Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
May 13, 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. April 22, 2025 Planning and Zoning Board Meeting Minutes
2025-0422 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

3. Planning and Zoning Monthly Summary Plat Report - April 2025
APRIL SUMMARY 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. **Variance.** The Applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application & Justification
(Subject Zoning Ordinance) 94-066 O-68
(Subject Overlay Zone) 98-023 O-21
(Filed Plat) Book 1 Page 72
Reproduction of Notices, Legal Ad
Findings_of_Fact_BMB.docx

5. **Variance.** The applicants, Jai and Desiree Prasad, are requesting approval of a Variance to the E-1: Estate Residential District 10 ft. side setback requirement for the construction of an attached garage for the the property located at 1051 Saratoga Dr NE, legally described as Unit 17, Block 38, Lot 42A. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning, Location.pdf
Justification.pdf
Plans.pdf
Correspondence with Neighbors.pdf
Reproduction of Notices.pdf
Findings_of_Fact_BMB.docx

6. **Variance.** The applicant, Solano Builders & Construction LLC, is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 400 Northern Boulevard NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Justification Letter.pdf
Existing Zoning Ordinances.pdf
Reproduction of Notifications.pdf
Findings_of_Fact_BMB.docx

7. **Variance.** The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60’ to allow for a 50’ wide lot for the construction of a new 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.
Location Map.pdf
Zoning App & Justification. pdf
Building App.pdf
Reproduction of Notices.pdf
Findings_of_Fact_Tulip.docx

8. **Variance.** The applicants, Maria C. Zavala and Jose L. Solano, request approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement to allow for a 50' lot width for the construction of a primary single-family dwelling unit for the property legally described as Unit 11, Block E, Lot 69. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application Package.pdf
Reproduction of Notices_.pdf
Findings_of_Fact_1603Tulip_BMB.docx

9. **Preliminary/Final Plat.** The applicant, Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), through their agent, JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the lots legally described as Western Hills Unit 2, PAR A, B, C, and Star Villa East, PAR B and C. The plat combines the five parcels into four parcels and dedicates a portion of Right of Way (ROW). Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application Package.pdf
Zoning Comments.pdf
Public Works Comments.pdf
Reproduction of Notices.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
April 22, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0422 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

APRIL 22, 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	Tim Dvorak, Planner II
Andrea Hankins, District 5	Liz Ruiz Carlos, Planner II
Sal Tortorici, At-Large	Michelle Costilla, Planner II
MEMBERS ABSENT:	Ben Isaacs, Planner I
Scottie Richardson, District 1, Vice-Chair	Tamarah Martinez, Planner I
Lisa Hardisty, District 6	Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) April 8, 2025 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, requested approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1.

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

Applicant Jeanie Springer Knight presented on the item after being administered the oath virtually.

Sal Tortorici moved to approve Item #2. Seconded by Robert Gabaldon.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: (None)

3) The applicant, Justin Carricato, requested approval of a variance to the E-1: Estate Residential District side setback requirement of 10’ to allow for a 5’ side setback for a 360 square foot accessory structure

on the property located at 4420 Bentgrass Meadows Drive NE, legally described as Diamond Ridge, Block 2, Lot 35.

Staff member, Tamarah Martinez presented the item recommending denial and stood for questions.

Applicant, Justin Carricato spoke on the item after being administered the oath virtually.

The applicant confirmed Commissioner Tortorici's query on whether the tiered backyard made it difficult to place the structure there. He also answered Commissioner Gabaldon's request for wall and structure heights.

Kevin Kofchur moved to approve Item #3. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: (None)

4) The applicants, Timothy and Robin Hecker, requested approval of a Variance to the 5 ft rear setback for patio covers to allow for a 1.9-foot encroachment into the rear setback area, for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11.

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

Applicant, Tim Hecker spoke on the item.

The following members of the public spoke against the item:

- Steven A. Scharf
- Robert Wehrle
- Kenneth James Juvette

Commissioner Tortorici's questions regarding background and building documentation were answered by Steven Scharf and applicant, Tim Hecker. Amy Rincon, Development Services Director clarified his query that the city doesn't enforce CCR's but the variance approval by the Planning and Zoning board would not negate the HOA's ability to take the matter into a private court system.

Commissioner Gabaldon explained the item was being considered for the setback of 1.9 feet and not the structure and subsequent safety concerns.

In response to Commissioner Kofchur's question on the construction without a building permit, Mr. Hecker outlined the initial contact beginning with Code Enforcement to his contact with Planning and Zoning to correct actions by submitting a variance.

Chairman Radosevich's query if the building permit would ensure code requirements are met with inspection was confirmed by Ms. Rincon. She explained if the board recommended approval, a condition for a building permit would require submitting plans that meet code requirements before any inspections were scheduled. Commissioner Tortorici confirmed correction notices would be issued to improve the structure's integrity.

Kevin Kofchur moved to approve Item #4. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **1 AGAINST**
YES: Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: Kevin Kofchur

5) The applicant, AMREP Southwest Inc., requested approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 101 9th Avenue NE.

Staff member, Ben Isaacs presented items #5 and #6 concurrently, recommending approval with findings and conditions, and stood for questions.

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

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

6) The applicant, Amreston Construction, requested approval of a Variance to R.O. 2003, Section 154.60(A)(8) Residential Design Criteria, requiring all utility service and distribution lines be placed underground. The request is for an overhead power extension for the subject property located at 101 9th Avenue NE, legally described as Unit 11, Block UU, Lot 34.

Staff member, Ben Isaacs and applicant, Bryan Aragon had no further comments.

Member of the public, Jeri Woodruff spoke on the item after being administered the oath virtually.

In response to Commissioner Gabaldon's question, applicant Bryan Aragon explained the utility plan and permit submitted to PNM was denied because Rainbow had been paved within the last five years. Their redesign utilizes only one power pole for the overhead line, which will then be trenched to the property. Mr. Aragon confirmed Chairman Radosevich's clarification there would be only one pole and the rest would go underground.

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

7) The applicant, AMREP Southwest Inc., through their agent, Consensus Planning, Inc., requested approval of a Master Plan Amendment to the Lomas Encantadas Master Plan.

Staff member, Tim Dvorak presented items #7 and #8 concurrently, recommending approval to the Governing Body for the Master Plan Amendment and Zone Map Amendment and stood for questions.

Agent, Jim Strozier provided a presentation on the item.

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

8) The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requested approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District.

Staff member, Tim Dvorak and applicant Bryan Aragon had no further comments.

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

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur. Chairman Radosevich adjourned the meeting at 7:06 PM.

APPROVED THIS 13th DAY OF MAY 2025.

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Fred Radosevich, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - April 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	MARCH VALUATION	APR	APRIL VALUATION	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	$14,435,859	98	$19,935,948	77	$18,029,689	73	$16,383,965									318	$68,785,461	978	$203,284,682
Additions/Residential	8	$723,307	11	$271,275	17	$1,510,164	11	$269,859									47	$2,774,605	139	$4,780,524
Casita	2	$400,000	2	$246,880	2	$145,693	1	$100,000									7	$892,573	0	$0
New Commercial	2	$10,010,000	0	$0	1	$2,000,000	1	$75,000									4	$12,085,000	12	$45,655,635
New Office/Institution	0	$0	0	$0	1	$22,000,000	0	$0									1	$22,000,000	4	$15,892,176
New Industrial	0	$0	0	$0	0	$0	0	$0									0	$0	1	$55,000,000
Non-Residential Interior Tenant Improvement	4	$4,241,867	1	$658,943	3	$296,073	3	$5,548,033									11	$10,744,916	23	$11,668,260
Office/Institution Addition	0	$0	0	$0	0	$0	0	$0									0	$0	1	$35,000
Industrial Addition	0	$0	0	$0	0	$0	0	$0									0	$0	0	$0
New Multi-Family	25	$2,773,015	31	$4,839,727	15	$5,994,169	15	$2,258,392									86	$15,865,303	80	$59,886,454
Telecommunication Tower	0	$0	0	$0	0	$0	2	$48,000									2	$48,000	12	$510,470
Demolition - Non-Residential	0	$0	1	$658,943	0	$0	1	$9,000									2	$667,943	2	$12,000
Demolition - Residential	0	$0	0	$0	0	$0	0	$0									0	$0	0	$0
Fence	14	$102,446	9	$50,200	15	$66,487	11	$19,810									49	$238,943	124	$4,213,173
Garages	3	$282,816	4	$148,328	5	$277,631	4	$366,368									16	$1,075,143	62	$2,023,027
Pool	6	$315,448	7	$795,772	4	$300,299	9	$560,392									26	$1,971,911	78	$5,722,342
Reroofs/Windows/ Doors	71	$1,164,081	68	$919,262	84	$931,934	72	$1,477,319									295	$4,492,596	689	$10,669,898
Retaining Wall	6	$61,700	10	$905,761	9	$1,899,710	22	$5,516,450									47	$8,383,621	210	$42,046,776
Small Shed (120 sq.ft. or less)	20	$80,523	10	$38,515	26	$99,401	25	$89,691									81	$308,130	217	$815,850
Sheds	8	$124,254	5	$85,288	9	$65,948	8	$158,090									30	$433,580	245	$2,279,833
Solar (Rooftop & Ground Mount)	36	$123,699	42	$21,688	41	$12,086	43	$3,784									162	$161,257	617	$6,428,170
Business Registrations (Occupancy Inspection)	15	$0	13	$0	21	$0	23	$0									72	$0	196	$0
Building Inspections	3,279	$0	3,361	$0	3,346	$0	3,547	$0									13,533	$0	40,030	$0
Engineering Inspections	202	$0	186	$0	181	$0	229	$0									798	$0	2,551	$0
R.O.W. Permits (Fees)	33	$48,644	28	$23,666	25	$30,645	67	$39,065									153	$142,020	509	$300,630
TOTALS:	**3,804**	**34,887,659**	**3,887**	**$29,600,196**	**3,882**	**$53,659,929**	**4,167**	**$32,923,218**									15,740	$151,071,002	46,780	$471,224,900

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Legislation Item:

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: APRIL SUMMARY PLAT.pdf

SUMMARY PLAT ACTIVITY

April 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

April 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	
25-200-00007	3/4/2025	UNIT 20, BLOCK 135, LOTS 1-2, LOT COMBIN	Under Review	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00012	3/27/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 12,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00015	3/31/2025	SUMMARY PLAT : LOT COMBO (2 LOTS TO 1) U	Under Review	
25-200-00017	**4/11/2025**	**SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &**	**Under Review**	
25-200-00019	**4/21/2025**	**SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,**	**Under Review**	
TOTAL TO DATE:		**68**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00009

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The Applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property located at 10 Northern Blvd NE, legally described as Rio Rancho Estates Unit 11, Block U, Lot 2. The subject property comprises approximately 0.2639 acres.

The subject property is located in the southeast corner of the intersection at Rainbow Blvd NE and Northern Blvd NE, both minor arterials. The property was originally platted February 6, 1967 in Book 1, Page 72.

The subject property is zoned R-1:Single-Family Residential per Ordinance No. 68, Enactment No. 94-066, adopted December 28, 1994 by the Governing Body. There is additionally an Overlay Zone on the property under Ordinance No. 21, Enactment No. 98-023, adopted September 23, 1998 by the Governing Body; this overlay zone was established to prevent the proliferation of substandard 50' width lots.

The surrounding properties to the north, south, east, and west are zoned R-1:Single-Family Residential District. There is additionally R-2: Single-Family Residential District to the northwest.

The minimum allowable lot width in the R-1 zoning district is 60' per Rio Rancho Municipal Code (R.O. 2003) Section 154.50. The Applicant is requesting this Variance to the minimum R-1 zoning district lot width requirement to allow for development of their 50' wide lot. Additionally, as the Applicant only owns the subject Lot 2 and neither of the adjacent lots, there is no opportunity for applying for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

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

savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

The Applicant states in their included justification letter, "We are requesting a Variance to the R-1 zoning district 60-foot minimum lot width requirement, as outlined in the Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build [a] residential home at 10 Northern Boulevard NE; Unit 11, Block U, Lot 2."

The Applicant continues, "This antiquated platted lot was rezoned from an un-zoned district to a R-1 Zoning district in 1994, per Ordinance No. 68-94-066. The purposed of the ordinance was to provide a zoning designation for the lots within the ordinance boundary. Many of the lots within the boundary of this ordinance did not comply with the R-1 zoning designation. The ordinance did include a 'Nonconforming Clause,' however it only applied to 'already developed residential properties.' The nonconformity of this lot has existed since the lot was platted in 1967."

Staff recommends the Planning and Zoning Board find that the subject property is an irregular and narrow lot; as such, staff finds that the subject Variance request would be in alignment with the health, safety, morals, and welfare of the City. As the Applicant does not own any adjacent lots to the subject lot, the option for a Summary Plat consolidation to expand the lot width is not available. Staff finds the strict application of the minimum lot width requirement of 60' on this 50' wide lot would result in a hardship that would deprive the owner of the reasonable use of their land.

Reviewed By:

Reviewing Agency	Received Application for Review	Comments
DSD Planning	x	No adverse comments.
DSD Engineering	x	No adverse comments.
Fire and Rescue	x	No adverse comments.
Police	x	No comments received
SSCAFCA	x	No adverse comments.
Parks and Recreation	x	No adverse comments.
Rio Rancho Public Schools	x	No comments received.
MRCOG/MRMPO	x	No comments received.

NOTIFICATIONS:
Property owners within 100' of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100' to 300' of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the April 28, 2025 edition of the Albuquerque Journal. A sign was posted to the property as per ordinance.

IMPACT:

DEPARTMENT RECOMMENDATION
The Development Services Department recommends the Planning and Zoning Board approve Variance Request No. 25-110-00009 subject to the following findings and conditions:

General Findings of Fact:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.

Specific Findings of Fact:
1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Rio Rancho Estates Unit 11, Block U, Lot 2, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

If the Planning and Zoning Board finds the Variance Request is not justified, staff recommends the following findings:

Findings of Fact for Denial:
1. The Applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Variance request.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application & Justification
ATTACHMENT: (Subject Zoning Ordinance) 94-066 O-68
ATTACHMENT: (Subject Overlay Zone) 98-023 O-21
ATTACHMENT: (Filed Plat) Book 1 Page 72
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: Findings_of_Fact_BMB.docx

10 NORTHERN BLVD NE
RRE UNIT 11, BLOCK U, LOT 2
VARIANCE REQUEST TO DEVELOP 50' WIDTH LOT

City of Vision

0 25 50 100 150 200 Feet

Subject Property
Roads
Zoning
R-1
R-2

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

Map Created by Tim Dvorak on 4/24/2025

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest Inc		Phone: 505-389-2191
Address: 409 NM Hwy 528 NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Requesting a variance to Section 154.50 Residential Zoning Table; the lot at 10 Northern Blvd, NE, an antiquated platted lot, has a front width of 50'. The current zoning district is R-1. The R-1 Zoning requires a minimum front width of 60'.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 11	Block(s): Block U	Lot(s): 2
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.2639

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: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Aragon		Date: 4/15/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

AMREP SOUTHWEST INC
409 NM Hwy 528 NE
Rio Rancho, NM 87124

April 15, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR ZONING VARIANCE

Mr. Babyak,

We are requesting a variance to the R-1 zoning district 60-foot minimum lot width requirement, as outlined in the Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build residential home at 10 Northern Boulevard NE; Unit 11, Block U, Lot 2.

This antiquated platted lot was rezoned from an un-zoned district to a R-1 Zoning district in 1994, per Ordinance No. 68-94-066. The purpose of the ordinance was to provide a zoning designation for the lots within the ordinance boundary. Many of the lots within the boundary of this ordinance did not comply with the R-1 zoning designation. The ordinance did include a "Nonconforming Clause," however it only applied to "already developed residential properties." The non conformity of this lot has existed since the lot was platted in 1967.

The Rio Rancho Municipal Code, Section 154.50, R-1 zoning table states that the minimum lot width is 60-feet with a minimum area of 7,000 square feet. The front yard setback is 20-feet with 5-foot side yard setbacks and 20-foot rear setback.

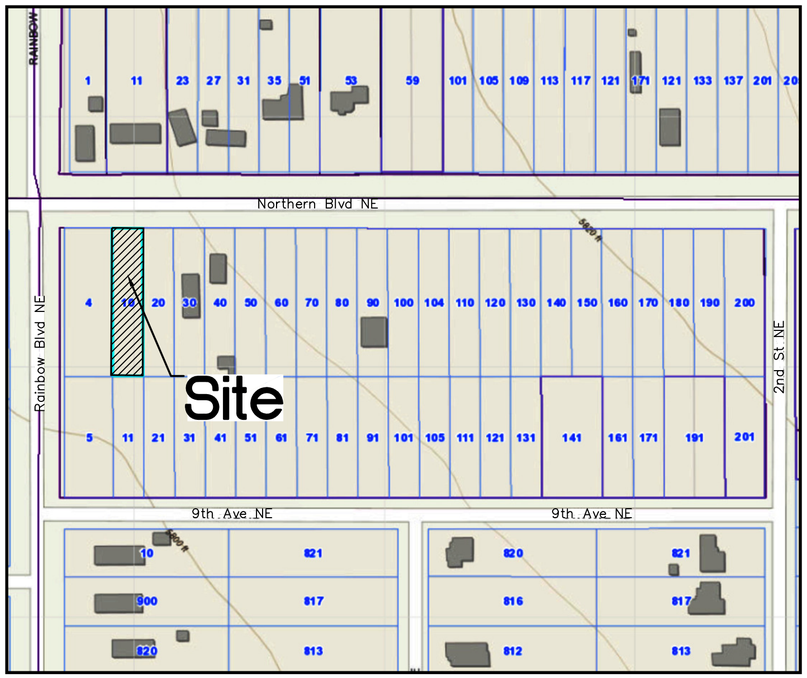
The lot at 10 Northern Boulevard NE consists of 11,497 square feet, has a front width of 50.02-feet, a rear width of 49.96-feet and a lot depth of 229.99-feet. A copy of a boundary survey has been attached.

If there are any questions or any additional information is required, please contact me at your convenience.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

Attachment: Boundary Survey



Vicinity Map

N.T.S.

Benchmark -NAVD 88

THE BENCHMARK ELEVATIONS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATION DERIVED FROM AN OPUS SOLUTION USING THE FOLLOWING THREE STATIONS:

P120 CLINESCORNNM2007 CORS ARP
ZAB1 ALBUQUERQUE 1 CORS ARP
NMSF SANTA FE CORS ARP

BASED UPON THE ACCURACIES AS DETERMINED USING THE NGS OPUS SOLUTIONS AND THE METHODS USED IN THE FIELD, THE PUBLISHED COORDINATES AND ELEVATIONS SHOWN HEREON HAVE THE FOLLOWING ACCURACIES:

X= 0.10'
Y= 0.10'
Z= 0.10'

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1888D, DATED MARCH 18, 2008.

Indexing Information

Section 16, Township 12 North, Range 2 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates Unit 11
Owner: AMREP Southwest Inc.
UPC #: 1-009-070-235-472

Notes

1. FIELD SURVEY PERFORMED IN MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD, A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS.
6. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996568233, WITH AN ORIGIN OF (0,0).
7. THERE ARE 5 FOOT PUBLIC UTILITY EASEMENTS ON THE FRONT, SIDE AND REAR LOT LINES GRANTED BY THE ORIGINAL PLAT FOR THE SUBJECT PROPERTY FILED ON DECEMBER 11, 1962, IN RRE BOOK 1, PAGE 36. THE SUBJECT PROPERTY WAS THEN RE-PLATTED BY THE PLAT FILED ON DECEMBER 8, 1965, IN RRE BOOK 1, PAGE 66 AND THE PLAT OF RECORD, FILED ON FEBRUARY 6, 1967, IN RRE BOOK 1, PAGE 72. THE EASEMENTS WERE NOT SHOWN AND CALLED OUT ON THE SUBSEQUENT RE-PLATS, THEREFORE ARE NOT SHOWN ON THIS SURVEY.

Boundary Survey
and
Topographic Map
for
Lot 2, Block "U", Rio Rancho Estates Unit 11

City of Rio Rancho
Sandoval County, New Mexico
May 2024

Legal Description

LOT NUMBERED TWO (2), IN BLOCK LETTERED "U", OF UNIT NUMBERED ELEVEN (11), AS SHOWN AND DESIGNATED ON THE REPLAT OF RIO RANCHO ESTATES, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 6, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 72.

Documents

1. REPLAT OF RECORD FOR RIO RANCHO ESTATES UNIT 11, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 6, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 72.
2. PLAT OF RIO RANCHO ESTATES UNIT 11, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 11, 1962, IN RIO RANCHO ESTATES BOOK 1, PAGE 36.
3. REPLAT OF RIO RANCHO ESTATES UNIT 11, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 08, 1965, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 66.

Surveyor's Certificate for Boundary Survey

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

5/24/24
BRIAN J. MARTINEZ — DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5/24/24
BRIAN J. MARTINEZ — DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

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

Surveyor's Observations

(A) OVERHEAD LINES INTO SUBJECT PROPERTY BY AS MUCH AS 2.07 FEET AND OUTSIDE EASEMENT, PRESCRIPTIVE RIGHTS MAY APPLY.

BAR SCALE

0 30' 60'

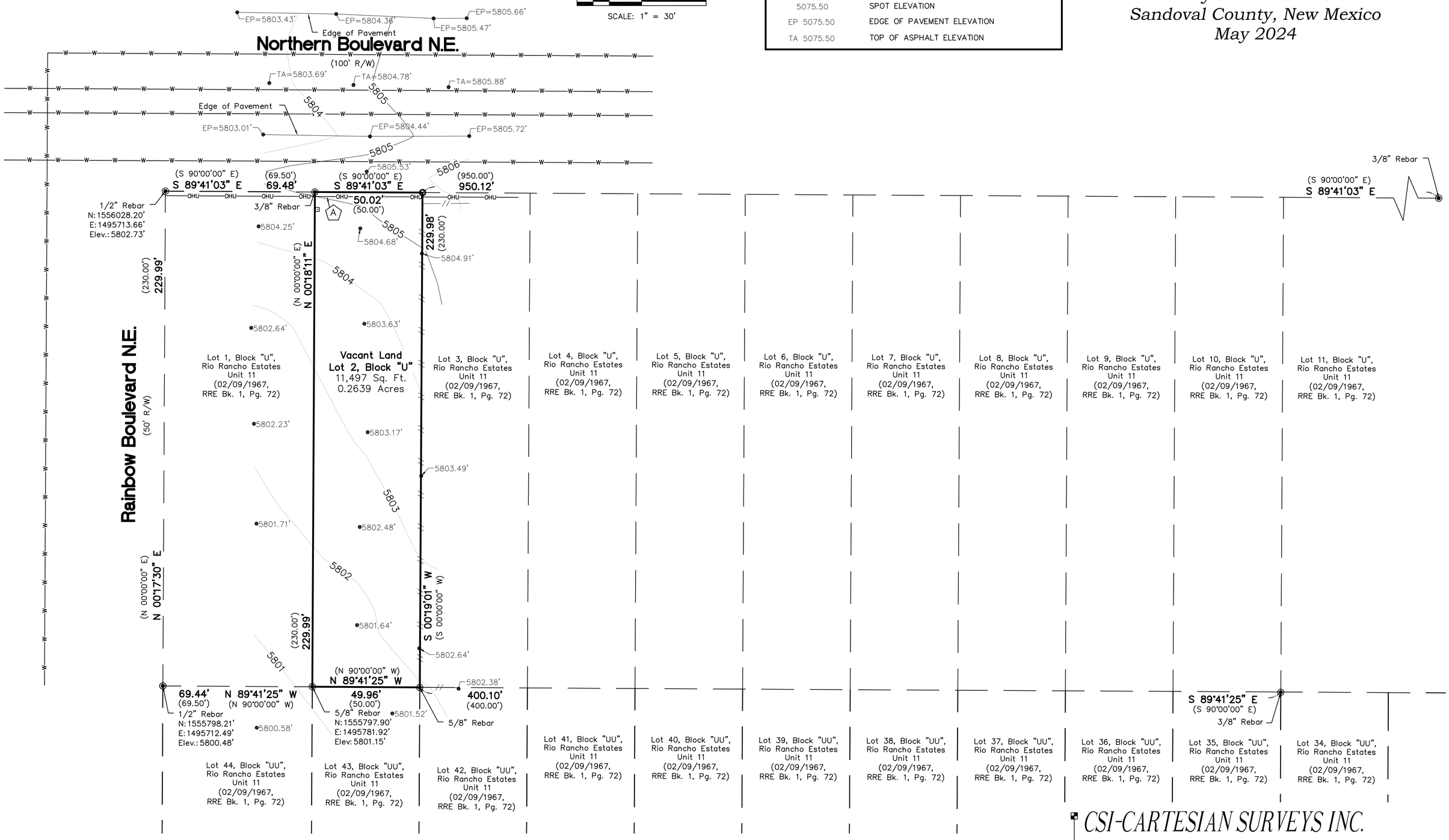
SCALE: 1" = 30'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/08/1965, RRE BK. 1, PG. 66)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊡	UTILITY PEDESTAL
——//——	WOOD FENCE
——OHU——	OVERHEAD UTILITY LINE
——W——	UNDERGROUND WATER UTILITY LINE
5075.50	SPOT ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION

Boundary Survey
and
Topographic Map
for
Lot 2, Block "U", Rio Rancho Estates Unit 11

City of Rio Rancho
Sandoval County, New Mexico
May 2024



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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

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

Section 4. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

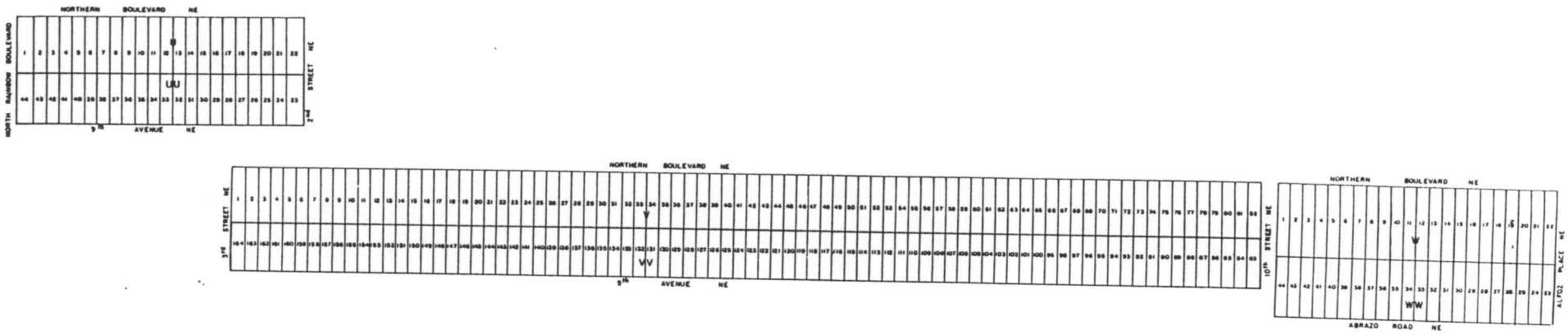
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

