and change until approved.
Lomas Negras
Future Land Use
0
600
1,200
2,400
3,600
4,800
Feet

Planning and Zoning Hearings
of the
City of Rio Rancho

MINUTES

May 27, 2008
6:00
Council Chambers, City Hall

1

D. ZONE MAP AMENDMENT: The applicant requests to change the zoning designation of 'unzoned properties' to the R-1 Single Family Residential District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District, CMU Commercial Mixed Use District, and the O-1 and O-2 Office Districts as well as to provide a Corridor Overlay Zone with access management and design standards and reserve future rights-of-way for properties legally described as listed below:
Zone Map Amendment for Commercial Properties
* Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
* Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61from 'Unzoned' to CMU Commercial Mixed Use District
* Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
* Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
* Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District
* Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District
Zone Map Amendment for Residential Properties
* Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Block 69, Lots 40-47, and 60-67 from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District
Corridor Overlay Zone (for access and design standards)
* Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
* Unit 13, Block 70, Lots 24-35 and 64-75
* Unit 13, Block 73, Lots 1-5, portion of 6, portion of 31, 32-35
* Unit 13, Block 74, Lots 1-3, portion of 4, portion of 29, 30, 31
Corridor Overlay Zone (for future rights-of-way)
* 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
* 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
* 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
* 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
* 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage
* 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.
Case No.: 08-100-00031
Applicant: City of Rio Rancho
Agent: N/A
Staff Contact: Richard Meadows
Staff Recommendation: Approval with conditions

Richard Meadows, Staff, did not have anything further to add for this item and stood for questions.

PUBLIC COMMENT:
There were no comments from the public.

COMMISSIONER DISCUSSION:
Commissioner Werkmeister stated that he noticed information about access design standards, but couldn't find much regarding future rights-of-way. Mr. Meadows replied that page 35 of the Lomas Negras Specific Area Plan explained that the adoption of this item would preserve future rights-of-way for major transportation corridors. It also states that residences and businesses will be set back further from the street to allow for widening, except where City or public right-of-way exists and may be substituted. Mr. Meadows stated that the plan then lists the different types of streets, etc, that are affected, and that the Ordinance also includes this information.

Commissioner Werkmeister also stated that page 16 and 17 identify arterial and collector streets, but asked Staff if there are any principle arterial streets currently. Mr. Meadows replied that 19th Street, which will eventually be renamed "Montezuma", is a principle arterial, and 30th Street, which will be renamed "Broadmoor", is a minor arterial street. Commissioner Werkmeister then asked Staff if the future Montezuma is called out anywhere in the document, and wants to make sure that those streets in the future require a larger setback. Mr. Meadow stated that document 2.7, on page 16, names all the streets. Commissioner Werkmeister replied that "arterials" are grouped together throughout the document, and Mr. Meadows replied that he was correct. Commissioner Werkmeister suggested that Staff make the distinction in the document before proceeding.

Cliff Cizan moved to **approve item PZB052708-5D: To change the zoning designation of 'unzoned properties' to the R-1 Single Family Residential District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District, CMU Commercial Mixed Use District, and the O-1 and O-2 Office Districts as well as to provide a Corridor Overlay Zone with access management and design standards and reserve future rights-of-way for properties legally described as listed below:**
Zone Map Amendment for Commercial Properties
*** Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District**
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*** Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District**
*** Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District**
*** Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District**
*** Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District**
Zone Map Amendment for Residential Properties
*** Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District**
*** Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District**
*** Unit 13, Block 69, Lots 40-47, and 60-67 from 'Unzoned' to R-1 Single Family Residential District**
*** Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1**

Single Family Residential District
*** Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District**
Corridor Overlay Zone (for access and design standards)
*** Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70**
*** Unit 13, Block 70, Lots 24-35 and 64-75**
*** Unit 13, Block 73, Lots 1-5, portion of 6, portion of 31, 32-35**
*** Unit 13, Block 74, Lots 1-3, portion of 4, portion of 29, 30, 31**
Corridor Overlay Zone (for future rights-of-way)
*** 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage**
*** 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage**
*** 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage**
*** 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage**
*** 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage**
*** 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.**. Seconded by Mark Werkmeister, District 2

The motion carried by a vote of 4 FOR and 0 AGAINST.

YES: John Paulson, Pat D'Arco, Mark Werkmeister, and Cliff Cizan.

NO: (none)

BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
In the Matter of:

Zone Map Amendment # 08-100-00031

To amend the zone map to change zoning of several properties and to designate a Corridor Overlay Zone for the *Lomas Negras Specific Area Plan* area as described below:

Zone Map Amendment for Commercial Properties
- Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
- Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61 from 'Unzoned' to CMU Commercial Mixed Use District
- Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
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Zone Map Amendment for Residential Properties
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- Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District

Corridor Overlay Zone (for access and design standards)
- Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
- Unit 13, Block 70, Lots 24-35 and 64-75
- Unit 13, Block 73, Lots 1-5, portion 6, portion of 31, 32-35
- Unit 13, Block 74, Lots 1-3, portion of 4, 30, 31, portion of 29

Corridor Overlay Zone (for future rights-of-way)
- 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
- 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
- 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
- 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
- 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage
- 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.

Applicant: City of Rio Rancho

THIS MATTER having come before the Governing Body on this 25th day of June, 2008, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:
GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request for a zone map amendment and proper notice of the hearing of this matter was given.
2. The property owner has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. Adoption of the *Lomas Negras Specific Area Plan* will serve to guide development in the area and provide direction for future zone change requests.
2. Antiquated platting along Broadmoor Blvd. and Montezuma Blvd. with small, narrow lots requires an access management plan be in place before such lots are converted to a more intensive use.
3. Orderly and attractive commercial development will be promoted through the use of design standards such as those recommended in the Plan.
4. As part of the Plan, commercial properties are zoned C-1 or CMU and residential properties are zoned R-1 from 'unzoned.'

THEREFORE: The application for a Zone Map Ordinance is approved as generally being in conformance with the City of Rio Rancho Ordinances and the Vision 2020 Integrated Comprehensive Plan, as evidenced by adoption of Ordinance No. 57, Enactment No. 08 -58 by the Governing Body of the City of Rio Rancho on June 25, 2008, subject to the conditions, restrictions and stipulations specified ~~therein~~.

7/26/08
Date

Mayor, Thomas E. Swisstack

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 11, 2025:

Preliminary/Final Plat
Request #25-210-00001

The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the relocation of lot lines and deciation of public right-of-way to Broadmoor Boulevard at the property described as Unit 13, Block 45, Lots 32-28. The subject property is zoned R-1: Single Family Residential and comprises approximately 3.5 acres.

Subdivision Variance
Request #25-280-00001

The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed subdivision.

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

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

March 3, 2025

RE: Preliminary/Final Plat & Subdivision Variance, Case No. 25-210-00001 & 25-280-00001
Unit 13, Block 45, Lots 32-38

Dear Property Owner:

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

Ma

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, March 11, 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 a light blue outline.

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

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

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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.

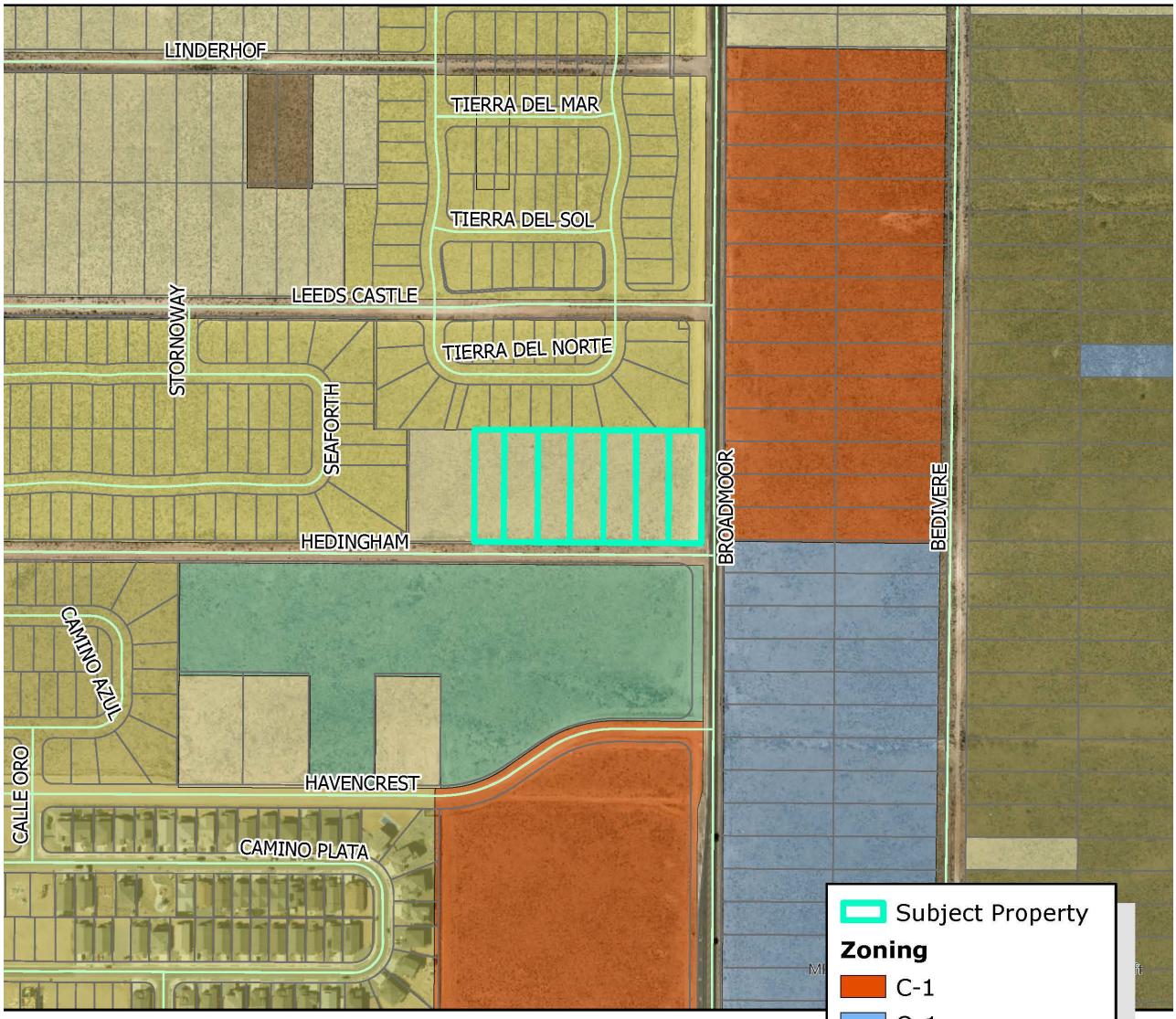
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

UNIT 13, BLOCK 45, LOTS 32-38



DISCLAIMER: All information on 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 courtesy of Ben Isaacs, 2/21/25

0 0.03 0.05 0.1 Miles

N W E S

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) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**March 11, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

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

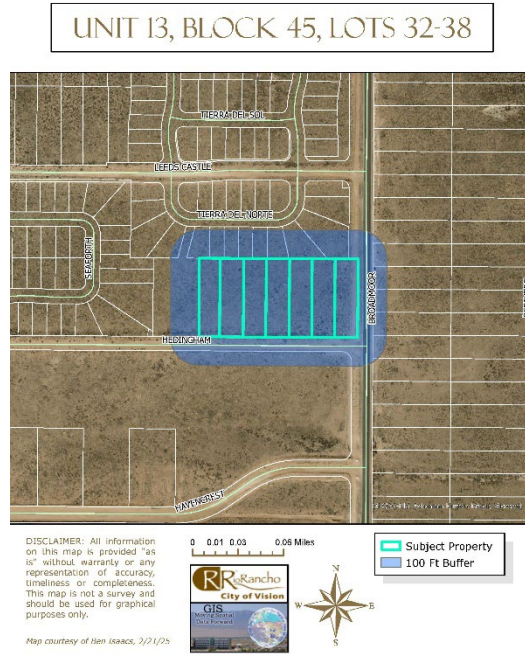
NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date: March 11, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-210-00001 & 25-280-00001

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the relocation of lot lines and dedication of public-right-of-way to Broadmoor Boulevard at the property described as Unit 13, Block 45, Lots 32-38. The subject property is zoned R-1: Single-Family Residential District and comprises approximately 3.5 acres. The applicant is also requesting approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5' minimum easements on side and rear lot lines for the proposed subdivision.

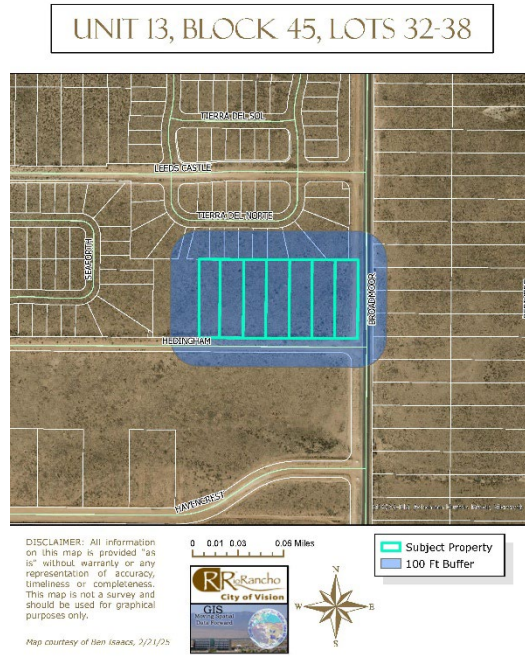
You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



Application Information Case 25-210-00001 & 25-280-00001

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the relocation of lot lines and dedication of public-right-of-way to Broadmoor Boulevard at the property described as Unit 13, Block 45, Lots 32-38. The subject property is zoned R-1: Single-Family Residential District and comprises approximately 3.5 acres. The applicant is also requesting approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5' minimum easements on side and rear lot lines for the proposed subdivision.

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



BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00001

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 45, LOTS 32-38.

Applicant: Amestoy Construction and Development II, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of March, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on March 11, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00001

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 45, LOTS 32-38.

Applicant: Amestoy Construction and Development II, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 11th day of March, 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 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Tierra del Norte South subdivision, Preliminary/Final Plat case #25-210-00001.

THEREFORE, the application for a subdivision variance to the requirement of requirement improvements of a subdivision, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on March 11, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00001

AGENDA DATE:
March 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the Tierra del Norte South Subdivision, for the property legally described Unit 13, Block 45, Lots 32-38. Staff contact is Ben Isaacs and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the Tierra del Norte South Subdivision, for the property legally described Unit 13, Block 45, Lots 32-38. The proposed plat would relocate lot lines and dedicate public right-of-way for Broadmoor Blvd NE.

The subject property is part of the Lomas Negras Specific Area Plan, adopted by the Governing Body on June 25th, 2008 via Resolution No. 56, Enactment No. 08-051 and most recently amended on April 25th, 2024 via Resolution No. 34, Enactment No. 24-033.

This Preliminary/Final Plat request is being heard concurrently with a Subdivision Variance request to Rio Rancho Code of Ordinances, Chapter 155.43, requiring five foot minimum easements on side and rear lot lines (case #25-280-00001).

The proposed subdivision is located on the northwest intersection of Broadmoor Blvd NE, a minor arterial, and Hedingham Ave NE, a residential road (see attached map). Tierra del Norte South comprises approximately 3.5 acres and would relocate lot lines for seven single-family lots zoned R-1: Single Family Residential District per Ordinance No. 57, Enactment No. 08-58, dated June 25th, 2008.

With approval of this plat, 0.2531 acres of the property along Broadmoor Blvd will be vacated and dedicated to the City as public right-of-way.

As the subject property is not creating any additional lots, it is being heard as a Preliminary and Final Plat combined.

REVIEW CRITERIA:
GENERAL INFORMATION:
1. Layout: The Tierra del Norte South subdivision will consist of seven single-family residential lots.
2. Acreage: 3.5013 acres.
3. Access: Access fir each lot will be from Hedingham Ave NE. Hedingham Ave NE is accessed via Broadmoor Blvd NE, a minor arterial road.

4. Zoning: R-1: Single-Family Residential District per Ordinance No. 57, Enactment No. 08-58.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, CenturyLink, Comcast, Ezee Fiber, PNM, and New Mexico Gas Company.
6. Water and Wastewater Availability: Not required with this platting action; a statement will be required prior to development.
7. Drainage: Drainage will be per the existing regional drainage report.
8. Roads and Sidewalks: Hedingham Ave NE will be developed with road and sidewalk and 0.2531 acres of right-of-way is being dedicated for Broadmoor Blvd NE.
9. Recreation Facilities/Open Space: None with this plat; a future nearby subdivision to the northwest will have dedicated park land and recreation facilities to service this subdivision.
10. Easements: There will be 10' wide public utility easements along the front of all proposed lots and adjacent to right-of-way.
11. Public Site Dedications: None.
12. Vacations: All existing 5 foot public utility easements on sides of each lot.
13. Variances: A subdivision variance to R.O. 2003 Chapter 155.43, requiring 5' public utility easements on side and rear lot lines is being requested in conjunction with this preliminary plat application (25-280-00001).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Pending the approval of the concurrently submitted variance, the proposed plat would conform with the subdivision requirements of R.O. 2003 Chapter 155 Subdivisions. Staff recommends the Planning and Zoning Board finds the proposed preliminary plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions.

CONFORMANCE WITH THE ZONING ORDINANCE
The subject property is zoned R-1: Single Family Residential, with a required minimum lot area of 7,000 square feet (approximately 0.16 acres) and minimum lot width of 60 feet as addressed by R.O. 2003 Chapter 154.50. The proposed lots range in area from 0.4379 acres (19,074 sq ft) to 0.4689 (20,425 sq ft) and width from 70.05 to 75 feet. Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat to be in conformance with these requirements.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND LOMAS NEGRAS SPECIFIC AREA PLAN:
The City Comprehensive Plan "encourage[s] the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location in the master plan" (5.6.3, Policy L-1). Staff recommends that this application would be an action toward meeting this policy, as the subject property is located within the Lomas Negras Specific Area Plan and the dedication of right-of-way along Broadmoor Blvd provides an opportunity for improved circulation in the area.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Rio Rancho Fire and Rescue, SSCAFCA and MRCoG have reviewed this application and related infrastructure plans. The plat and related infrastructure plans were also sent to Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities.

Reviewing Agency	Comments
DSD Planning and Zoning Division	Comments attached
DSD Engineering Division	Comments attached
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

SURROUNDING LAND USE/ZONING:
The subject property is bounded by R-2: Single Family Residential District to the north, C-1: Commercial Retail District and O -1: Office District to the east, SU/R- 6: Special Use District for Multi-Family Residential to the south, and R -1: Single Family Residential District to the west.

NOTIFICATIONS:
Notice of pending Preliminary/Final Plat application was sent together with Subdivision Variance request (#25-280-00001) via certified mail to property owners within 100 feet of the subject property and first class postcards to property owners within 300 feet of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on February 24, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Preliminary/Final Plat based on the general findings identified below and the following specific findings:

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

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The Preliminary/Final Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary/Final Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary/Final Plat conforms to the R-1: Single-Family Residential District.
4. The applicant shall address all of the Preliminary/Final Plat reviewer's staff comments prior to the filing of the plat, including future engineering comments.
5. In accordance with R.O. 2003 Chapter 155.24(A), the plat shall be recorded within 12 months following approval of the Preliminary/Final Plat, or the Planning and Zoning Board approval shall become null and void.
6. The plat will be filed under Book 36, Pages 65-67.

ALTERNATIVES:

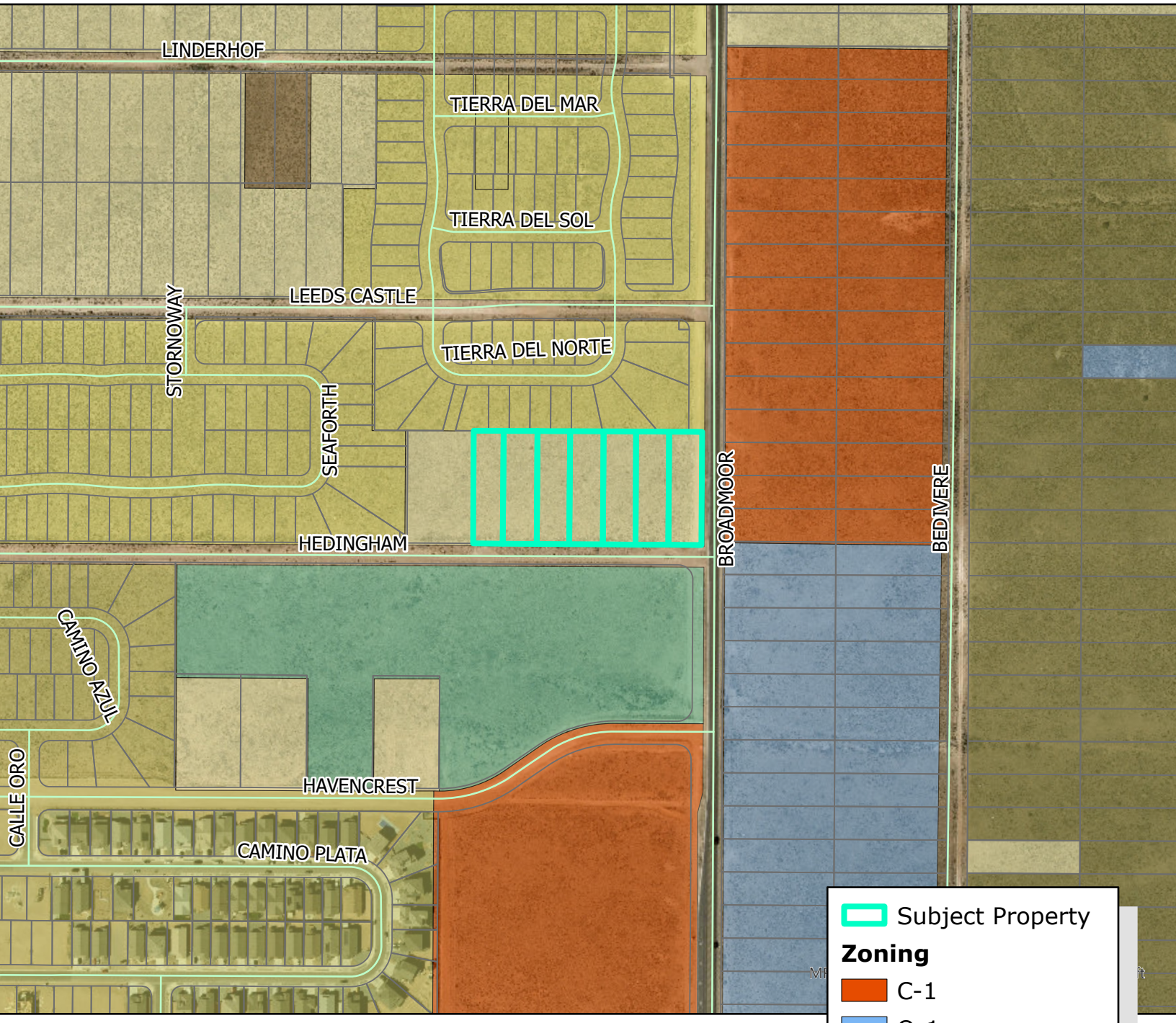
The Planning and Zoning Board may:
1. Approve the Preliminary/Final Plat with staff findings and conditions.
2. Approve the Preliminary/Final Plat with amendments to findings and conditions.
3. Deny the Preliminary/Final Plat.
4. Postpone the item and continue the public hearing for the Preliminary/Final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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Existing Zoning Ordinance.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Reviewer Comments.pdf

UNIT 13, BLOCK 45, LOTS 32-38



DISCLAIMER: All information on 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 0.03 0.05 0.1 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Ben Isaacs, 2/21/25

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

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

Agent Name:	Nina Villa, Huitt-Zollars, Inc.			Phone:	505-264-8249
Address:	333 Rio Rancho Drive NE, Suite 101			E-Mail:	nvilla@huitt-zollars.com
City:	Rio Rancho	State:	NM	ZIP Code:	87124

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

Final Plat for Tierra del Norte South

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Unit 13	Block(s):	45	Lot(s):	32-38
Existing Zoning:	R-1	Proposed Zoning:	R-1		
No. of existing lots:	7	No. of proposed lots:	7	Total area of site (acres)	3.5

ACKNOWLEDGEMENT

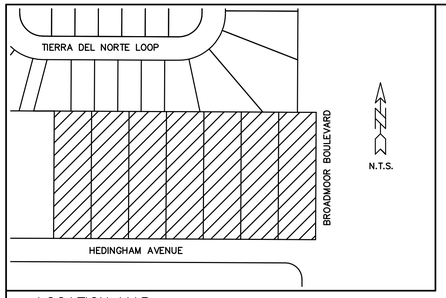
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Nina Villa	Applicant:		Agent:	X
Signature:	Nina Villa			Date:	2-5-25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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



LOCATION MAP

PURPOSE OF PLAT

1. To create 7 lots as shown hereon.
2. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 7
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 7
4. Total Number of Tracts Created: 0
5. Gross Subdivision Acreage: 3.5013 Acres

RIGHT-OF-WAY DEDICATION

1. 0.2531 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "S.W. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES"
   (04-22-1963, RRE PLAT BOOK 1, PAGE 49)
   "BROADMOOR BOULEVARD, PHASE 1 ROADWAY WIDENING PROJECT"
   (02-02-2017, VOLUME 3, FOLIO 4055)
   "TIERRA DEL NORTE SUBDIVISION"
   (02-09-2024, VOLUME 3, FOLIO 5187)
   "TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION"
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in September, 2024.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: R-1
7. 100 Year Flood Zone Designation: Zone X , as shown on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: None provided
9. No vehicular direct access shall be allowed to Broadmoor Boulevard SE.
10. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.
11. Unless shown otherwise all points are set 1/2" rebar with cap "LS 7719"

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2024 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 12, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 32 thru 38, Block 45, Rio Rancho Estates, Unit 13, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on April 22, 1963, in Rio Rancho Estates Plat Book No. 1, Page 49, and containing 3.5013 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

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

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and priviledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST didnot conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST, SPARKLIGHT and COMCAST 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.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do herebu consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Amestoy Construction & Development II, LLC, a NM limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____day of _____, 2024, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Amestoy Construction & Development II, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
TIERRA DEL NORTE SOUTH
(BEING A REPLAT OF LOTS 32 THRU 38, BLOCK 45, RIO RANCO ESTATES UNIT 13)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

_____
Comcast Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2024.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____ , 2024.