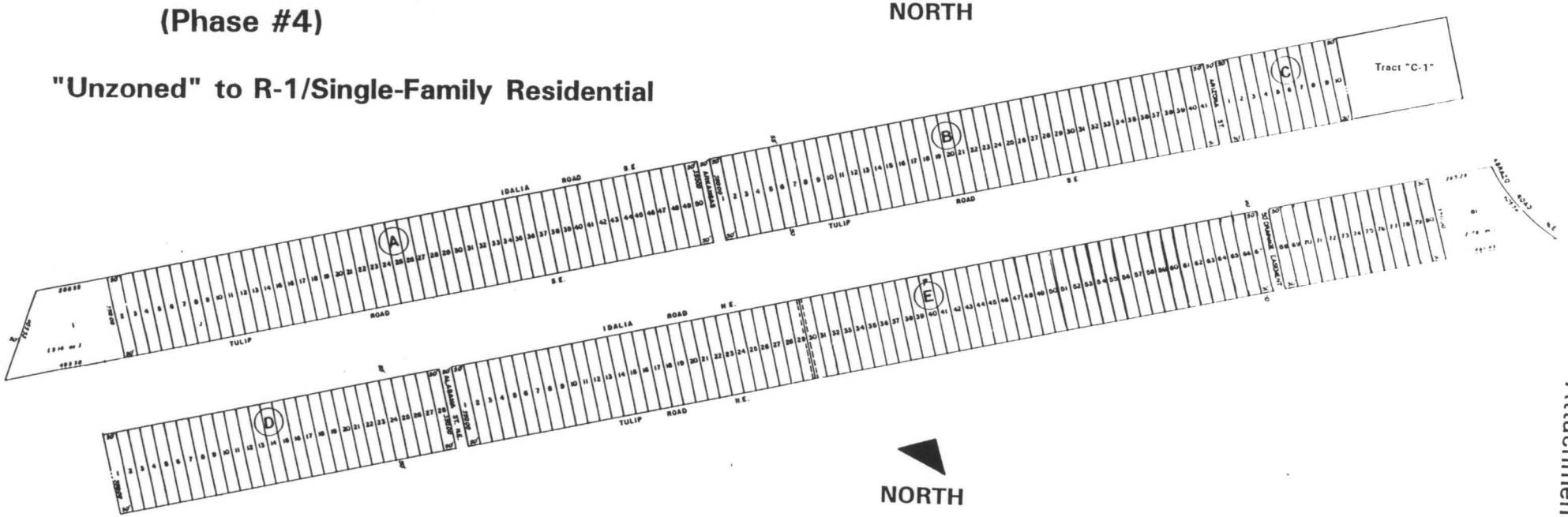
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

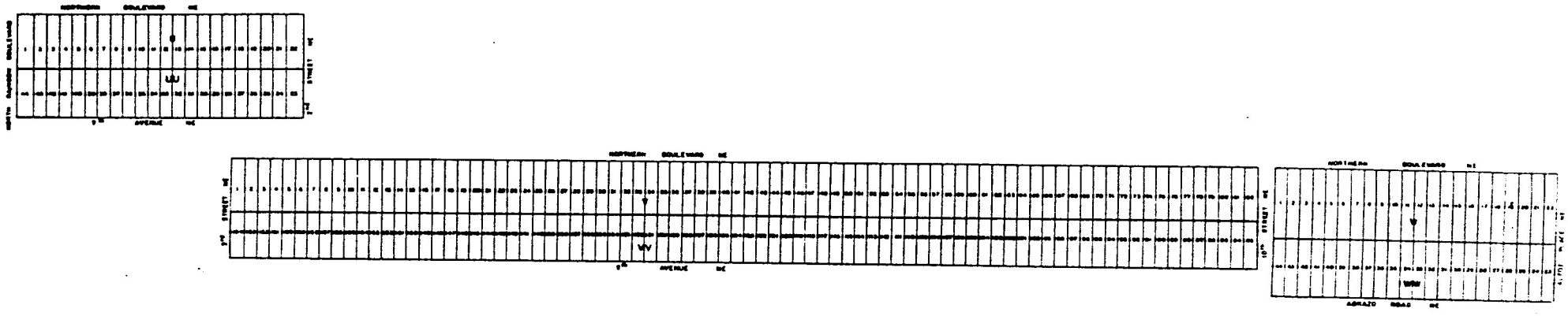
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

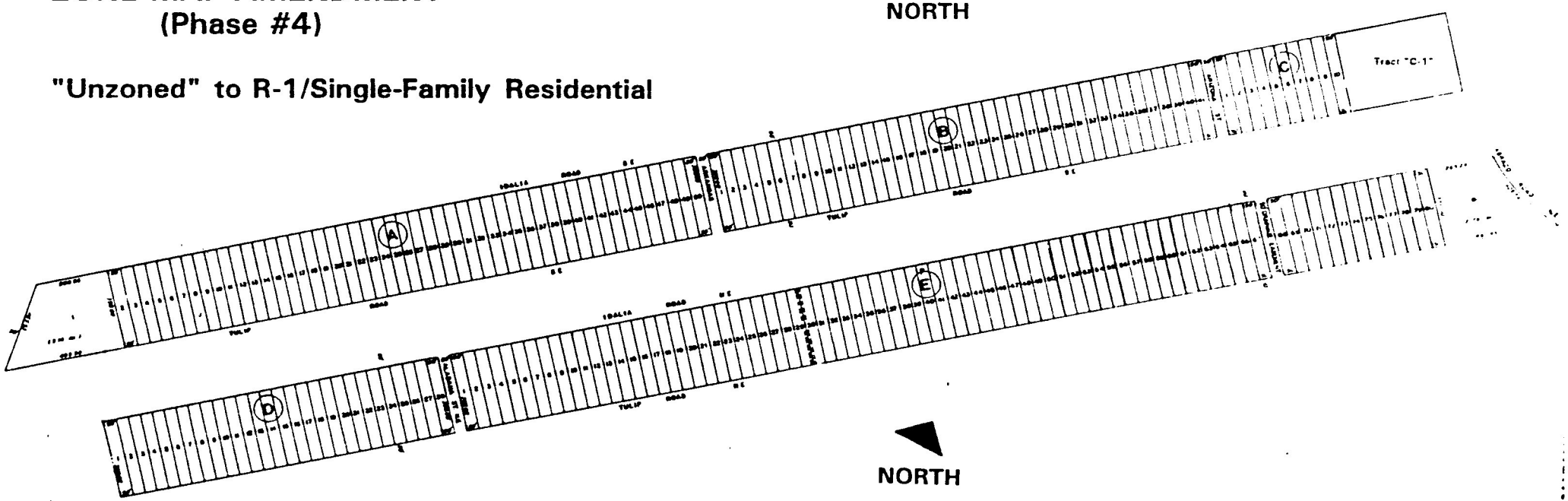
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

City of Rio Rancho
3900 Southern Blvd. SE ● PO Box 15550
Rio Rancho, NM 87174-0550
(505) 891-7206 ● Fax (505) 896-8994

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

REPLAT OF LOTS
WITHIN
UNITS ELEVEN, TWELVE & THIRTEEN
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY, NEW MEXICO

Surveyed, re-platted, and subdivided, and comprising Lots numbered Twenty-three (23), thru Forty-four (44), inclusive, of Block lettered J, Lots numbered Eighty-three (83), thru One Hundred Sixty-four (164), inclusive, of Block lettered VV, and Lots numbered Twenty-three (23), thru Forty-four (44), inclusive, of Block lettered WW, and Park and Recreation Area, Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; Lots numbered One (1) thru Fifty-seven (57), inclusive, of Block lettered BB, Lots numbered One (1) thru Fifty-nine (59), inclusive, of Block lettered CC, Lots numbered One (1) thru Thirty-two (32), inclusive, of Block lettered DD, Unit Twelve, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; Park and Recreation Area, Tract lettered E, and Blocks numbered One (1) and Two (2), Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico; with the free consent of, and in accordance with the wishes and desires of, the property duly undersigned owners and proprietors thereof; and that the owners of the property do hereby dedicate all public thoroughfares shown hereon to the County of Sandoval, New Mexico, and do hereby grant easements shown on the plat, including the right of ingress and egress and the right to prune interfering trees.

John S. Sommerhalder
Assistant Vice-President

Dora M. McSwain
Assistant Secretary

STATE OF NEW MEXICO)ss
COUNTY OF BERNALILLO)

On this 3rd day of February, 1967, before me, a Notary Public in and for said County and State, personally appeared John S. Sommerhalder and Dora M. McSwain, who, being by me duly sworn, did say that they are Assistant Vice-President and Assistant Secretary, respectively, of RIO RANCHO ESTATES, INC., a corporation organized under the laws of the State of New Mexico; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and that said John S. Sommerhalder and Dora M. McSwain acknowledged said instrument to be the free act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and seal on the day and date last above written.

My Commission Expires June 4, 1970.

J. Esther McMillan
NOTARY PUBLIC

I, Robert K. Walsh, New Mexico Registered Land Surveyor No. 2127, do hereby certify that the plat shown hereon was made by me or under my direct supervision, and that the same is true and correct to the best of my belief and knowledge.

NEW MEXICO REGISTERED LAND SURVEYOR NO 2127

I, Jim Applegate, County Clerk of Sandoval County, New Mexico, do hereby certify that the plat shown hereon was approved and roads shown hereon were accepted for dedication to the County of Sandoval, New Mexico, by the Board of Commissioners at their meeting held on the 6th day of February, 1967.

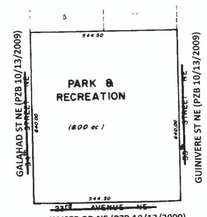
COUNTY CLERK

SANDOVAL BD OF COMMISSIONERS
APPROVED
2-6-67

JOB NO. 2072	RESIDENTIAL LOTS
PAGE NO 72	COMMERCIAL ACREAGE
BOOK NO. 1	MULTIPLE ACREAGE
COMPUTED BY	RESERVED ACREAGE
DRAFTED BY	MILES OF ROAD
COMPUTER NOS.	REPLAT [illegible]
PROOFED BY	

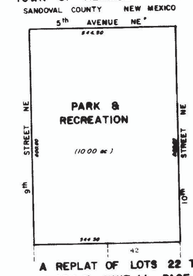
PARK & RECREATION AREA
UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat of Lots numbered One (1) thru Four (4), inclusive and Lots numbered Thirty-one (31) thru Thirty-four (34), inclusive, of Block numbered Twenty-seven (27), Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 48, on April 22, 1963.



A REPLAT OF LOTS 1 THRU 4 & 31 THRU 34, BLOCK 27, UNIT 13, PAGE 48.

PARK & RECREATION AREA
UNIT 11
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

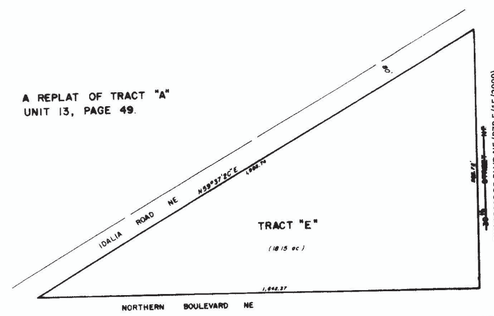


A REPLAT OF LOTS 22 THRU 41, BLOCK 11, UNIT 11, PAGE 36.

A replat of Lots numbered Twenty-two (22) thru Forty-one (41), of Block numbered Eleven (11), Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 36, on December 11, 1962.

TRACT E, UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

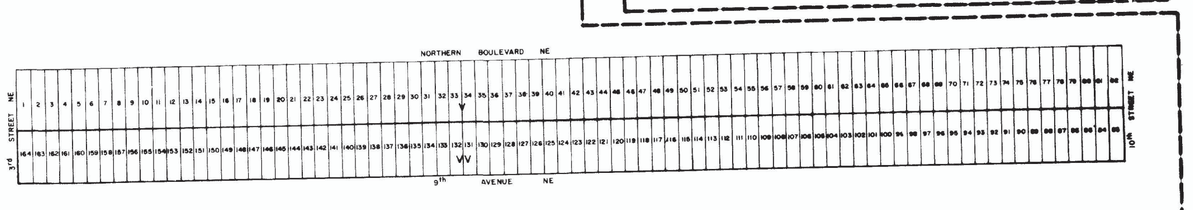
A replat of Tract lettered "A", proposed Commercial Area, of S W Portion of Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 49, on April 22, 1963.



A REPLAT OF TRACT "A" UNIT 13, PAGE 49.

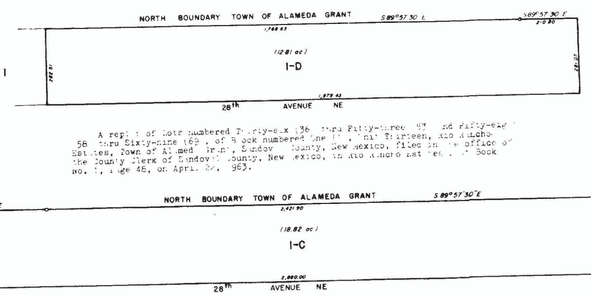
LOTS 23 THRU 44, BLOCK UU, LOTS 83 THRU 164, BLOCK VV
LOTS 23 THRU 44, BLOCK WW, UNIT 11
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO

A replat, for the sole purpose of changing Block designations, of portions of Blocks lettered S, V, W, of Replat of Lots within Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 66, on December 8, 1965.



A REPLAT OF LOTS 23 THRU 44, BLOCK U, LOTS 83 THRU 164, BLOCK V, LOTS 23 THRU 44, BLOCK W, UNIT 11, PAGE 66.

BLOCKS 1-C & 1-D, UNIT 13
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO



A replat of Lots numbered Forty-six (46) thru Forty-three (43), and Forty-four (44) thru Forty-five (45), of Block numbered One (1), Unit Thirteen, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 48, on April 22, 1963.

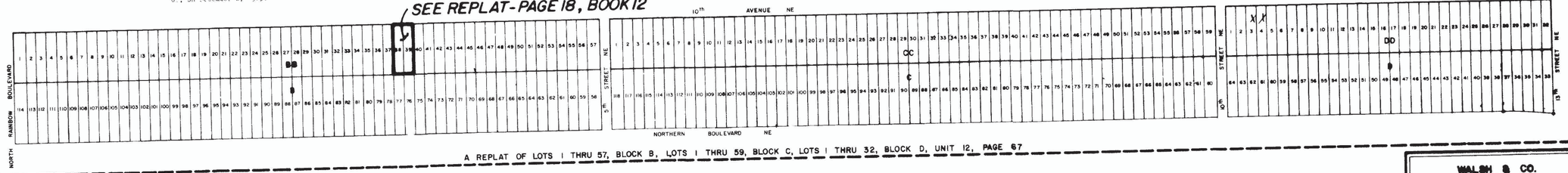
SCALE 1" = 200'

A REPLAT OF LOTS 36 THRU 53 & 58 THRU 69, BLOCK 1, UNIT 13, PAGE 48.

A replat for the sole purpose of changing Block designations of portions of Blocks B, Y, W, of Southerly portion of Unit Twelve, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, Page 67, on December 6, 1965.

SEE REPLAT-PAGE 18, BOOK 12

LOTS 1 THRU 57, BLOCK BB, LOTS 1 THRU 59, BLOCK CC,
LOTS 1 THRU 32, BLOCK DD, UNIT 12
RIO RANCHO ESTATES
TOWN OF ALAMEDA GRANT
SANDOVAL COUNTY NEW MEXICO



A REPLAT OF LOTS 1 THRU 57, BLOCK B, LOTS 1 THRU 59, BLOCK C, LOTS 1 THRU 32, BLOCK D, UNIT 12, PAGE 67

WALSH & CO.
3004 Copper NE 265-4488
Albuquerque New Mexico
DRAWING NO. 72 DATE 1-67
CLIENT RIO RANCHO ESTATES

Book 1 Page 72

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

April 25, 2025

RE: **Variance Request: Case No. 25-110-00009 (10 Northern Blvd NE)**
Variance Request to Allow for Development of Single-Family Home on 50' Width R-1: Single-Family Lot

Dear Property Owner:

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

The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2. The subject property comprises approximately 0.2639 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, May 13, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

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

Respectfully,

Tim Dvorak

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

10 NORTHERN BLVD NE
RRE UNIT 11, BLOCK U, LOT 2
VARIANCE REQUEST TO DEVELOP 50' WIDTH LOT

Rio Rancho
City of Vision

0 25 50 100 150 200
Feet

Subject Property
Roads
Zoning
R-1
R-2

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

Map Created by Tim Dvorak on 4/24/2025

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom)/City Hall
Date: May 13, 2025
Time: 6:00PM
Staff Contact: Tim Dvorak (505) 896-8361
tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2. The PZB will hear the request on May 13, 2025.

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

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

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

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2. The PZB will hear the request on May 13, 2025.

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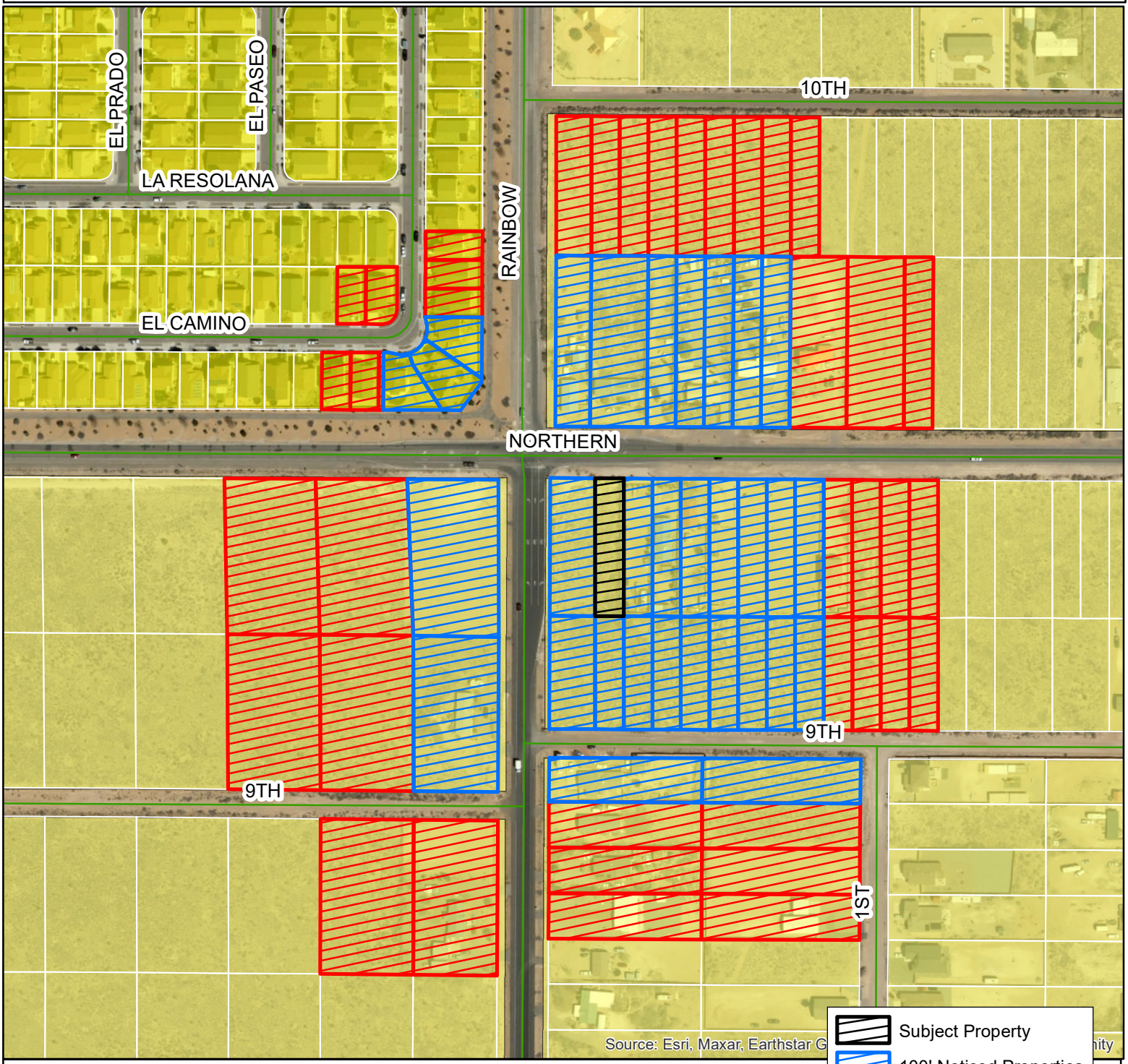
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

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

10 NORTHERN BLVD NE
RRE UNIT 11, BLOCK U, LOT 2
VARIANCE REQUEST TO DEVELOP 50' WIDTH LOT



RioRancho City of Vision

0 75 150 300 450 600 Feet

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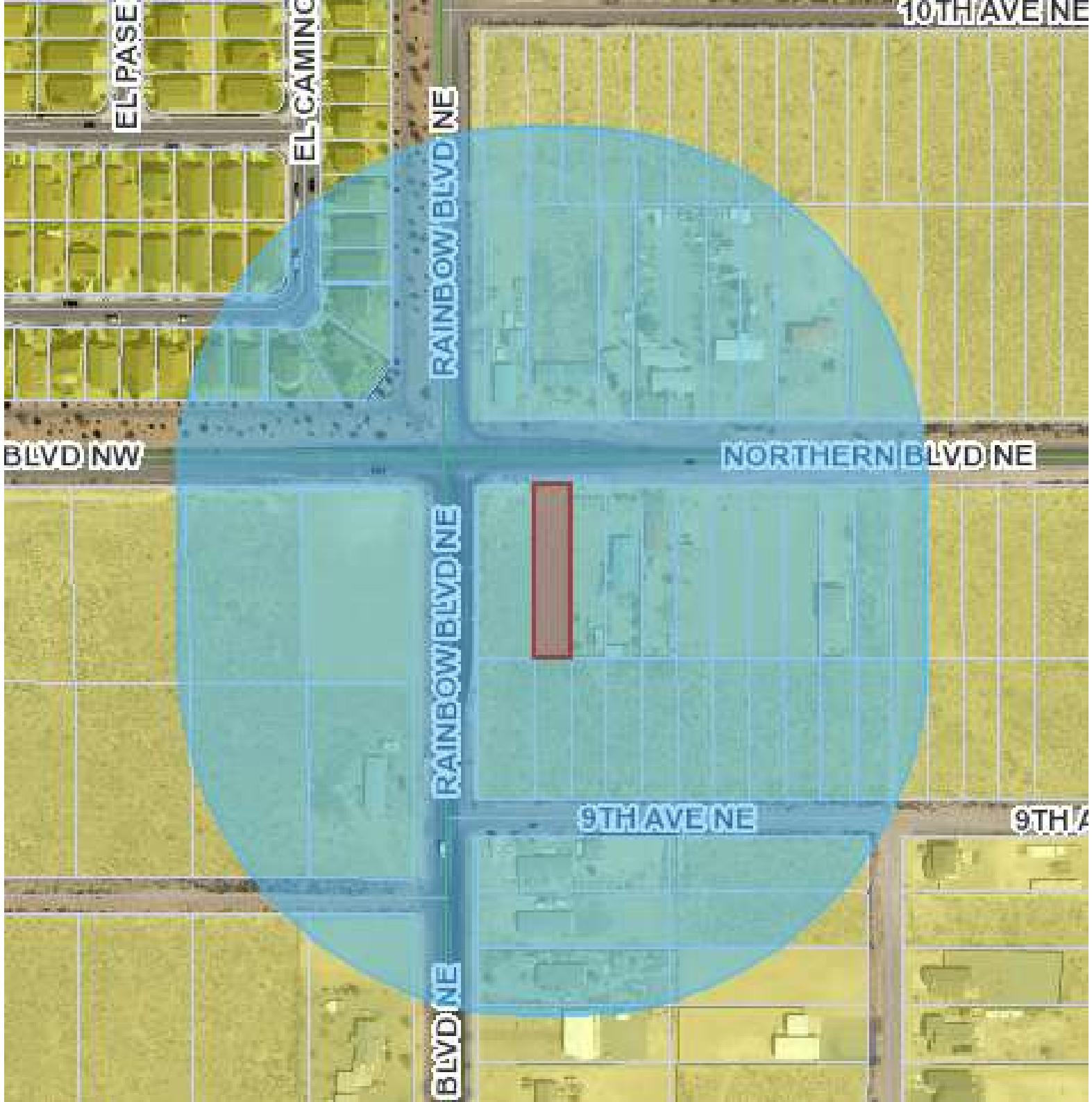
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

GIS Moving Spatial Data Forward

Map Created by Tim Dvorak on 4/24/2025

Noticed Adjacent Properties within 100'
(Right-of-Way Excluded)

Noticed Adjacent Properties
within 300'
(Right-of-Way Excluded)



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 13, 2025:

Variance
Case #25-110-00008
The applicants, Jai and Desiree Prasad, request approval of a Variance to allow for a 7-foot encroachment into the side setback for the construction of an attached garage at the property legally described as U17, Blk 38, Lot 42A. The subject property is zoned E-1: Estate Residential and is approximately 2.48 acres.

Variance
Case #25-110-00011
The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The Variance is to the 60' minimum lot width requirement for R-1: Single Family Residential zoned districts; the variance would allow for a 10' deviation.

Preliminary/Final Plat
Case #25-220-00003
The applicant, SSCAFCA, through their agent JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the subject properties legally described as WH2, PAR A, B, C, and SVE, PAR B and C. The plat combines the five parcels into four parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

Variance
Case #25-110-00009
The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2.

Variance
Case #25-110-00007
The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single- Family Residential District and comprises approximately 0.4000 acres.

Variance
Case #25-110-00010
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.
Journal: April 28, 2025

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00009

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK U, LOT 2.

Applicant: AMREP Southwest, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Rio Rancho Estates Unit 11, Block U, Lot 2, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for development of a 50' wide lot zoned R-1: Single-Family Residential District, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00009

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK U, LOT 2.

Applicant: AMREP Southwest, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for development of a 50’ wide lot zoned R-1: Single-Family Residential District, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00008

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Jai and Desiree Prasad, are requesting approval of a Variance to the E-1: Estate Residential District 10 ft. side setback requirement for the construction of an attached garage for the the property located at 1051 Saratoga Dr NE, legally described as Unit 17, Block 38, Lot 42A. Staff contact is Michelle Costilla and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Jai and Desiree Prasad, are requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table for the construction of an attached garage. The property is located at 1051 Saratoga Dr NE, is legally described as Unit 17, Block 38, Lot 42A, and is zoned E-1: Estate Residential.

The subject property is located to the west of Saratoga Dr. NE, a major collector road. The property is approximately 187 ft. wide, approximately 2.50 acres, and is zoned E-1: Estate Residential per Ordinance No. 30, Enactment 94-028. It is located within the La Barranca Specific Area Plan. The plan's purpose is to is to help guide and manage the physical development within the planning area. It identifies the area as low-density residential and has no enhanced or specific design requirements.

The applicant is requesting to build an attached 3,000 sf garage 3 feet away from the left side of the property line, which will be encroaching 7 feet into the 10 foot setback. Staff find that there exists a five foot Public Utility Easement (PUE) on all sides of the property. The proposed structure will encroach 2 feet into the PUE and a condition of approval is for the applicant to obtain permission from all applicable utility companies in the form of an encroachment agreement or vacate the rear Public Utility Easement.

According to a justification letter provided by the applicant, the reasons for the Variance request are as follows:

1. "Putting the garage further out would not allow us to turn our truck and trailer around in front of the garage. It will also obstruct our view to the west.
2. All neighbors have approved the plan. No part of the plan is detrimental to any neighbor in any way.
3. No part of the plan obstructs the neighbors view.
4. There is no fire or flood hazard. The next closest house to the south of the corner of the garage is 250 feet away."

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

Staff recommends the Planning and Zoning Board find that the lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with Chapter 154. Furthermore, the justification is based off inconvenience and personal comfort and the strict application of the minimum side setback requirement of 10 ft on the left side of the property would not result in a hardship that would deprive the owner of the reasonable use of their land.

The subject property is 2.50 acres, which is an ample amount of space for a building of this size while meeting the setback requirements of the E-1 zoning district.

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

NOTIFICATIONS:
Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on April 28, 2025. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

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

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow or steep, nor do other exceptional physical conditions exist where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building.

If the Planning and Zoning Board finds the Variance request is justified, approval may be based on the following findings:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the 10 ft. side setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The attached garage, as identified in the included building permit application #25-4507, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The attached garage shall comply with all other requirements under R.O 2003 154.50 and 154.70.
6. Approval of the subject variance does not constitute permission to encroach on to the easement; the applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement or vacate the rear Public Utility Easement

ALTERNATIVES:

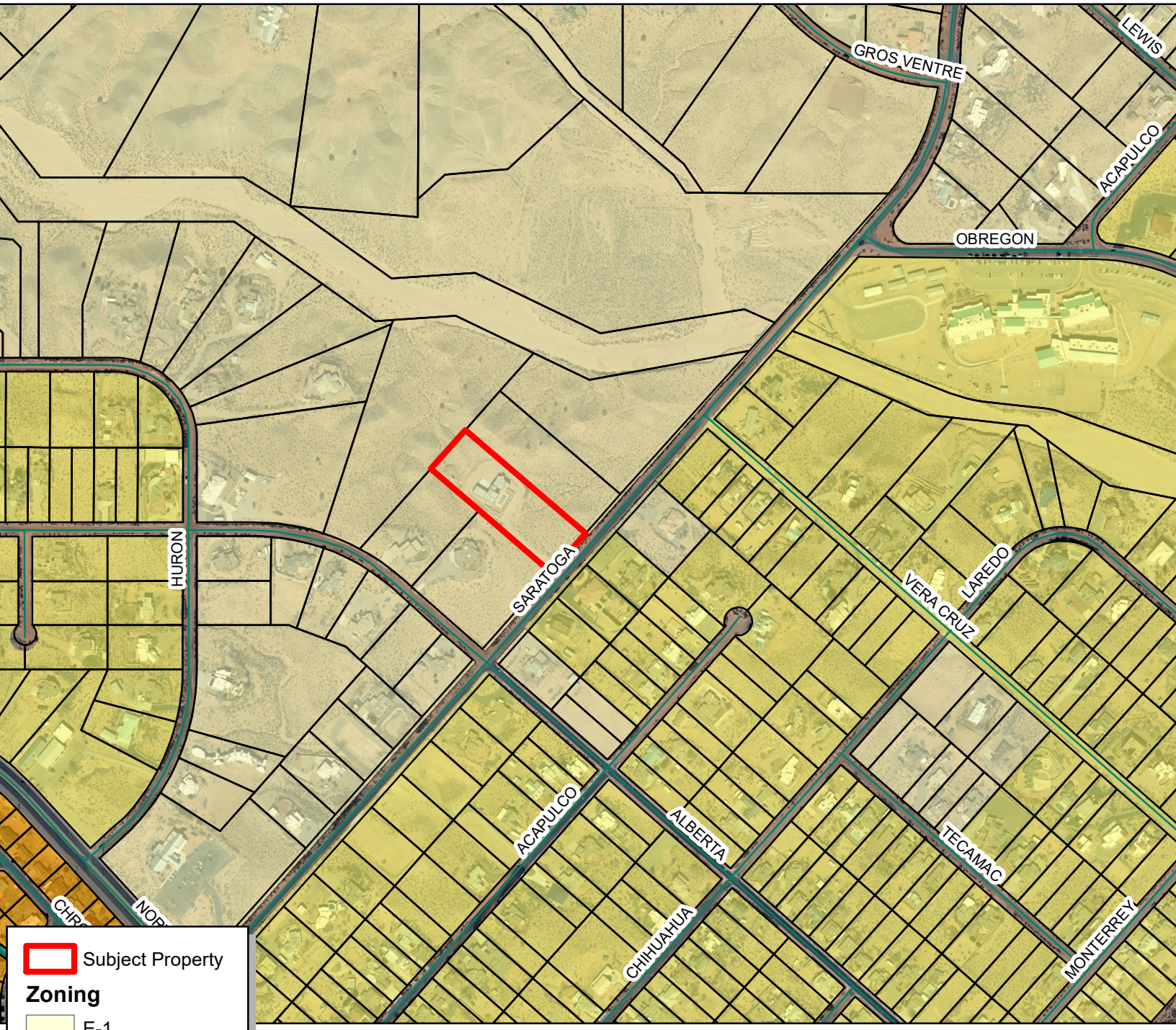
The Planning and Zoning Board may:
1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the Variance in order to further review.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Plans.pdf
ATTACHMENT: Correspondence with Neighbors.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

UNIT 17, BLOCK 38, LOT 42A



GIS
Moving Spatial Data Forward

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RioRancho
City of Vision

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

0 445 890 1,780
Feet

Map created by: Michelle Costilla 4/23/2025

Jai & Desiree Prasad
Building address
1051 Saratoga Drive N.E.
Rio Rancho, NM 87144
505 977-8403
jai.prasad@pt-d.com

Mailing address
Jai & Desiree Prasad
1380 Rio Rancho Blvd S.E. Suite 350
Rio Rancho, NM 87124

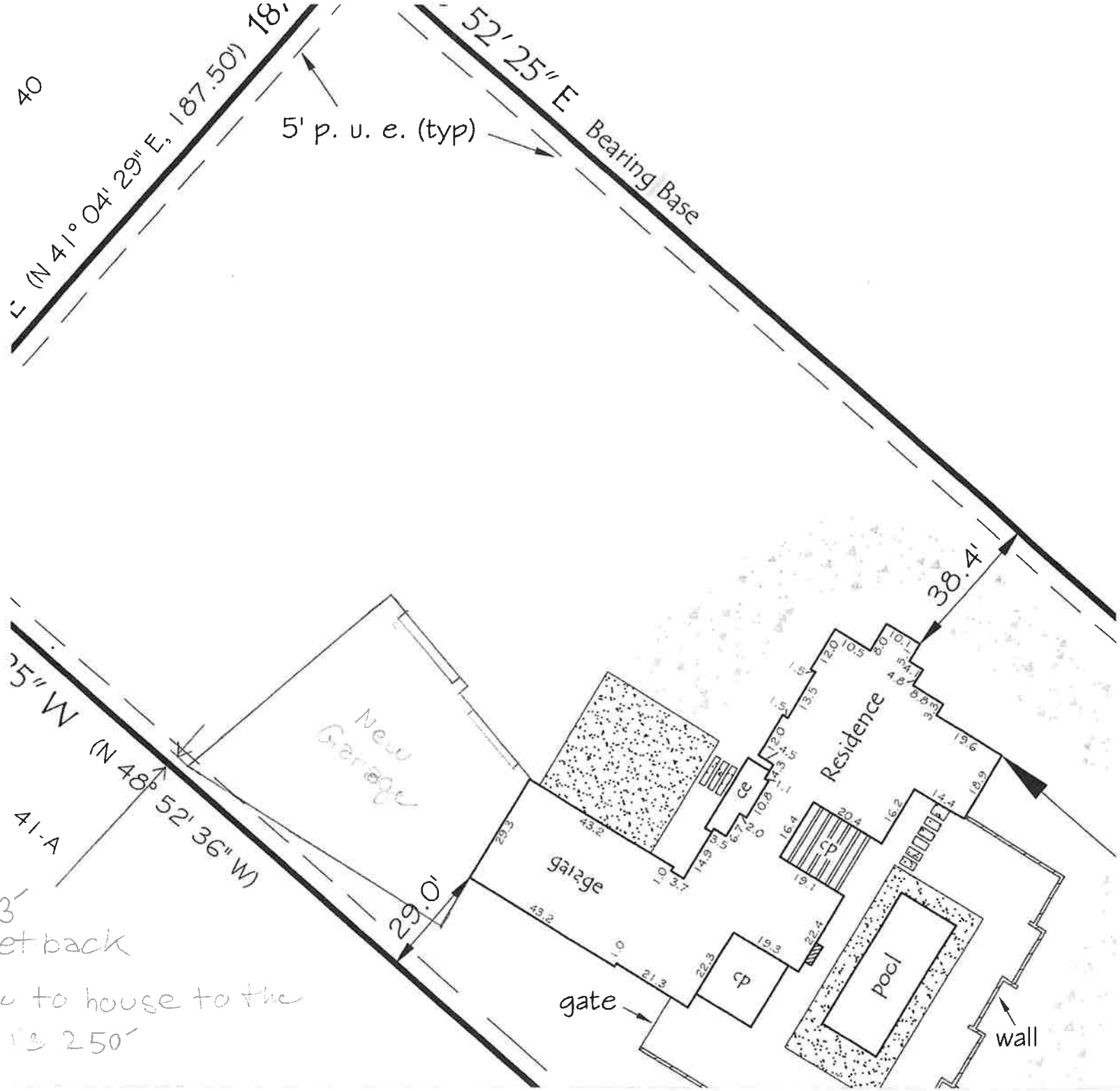
Dear Rio Rancho Variance Comity

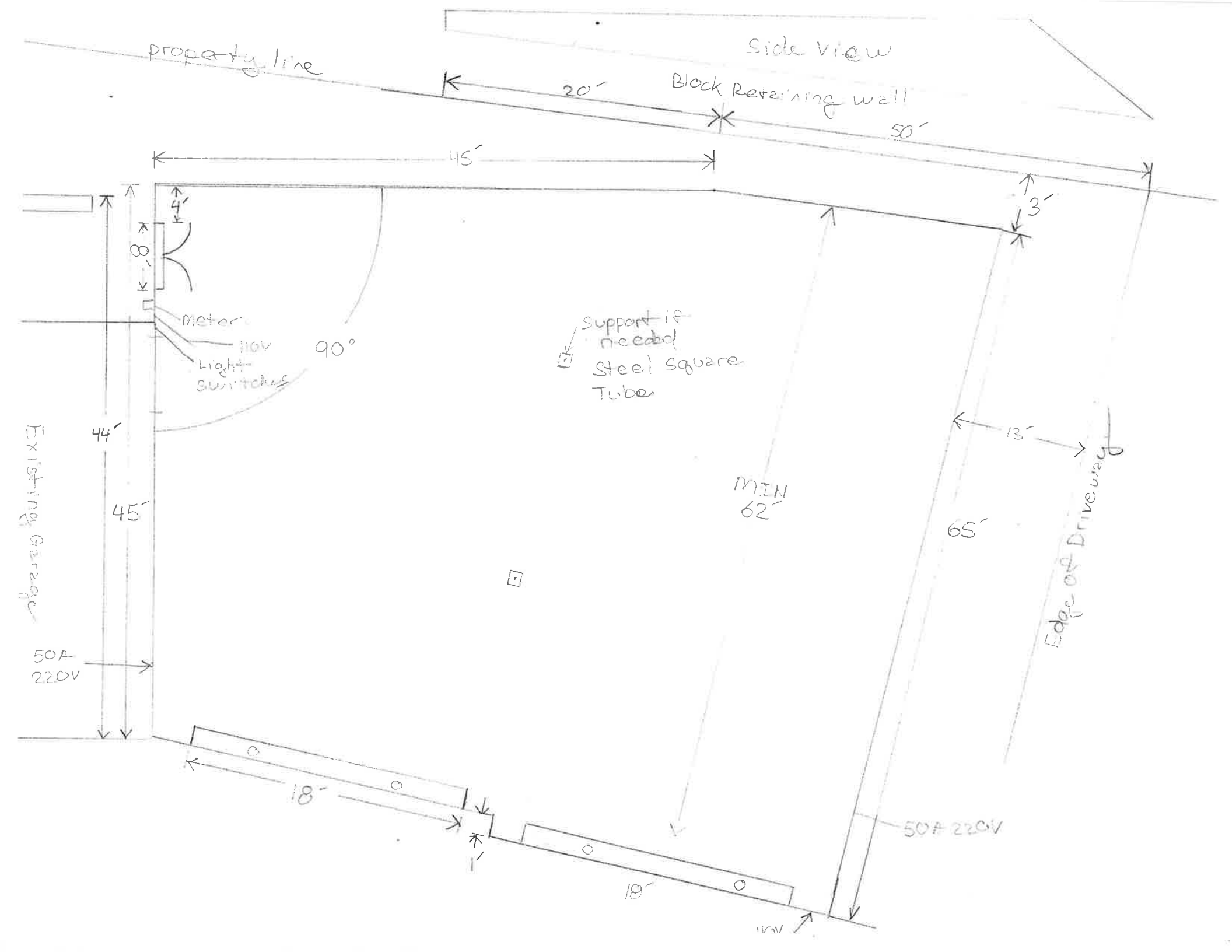
We are requesting a Zoning Variance to place a new garage addition closer than 5 feet to the southern property line. We request to put the garage 3 feet away from the property line. All neighbors that are adjoining or near this property line have given us written notification that they agree with our plans. Before we have an architect draw plans we would like your approval so we do not waste money on the plans with no approval. The reasons we are requesting this variance is as follows.

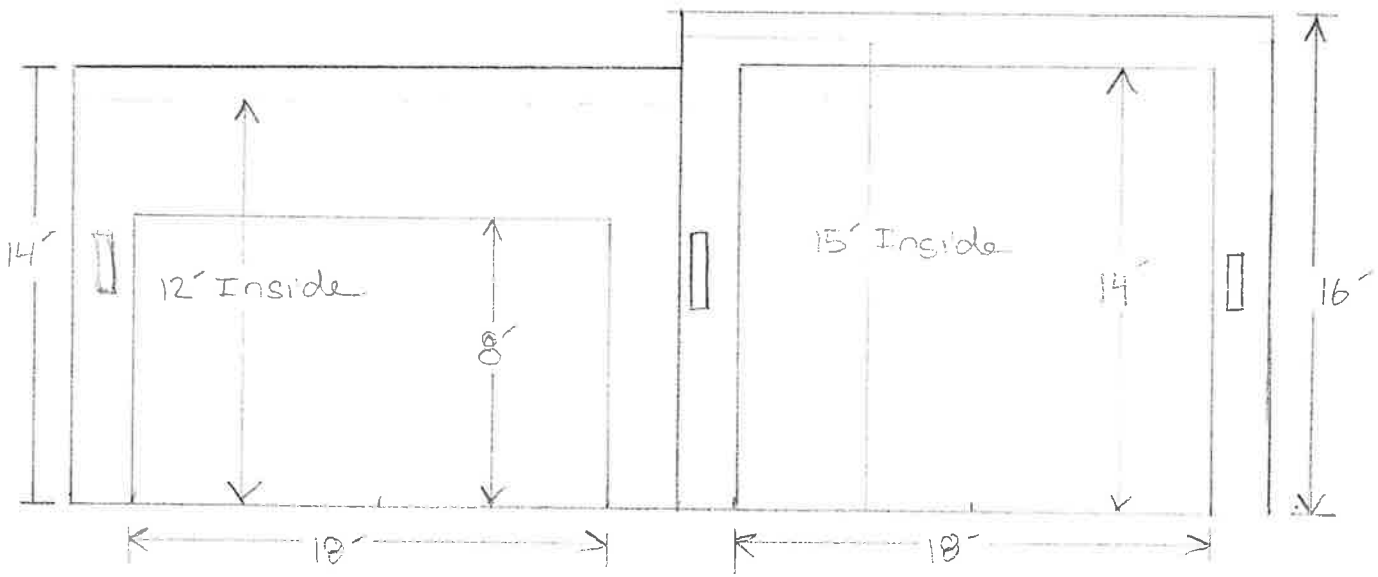
1. Putting the garage further out would not allow us to turn our truck and trailer around in front of the garage. It will also obstruct our view to the west.
2. All neighbors have approved the plan. No part of the plan is detrimental to any neighbor in any way.
3. No part of the plan obstructs the neighbors view.
4. There is no fire or flood hazard. The next closest house to the south of the corner of the garage is 250 feet away.

Once we get your approval we will get notarized approvals from our neighbors and submit these items for the building permit with your variance. Attached are sketches of what we would like to do. Please let me know if you have any questions prior to approval.

Sincerely Jai & Desiree Prasad


40
E (N 41° 04' 29" E, 187.50') 18'
5' p. u. e. (typ)
52' 25" E Bearing Base
38.4'
Residence
New Garage
garage
ce
cp
pool
gate
wall
29.0'
25" W (N 48° 52' 36" W)
41-A
3' setback
Distance to house to the South is 250'


property line
Side View
20'
Block Retaining wall
50'
45'
3'
4'
8'
Meter
110V
Light switches
90°
Support if needed
Steel Square Tube
MIN 62'
13'
65'
Edge of Driveway
Existing Garage
44'
45'
50A 220V
18'
1'
18'
50A 220V
110V


14'
12' Inside
8'
18'
15' Inside
14'
16'
18'

From: **ETI 1** jim@englemantransportation.com
Subject: Re: Jai and Desiree Prasad Garage Addition
Date: March 14, 2025 at 6:04 PM
To: jai.prasad@pt-d.com

JE

Jai,

Maria and I appreciate you including us by sharing your plans. For the record - we are excited for you and have no concerns whatsoever!

Good luck with the project!!

James Engleman
President and CEO
Engleman Transportation Inc
847 415 7163

On Fri, Mar 14, 2025 at 4:57 PM jai.prasad@pt-d.com <jai.prasad@pt-d.com> wrote:

> James,
>
> It was nice to see you today. Attached is the info for the Garage we would like to build. The variance we are asking for is not against your property line. We are asking all neighbors to review and approve this so all know what we plan on doing and there are no surprises. Please review and let me know if you have any questions. Thanks.
>
> Best Regards,
>
> Jai Prasad
> Vice President
> Precision Tool & Distribution
> New Mexico, USA
> jai.prasad@pt-d.com
> sales@pt-d.com
> www.pt-d.com
> Cell; 505 977-8403
> Fax; 505 896-5511

From: jai.prasad@pt-d.com
Subject: Re: Jai and Desiree Prasad Garage Addition
Date: March 24, 2025 at 12:59 PM
To: Katherine Loe lktimestwo@msn.com

Kathrine and Lacey,

All items noted. Thank you for working with us on this.

Best Regards,

Jai Prasad
Vice President
Precision Tool & Distribution
New Mexico, USA
jai.prasad@pt-d.com
sales@pt-d.com
www.pt-d.com
Cell; 505 977-8403
Fax; 505 896-5511

> On Mar 24, 2025, at 11:20 AM, The Loes <lktimestwo@msn.com> wrote:
>
> Good morning Jai,
>
> I talked to the City of Rio Rancho (Armando Cepeda) this morning, and he was able to answer our concerns regarding our property as it pertains to your building requirements, and variance.
> We are okay with your request for a 32" variance closer to our border, but we are requesting that your block wall be built on your property and not on our property line.
>
> Thank you for working with us, we appreciate your efforts.
>
> Thank you,
> Katherine & Lacey Loe
>
> Sent from my iPhone
>
> On Mar 18, 2025, at 1:37 PM, The Loes <lktimestwo@msn.com> wrote:
>
> Sounds good, thank you.
> Sent from my iPhone
>
> On Mar 18, 2025, at 1:18 PM, jai.prasad@pt-d.com wrote:
>
> No problem. Here is the persons info that you would need to talk to.
>
> Armando Cepeda
> (505) 891-5005.
> acepeda@rrnm.gov
> 3200 Civic Center Circle NE
> Rio Rancho, NM 87144
> Ph: 505-891-5005
>
> The specific request is for the following.
> Variance to put a Garage Addition closer than 5' of the property line. The distance would be 32" away from the property line to the back of the garage.
>
> We would also like to build a retaining wall and wall along the adjoining property line from the Arroyo/dry creek bed up

We would also like to build a retaining wall and wall along the adjoining property line from the Arroyo/dry creek bed up to the front of our property line. We will pay for the entire wall and pay for any future maintenance if there is any. If we could build it on the property line that would be great. This means 1/2 the 6" wide wall would be on your property and 1/2 on our property. If you don't want this we could put the wall on our property.

We need your approval to do both items. I will be back in town late Friday night and will be available Saturday and Sunday to talk. Please come over and ring the front door bell if you don't see me in the yard working. Thanks.

Best Regards,

Jai Prasad
Vice President
Precision Tool & Distribution
New Mexico, USA
jai.prasad@pt-d.com
sales@pt-d.com
www.pt-d.com
Cell; 505 977-8403
Fax; 505 896-5511

> On Mar 18, 2025, at 12:54 PM, The Loes <lktimestwo@msn.com> wrote:
>
> Hello Jai,
>
> Sorry for the delayed response, we have been out of town.
> We were wondering if it's possible to speak with a person from the City of Rio Rancho building department. Maybe you could refer us to someone in that department. We think your request is probably okay, but we just had a couple of questions first. We would like to better understand if there are any concerns for us in the future. Lacey would still like to talk with you when you are available as well.
>
> Thanks,
> Kat & Lacey
>
> Sent from my iPhone
>
> On Mar 15, 2025, at 11:06 AM, jai.prasad@pt-d.com wrote:
>
> Katherine & Lacey,
>
> There is nothing that I can refer you to that I know of. If you want to come over today I will be in the yard working and can explain the details of the project. The drains we are putting in go onto our property to the north of your property so that will not be an issue. Other than that it is just the looks of the garage and how close it is to the property line. Thanks.
>
> Best Regards,
>
> Jai Prasad
> Vice President
> Precision Tool & Distribution
> New Mexico, USA
> jai.prasad@pt-d.com
> sales@pt-d.com
> www.pt-d.com
> Cell; 505 977-8403
> Fax; 505 896-5511

On Mar 15, 2025, at 9:03 AM, The Loes <lktimestwo@msn.com> wrote:

Good morning Jai,

Thank you for making us aware of your building plans. We would like to know a little bit more about how this might affect our property. Is there someone you can refer us to that can assure us of no adverse problems on our property?

Thank you,
Katherine & Lacey
Sent from my iPhone

On Mar 14, 2025, at 5:00 PM, jai.prasad@pt-d.com wrote:

Katherine,

It was nice to formally meet you today after all these years. Attached is the info for the Garage we would like to build. The variance we are asking for is against your property line. The garage will be attached to the existing garage and will be the same design and color as the existing house and garage. We are asking all neighbors to review and approve this so all know what we plan on doing and there are no surprises. Please review and let me know if you have any questions. Thanks.

Best Regards,

Jai Prasad
Vice President
Precision Tool & Distribution
New Mexico, USA
jai.prasad@pt-d.com
sales@pt-d.com
www.pt-d.com
Cell; 505 977-8403
Fax; 505 896-5511

<Garage Sketch.pdf>
<Garage Front View.pdf>
<Garage Letter 03142025.pdf>
<Garage Survey View.pdf>
<Checked Survey.pdf>

Jai & Desiree Prasad
1051 Saratoga Drive N.E.
Rio Rancho NM 87124
505 977-8403
jai.prasad@pt-d.com

Dear Neighbor

Desiree and I are adding a Garage to the existing house and garage. Attached to this email you will see a sketch of what we would like to build. The proposed lay out on a zoomed in survey and the original survey of the house. The South West corner of the proposed garage is within 32" of the property line of 5117 Alberta Ave. N.E. Rio Rancho NM 87144. We also plan to build a retaining wall in this section of the property as shown in the sketch. The only variance we need is for the corner of the garage being closer to the property than 5 feet to the property line. We are asking for this because if we move the garage 5 feet forward we cannot turn our truck around in the driveway. Please review this information. If you have questions please call, text or email Jai at the info above. If you do approve this please print your names, addresses and sign below. Please return this to me in the next week. Thanks for your help.

Names

Address

Signature

Date

For the Record: We have no objection to the variance on the garage siting. We would prefer a 4 foot wall as opposed to a 5 foot wall adjacent to the property line. At it's highest point 5 feet would be above the roof line of your home and impede our view of the Jemez Mountains. A 4 foot wall would not be a problem, however. Also any wall would have to be built totally inside your property with sufficient clearance away from the property line. Thank you for your consideration.

Thomas L. Donald

Pamela J. Donald

Thomas L. Donald
Pamela J. Donald
5125 Alberta Ave NE, Rio Rancho, NM 87144
March 28, 2025

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

RE: Variance
Case No. 25-110-00008 (U17, Blk 38, Lot 42A)

Dear Property Owner:

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

The applicants, Jai and Desiree Prasad, are requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table for the construction of an attached garage. The property is located at 1051 Saratoga Dr NE, is legally described as U17, Blk 38, Lot 42A, and is zoned E-1: Estate Residential.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 13, 2025** at 6:00 pm at the **City Hall Council Chambers and Virtually** through the **zoom link and number below.** The public has the option to participate virtually or in person.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board to: planning@rrnm.gov.