_____
Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

_____ 10-27-2024
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

_____ 10-27-2024
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	10-27-2024
Checked By:	TA	Drawing Name:	20140PL2.DWG
Job No.:	20-140	Sheet:	1 of 3

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
TIERRA DEL NORTE SOUTH
(BEING A REPLAT OF LOTS 32 THRU 38,
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WITHIN THE
TOWN OF ALAMEDA GRANT
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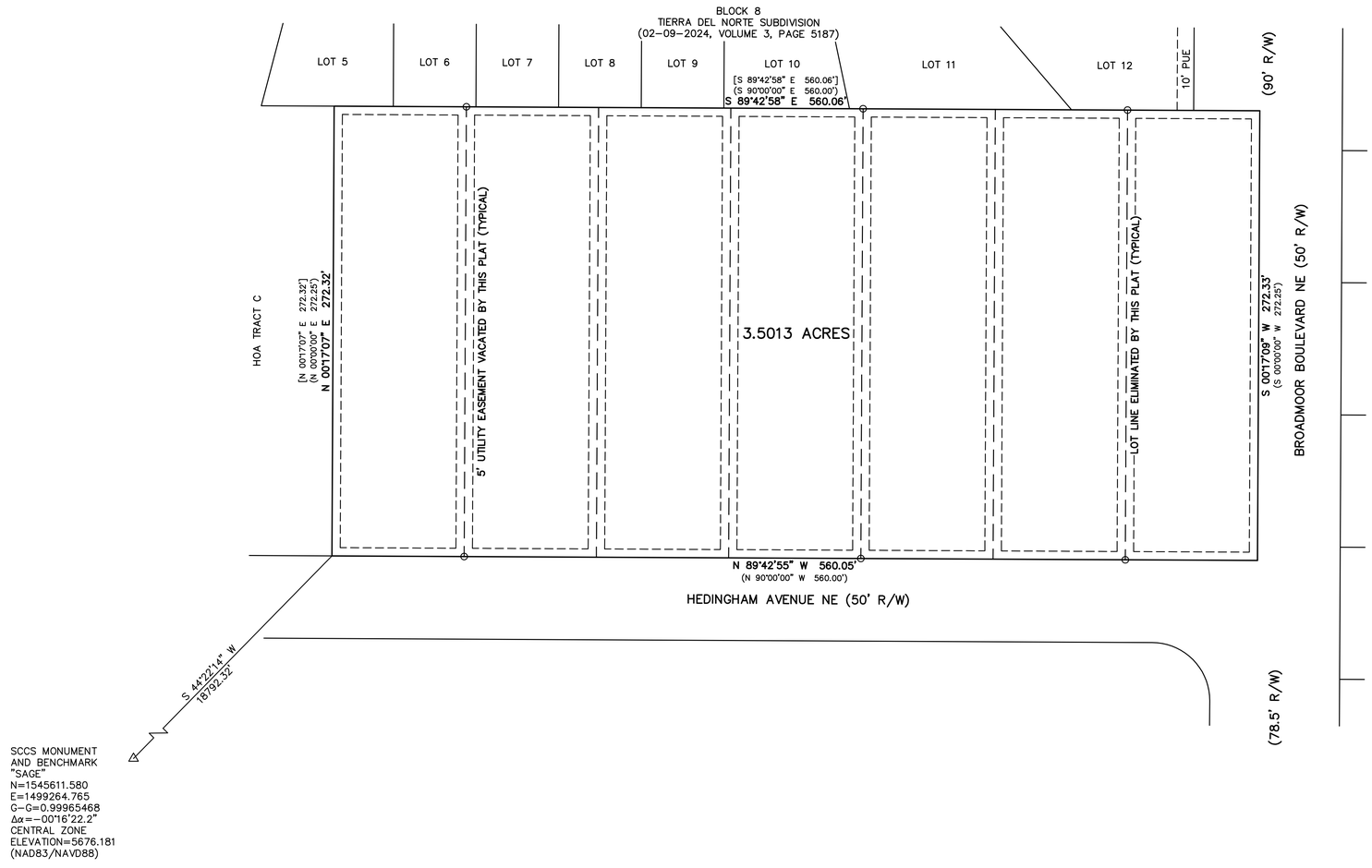
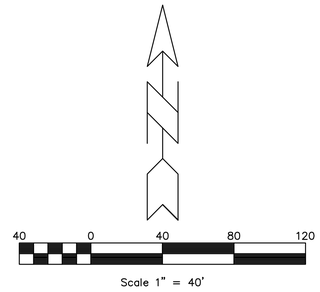
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

EXISTING CONDITIONS





PROPERTY CORNERS

O – FOUND 1/2" REBAR

Drawn By:	TA	Date:	10-27-2024
Checked By:	TA	Drawing Name:	20140PL2.DWG
Job No.:	20-140	Sheet:	2 of 3

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
TIERRA DEL NORTE SOUTH
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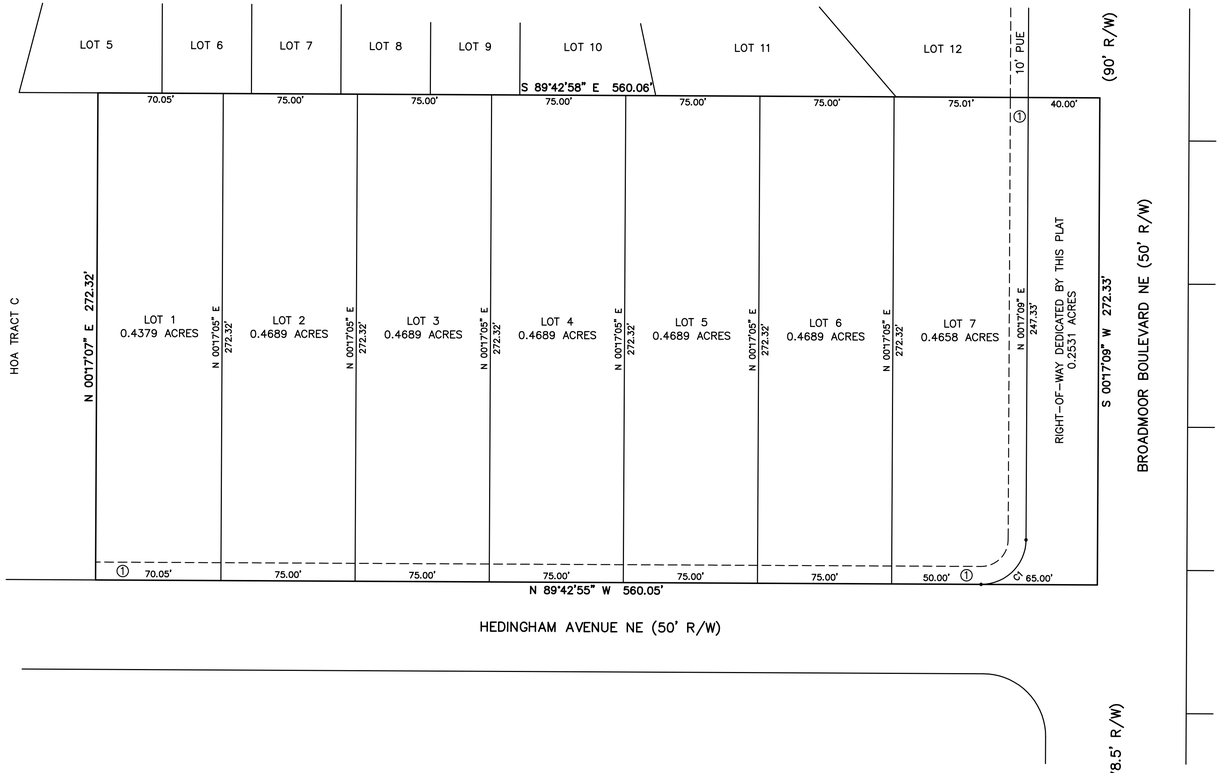
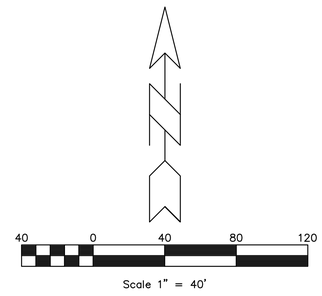
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024





NEW EASEMENT

① 10' PUE
(GRANTED BY THIS PLAT)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	89°59'56"	S 45°17'07" W	35.35'

Drawn By:	TA	Date:	10-27-2024
Checked By:	TA	Drawing Name:	20140PL2.DWG
Job No.:	20-140	Sheet:	3 of 3

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

RRE BOOK PAGE

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 57 **ENACTMENT NO. 08-58**

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF CERTAIN PROPERTIES WITHIN THE BOUNDARIES OF THE LOMAS NEGRAS SPECIFIC AREA PLAN.

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

Section 1. Corridor Overlay Zone.
A. Purpose: The Corridor Overlay Zone authorized under Section 154.42 shall apply as an overlay zone for access, floodplain, and design standards on the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zoning district:

- Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
- Unit 13, Block 70, Lots 24-35 and 64-75
- Unit 13, Block 73, Lots 1-5, portion of 6, portion of 31, 32-35
- Unit 13, Block 74, Lots 1-3, portion of 4, portion of 29, 30, 31

B. Design Standards
The following additional standards are required for commercial and multi-family development in the overlay zone:

- Parking Islands a minimum 36 square feet in area.
- Courtyards, plazas, and public spaces may count towards the landscaping requirement.
- Perimeter walls shall be set back 10 ft. from the adjacent sidewalk with landscaped areas between the wall and sidewalk.
- On-street parking will be allowed along collector streets in Neighborhood Center.
- Bike racks providing spaces for 10% of total parking requirement are required for all multi-family, office, and commercial development.
- Properties located in a floodplain cannot be rezoned until it is demonstrated by engineering studies they can be removed from the floodplain.

Section 2. Corridor Overlay Zone.
A. Purpose: The Corridor Overlay Zone authorized under Section 154.42 shall apply as an overlay zone for future rights-of-way on the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zoning district:

- 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
- 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
- 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
- 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
- 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with

frontage
- 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.

B. Design Standards:
Setbacks to allow for future right-of-way on collector and arterial streets, except where City owned property, may be substituted. This requirement applies to residential as well as commercial properties as follows:

- Collector street – setback 34 ft. from centerline plus zoning district setback
- Minor arterial street – setback 53 ft. from centerline plus zoning district setback
- Principal arterial street – setback 78 ft. from centerline plus zoning district setback.

Section 3. Zone Map Amendment:
A. Purpose: To change the zoning designation from 'unzoned' to CMU Commercial Mixed Use District, to C-1 Retail Commercial District, C-2 Wholesale and Warehouse District, O-1 Office District, and O-2 Office District, for properties legally described as follows.

- Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
- Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61 from 'Unzoned' to CMU Commercial Mixed Use District
- Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District
- Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District

B. Land Use
1. Permitted and conditional uses in the CMU Commercial Mixed Use District
2. Permitted and conditional uses in the C-1 Retail Commercial District
3. Permitted and conditional uses in the C-2 Wholesale and Warehouse Commercial District
4. Permitted and conditional uses in the O-1 Office District
5. Permitted and conditional uses in the O-2 Office District.

C. Design Standards:
Floodplain, landscaping, signage, and architectural design standards shall be as specified in the Lomas Negras Specific Area Plan.

D. Access Standards:
Access standards shall be as specified in the Lomas Negras Specific Area Plan.

Section 4. Zone Map Amendment:
A. Purpose: To change the zoning designation from 'unzoned' to R-1 Single Family Residential District for properties legally described as follows.

- Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District

- Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 69, Lots 40-47, 60-67, and 80-86 from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District

B. Land Use:

1. Permitted and conditional uses in the R-1 Single Family Residential District

C. Design Standards:

Floodplain, landscaping, signage, and architectural design standards shall be as specified in the Lomas Negras Specific Area Plan.

D. Access Standards:

Access standards shall be as specified in the Lomas Negras Specific Area Plan.

Section 5. 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 25TH DAY OF JUNE, 2008.

Thomas E. Swisstack, Mayor

6/25/08
Date

ATTEST:

Roman Montoya, City Clerk
(SEAL)

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM
REFERENCE NO: 057

AGENDA DATE: June 25, 2008

DEPARTMENT: Development Services

SUBJECT: Corridor Overlay Zone and Zone Map Amendment

CASE NO.: 08-100-00031

PURPOSE:

- To provide a Corridor Overlay Zone with access management and design standards and reserve future rights-of-way
- To change the zoning designation of 'unzoned properties' to R-1 Single Family Residential District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District, CMU Commercial Mixed Use District, and O-2 Office District.

LEGAL DESCRIPTION:

Zone Map Amendment for Commercial Properties

- Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
- Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61 from 'Unzoned' to CMU Commercial Mixed Use District
- Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
- Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District
- Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District

Zone Map Amendment for Residential Properties

- Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 69, Lots 40-47, and 60-67 from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
- Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District

Corridor Overlay Zone (for access and design standards)

- Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
- Unit 13, Block 70, Lots 24-35 and 64-75
- Unit 13, Block 73, Lots 1-5, portion 6, portion of 31, 32-35
- Unit 13, Block 74, Lots 1-3, portion of 4, 30, 31, portion of 29

Corridor Overlay Zone (for future rights-of-way)

- 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
- 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
- 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
- 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
- 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage
- 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.

APPLICANT: City of Rio Rancho

AGENT: N/A

SYNOPSIS:

The *Lomas Negras Specific Area Plan* is the fourth land use plan initiated by the City for the north-central part of the City. In addition to adoption of the plan, the City will be zoning 'unzoned' residential properties and rezoning commercial properties. It will also create a corridor overlay zone where commercial property is planned and along future street right-of-way.

BACKGROUND AND ANALYSIS:

The *Lomas Negras Specific Area Plan* area is bounded by Montezuma Blvd. on the north, 40th St. on the east, Montoyas Arroyo on the west, and Idalia Rd.on the south. Overlap occurs in Blocks 68 and 77 with the Del Norte Specific Area Plan. The overlay zone for that plan applies in these locations.

At the April 22, 2008 meeting, the Planning and Zoning Board postponed a decision on the plan until their May 27, 2008 meeting. They asked staff to meet with the Mirador del Sol residents on revisions to the land use plan that will address their concerns. The Planning and Zoning Board recommended approval of the specific area plan, overlay zone, and zone map amendment at its May 27, 2008 meeting. For discussion of the changes, refer to Section B. Conformance with Comprehensive Plan, Land Use.

ACREAGE: 981 acres

LAND USE:

The Plan area is mostly vacant. Current land uses are shown in the table below:

Plan Area Land Use		
Existing Land Use	**Acreage**	**% Total**
Vacant	868.2	88.5%
Medium Density Residential	27.1	2.8%
Commercial	1.21	0.1%
Streets, Utilities, Drainages	84.8	8.6%
Total	***981.4***	***100.0%***
Note:		

Existing subdivisions in the Plan area include:

- High Range Unit 1, 2 (255 R-4 lots)
- Mirador del Sol (68 R-4 lots)

Melon Ridge and Solicito Master Plans have been adopted and are incorporated into the Lomas Negras Specific Area Plan. Tierra del Oro is a master plan proposed for adoption. Preliminary subdivision plats, such as Milagro Mesa, Regal, and High Range 3, are currently under review by the City for approval.

Proposed Developments				
Master Plan/ Subdivision	Adopted	Acreage	Units	Population
Melon Ridge	2006	29.9	-	
R-2 (4,500 SF)	-	-	63	170
R-4 (4,000 SF)	-	-	73	197
Solicito	2007	36.2	-	
R-2 (5,000 SF)	-	-	82	221
R-4 (4,000 SF)	-	-	75	203
Tierra del Oro	draft	33.0	-	
R-2	-	-	77	208
R-4	-	-	63	170
R-3	-	-	268	724
R-6	-	-	618	1,667
High Range 3 (R-4)	Prel. plat	31.6	157	424
Milagro Mesa (R-1)	Prel. plat	20.0	77	208
Stonegate				
R-1	-	70.0	66	178
Regal (R-4)	Prel. plat	24.4	106	286
Total		**245.1**	**1,725**	**4,656**

ZONING:

The majority of the property in the Plan area is unzoned. An area of Unit 13 between Idalia Rd. and 19th Ave. on the north and south and Fruta and 40th St. on the east and west was never zoned when annexed into the City in 1995 (NM Municipal Boundary Commission Order 37). The property has been shown as R-1 Single-Family Residential District in some of the City's records, but a zone map amendment ordinance that officially established zoning on this area has not been found.

R-1 Single Family Residential, O-1 Office, CMU Commercial Mixed Use, C-1 Retail Commercial zoning, and C-2 Wholesale and Warehouse Commercial districts are proposed in conjunction with the adoption of this plan. These districts are summarized in the table on the following page. Existing zoning in the Plan area is shown in the table below:

Existing Zoning	**Acreage**	**%**
R-1 Single Family Residential	33.50	3.4%
R-1/ OZ Single Family Residential	29.48	3.0%
R-2 Single Family Residential	12.63	1.3%
R-3 Townhomes	16.07	1.6%
R-4 Single Family Residential	128.07	13.1%
C-1 Retail Commercial	6.08	0.6%
O-1 Office	6.98	0.7%
Unzoned Property	663.7	67.6%
Streets, Utilities, Drainages	84.9	7.9%
Total	**981.4**	**100%**

District	Permitted Uses	Min. Area (SF)	Lot Width (ft.)	Setback (ft.)	Height (ft.)	Parking	Landscaping/ Buffer	Density
R-1 Single Family Residential	Single Dwelling 2+ car garage Accessory Quarters Home Occupations Day Care < 7 Residential Care < 10 Sales/ Model Home Parks, Open Space	7,000	60	Front: 20 Garage: 25 Rear: 20 Side: 5	32	2 cars	Street Yard: 2 trees, 1-1/2 in. caliper, or 8 ft. evergreen, and 3 5-gallon shrubs	6.22
C-1 Retail Commercial	Bakeries Electronic Repair Dry cleaning Laundry, Tailoring Photo Shop Pet Shop Banks Offices Nursery Photocopying Undertaking Churches Clubs Public Facilities Veterinarians Medical Office Restaurants, Bars Drive-up Windows Convenience Store Theaters Office Buildings Bowling Alley Daycare Parks/ Recreation Hospitals Nursing Home Medical offices Printing press Adult Bookstores	21,780	0	Front: 35 Rear: 0 20 if abuts R-1 Side: 0 5 if abuts R-1	32	Office: 1 / 300 SF Restaurant: 1 per 4 seats, 1 disabled spaces = 1-14 total spaces	10% lot 25% frontage Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. Buffer only if abuts residential	-
CMU Commercial Mixed Use	Misc. Retail Stores Bakeries Electronic Repair Dry cleaning Laundry, Tailoring Photo Shop Pet Shop Banks Offices Nursery Photocopying Undertaking Churches Clubs Public Facilities Veterinarians Medical Office Residence in conjunction with business	21,780	0	Front: 35 Rear: 0 20 if abuts R-1 Side: 0 5 if abuts R-1	32	Office/ Retail: 1 / 300 SF, 1 disabled spaces = 1-14 total spaces	10% lot 25% frontage Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. Buffer only if abuts residential	-

C-2 Warehouse and Wholesale Commercial	Misc. Retail Stores Electronic Repair Lumber Yards Machinery Sales & Repair Food Sales Sheet Metal Products Wholesale Warehousing & Storage New & Used Car Sales Office Buildings Public Utilities Public Facilities Churches Caretaker Residence	10,890	-	Front: 35 Side: 0 Rear: 0	32	Warehouse: 1 space per 2 employees Loading area: 12 ft. x 55 ft.	10% lot 25% front Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. 10 ft. buffer if abuts residential	-
O-1 Office	Financial Institutions Financial Advisors Real Estate Offices Insurance Agents Medical Offices Social Service Agencies Public Schools Libraries Senior Centers Public Facilities Government Offices Courts Police and Fire Stations Attorneys Offices Advertising Agencies Security Services Maintenance Services Photocopying Photography Studio Medical Equipment Computer Services Pest Control Non-profit Organizations	10,890	0	Front: 25 Rear/ Side: 1:1 height	20	Offices: 1 / 300 SF 1 disabled spaces = 1-14 total spaces Parking **not** allowed in setback	15% lot ½ located in front Trees, shrubs, and sod required	
O-2 Office	Financial Institutions Financial Advisors Insurance Agents Medical Offices Social Service Agencies Public Schools Libraries Senior Centers Public Facilities Government Offices Courts Police and Fire Stations Attorneys Offices Advertising Agencies Security Services Maintenance Services Photocopying Photography Studio Medical Equipment Computer Services Pest Control Non-profit Organizations	21,780	0	Front: 35	32	Offices: 1 / 300 SF 1 disabled spaces = 1-14 total spaces Parking allowed in setback	15% lot ½ located in front Trees, shrubs, and sod required	-

1

ACCESS:
Future collector and arterial streets are proposed in the Plan area to serve commercial, office, and multi-family uses:

- Arterial:
  - Broadmoor Blvd. (30th St. extension)
  - Loma Colorado Blvd. (40th St. extension)
  - Montezuma Blvd. (19th Ave.)
- Collector:
  - Edinburg St. (26th St.)
  - Guenevere St. (35th St.)
  - Leeds Castle Ave. (16th Ave., to be extended to 35th St., alignment to be determined)
  - Cardiff Ave. (13th Ave.)

In addition, a number of new residential streets are proposed in the Solicito, Melon Ridge, Tierra del Oro, Milagro Mesa, and Regal subdivisions. Arterial streets will include bike lanes and collector streets will include grade separated multi-use trails.

NOTIFICATIONS:
Neighboring property owners were notified of this hearing by first class letter on June 9, 2008 (certified letters are not required for large area mailings). A legal notice was published in the *Albuquerque Journal* on June 8, 2008. All public notification requirements for this action have been met.

FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:
A. <u>CONFORMANCE WITH THE CITY ORDINANCES</u>
The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

The City Zoning Ordinance Section 154.42 specifies that Corridor Overlay Zones "may be used to address specific problems in a particular area of the City" such as: impose additional design standards, access control measures, or greater setbacks to protect future right-of-way acquisition than those standards required by the underlying zoning designation for the property.

- Comprehensive Plan

The *Vision 2020 Integrated Comprehensive Plan*, adopted June, 2001, a level 1 general policy plan to direct current and future growth and physical development of the entire city, as may be subsequently amended. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth nodes for new development, but, also includes infilling opportunities.

- Specific Area Plans

A specific area plan is a Level 5 sub-area plans that addresses uses, access, parking, streetscape, and other issues along a major thoroughfare. It may also address mixed uses, connectivity, character, community services, and other issues for a neighborhood or

activity center in the city. Examples of corridor and specific area plans in the city are: Broadmoor, Del Norte, and Dos Amigos.

- Master Plans

Master Plans are Level 4 sub-area plans often prepared in the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually more than 100 acres. The following zoning actions are associated with the adoption of this specific area plan:

- ✓ City will rezone potential commercial properties in designated Neighborhood Centers and Corridors as the highest and best use.
- ✓ The plan incorporates the land use of adopted master plans
- ✓ City will *not* initiate the rezoning of residential properties. Property owners will need to request a zone map amendment from the City (except to zone 'unzoned' property R-1).
- ✓ Property owners are encouraged to consolidate lots and replat to meet current development standards.
- ✓ City will establish Corridor Overlay Zones for commercial districts with design and access standards.

FINDING: The proposed Specific Area Plan conforms to the City's ordinances. **CONFORMS**

B. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Vision 2020-ICP (Comprehensive Plan, Resolution No. 39, Enactment No. 01-036) implementation considers that all development proposals be evaluated based on its level of conformance with the Vision 2020-ICP's *Principles, Policies, and Actions.* It also specifies a hierarchy of long-range plans to be adopted which will conform to and amend the Comprehensive Plan.

The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by growth nodes for new development, but, also includes infilling opportunities.

Actions:

Zoning Overlay District (ZOD): As part of a land use development code, create a more sophisticated planning and zoning ordinance which includes planning elements and zoning overlay provisions for development proposals. A ZOD is intended to replace a Special Use (SU) designation by requiring specific development criteria to address the eight planning elements applicable to master plans and non-typical development proposals.

FINDING: The proposed land use designations, rezoning, and overlay zone **CONFORM** to the Comprehensive Plan.

The following guidelines were used in developing the future land use plan:

- Mixed Use Activity Centers designated to reduce vehicular travel and promote pedestrian connectivity
- Balance of residential, retail, office, and employment in all neighborhoods
- Community Centers (R-6, O-2, C-1, C-2, MU) located at intersecting arterial streets

- Neighborhood Centers (O-1, R-3, MU, CMU and sometimes C-1) located at intersecting collector streets
- Neighborhood Corridors (CMU, O-1, R-3) located along narrow lot strips
- High Density Multi-Family Residential (R-3, R-6, and MU) located along future transit corridors (and near schools that provide open space relief) and located to break up commercial strips
- Low and Medium Density Residential located within the interior of neighborhood super-blocks. Parks and schools are allowable uses in all residential areas.

✓ **Land Use**

The Plan proposed the following 8 land use categories shown in the table below. Most of the Plan area is designated for low and medium density residential. About 13% is designated commercial.

Changes made to the plan since the April 22, 2008, Planning and Zoning Board meeting:

- Blocks 52 and 53 north of Regal at Stonegate have been changed from Low Density Residential to Medium Density Residential per the owner's request
- Block 74 C-1 commercial area was expanded by 2 full lots and 3 partial lots on its north side per the owner
- High Density Residential in Block 73 was expanded by 2 full lots and 2 partial lots on its north side to correspond to block 74
- All commercial and multi-family uses in Block 69 south of 15th Ave. have been changed to O-1 Office zoning per Mirador del Sol residents request at a May 14, 2008 neighborhood meeting.

Exhibit 12: Future Land Use	Zoning Districts	Acreage	%	Density	Population
Community Center	C-2, C-1, SU/MU, MU/A, R-6	13.2	1.3%	-	0
Neighborhood Center	C-1 CMU, O-1, O-2, SU/ MU, MU/A, R-3	32.0	3.3%	-	0
Neighborhood Corridor	C-1, CMU, O-1, SU/ MU, MU/A, R-3	37.7	3.8%	-	0
Office Corridor	O-1 O-2	36.7 15.0	3.7% 1.5%	-	0
High Density Residential	R-6 R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32 36 34	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 0.0 330.3	15.5% 33.7%	10.9 17.4 11.8	1,662 0 3,113
Low Density Residential	R-1 R-2 undesignated	70.0 45.0 90.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	-	0
Streets, Drainage, Utility ROW	-	89.7	9.1%	-	0
Total	-	**981.0**	**100.0**		**9,216**

The following standards are recommended to be applied to commercial development in the Corridor Overlay Zone which will implement the Plan:

✓ **Access Standards:**

- Property shall conform with any Access Management Plan that has been adopted
- Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan.
- Before a building permit is issued or before any zone map amendment is approved, the applicant shall demonstrate how future development will comply with the adopted Access Management Plan standards by:

  1. Replatting multiple narrow lots into a single piece of property;
  2. Providing reciprocal agreements between adjoining property owners for cross access easements; and/or,
  3. Providing shared access driveways at locations designated by the adopted Access Management Plan.

- Additional Standard: Setbacks to allow for future right-of-way on collector and arterial streets except where City owned property, such as a park, may be used. The setbacks are not required for the future extension of 16th Ave. between 30th St. and 35th St. since this alignment has not yet been determined.

✓ **Design Standards:**

- **Landscaping**
  - Gross total lot area – 10% of the gross total lot area shall be landscaped
  - Frontage – 25% of total landscaping shall be located along the frontage of the lot (one-half of the required 25% may be located in street right-of-way)
  - Parking Lot Landscaping – 1 tree shall be provided per each 10 spaces.
  - Additional Standard: Parking Island – Minimum 36 square feet
  - Plant size – minimum of 3" caliper or 30" boxed and 12 ft. high trees; 5 gallon shrubs.
  - Live plants – 75% of the total landscaped area
  - Plants shall be from the drought tolerant plant list
  - Additional Standard: Courtyards, plazas, and public spaces count towards landscaping requirement

- **Buffer Zone**
  - Buffer yard – A 10 ft. wide landscaped buffer yard shall be provided where a nonresidential property abuts property in a residential zone
  - The buffer yard shall be planted with evergreens that meet the plant size standards herein every 25 feet.
  - The buffer yard shall have an opaque wall at least 6 feet high where a nonresidential property abuts residential property.
  - Screening: Outdoor storage and dumpsters shall be screened from view with an opaque wall both horizontally and vertically. Mechanical equipment shall be screened from view to the maximum extent possible.
  - Street Trees: one shade tree for every 33 lineal feet of street frontage located behind the sidewalk.

- **Sign Standards**
  - Freestanding signs: Freestanding signs shall be limited to monument signs with a maximum of two signs per development; three signs if located at a street intersection, spaced at least 75 ft. apart.
  - Size: 7 feet in height, 8 feet in width and 24 inches in depth.
  - Wall signs: One sign facing each street; Sign area shall not exceed 12% of the building face upon which it is placed.

- **Materials/Architecture**
  - No metal buildings (except for metal roofs), wood siding, or prefabricated panels shall be permitted, unless treated not to look like such materials.
  - For commercial buildings, the use of architectural elements of Southwestern architecture (Pueblo-Spanish Revival, Territorial, Northern New Mexico, etc.) is highly recommended, such as: stucco, stone, brick, and tile materials, color and texture, shade features, such as portales, overhangs, and recesses, outdoor spaces and courtyards, and solar orientation.

- **Fences/Walls**
  - Walls located along street frontages shall be serpentine or broken up by trees and shrubs, indented, or offset, at intervals of not less than 10 feet and shall be constructed with the materials specified herein.
  - Screen walls for mechanical, storage, dumpsters, and buffer yards shall be constructed of the following materials:
    - Textured, ribbed or concrete stucco over Concrete Masonry Unit (CMU);
    - Interlock block or split block; or,
    - Adobe, brick or colored masonry.
    - No untreated grey CMU.
  - Additional Standard: Perimeter walls in multi-family developments shall be set back 10 ft. behind the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping.

- **Parking**
  - Commercial Setback Reduction Bonus: By complying with any one of the parking standards below, the front setback requirement may be reduced by 10 ft.:
    1. Place parking behind building or on side;
    2. Break parking up into smaller areas – 30 spaces or less; or,
    3. Connect parking areas to street sidewalk and building entrances with walkways.
  - Landscaping should be placed in the front setback area.
  - Parking lots located in the front yard shall be screened from the street by a wall or vegetative material not less than 3 feet in height and not more than 4 feet in height.
  - Additional Standard: On-street parking will be allowed in Neighborhood Center along 15th St. and 24th Ave.
  - Additional Standard: Bike racks are required for all multi-family, office, and commercial development (10% of total parking requirement).

- **Outdoor Lighting**
  - Low level, hooded or shielded lights are required.
  - All outdoor lighting shall be directed away from adjacent residential property.
  - Maximum light pole height for parking lot lighting shall be 25 feet.
  - All lighting shall meet the Night Skies Protection Act and any other locally-enacted lighting standards.

ALTERNATIVES:

The Governing Body has three alternatives on the disposition of this request. It may:

1. Approve the Zone Map Amendment;
2. Deny the Zone Map Amendment;
3. Postpone its decision to allow for additional review and consideration.

REVIEWED BY:

☒	SSCAFCA	☒	Parks and Recreation
☒	Rio Rancho Public Schools	☒	Fire and Rescue
☒	Development Services	☒	Police (Traffic Safety)
☒	Public Works	☐	City Attorney

OTHER DEPARTMENT/ DIVISION RECOMMENDATIONS:

Department of Public Works (DPW)

- Clarify Access Management policy and map

Department of Police (Traffic Safety)

- Traffic impact studies are mandatory for all new development
- Construction plans shall provide locations of traffic signs, signals, and markings and adhere to Manual on Uniform Traffic Control Devices (MUTCD) recommendations SSCAFCA
- Require new development to follow Edinburg Facility (Drainage) Plan

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DEPARTMENT RECOMMENDATION:

The Department of Development Services recommends the Governing Body APPROVE the specific area plan, overlay zone, and zone map amendment.

Staff further recommends the followings Findings of Fact:

FINDINGS OF FACT:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request.
2. The City of Rio Rancho, through its Development Services Department, has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. Adoption of the *Lomas Negras Specific Area Plan* will serve to guide development in the area and provide direction for future zone change requests.

2. Antiquated platting along Broadmoor Blvd. and Montezuma Blvd. with small, narrow lots requires an access management plan be in place before such lots are converted to a more intensive use.
3. Orderly and attractive commercial development will be promoted through the use of design standards such as those recommended in the Plan.
4. As part of the Plan, commercial properties are zoned C-1 or CMU and residential properties are zoned R-1 from 'unzoned'

PLANNING AND ZONING BOARD ACTION:

At their April 22, 2008 meeting, Planning and Zoning Board members postponed action on the item until staff could meet with residents of Mirador del Sol to make changes to the plan that will address their concerns. Five residents from the subdivision spoke against the proposed nearby commercial and high density residential land uses and presented a petition with 40+ signatures. They are concerned about increased traffic and crime and decreased property values that could result. Other comments included two property owners who are requesting their properties be designated for commercial use. Staff met with the neighborhood residents on May 14, 2008 and presented 3 land use alternatives for properties located across 30th St. to the east. Residents proposed a fourth land use alternative with their preference of O-1 office uses at the location.

At its May 27, 2008 meeting, the Board voted to recommend approval of the specific area plan, overlay zone, and zone map amendment by a vote of 4 FOR to 0 AGAINST. Lori Adair from the Mirador del Sol neighborhood spoke in favor of the plan with agreed to land use changes.