If you'd like to present comments on the case while the meeting is occurring, you may attend in person or join the Zoom Meeting Via Computer, Phone, or Tablet: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, or call 346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

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

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

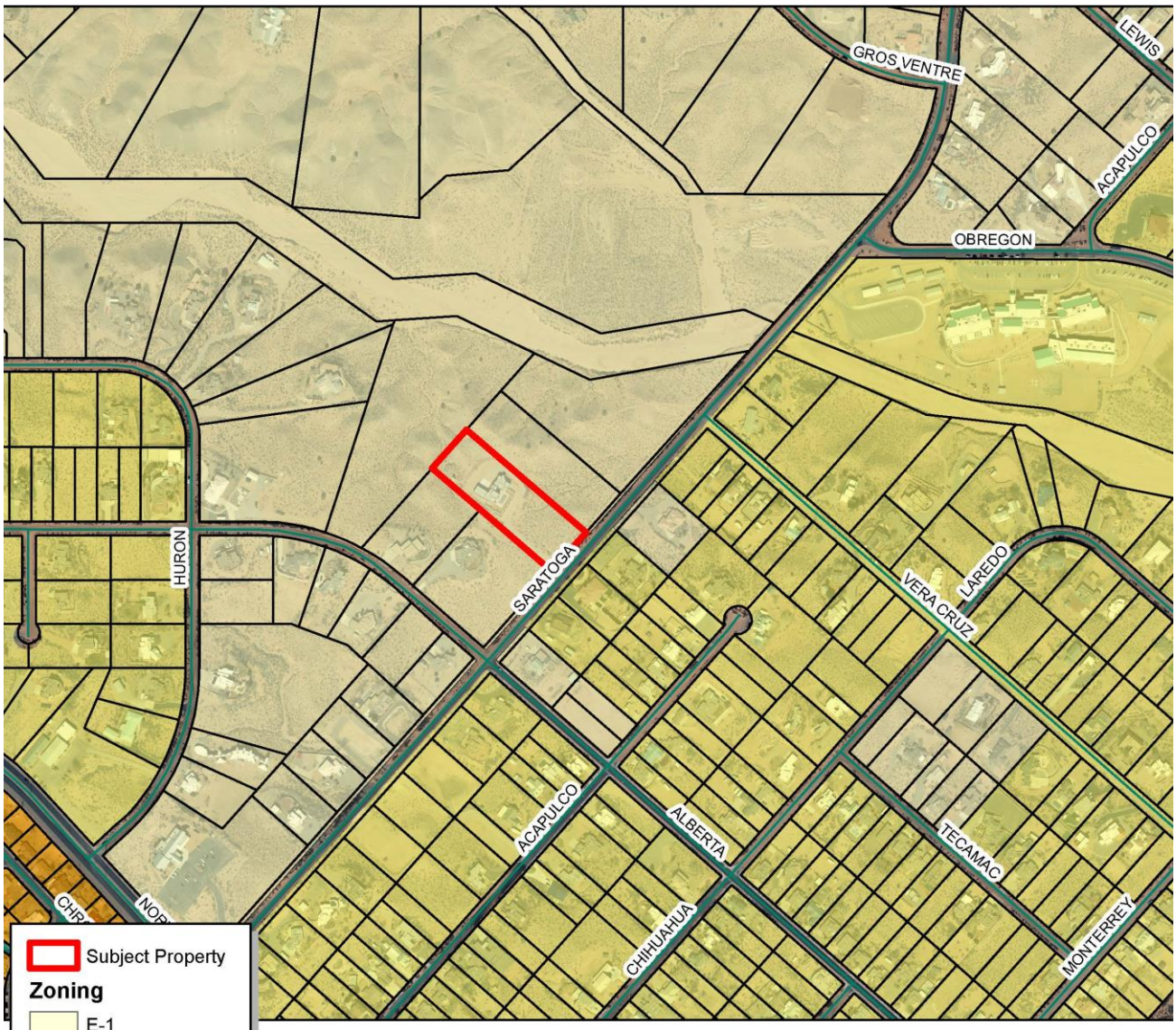
Respectfully,

Michelle Costilla
Municipal Planner 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 17, BLOCK 38, LOT 42A



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

Map created by: Michelle Costilla 4/23/2025

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

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

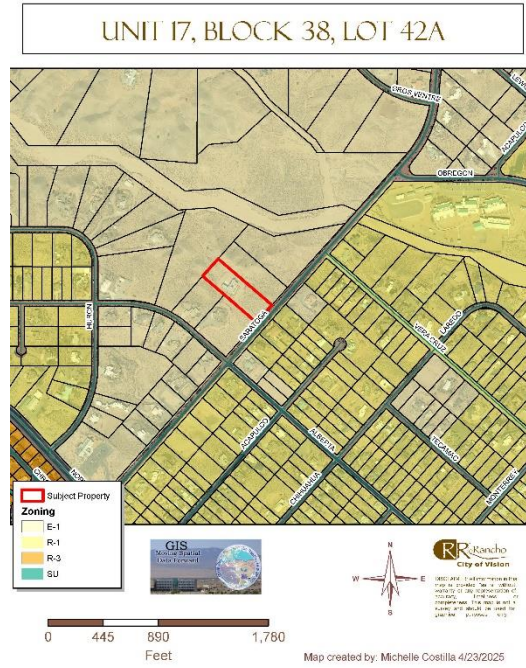
NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicants, Jai and Desiree Prasad, are requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table for the construction of an attached garage. The property is located at 1051 Saratoga Dr NE, is legally described as U17, Blk 38, Lot 42A, and is zoned E-1: Estate Residential.

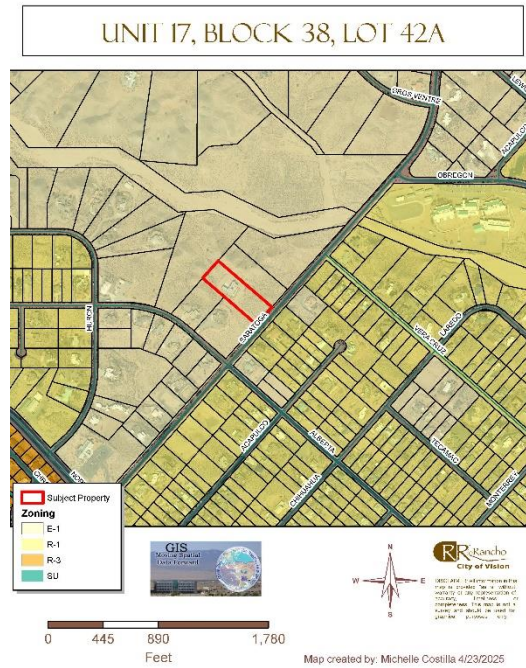
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819
Join via phone: 1-253-215-8782 US



Application Information

You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicants, Jai and Desiree Prasad, are requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table for the construction of an attached garage. The property is located at 1051 Saratoga Dr NE, is legally described as U17, Blk 38, Lot 42A, and is zoned E-1: Estate Residential.

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



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 13, 2025:

Variance
Case #25-110-00008
The applicants, Jai and Desiree Prasad, request approval of a Variance to allow for a 7-foot encroachment into the side setback for the construction of an attached garage at the property legally described as U17, Blk 38, Lot 42A. The subject property is zoned E-1: Estate Residential and is approximately 2.48 acres.

Variance
Case #25-110-00011
The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The Variance is to the 60' minimum lot width requirement for R-1: Single Family Residential zoned districts; the variance would allow for a 10' deviation.

Preliminary/Final Plat
Case #25-220-00003
The applicant, SSCAFCA, through their agent JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the subject properties legally described as WH2, PAR A, B, C, and SVE, PAR B and C. The plat combines the five parcels into four parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

Variance
Case #25-110-00009
The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2.

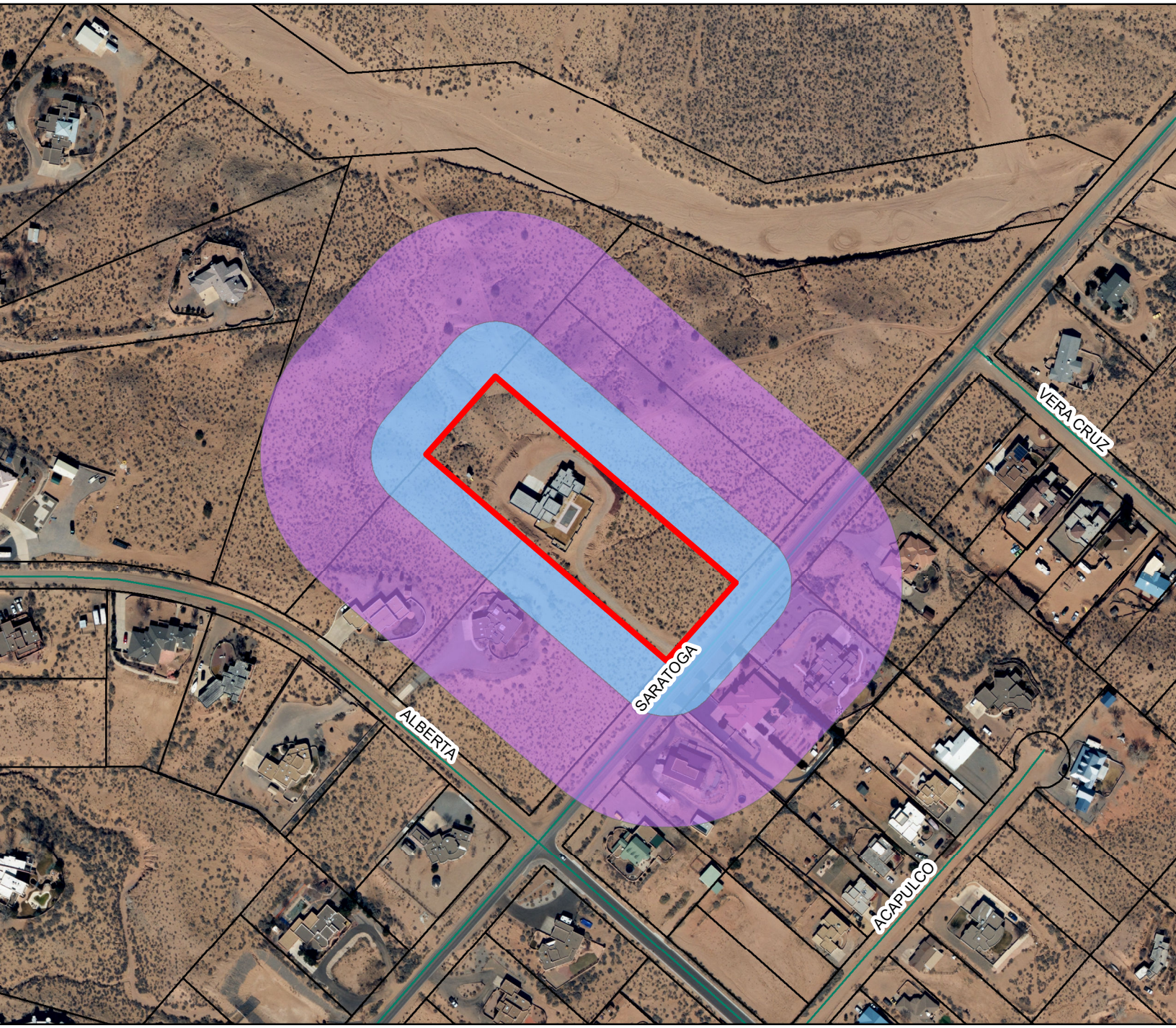
Variance
Case #25-110-00007
The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single- Family Residential District and comprises approximately 0.4000 acres.

Variance
Case #25-110-00010
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.
Journal: April 28, 2025

UNIT 17, BLOCK 38, LOT 42A



Subject Property
100 ft.
300 ft.

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 225 450 900
Feet

Map created by: Michelle Costilla 4/23/2025

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00008

REQUEST FOR VARIANCE TO ALLOW FOR A 7-FOOT ENCROACHMENT INTO THE LEFT SIDE PROPERTY LINE SETBACK FOR AN ATTACHED GARAGE AT THE SUBJECT PROPERTY OF UNIT 17, BLOCK 38, LOT 42A

Applicant: Jai and Desiree Prasad

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the10 ft. side setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The attached garage, as identified in the included building permit application #25-4507, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The attached garage shall comply with all other requirements under R.O 2003 154.50 and 154.70.
6. Approval of the subject variance does not constitute permission to encroach on to the easement; the applicant must obtain permission from all applicable utility companies in the form of an encroachment agreement or vacate the rear Public Utility Easement

THEREFORE, the application to allow for an encroachment of 7 feet into the left side property line setback, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00008

REQUEST FOR VARIANCE TO ALLOW FOR A 7-FOOT ENCROACHMENT INTO THE LEFT SIDE PROPERTY LINE SETBACK FOR AN ATTACHED GARAGE AT THE SUBJECT PROPERTY OF UNIT 17, BLOCK 38, LOT 42A

Applicant: Jai and Desiree Prasad

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 § 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow or steep, nor do other exceptional physical conditions exist where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building.

THEREFORE, the application to allow for an encroachment of 7 feet into the left side property line setback, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00010

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Solano Builders & Construction LLC, is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 400 Northern Boulevard NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Solano Builders & Constriction, is requesting approval of a Variance to R.O. 2003, Section 154.50 Residential Zoning Table which states that all lots zoned R-1: Single-Family Residential District must have a minimum lot width of 60 feet. The subject property, located at 400 Northern Boulevard NE and legally described as Rio Rancho Estates Unit 11, Block V, Lot 12, is an antiquated platted lot and has a lot width of 50 feet.

The subject property is located on the south side of Northern Boulevard NE, a minor arterial. The property is 50 feet wide and was platted in November 1965 (Book 1, Page 66). The property is zoned R-1: Single-Family Residential District per Ordinance No. 68, Enactment 94-066. It is also located within an Overlay Zone per Ordinance No. 21, Enactment No. 98-023, which was established in 1998.

The Overlay Ordinance states that it serves to prevent the proliferation of substandard 50 feet minimum frontage lots pending the adoption of a lot merger Ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards. The Ordinance continues to state in Section 1 that "all contiguous 50 feet minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes."

The applicant owns a single lot, and therefore the overlay language for merged lots does not apply. The applicant also does not have the ability to apply for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

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

Regarding Variances, R.O. 2003, Section 150.06 (A) states, "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical

condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

The applicant states within the included justification letter, "Our company would like to build a single-family home on this property. This lot is exceptionally narrow and as such deprives [us] of reasonable use of the land."

Staff recommends the Planning and Zoning Board find the subject property is an irregular and narrow lot. The strict application of the minimum lot width requirement of 60 feet on this 50 feet wide lot would result in a hardship that would deprive the owner of reasonable use of their land.

NOTIFICATIONS:

Property owners within 100 feet of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100 to 300 feet of the subject property were notified via an informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on April 28th, 2025. A sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

SURROUNDING LAND USE AND ZONING:
The properties to the south, east and west are zoned R-1: Single Family Residential District per Ordinance No. 58, Enactment 94-066 and are located within the same Overlay Zone as the subject property. The properties to the south, across 9th Avenue NE, are also zoned R-1: Single-Family Residential District per Ordinance No. 19, Enactment 96-020.

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

IMPACT:

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

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:
1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is irregular and narrow, having a width of 50 feet.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of reasonable use of their property.
4. The applicant does not have ownership of two contiguous lots to receive a Variance to the 60 feet width requirement of the R-1 zone, per Overlay Ordinance No. 21, Enactment 98-023.
5. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

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

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

ALTERNATIVES:

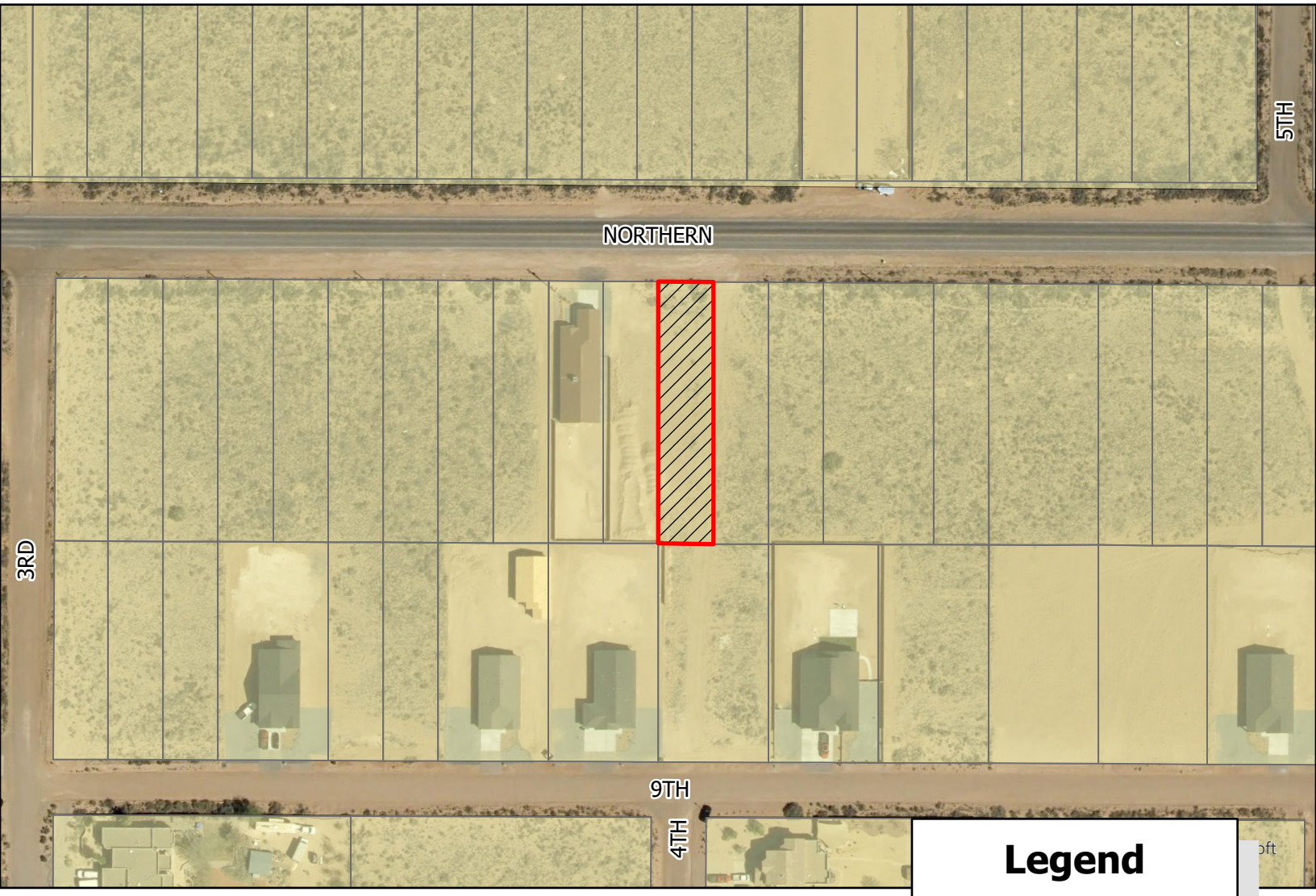
The Planning and Zoning Board may:
1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Planning and Zoning Board approve the requested Variance.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Existing Zoning Ordinances.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

400 NORTHERN BLVD NE
UNIT 11, BLOCK V, LOT 12



Legend

Subject Property

Zoning

R-1

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N

W E

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0 0.01 0.02 0.03 0.04 0.05 Miles

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, 4/24/2025

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

Zoning Variance Application

Fee: $200.00

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

Property Location or Address: 400 Northern Blvd NE

Legal Description: _____

Subdivision: Rio Rancho Estates Block: V Lot: 12

Parcel Size: .2100 Zoning: _____

Description for request: Single family new Construction

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

Property Owner

Name (Print): Solano Builders & Construction LLC

Address: 916 12th Ave NW Rio Rancho NM 87144

Phone: 505-507-0092 Fax: _____

***Signature: _____

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

Applicant

Name (Print): Solano Builders & construction

Address: same "

Phone: _____ Fax: _____

Signature: _____

Notes

See Attached request.

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. _____ Application Date: _____ Receipt: _____

Staff Signature: _____

Hearing Date: _____

400 Northern

DOC: 2024020571 B: 427 P: 20571 WD
09/24/2024 01:13:38 PM Page 1 of 1
Anne Brady-Romero, County Clerk-Sandoval County, NM

Return To:
Fidelity National Title of New Mexico Inc.
3741 NM-528 NW, Suite A
Albuquerque, NM 87114

GF No.: SP000170604

WARRANTY DEED

Legacy Land Company LLC, a Minnesota limited liability company

for consideration paid, grant to

Solano Builders and Construction LLC, a New Mexico LLC

whose address is 96 12th Ave. NW, Rio Rancho, NM 87144

the following described real estate in Sandoval County, New Mexico:

Lot numbered Twelve (12) in Block lettered "V" of Unit 11 Rio Rancho Estates, as the same is shown and designated on the plat entitled, "Block "V", Lots 1 Thru 184 & Block 10, Lot 77, Unit Eleven, Rio Rancho Estates Town of Alameda Grant, Sandoval County, New Mexico", filed in the Office of the County Clerk of Sandoval County, New Mexico on December 8, 1965, in Rio Rancho Estates Plat Book No. 1 Page 66.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the second half of 2024, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-23-24

Legacy Land Company LLC, a Minnesota limited liability company

BY: _____
Peter Bonahoom
Member

State of MN
County of CARVER

This instrument was acknowledged before me on this 23 day of September 2024, by Legacy Land Company LLC, a Minnesota limited liability company.

_____
Notary Public
My Commission Expires: 1-31-27

[SEAL]

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

Return To:
Fidelity National Title of New Mexico Inc.
3741 NM-528 NW, Suite A
Albuquerque, NM 87114

GF No.: SP000170604

WARRANTY DEED

Legacy Land Company LLC, a Minnesota limited liability company

for consideration paid, grant to

Solano Builders and Construction LLC, a New Mexico LLC

whose address is 96 12th Ave. NW, Rio Rancho, NM 87144

the following described real estate in Sandoval County, New Mexico:

> Lot numbered Twelve (12) in Block lettered "V" of Unit 11 Rio Rancho Estates, as the same is shown and designated on the plat entitled, "Block "V", Lots 1 Thru 184 & Block 10, Lot 77, Unit Eleven, Rio Rancho Estates Town of Alameda Grant, Sandoval County, New Mexico", filed in the Office of the County Clerk of Sandoval County, New Mexico on December 8, 1965, in Rio Rancho Estates Plat Book No. 1 Page 66.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the second half of 2024, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-23-24

Legacy Land Company LLC, a Minnesota limited liability company

BY: _____
Peter Bonahoom
Member

State of MN
County of CARVER

This instrument was acknowledged before me on this 23 day of September 2024, by Legacy Land Company LLC, a Minnesota limited liability company.

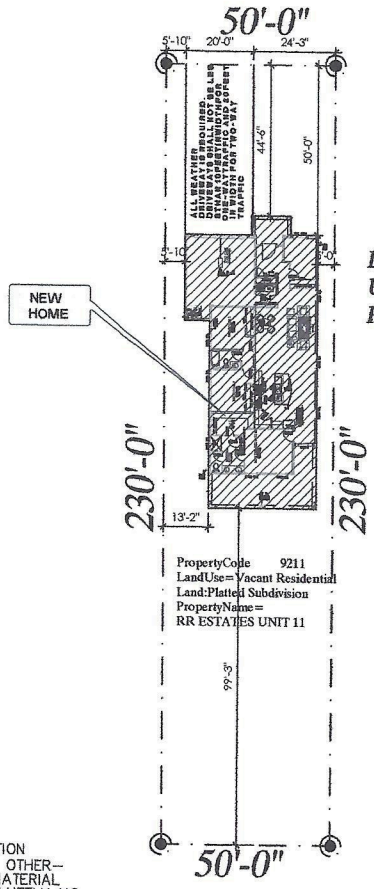
_____
Notary Public
My Commission Expires: 1-31-27

[SEAL]

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

CUSTOM HOME

400 Northern Blvd NE Rio RanchoSandoval NM



LOT#12 BLOCK V, UNIT#11 RIO RANCHO ESTATES

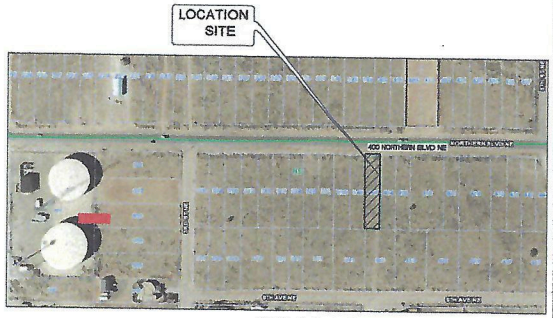
Address Search: 400 NORTHERN BLVD NE
Block V
Lot 12
Feature LOT
LegalDesc Ut1, Blk V, Lot 12
Subd Ut1
Par
Tr
ExtendedSURIO RANCHO ESTATES

INDEX OF CONSTRUCTION DRAWINGS

A1- SITE PLAN
A2- GENERAL NOTES
A3- FLOOR PLAN
A4 -FOUNDATION PLAN
A4.1-FOUNDATION DETAILS
A5 -DIMENSION PLAN
A6 -FRAMING AND DETAILS
A7 -FRAMING DETAILS
A8 - ELEVATIONS
A9 - ELEVATIONS
A10- ELECTRICAL FLOOR PLAN

PROJECT NARRATIVE

PROJECT CONSISTS OF NEW CUSTOM HOME.
TOTAL OF NEW HEATED AREA:*1,879 S.Q.F.T*



SITE LOCATION
SCALE=NTS

PHONE (811)
CALL BEFORE YOU DIG.

SITE GENERAL NOTES

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL DEFINE CONSTRUCTION "DISTURBED AREA" LOCATIONS. THIS AREA IS TO BE FENCED, OR OTHER-WISE DELINEATED, AND ALL CONSTRUCTION, PARKING, LOADING, MATERIAL STORAGE, ETC., SHALL REMAIN WITHIN THIS DEFINED AREA. ABSOLUTELY NO DISRUPTION OF THE REMAINING SITE IS TO OCCUR BEYOND THIS BOUNDARY WITHOUT OWNER CONSENT.

SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE PROPERLY CONTAINED AND REMOVED AS REQUIRED. RECYCLE AS MUCH SCRAP MATERIAL AND PACKAGING AS POSSIBLE.

WHERE APPLICABLE DRIVEWAYS TO BE GRADED TO DIVERT RUNOFF TO BAR (DIVERSION) DITCH OR CHANNELS PER SITE PLAN. DRIVEWAY SURFACE (WHERE APPLICABLE) SHALL BE 4" BASE COURSE, ROLLER-COMPACTED, AND CROWNED TO ALLOW POSITIVE DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER, ELECTRICITY, PHONE, (6 PAIR MIN. WHERE AVAILABLE), AND CABLE TV. PROPANE OR NAT. GAS STORAGE TANKS SHALL BE UL-LISTED BURIED TYPE OR PROPERLY SCREENED PER SITE PLAN.

PUBLIC UTILITY BILLING RESPONSIBILITY TO BE TRANSFERRED TO OWNER AT SUBSTANTIAL COMPLETION OR PER OTHER WRITTEN AGREEMENT.

EXTERIOR LIGHTING SHOULD BE SCREENED 15° FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.

1 PROPOSED SITE PLAN
SCALE=1/16"=1'0"

THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY

JEB Drafting and Design LLC Has no liability for errors associated with the use of these data site plan. Owners are solely responsible for confirming data accuracy and set backs on the field when necessary. CONTRACTOR SHALL NOT PROCEED WITH ANY STRUCTURAL CHANGES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT

JEB
DRAFTING & DESIGN LLC
505.269.2122
JEBJOSE1A@GMAIL.COM

REVISIONS

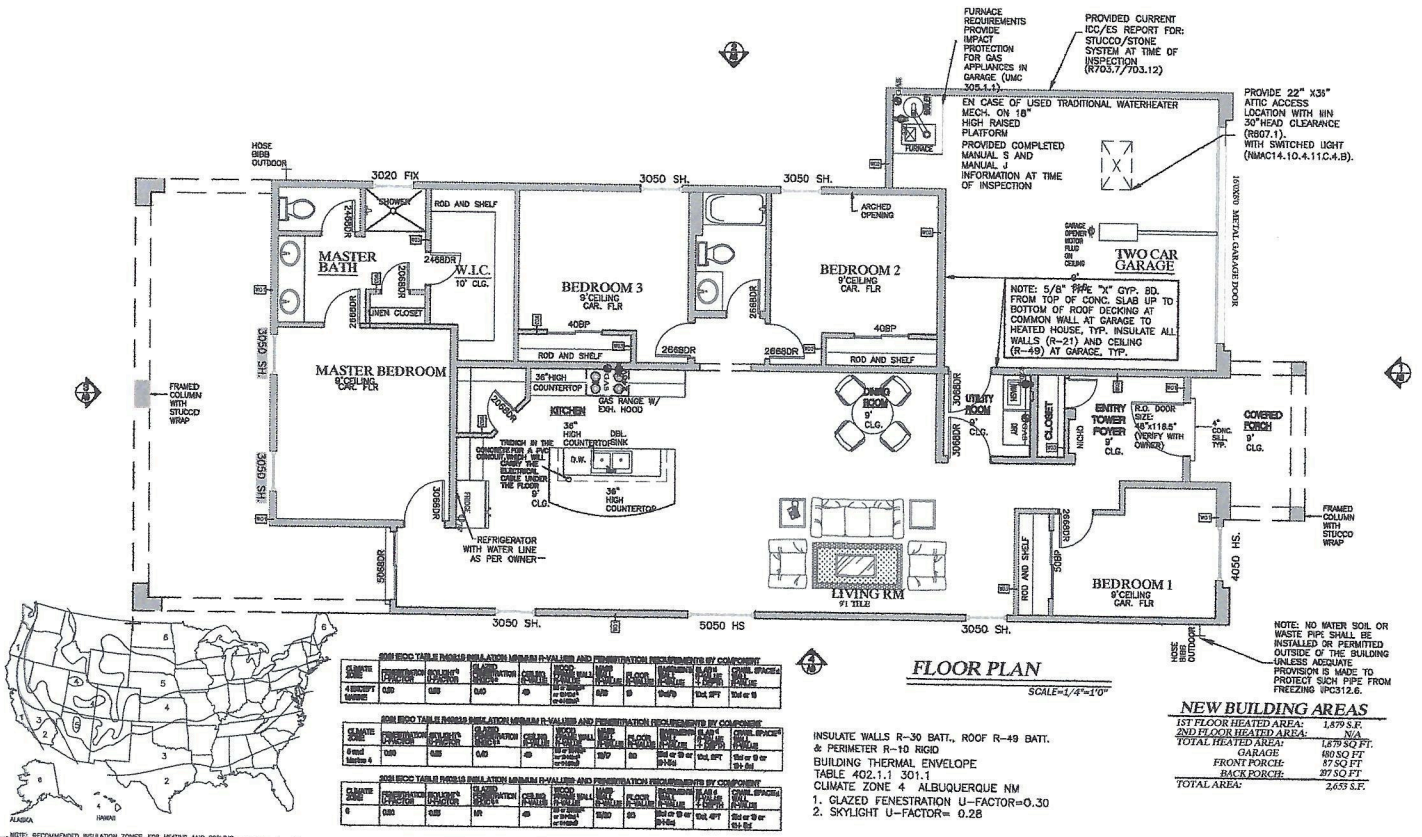
Rev	Comment	Date	Appr.
A			
A			
A			
A			
A			

Project Number 20251113
Plot Date: 1-5-2026
Plot Date: AS NOTED

LOCATION: *400 Northern Blvd NE Rio Rancho*

PROJECT NAME: *SITE PLAN*

SHEET NO. A1
1 OF 10



FLOOR PLAN

SCALE=1/4"=1'0"

INSULATE WALLS R-30 BATT., ROOF R-49 BATT. & PERIMETER R-10 RIGID
BUILDING THERMAL ENVELOPE
TABLE 402.1.1 301.1
CLIMATE ZONE 4 ALBUQUERQUE NM
1. GLAZED FENESTRATION U-FACTOR=0.30
2. SKYLIGHT U-FACTOR= 0.28

NEW BUILDING AREAS

1ST FLOOR HEATED AREA:	1,879 S.F.
2ND FLOOR HEATED AREA:	N/A
TOTAL HEATED AREA:	1,879 SQ FT.
GARAGE	480 SQ FT
FRONT PORCH:	87 SQ FT
BACK PORCH:	207 SQ FT
TOTAL AREA:	2,653 S.F.

NOTES:

A) NO WATER, SOIL, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING UNLESS, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING (UPC 312.6).

B) 5/8" CEILING REQUIRES MINIMUM 16" O.C. ATTACHMENT WITHOUT ADHESIVE. FOR 24" O.C. ATTACHMENT, ADHESIVE IS REQUIRED (IRC TBL. R702.3.5).

C) PROVIDE GFCI PROTECTION IN GARAGES AND LAUNDRY/UTILITY (INCLUDING APPLIANCES) AND ALL EXTERIOR LOCATIONS (NEC 2017 - 210.8).

D) LUMINARIES/LIGHTS IN CLOSETS SHALL COMPLY WITH NEC FIG. 410.2 MINIMUM OFFSETS OR LIGHTING REQUIREMENTS.

E) KITCHEN COUNTER RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTERTOP (12 IN.) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 24 IN. APART (NEC 2017 - 210.52 (C)(1,2 & 3)).

F) PROVIDE CARBON MONOXIDE ALARMS OUTSIDE SLEEPING AREAS THROUGHOUT ENTIRE DWELLING (R315.3).

R-VALUES | INCHES

R-VALUES	INCHES
R49	16
R38	15
R30	14
R-25	13
	12
R-20	11
R-19	10
	9
R-13	8
	7
R-11	6
R-11	5
	4
	3
	2
	1

INSULATION VALUES:

WALLS:
MIN. R-30 AT EXTERIOR WALLS
MIN. R-13 AT INTERIOR WALLS
(WALLS BETWEEN GARAGE & HOUSE TO SHALL BE R-30 MIN.)
ROOF:
MIN. R-49 AT ROOF, WITH COMPLETE COVERAGE
SLABS:
MIN. R-10, 2'x24" RIGID INSULATION AT PERIMETER OF HEADED SPACE
MIN. R-15, 3'x24" RIGID INSULATION AT PERIMETER OF RADIANT HEAT SLAB

BUILDING THERMAL ENVELOPE
TABLE 402.1.1 301.1
CLIMATE ZONE 4 ALBUQUERQUE NM
1. GLAZED FENESTRATION U-FACTOR=0.30
2. SKYLIGHT U-FACTOR= 0.28

NOTE: RECOMMENDED INSULATION ZONES FOR HEATING AND COOLING

2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	0.40	49	20 or 13+5[h] or 0+10	8/13	19	10/13	10d, 24"	10d or 15

2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
5 and Marine 4	0.30	0.55	0.40	49	20 or 13+5[h] or 0+20	13/17	30	15/19	10d, 24"	10d or 15 or 0+10d

2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
6	0.30	0.55	NR	49	20 or 13+5[h] or 0+20	15/20	30	15d or 19 or 0+15d	10d, 24"	10d or 19 or 0+15d

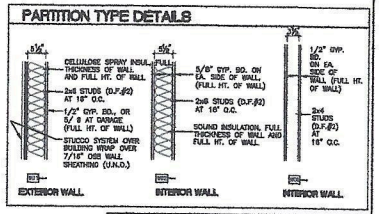
GENERAL NOTES:

1: CONTRACTOR TO VERIFY DIMENSIONS IN FIELD – DIMENSIONS ARE TO FRAMING AND FINISHED EXTERIOR
2: ALL WOOD TO BE #2 PINE OR BETTER
3: INSULATE WALLS R-30 BATT., ROOF R-49 BATT. & PERIMETER R-10 RIGID
4: ALL WINDOWS TO BE DOUBLE GLAZED/LOW E AND ENERGY STAR
5: INTERIOR TO BE SHEETROCKED, TAPED, & TEXTURED
6: EXTERIOR TO BE SYNTHETIC STUCCO
7: EXTERIOR WALLS TO BE 2x6 @ 16" O.C.
8: INTERIOR WALLS TO BE 2x4 @ 16" O.C. (UNLESS NOTED)
9: WALL AT GARAGE/HOUSE SEPARATION TO BE 2X6'S @ 16" O.C.
10: INTERIOR LOAD BEARING WALLS TO BE 2x4 @ 16" O.C.
11: ALL ANGLED WALLS TO BE 45° ANGLES (UNLESS NOTED)
12: ALL FIXTURES SHALL BE CHOSEN BY BUILDER
13: ALL KITCHEN PONY WALLS SHALL BE 43" HIGH.
14: ALL HEADERS SHALL BE CLOSED
15 DOOR BOTTOMS SHALL BE UNDERCUT AS PER HVAC REQUIREMENTS
16: ALL HOUSES SHALL HAVE 2 STUD CORNERS – IE. "CALIFORNIA CORNERS"
17: ALL TRUSSES SHALL BE 24" O.C.
18: ALL WINDOWS SHALL BE BULLNOSED EXCEPT AT SLIDING GLASS DOORS
19: 1/2" GYPSUM BOARD AT WALLS AND CEILING WITH TEXTURE PER OWNERS PREFERENCE. TAPE AND BED ALL JOINTS.
20: 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILING AND WALLS SUPPORTED 18" OC. AT CEILING WALLS.

GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO DISPLAY LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN.
2. IN THE EVENT OF AN INCONSISTANCY, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2021 IRC, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES.
4. ALL DIMENSIONS ARE TO FACE OF WALL.
5. VERIFY DIMENSIONS IN THE FIELD, THEY WILL TAKE PRECEDENCE OVER DRAWINGS.
6. PLUMBING, ELECTRICAL, AND MECHANICAL WORK REQUIRE SEPARATE PERMITS AND INSPECTIONS.
7. CONTRACTOR SHALL VERIFY DIMENSIONS, CLEARANCES, SETBACKS, ETC. BEFORE COMENCING CONSTRUCTION. REPORT DISCREPANCIES TO OWNER BEFORE PROCEEDING.
8. THE APPROVED PLANS MUST REMAIN AVAILABLE FOR INSPECTION BY THE BUILDING OFFICIAL AND/OR INSPECTOR. BUILDING PERMIT MUST BE DISPLAYED PER IRC.
9. CONFIRM MECHANICAL (HEATING AND COOLING) LAYOUT AS SUPPLIED BY SUBCONTRACTOR WITH GENERAL CONTRACTOR. VERIFY ROUGH-INS PRIOR TO SLAB POUR. EACH DWELLING SHALL HAVE A DOMESTIC WATER-HEATING SYSTEM. (P2801.1)
10. INSTALL SOUND BOARD AT ALL BATH AND LUNDRY FRAME WALLS. (OPTIONAL)
11. VERIFY ALL TUB DRAIN LOCATIONS PRIOR TO SLAB POUR.
12. PROVIDE OUTSIDE COMBUSTION AIR VENTS TO ALL WOOD BURNING FIREPLACE.
13. CEILINGS SHALL BE INSULATED WITH MIN. R-49 BATT INSULATION AND WALLS MIN R-21
14. VERIFY TYPE OF MATERIAS FOR DOORS WINDOWS AND CABINETS WITH OWNER.

PARTITION TYPE DETAILS



CONSTRUCTION DATA

NO. OF STORIES= 1
AREA CALCULATIONS
(FOR STRUCTURES PROPOSED UNDER IRC)
HEATED AREA 1ST FLOOR= 1,879 SQ FT
GARAGE AREA=480 SQ FT
CARPORT, PORCHES AND PATIOS
BACK PORCHES = 207 SQ FT
FRONT PORCHES = 87 SQ FT
TOTAL = 2,653 SQ FT

NOTE: DO NOT SCALE DRAWING.

CONTRACTOR TO FIELD VERIFY ALL DIMENSION IN THE FIELD.

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENGINEERING FOR FLOOR AND ROOF TRUSSES, MICRO-LAMS, GLU-LAMS AND PARALLAMS AS REQUIRED

REF ELECTRICAL PLANS FOR LOCATION OF SMOKE AND CARBON MONOXIDE DETECTORS

SEE SHEET A-2 FOR FLOOR PLAN GENERAL NOTE AND TYPICAL AIR BARRIER DETAILS

TITLE: FLOOR PLAN
400 Northern Blvd NE Rio Rancho NM
DATE: 1-13-2025
SCALE: AS SHOWN
DESIGNED: JEB
DRAWN: JEB
JEB DRAFTING & DESIGN LLC
SHEET A3 / 10

5/1/2025

Solano Builders & Construction LLC, petitioning for
400 Northern Blvd NE Rio Rancho, NM 87124.

Our company would like to build a single-family home on this property. This lot is exceptionally narrow and as such deprives the owner of reasonable use of the land. The plans have already been designed up to Rio Rancho code. We have previously requested a variance for a lot in near proximity to this one and it was approved by planning and zoning board (336 Northern Blvd) where a new home was built by Solano Builders and Construction, LLC. There are also many new beautiful homes being built on that same street. When the application was submitted to Rio Rancho permits on 1/20/25 we went through the review process, and it was not brought to our attention that it would require a variance until this week. We ask that you please review and approve the application.

Thank you for your time in this matter,

Jose Solano,
Solano Builders & Construction LLC

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

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

Section 4. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

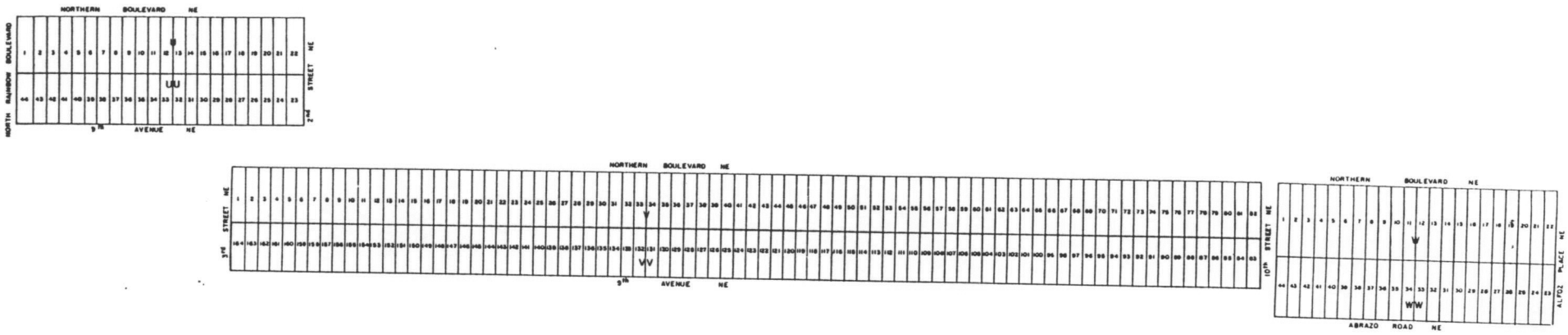
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

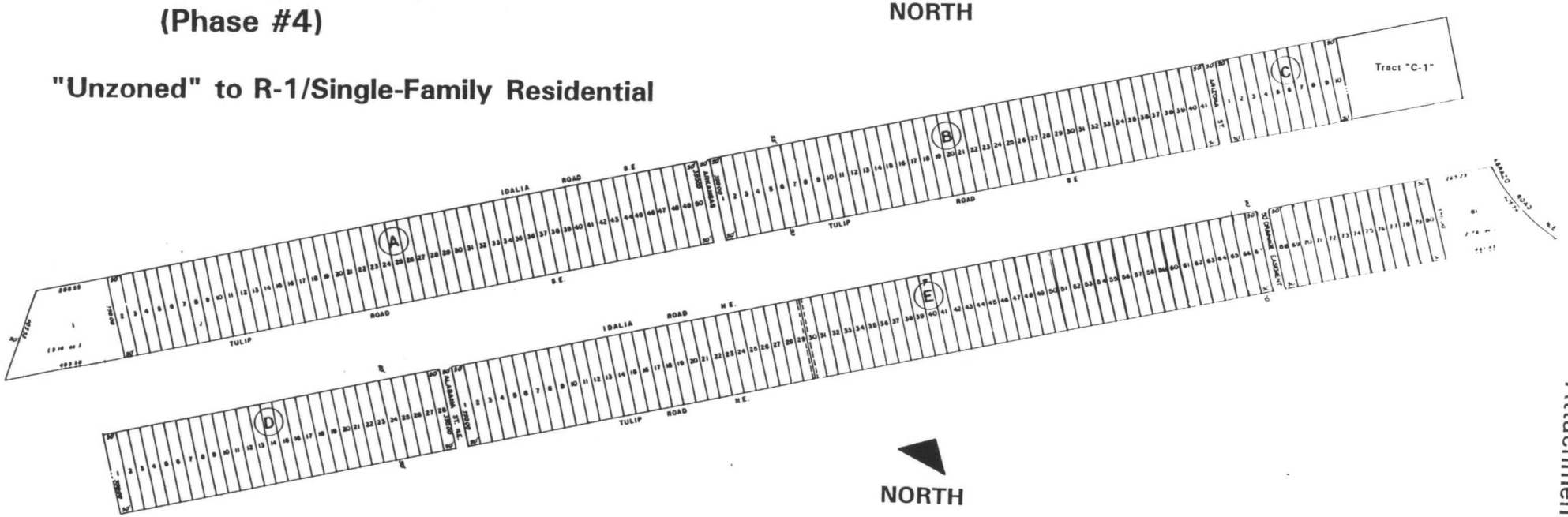
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

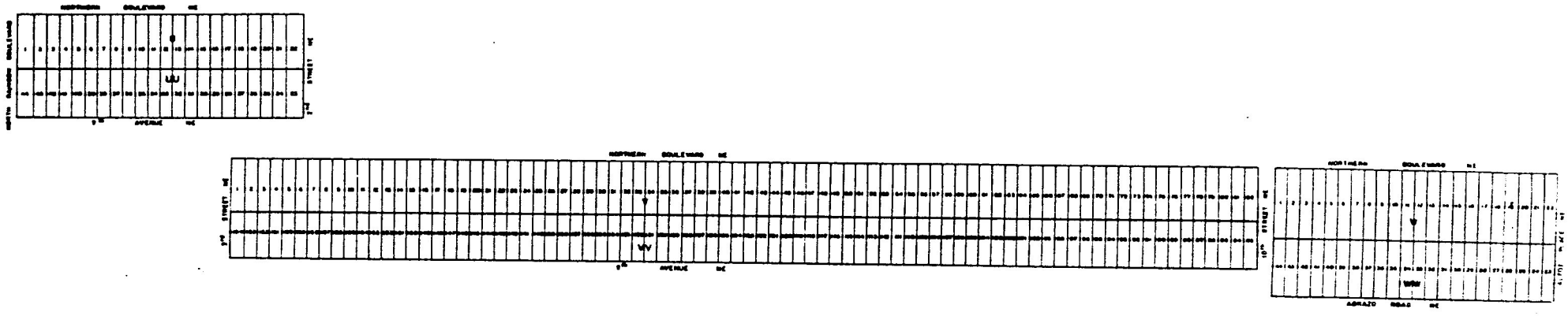
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

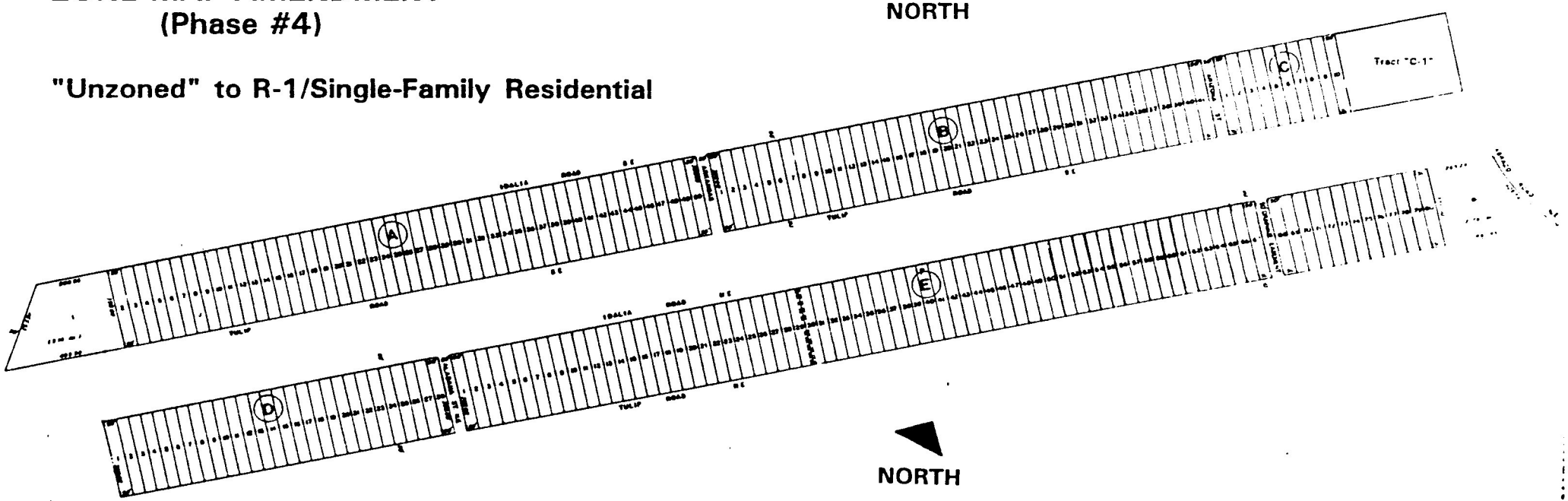
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

City of Rio Rancho
3900 Southern Blvd. SE ● PO Box 15550
Rio Rancho, NM 87174-0550
(505) 891-7206 ● Fax (505) 896-8994

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

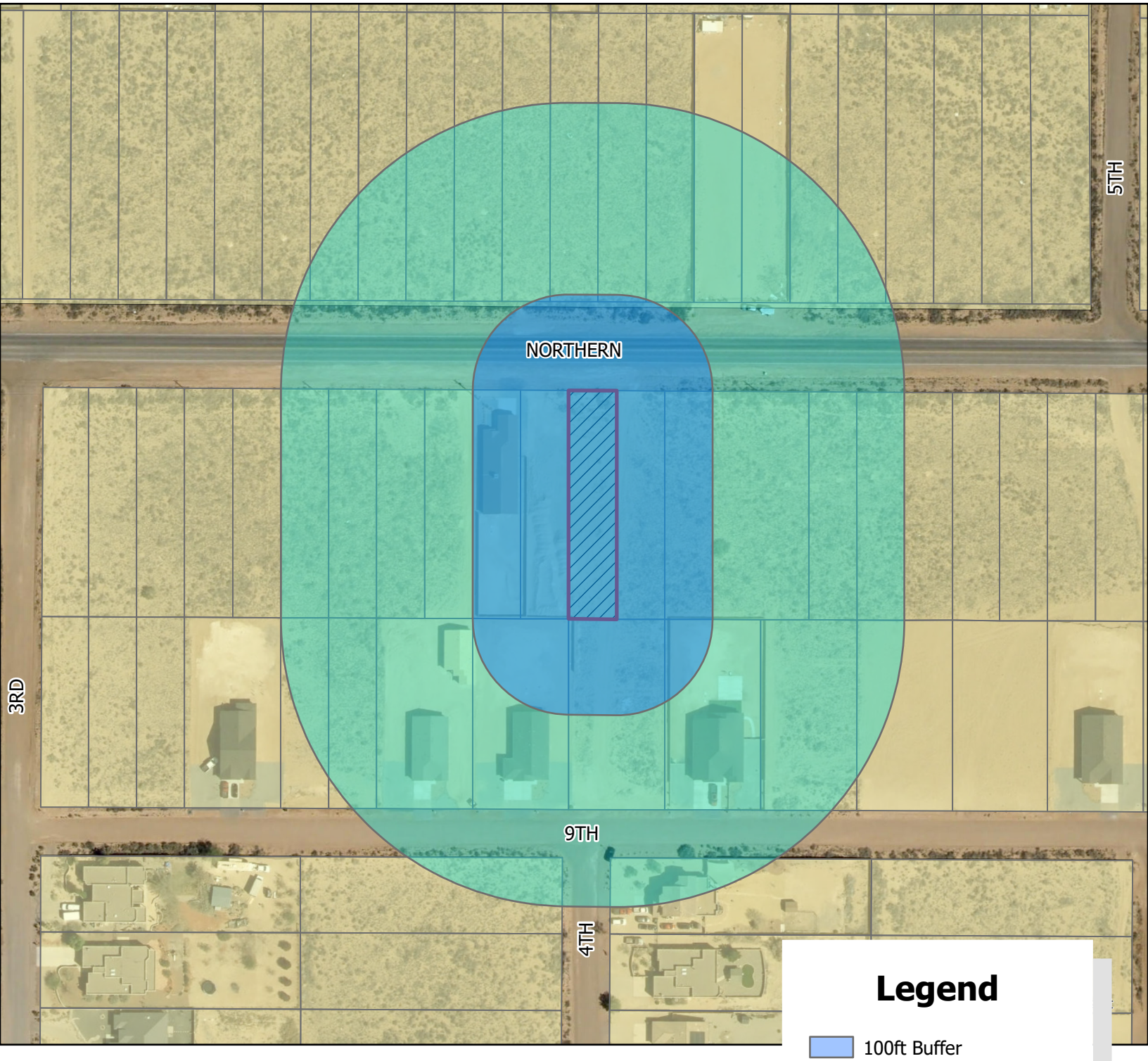
If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

400 NORTHERN BLVD NE
UNIT 11, BLOCK V, LOT 12



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, 4/24/2025

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

April 24, 2025

RE: Lot Width Variance, Case No. 25-110-00010
400 Northern Blvd NE; Unit 11, Block V, Lot 12

Dear Property Owner:

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

The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

The **Planning & Zoning Board** will consider the requests and decide their approval on **Tuesday, May 13, 2025** at 6:00 pm in the **Council Chambers at City Hall** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

If you would like to comment on this application, you are encouraged to send 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.