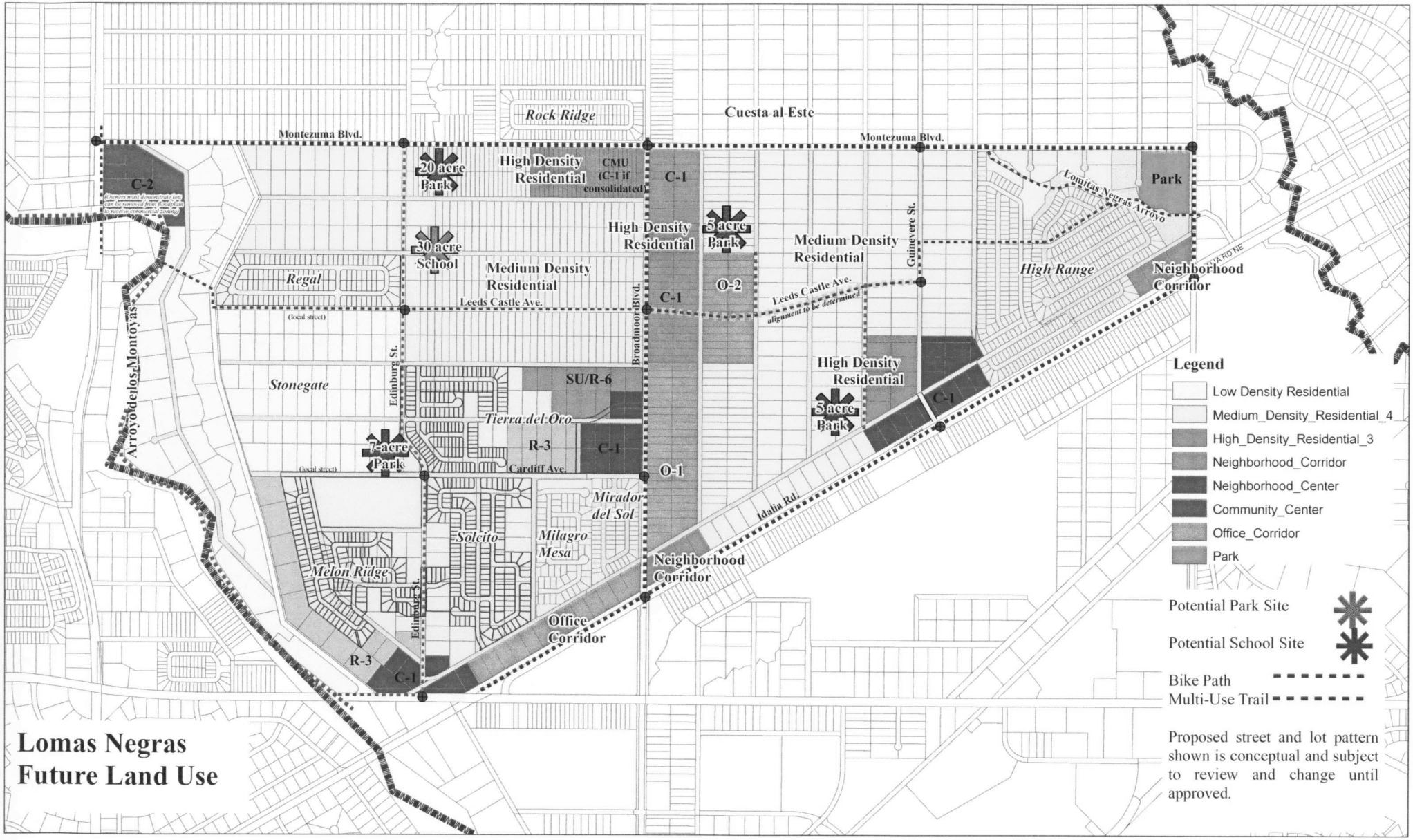
PREPARED BY: Richard Mestas **DATE:** 6/12/08

DIRECTOR: Rob Anderson / DW **DATE:** 6-16-08

CITY MANAGER: _____ **DATE:** 6/17/08

Exhibit(s):

Exhibit I: Overlay Zone and Zone Map Amendment Ordinance
Exhibit II: May 27, 2008 Planning and Zoning Board Meeting Minutes
Exhibit III: Lomas Negras Specific Area Plan Future Land Use Map


Rock Ridge
Cuesta al Este
Montezuma Blvd.
Montezuma Blvd.
C-2
Owners must demonstrate lots can be removed from floodplain before commitment to zoning
20 acre Park
High Density Residential
CMU (C-1 if consolidated)
C-1
5 acre Park
Park
Lomitas Negras Arroyo
High Density Residential
Medium Density Residential
Guinevere St.
30 acre School
Regal
Medium Density Residential
Leeds Castle Ave.
(local street)
C-1
O-2
Leeds Castle Ave. alignment to be determined
High Range
Neighborhood Corridor
Broadmoor Blvd.
Edinburg St.
Arroyo de los Montoyas
Stonegate
SU/R-6
High Density Residential
5 acre Park
C-1
Tierra del Oro
R-3
C-1
7-acre Park
(local street)
Cardiff Ave.
O-1
Mirador del Sol
Idalia Rd.
Soleito
Milagro Mesa
Melon Ridge
Neighborhood Corridor
Edinburg St.
Office Corridor
R-3
C-1
Legend
Low Density Residential
Medium_Density_Residential_4
High_Density_Residential_3
Neighborhood_Corridor
Neighborhood_Center
Community_Center
Office_Corridor
Park
Potential Park Site
Potential School Site
Bike Path
Multi-Use Trail
Proposed street and lot pattern shown is conceptual and subject to review and change until approved.
Lomas Negras
Future Land Use
0
600
1,200
2,400
3,600
4,800
Feet

Planning and Zoning Hearings
of the
City of Rio Rancho

MINUTES

May 27, 2008
6:00
Council Chambers, City Hall

1

D. ZONE MAP AMENDMENT: The applicant requests to change the zoning designation of 'unzoned properties' to the R-1 Single Family Residential District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District, CMU Commercial Mixed Use District, and the O-1 and O-2 Office Districts as well as to provide a Corridor Overlay Zone with access management and design standards and reserve future rights-of-way for properties legally described as listed below:
Zone Map Amendment for Commercial Properties
* Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
* Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61from 'Unzoned' to CMU Commercial Mixed Use District
* Unit 13, Block 69, Lots 48-59, from 'Unzoned' to C-1 Retail Commercial District
* Unit 13, Block 69, Lots 25-39 and 68-82, from 'Unzoned' to C-1 Retail Commercial District
* Unit 13, Block 69, Lots 1-24 and 83-104, from 'Unzoned' to O-1 Office District
* Unit 13, Block 70, Lots 24-35 and 64-75, from 'Unzoned' to O-2 Office District
Zone Map Amendment for Residential Properties
* Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Block 69, Lots 40-47, and 60-67 from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1 Single Family Residential District
* Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District
Corridor Overlay Zone (for access and design standards)
* Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
* Unit 13, Block 70, Lots 24-35 and 64-75
* Unit 13, Block 73, Lots 1-5, portion of 6, portion of 31, 32-35
* Unit 13, Block 74, Lots 1-3, portion of 4, portion of 29, 30, 31
Corridor Overlay Zone (for future rights-of-way)
* 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
* 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
* 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage
* 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage
* 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage
* 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.
Case No.: 08-100-00031
Applicant: City of Rio Rancho
Agent: N/A
Staff Contact: Richard Meadows
Staff Recommendation: Approval with conditions

Richard Meadows, Staff, did not have anything further to add for this item and stood for questions.

PUBLIC COMMENT:
There were no comments from the public.

COMMISSIONER DISCUSSION:
Commissioner Werkmeister stated that he noticed information about access design standards, but couldn't find much regarding future rights-of-way. Mr. Meadows replied that page 35 of the Lomas Negras Specific Area Plan explained that the adoption of this item would preserve future rights-of-way for major transportation corridors. It also states that residences and businesses will be set back further from the street to allow for widening, except where City or public right-of-way exists and may be substituted. Mr. Meadows stated that the plan then lists the different types of streets, etc, that are affected, and that the Ordinance also includes this information.

Commissioner Werkmeister also stated that page 16 and 17 identify arterial and collector streets, but asked Staff if there are any principle arterial streets currently. Mr. Meadows replied that 19th Street, which will eventually be renamed "Montezuma", is a principle arterial, and 30th Street, which will be renamed "Broadmoor", is a minor arterial street. Commissioner Werkmeister then asked Staff if the future Montezuma is called out anywhere in the document, and wants to make sure that those streets in the future require a larger setback. Mr. Meadow stated that document 2.7, on page 16, names all the streets. Commissioner Werkmeister replied that "arterials" are grouped together throughout the document, and Mr. Meadows replied that he was correct. Commissioner Werkmeister suggested that Staff make the distinction in the document before proceeding.

Cliff Cizan moved to **approve item PZB052708-5D: To change the zoning designation of 'unzoned properties' to the R-1 Single Family Residential District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District, CMU Commercial Mixed Use District, and the O-1 and O-2 Office Districts as well as to provide a Corridor Overlay Zone with access management and design standards and reserve future rights-of-way for properties legally described as listed below:**
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Zone Map Amendment for Residential Properties
*** Unit 13, Blocks 43-45, 48-50, 52-54, from 'Unzoned' to R-1 Single Family Residential District**
*** Unit 13, Block 55, Lots 1-17, from 'Unzoned' to R-1 Single Family Residential District**
*** Unit 13, Block 69, Lots 40-47, and 60-67 from 'Unzoned' to R-1 Single Family Residential District**
*** Unit 13, Block 70, Lots 1-23, 36-63, and 76-96, from 'Unzoned' to R-1**

Single Family Residential District
*** Unit 13, Blocks 71-73, from 'Unzoned' to R-1 Single Family Residential District**
Corridor Overlay Zone (for access and design standards)
*** Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70**
*** Unit 13, Block 70, Lots 24-35 and 64-75**
*** Unit 13, Block 73, Lots 1-5, portion of 6, portion of 31, 32-35**
*** Unit 13, Block 74, Lots 1-3, portion of 4, portion of 29, 30, 31**
Corridor Overlay Zone (for future rights-of-way)
*** 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage**
*** 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage**
*** 13th Ave.: Unit 13, Blocks 47, 64-66, Lots with frontage**
*** 26th St. (Edinburg St.): Unit 13, Blocks, 43-53, 60-64, 68, E, JJ, Lots with frontage**
*** 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage**
*** 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.**. Seconded by Mark Werkmeister, District 2

The motion carried by a vote of 4 FOR and 0 AGAINST.

YES: John Paulson, Pat D'Arco, Mark Werkmeister, and Cliff Cizan.

NO: (none)

BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
In the Matter of:

Zone Map Amendment # 08-100-00031

To amend the zone map to change zoning of several properties and to designate a Corridor Overlay Zone for the *Lomas Negras Specific Area Plan* area as described below:

Zone Map Amendment for Commercial Properties
- Unit 13 Block 55, Lots 18-24,from 'Unzoned' to C-2 Wholesale Warehouse Commercial District
- Unit 13, Block E, Lots 40-50 and Block JJ, Lots 51-61 from 'Unzoned' to CMU Commercial Mixed Use District
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Corridor Overlay Zone (for access and design standards)
- Unit 13, Block 69, All Lots, and Block E, Lots 31-50, and Block JJ, Lots 51-70
- Unit 13, Block 70, Lots 24-35 and 64-75
- Unit 13, Block 73, Lots 1-5, portion 6, portion of 31, 32-35
- Unit 13, Block 74, Lots 1-3, portion of 4, 30, 31, portion of 29

Corridor Overlay Zone (for future rights-of-way)
- 19th Ave. (Montezuma Blvd): Unit 13, Blocks 53-55, E, 69-76, Lots with south side frontage
- 16th Ave.: Unit 13, Blocks 44, 45, Lots with frontage
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- 30th St. (Broadmoor Blvd.): Unit 13, Blocks E, JJ, 41, RR, 43-47, 68, 69, 77, Lots with frontage
- 35th St.: Unit 13, Blocks 73, 74, 77, Lots with frontage.

Applicant: City of Rio Rancho

THIS MATTER having come before the Governing Body on this 25th day of June, 2008, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:
GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request for a zone map amendment and proper notice of the hearing of this matter was given.
2. The property owner has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. Adoption of the *Lomas Negras Specific Area Plan* will serve to guide development in the area and provide direction for future zone change requests.
2. Antiquated platting along Broadmoor Blvd. and Montezuma Blvd. with small, narrow lots requires an access management plan be in place before such lots are converted to a more intensive use.
3. Orderly and attractive commercial development will be promoted through the use of design standards such as those recommended in the Plan.
4. As part of the Plan, commercial properties are zoned C-1 or CMU and residential properties are zoned R-1 from 'unzoned.'

THEREFORE: The application for a Zone Map Ordinance is approved as generally being in conformance with the City of Rio Rancho Ordinances and the Vision 2020 Integrated Comprehensive Plan, as evidenced by adoption of Ordinance No. 57, Enactment No. 08 -58 by the Governing Body of the City of Rio Rancho on June 25, 2008, subject to the conditions, restrictions and stipulations specified ~~therein~~.

7/26/08
Date

Mayor, Thomas E. Swisstack

Pierre Amestoy
Amestoy Construction & Development II, LLC
4461 Irving Blvd. NW
Albuquerque, NM 87114
February 4, 2025

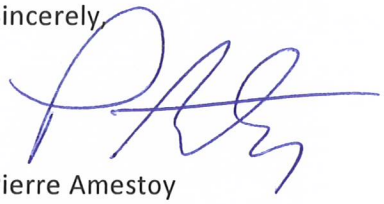
City of Rio Rancho
Development Services
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Tierra del Norte South – Unit 13, Block 45, Lots 32-38

To Whom it may Concern:

Please be advised that Huitt-Zollars, Inc., is hereby authorized to act on behalf of Amestoy Construction & Development II, LLC for the above referenced project.

Sincerely,



Pierre Amestoy
Managing Member

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 11, 2025:

Preliminary/Final Plat
Request #25-210-00001

The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the relocation of lot lines and deciation of public right-of-way to Broadmoor Boulevard at the property described as Unit 13, Block 45, Lots 32-28. The subject property is zoned R-1: Single Family Residential and comprises approximately 3.5 acres.

Subdivision Variance
Request #25-280-00001

The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to allow for 10' Public Utility Easements on the front of all lots within the proposed subdivision.

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

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

March 3, 2025

RE: Preliminary/Final Plat & Subdivision Variance, Case No. 25-210-00001 & 25-280-00001
Unit 13, Block 45, Lots 32-38

Dear Property Owner:

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

Ma

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, March 11, 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 a light blue outline.

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

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

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, 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.

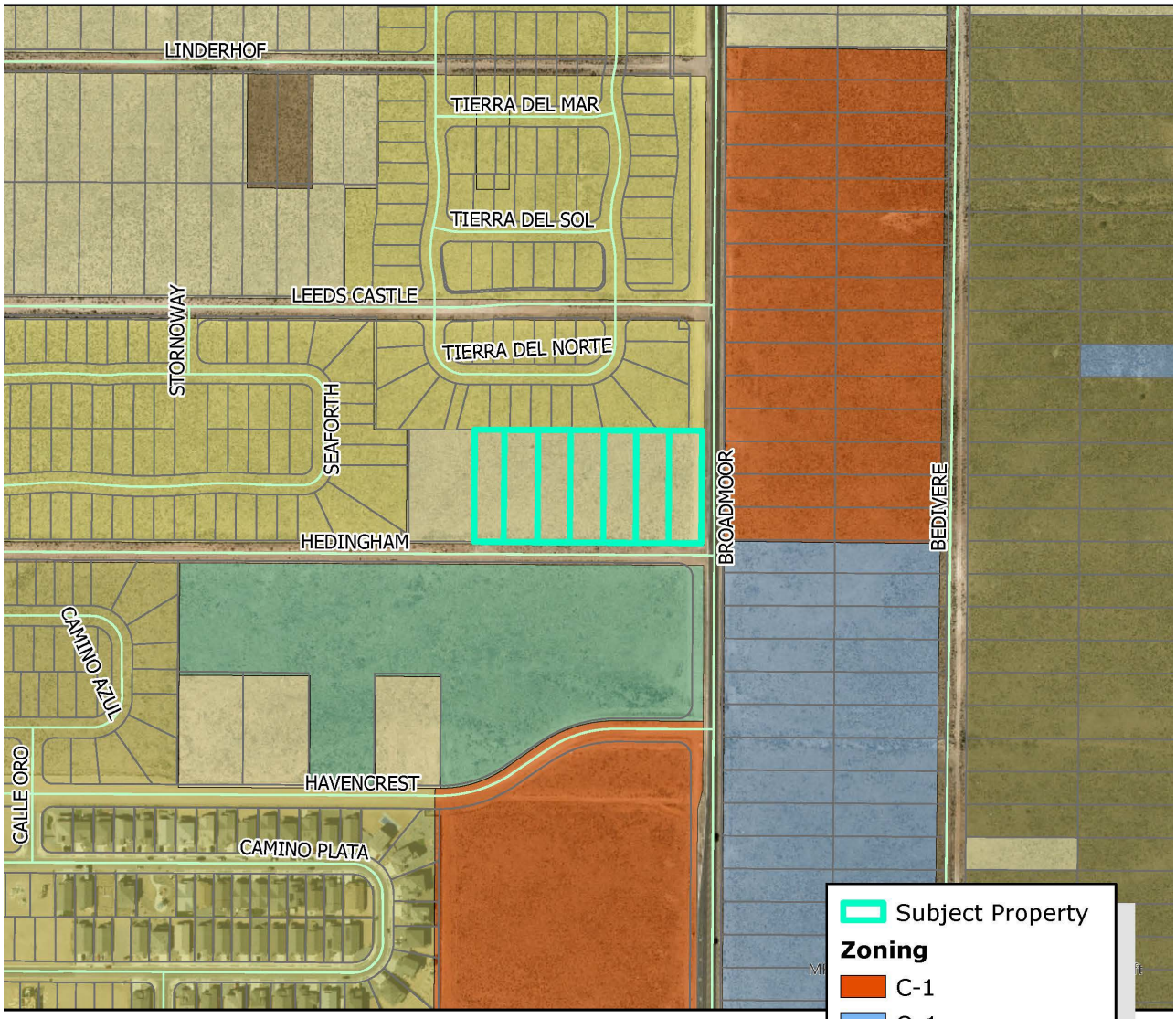
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

UNIT 13, BLOCK 45, LOTS 32-38



DISCLAIMER: All information on 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 courtesy of Ben Isaacs, 2/21/25

0 0.03 0.05 0.1 Miles

N W E S

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) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**March 11, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
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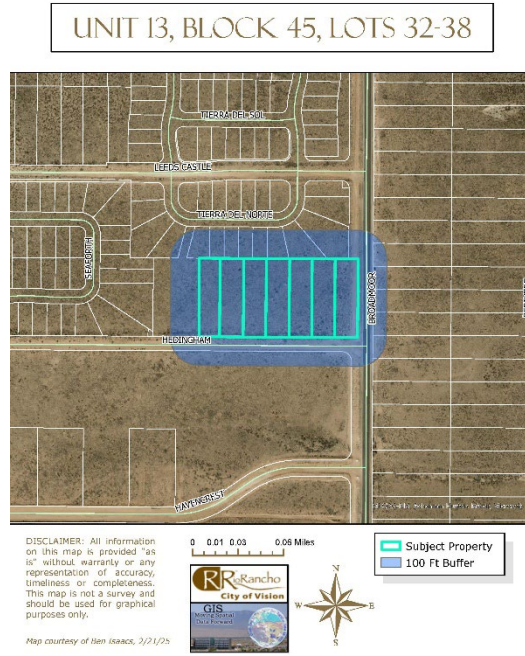
NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date: March 11, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-210-00001 & 25-280-00001

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the relocation of lot lines and dedication of public-right-of-way to Broadmoor Boulevard at the property described as Unit 13, Block 45, Lots 32-38. The subject property is zoned R-1: Single-Family Residential District and comprises approximately 3.5 acres. The applicant is also requesting approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5' minimum easements on side and rear lot lines for the proposed subdivision.

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



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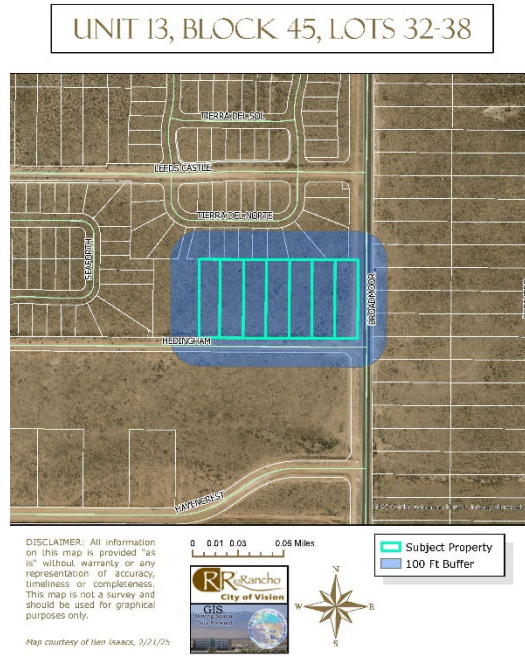
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



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

March 3, 2025

TO: Huitt-Zollars, Inc.
333 Rio Rancho Blvd, Ste 101
Rio Rancho, NM 87124

RE: Case 25-210-0000

The following are the comments and feedback received regarding the Preliminary/Final Plat.

Planning & Zoning Division:

- A water/wastewater availability statement will not be required for the platting action with the lot count remaining the same, but it will be needed prior to development of the lots (the future property owners can request this).

Engineering Division:

- Verify that the appropriate amount of right-of-way is dedicated to the City for the final configuration of Broadmoor Blvd.

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

Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 891-5035 bisaacs@rrnm.gov

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00002

AGENDA DATE:
March 11, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Amendment. The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. The existing approved plat consists of approximately 75.206 acres on property zoned entirely R-4: Single-Family Residential, and creates 340 single-family residential lots. The subject property is legally described as High Range 5, Tract 1 and 2 and Unit 13, Block 72, Lot 11.

The subject properties are also part of the High Range 5 Master Plan and the Lomas Negras Specific Area Plan. The original preliminary plat was heard and approved by the Planning and Zoning Board at their June 14, 2022 meeting. The plat was subsequently extended at the May 23, 2023 Planning and Zoning Board meeting, and again at the April 23, 2024 meeting.

An amendment to the plat was approved at the September 10, 2024 Planning and Zoning Board Meeting to incorporate a previous hold-out lot, and to modify rear lot lines to account for rear yard slopes.

The current plat amendment request is to realign Northern Sky Drive with existing Timberline Road, per the prior conditions of preliminary plat approval from 2022.

The proposed amendment to the preliminary plat for the High Range 5 Subdivision includes the following changes:
1. Realignment of Northern Sky Drive with existing Timberline Road.
2. Elimination of 3 lots from Blocks 10 and 13.
3. Lot line adjustments to remaining lots in Blocks 10 and 13, adjacent to reconfigured Northern Sky Drive.

NOTIFICATIONS: No notifications required for this action.

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

amendments to preliminary plat case no. 22-210-00002 subject to the following findings of fact and conditions of approval:

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

CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
3. Impact Fee assessment will be based on the date of the original preliminary plat approval and valid for four(4) years from the date of that approval.
4. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.

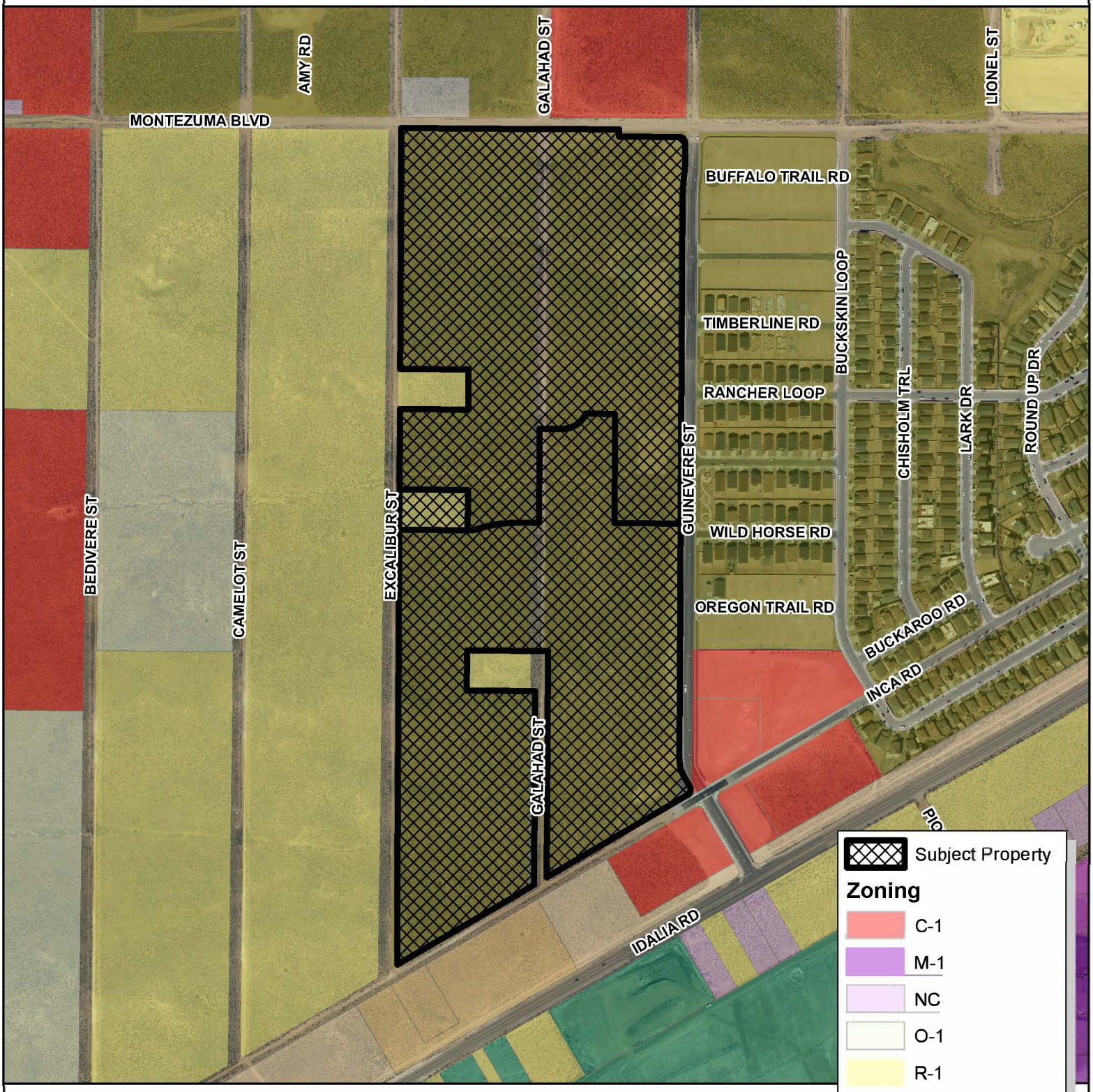
ALTERNATIVES:
The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment for the High Range 5 Subdivision, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Authorization Letter.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Original Preliminary Plat.pdf
ATTACHMENT: Redlined Plat.pdf
ATTACHMENT: Amended Preliminary Plat.pdf

PRELIMINARY PLAT AMENDMENT
HIGH RANGE 5



RioRancho
City of Vision

0 500 1,000 2,000
Feet

GIS
Moving Spatial Data Forward

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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 06/20/2024

CVL CONSULTANTS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

August 19, 2024

City of Rio Rancho
Development Services
3200 Civic Center Circle NE,
Rio Rancho, New Mexico 87144

Re: High Range 5 – Letter of Authorization

This letter is to inform you that Coe & Van Loo Consultants Inc. (CVL) is authorized by the undersigned developer to pursue the applications required to amend the subdivision of the High Range 5 property generally located at the northeast corner of Inca Road NE and Excalibur Street NE in Rio Rancho, New Mexico. We appreciate staffs efforts in reviewing the project and all input provided.

Respectfully,

COE & VAN LOO
Consultants, Inc.

Julie Vermillion
Project Manager

Owner Authorization

By: Rick Taysien

Print Name: Rick Taysien

Title: Officer

Date: 8-19-2024

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 (Amendment 2)	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

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

APPLICANT/AGENT INFORMATION

Applicant Name: LGI Homes – New Mexico, LLC		Phone: 845-536-2183
Address: 4800 N Scottsdale Rd #1275		E-Mail: eric.berman@lgihomes.com
City: Scottsdale	State: Arizona	Zip: 85251
Proprietary Interest: LGI Homes – New Mexico, LLC	List Owners: LGI Homes – New Mexico, LLC	
Deed or Ownership Verification Provided: (Initials) ✔	Letter of Authorization Provided: (Initials) ✔	

Agent Name: Eric Berman		Phone:
Address: Same contact information as above.		E-Mail:
City:	State:	ZIP Code:

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

Preliminary Plat Amendment application to realign Northern Sky Drive with Timberline Road and reduce total number of lots from 340 to 337.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : High Range 5	Block(s): N/A	Lot(s): N/A
Existing Zoning: R-4	Proposed Zoning: N/A	
No. of existing lots: 1 lots	No. of proposed lots: 337 lots	Total area of site (acres) 75.2056 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.

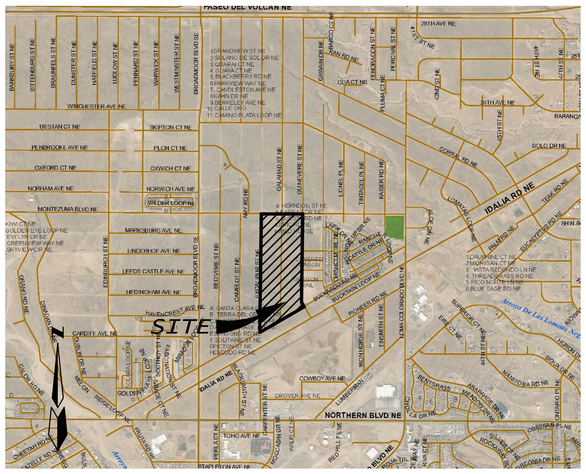
Print Name: Julie Vermillion	Applicant:	Agent:
Signature: Julie Vermillion		Date: 3/4/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014



LOCATION MAP *SCALE:NTS*

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 340 residential lots and 19 H.O.A. tracts.Tracts.
2. To eliminate any existing property/tract lines as shown hereon.
3. To Vacate any public utility easements as shown.
4. To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
5. To grant all easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
   - PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5" (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)
   - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48")
5. FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
6. TITLE COMMITMENT:
   TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
7. ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
8. CITY OF RIO RANCHO, NEW MEXICO ZONE:
   TRACTS 1 & 2 = R-4
   LOT 11, BLOCK 72 = R-1
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE: ..... 75.2056 AC.
NO. OF EXISTING LOTS..... 1 LOT
NO. OF EXISTING TRACTS..... 2 TRACTS
NO. OF LOTS CREATED: ..... 340 LOTS
NO. OF TRACTS CREATED:..... 22 TRACTS
PUBLIC RIGHT OF WAY CREATED:. ..... 16.4004 AC.
DATE OF SURVEY: ..... NOVEMBER 8th, 2020

FREE CONSENT AND DEDICATION

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

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES – NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILTY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY"). (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien, Vice President of Land Acquisition Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC. on behalf of said Limited Liability Corporation.

Notary Public My Comission Expires

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN AND SPARKLIGHT ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NO T SHOWN ON THIS PLAT.