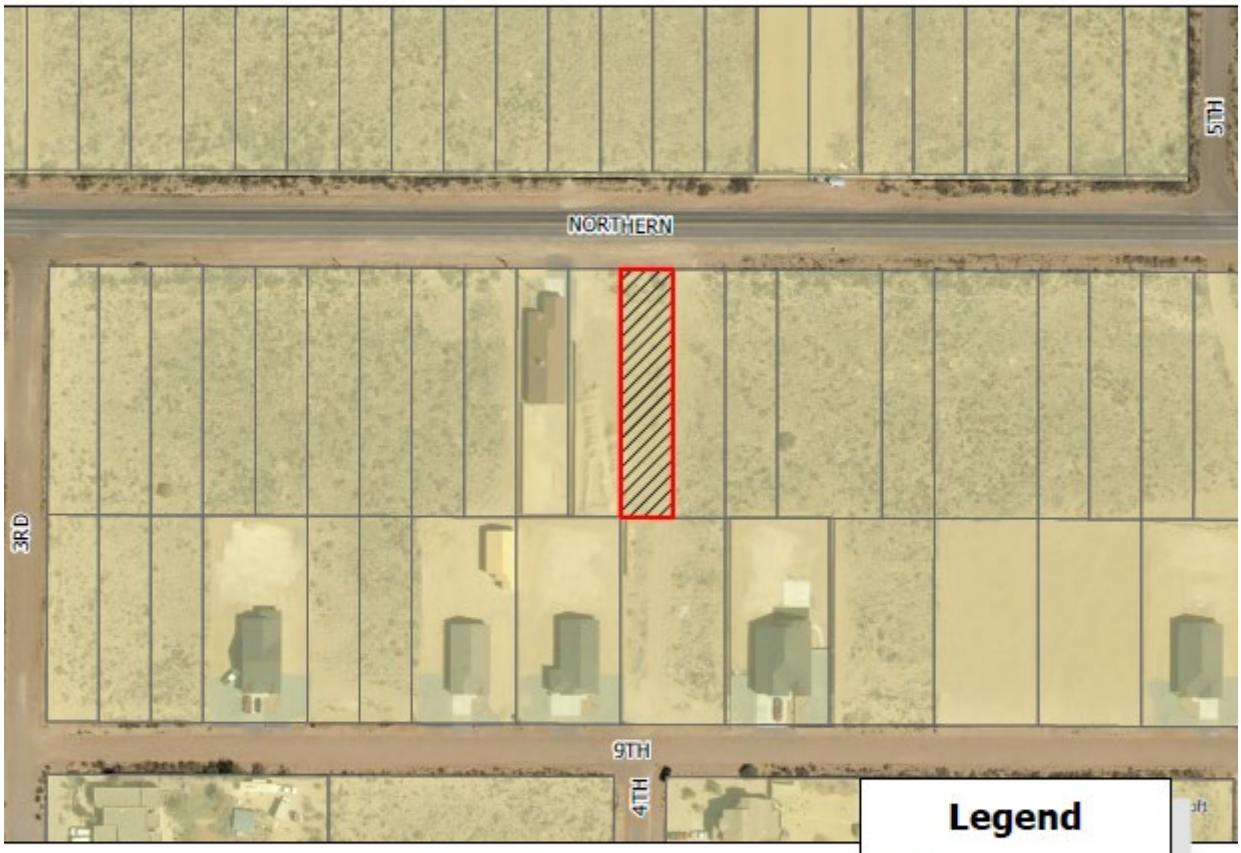
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department

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

400 NORTHERN BLVD NE
UNIT 11, BLOCK V, LOT 12



GIS
Moving Spatial Data Forward

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, 4/24/2025

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:	**May 13, 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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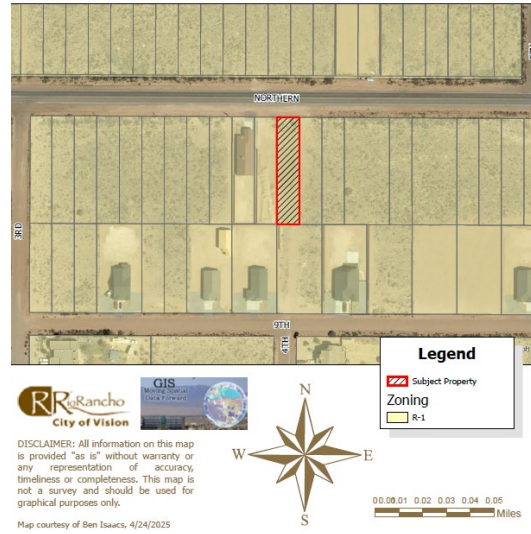
NOTICE OF PUBLIC HEARING

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: May 13, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00010

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, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

400 NORTHERN BLVD NE
UNIT 11, BLOCK V, LOT 12

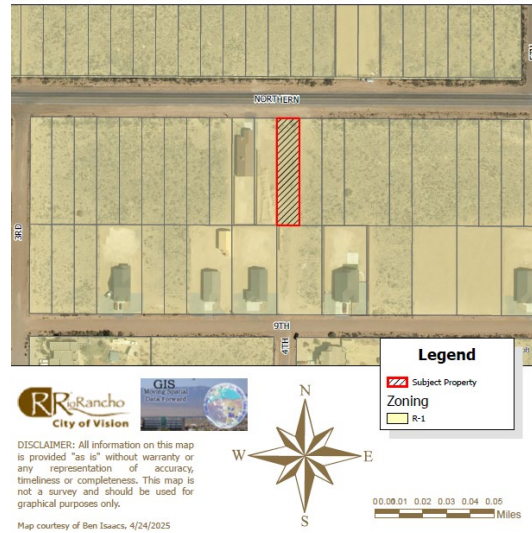


You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Application Information Case 25-110-00010

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, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

400 NORTHERN BLVD NE
UNIT 11, BLOCK V, LOT 12



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

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 13, 2025:

Variance
Request #25-110-00010

The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

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.

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00009

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK U, LOT 2.

Applicant: AMREP Southwest, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Rio Rancho Estates Unit 11, Block U, Lot 2, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for development of a 50' wide lot zoned R-1: Single-Family Residential District, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00009

REQUEST FOR A VARIANCE TO THE R-1 DISTRICT 60' MINIMUM LOT WIDTH REQUIREMENT, AS OUTLINED BY RIO RANCHO MUNICIPAL CODE, SECTION 154.50 ZONING TABLE IN ORDER TO BUILD A RESIDENTIAL HOME ON A LOT WHICH HAS A WIDTH OF 50' ON THE SUBJECT PROPERTY OF RIO RANCHO ESTATES UNIT 11, BLOCK U, LOT 2.

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GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

THEREFORE, the application for development of a 50’ wide lot zoned R-1: Single-Family Residential District, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00007

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60’ to allow for a 50’ wide lot for the construction of a new 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60’ to allow for a 50’ lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.4100 acres.

The subject property is located on the north side of Tulip Rd Ne, a minor arterial. The property was originally platted April 7, 1964 in Book 1, Page 58.The subject property is zoned R-1:Single-Family Residential per Ordinance No. 68, Enactment No. 94-066, adopted December 28, 1994 by the Governing Body. There is additionally an Overlay Zone on the property under Ordinance No. 21, Enactment No. 98-023, adopted September 23, 1998 by the Governing Body; this overlay zone was established to prevent the proliferation of substandard 50' width lots.

The Applicant is requesting this Variance to the minimum R-1 zoning district lot width requirement to allow for development of their 50' wide lot. Additionally, as the Applicant only owns the subject Lot 2 and neither of the adjacent lots, there is no opportunity for applying for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

REVIEW CRITERIA R.O. 2003 Section 150.06 Variance states, "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one’s personal comfort is the basis for the claim of hardship."

The Applicant states in their justification letter "I have purchased the property and was unaware of the substandard lot size and zoning requirements. I have already designed and paid for plans up to City of Rio Rancho requirements that were submitted on 1/21/25. Observing the area all the lots

around it are approximately the same size as mine and there have been variances previously approved by the planning and zoning board for new homes in the are some which were also built by Solano Builders and Construction, LLC."

Staff recommends the Planning and Zoning Board find that the subject property is an irregular and narrow lot; as such, staff finds that the subject Variance request would be in alignment with the health, safety, morals, and welfare of the City. As the Applicant does not own any adjacent lots to the subject lot, the option for a Summary Plat consolidation to expand the lot width is not available. Staff finds the strict application of the minimum lot width requirement of 60' on this 50' wide lot would result in a hardship that would deprive the owner of the reasonable use of their land.

SURROUNDING LAND USE/ZONING: The surrounding properties to the south, east and west are zoned R-1 while the properties to the north are zoned E-1.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

NOTIFICATIONS: Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on April 28, 2025. All notification requirements for this hearing have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the variance request subject to the findings and conditions set forth below:

General Findings of Fact:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.

Specific Findings of Fact:
1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block E, Lot 68, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

If the Planning and Zoning Board finds the Variance Request is not justified, staff recommends the following findings:

Findings of Fact for Denial:
1. The Applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board approve the requested Variance.

ATTACHMENT: Location Map.pdf
ATTACHMENT: Zoning App & Justification. pdf
ATTACHMENT: Building App.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_Tulip.docx

1537 TULIP R.D SE
UNIT 11, BLOCK E, LOT 68
VARIANCE TO DEVELOP 50' WIDTH LOT

RioRancho
City of Vision

0 37.5 75 150 225 300
Feet

Subject Property
Roads
Zoning
E-1
R-1

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

Map Created by:Tamarah Martinez on 4/22/2025

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Diana R. Reyna Castillo		Phone: 469.471-4224
Address: 426 10th Ave SW		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Single family	List Owners: Diana R Reyna Castillo	
Deed or Ownership Verification Provided: (Initials) D.R.	Letter of Authorization Provided: (Initials) D.R	
Agent Name: Solano Builders & Construction llc		Phone: 505.507-0092
Address: 96 12th Ave NW		E-Mail:
City: Rio Rancho ~~NM~~	State: NM	ZIP Code: 87144

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

See Attached

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: 11	Block(s): E	Lot(s): 68
Existing Zoning:	Proposed Zoning: Single family New Construction	
No. of existing lots: 1	No. of proposed lots:	Total area of site (acres) 0.41

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: Diana R Reyna Castillo	Applicant:	Agent:
Signature: Diana Reyna		Date: 4.9.25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

CUSTOM HOME

1537 TULIP RD SE, RIO RANCHO, NM 87124

PROJECT NARRATIVE

PROJECT CONSISTS OF NEW CUSTOM HOME
TOTAL OF NEW HEATED AREA: 2,471 S.Q.F.T

2024-71 Project Number

Plot Date: 6-28-2024 | Plot Scale: AS NOTED

JEB DRAFTING & DESIGN LLC

INDEX OF CONSTRUCTION DRAWINGS

A1- SITE PLAN
A2- GENERAL NOTES
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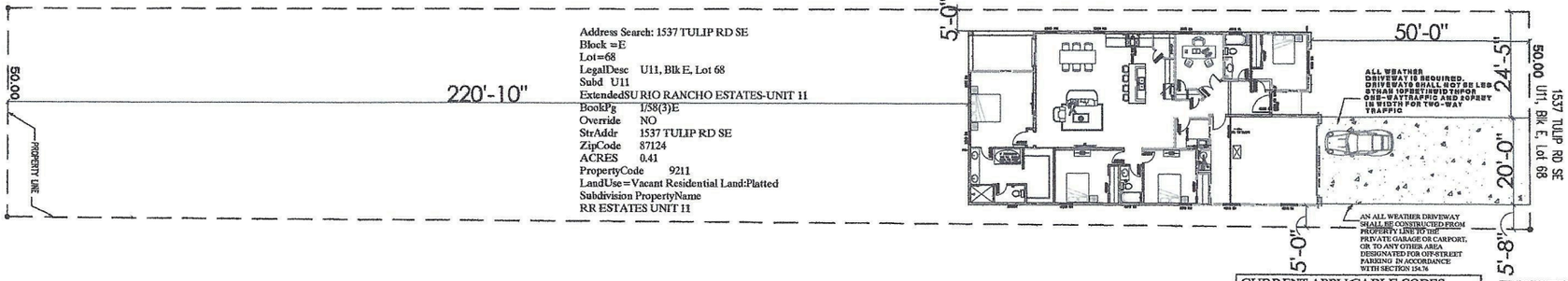
A6 -FRAMING AND DETAILS
A7 -FRAMING DETAILS
A8 - ELEVATIONS
A9- ELECTRICAL FLOOR PLAN
WB-1 WALL BRACING PLAN

REVISIONS: NO | DESCRIPTION | DATE



Address Search: 1537 TULIP RD SE
Block =E
Lot=68
LegalDesc U11, Blk E, Lot 68
Subd U11
ExtendedSU RIO RANCHO ESTATES-UNIT 11
BookPg 1/58(3)E
Override NO
StrAddr 1537 TULIP RD SE
ZipCode 87124
ACRES 0.41
PropertyCode 9211
LandUse=Vacant Residential Land:Platted
Subdivision PropertyName
RR ESTATES UNIT 11

PROPOSED SITE PLAN

SCALE=3/32"=1'0"

N W E S

JEB Drafting and Design LLC Has no liability for errors associated with the use of these data site plan. Owners are solely responsible for confirming data accuracy and set backs on the field when necessary. CONTRACTOR SHALL NOT PROCEED WITH ANY STRUCTURAL CHANGES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT

SITE GENERAL NOTES.

CALL BEFORE YOU DIG PHONE # 811
KNOW WHAT'S BELOW

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED.

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EXTERIOR LIGHTING SHOULD BE SCREENED 15° FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.

DESIGN CRITERIA LOADS

1. WIND 115 MPH
2. ROOF LIVE LOAD 20 PSF
3. ROOF DEAD LOAD 10 PSF
4. BCDL : 10 PSF

ARCHITECTURAL DESIGN CRITERIA

1. OCCUPANCY CLASS R-3

CURRENT APPLICABLE CODES

The 2020 New Mexico Mechanical Code including Appendices A, B, C, and D
The 2020 New Mexico Plumbing Code including Appendices A, B, C, D, E, F, I, K, and U
The 2020 New Mexico Relming Pool, Spa and Hot Tub Code
The 2018 New Mexico Solar Energy Code
The 2020 New Mexico Residential Energy Conservation Code
The 2020 New Mexico Commercial Energy Conservation Code
The 2020 New Mexico Commercial Building Code including Appendix Chapters C, E, G, H, I, and J as amended, and all other Appendices as written.
The 2020 New Mexico Residential Building Code including Appendix Chapters AH, AJ, AK, AR, AS, and AQ, as amended, and all other Appendices as written
The 2020 New Mexico Earthen Building Materials Code
The 2020 New Mexico Historic Earthen Building Code
The 2020 New Mexico Existing Building Code
The 2018 International Code Council Performance Code for Building and Facilities, including all Appendix
Chapters as published by the International Code Council
The 2020 New Mexico Electrical Code
The 2020 New Mexico Electrical Safety Code
Errata sheets to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

LOCATION:
1537 Tulip Rd SE, RIO RANCHO, NM 87124

PROJECT NAME:
SITE PLAN

SHEET NO.
A1
1 OF 9

4/9/2025

I am Diana R Reyna Castillo, petitioning for
1537 Tulip Rd SE Rio Rancho, NM 87124.

I have purchased the property and was unaware of the substandard lot size and zoning requirements. I want to build a home on this property. I have already designed and paid for plans up to City of Rio Rancho requirements that were submitted 1/21/25. Observing the area all the lots around it are approximately the same size as mine and there have been variances previously approved by planning and zoning board for new homes in the area some which were also built by Solano Builders and Construction, LLC.

Thank you for your time in this matter,

Diana R Reyna Castillo

2025006760 03/25/2025 11:40:07 AM
WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 6760

SHORT FORM WARRANTY DEED - New Mexico Statutory Form
approved by State Comptroller as Standard Form, Oct 6 1947
Revised September 1975

WARRANTY DEED

Diana R Reyna Castillo, for consideration paid, grants to Jose L. Solano & Maria C Zavala de Solano whose address is 916 12 th Ave NW Rio Rancho NM 87144 the following described real estate in Sandoval County, New Mexico:

Lot 68

Block E

Unit 11

City of Rio Rancho, NM

SUBJECT TO:

SUBJECT TO:

SUBJECT TO:

with warranty covenants.

WITNESS _____ hand ____ and seal _____ this 25 day of March 20 25 Diana Reyna (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF NEW MEXICO
County of Sandoval ss.

The foregoing instrument was acknowledged before me this 25th day of March, 20 25 by Diana R. Reyna Castillo

My commission expires 9/17 20 25

_____
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA ARCHIBEQUE
COMMISSION # 1135511
COMMISSION EXPIRES 09/17/2025

Downloaded from http://www.tidyforms.com

Residential Building Permit & Plan Review Application

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

Permit #_____
Model #_____

Fees (non-refundable)
Application fee is 65% of the Building Permit Fee

Property Information
Acreage of Property .40 Height of Primary 19.5
Width of Front Yard Setback 50' SQ. FT of Primary 3,179

Physical address
Address 1537 Tulip SE
City Rio Rancho State NM Zip 87124

Legal Description
Subdivision/Unit Rio Rancho Estates 11 Block E Lot 60
Track/Parcel _____ Zoning _____

Description of work to be conducted: New single family Construction

Cost of Project: $ 264,000

SETBACKS
Gross Floor Area: 3,179 Heated 2,471 Unheated 708
Front 50' Rear 220'10 Left 5' Right 5'
Garage # of Bays 2 Water # _____
No. of Stories 1 Septic # _____
Height of Structure 19.5 Gallons (Pool only) N/A

Homeowner Information
Name (Print) Jose Solano
Address 96 12 th Ave NW
City Rio Rancho State NM Zip 87144
Phone 505-507-0092 Email Jose.solano45@yahoo.com

Contractor Information
Name Solano Builders & Construction, LLC License # 376548
Address 96 12 th Ave NW
City Rio Rancho State NM Zip 87144
Phone: 505-507-0092 Fax: N/A Email: Solanobuilders@gmail.com

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

Name (printed) Jose Solano Date 1-20-25
Signature _____

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

Single Family Residential Permit Application Procedure

Please read carefully and fill out this form in its entirety prior to submittal. Failure to provide required information will result in processing delays. Application is not approved until signed and stamped "approved" by Development Services personnel. This application is not considered complete without a signature by the applicant.

Step 1: Building Plans, Engineering, and Planning and Zoning Application

Submit two (2) sets of 24" x 36" plans (minimum 11" x 17") to the Building Inspection Division. Required plans include but not limited to Site Plan, Floor Plan, Framing Plan, Foundation Plan, Elevations detail, Grading and Drainage plan (if necessary), Truss Engineering and Heat Loss Calculations. There is a Building Permit fee and a Plan check fee (non-refundable after plan submittal).

Step 2: Department Review

Upon submission of the two (2) sets of plans and the completed Building and Plan Review application. The plan review process will begin.

Step 3: Department Approval/ Disapproval

- Approved plans are stamped and signed by the appropriate reviewer.
- Disapproved/Rejected plans are returned with comments for revisions to the applicant.

Step 4: Completion of plan review

Once plans are approved the applicant is notified. One set of the approved plans is returned back to the applicant.

Setbacks

All setbacks are measured from the property line

Residential and Garages (R-1)

FRONT:
Minimum 20'
Minimum 20' front garage

REAR:
Minimum 15'

SIDE:
Minimum 5' each side

CORNER LOT SIDE:
Minimum 10' on corner side

Estate Residential (E-1)

FRONT:
Minimum 35'

REAR:
Minimum 25'

SIDE:
Minimum 10' each side

CORNER LOT SIDE:
Minimum 10' on corner side

Minimum setbacks are determined by the zoning of lot for additional information please visit www.rrnm.gov > Municipal Code > TITLE XV LAND USAGE > 154. PLANNING AND ZONING. It is the applicant's responsibility to obtain appropriate setbacks.

Gross Square Footage

Gross square footage is comprised of everything under roof, including garages, porches, portals, etc.

CUSTOM HOME

1537 TULIP RD SE, RIO RANCHO, NM 87124

PROJECT NARRATIVE

PROJECT CONSISTS OF NEW CUSTOM HOME
TOTAL OF NEW HEATED AREA: *2,471 S.Q.F.T*

2024-71 Project Number

Plot Date: 9-23-2024 | Plot Scale: AS NOTED

JEB DRAFTING & DESIGN LLC
505-269-3132
JEBDRAFTING@GMAIL.COM

INDEX OF CONSTRUCTION DRAWINGS

A1- SITE PLAN
A2- GENERAL NOTES
A3- FLOOR PLAN
A4 -FOUNDATION PLAN
A5 -DIMENSION PLAN
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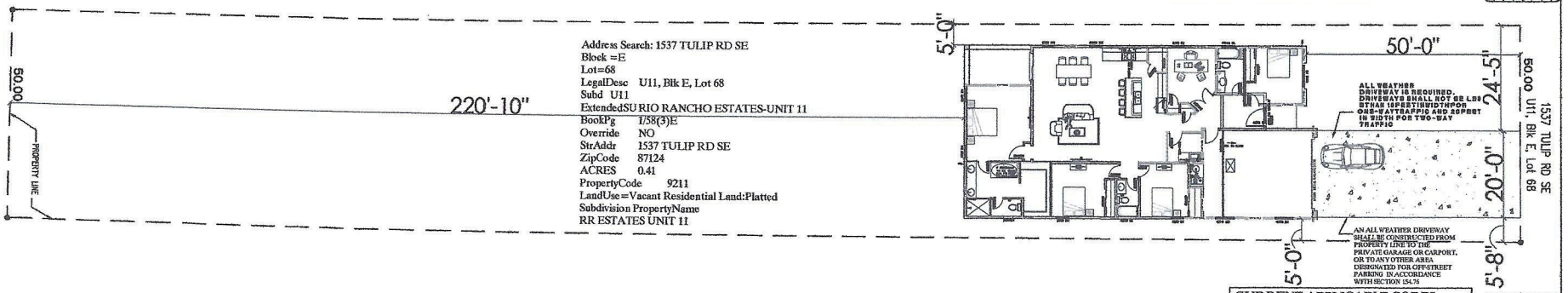
A7 -FRAMING DETAILS
A8 - ELEVATIONS
A9- ELECTRICAL FLOOR PLAN
WB-1 WALL BRACING PLAN

REVISIONS: REV | comment | date | Sheet #



Address Search: 1537 TULIP RD SE
Block =E
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LegalDesc U11, Blk E, Lot 68
Subd U11
ExtendedSU RIO RANCHO ESTATES-UNIT 11
BookPg I/58(3)E
Override NO
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ZipCode 87124
ACRES 0.41
PropertyCode 9211
LandUse=Vacant Residential Land:Platted
Subdivision PropertyName
RR ESTATES UNIT 11

PROPOSED SITE PLAN

SCALE=3/32"=1'0"

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2. ROOF LIVE LOAD 20 PSF
3. ROOF DEAD LOAD 10 PSF
4. BCDL : 10 PSF

ARCHITECTURAL DESIGN CRITERIA

1. OCCUPANCY CLASS R-3

CURRENT APPLICABLE CODES

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The 2018 New Mexico Solar Energy Code
The 2021 New Mexico Residential Energy Conservation Code
The 2021 New Mexico Commercial Energy Conservation Code
The 2021 New Mexico Commercial Building Code including Appendix Chapters C, D, G, H, I, and J as amended, and all other Appendices as written.
The 2021 New Mexico Residential Building Code including Appendix Chapters AH, AJ, AK, AP, AQ, and AQ, as amended, and all other Appendices as written.
The 2018 New Mexico Earthen Building Materials Code
The 2021 New Mexico Historic Earthen Building Code
The 2021 New Mexico Existing Building Code
The 2018 International Code Council Performance Code for Building and Facilities, including all Appendix
Chapters as published by the International Code Council
The 2020 New Mexico Electrical Code
The 2020 New Mexico Electrical Safety Code
Errata stands for the adopted portions of Codes promulgated by the International Codes Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

LOCATION: *1537 Tulip Rd SE, RIO RANCHO, NM 87124*

PROJECT NAME: *SITE PLAN*

SHEET NO. A1

1 OF 9

NOTES:

A) NO WATER, SOIL, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING UNLESS, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING (UPC312.6).

B) 5/8" CEILING REQUIRES MINIMUM 16" O.C. ATTACHMENT WITHOUT ADHESIVE, FOR 24" O.C. ATTACHMENT, ADHESIVE IS REQUIRED (IRC TBL. R702.3.5).

C) PROVIDE GFCI PROTECTION IN GARAGES AND LAUNDRY/UTILITY (INCLUDING APPLIANCES) AND ALL EXTERIOR LOCATIONS (NEC 2017 - 210.8).

D) LUMINARIES/LIGHTS IN CLOSETS SHALL COMPLY WITH NEC FIG. 410.2 MINIMUM OFFSETS OR LIGHTING REQUIREMENTS.

E) KITCHEN COUNTER RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTERTOP (12 IN.) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 24 IN. APART (NEC 2017 - 210.52 (C)(1,2 & 3)).

F) PROVIDE CARBON MONOXIDE ALARMS OUTSIDE SLEEPING AREAS THROUGHOUT ENTIRE DWELLING (R315.3).

NOTE: DO NOT SCALE DRAWING.

CONTRACTOR TO FIELD VERIFY ALL DIMENSION IN THE FIELD.

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENGINEERING FOR FLOOR AND ROOF TRUSSES, MICROLAMS, GU-LAMS AND PARALLAMS AS REQUIRED.

R-VALUES INCHES

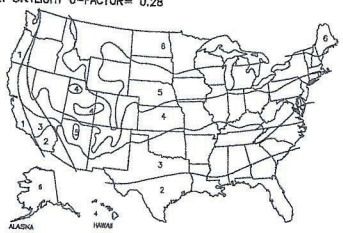
INSULATION VALUES:

WALLS:
MIN. R-30 AT EXTERIOR WALLS
MIN. R-13 AT INTERIOR WALLS
(WALLS BETWEEN GARAGE & HOUSE TO SHALL BE R-19 MIN.)

ROOF:
MIN. R-49 AT ROOF, WITH COMPLETE COVERAGE

SLAB:
MIN. R-10, 2'x24" RIGID INSULATION AT PERIMETER OF HEADED SPACE.
MIN. R-15, 3'x24" RIGID INSULATION AT PERIMETER OF RADIANT HEAT SLAB

INSULATE WALLS R-30 BATT., ROOF R-49 BATT.
& PERIMETER R-10 RIGID (HEATED SLAB)
BUILDING THERMAL ENVELOPE
TABLE 402.1.1 301.1
CLIMATE ZONE 5 ALBUQUERQUE NM
1. GLAZED FENESTRATION U-FACTOR=0.30
2. SKYLIGHT U-FACTOR= 0.28



NOTE: RECOMMENDED INSULATION ZONES FOR HEATING AND COOLING

2021 IECC TABLE R402.1.2 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT Marine 4	0.30	0.55	0.40	49	20 or 13+5 or 0+10	8/13	19	15/19	10d, 4FT	15d or 19 or 13d+5c

2021 IECC TABLE R402.1.2 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 and Marine 4	0.30	0.55	0.40	49	20 or 13+5 or 0+10	13/17	30	15d or 19 or 13d+5c	10d, 4FT	15d or 19 or 13d+5c

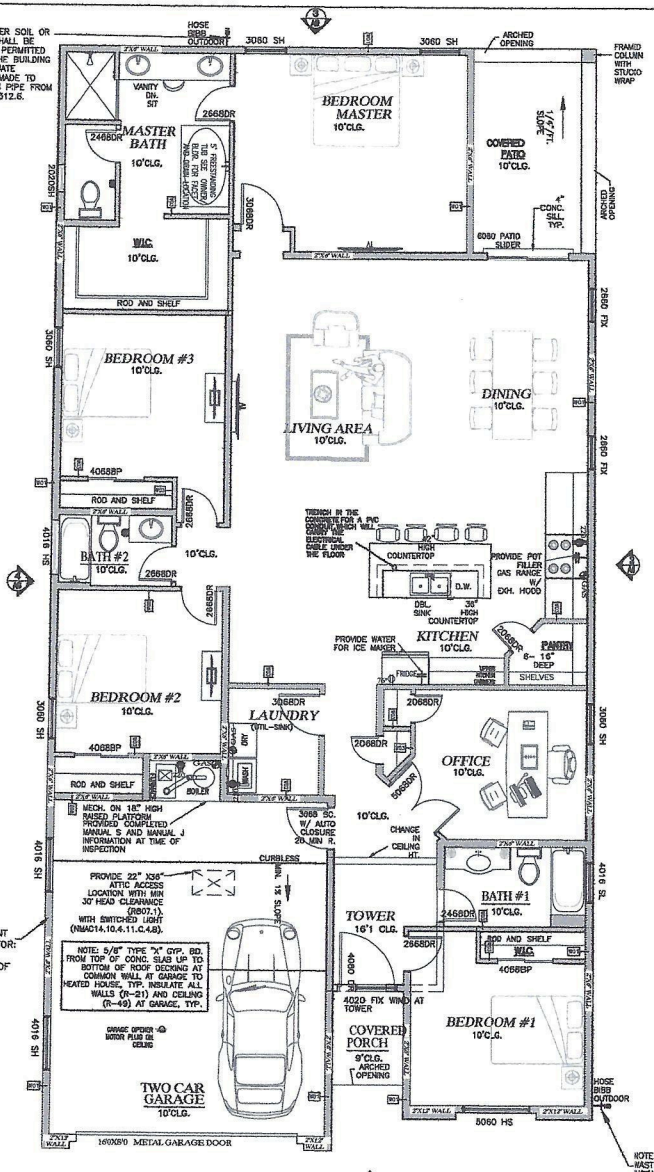
2021 IECC TABLE R402.1.2 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
6	0.30	0.55	NR	49	20 or 13+5 or 0+10	15/20	30	15d or 19 or 13d+5c	10d, 4FT	15d or 19 or 13d+5c

REF ELECTRICAL PLANS FOR LOCATION OF SMOKE AND CARBON MONOXIDE DETECTORS

SEE SHEET A-2 FOR FLOOR PLAN GENERAL NOTE AND TYPICAL AIR BARRIER DETAILS

NOTE: NO WATER SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF THE BUILDING UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING UPC312.6.