COUNTY CLERKS RECORDING INFORMATION

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

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD
Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman Date

UTILITY APPROVALS

City of Rio Rancho Date

Public Service Company of New Mexico Date

New Mexico Gas Company Date

Lumen Date

Sparklight Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting on the _____ day of_____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

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

07/20/2024
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

07/20/2024
Timothy Aldrich, P.S. No. 7719 Date

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 07/20/2024	Job: 18114	

RRE BOOK PAGE

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 00°17'00" E	2213.28'
L2	S 89°43'00" E	272.25'
L3	N 00°17'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 00°17'00" E	960.00'
L6	S 89°43'00" E	544.50'
L7	N 89°43'00" W	50.00'
L8	N 89°43'00" W	272.25'
L9	N 00°17'00" E	28.00'
L10	S 89°43'00" E	238.25'
L11	S 00°17'00" W	76.77'
L12	S 00°17'00" E	2243.87'
L13	S 30°22'10" E	46.49'
L14	S 59°37'50" W	651.15'
L15	S 59°37'50" W	58.12'
L16	S 59°37'50" W	444.00'
L17	S 59°54'50" W	188.39'
L18	S 00°17'00" W	1281.37'
L19	N 89°43'00" W	239.25'
L20	N 00°17'00" E	435.00'
L21	N 89°43'00" W	118.35'
L22	N 89°43'00" W	90.14'
L23	S 00°17'00" W	375.00'
L24	N 89°43'00" W	82.27'
L25	S 89°43'00" E	272.25'
L26	S 00°17'00" W	962.50'
L27	N 89°43'00" W	272.25'
L28	N 00°17'00" E	160.00'
L29	S 89°43'00" E	272.25'
L30	S 00°31700" W	153.88'
L31	N 00°17'00" E	771.67'
L32	N 89°43'00" W	50.00'
L33	S 00°17'00" W	902.04'
L34	S 89°43'00" E	272.25'
L35	S 00°17'00" W	160.00'
L36	N 00°17'00" E	320.00'
L37	N 00°17'00" E	160.00'
L38	N 00°17'00" E	1733.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.69'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17"W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12"W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04"W	47°56'09"

EXISTING EASEMENTS

[1] EXISTING 10' PUE
(04-11-2022, 3-4853)

[2] EXISTING TEMPORARY TURN AROUND EASEMENT
(04-11-2022, 3-4853)
(TO BE VACATED WITH THIS PLAT)

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

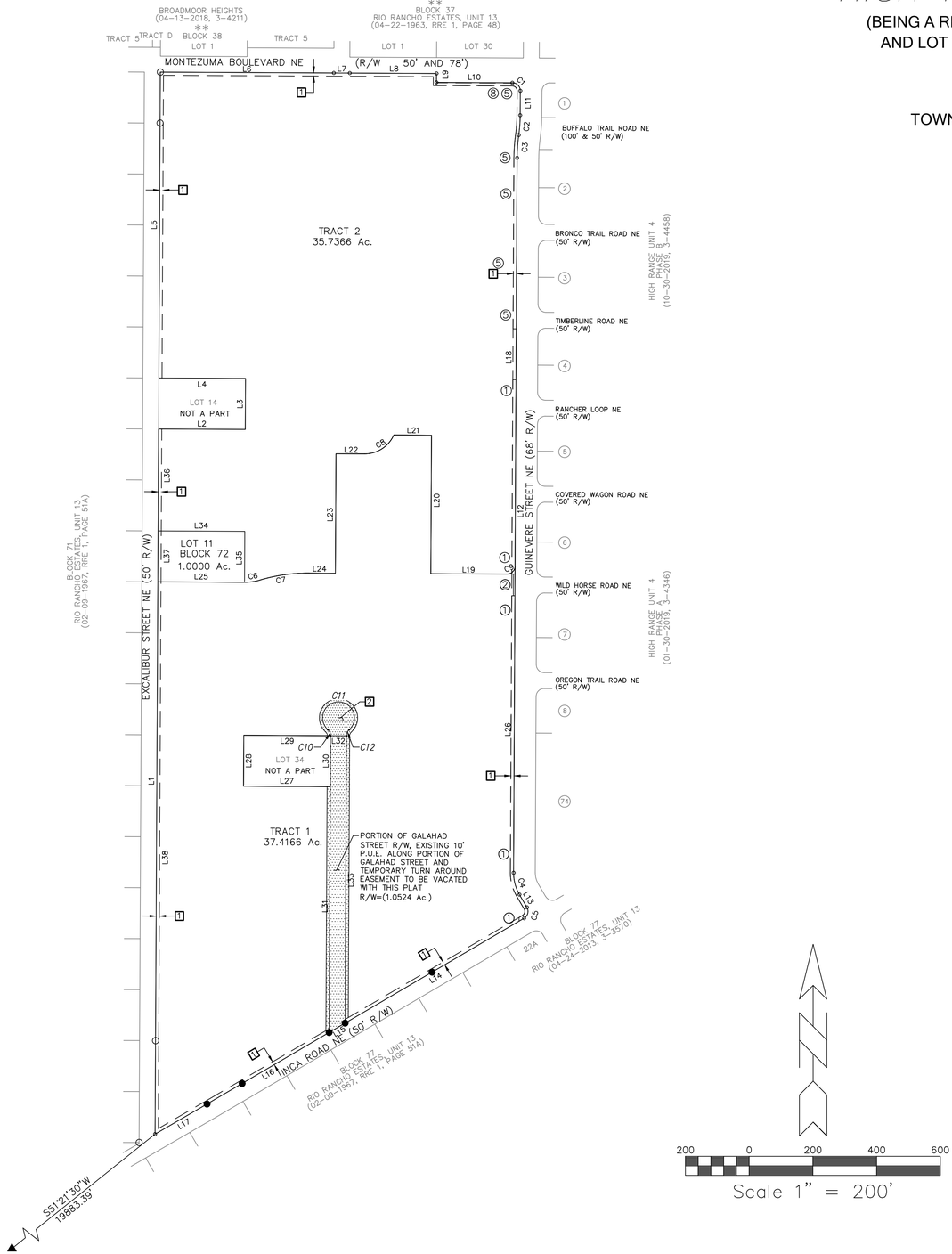
② EXISTING 5' PUE
(01-30-2019, 3-4346)

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

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

PROPERTY CORNERS

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



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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	2 of 9
Scale: as shown	Date: 07/05/2024	Job: 18114	

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WITHIN
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PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

PROPERTY CORNERS

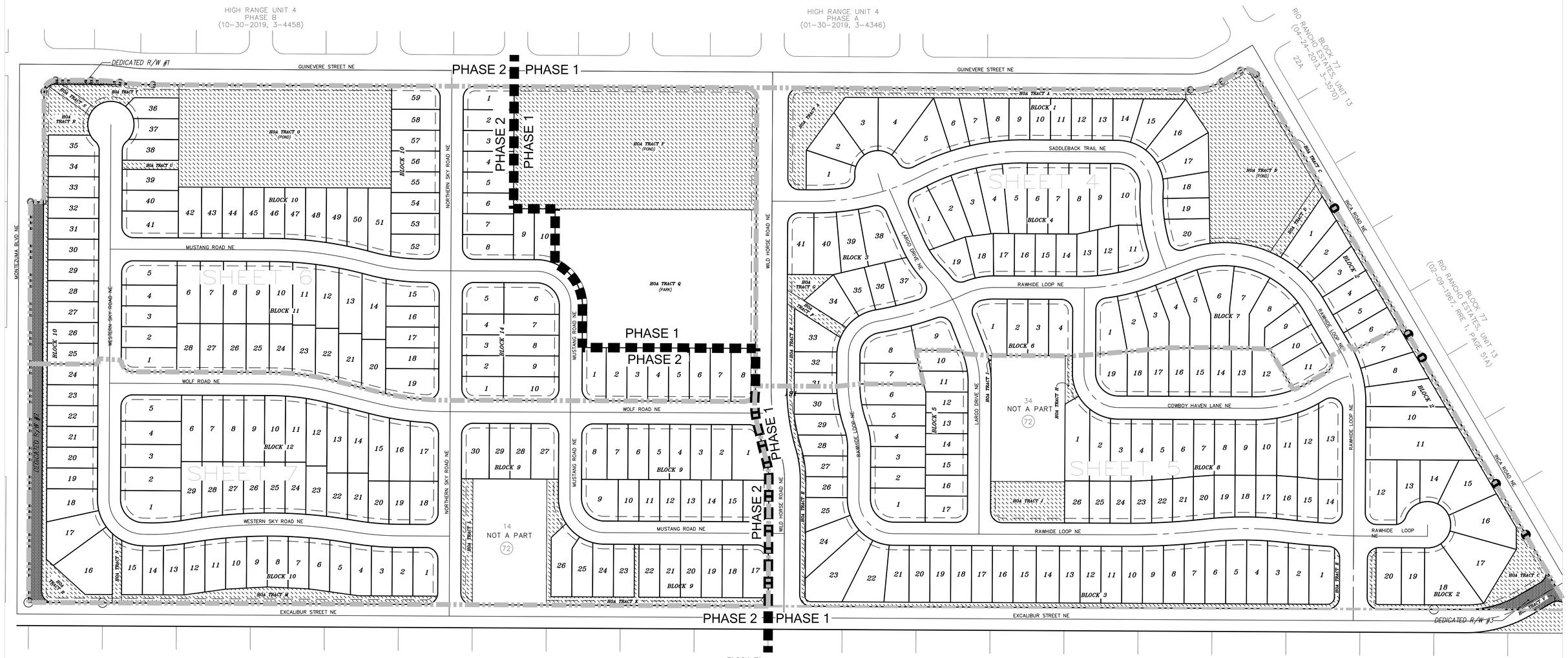
□ – FOUND 1/2" REBAR WITH CAP "LS 7719"
○ – FOUND 1/2" REBAR
● – FOUND 1" PIPE

ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT–OF–WAY
H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

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



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

NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH–PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

N
100' 50' 0 100' 200'
SCALE: 1" = 100'

LEGEND
SHEET INDEX
PHASE LINE

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	3 of 9
Scale: as shown	Date: 07/05/2024	Job: 18114	

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PROPERTY CORNERS

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

ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT–OF–WAY
H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, E, G, H, I, J, K, R, T AND V, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
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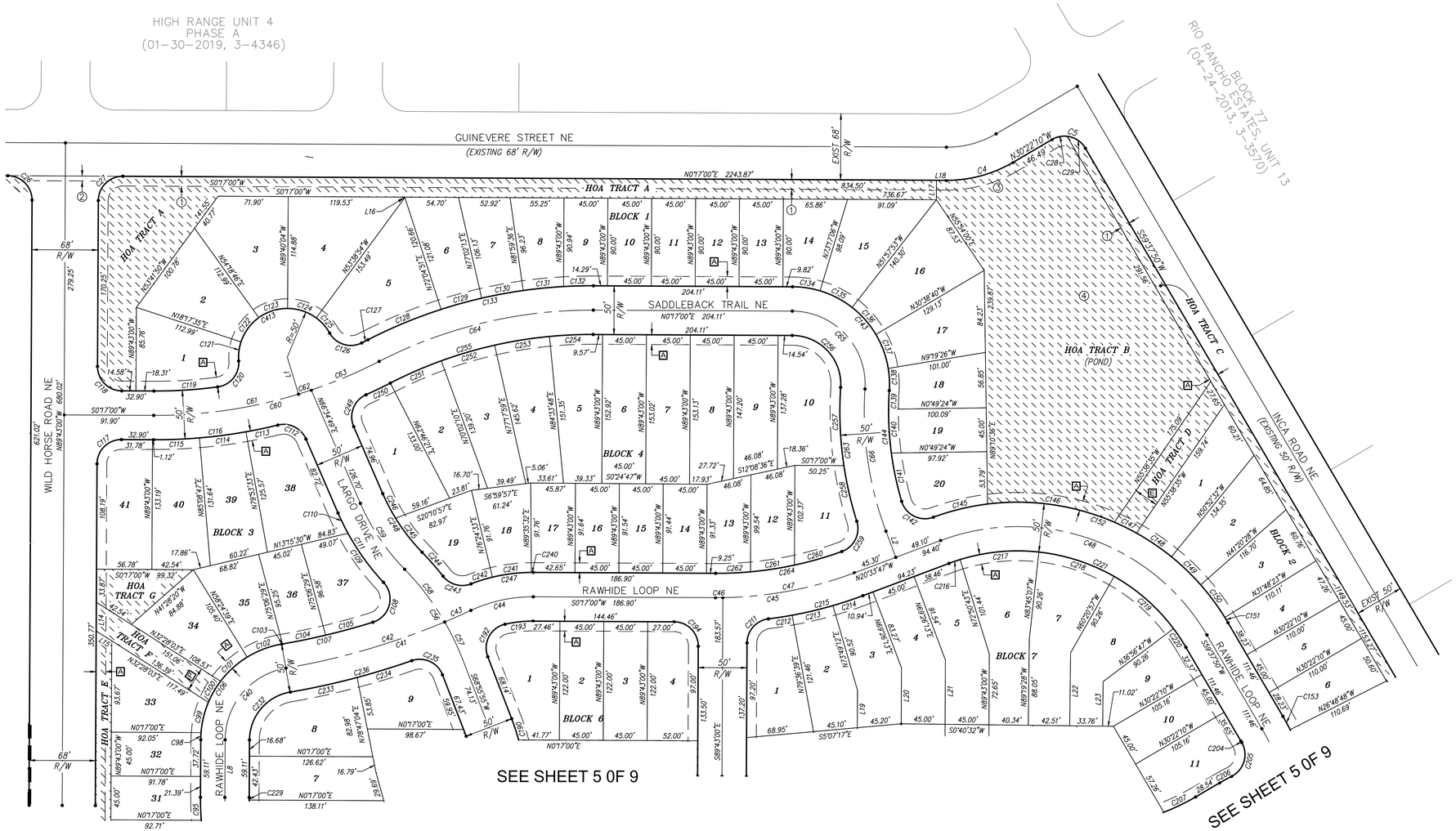

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① EXISTING 10' PUE (01-30-2019, 3-4346)
② EXISTING 5' PUE (01-30-2019, 3-4346)
③ EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)
④ EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)
⑤ EXISTING 10' PUE (10-30-2019, 3-4458)
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N
60' 30' 0 60' 120'
SCALE: 1" = 60'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	4 of 9
Scale: as shown	Date: 07/05/2024	Job: 18114	

RRE BOOK PAGE

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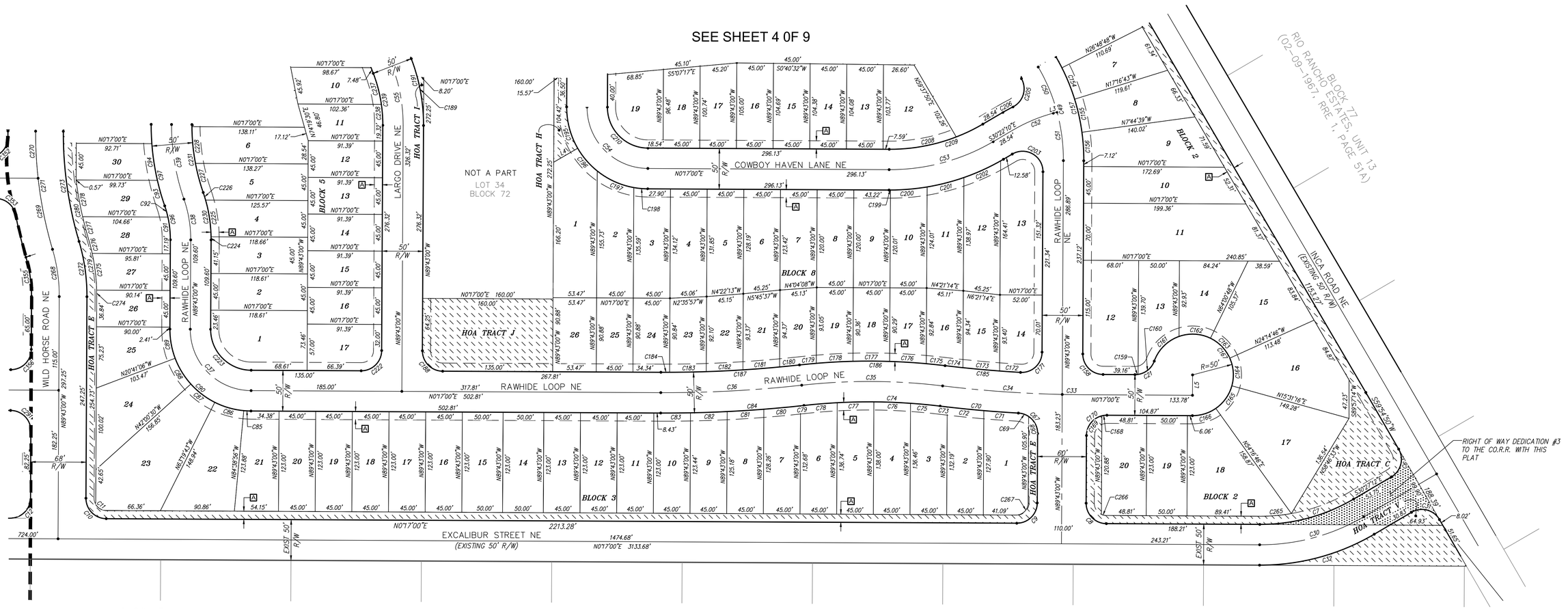
AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

SEE SHEET 4 0F 9

SEE SHEET 7 0F 9



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RRE BOOK PAGE

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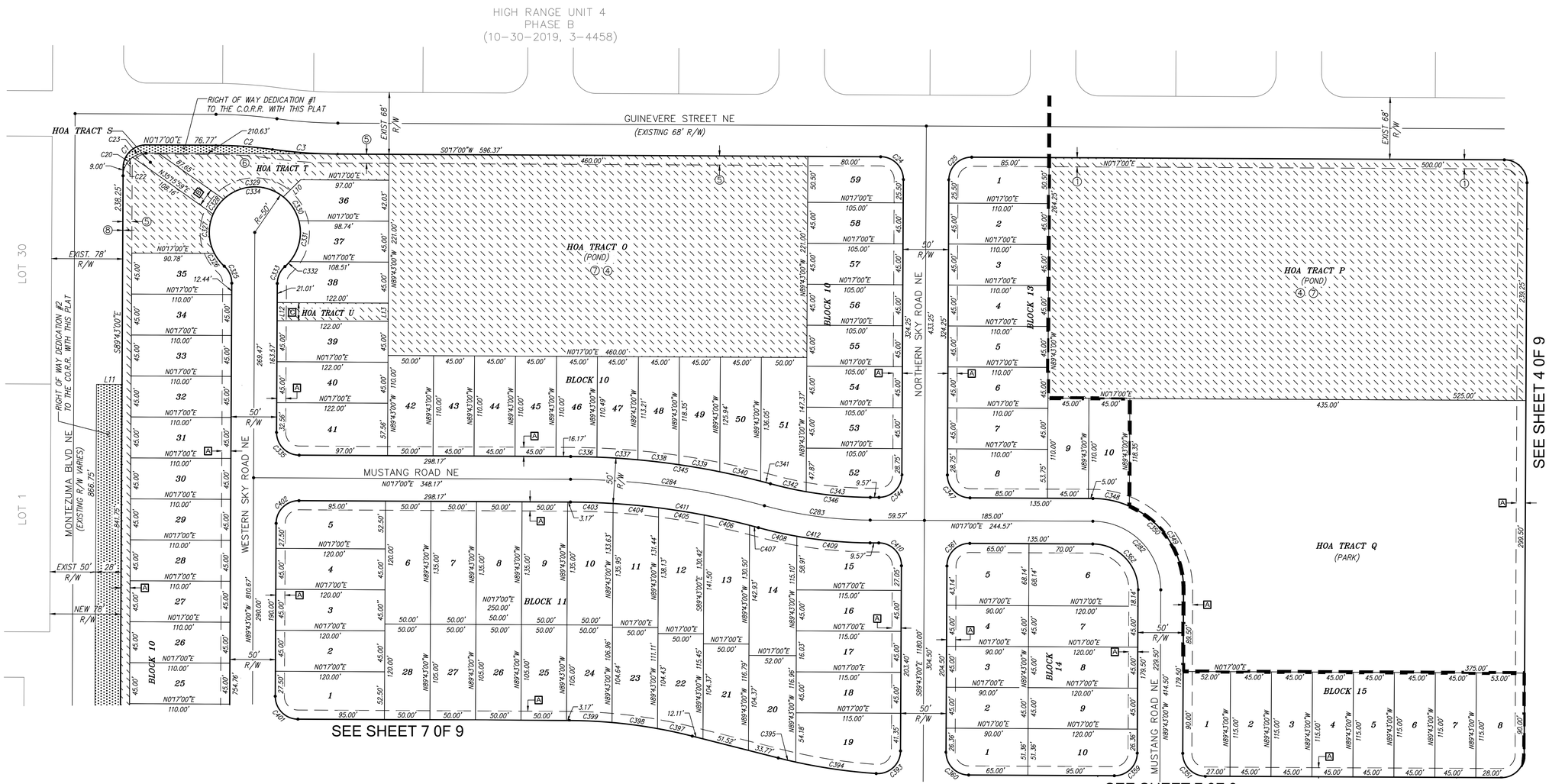

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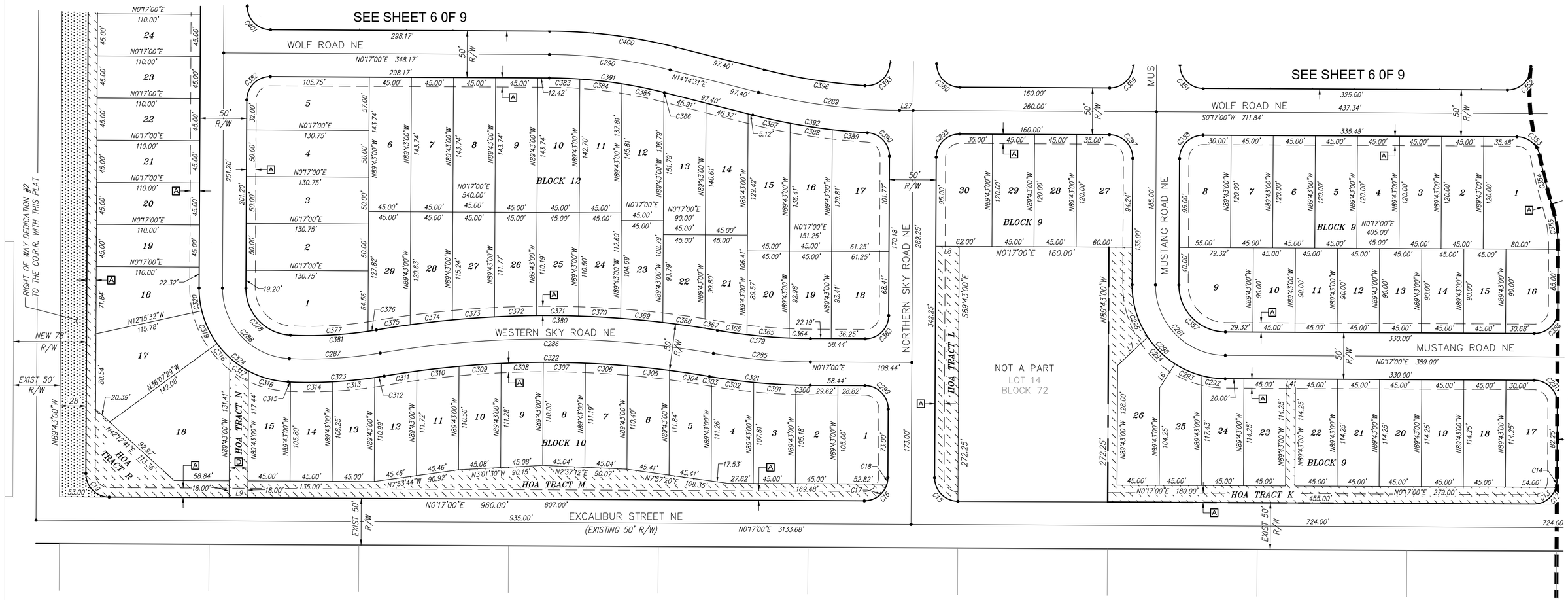

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CITY OF RIO RANCHO
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JULY, 2024

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N40°47'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S40°47'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C13	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C14	25.00'	7.09'	16°15'37"	S81°35'12"E	7.07'
C15	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C16	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C17	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C18	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C21	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C22	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C23	25.00'	15.45'	35°24'58"	N17°25'29"W	15.21'
C24	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C25	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°03'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S0°46'54"W	26.09'
C34	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	13°14'21"	N01°17'00"E	172.92'
C36	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C42	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C43	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°15'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	13°14'21"	S01°17'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'26"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N3°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'19"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.55'	6°12'57"	S73°57'17"W	32.53'
C94	300.00'	45.59'	8°42'24"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	25.09'	14°22'28"	S59°57'55"E	25.02'
C101	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C102	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C103	725.00'	0.79'	0°03'45"	N9°45'45"W	0.79'
C104	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C105	725.00'	50.32'	3°58'37"	S15°20'42"E	50.31'
C106	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C107	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C108	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C109	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C110	250.00'	23.19'	5°18'50"	N63°55'24"E	23.18'
C111	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C112	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C113	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°45'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S2°22'21"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S8°09'25"W	131.49'
C147	250.00'	25.26'	5°47'21"	S26°17'56"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S67°57'15"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C159	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S31°17'05"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°12'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	6.26'	14°20'43"	N6°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17"	N51°53'22"W	30.66'
C170	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C171	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C172	1475.00'	25.74'	0°59'59"	S3°47'28"W	25.74'
C173	1475.00'	45.17'	1°45'16"	S5°10'05"W	45.16'
C174	1475.00'	22.08'	0°51'27"	S6°28'27"W	22.07'
C175	775.00'	23.17'	1°42'47"	S6°02'47"W	23.17'
C176	775.00'	45.08'	3°19'58"	S3°31'25"W	45.07'
C177	775.00'	45.01'	3°19'38"	S0°11'37"W	45.00'
C178	775.00'	45.09'	3°20'00"	S3°08'12"E	45.08'
C179	775.00'	20.74'	1°31'59"	S5°34'12"E	20.73'
C180	1475.00'	24.51'	0°57'08"	S5°51'37"E	24.51'
C181	1475.00'	45.16'	1°45'15"	S4°30'25"E	45.16'
C182	1475.00'	45.07'	1°45'02"	S2°45'17"E	45.06'
C183	1475.00'	45.01'	1°44'55"	S1°00'18"E	45.01'
C184	1475.00'	10.66'	0°24'51"	S0°04'34"W	10.66'
C185	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C186	775.00'	179.08'	13°14'21"	N01°17'00"E	178.68'
C187	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'
C188	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C189	225.00'	60.92'	15°30'52"	N82°31'34"E	60.74'
C190	225.00'	22.92'	5°50'13"	S71°51'02"W	22.91'
C191	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C192	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C193	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C194	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C195	100.00'	53.13'	30°26'31"	S75°03'44"W	52.51'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C196	100.00'	36.95'	21°10'18"	N49°15'20"E	36.74'
C197	100.00'	49.82'	28°32'34"	N24°23'54"E	49.30'
C198	100.00'	17.18'	9°50'37"	N5°12'18"E	17.16'
C199	275.00'	1.78'	0°22'12"	N0°05'54"E	1.78'
C200	275.00'	45.23'	9°25'24"	N4°47'54"W	45.18'
C201	275.00'	46.57'	9°42'07"	N14°21'39"W	46.51'
C202	275.00'	49.58'	10°19'50"	N24°22'38"W	49.52'
C203	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C204	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C205	25.00'	40.60'	93°02'45"	S73°20'04"E	36.28'
C206	225.00'	13.97'	3°33'29"	S28°35'26"E	13.97'
C207	225.00'	36.25'	9°13'55"	S25°45'13"E	36.21'
C208	225.00'	84.12'	21°25'15"	S10°25'38"E	83.63'
C209	225.00'	120.37'	30°39'10"	S15°02'35"E	118.94'
C210	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C211	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C212	425.00'	24.66'	3°19'28"	N8°43'37"W	24.66'
C213	425.00'	42.95'	5°47'26"	N13°17'04"W	42.93'
C214	425.00'	32.51'	4°22'59"	N18°22'17"W	32.50'
C215	425.00'	100.12'	13°29'53"	N13°48'50"W	99.89'
C216	200.00'	11.90'	3°24'29"	N18°51'32"W	11.90'
C217	200.00'	81.69'	23°24'10"	N5°27'12"W	81.12'
C218	200.00'	81.69'	23°24'10"	N17°56'58"E	81.12'
C219	200.00'	81.69'	23°24'10"	N41°21'08"E	81.12'
C220	200.00'	22.96'	6°34'37"	N56°20'31"E	22.94'
C221	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C222	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C223	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C224	175.00'	3.85'	1°15'43"	S89°39'08"W	3.85'
C225	175.00'	45.66'	14°56'55"	S81°32'49"W	45.53'
C226	175.00'	9.85'	3°13'33"	S72°27'35"W	9.85'
C227	250.00'	36.95'	8°28'03"	S75°04'51"W	36.91'
C228	250.00'	45.29'	10°22'48"	S84°30'16"W	45.23'
C229	250.00'	2.57'	0°35'19"	S89°59'20"W	2.57'
C230	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C231	250.00'	84.81'	19°26'11"	N80°33'54"E	84.40'
C232	50.00'	69.80'	79°59'07"	S49°43'26"E	64.27'
C233	775.00'	70.50'	5°12'43"	N12°20'14"W	70.47'
C234	775.00'	58.62'	4°20'02"	N17°06'37"W	58.61'
C235	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C236	775.00'	129.12'	9°32'45"	S14°30'15"E	128.97'
C237	175.00'	39.44'	12°54'44"	N75°23'17"E	39.35'
C238	175.00'	25.78'	8°26'21"	N86°03'49"E	25.75'
C239	175.00'	65.21'	21°21'05"	S79°36'28"W	64.84'
C240	175.00'	2.11'	0°41'28"	S00°03'44"E	2.11'
C241	175.00'	40.27'	13°10'59"	S6°59'57"E	40.18'
C242	175.00'	23.06'	7°33'05"	S17°22'00"E	23.05'
C243	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C244	300.00'	32.62'	6°13'51"	S48°49'24"W	32.61'
C245	200.00'	44.46'	12°44'14"	S52°04'36"W	44.37'
C246	200.00'	28.40'	8°08'07"	S62°30'46"W	28.37'
C247	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C248	200.00'	72.86'	20°52'20"	N56°08'39"E	72.46'
C249	25.00'	38.92'	89°12'21"	S68°49'00"E	35.11'
C250	525.00'	27.62'	3°00'50"	S25°43'15"E	27.61'
C251	450.00'	57.05'	7°15'49"	N23°35'45"W	57.01'
C252	450.00'	57.05'	7°15'49"	N16°19'56"W	57.01'
C253	450.00'	57.05'	7°15'49"	N9°04'07"W	57.01'
C254	450.00'	44.92'	5°43'12"	N2°34'36"W	44.91'
C255	450.00'	216.07'	27°30'39"	S13°28'20"E	214.00'
C256	50.00'	81.59'	93°29'27"	S47°01'43"W	72.83'
C257	375.00'	80.53'	12°18'15"	N87°37'19"E	80.38'
C258	375.00'	58.70'	8°58'07"	N76°59'08"E	58.64'
C259	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C260	375.00'	50.63'	7°44'07"	S16°01'08"E	50.59'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C261	375.00'	45.58'	6°57'52"	S8°40'08"E	45.55'
C262	375.00'	35.80'	5°28'12"	S2°27'06"E	35.79'
C263	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C264	375.00'	132.01'	20°10'11"	N9°48'06"W	131.33'
C265	215.00'	38.93'	10°22'32"	S4°54'17"E	38.88'
C266	15.00'	6.39'	24°23'23"	S12°28'41"W	6.34'
C267	15.00'	22.51'	85°58'05"	N46°53'08"W	20.45'
C268	200.00'	58.77'	16°50'06"	S81°51'57"W	58.55'
C269	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C270	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C271	500.00'	89.05'	10°12'17"	N78°33'02"E	88.94'
C272	234.00'	68.76'	16°50'06"	N81°51'57"E	68.51'
C273	466.00'	136.92'	16°50'06"	N81°51'57"E	136.43'
C274	246.86'	8.17'	1°53'43"	N89°19'49"E	8.17'
C275	246.00'	45.42'	10°34'45"	N83°05'30"E	45.36'
C276	246.00'	18.69'	4°21'14"	N75°37'31"E	18.69'
C277	454.00'	27.88'	3°31'08"	N75°12'28"E	27.88'
C278	454.00'	45.20'	5°42'17"	N79°49'11"E	45.18'
C279	246.00'	64.11'	14°55'58"	S80°54'53"W	63.93'
C280	454.00'	73.09'	9°13'25"	S78°03'37"W	73.01'
C281	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C282	75.00'	117.81'	90°00'00"	N45°17'00"E	106.07'
C283	450.00'	117.54'	14°57'58"	S7°45'59"W	117.21'
C284	825.00'	215.50'	14°57'58"	N7°45'59"E	214.89'
C285	625.00'	104.08'	9°32'28"	S5°03'14"W	103.96'
C286	1050.00'	357.77'	19°31'21"	N0°03'47"E	356.04'
C287	450.00'	97.51'	12°24'55"	S3°29'26"E	97.32'
C288	75.00'	114.62'	87°33'59"	S46°30'00"W	103.79'
C289	625.00'	152.27'	13°57'31"	S7°15'45"W	151.89'
C290	535.00'	130.34'	13°57'31"	N7°15'45"E	130.02'
C291	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C292	100.00'	25.27'	14°28'39"	N7°31'19"E	25.20'
C293	100.00'	31.40'	17°59'37"	N23°45'28"E	31.28'
C294	100.00'	41.24'	23°37'43"	N44°34'08"E	40.95'
C295	100.00'	76.10'	43°36'10"	S68°28'55"W	74.28'
C296	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C297	25.03'	40.03'	91°38'32"	N46°07'56"E	35.90'
C298	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C299	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C300	650.00'	15.38'	1°21'20"	N0°57'40"E	15.38'
C301	650.00'	45.09'	3°58'27"	N3°37'33"E	45.08'
C302	650.00'	45.38'	4°00'00"	N7°36'47"E	45.37'
C303	650.00'	2.40'	0°12'40"	N9°43'07"E	2.40'
C304	1025.00'	43.09'	2°24'32"	N8°37'12"E	43.09'
C305	1025.00'	45.24'	2°31'44"	N6°09'03"E	45.24'
C306	1025.00'	45.08'	2°31'12"	N3°37'36"E	45.08'
C307	1025.00'	45.01'	2°30'57"	N1°06'31"E	45.00'
C308	1025.00'	45.02'	2°31'00"	N1°24'27"W	45.02'
C309	1025.00'	45.13'	2°31'21"	N3°55'38"W	45.12'
C310	1025.00'	45.32'	2°31'59"	N6°27'18"W	45.31'
C311	1025.00'	349.25'	19°31'21"	S0°03'47"W	347.56'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C312	475.00'	10.30'	1°14'31"	N9°05'15"W	10.30'
C313	475.00'	45.27'	5°27'37"	N5°44'11"W	45.25'
C314	475.00'	45.02'	5°25'49"	N0°17'28"W	45.00'
C315	475.00'	2.43'	0°17'35"	N2°34'14"E	2.43'
C316	100.00'	44.48'	25°29'01"	N15°27'32"E	44.11'
C317	100.00'	24.45'	14°00'39"	N35°12'21"E	24.39'
C318	100.00'	20.36'	11°39'51"	N48°02'36"E	20.32'
C319	100.00'	38.92'	22°18'01"	N65°01'32"E	38.68'
C320	100.00'	24.62'	14°06'27"	N83°13'46"E	24.56'
C321	650.00'	108.24'	9°32'28"	S5°03'14"W	108.11'
C322	1025.00'	349.25'	19°31'21"	S0°03'47"W	347.56'
C323	475.00'	102.93'	12°24'55"	S3°29'26"E	102.72'
C324	100.00'	152.83'	87°33'59"	S46°30'00"W	138.39'
C325	25.00'	21.03'	48°11'23"	N66°11'18"E	20.41'

*CURVE DATA TABLE CONTINUED
ON SHEET 9

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

Designed:DMG/CVL | Drawn: TA | Checked: ALS
Scale: as shown | Date: 07/05/2024 | Job: 18114

RRE BOOK PAGE

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
19	BLOCK 2	6150.0000 sf
20	BLOCK 2	6760.6882 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

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

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5462.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 9	8234.7493 sf
2	BLOCK 9	5400.0010 sf
3	BLOCK 9	5400.0004 sf
5	BLOCK 9	5400.0003 sf
8	BLOCK 9	6465.8740 sf
19	BLOCK 9	5141.2500 sf
27	BLOCK 9	7065.8739 sf
28	BLOCK 9	5400.0000 sf
29	BLOCK 9	5400.0000 sf
30	BLOCK 9	7065.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 10	5514.6238 sf
2	BLOCK 10	4725.9323 sf
3	BLOCK 10	4780.5746 sf
4	BLOCK 10	4949.3799 sf
5	BLOCK 10	5027.1106 sf
6	BLOCK 10	5007.8225 sf
12	BLOCK 10	5015.4901 sf
13	BLOCK 10	4871.6910 sf
14	BLOCK 10	4755.0341 sf
15	BLOCK 10	4938.3317 sf
16	BLOCK 10	11667.5587 sf
17	BLOCK 10	8769.6865 sf
18	BLOCK 10	6581.6287 sf
19	BLOCK 10	4950.0000 sf
20	BLOCK 10	4950.0000 sf
21	BLOCK 10	4950.0000 sf
22	BLOCK 10	4950.0000 sf
23	BLOCK 10	4950.0000 sf
24	BLOCK 10	4950.0000 sf
25	BLOCK 10	4950.0000 sf
26	BLOCK 10	4950.0000 sf
27	BLOCK 10	4950.0000 sf
28	BLOCK 10	4950.0000 sf
29	BLOCK 10	4950.0000 sf
30	BLOCK 10	4950.0000 sf
31	BLOCK 10	4950.0000 sf
32	BLOCK 10	4950.0000 sf
33	BLOCK 10	4950.0000 sf
35	BLOCK 10	4701.1783 sf
39	BLOCK 10	5490.0000 sf
40	BLOCK 10	5490.0000 sf
41	BLOCK 10	6888.0702 sf
42	BLOCK 10	5500.0000 sf
43	BLOCK 10	4950.0000 sf
44	BLOCK 10	4950.0000 sf
45	BLOCK 10	4950.0000 sf
46	BLOCK 10	4954.7007 sf
47	BLOCK 10	5024.3068 sf
48	BLOCK 10	5200.9955 sf
49	BLOCK 10	5487.1134 sf
50	BLOCK 10	5885.1803 sf
51	BLOCK 10	7107.3635 sf
52	BLOCK 10	5372.0230 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
53	BLOCK 10	4725.0000 sf
54	BLOCK 10	4725.0000 sf
55	BLOCK 10	4725.0000 sf
56	BLOCK 10	4725.0000 sf
57	BLOCK 10	4725.0000 sf
58	BLOCK 10	4725.0000 sf
59	BLOCK 10	5168.3739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 11	6165.8739 sf
2	BLOCK 11	5400.0000 sf
3	BLOCK 11	5400.0000 sf
4	BLOCK 11	5400.0000 sf
5	BLOCK 11	6165.8739 sf
6	BLOCK 11	6750.1448 sf
7	BLOCK 11	6750.1448 sf
8	BLOCK 11	6750.1448 sf
9	BLOCK 11	6750.1448 sf
10	BLOCK 11	6728.7341 sf
11	BLOCK 11	6697.8698 sf
12	BLOCK 11	6727.1611 sf
13	BLOCK 11	6813.9764 sf
14	BLOCK 11	7102.8257 sf
15	BLOCK 11	6035.0102 sf
16	BLOCK 11	5175.0000 sf
17	BLOCK 11	5175.0000 sf
18	BLOCK 11	5175.0000 sf
19	BLOCK 11	7054.7588 sf
20	BLOCK 11	5760.9302 sf
21	BLOCK 11	5528.9919 sf
22	BLOCK 11	5479.6742 sf
23	BLOCK 11	5374.8127 sf
24	BLOCK 11	5280.4583 sf
25	BLOCK 11	5249.8552 sf
26	BLOCK 11	5249.8552 sf
27	BLOCK 11	5249.8552 sf
28	BLOCK 11	5249.8552 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 12	8429.1172 sf
2	BLOCK 12	6537.2832 sf
3	BLOCK 12	6537.2832 sf
4	BLOCK 12	6537.2832 sf
5	BLOCK 12	7318.3767 sf
6	BLOCK 12	6468.4579 sf
7	BLOCK 12	6468.4579 sf
8	BLOCK 12	6468.4579 sf
9	BLOCK 12	6468.4579 sf
10	BLOCK 12	6457.1513 sf
11	BLOCK 12	6326.6496 sf
12	BLOCK 12	6374.3527 sf
13	BLOCK 12	6579.0494 sf
14	BLOCK 12	6075.7092 sf
15	BLOCK 12	6348.2098 sf
16	BLOCK 12	5977.9929 sf
17	BLOCK 12	7680.8855 sf
18	BLOCK 12	5587.7085 sf
19	BLOCK 12	4200.2015 sf
20	BLOCK 12	4120.0141 sf
21	BLOCK 12	4648.4624 sf
22	BLOCK 12	4348.3727 sf
23	BLOCK 12	4796.1338 sf
24	BLOCK 12	5014.7747 sf
25	BLOCK 12	4958.5420 sf
26	BLOCK 12	4987.1384 sf
27	BLOCK 12	5100.7150 sf
28	BLOCK 12	5299.8749 sf
29	BLOCK 12	5585.2945 sf

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

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 14	4487.8379 sf
2	BLOCK 14	4050.0000 sf
3	BLOCK 14	4050.0000 sf
4	BLOCK 14	4050.0000 sf
5	BLOCK 14	5998.9098 sf
6	BLOCK 14	7640.8766 sf
7	BLOCK 14	5400.0000 sf
8	BLOCK 14	5400.0000 sf
10	BLOCK 14	6028.4926 sf

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

Parcel Area Table		
Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	26141.0840 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT K	BLOCK 9	14421.7565 sf
HOA TRACT L	BLOCK 9	6672.1239 sf
HOA TRACT M	BLOCK 10	16400.9777 sf
HOA TRACT N	BLOCK 10	2836.3256 sf
HOA TRACT O	BLOCK 10	101660.0000 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT R	BLOCK 10	23262.3448 sf
HOA TRACT S	BLOCK 10	1988.4856 sf
HOA TRACT T	BLOCK 10	7926.7097 sf
HOA TRACT U	BLOCK 10	2440.0000 sf
HOA TRACT V	HOA TRACTS	792.3842 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
DEDICATED ROW #1	DEDICATED ROWS	1504.5992 sf
DEDICATED ROW #2	DEDICATED ROWS	24403.1261 sf
DEDICATED ROW #3	DEDICATED ROWS	5513.8048 sf

*CONTINUATION OF CURVE DATA
TABLE FROM SHEET 8

Parcel Line Table		
Line #	Direction	Length
L1	S73°00'44"W	39.61
L2	S69°26'13"W	28.64
L3	S15°02'35"E	4.83
L4	S30°09'31"E	34.05
L5	N89°43'00"W	25.00
L6	S57°14'44"E	30.38
L7	S43°19'11"E	44.19
L8	N00°17'00"E	25.00
L8	S89°43'00"E	59.11
L9	S00°17'00"W	20.00
L10	N44°43'00"W	26.76
L11	N00°17'00"E	28.00
L12	N89°43'00"W	20.00
L13	S89°43'00"E	20.00
L14	N89°43'00"W	29.54
L15	S32°28'03"W	18.90
L16	S72°04'51"W	0.42
L17	N89°43'00"W	20.00
L18	N00°17'00"E	10.00
L19	N89°43'00"W	38.38
L20	N89°43'00"W	57.40
L21	N89°43'00"W	65.98
L22	N89°19'28"W	74.83
L23	N89°19'28"W	45.82

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C326	50.00'	17.77'	20°21'30"	N52°16'22"E	17.67'
C327	50.00'	44.75'	51°16'39"	N88°05'26"E	43.27'
C328	50.00'	20.14'	23°04'26"	S54°44'01"E	20.00'
C329	50.00'	71.48'	81°54'38"	S2°14'29"E	65.55'
C330	50.00'	31.76'	36°23'34"	S56°54'37"W	31.23'
C331	50.00'	47.85'	54°50'05"	N77°28'33"W	46.05'
C332	50.00'	7.45'	8°31'53"	N45°47'34"W	7.44'
C333	25.00'	21.03'	48°11'23"	N65°37'19"W	20.41'
C334	50.00'	241.19'	276°22'46"	N01°17'00"E	66.67'
C335	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C336	850.00'	28.84'	1°56'38"	S1°15'19"W	28.84'
C337	850.00'	45.09'	3°02'21"	S3°44'48"W	45.08'
C338	850.00'	45.30'	3°03'12"	S6°47'35"W	45.29'
C339	850.00'	45.64'	3°04'36"	S9°51'29"W	45.64'
C340	850.00'	46.13'	3°06'34"	S12°57'03"W	46.12'
C341	850.00'	11.03'	0°44'38"	S14°52'39"W	11.03'
C342	425.00'	40.25'	5°25'36"	S12°32'10"W	40.24'
C343	425.00'	70.76'	9°32'22"	S5°03'11"W	70.68'
C344	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C345	850.00'	222.03'	14°57'58"	N7°45'59"E	221.40'
C346	425.00'	121.18'	16°20'11"	N7°04'52"E	120.77'
C347	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C348	100.00'	41.15'	23°34'41"	S12°04'20"W	40.86'
C349	100.00'	115.93'	66°25'19"	S57°04'20"W	109.54'
C350	100.00'	157.08'	90°00'00"	N45°17'00"E	141.42'
C351	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C352	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C353	25.00'	34.42'	78°53'18"	N39°43'39"E	31.77'
C354	534.00'	53.34'	5°43'24"	N76°18'36"E	53.32'
C355	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'
C356	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C357	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C358	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C359	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C360	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'

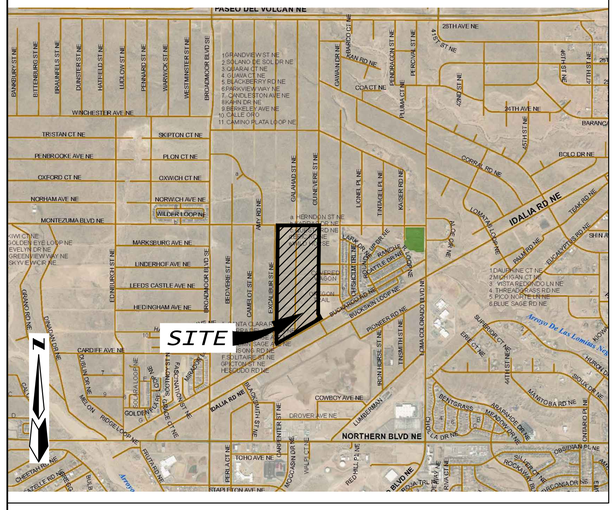
Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C361	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C362	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C363	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C364	600.00'	22.82'	2°10'44"	S1°22'22"W	22.82'
C365	600.00'	45.14'	4°18'38"	S4°37'02"W	45.13'
C366	600.00'	31.96'	3°03'06"	S8°17'55"W	31.95'
C367	1075.00'	13.53'	0°43'16"	S9°27'49"W	13.53'
C368	1075.00'	45.40'	2°25'12"	S7°53'35"W	45.40'
C369	1075.00'	45.19'	2°24'31"	S5°28'44"W	45.19'
C370	1075.00'	45.06'	2°24'05"	S3°04'26"W	45.05'
C371	1075.00'	45.00'	2°23'55"	S0°40'26"W	45.00'
C372	1075.00'	45.03'	2°24'00"	S1°43'32"E	45.03'
C373	1075.00'	45.14'	2°24'21"	S4°07'42"E	45.13'
C374	1075.00'	45.32'	2°24'57"	S6°32'21"E	45.32'
C375	1075.00'	36.69'	1°57'20"	S8°43'29"E	36.69'
C376	425.00'	8.88'	1°11'51"	S9°05'19"E	8.88'
C377	425.00'	83.13'	11°12'25"	S2°53'11"E	83.00'
C378	50.00'	76.42'	87°33'59"	S46°30'00"W	69.19'
C379	600.00'	99.91'	9°32'28"	S5°03'14"W	99.80'
C380	1075.00'	366.29'	19°31'21"	N0°03'47"E	364.52'
C381	425.00'	92.09'	12°24'55"	N3°29'26"W	91.91'
C382	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C383	510.00'	32.60'	3°39'45"	N2°06'52"E	32.59'
C384	510.00'	45.28'	5°05'13"	N6°29'21"E	45.27'
C385	510.00'	45.91'	5°09'28"	N11°36'42"E	45.89'
C386	510.00'	0.46'	0°03'06"	S14°12'58"W	0.46'
C387	650.00'	40.96'	3°36'37"	N12°26'13"E	40.95'
C388	650.00'	45.49'	4°00'36"	N8°37'37"E	45.48'
C389	650.00'	37.70'	3°19'23"	N4°57'37"E	37.69'
C390	25.00'	37.95'	86°59'04"	N46°47'28"E	34.41'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C391	510.00'	124.25'	13°57'31"	S7°15'45"W	123.94'
C392	650.00'	124.15'	10°56'36"	S8°46'13"W	123.96'
C393	25.00'	40.81'	93°32'26"	S42°56'47"E	36.43'
C394	600.00'	89.37'	8°32'02"	S8°05'27"W	89.28'
C395	600.00'	19.73'	1°53'04"	S13°17'59"W	19.73'
C396	600.00'	109.10'	10°25'06"	S9°01'58"W	108.95'
C397	560.00'	39.11'	4°00'05"	S12°14'29"W	39.10'
C398	560.00'	50.43'	5°09'37"	S7°39'38"W	50.42'
C399	560.00'	46.89'	4°47'50"	S2°40'55"W	46.87'
C400	560.00'	136.43'	13°57'31"	N7°15'45"E	136.09'
C401	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C402	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C403	800.00'	46.86'	3°21'22"	N1°57'41"E	46.85'
C404	800.00'	50.21'	3°35'46"	N5°26'15"E	50.20'
C405	800.00'	50.60'	3°37'26"	N9°02'51"E	50.59'
C406	800.00'	51.20'	3°40'02"	N12°41'35"E	51.20'
C407	800.00'	10.09'	0°43'22"	N14°53'17"E	10.09'
C408	475.00'	43.25'	5°13'01"	N12°38'27"E	43.24'
C409	475.00'	80.82'	9°44'57"	N5°09'28"E	80.73'
C410	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C411	800.00'	208.97'	14°57'58"	S7°45'59"W	208.37'
C412	475.00'	124.07'	14°57'58"	S7°45'59"W	123.72'
C413	50.00'	135.06'	154°45'54"	S16°59'16"E	97.59'

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

Designed:DMG/CVL | Drawn: TA | Checked: ALS
Scale: as shown | Date: 07/05/2024 | Job: 18114

RRE BOOK PAGE



SCALE:NTS

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 337 residential lots and 23 H.O.A. Tracts.
2. To eliminate any existing property/tract lines as shown hereon.
3. To Vacate any public utility easements as shown.
4. To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
5. To grant all easements as shown hereon.

SUBDIVISION NOTES

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

   PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5"
   (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)

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

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

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

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

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

   PLAT OF "RIO RANCHO ESTATES, UNIT 13"
   (04-22-1963, RRE BK. 1, PG. 48")
5. FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
6. TITLE COMMITMENT:
   TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
7. ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
8. CITY OF RIO RANCHO, NEW MEXICO ZONE:
   TRACTS 1 & 2 = R-4
   LOT 11, BLOCK 72 = R-1
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE:	75.2056 AC.
NO. OF EXISTING LOTS:	1 LOT
NO. OF EXISTING TRACTS:	2 TRACTS
NO. OF LOTS CREATED:	337 LOTS
NO. OF TRACTS CREATED:	23 TRACTS
PUBLIC RIGHT OF WAY CREATED:	16.4511 AC.
DATE OF SURVEY:	NOVEMBER 8th, 2020

FREE CONSENT AND DEDICATION

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

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES – NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILTY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY") . (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien, Vice President of Land Acquisition — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC. on behalf of said Limited Liability Corporation.

Notary Public — My Comission Expires

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

COUNTY CLERKS RECORDING INFORMATION

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

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD
Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman — Date

UTILITY APPROVALS

City of Rio Rancho — Date

Public Service Company of New Mexico — Date

New Mexico Gas Company — Date

Lumen — Date

Sparklight — Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting on the_____ day of_____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho — Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — Date

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

Designed:DMC/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE

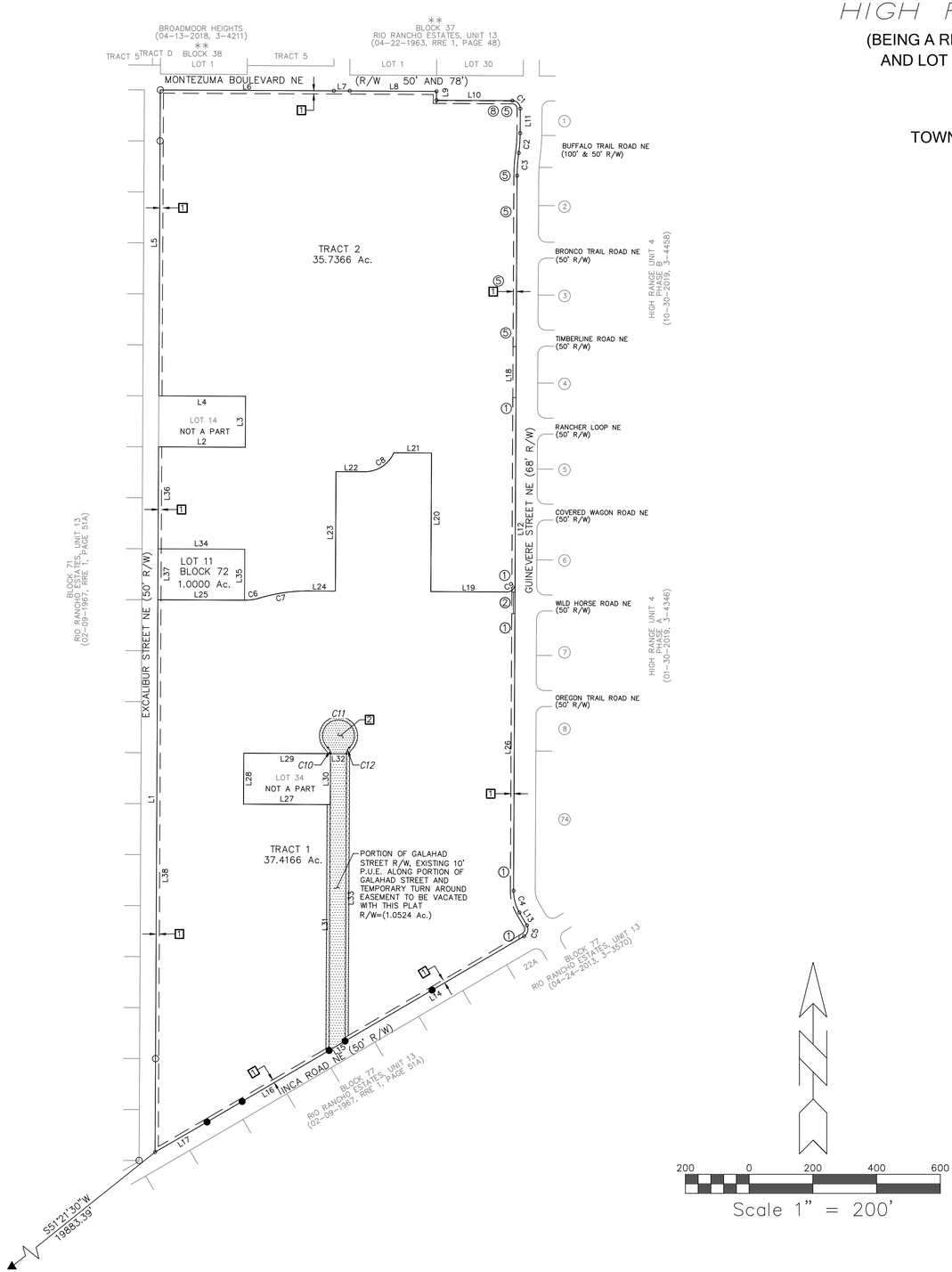
AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 00°17'00" E	2213.28'
L2	S 89°43'00" E	272.25'
L3	N 00°17'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 00°17'00" E	960.00'
L6	S 89°43'00" E	544.50'
L7	N 89°43'00" W	50.00'
L8	N 89°43'00" W	272.25'
L9	N 00°17'00" E	28.00'
L10	S 89°43'00" E	238.25'
L11	S 00°17'00" W	76.77'
L12	S 00°17'00" E	2243.87'
L13	S 30°22'10" E	46.49'
L14	S 59°37'50" W	651.15'
L15	S 59°37'50" W	58.12'
L16	S 59°37'50" W	444.00'
L17	S 59°54'50" W	188.39'
L18	S 00°17'00" W	1281.37'
L19	N 89°43'00" W	239.25'
L20	N 00°17'00" E	435.00'
L21	N 89°43'00" W	118.35'
L22	N 89°43'00" W	90.14'
L23	S 00°17'00" W	375.00'
L24	N 89°43'00" W	82.27'
L25	S 89°43'00" E	272.25'
L26	S 00°17'00" W	962.50'
L27	N 89°43'00" W	272.25'
L28	N 00°17'00" E	160.00'
L29	S 89°43'00" E	272.25'
L30	S 00°31700" W	153.88'
L31	N 00°17'00" E	771.67'
L32	N 89°43'00" W	50.00'
L33	S 00°17'00" W	902.04'
L34	S 89°43'00" E	272.25'
L35	S 00°17'00" W	160.00'
L36	N 00°17'00" E	320.00'
L37	N 00°17'00" E	160.00'
L38	N 00°17'00" E	1733.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.69'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17"W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12"W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04"W	47°56'09"



EXISTING EASEMENTS

[1] EXISTING 10' PUE
(04-11-2022, 3-4853)

[2] EXISTING TEMPORARY TURN AROUND EASEMENT
(04-11-2022, 3-4853)
(TO BE VACATED WITH THIS PLAT)

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

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

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

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

PROPERTY CORNERS

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

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	2 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
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WITHIN
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

PROPERTY CORNERS

- □ – FOUND 1/2" REBAR WITH CAP "LS 7719"
- ○ – FOUND 1/2" REBAR
- ● – FOUND 1" PIPE

ABBREVIATIONS

10' P.U.E.	=	PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW	=	RIGHT–OF–WAY
H.O.A.	=	HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, E, G, H, I, J, K, R, T, V AND W, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
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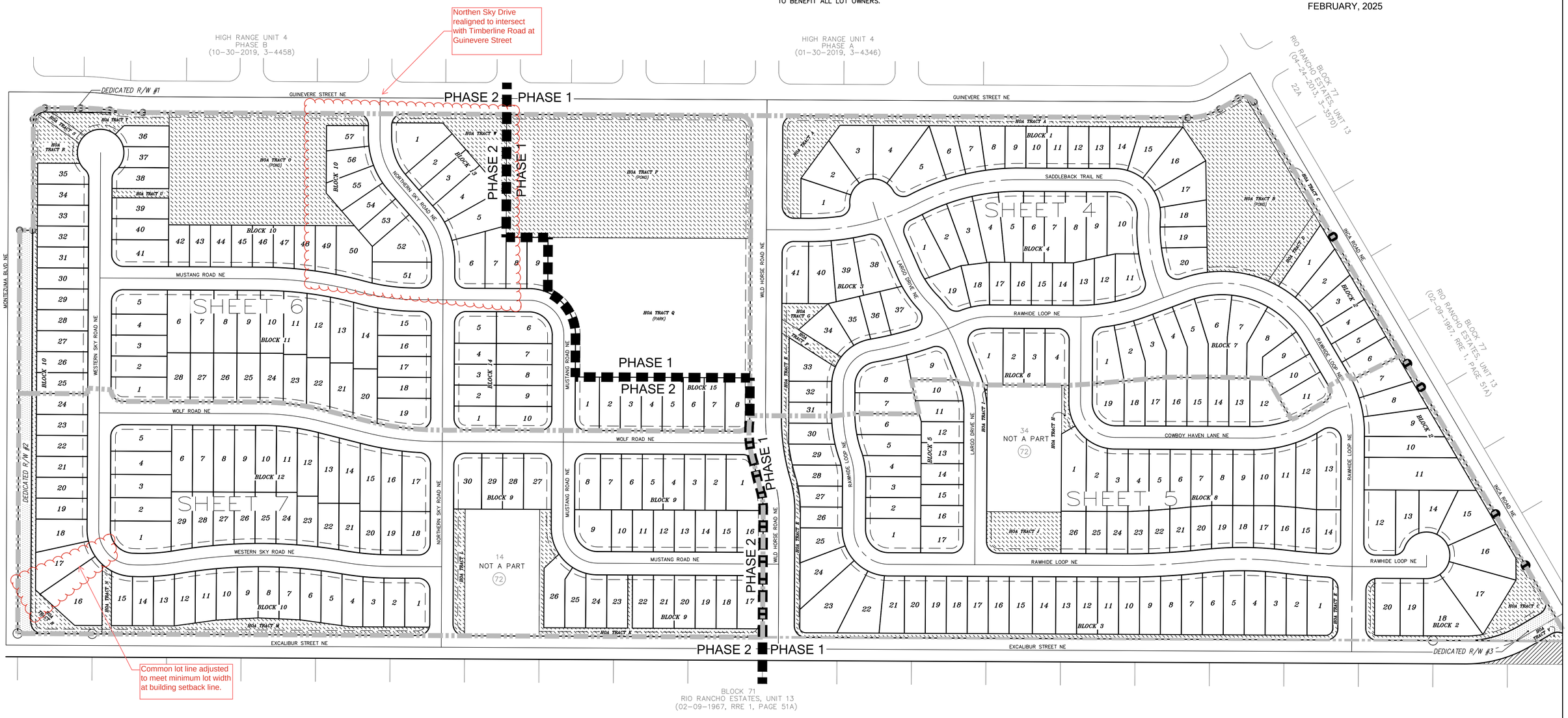