PROVIDED CURRENT ICC/ES REPORT FOR: STUCCO/STONE SYSTEM AT TIME OF INSPECTION (R703.7/703.12)

NOTE: NO WATER SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF THE BUILDING UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING UPC312.6.

FLOOR PLAN

SCALE-1/4"=1'0"

GENERAL NOTES:

1: CONTRACTOR TO VERIFY DIMENSIONS IN FIELD - DIMENSIONS ARE TO FRAMING AND FINISHED EXTERIOR
2: ALL WOOD TO BE #2 PINE OR BETTER
3: INSULATE WALLS R-30 BATT., ROOF R-49 BATT. & PERIMETER R-10 RIGID (HEATED SLAB)
4: ALL WINDOWS TO BE DOUBLE GLAZED/LOW E AND ENERGY STAR
5: INTERIOR TO BE SHEETROCKED, TAPED, & TEXTURED
6: EXTERIOR TO BE SYNTHETIC STUCCO
7: EXTERIOR WALLS TO BE 2x6 @ 16" O.C.
8: INTERIOR WALLS TO BE 2x4 @ 16" O.C. (UNLESS NOTED)
9: WALL AT GARAGE/HOUSE SEPARATION TO BE 2X6'S @ 16" O.C.
10: INTERIOR LOAD BEARING WALLS TO BE 2x4 @ 16" O.C.
11: ALL ANGLED WALLS TO BE 45° ANGLES (UNLESS NOTED)
12: ALL FIXTURES SHALL BE CHOSEN BY BUILDER
13: ALL KITCHEN PONY WALLS SHALL BE 43" HIGH.
14: ALL HEADERS SHALL BE CLOSED
15 DOOR BOTTOMS SHALL BE UNDERCUT AS PER HVAC REQUIREMENTS
16: ALL HOUSES SHALL HAVE 2 STUD CORNERS - IE. "CALIFORNIA CORNERS"
17: ALL TRUSSES SHALL BE 24" O.C.
18: ALL WINDOWS SHALL BE BULLNOSED EXCEPT AT SLIDING GLASS DOORS AND THICK WALLS.
19: 1/2" GYPSUM BOARD AT WALLS AND CEILING WITH TEXTURE PER OWNERS PREFERENCE. TAPE AND BED ALL JOINTS.
20: 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILING AND WALLS SUPPORTED 16" OC. AT CEILING WALLS.

GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO DISPLAY LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN.

2. IN THE EVENT OF AN INCONSISTANCY, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2021 IRC, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES.

4. ALL DIMENSIONS ARE TO FACE OF WALL.

5. VERIFY DIMENSIONS IN THE FIELD, THEY WILL TAKE PRECEDENCE OVER DRAWINGS.

6. PLUMBING, ELECTRICAL, AND MECHANICAL WORK REQUIRE SEPARATE PERMITS AND INSPECTIONS.

7. CONTRACTOR SHALL VERIFY DIMENSIONS, CLEARANCES, SETBACKS, ETC. BEFORE COMENCING CONSTRUCTION. REPORT DISCREPANCIES TO OWNER BEFORE PROCEEDING.

8. THE APPROVED PLANS MUST REMAIN AVAILABLE FOR INSPECTION BY THE BUILDING OFFICIAL AND/OR INSPECTOR. BUILDING PERMIT MUST BE DISPLAYED PER IRC.

9. CONFIRM MECHANICAL (HEATING AND COOLING) LAYOUT AS SUPPLIED BY SUBCONTRACTOR WITH GENERAL CONTRACTOR. VERIFY ROUGH-INS PRIOR TO SLAB POUR. EACH DWELLING SHALL HAVE A DOMESTIC WATER-HEATING SYSTEM. (P2801.1)

10. INSTALL SOUND BOARD AT ALL BATH AND LUNDRY FRAME WALLS. (OPTIONAL)

11. VERIFY ALL TUB DRAIN LOCATIONS PRIOR TO SLAB POUR.

12. PROVIDE OUTSIDE COMBUSTION AIR VENTS TO ALL WOOD BURNING FIREPLACE.

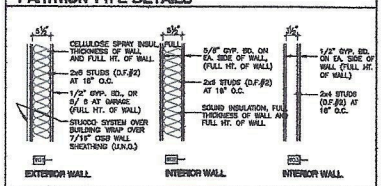
13. CEILINGS SHALL BE INSULATED WITH MIN. R-49 BATT INSULATION AND WALLS MIN R-30

14. VERIFY TYPE OF MATERIAS FOR DOORS WINDOWS AND CABINETS WITH OWNER.

CONSTRUCTION DATA

NO. OF STORIES= 1
AREA CALCULATIONS
(FOR STRUCTURES PROPOSED UNDER IRC)
HEATED AREA 1ST FLOOR=2,491 SQ FT
GARAGE AREA =538 SQ FT
REAR COVER PORCH=135 SQ FT
FRONT PORCH=35 SQ FT
TOTAL AREA=3,179 SQ FT

PARTITION TYPE DETAILS



TITLE: FLOOR PLAN
1397 Tulip Rd SE, Rio Rancho, NM 87124
DATE: 8-23-2024
SCALE: AS SHOWN
DESIGNED: JEB
DRAWN: JEB
JEB DRAFTING & DESIGN LLC
SHEET A3 OF 9

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

April 25, 2025

RE: **Variance Request Case No. 25-110-00007 (1537 Tulip Road SE) Variance R-1 Residential Lot Width**

Dear Property Owner:

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

The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.4000 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, May 13, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tamartinez@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

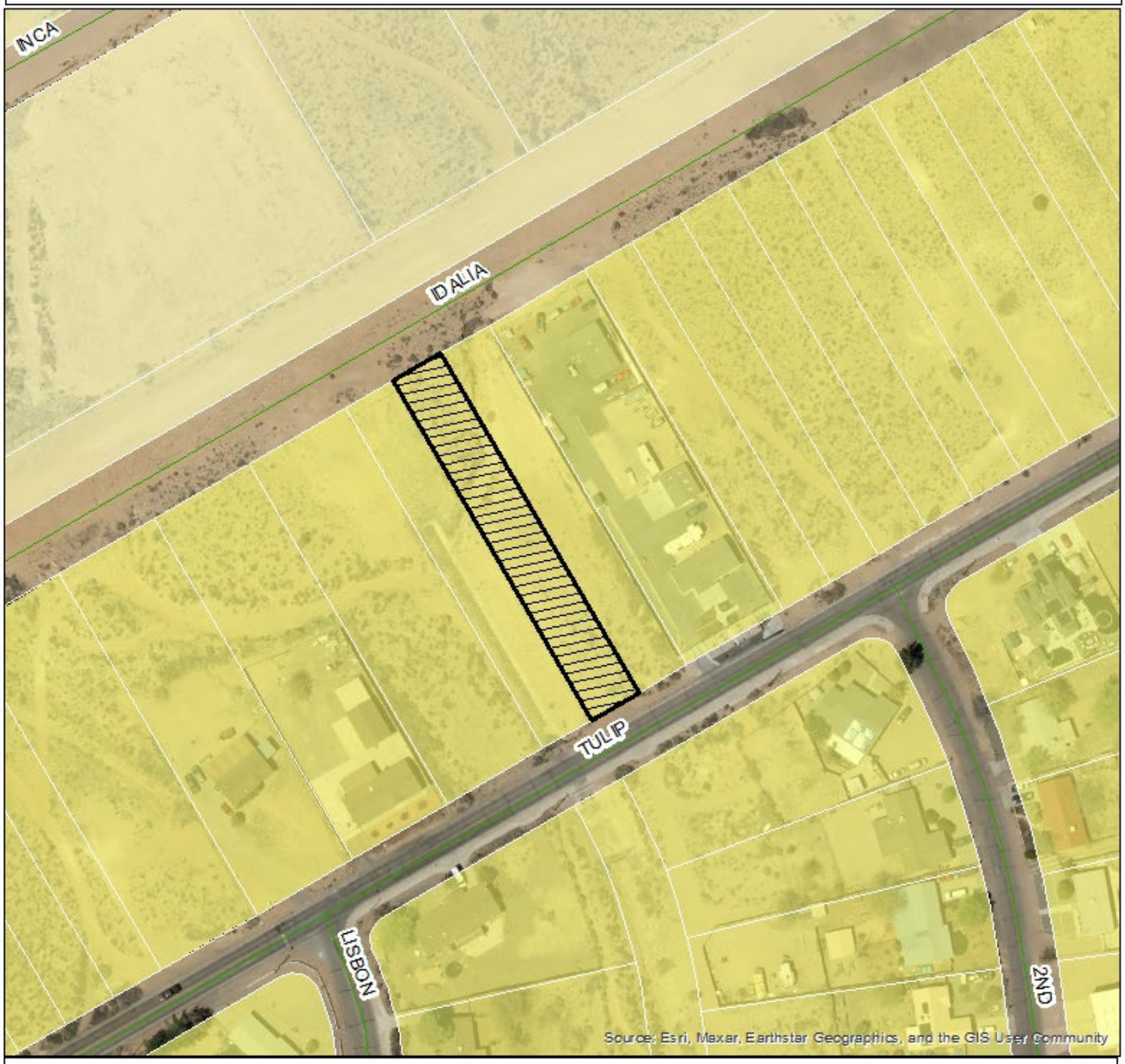
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tamarah Martinez

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

1537 TULIP RD SE
UNIT 11, BLOCK E, LOT 68
VARIANCE TO DEVELOP 50' WIDTH LOT



Rio Rancho
City of Vision

0 37.5 75 150 225 300
Feet

Subject Property
Roads
Zoning
E-1
R-1

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

Map Created by Tamarah Martinez on 4/22/2025

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@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)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The PZB will hear the request on May 13, 2025.

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

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

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The PZB will hear the request on May 13, 2025.

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

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 13, 2025:

Variance
Case #25-110-00008
The applicants, Jai and Desiree Prasad, request approval of a Variance to allow for a 7-foot encroachment into the side setback for the construction of an attached garage at the property legally described as U17, Blk 38, Lot 42A. The subject property is zoned E-1: Estate Residential and is approximately 2.48 acres.

Variance
Case #25-110-00011
The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The Variance is to the 60' minimum lot width requirement for R-1: Single Family Residential zoned districts; the variance would allow for a 10' deviation.

Preliminary/Final Plat
Case #25-220-00003
The applicant, SSCAFCA, through their agent JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the subject properties legally described as WH2, PAR A, B, C, and SVE, PAR B and C. The plat combines the five parcels into four parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

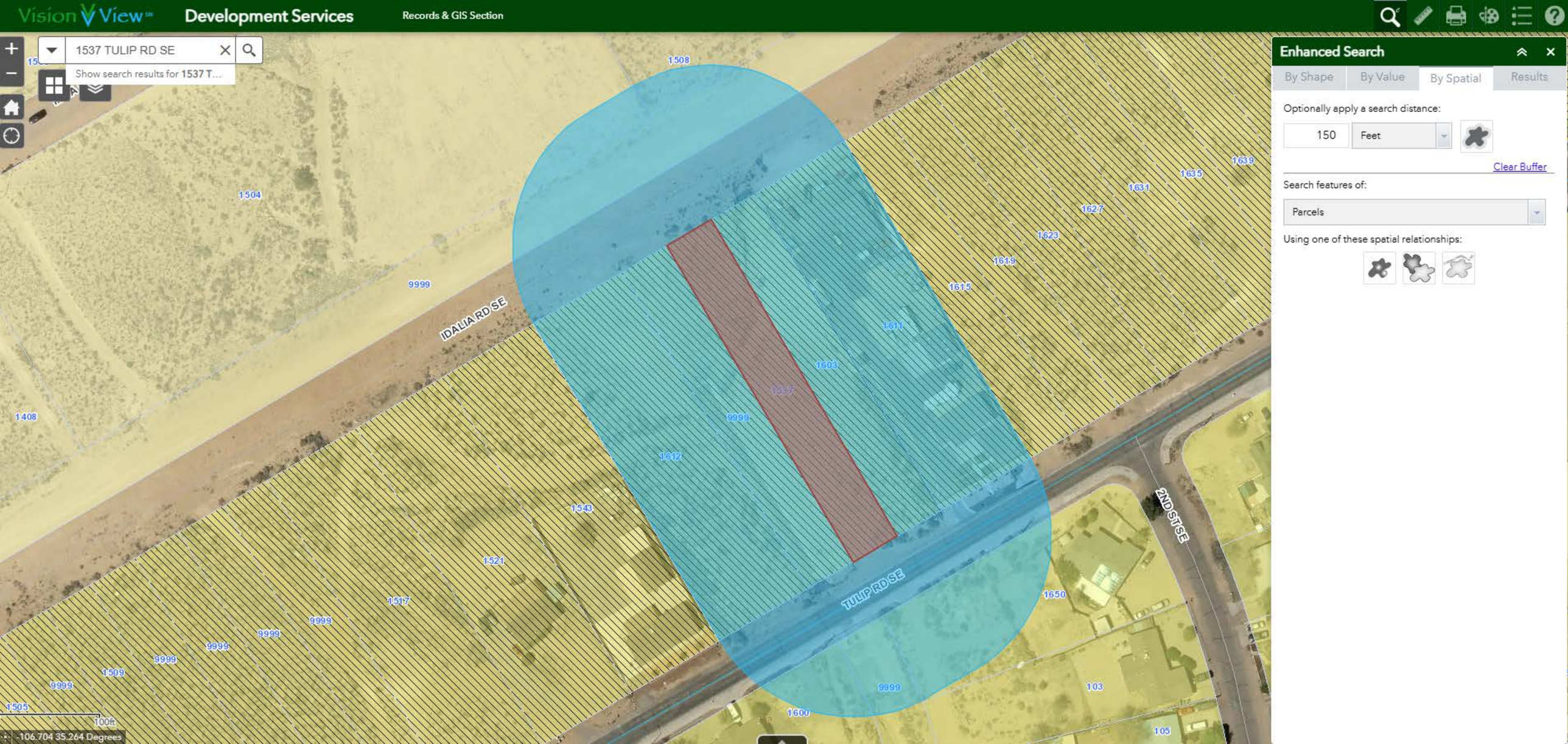
Variance
Case #25-110-00009
The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2.

Variance
Case #25-110-00007
The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single- Family Residential District and comprises approximately 0.4000 acres.

Variance
Case #25-110-00010
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres.

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

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.
Journal: April 28, 2025


Vision View
Development Services
Records & GIS Section
1537 TULIP RD SE
Show search results for 1537 T...
Enhanced Search
By Shape
By Value
By Spatial
Results
Optionally apply a search distance:
150
Feet
Clear Buffer
Search features of:
Parcels
Using one of these spatial relationships:
IDALIA RD SE
TULIP RD SE
2ND ST SE
1508
1504
1408
9999
1543
1521
1517
1509
1505
1600
1650
1639
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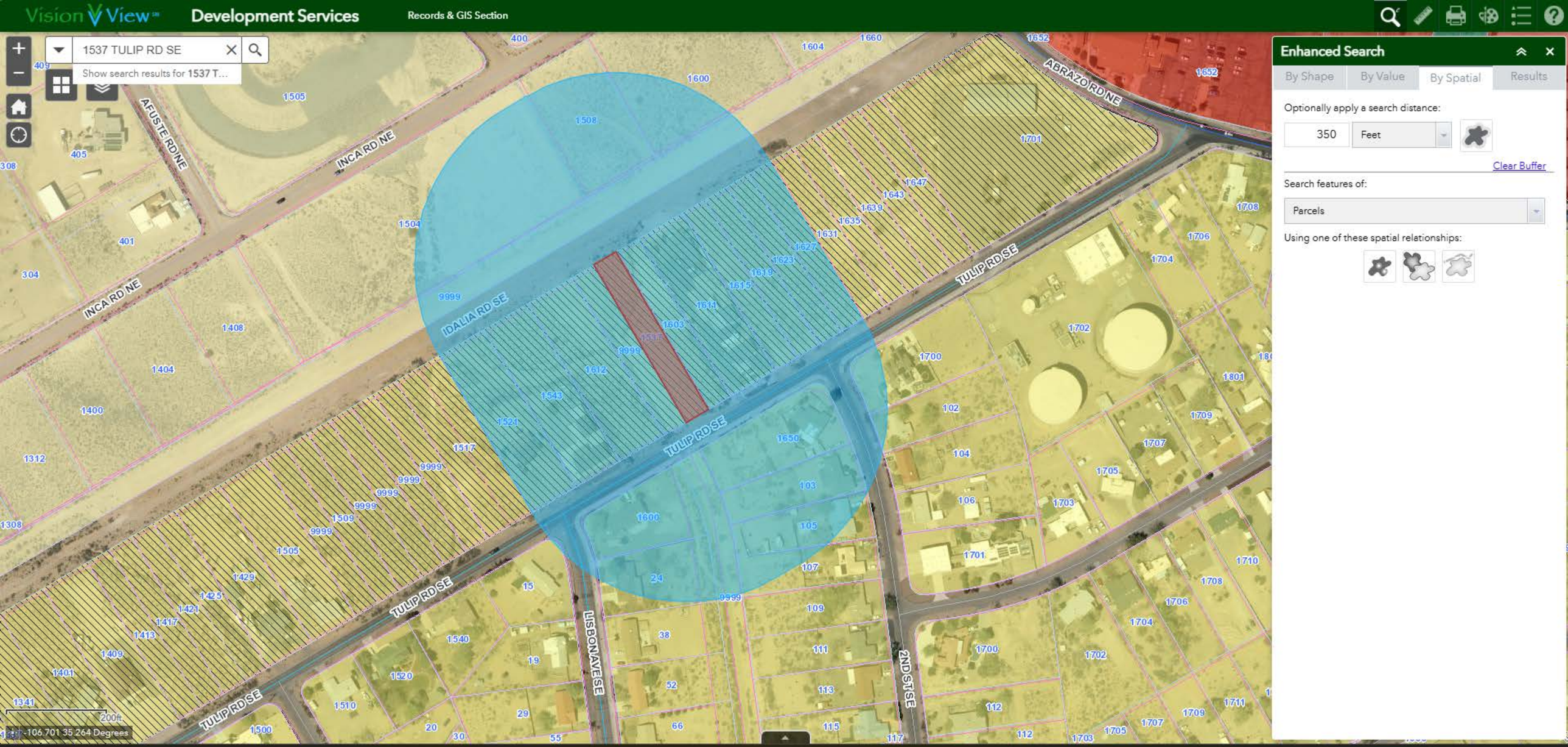
1623
1619
1615
1611
1603
1612
1537
103
105
100ft
-106.704 35.264 Degrees


Vision View
Development Services
Records & GIS Section
1537 TULIP RD SE
Show search results for 1537 T...
Enhanced Search
By Shape
By Value
By Spatial
Results
Optionally apply a search distance:
350
Feet
Clear Buffer
Search features of:
Parcels
Using one of these spatial relationships:
INCA RD NE
AFUSTE RD NE
ABRAZO RD NE
IDALIA RD SE
TULIP RD SE
LISBON AVE SE
2ND ST SE
200ft
-106.701 35.264 Degrees

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00007

REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK E, LOT 68.

Applicant: Diana Reyes, through their agent Solano Builders

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block E, Lot 68, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for a Variance request to the 50' lot width, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00007

REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK E, LOT 68.

Applicant: Diana Reyes, through their agent Solano Builders

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.

THEREFORE, the application for a Variance request to the 50' lot width, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00011

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Maria C. Zavala and Jose L. Solano, request approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement to allow for a 50' lot width for the construction of a primary single-family dwelling unit for the property legally described as Unit 11, Block E, Lot 69. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicants, Maria C. Zavala and Jose L. Solano, request approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement to allow for a 50' lot width for the construction of a primary single-family dwelling unit for the property legally described as Unit 11, Block E, Lot 69; physically located at 1603 Tulip Rd SE. The proposed variance would allow for the applicant to develop on the 50' lot as it exists.

The subject property consists of 0.41 acres and is located northeast of the Tulip Rd SE (minor collector road) and 2nd St SE (residential road) intersection. The property was platted April 7, 1964 in Book 1, Page 58. The subject property is zoned R-1: Single-Family Residential and is within an overlay zone. Per Ordinance No. 98, Enactment No. 98-023, adopted September 23, 1998, the overlay zone deems all contiguous 50' minimum frontage lots in the same ownership as merged for building and zoning purposes.

The applicant owns a single lot, and therefore the overlay does not apply. The applicant also does not have the ability to apply for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

The surrounding properties to the north, south, east, and west are also zoned R-1: Single-Family Residential District. The minimum allowable lot width in the R-1 zoning district is 60' per Rio Rancho Municipal Code (R.O. 2003) Section 154.50. The applicant is requesting this variance to the minimum R-1 zoning district lot width requirement to allow development of their 50' wide lot. The applicant has included a site plan for the property detailing the location of their proposed home.

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

to one’s personal comfort is the basis for the claim of hardship."

The Applicant states in their justification letter "we would like to build a single-family home on this property. the plans have already been designed up to Rio Rancho code. We have previously requested a variance for a lot in near proximity to this one and it was approved by planning and zoning board built by Solano Builders and Construction, LLC...the application was submitted to Rio Rancho permits on 1/20/25 and we are eager to get started with the new build. We ask that you please review and approve the application."

Staff recommends the Planning and Zoning Board find the subject property is an irregular and narrow lot. Staff recommends the Board finds that the strict application of the minimum lot width requirement of 60' on this 50' wide lot would result in a hardship that would deprive the owner of the reasonable use of their land. As the Applicant does not own any adjacent lots to the subject lot, the option for a Summary Plat consolidation to expand the lot width is not available.

SURROUNDING LAND USE/ZONING: The surrounding properties to the south, east and west are zoned R-1 while the properties to the north are zoned E-1.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

DSD Planning & Zoning:	Contained within this document.
DSD Engineering:	No adverse comments
Parks, Recreation and Community Services:	No adverse comments
Fire and Rescue:	No adverse comments
Rio Rancho Public Schools:	No comments provided
Police Department:	No comments provided
SSCAFCA:	No comments provided
MRCOG:	No adverse comments

NOTIFICATIONS: Neighboring property owners within 100 ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300 ft were notified by postcard. A notice sign was erected on the subject property, as required by ordinance, and a legal notice was published in the Albuquerque Journal on April 28, 2025. All notification requirements for this hearing have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the variance request, subject to findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block E, Lot 69, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of the reasonable use of their property.

4. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

If the Planning & 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 AND CONDITIONS OF DENIAL:
1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board approve the requested Variance.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Reproduction of Notices_.pdf
ATTACHMENT: Findings_of_Fact_1603Tulip_BMB.docx

1603 TULIP R.D SE
UNIT 11, BLOCK E, LOT 69
VARIANCE TO DEVELOP 50' WIDTH LOT

RioRancho
City of Vision

0 37.5 75 150 225 300
Feet

Subject Property
Roads
Zoning
E-1
R-1

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

Map Created by Liz Ruiz Carlos on 4/24/2025

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

Zoning Variance Application

Fee: $200.00

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

Property Location or Address: 1603 Tulip Rd SE

Legal Description: _____

Subdivision: Rio Rancho Estates Block: E Lot: 69

Parcel Size: 0.4017 Zoning: _____

Description for request: Single family new construction

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

Property Owner

Name (Print): Maria C. Zavala + Jose L. Solano

Address: 96 12th Ave NW Rio Rancho NM 87144

Phone: 505-507-0092 Fax: _____

***Signature: Maria C. Zavala

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

Applicant

Name (Print): Solano Builders + Construction

Address: 96 12th Ave NW Rio Rancho NM 87144

Phone: 505-507-0092 Fax: _____

Signature: [signature]

Notes See attached request.

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. _____ Application Date: _____ Receipt: _____

Staff Signature: _____

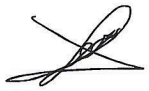
Hearing Date: _____

4/10/25

Maria C Zavala & Jose Solano, petitioning for
1603 Tulip Rd SE Rio Rancho, NM 87124.

Request: we would like to build a single-family home on this property. The plans have already been designed up to Rio Rancho code. We have previously requested a variance for a lot in near proximity to this one and it was approved by planning and zoning board built by Solano Builders and Construction, LLC. There are also many new beautiful homes being built in this area. The application was submitted to Rio Rancho permits on 1/20/25 and we are eager to get started with the new build. We ask that you please review and approve the application.

Thank you for your time in this matter,

maria c zavala 

Maria C Zavala & Jose Solano,
Solano Builders & Construction LLC

1403 Tulip

2023018573 B: 426 P: 18573 SWD
09/15/2023 03:24:28 PM Page 1 of 2
Anne Brady-Romero, County Clerk-Sandoval County, NM

CENTRIC TITLE
FILE #C-104745TB

SPECIAL WARRANTY DEED
(Joint Tenants)

AMREP SOUTHWEST INC., a New Mexico corporation ("Grantor"), for consideration paid, grants to **JOSE L. SOLANO and MARIA C. ZAVALA de SOLANO, husband and wife, as joint tenants,** whose address is 96 12th Avenue, NW, Rio Rancho, New Mexico, 87144, the following described real estate in Sandoval County, New Mexico, with special warranty covenants (the "Property"):

Lots numbered Sixty-eight (68) and Sixty-nine (69) in Block lettered E of Unit Eleven (11), Rio Rancho Estates, as the same are shown and designated on the plat entitled "Blocks "A", "B", "C", "D", "E", "AA", "BB", Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, on April 7, 1964, in Rio Rancho Estates Plat Book No. 1, Page 58

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2023 and thereafter;

2. Water rights, claims or title to water, which rights, if any, are hereby reserved by Grantor.

3. Reservations and exceptions in the Patent by the United States of America recorded on September 22, 1920, in Book DR-2, Page 396, and re-recorded on January 22, 1969, in Book Misc., 23, Page 83, records of Sandoval County, New Mexico;

4. Covenants, conditions, restrictions, reservations and easements affecting the Property as contained in documents recorded April 30, 1964, in Book Misc. 14, Page 272, as Document No. 4158; recorded August 3, 1964, in Book Misc. 14, Page 531, as Doc. No. 5019; and recorded April 22, 1966, in Book Misc. 19, Page 50, as Doc. No. 11078, and setback requirements set forth on the recorded plat recorded in Rio Rancho Estates Plat Book No. 1, Page 58, records of Sandoval County, New Mexico;

5. Easements and incidental purposes thereto reserved along the Property, as shown and/or noted on the recorded plat, recorded in Rio Rancho Estates Plat Book No.1, Page 58, records of Sandoval County, New Mexico;

6. Reservations as set forth in the Warranty Deeds recorded August 13, 1971, in Book DR 37, Page 146, as Doc. No. 43175; and recorded December 9, 2005, in Book 408, Page 51765, as Doc. No. 200551765, and Mineral and

Water Rights Quitclaim Deed recorded March 23, 2023, in Book 426, Page 5436, as Doc. No. 2023005436, records of Sandoval County, New Mexico; and

7. Any and all matters that may be shown on the Retracement Survey of Lots 68 & 69, Block "E", Rio Rancho Estates Unit 11, prepared by Harris Surveying, Inc dated July 3, 2023.