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LEGEND
- SHEET INDEX
- PHASE LINE

100' 50' 0 100' 200'
SCALE: 1" = 100'

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	3 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
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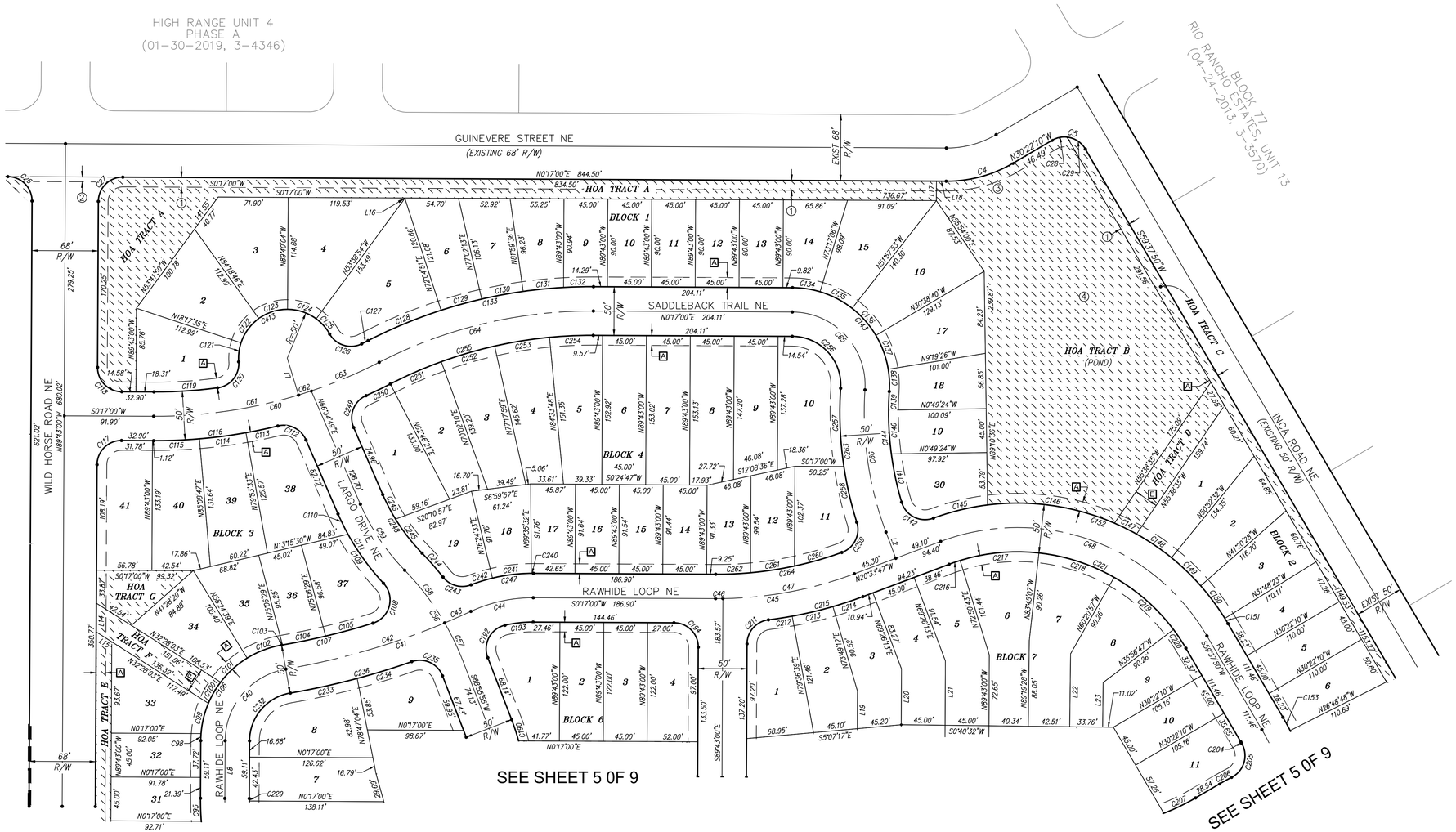

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① EXISTING 10' PUE
(01-30-2019, 3-4346)

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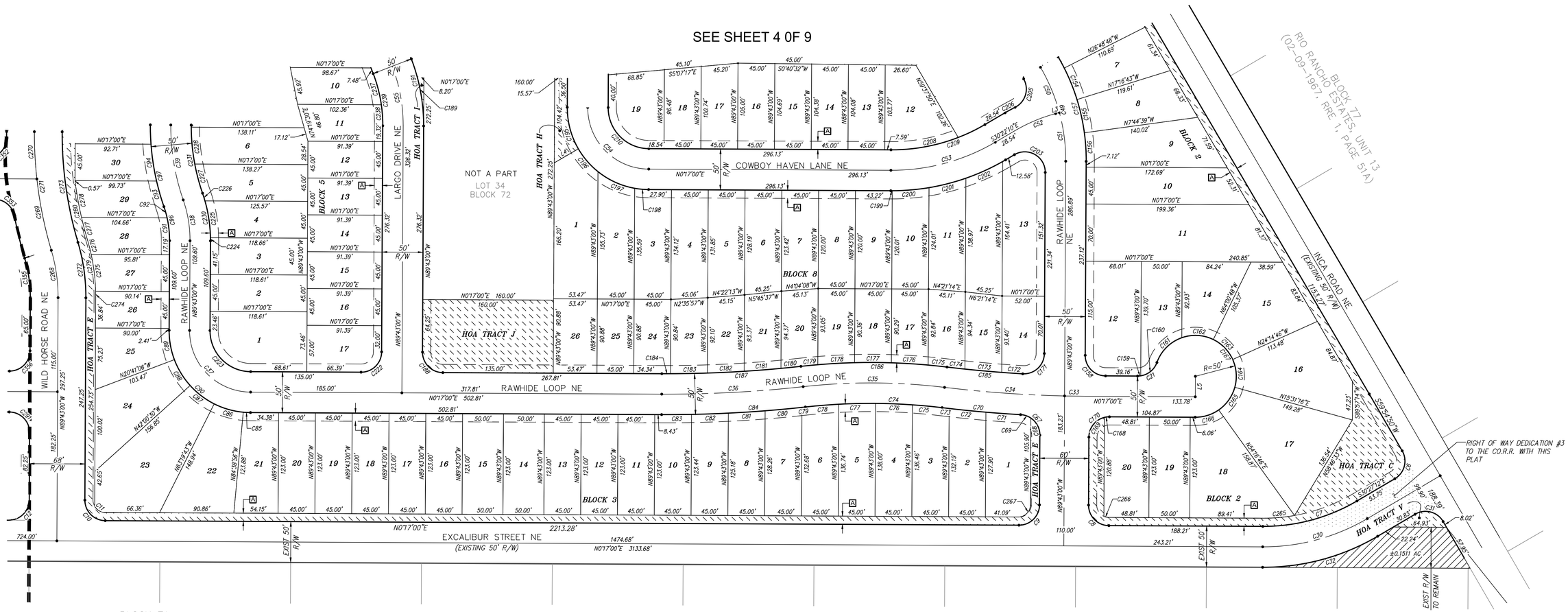

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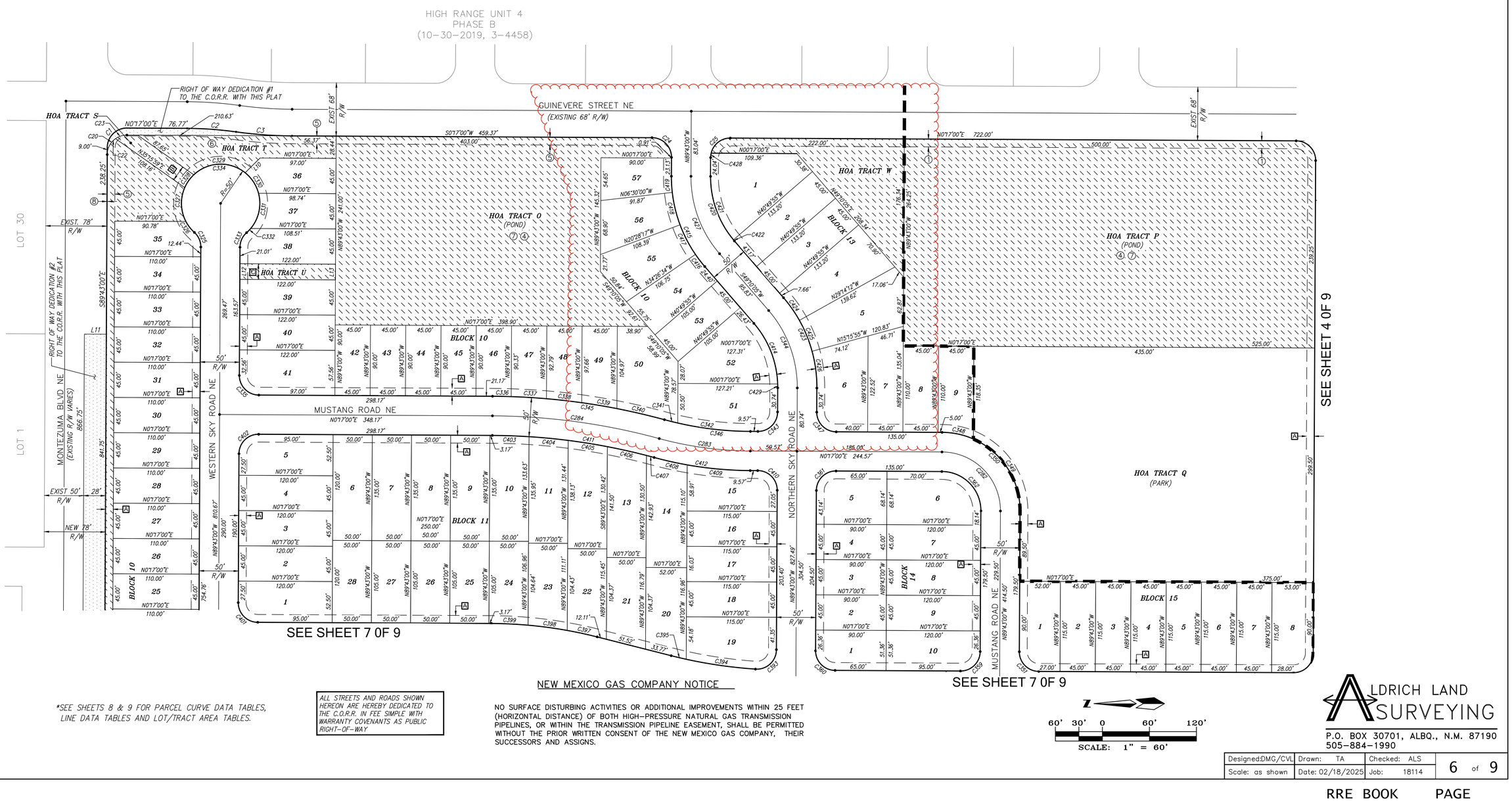

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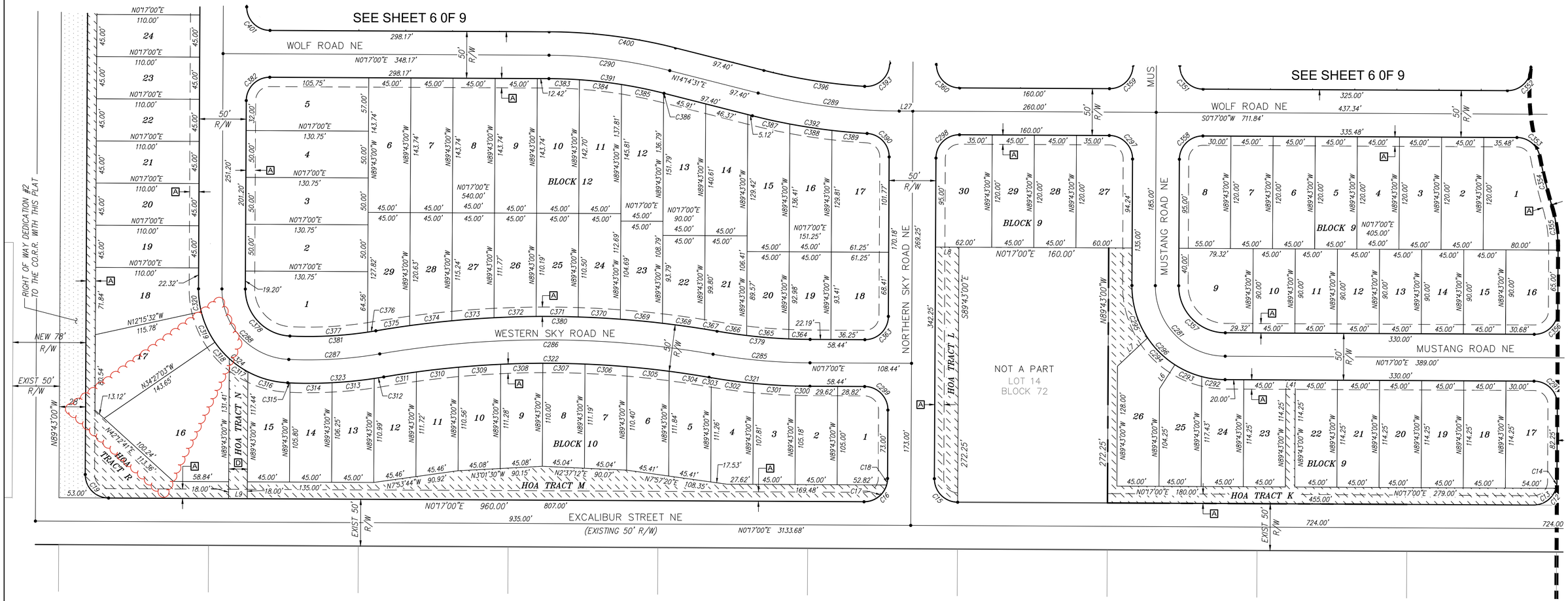

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Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N40°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S40°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C13	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C14	25.00'	7.09'	16°15'37"	S81°35'12"E	7.07'
C15	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C16	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C17	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C18	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C21	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C22	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C23	25.00'	15.45'	35°24'58"	N17°25'29"W	15.21'
C24	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C25	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°03'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S0°46'54"W	26.09'
C34	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	13°14'21"	N01°7'00"E	172.92'
C36	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C42	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C43	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°5'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	13°14'21"	S01°7'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'26"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N37°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'19"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.55'	6°12'57"	S73°57'17"W	32.53'
C94	300.00'	45.59'	8°42'24"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	25.09'	14°22'28"	S59°57'55"E	25.02'
C101	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C102	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C103	725.00'	0.79'	0°03'45"	N9°45'45"W	0.79'
C104	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C105	725.00'	50.32'	3°58'37"	S15°20'42"E	50.31'
C106	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C107	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C108	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C109	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C110	250.00'	23.19'	5°18'50"	N63°55'24"E	23.18'
C111	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C112	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C113	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°45'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'
C131	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S8°09'25"W	131.49'
C147	250.00'	25.26'	5°47'21"	S26°17'56"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S67°57'15"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	N45°17'00"W	35.36'
C159	25.00'	3.87'	8°52'17"	S41°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S31°7'05"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°12'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	6.26'	14°20'43"	N6°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17"	N51°53'22"W	30.66'
C170	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C171	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C172	1475.00'	25.74'	0°59'59"	S34°28'W	25.74'
C173	1475.00'	45.17'	1°45'16"	S51°0'05"W	45.16'
C174	1475.00'	22.08'	0°51'27"	S6°28'27"W	22.07'
C175	775.00'	23.17'	1°42'47"	S6°02'47"W	23.17'
C176	775.00'	45.08'	3°19'58"	S3°31'25"W	45.07'
C177	775.00'	45.01'	3°19'38"	S0°11'37"W	45.00'
C178	775.00'	45.09'	3°20'00"	S3°08'12"E	45.08'
C179	775.00'	20.74'	1°31'59"	S5°34'12"E	20.73'
C180	1475.00'	24.51'	0°57'08"	S5°51'37"E	24.51'
C181	1475.00'	45.16'	1°45'15"	S4°30'25"E	45.16'
C182	1475.00'	45.07'	1°45'02"	S2°45'17"E	45.06'
C183	1475.00'	45.01'	1°44'55"	S1°00'18"E	45.01'
C184	1475.00'	10.66'	0°24'51"	S0°04'34"W	10.66'
C185	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C186	775.00'	179.08'	13°14'21"	N01°7'00"E	178.68'
C187	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'
C188	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C189	225.00'	60.92'	15°30'52"	N82°31'34"E	60.74'
C190	225.00'	22.92'	5°50'13"	S71°51'02"W	22.91'
C191	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C192	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C193	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C194	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C195	100.00'	53.13'	30°26'31"	S75°03'44"W	52.51'
C196	100.00'	36.95'	21°10'18"	N49°15'20"E	36.74'
C197	100.00'	49.82'	28°32'34"	N24°23'54"E	49.30'
C198	100.00'	17.18'	9°50'37"	N5°12'18"E	17.16'
C199	275.00'	1.78'	0°22'12"	N0°05'54"E	1.78'
C200	275.00'	45.23'	9°25'24"	N4°47'54"W	45.18'
C201	275.00'	46.57'	9°42'07"	N14°21'39"W	46.51'
C202	275.00'	49.58'	10°19'50"	N24°22'38"W	49.52'
C203	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C204	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C205	25.00'	40.60'	93°02'45"	S73°20'04"E	36.28'
C206	225.00'	13.97'	3°33'29"	S28°35'26"E	13.97'
C207	225.00'	36.25'	9°13'55"	S25°45'13"E	36.21'
C208	225.00'	84.12'	21°25'15"	S10°25'38"E	83.63'
C209	225.00'	120.37'	30°39'10"	S15°02'35"E	118.94'
C210	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C211	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C212	425.00'	24.66'	3°19'28"	N8°43'37"W	24.66'
C213	425.00'	42.95'	5°47'26"	N13°17'04"W	42.93'
C214	425.00'	32.51'	4°22'59"	N18°22'17"W	32.50'
C215	425.00'	100.12'	13°29'53"	N13°48'50"W	99.89'
C216	200.00'	11.90'	3°24'29"	N18°51'32"W	11.90'
C217	200.00'	81.69'	23°24'10"	N5°27'12"W	81.12'
C218	200.00'	81.69'	23°24'10"	N17°56'58"E	81.12'
C219	200.00'	81.69'	23°24'10"	N41°21'08"E	81.12'
C220	200.00'	22.96'	6°34'37"	N56°20'31"E	22.94'
C221	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C222	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C223	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C224	175.00'	3.85'	1°15'43"	S89°39'08"W	3.85'
C225	175.00'	45.66'	14°56'55"	S81°32'49"W	45.53'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C226	175.00'	9.85'	3°13'33"	S72°27'35"W	9.85'
C227	250.00'	36.95'	8°28'03"	S75°04'51"W	36.91'
C228	250.00'	45.29'	10°22'48"	S84°30'16"W	45.23'
C229	250.00'	2.57'	0°35'19"	S89°59'20"W	2.57'
C230	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C231	250.00'	84.81'	19°26'11"	N80°33'54"E	84.40'
C232	50.00'	69.80'	79°59'07"	S49°43'26"E	64.27'
C233	775.00'	70.50'	5°12'43"	N12°20'14"W	70.47'
C234	775.00'	58.62'	4°20'02"	N17°06'37"W	58.61'
C235	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C236	775.00'	129.12'	9°32'45"	S14°30'15"E	128.97'
C237	175.00'	39.44'	12°54'44"	N75°23'17"E	39.35'
C238	175.00'	25.78'	8°26'21"	N86°03'49"E	25.75'
C239	175.00'	65.21'	21°21'05"	S79°36'28"W	64.84'
C240	175.00'	2.11'	0°41'28"	S0°03'44"E	2.11'
C241	175.00'	40.27'	13°10'59"	S6°59'57"E	40.18'
C242	175.00'	23.06'	7°33'05"	S17°22'00"E	23.05'
C243	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C244	300.00'	32.62'	6°13'51"	S48°49'24"W	32.61'
C245	200.00'	44.46'	12°44'14"	S52°04'36"W	44.37'
C246	200.00'	28.40'	8°08'07"	S62°30'46"W	28.37'
C247	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C248	200.00'	72.86'	20°52'20"	N56°08'39"E	72.46'
C249	25.00'	38.92'	89°12'21"	S68°49'00"E	35.11'
C250	525.00'	27.62'	3°00'50"	S25°43'15"E	27.61'
C251	450.00'	57.05'	7°15'49"	N23°35'45"W	57.01'
C252	450.00'	57.05'	7°15'49"	N16°19'56"W	57.01'
C253	450.00'	57.05'	7°15'49"	N9°04'07"W	57.01'
C254	450.00'	44.92'	5°43'12"	N2°34'36"W	44.91'
C255	450.00'	216.07'	27°30'39"	S13°28'20"E	214.00'
C256	50.00'	81.59'	93°29'27"	S47°01'43"W	72.83'
C257	375.00'	80.53'	12°18'15"	N87°37'19"E	80.38'
C258	375.00'	58.70'	8°58'07"	N76°59'08"E	58.64'
C259	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C260	375.00'	50.63'	7°44'07"	S16°01'08"E	50.59'
C261	375.00'	45.58'	6°57'52"	S8°40'08"E	45.55'
C262	375.00'	35.80'	5°28'12"	S2°27'06"E	35.79'
C263	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C264	375.00'	132.01'	20°10'11"	N9°48'06"W	131.33'
C265	215.00'	38.93'	10°22'32"	S4°54'17"E	38.88'
C266	15.00'	6.39'	24°23'23"	S12°28'41"W	6.34'
C267	15.00'	22.51'	85°58'05"	N46°53'08"W	20.45'
C268	200.00'	58.77'	16°50'06"	S81°51'57"W	58.55'
C269	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C270	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C271	500.00'	89.05'	10°12'17"	N78°33'02"E	88.94'
C272	234.00'	68.76'	16°50'06"	N81°51'57"E	68.51'
C273	466.00'	136.92'	16°50'06"	N81°51'57"E	136.43'
C274	246.86'	8.17'	1°53'43"	N89°19'49"E	8.17'
C275	246.00'	45.42'	10°34'45"	N83°05'30"E	45.36'
C276	246.00'	18.69'	4°21'14"	N75°37'31"E	18.69'
C277	454.00'	27.88'	3°31'08"	N75°12'28"E	27.88'
C278	454.00'	45.20'	5°42'17"	N79°49'11"E	45.18'
C279	246.00'	64.11'	14°55'58"	S80°54'53"W	63.93'
C280	454.00'	73.09'	9°13'25"	S78°03'37"W	73.01'
C281	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C282	75.00'	117.81'	90°00'00"	N45°17'00"E	106.07'
C283	450.00'	117.54'	14°57'58"	S7°45'59"W	117.21'
C284	825.00'	215.50'	14°57'58"	N7°45'59"E	214.89'
C285	625.00'	104.08'	9°32'28"	S5°03'14"W	103.96'
C286	1050.00'	357.77'	19°31'21"	N0°03'47"E	356.04'
C287	450.00'	97.51'	12°24'55"	S3°29'26"E	97.32'
C288	75.00'	114.62'	87°33'59"	S46°30'00"W	103.79'
C289	625.00'	152.27'	13°57'31"	S7°15'45"E	151.89'
C290	535.00'	130.34'	13°57'31"	N7°15'45"E	130.02'
C291	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C292	100.00'	25.27'	14°28'39"	N7°31'19"E	25.20'
C293	100.00'	31.40'	17°59'37"	N23°45'28"E	31.28'
C294	100.00'	41.24'	23°37'43"	N44°34'08"E	40.95'
C295	100.00'	76.10'	43°36'10"	S68°28'55"W	74.28'
C296	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C297	25.03'	40.03'	91°38'32"	N46°07'56"E	35.90'
C298	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C299	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C300	650.00'	15.38'	1°21'20"	N0°57'40"E	15.38'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C301	650.00'	45.09'	3°58'27"	N3°37'33"E	45.08'
C302	650.00'	45.38'	4°00'00"	N7°36'47"E	45.37'
C303	650.00'	2.40'	0°12'40"	N9°43'07"E	2.40'
C304	1025.00'	43.09'	2°24'32"	N8°37'12"E	43.09'
C305	1025.00'	45.24'	2°31'44"	N6°09'03"E	45.24'
C306	1025.00'	45.08'	2°31'12"	N3°37'36"E	45.08'
C307	1025.00'	45.01'	2°30'57"	N1°06'31"E	45.00'
C308	1025.00'	45.02'	2°31'00"	N1°24'27"W	45.02'
C309	1025.00'	45.13'	2°31'21"	N3°55'38"W	45.12'
C310	1025.00'	45.32'	2°31'59"	N6°27'18"W	45.31'
C311	1025.00'	349.25'	19°31'21"	S0°03'47"W	347.56'
C312	475.00'	10.30'	1°14'31"	N9°05'15"W	10.30'
C313	475.00'	45.27'	5°27'37"	N5°44'11"W	45.25'
C314	475.00'	45.02'	5°25'49"	N0°17'28"W	45.00'
C315	475.00'	2.43'	0°17'35"	N2°34'14"E	2.43'
C316	100.00'	44.48'	25°29'01"	N15°27'32"E	44.11'
C317	100.00'	24.45'	14°00'39"	N35°12'21"E	24.39'
C318	100.00'	23.28'	13°20'17"	N48°52'49"E	23.23'
C319	100.00'	36.00'	20°37'36"	N65°51'45"E	35.81'
C320	100.00'	24.62'	14°06'27"	N83°13'46"E	24.56'
C321	650.00'	108.24'	9°32'28"	S5°03'14"W	108.11'
C322	1025.00'	349.25'	19°31'21"	S0°03'47"W	347.56'
C323	475.00'	102.93'	12°24'55"	S3°29'26"E	102.72'
C324	100.00'	152.83'	87°33'59"	S46°30'00"W	138.39'
C325	25.00'	21.03'	48°11'23"	N66°11'18"E	20.41'
C326	50.00'	17.77'	20°21'30"	N52°16'22"E	17.67'
C327	50.00'	44.75'	51°16'39"	N88°05'26"E	43.27'
C328	50.00'	20.14'	23°04'26"	S54°44'01"E	20.00'
C329	50.00'	71.48'	81°54'38"	S2°14'29"E	65.55'
C330	50.00'	31.76'	36°23'34"	S56°54'37"W	31.23'
C331	50.00'	47.85'	54°50'05"	N77°28'33"W	46.05'
C332	50.00'	7.45'	8°31'53"	N45°47'34"W	7.44'
C333	25.00'	21.03'	48°11'23"	N65°37'19"W	20.41'
C334	50.00'	241.19'	276°22'46"	N01°7'00"E	66.67'
C335	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C336	850.00'	23.84'	1°36'24"	S1°05'12"W	23.84'
C337	850.00'	45.07'	3°02'17"	S3°24'33"W	45.07'
C338	850.00'	45.27'	3°03'05"	S6°27'14"W	45.26'
C339	850.00'	45.60'	3°04'25"	S9°30'58"W	45.59'
C340	850.00'	62.26'	4°11'47"	S13°09'04"W	62.24'
C341	425.00'	17.51'	2°21'39"	S14°04'08"W	17.51'
C342	425.00'	93.50'	12°36'19"	S06°35'09"W	93.31'
C343	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C344	150.00'	107.64'	41°06'55"	N69°43'32"E	105.34'
C345	850.00'	222.03'	14°57'58"	N7°45'59"E	221.40'
C346	425.00'	121.18'	16°20'11"	N7°04'52"E	120.77'
C347	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C348	100.00'	41.15'	23°34'41"	S12°04'20"W	40.86'
C349	100.00'	115.93'	66°25'19"	S57°04'20"W	109.54'
C350	100.00'	157.08'	90°00'00"	N45°17'00"E	141.42'
C351	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C352	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C353	25.00'	34.42'	78°53'18"	N39°43'39"E	31.77'
C354	534.00'	53.34'	5°43'24"	N76°18'36"E	53.32'
C355	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'
C356	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C357	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C358	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C359	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C360	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C361	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C362	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C363	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C364	600.00'	22.82'	2°10'44"	S12°22'22"W	22.82'
C365	600.00'	45.14'	4°18'38"	S4°37'02"W	45.13'
C366	600.00'	31.96'	3°03'06"	S8°17'55"W	31.95'
C367	1075.00'	13.53'	0°43'16"	S9°27'49"W	13.53'
C368	1075.00'	45.40'	2°25'12"	S7°53'35"W	45.40'
C369	1075.00'	45.19'	2°24'31"	S5°28'44"W	45.19'
C370	1075.00'	45.06'	2°24'05"	S3°04'26"W	45.05'
C371	1075.00'	45.00'	2°23'55"	S0°40'26"W	45.00'
C372	1075.00'	45.03'	2°24'00"	S1°43'32"E	45.03'
C373	1075.00'	45.14'	2°24'21"	S4°07'42"E	45.13'
C374	1075.00'	45.32'	2°24'57"	S6°32'21"E	45.32'
C375	1075.00'	36.69'	1°57'20"	S8°43'29"E	36.69'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C376

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
18	BLOCK 2	6150.0000 sf
19	BLOCK 2	6760.6882 sf
20	BLOCK 2	6760.6882 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

Parcel Area Table

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

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5462.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Updated for lot line adjustment for lot width

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 9	8234.7489 sf
2	BLOCK 9	5400.0000 sf
3	BLOCK 9	5400.0000 sf
4	BLOCK 9	5400.0000 sf
5	BLOCK 9	5400.0000 sf
6	BLOCK 9	5400.0000 sf
7	BLOCK 9	5400.0000 sf
8	BLOCK 9	6465.8740 sf
9	BLOCK 9	6602.3491 sf
10	BLOCK 9	4050.0000 sf
11	BLOCK 9	4050.0000 sf
12	BLOCK 9	4050.0000 sf
13	BLOCK 9	4050.0000 sf
14	BLOCK 9	4050.0000 sf
15	BLOCK 9	4050.0000 sf
16	BLOCK 9	4876.9955 sf
17	BLOCK 9	6147.3107 sf
18	BLOCK 9	5141.2500 sf
19	BLOCK 9	5141.2500 sf
20	BLOCK 9	5141.2500 sf
21	BLOCK 9	5141.2500 sf
22	BLOCK 9	5141.2500 sf
23	BLOCK 9	5141.2500 sf
24	BLOCK 9	5167.5515 sf
25	BLOCK 9	5431.3274 sf
26	BLOCK 9	6842.2732 sf
27	BLOCK 9	7066.1320 sf
28	BLOCK 9	5400.0000 sf
29	BLOCK 9	5400.0000 sf
30	BLOCK 9	7065.8739 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 10	5514.6238 sf
2	BLOCK 10	4725.9323 sf
3	BLOCK 10	4780.5746 sf
4	BLOCK 10	4949.3799 sf
5	BLOCK 10	5027.1106 sf
6	BLOCK 10	5007.8225 sf
12	BLOCK 10	5015.4901 sf
13	BLOCK 10	4871.6910 sf
14	BLOCK 10	4755.0341 sf
15	BLOCK 10	4836.3317 sf
16	BLOCK 10	12382.9388 sf
17	BLOCK 10	8054.3065 sf
18	BLOCK 10	6581.6287 sf
19	BLOCK 10	4950.0000 sf
20	BLOCK 10	4950.0000 sf
21	BLOCK 10	4950.0000 sf
22	BLOCK 10	4950.0000 sf
23	BLOCK 10	4950.0000 sf
24	BLOCK 10	4950.0000 sf
25	BLOCK 10	4950.0000 sf
26	BLOCK 10	4950.0000 sf
27	BLOCK 10	4950.0000 sf
28	BLOCK 10	4950.0000 sf
29	BLOCK 10	4950.0000 sf
30	BLOCK 10	4950.0000 sf
31	BLOCK 10	4950.0000 sf
32	BLOCK 10	4950.0000 sf
33	BLOCK 10	4950.0000 sf
35	BLOCK 10	4701.1783 sf
39	BLOCK 10	5490.0000 sf
40	BLOCK 10	5490.0000 sf
41	BLOCK 10	6888.0702 sf
42	BLOCK 10	4050.0000 sf
43	BLOCK 10	4050.0000 sf
44	BLOCK 10	4050.0000 sf
45	BLOCK 10	4050.0000 sf
46	BLOCK 10	4052.6546 sf
47	BLOCK 10	4111.3545 sf
48	BLOCK 10	4275.9956 sf
49	BLOCK 10	4549.8494 sf
50	BLOCK 10	7962.1283 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
51	BLOCK 10	7284.0324 sf
52	BLOCK 10	8047.9328 sf
53	BLOCK 10	4725.0000 sf
54	BLOCK 10	5243.7716 sf
55	BLOCK 10	6268.8362 sf
56	BLOCK 10	5395.7935 sf
57	BLOCK 10	4445.3890 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 11	6165.8739 sf
2	BLOCK 11	5400.0000 sf
3	BLOCK 11	5400.0000 sf
4	BLOCK 11	5400.0000 sf
5	BLOCK 11	6165.8739 sf
6	BLOCK 11	6750.1448 sf
7	BLOCK 11	6750.1448 sf
8	BLOCK 11	6750.1448 sf
9	BLOCK 11	6750.1448 sf
10	BLOCK 11	6728.7341 sf
11	BLOCK 11	6697.8698 sf
12	BLOCK 11	6727.1611 sf
13	BLOCK 11	6813.9764 sf
14	BLOCK 11	7102.8257 sf
15	BLOCK 11	6035.0102 sf
16	BLOCK 11	5175.0000 sf
17	BLOCK 11	5175.0000 sf
18	BLOCK 11	5175.0000 sf
19	BLOCK 11	7054.7588 sf
20	BLOCK 11	5760.9302 sf
21	BLOCK 11	5528.9919 sf
22	BLOCK 11	5479.6742 sf
23	BLOCK 11	5374.8127 sf
24	BLOCK 11	5280.4583 sf
25	BLOCK 11	5249.8552 sf
26	BLOCK 11	5249.8552 sf
27	BLOCK 11	5249.8552 sf
28	BLOCK 11	5249.8552 sf

Updated for realignment of Northern Sky Drive

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 12	8429.1172 sf
2	BLOCK 12	6537.2832 sf
3	BLOCK 12	6537.2832 sf
4	BLOCK 12	6537.2832 sf
5	BLOCK 12	7318.3767 sf
6	BLOCK 12	6468.4579 sf
7	BLOCK 12	6468.4579 sf
8	BLOCK 12	6468.4579 sf
9	BLOCK 12	6468.4579 sf
10	BLOCK 12	6457.1513 sf
11	BLOCK 12	6326.6496 sf
12	BLOCK 12	6374.3527 sf
13	BLOCK 12	6579.0494 sf
14	BLOCK 12	6075.7092 sf
15	BLOCK 12	6348.2098 sf
16	BLOCK 12	5977.9929 sf
17	BLOCK 12	7680.8855 sf
18	BLOCK 12	5587.7085 sf
19	BLOCK 12	4200.2015 sf
20	BLOCK 12	4120.0141 sf
21	BLOCK 12	4648.4624 sf
22	BLOCK 12	4348.3727 sf
23	BLOCK 12	4796.1338 sf
24	BLOCK 12	5014.7747 sf
25	BLOCK 12	4958.5420 sf
26	BLOCK 12	4987.1384 sf
27	BLOCK 12	5100.7150 sf
28	BLOCK 12	5299.8749 sf
29	BLOCK 12	5585.2945 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 13	8979.1873 sf
2	BLOCK 13	5994.1474 sf
3	BLOCK 13	5994.1555 sf
4	BLOCK 13	7666.2185 sf
5	BLOCK 13	7854.5667 sf
6	BLOCK 13	7347.0453 sf
7	BLOCK 13	5795.1462 sf
8	BLOCK 13	4950.0000 sf
9	BLOCK 13	5059.3855 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
1	BLOCK 14	4487.8379 sf
2	BLOCK 14	4050.0000 sf
3	BLOCK 14	4050.0000 sf
4	BLOCK 14	4050.0000 sf
5	BLOCK 14	5998.9098 sf
6	BLOCK 14	7640.8766 sf
7	BLOCK 14	5400.0000 sf
8	BLOCK 14	5400.0000 sf
10	BLOCK 14	6028.4926 sf

Parcel Area Table

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

Parcel Area Table

Lot No.	Block No.	Area (sf)
DEDICATED ROW #1	DEDICATED ROWS	1504.5992 sf
DEDICATED ROW #2	DEDICATED ROWS	24403.1261 sf
DEDICATED ROW #3	DEDICATED ROWS	5513.8048 sf

Parcel Area Table

Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	26141.0840 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT K	BLOCK 9	14421.7565 sf
HOA TRACT L	BLOCK 9	6672.1239 sf
HOA TRACT M	BLOCK 10	16400.9777 sf
HOA TRACT N	BLOCK 10	2836.3256 sf
HOA TRACT O	BLOCK 10	85779.7482 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT R	BLOCK 10	23262.3448 sf
HOA TRACT S	BLOCK 10	1988.4856 sf
HOA TRACT T	BLOCK 10	7926.7097 sf
HOA TRACT U	BLOCK 10	2440.0000 sf
HOA TRACT V	HOA TRACTS	792.3842 sf
HOA TRACT W	BLOCK 13	15404.3832 sf

Lot Width at Setback

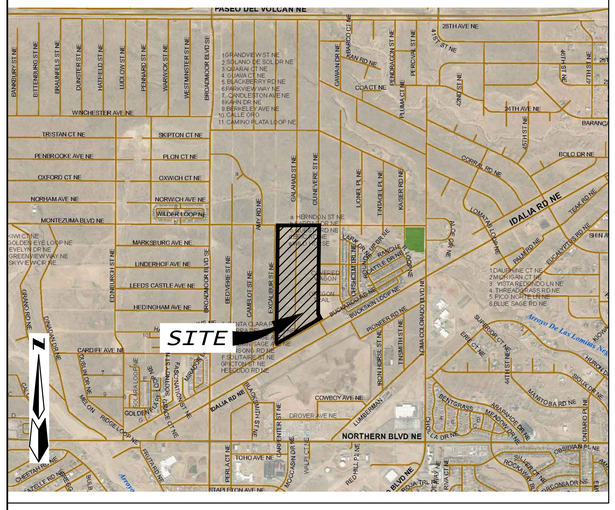
Block No.	*Lot No.*	*Width*	*Setback*	*Minimum Width*
2	*9*	*44.33'*	*15.00'*	*40.00'*
2	*14*	*47.13'*	*15.00'*	*40.00'*
2	*15*	*47.02'*	*15.00'*	*40.00'*
2	*16*	*47.02'*	*15.00'*	*40.00'*
2	*17*	*46.66'*	*15.00'*	*40.00'*
3	*9*	*45.03'*	*15.00'*	*40.00'*
3	*22*	*43.29'*	*15.00'*	*40.00'*
3	*23*	*43.29'*	*15.00'*	*40.00'*
3	*25*	*45.02'*	*15.00'*	*40.00'*
3	*28*	*45.00'*	*15.00'*	*40.00'*
3	*29*	*45.00'*	*15.00'*	*40.00'*
3	*33*	*41.36'*	*15.00'*	*40.00'*
3	*34*	*44.47'*	*15.00'*	*40.00'*
3	*35*	*43.65'*	*15.00'*	*40.00'*
5	*5*	*45.00'*	*15.00'*	*40.00'*
5	*10*	*45.00'*	*15.00'*	*40.00'*
8	*1*	*53.47'*	*15.00'*	*40.00'*
8	*2*	*45.00'*	*15.00'*	*40.00'*
9	*25*	*40.79'*	*15.00'*	*40.00'*
9	*26*	*45.12'*	*15.00'*	*40.00'*
10	*15*	*46.09'*	*15.00'*	*40.00'*
10	*16*	*41.45'*	*15.00'*	*40.00'*
10	*17*	*42.32'*	*15.00'*	*40.00'*
10	*18*	*50.70'*	*15.00'*	*40.00'*
10	*36*	*45.86'*	*15.00'*	*40.00'*
10	*37*	*45.55'*	*15.00'*	*40.00'*
10	*54*	*45.63'*	*15.00'*	*40.00'*
10	*55*	*46.56'*	*15.00'*	*40.00'*
10	*56*	*46.56'*	*15.00'*	*40.00'*
10	*57*	*45.73'*	*15.00'*	*40.00'*
13	*4*	*46.28'*	*15.00'*	*40.00'*
13	*5*	*46.56'*	*15.00'*	*40.00'*

Table updated for radial lots on Northern Sky Drive and Block 10 Lots 16 & 17.

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	9 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE



LOCATION MAP *SCALE:NTS*

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 337 residential lots and 23 H.O.A. Tracts.
2. To eliminate any existing property/tract lines as shown hereon.
3. To Vacate any public utility easements as shown.
4. To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
5. To grant all easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
   - PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5" (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)
   - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)
   - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
   - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48")
5. FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
6. TITLE COMMITMENT:
   TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
   COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
7. ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
8. CITY OF RIO RANCHO, NEW MEXICO ZONE:
   TRACTS 1 & 2 = R-4
   LOT 11, BLOCK 72 = R-1
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE:	75.2056 AC.
NO. OF EXISTING LOTS:	1 LOT
NO. OF EXISTING TRACTS:	2 TRACTS
NO. OF LOTS CREATED:	337 LOTS
NO. OF TRACTS CREATED:	23 TRACTS
PUBLIC RIGHT OF WAY CREATED:	16.4511 AC.
DATE OF SURVEY:	NOVEMBER 8th, 2020

FREE CONSENT AND DEDICATION

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

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES – NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILTY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY") . (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien, Vice President of Land Acquisition Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC. on behalf of said Limited Liability Corporation.

Notary Public My Comission Expires

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

COUNTY CLERKS RECORDING INFORMATION

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

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD
Approved on the _____ day of _____ 2024.

Fred Radosevich, Chairman Date

UTILITY APPROVALS

City of Rio Rancho Date

Public Service Company of New Mexico Date

New Mexico Gas Company Date

Lumen Date

Sparklight Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting on the_____ day of_____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 Date

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

Designed:DMC/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE

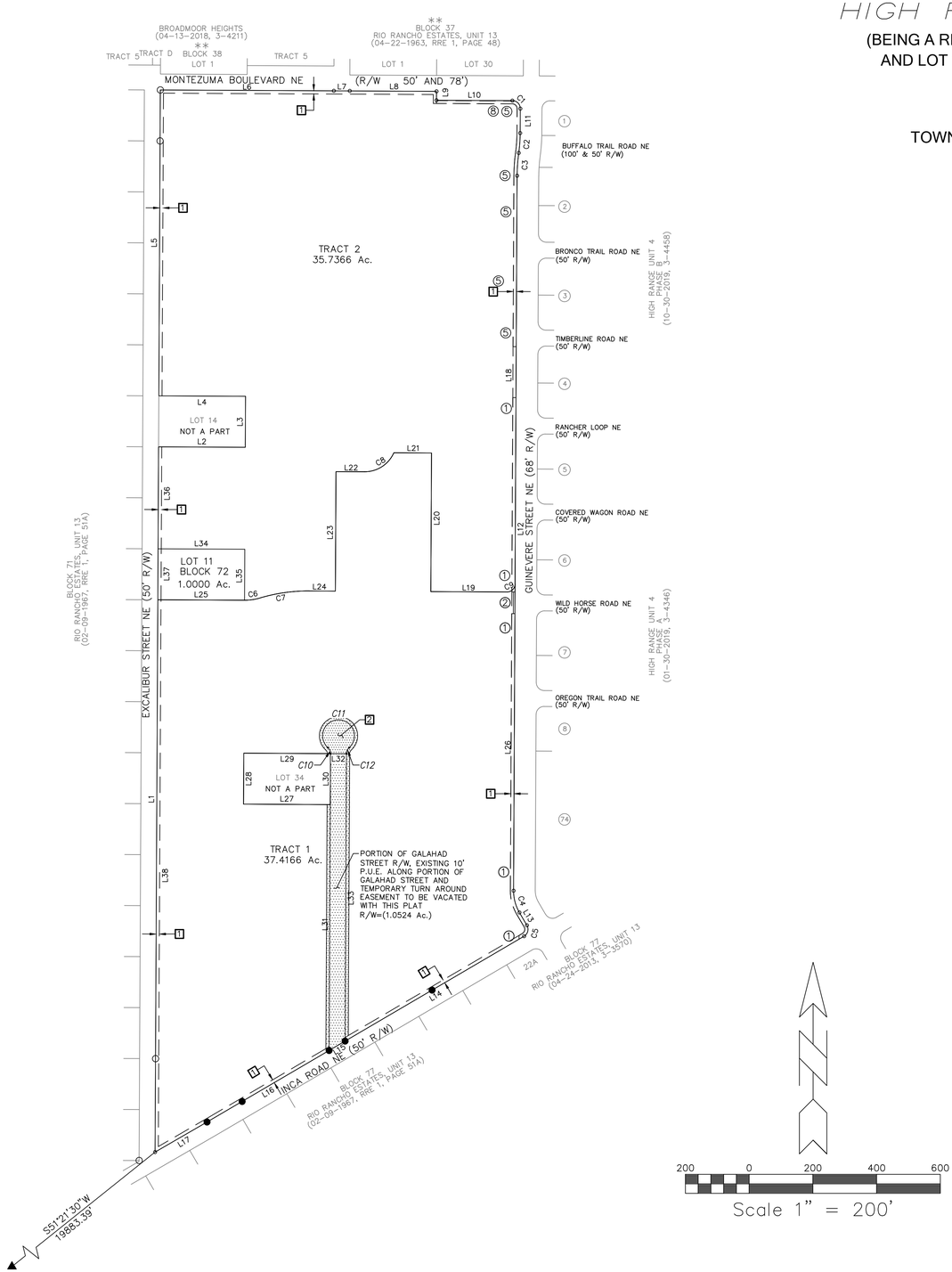
AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 00°17'00" E	2213.28'
L2	S 89°43'00" E	272.25'
L3	N 00°17'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 00°17'00" E	960.00'
L6	S 89°43'00" E	544.50'
L7	N 89°43'00" W	50.00'
L8	N 89°43'00" W	272.25'
L9	N 00°17'00" E	28.00'
L10	S 89°43'00" E	238.25'
L11	S 00°17'00" W	76.77'
L12	S 00°17'00" E	2243.87'
L13	S 30°22'10" E	46.49'
L14	S 59°37'50" W	651.15'
L15	S 59°37'50" W	58.12'
L16	S 59°37'50" W	444.00'
L17	S 59°54'50" W	188.39'
L18	S 00°17'00" W	1281.37'
L19	N 89°43'00" W	239.25'
L20	N 00°17'00" E	435.00'
L21	N 89°43'00" W	118.35'
L22	N 89°43'00" W	90.14'
L23	S 00°17'00" W	375.00'
L24	N 89°43'00" W	82.27'
L25	S 89°43'00" E	272.25'
L26	S 00°17'00" W	962.50'
L27	N 89°43'00" W	272.25'
L28	N 00°17'00" E	160.00'
L29	S 89°43'00" E	272.25'
L30	S 00°31700" W	153.88'
L31	N 00°17'00" E	771.67'
L32	N 89°43'00" W	50.00'
L33	S 00°17'00" W	902.04'
L34	S 89°43'00" E	272.25'
L35	S 00°17'00" W	160.00'
L36	N 00°17'00" E	320.00'
L37	N 00°17'00" E	160.00'
L38	N 00°17'00" E	1733.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.69'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17"W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12"W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04"W	47°56'09"



EXISTING EASEMENTS

[1] EXISTING 10' PUE
(04-11-2022, 3-4853)

[2] EXISTING TEMPORARY TURN AROUND EASEMENT
(04-11-2022, 3-4853)
(TO BE VACATED WITH THIS PLAT)

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

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

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

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

PROPERTY CORNERS

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

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	2 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

PROPERTY CORNERS

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

ABBREVIATIONS

10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT–OF–WAY
H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

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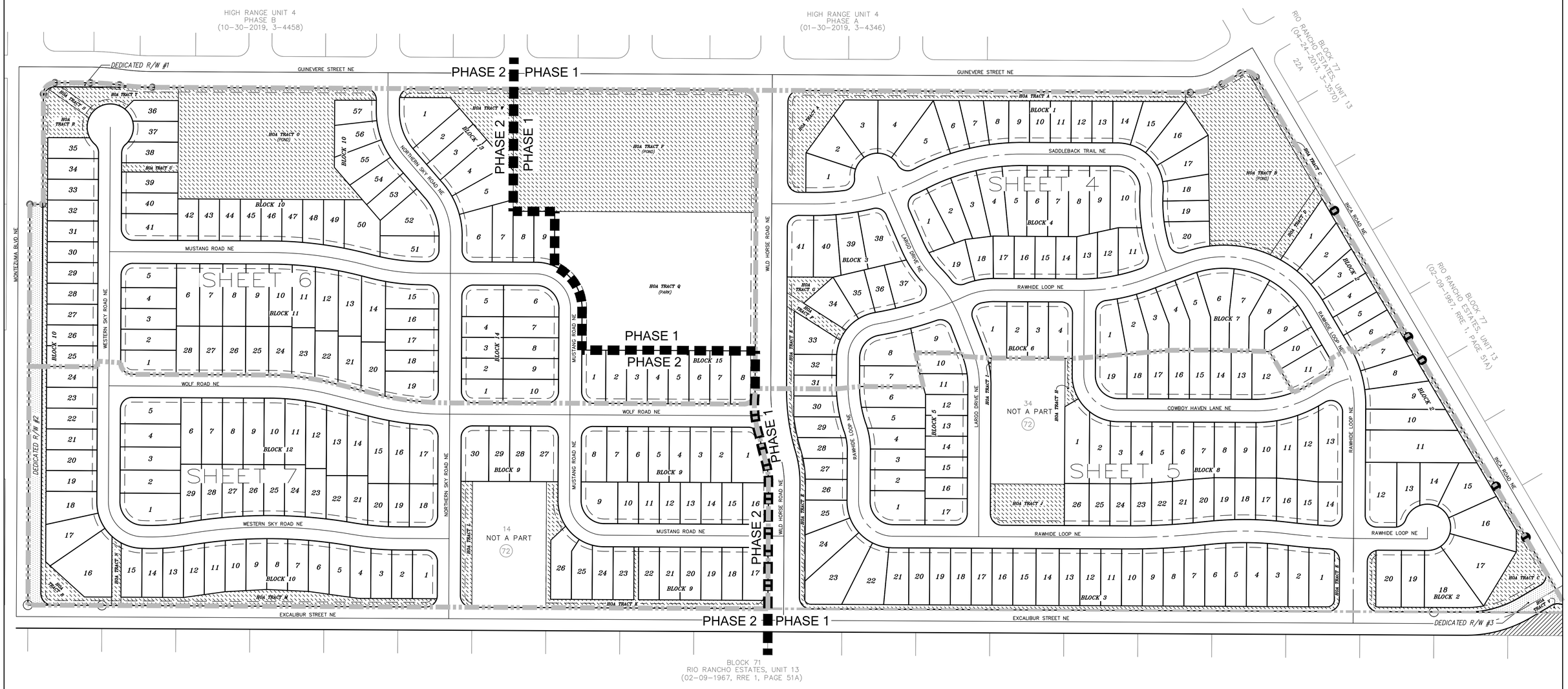

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LEGEND
SHEET INDEX
PHASE LINE

100' 50' 0 100' 200'
SCALE: 1" = 100'

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

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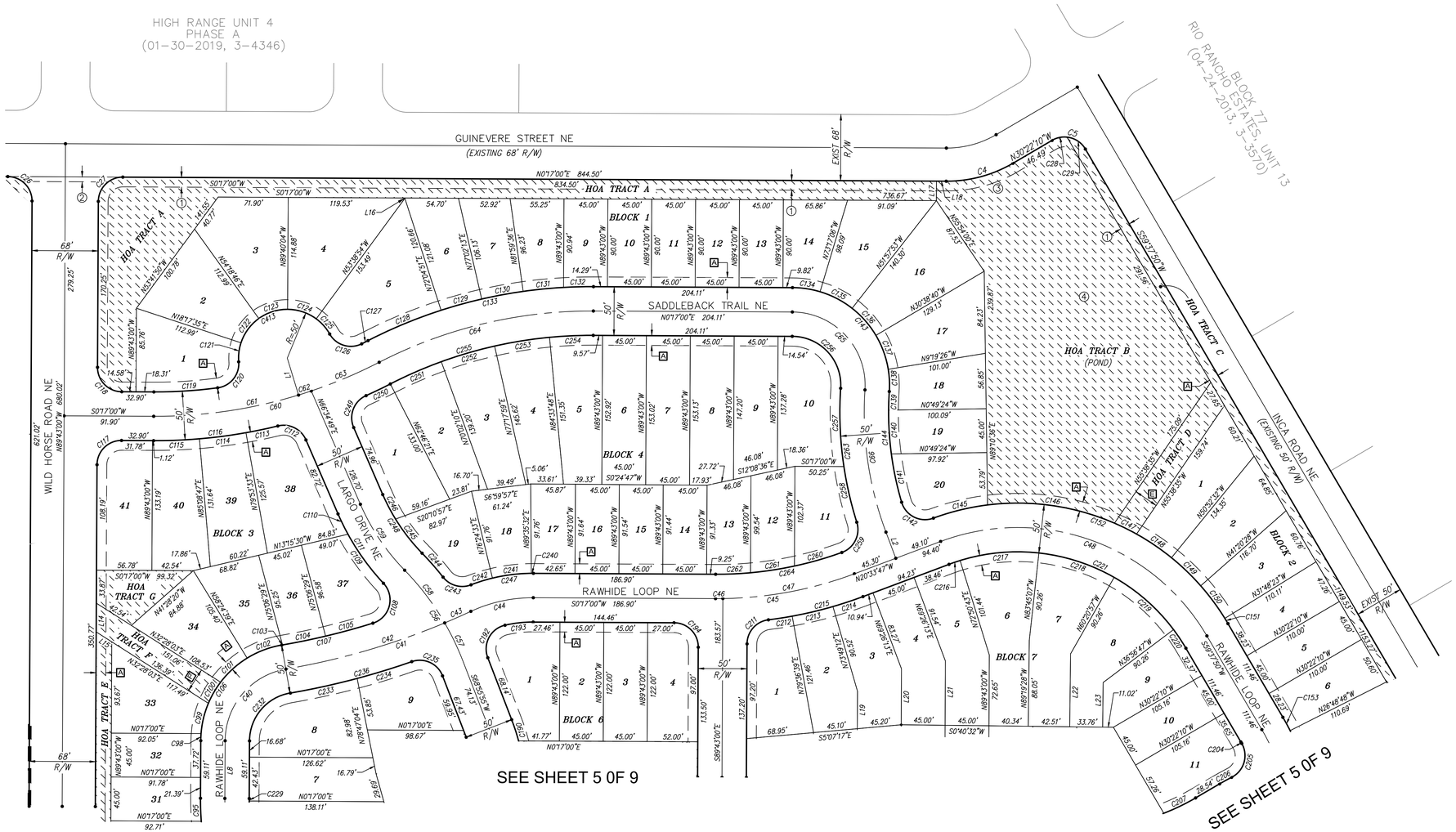

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(01-30-2019, 3-4346)

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

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

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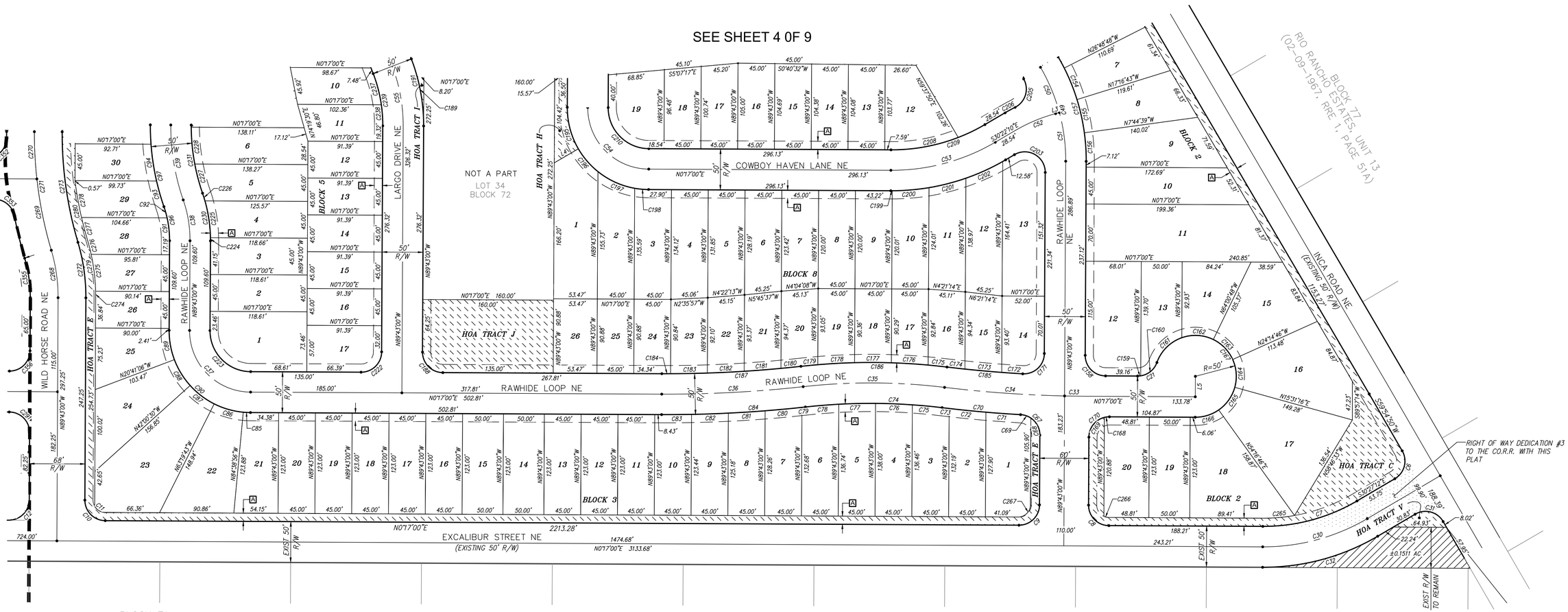

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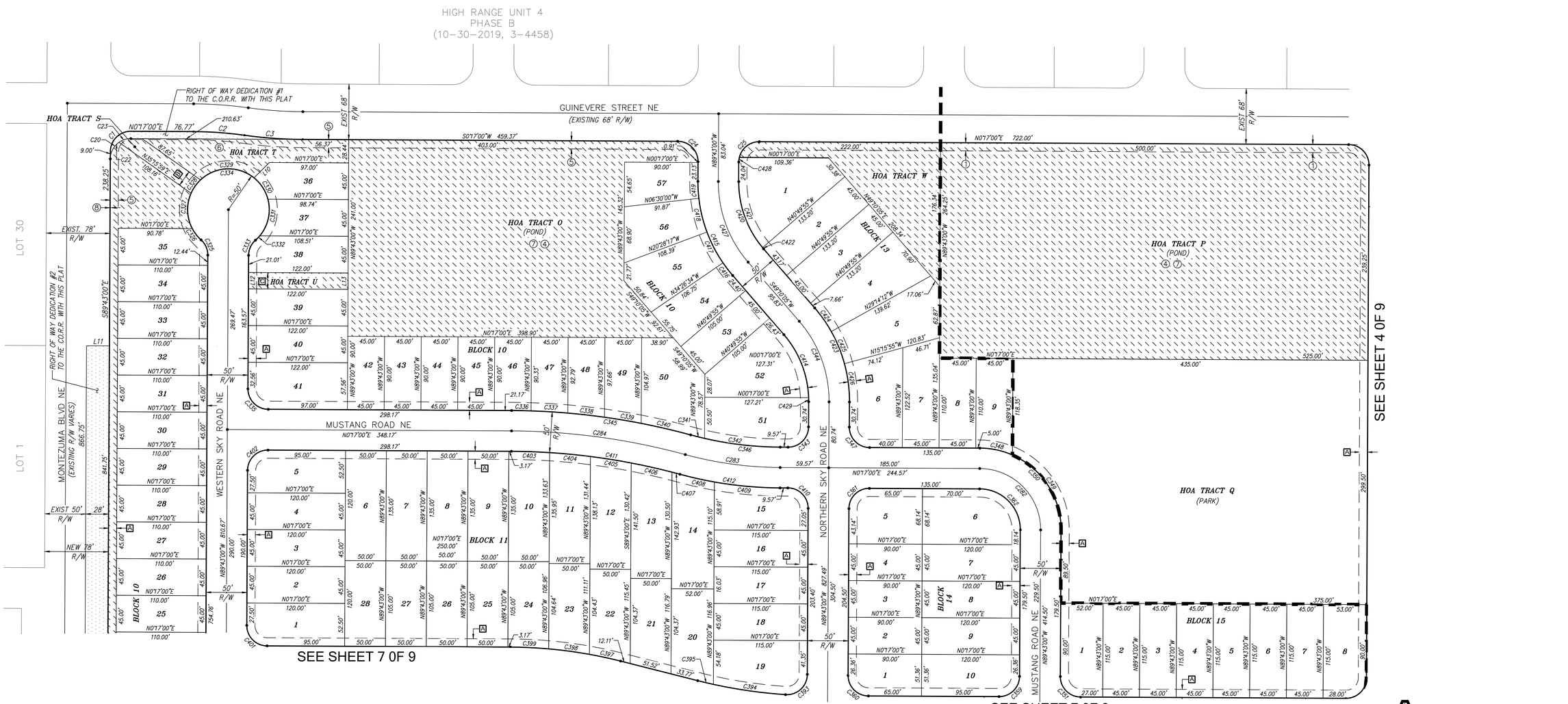

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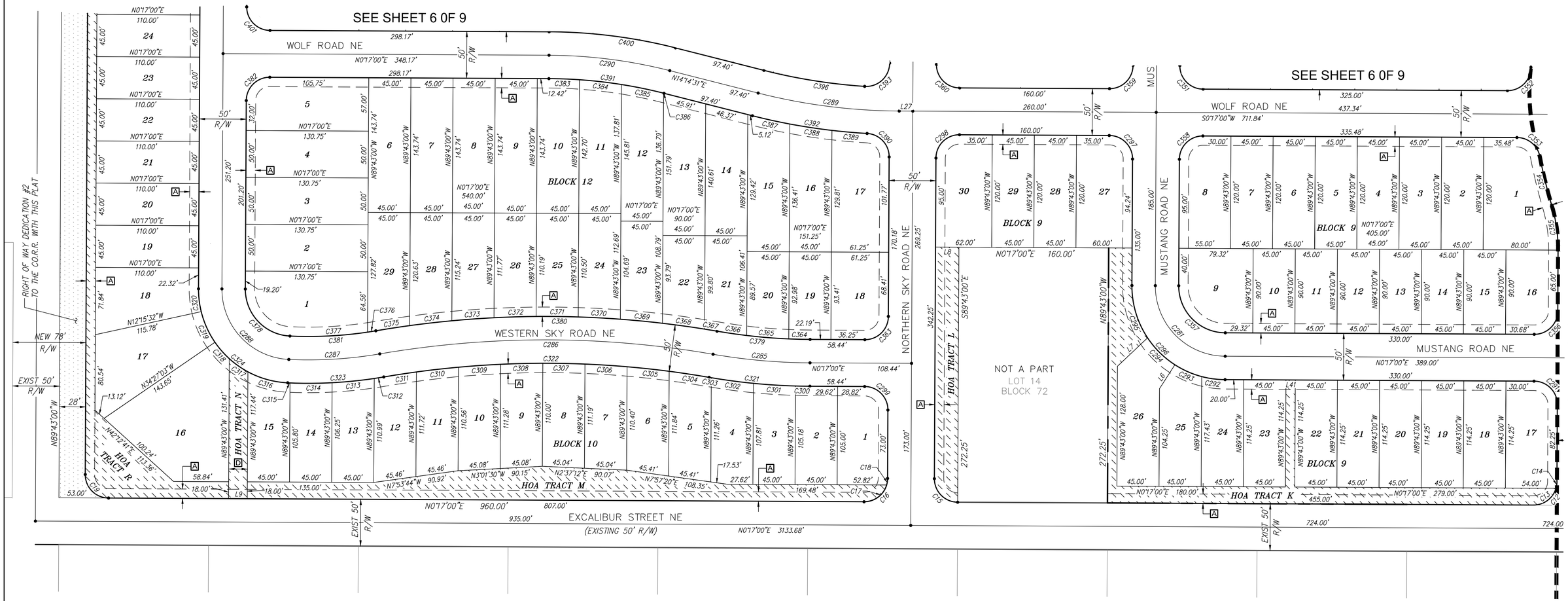

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FEBRUARY, 2025

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N41°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S41°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C13	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C14	25.00'	7.09'	16°15'37"	S81°35'12"E	7.07'
C15	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C16	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C17	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C18	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C21	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C22	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C23	25.00'	15.45'	35°24'58"	N17°25'29"W	15.21'
C24	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C25	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°03'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S0°46'54"W	26.09'
C34	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	13°14'21"	N01°7'00"E	172.92'
C36	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C42	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C43	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°5'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	13°14'21"	S01°7'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'26"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N37°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'19"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.55'	6°12'57"	S73°57'17"W	32.53'
C94	300.00'	45.59'	8°42'24"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	25.09'	14°22'28"	S59°57'55"E	25.02'
C101	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C102	725.00'	0.79'	0°03'45"	N9°45'45"W	0.79'
C103	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C104	725.00'	50.32'	3°58'37"	S15°20'42"E	50.31'
C105	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C106	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C107	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C108	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C109	250.00'	23.19'	5°18'50"	N63°55'24"E	23.18'
C110	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C111	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C112	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C113	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°45'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'
C131	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S8°09'25"W	131.49'
C147	250.00'	25.26'	5°47'21"	S26°17'56"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S67°57'15"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	N45°17'00"W	35.36'
C159	25.00'	3.87'	8°52'17"	S41°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S31°7'05"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°12'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	6.26'	14°20'43"	N6°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17"	N51°53'22"W	30.66'
C170	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C171	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C172	1475.00'	25.74'	0°59'59"	S34°28'W	25.74'
C173	1475.00'	45.17'	1°45'16"	S51°01'05"W	45.16'
C174	1475.00'	22.08'	0°51'27"	S6°28'27"W	22.07'
C175	775.00'	23.17'	1°42'47"	S6°02'47"W	23.17'
C176	775.00'	45.08'	3°19'58"	S3°31'25"W	45.07'
C177	775.00'	45.01'	3°19'38"	S0°11'37"W	45.00'
C178	775.00'	45.09'	3°20'00"	S3°08'12"E	45.08'
C179	775.00'	20.74'	1°31'59"	S5°34'12"E	20.73'
C180	1475.00'	24.51'	0°57'08"	S5°51'37"E	24.51'
C181	1475.00'	45.16'	1°45'15"	S4°30'25"E	45.16'
C182	1475.00'	45.07'	1°45'02"	S2°45'17"E	45.06'
C183	1475.00'	45.01'	1°44'55"	S1°00'18"E	45.01'
C184	1475.00'	10.66'	0°24'51"	S0°04'34"W	10.66'
C185	1475.00'	92.98'	3°36'42"	S5°05'49"W	92.96'
C186	775.00'	179.08'	13°14'21"	N01°7'00"E	178.68'
C187	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'
C188	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C189	225.00'	60.92'	15°30'52"	N82°31'34"E	60.74'
C190	225.00'	22.92'	5°50'13"	S71°51'02"W	22.91'
C191	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C192	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C193	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C194	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C195	100.00'	53.13'	30°26'31"	S75°03'44"W	52.51'
C196	100.00'	36.95'	21°10'18"	N49°15'20"E	36.74'
C197	100.00'	49.82'	28°32'34"	N24°23'54"E	49.30'
C198	100.00'	17.18'	9°50'37"	N5°12'18"E	17.16'
C199	275.00'	1.78'	0°22'12"	N0°05'54"E	1.78'
C200	275.00'	45.23'	9°25'24"	N4°47'54"W	45.18'
C201	275.00'	46.57'	9°42'07"	N14°21'39"W	46.51'
C202	275.00'	49.58'	10°19'50"	N24°22'38"W	49.52'
C203	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C204	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C205	25.00'	40.60'	93°02'45"	S73°20'04"E	36.28'
C206	225.00'	13.97'	3°33'29"	S28°35'26"E	13.97'
C207	225.00'	36.25'	9°13'55"	S25°45'13"E	36.21'
C208	225.00'	84.12'	21°25'15"	S10°25'38"E	83.63'
C209	225.00'	120.37'	30°39'10"	S15°02'35"E	118.94'
C210	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C211	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C212	425.00'	24.66'	3°19'28"	N8°43'37"W	24.66'
C213	425.00'	42.95'	5°47'26"	N13°17'04"W	42.93'
C214	425.00'	32.51'	4°22'59"	N18°22'17"W	32.50'
C215	425.00'	100.12'	13°29'53"	N13°48'50"W	99.89'
C216	200.00'	11.90'	3°24'29"	N18°51'32"W	11.90'
C217	200.00'	81.69'	23°24'10"	N5°27'12"W	81.12'
C218	200.00'	81.69'	23°24'10"	N17°56'58"E	81.12'
C219	200.00'	81.69'	23°24'10"	N41°21'08"E	81.12'
C220	200.00'	22.96'	6°34'37"	N56°20'31"E	22.94'
C221	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C222	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C223	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C224	175.00'	3.85'	1°15'43"	S89°39'08"W	3.85'
C225	175.00'	45.66'	14°56'55"	S81°32'49"W	45.53'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C226	175.00'	9.85'	3°13'33"	S72°27'35"W	9.85'
C227	250.00'	36.95'	8°28'03"	S75°04'51"W	36.91'
C228	250.00'	45.29'	10°22'48"	S84°30'16"W	45.23'
C229	250.00'	2.57'	0°35'19"	S89°59'20"W	2.57'
C230	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C231	250.00'	84.81'	19°26'11"	N80°33'54"E	84.40'
C232	50.00'	69.80'	79°59'07"	S49°43'26"E	64.27'
C233	775.00'	70.50'	5°12'43"	N12°20'14"W	70.47'
C234	775.00'	58.62'	4°20'02"	N17°06'37"W	58.61'
C235	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C236	775.00'	129.12'	9°32'45"	S14°30'15"E	128.97'
C237	175.00'	39.44'	12°54'44"	N75°23'17"E	39.35'
C238	175.00'	25.78'	8°26'21"	N86°03'49"E	25.75'
C239	175.00'	65.21'	21°21'05"	S79°36'28"W	64.84'
C240	175.00'	2.11'	0°41'28"	S0°03'44"E	2.11'
C241	175.00'	40.27'	13°10'59"	S6°59'57"E	40.18'
C242	175.00'	23.06'	7°33'05"	S17°22'00"E	23.05'
C243	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C244	300.00'	32.62'	6°13'51"	S48°49'24"W	32.61'
C245	200.00'	44.46'	12°44'14"	S52°04'36"W	44.37'
C246	200.00'	28.40'	8°08'07"	S62°30'46"W	28.37'
C247	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C248	200.00'	72.86'	20°52'20"	N56°08'39"E	72.46'
C249	25.00'	38.92'	89°12'21"	S68°49'00"E	35.11'
C250	525.00'	27.62'	3°00'50"	S25°43'15"E	27.61'
C251	450.00'	57.05'	7°15'49"	N23°35'45"W	57.01'
C252	450.00'	57.05'	7°15'49"	N16°19'56"W	57.01'
C253	450.00'	57.05'	7°15'49"	N9°04'07"W	57.01'
C254	450.00'	44.92'	5°43'12"	N2°34'36"W	44.91'
C255	450.00'	216.07'	27°30'39"	S13°28'20"E	214.00'
C256	50.00'	81.59'	93°29'27"	S47°01'43"W	72.83'
C257	375.00'	80.53'	12°18'15"	N87°37'19"E	80.38'
C258	375.00'	58.70'	8°58'07"	N76°59'08"E	58.64'
C259	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C260	375.00'	50.63'	7°44'07"	S16°01'08"E	50.59'
C261	375.00'	45.58'	6°57'52"	S8°40'08"E	45.55'
C262	375.00'	35.80'	5°28'12"	S2°27'06"E	35.79'
C263	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C264	375.00'	132.01'	20°10'11"	N9°48'06"W	131.33'
C265	215.00'	38.93'	10°22'32"	S4°54'17"E	38.88'
C266	15.00'	6.39'	24°23'23"	S12°28'41"W	6.34'
C267	15.00'	22.51'	85°58'05"	N46°53'08"W	20.45'
C268	200.00'	58.77'	16°50'06"	S81°51'57"W	58.55'
C269	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C270	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C271	500.00'	89.05'	10°12'17"	N78°33'02"E	88.94'
C272	234.00'	68.76'	16°50'06"	N81°51'57"E	68.51'
C273	466.00'	136.92'	16°50'06"	N81°51'57"E	136.43'
C274	246.86'	8.17'	1°53'43"	N8919'49"E	8.17'
C275	246.00'	45.42'	10°34'45"	N83°05'30"E	45.36'
C276	246.00'	18.69'	4°21'14"	N75°37'31"E	18.69'
C277	454.00'	27.88'	3°31'08"	N75°12'28"E	27.88'
C278	454.00'	45.20'	5°42'17"	N79°49'11"E	45.18'
C279	246.00'	64.11'	14°55'58"	S80°54'53"W	63.93'
C280	454.00'	73.09'	9°13'25"	S78°03'37"W	73.01'
C281	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C282	75.00'	117.81'	90°00'00"	N45°17'00"E	106.07'
C283	450.00'	117.54'	14°57'58"	S7°45'59"W	117.21'
C284	825.00'	215.50'	14°57'58"	N7°45'59"E	214.89'
C285	625.00'	104.08'	9°32'28"	S5°03'14"W	103.96'
C286	1050.00'	357.77'	19°31'21"	N0°03'47"E	356.04'
C287	450.00'	97.51'	12°24'55"	S3°29'26"E	97.32'
C288	75.00'	114.62'	87°33'59"	S46°30'00"W	103.79'
C289	625.00'	152.27'	13°57'31"	S7°15'45"W	151.89'
C290	535.00'	130.34'	13°57'31"	N7°15'45"E	130.02'
C291	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C292	100.00'	25.27'	14°28'39"	N7°31'19"E	25.20'
C293	100.00'	31.40'	17°59'37"	N23°45'28"E	31.28'
C294	100.00'	41.24'	23°37'43"	N44°34'08"E	40.95'
C295	100.00'	76.10'	43°36'10"	S68°28'55"W	74.28'
C296	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C297	25.03'	40.03'	91°38'32"	N46°07'56"E	35.90'
C298	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C299	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C300	650.00'	15.38'	1°21'20"	N0°57'40"E	15.38'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C301	650.00'	45.09'	3°58'27"	N3°37'33"E	45.08'
C302	650.00'	45.38'	4°00'00"	N7°36'47"E	45.37'
C303	650.00'	2.40'	0°12'40"	N9°43'07"E	2.40'
C304	1025.00'	43.09'	2°24'32"	N8°37'12"E	43.09'
C305	1025.00'	45.24'	2°31'44"	N6°09'03"E	45.24'
C306	1025.00'	45.08'	2°31'12"	N3°37'36"E	45.08'
C307	1025.00'	45.01'	2°30'57"	N1°06'31"E	45.00'
C308	1025.00'	45.02'	2°31'00"	N1°24'27"W	45.02'
C309	1025.00'	45.13'	2°31'21"	N3°55'38"W	45.12'
C310	1025.00'	45.32'	2°31'59"	N6°27'18"W	45.31'
C311	1025.00'	349.25'	19°31'21"	S0°03'47"W	347.56'
C312	475.00'	10.30'	1°14'31"	N9°05'15"W	10.30'
C313	475.00'	45.27'	5°27'37"	N5°44'11"W	45.25'
C314	475.00'	45.02'	5°25'49"	N0°17'28"W	45.00'
C315	475.00'	2.43'	0°17'35"	N2°34'14"E	2.43'
C316	100.00'	44.48'	25°29'01"	N15°27'32"E	44.11'
C317	100.00'	24.45'	14°00'39"	N3°12'21"E	24.39'
C318	100.00'	23.28'	13°20'17"	N48°52'49"E	23.23'
C319	100.00'	36.00'	20°37'36"	N65°51'45"E	35.81'
C320	100.00'	24.62'	14°06'27"	N83°13'46"E	24.56'
C321	650.00'	108.24'	9°32'28"	S5°03'14"W	108.11'
C322	1025.00'	349.25'	19°31'21"	S0°03'47"W	347.56'
C323	475.00'	102.93'	12°24'55"	S3°29'26"E	102.72'
C324	100.00'	152.83'	87°33'59"	S46°30'00"W	138.39'
C325	25.00'	21.03'	48°11'23"	N66°11'18"E	20.41'
C326	50.00'	17.77'	20°21'30"	N52°16'22"E	17.67'
C327	50.00'	44.75'	51°16'39"	N88°05'26"E	43.27'
C328	50.00'	20.14'	23°04'26"	S54°44'01"E	20.00'
C329	50.00'	71.48'	81°54'38"	S2°14'29"E	65.55'
C330	50.00'	31.76'	36°23'34"	S56°54'37"W	31.23'
C331	50.00'	47.85'	54°50'05"	N77°28'33"W	46.05'
C332	50.00'	7.45'	8°31'53"	N45°47'34"W	7.44'
C333	25.00'	21.03'	48°11'23"	N65°37'19"W	20.41'
C334	50.00'	241.19'	276°22'46"	N01°7'00"E	66.67'
C335	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C336	850.00'	23.84'	1°36'24"	S1°05'12"W	23.84'
C337	850.00'	45.07'	3°02'17"	S3°24'33"W	45.07'
C338	850.00'	45.27'	3°03'05"	S6°27'14"W	45.26'
C339	850.00'	45.60'	3°04'25"	S9°30'58"W	45.59'
C340	850.00'	62.26'	4°11'47"	S13°09'04"W	62.24'
C341	425.00'	17.51'	2°21'39"	S14°04'08"W	17.51'
C342	425.00'	93.50'	12°36'19"	S06°35'09"W	93.31'
C343	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C344	150.00'	107.64'	41°06'55"	N69°43'32"E	105.34'
C345	850.00'	222.03'	14°57'58"	N7°45'59"E	221.40'
C346	425.00'	121.18'	16°20'11"	N7°04'52"E	120.77'
C347	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C348	100.00'	41.15'	23°34'41"	S12°04'20"W	40.86'
C349	100.00'	115.93'	66°25'19"	S57°04'20"W	109.54'
C350	100.00'	157.08'	90°00'00"	N45°17'00"E	141.42'
C351	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C352	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C353	25.00'	34.42'	78°53'18"	N39°43'39"E	31.77'
C354	534.00'	53.34'	5°43'24"	N76°18'36"E	53.32'
C355	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'
C356	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C357	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C358	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C359	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C360	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C361	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C362	50.00'	78.54'	90°00'00"	N45°17'00"E	70.71'
C363	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C364	600.00'	22.82'	2°10'44"	S12°22'22"W	22.82'
C365	600.00'	45.14'	4°18'38"	S4°37'02"W	45.13'
C366	600.00'	31.96'	3°03'06"	S8°17'55"W	31.95'
C367	1075.00'	13.53'	0°43'16"	S9°27'49"W	13.53'
C368	1075.00'	45.40'	2°25'12"	S7°53'35"W	45.40'
C369	1075.00'	45.19'	2°24'31"	S5°28'44"W	45.19'
C370	1075.00'	45.06'	2°24'05"	S3°04'26"W	45.05'
C371	1075.00'	45.00'	2°23'55"	S0°40'26"W	45.00'
C372	1075.00'	45.03'	2°24'00"	S1°43'32"E	45.03'
C373	1075.00'	45.14'	2°24'21"	S4°07'42"E	45.13'
C374	1075.00'	45.32'	2°24'57"	S6°32'21"E	45.32'
C375	1075.00'	36.69'	1°57'20"	S8°43'29"E	36.69'

Parcel Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C376

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2025

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
18	BLOCK 2	6150.0000 sf
19	BLOCK 2	6760.6882 sf
20	BLOCK 2	5991.2393 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

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

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5462.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 9	8234.7489 sf
2	BLOCK 9	5400.0000 sf
3	BLOCK 9	5400.0000 sf
4	BLOCK 9	5400.0000 sf
5	BLOCK 9	5400.0000 sf
6	BLOCK 9	5400.0000 sf
7	BLOCK 9	5400.0000 sf
8	BLOCK 9	6465.8740 sf
9	BLOCK 9	6602.3491 sf
10	BLOCK 9	4050.0000 sf
11	BLOCK 9	4050.0000 sf
12	BLOCK 9	4050.0000 sf
13	BLOCK 9	4050.0000 sf
14	BLOCK 9	4050.0000 sf
15	BLOCK 9	4050.0000 sf
16	BLOCK 9	4876.9955 sf
17	BLOCK 9	6147.3107 sf
18	BLOCK 9	5141.2500 sf
19	BLOCK 9	5141.2500 sf
20	BLOCK 9	5141.2500 sf
21	BLOCK 9	5141.2500 sf
22	BLOCK 9	5141.2500 sf
23	BLOCK 9	5141.2500 sf
24	BLOCK 9	5167.5515 sf
25	BLOCK 9	5431.3274 sf
26	BLOCK 9	6842.2732 sf
27	BLOCK 9	7066.1320 sf
28	BLOCK 9	5400.0000 sf
29	BLOCK 9	5400.0000 sf
30	BLOCK 9	7065.8739 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 10	5514.6238 sf
2	BLOCK 10	4725.9323 sf
3	BLOCK 10	4780.5746 sf
4	BLOCK 10	4949.3799 sf
5	BLOCK 10	5027.1106 sf
6	BLOCK 10	5007.8225 sf
12	BLOCK 10	5015.4901 sf
13	BLOCK 10	4871.6910 sf
14	BLOCK 10	4755.0341 sf
15	BLOCK 10	4938.3317 sf
16	BLOCK 10	12382.9388 sf
17	BLOCK 10	8054.3065 sf
18	BLOCK 10	6581.6287 sf
19	BLOCK 10	4950.0000 sf
20	BLOCK 10	4950.0000 sf
21	BLOCK 10	4950.0000 sf
22	BLOCK 10	4950.0000 sf
23	BLOCK 10	4950.0000 sf
24	BLOCK 10	4950.0000 sf
25	BLOCK 10	4950.0000 sf
26	BLOCK 10	4950.0000 sf
27	BLOCK 10	4950.0000 sf
28	BLOCK 10	4950.0000 sf
29	BLOCK 10	4950.0000 sf
30	BLOCK 10	4950.0000 sf
31	BLOCK 10	4950.0000 sf
32	BLOCK 10	4950.0000 sf
33	BLOCK 10	4950.0000 sf
35	BLOCK 10	4701.1783 sf
39	BLOCK 10	5490.0000 sf
40	BLOCK 10	5490.0000 sf
41	BLOCK 10	6888.0702 sf
42	BLOCK 10	4050.0000 sf
43	BLOCK 10	4050.0000 sf
44	BLOCK 10	4050.0000 sf
45	BLOCK 10	4050.0000 sf
46	BLOCK 10	4052.6546 sf
47	BLOCK 10	4111.3545 sf
48	BLOCK 10	4275.9956 sf
49	BLOCK 10	4549.8494 sf
50	BLOCK 10	7962.1283 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
51	BLOCK 10	7284.0324 sf
52	BLOCK 10	8047.9328 sf
53	BLOCK 10	4725.0000 sf
54	BLOCK 10	5243.7716 sf
55	BLOCK 10	6268.8362 sf
56	BLOCK 10	5395.7935 sf
57	BLOCK 10	4445.3890 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 11	6165.8739 sf
2	BLOCK 11	5400.0000 sf
3	BLOCK 11	5400.0000 sf
4	BLOCK 11	5400.0000 sf
5	BLOCK 11	6165.8739 sf
6	BLOCK 11	6750.1448 sf
7	BLOCK 11	6750.1448 sf
8	BLOCK 11	6750.1448 sf
9	BLOCK 11	6750.1448 sf
10	BLOCK 11	6728.7341 sf
11	BLOCK 11	6697.8698 sf
12	BLOCK 11	6727.1611 sf
13	BLOCK 11	6813.9764 sf
14	BLOCK 11	7102.8257 sf
15	BLOCK 11	6035.0102 sf
16	BLOCK 11	5175.0000 sf
17	BLOCK 11	5175.0000 sf
18	BLOCK 11	5175.0000 sf
19	BLOCK 11	7054.7588 sf
20	BLOCK 11	5760.9302 sf
21	BLOCK 11	5528.9919 sf
22	BLOCK 11	5479.6742 sf
23	BLOCK 11	5374.8127 sf
24	BLOCK 11	5280.4583 sf
25	BLOCK 11	5249.8552 sf
26	BLOCK 11	5249.8552 sf
27	BLOCK 11	5249.8552 sf
28	BLOCK 11	5249.8552 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 12	8429.1172 sf
2	BLOCK 12	6537.2832 sf
3	BLOCK 12	6537.2832 sf
4	BLOCK 12	6537.2832 sf
5	BLOCK 12	7318.3767 sf
6	BLOCK 12	6468.4579 sf
7	BLOCK 12	6468.4579 sf
8	BLOCK 12	6468.4579 sf
9	BLOCK 12	6468.4579 sf
10	BLOCK 12	6457.1513 sf
11	BLOCK 12	6326.6496 sf
12	BLOCK 12	6374.3527 sf
13	BLOCK 12	6579.0494 sf
14	BLOCK 12	6075.7092 sf
15	BLOCK 12	6348.2098 sf
16	BLOCK 12	5977.9929 sf
17	BLOCK 12	7680.8855 sf
18	BLOCK 12	5587.7085 sf
19	BLOCK 12	4200.2015 sf
20	BLOCK 12	4120.0141 sf
21	BLOCK 12	4648.4624 sf
22	BLOCK 12	4348.3727 sf
23	BLOCK 12	4796.1338 sf
24	BLOCK 12	5014.7747 sf
25	BLOCK 12	4958.5420 sf
26	BLOCK 12	4987.1384 sf
27	BLOCK 12	5100.7150 sf
28	BLOCK 12	5299.8749 sf
29	BLOCK 12	5585.2945 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 13	8979.1873 sf
2	BLOCK 13	5994.1474 sf
3	BLOCK 13	5994.1555 sf
4	BLOCK 13	7666.2185 sf
5	BLOCK 13	7854.5667 sf
6	BLOCK 13	7347.0453 sf
7	BLOCK 13	5795.1462 sf
8	BLOCK 13	4950.0000 sf
9	BLOCK 13	5059.3855 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
1	BLOCK 14	4487.8379 sf
2	BLOCK 14	4050.0000 sf
3	BLOCK 14	4050.0000 sf
4	BLOCK 14	4050.0000 sf
5	BLOCK 14	5998.9098 sf
6	BLOCK 14	7640.8766 sf
7	BLOCK 14	5400.0000 sf
8	BLOCK 14	5400.0000 sf
10	BLOCK 14	6028.4926 sf

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

Parcel Area Table		
Lot No.	Block No.	Area (sf)
DEDICATED ROW #1	DEDICATED ROWS	1504.5992 sf
DEDICATED ROW #2	DEDICATED ROWS	24403.1261 sf
DEDICATED ROW #3	DEDICATED ROWS	5513.8048 sf

Parcel Area Table		
Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	26141.0840 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT K	BLOCK 9	14421.7565 sf
HOA TRACT L	BLOCK 9	6672.1239 sf
HOA TRACT M	BLOCK 10	16400.9777 sf
HOA TRACT N	BLOCK 10	2836.3256 sf
HOA TRACT O	BLOCK 10	85779.7482 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT R	BLOCK 10	23262.3448 sf
HOA TRACT S	BLOCK 10	1988.4856 sf
HOA TRACT T	BLOCK 10	7926.7097 sf
HOA TRACT U	BLOCK 10	2440.0000 sf
HOA TRACT V	HOA TRACTS	792.3842 sf
HOA TRACT W	BLOCK 13	15404.3832 sf

Lot Width at Setback

Block No.	*Lot No.*	*Width*	*Setback*	*Minimum Width*
2	*9*	*44.33'*	*15.00'*	*40.00'*
2	*14*	*47.13'*	*15.00'*	*40.00'*
2	*15*	*47.02'*	*15.00'*	*40.00'*
2	*16*	*47.02'*	*15.00'*	*40.00'*
2	*17*	*46.66'*	*15.00'*	*40.00'*
3	*9*	*45.03'*	*15.00'*	*40.00'*
3	*22*	*43.29'*	*15.00'*	*40.00'*
3	*23*	*43.29'*	*15.00'*	*40.00'*
3	*25*	*45.02'*	*15.00'*	*40.00'*
3	*28*	*45.00'*	*15.00'*	*40.00'*
3	*29*	*45.00'*	*15.00'*	*40.00'*
3	*33*	*41.36'*	*15.00'*	*40.00'*
3	*34*	*44.47'*	*15.00'*	*40.00'*
3	*35*	*43.65'*	*15.00'*	*40.00'*
5	*5*	*45.00'*	*15.00'*	*40.00'*
5	*10*	*45.00'*	*15.00'*	*40.00'*
8	*1*	*53.47'*	*15.00'*	*40.00'*
8	*2*	*45.00'*	*15.00'*	*40.00'*
9	*25*	*40.79'*	*15.00'*	*40.00'*
9	*26*	*45.12'*	*15.00'*	*40.00'*
10	*15*	*46.09'*	*15.00'*	*40.00'*
10	*16*	*41.45'*	*15.00'*	*40.00'*
10	*17*	*42.32'*	*15.00'*	*40.00'*
10	*18*	*50.70'*	*15.00'*	*40.00'*
10	*36*	*45.86'*	*15.00'*	*40.00'*
10	*37*	*45.55'*	*15.00'*	*40.00'*
10	*54*	*45.63'*	*15.00'*	*40.00'*
10	*55*	*46.56'*	*15.00'*	*40.00'*
10	*56*	*46.56'*	*15.00'*	*40.00'*
10	*57*	*45.73'*	*15.00'*	*40.00'*
13	*4*	*46.28'*	*15.00'*	*40.00'*
13	*5*	*46.56'*	*15.00'*	*40.00'*

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

Designed:DMG/CVL	Drawn: TA	Checked: ALS	9 of 9
Scale: as shown	Date: 02/18/2025	Job: 18114	

RRE BOOK PAGE