WITNESS my hand this 15th day of September, 2023.

AMREP SOUTHWEST INC.
a New Mexico corporation

By: _____
Carey A. Plant
Vice President

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

This instrument was acknowledged before me September 15, 2023, by Carey A. Plant, Vice President of AMREP Southwest Inc., a New Mexico corporation.

_____
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
KAREN LEE WARD
Commission # 1021567
My Comm. Exp. Nov 18, 2025

CURRENT APPLICABLE CODES
The 2021 New Mexico Mechanical Code including Appendices A, B, C, and D The 2021 New Mexico Plumbing Code including Appendices A, B, C, D, E, F, I, K, and L The 2021 New Mexico Swimming Pool, Spa and Hot Tub Code The 2021 New Mexico Solar Energy Code The 2021 New Mexico Residential Energy Conservation Code The 2021 New Mexico Commercial Energy Conservation Code The 2021 New Mexico Commercial Building Code including Appendix Chapters C, E, G, H, I, and J as amended, and all other Appendices as written. The 2021 New Mexico Residential Building Code including Appendix Chapters AH, AJ, AK, AP, AQ, and AQ, as amended, and all other Appendices as written. The 2021 New Mexico Earthen Building Materials Code The 2021 New Mexico Historic Earthen Building Code The 2021 New Mexico Existing Building Code The 2021 International Code Council Performance Code for Building and Facilities, including all Appendix Chapters as published by the International Code Council The 2020 New Mexico Electrical Code The 2021 New Mexico Electrical Safety Code Strain clauds to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

INDEX OF CONSTRUCTION DRAWINGS
A1- SITE PLAN
A2- GENERAL NOTES
A3- FLOOR PLAN
A4 -FOUNDATION PLAN AND FOUNDATION DETAILS
A5- DIMENSION PLAN
A6- FL FRAMING AND DETAILS
A7 - ELEVATIONS
A8- ELEVATIONS
A9- ELECTRICAL FLOOR PLAN
WB- WALL BRACING PLAN

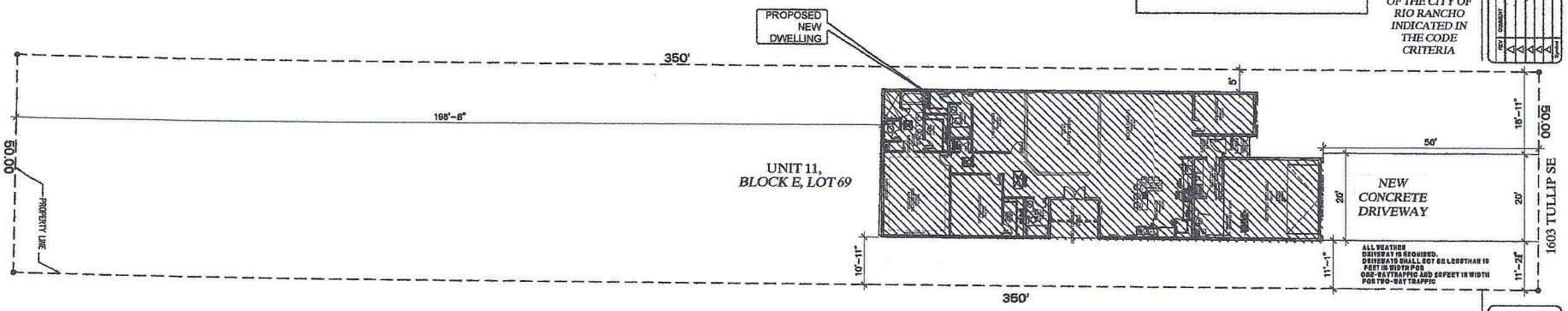
PROJECT NARRATIVE
NEW CONSTRUCTION SINGLE FAMILY RESIDENCE PROJECT CONSISTS OF CUSTOM HOME. TOTAL OF NEW HEATED AREA: *2,625 S.F.*

ALL SET BACKS SHALL MEET THE REQUIREMENTS OF THE CITY OF RIO RANCHO INDICATED IN THE CODE CRITERIA

Project Number 2024-72
Plot Date 8-21-2024
Plot Scale As noted

JEB
DRAFTING & DESIGN LLC
505-269-2311
JEB.DESIGNLA@GMAIL.COM

REVISIONS			
NO	COMMENT	DATE	Description
1			
2			
3			
4			



PROPOSED SITE PLAN

JEB Drafting and Design LLC Has no liability for errors associated with the use of these data site plan. Owners are solely responsible for confirming data accuracy and set backs on the field when necessary. CONTRACTOR SHALL NOT PROCEED WITH ANY STRUCTURAL CHANGES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT

SCALE=3/32"=1'-0"

SITE GENERAL NOTES.

CALL BEFORE YOU DIG PHONE # 811
KNOW WHAT'S BELOW

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL DEFINE CONSTRUCTION "DISTURBED AREA" LOCATIONS. THIS AREA IS TO BE FENCED, OR OTHER-WISE DELINEATED, AND ALL CONSTRUCTION, PARKING, LOADING, MATERIAL STORAGE, ETC., SHALL REMAIN WITHIN THIS DEFINED AREA. ABSOLUTELY NO DISRUPTION OF THE REMAINING SITE IS TO OCCUR BEYOND THIS BOUNDARY WITHOUT OWNER CONSENT.

SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE PROPERLY CONTAINED AND REMOVED AS REQUIRED. RECYCLE AS MUCH SCRAP MATERIAL AND PACKAGING AS POSSIBLE.

WHERE APPLICABLE DRIVEWAYS TO BE GRADED TO DIVERT RUNOFF TO BAR (DIVERSION) DITCH OR CHANNELS PER SITE PLAN. DRIVEWAY SURFACE (WHERE APPLICABLE) SHALL BE 4" BASE COURSE, ROLLER-COMPACTED, AND CROWNED TO ALLOW POSITIVE DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER, ELECTRICITY, PHONE, (6 PAIR MIN. WHERE AVAILABLE), AND CABLE TV. PROPANE OR NAT. GAS STORAGE TANKS SHALL BE UL-LISTED BURIED TYPE OR PROPERLY SCREENED PER SITE PLAN.

PUBLIC UTILITY BILLING RESPONSIBILITY TO BE TRANSFERRED TO OWNER AT SUBSTANTIAL COMPLETION OR PER OTHER WRITTEN AGREEMENT.

EXTERIOR LIGHTING SHOULD BE SCREENED 15° FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.

LOCATION:
1603 TULLIP SE
RIO RANCHO NM
UNIT 11, BLOCK E, LOT 69

PROJECT NAME:
SITE PLAN

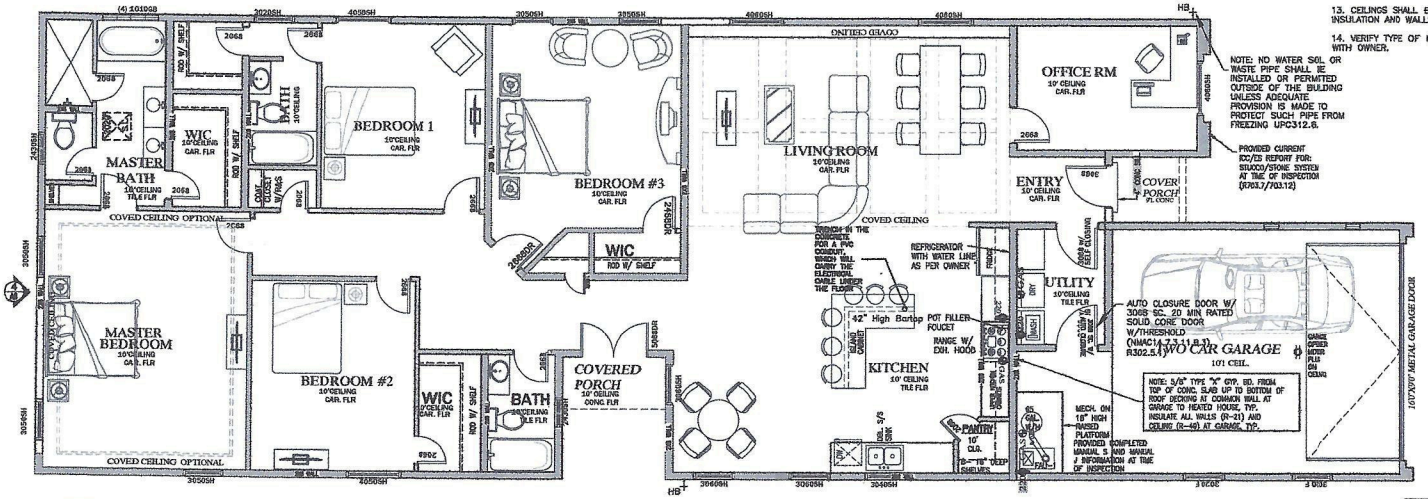
SHEET NO.
A1
1 OF 9

GENERAL NOTES:

1: CONTRACTOR TO VERIFY DIMENSIONS IN FIELD – DIMENSIONS ARE TO FRAMING AND FINISHED EXTERIOR
2: ALL WOOD TO BE #2 PINE OR BETTER
3: INSULATE WALLS R-30 BATT., ROOF R-49 BATT. & PERIMETER R-10 RIGID (HEATED SLAB)
4: ALL WINDOWS TO BE DOUBLE GLAZED/LOW E AND ENERGY STAR PLANS SHALL COMPLY WITH THE (2018 IECC TBL. 402.1.2)
5: INTERIOR TO BE SHEETROCKED, TAPED, & TEXTURED
6: EXTERIOR TO BE SYNTHETIC STUCCO
7: EXTERIOR WALLS TO BE 2x6 @ 16" O.C.
8: INTERIOR WALLS TO BE 2x4 @ 16" O.C. (UNLESS NOTED)
9: WALL AT GARAGE/HOUSE SEPARATION TO BE 2X6'S @ 16" O.C.
10: INTERIOR LOAD BEARING WALLS TO BE 2x4 @ 16" O.C.
11: ALL ANGLED WALLS TO BE 45° ANGLES (UNLESS NOTED)
12: ALL FIXTURES SHALL BE CHOSEN BY BUILDER
13: ALL KITCHEN PONY WALLS SHALL BE 43" HIGH.
14: ALL HEADERS SHALL BE CLOSED
15 DOOR BOTTOMS SHALL BE UNDERCUT AS PER HVAC REQUIREMENTS
16: ALL HOUSES SHALL HAVE 2 STUD CORNERS – IE. "CALIFORNIA CORNERS"
17: ALL TRUSSES SHALL BE 24" O.C.
18: ALL WINDOWS SHALL BE BULLNOSED EXCEPT AT SLIDING GLASS DOORS AND THICK WALLS.
19: 1/2" GYPSUM BOARD AT WALLS AND CEILING WITH TEXTURE PER OWNERS PREFERENCE. TAPE AND BED ALL JOINTS. BACKER @ SHOWER WALLS R702.4.2
20: 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILING AND WALLS SUPPORTED 16" OC. AT CEILING WALLS.

GENERAL NOTES:

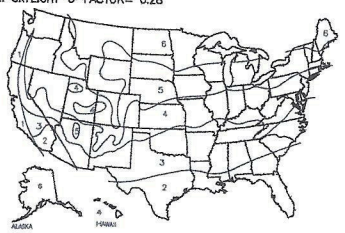
1. THE INTENT OF THESE DRAWINGS IS TO DISPLAY LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN.
2. IN THE EVENT OF AN INCONSISTANCY, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2021 IRC, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES.
4. ALL DIMENSIONS ARE TO FACE OF WALL.
5. VERIFY DIMENSIONS IN THE FIELD, THEY WILL TAKE PRECEDENCE OVER DRAWINGS.
6. PLUMBING, ELECTRICAL, AND MECHANICAL WORK REQUIRE SEPARATE PERMITS AND INSPECTIONS.
7. CONTRACTOR SHALL VERIFY DIMENSIONS, CLEARANCES, SETBACKS, ETC. BEFORE COMMENCING CONSTRUCTION. REPORT DISCREPANCIES TO OWNER BEFORE PROCEEDING.
8. THE APPROVED PLANS MUST REMAIN AVAILABLE FOR INSPECTION BY THE BUILDING OFFICIAL AND/OR INSPECTOR. BUILDING PERMIT MUST BE DISPLAYED PER IRC.
9. CONFIRM MECHANICAL (HEATING AND COOLING) LAYOUT AS SUPPLIED BY SUBCONTRACTOR WITH GENERAL CONTRACTOR. VERIFY/ROUGH-INS PRIOR TO SLAB POUR.
10. INSTALL SOUND BOARD AT ALL BATH AND LAUNDRY FRAME WALLS. (OPTIONAL)
11. VERIFY ALL TUB DRAIN LOCATIONS PRIOR TO SLAB POUR.
12. PROVIDE OUTSIDE COMBUSTION AIR VENTS TO ALL WOOD BURNING FIREPLACE.
13. CEILINGS SHALL BE INSULATED WITH MIN. R-49 BATT INSULATION AND WALLS MIN R-30
14. VERIFY TYPE OF MATERIALS FOR DOORS WINDOWS AND CABINETS WITH OWNER.



INSULATE WALLS R-30 BATT., ROOF R-49 BATT.
& PERIMETER R-10 RIGID (HEATED SLAB)
BUILDING THERMAL ENVELOPE
TABLE 402.1.1 301.1
CLIMATE ZONE 4 ALBUQUERQUE NM
1. GLAZED FENESTRATION U-FACTOR=0.30
2. SKYLIGHT U-FACTOR= 0.28

FLOOR PLAN

SCALE=1/4"=1'0"



2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	0.40	49	20 or 13+5 or 13+2.5	8/13	30	10/13	10ft, 24"	10/13 or 15

2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 and Marine 4	0.30	0.55	0.40	49	20 or 13+5 or 13+2.5	13/17	30	15/19 or 15 or 13+5	10ft, 24"	15/19 or 15 or 13+5

2021 IECC TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
6	0.30	0.55	NR	49	20 or 13+5 or 13+2.5	15/20	30	15/19 or 15 or 13+5	10ft, 24"	15/19 or 15 or 13+5

REF ELECTRICAL PLANS FOR LOCATION OF SMOKE AND CARBON MONOXIDE DETECTORS

SEE SHEET A-2 FOR FLOOR PLAN GENERAL NOTE AND TYPICAL AIR BARRIER DETAILS

NOTE: DO NOT SCALE DRAWING.

CONTRACTOR TO FIELD VERIFY ALL DIMENSION IN THE FIELD.

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)

THE OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENGINEERING FOR ROOF TRUSSES, MICROLLAMS, GLU-LAMS AND PARALLAMS AS REQUIRED.

NEW BUILDING AREAS

1ST FLOOR HEATED AREA:	2,625 S.F.
2ND FLOOR HEATED AREA:	N/A
TOTAL HEATED AREA:	2,625SQ FT.
GARAGE:	557 SQ FT
FRONT PORCH:	26 SQ FT
BACK PORCH:	95 SQ FT
TOTAL UNDER ROOF SQUARE FOOTAGE	: 3,304 SQFT

JEB
DRAFTING & DESIGN LLC
505-681-8112
JEBDESIGNLLC@GMAIL.COM

REV	COMMENT	Date	Appr.
1			
2			
3			
4			
5			

Symbol Description Date Appr.

Project Revision
Plot Date: [illegible]
Plot Scales: [illegible]
as noted

LOCATION:
1603 TULLIP SE
RIO RANCHO NM
UNIT 11, BLOCK E, LOT 69

PROJECT NAME:
FLOOR PLAN

SHEET NO.
A3
3 OF 9

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

April 24, 2025

RE: Variance
Case No. 25-110-00011
1603 Tulip Rd SE

Dear Property Owner:

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

The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The Variance is to the 60'minimum lot width requirement for R-1: Single Family Residential zoned districts; the variance would allow for a 10' deviation.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 13, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

Respectfully,

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

The City of Rio Rancho

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

1603 TULIP RD SE
UNIT 11, BLOCK E, LOT 69
VARIANCE TO DEVELOP 50' WIDTH LOT

0 37.5 75 150 225 300 Feet

Subject Property
Roads
Zoning
E-1
R-1

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

Map Created by Liz Ruiz Carlos on 4/24/2025

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

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

NOTICE OF PUBLIC HEARING

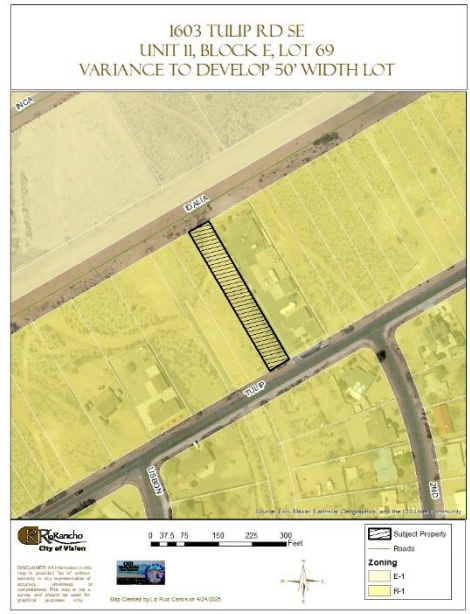
Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The PZB will hear the request on May 13, 2025.

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

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



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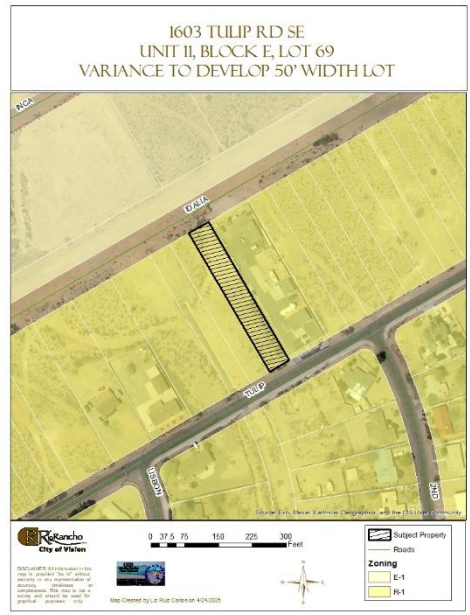

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**May 13, 2025**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

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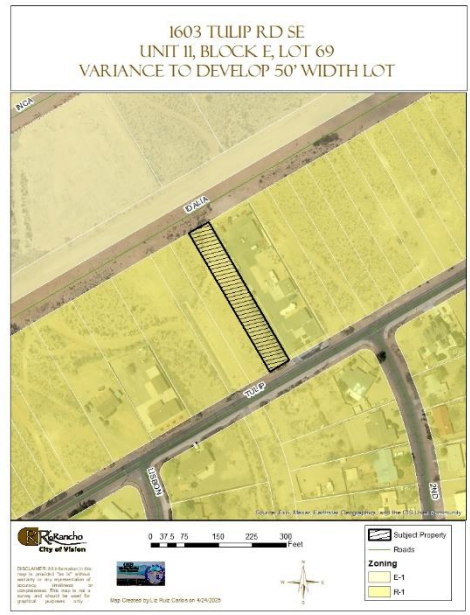
Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The PZB will hear the request on May 13, 2025.

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

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

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



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 13, 2025:

Variance
Case #25-110-00008
The applicants, Jai and Desiree Prasad, request approval of a Variance to allow for a 7-foot encroachment into the side setback for the construction of an attached garage at the property legally described as U17, Blk 38, Lot 42A. The subject property is zoned E-1: Estate Residential and is approximately 2.48 acres.

Variance
Case #25-110-00011
The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The Variance is to the 60' minimum lot width requirement for R-1: Single Family Residential zoned districts; the variance would allow for a 10' deviation.

Preliminary/Final Plat Case #25-220-00003
The applicant, SSCAFCA, through their agent JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the subject properties legally described as WH2, PAR A, B, C, and SVE, PAR B and C. The plat combines the five parcels into four parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

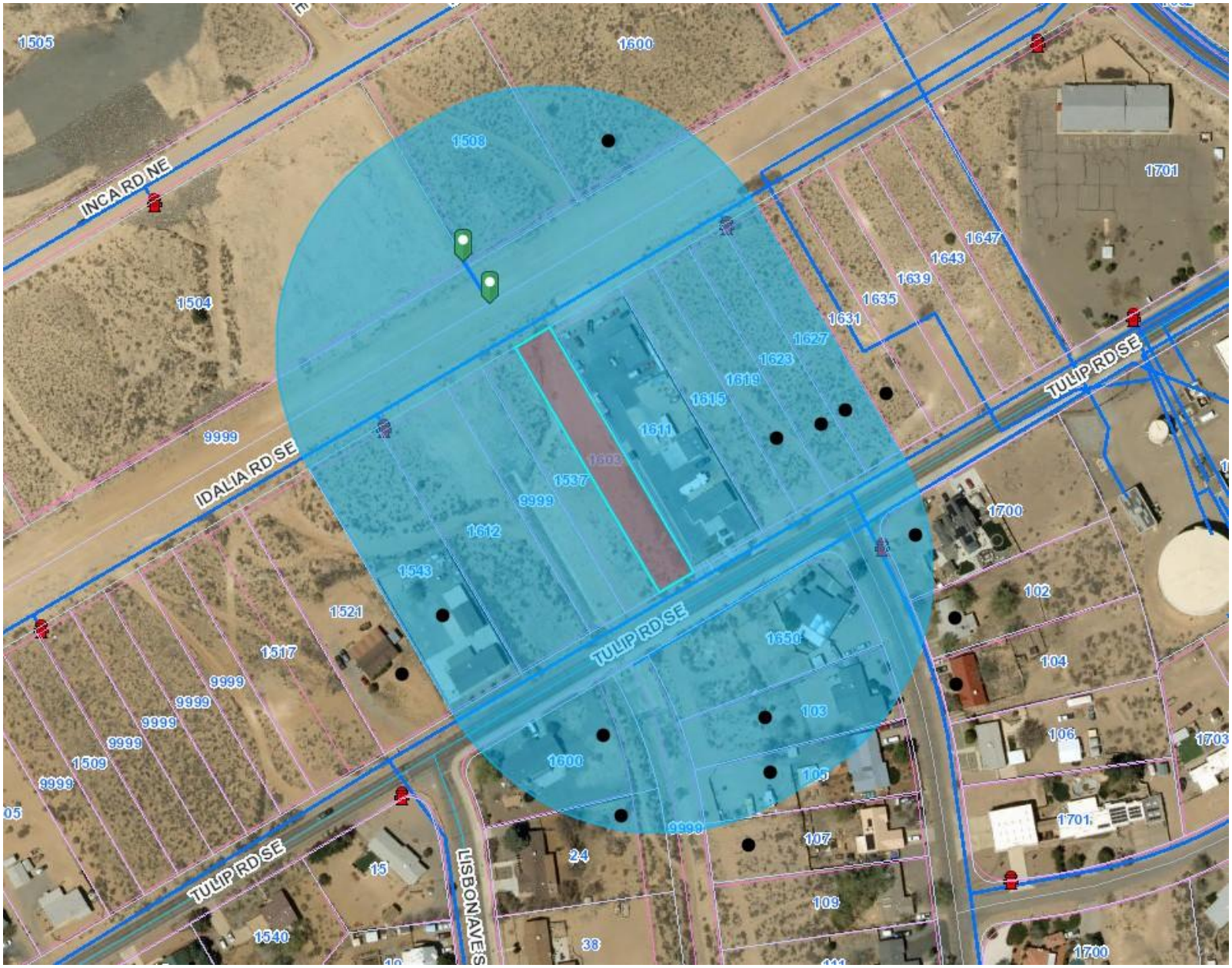
Variance
Case #25-110-00009
The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2.

Variance
Case #25-110-00007
The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single- Family Residential District and comprises approximately 0.4000 acres.

Variance
Case #25-110-00010
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres. The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall. If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.
Journal: April 28, 2025

Notice Map: First Class Mail to property owners within 100ft

Notice Map: Postcards to property owners between 100-300ft



BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00011

REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK E, LOT 69.

Applicant: Maria C. Zavala and Jose L. Solano

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block E, Lot 68, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for a Variance request to the 50' lot width, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00011

REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK E, LOT 69.

Applicant: Maria C. Zavala and Jose L. Solano

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 13th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.

THEREFORE, the application for a Variance request to the 50' lot width, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on May 13, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-0003

AGENDA DATE:
May 13, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), through their agent, JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the lots legally described as Western Hills Unit 2, PAR A, B, C, and Star Villa East, PAR B and C. The plat combines the five parcels into four parcels and dedicates a portion of Right of Way (ROW). Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, SSCAFCA, through their agent, JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the lots legally described as Western Hills Unit 2, PAR A, B, C, and Star Villa East, PAR B and C. The plat combines the five parcels into four parcels and dedicates a portion of Right of Way (ROW).

The subject properties are zoned C-1: Retail-Commercial (Ordinance No. 81-15) and fall within the Off-Premises Advertising Overlay Zone (Ordinance No. 28, Enactment No. 12-28). This request dedicates 1.4950 acres of Right of Way (ROW) along Southern Blvd SE, a principal arterial road.

I. GENERAL INFORMATION
1. Layout: The proposed subdivision combines the existing five parcels into four parcels and dedicates a portion of ROW for Southern Blvd SE.
2. Acreage: 1.7288 acres.
3. Access: Access to the proposed parcels will not change.
4. Zoning: The subject properties are zoned C-1: Retail Commercial.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Cable One, Centurylink, PNM and Gas Company of New Mexico.
6. Water and Wastewater Availability: The new lot and tracts may be serviced by City water and wastewater; availability will need to be confirmed upon development.
7. Drainage: Drainage and infrastructure plans will be reviewed upon development and installation of improvements.
8. Roads & Sidewalks: There are 1.4950 acres of ROW being dedicated with this plat.
9. Recreation Facilities/Open Space: None
10. Easements: Existing blanket easements for Public Utilities and Drainage to remain.
11. Public Site Dedications: None
12. Vacations: None
13. Variances: None

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat

conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. The infrastructure and improvement plans shall be provided and approved pending plat approval.

III. CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed preliminary plat contains three parcels which would measure less than the C-1: Retail Commercial minimum lot size of 0.5 acres, at approximately 0.0781 acres (Parcel B-1), 0.0780 acres (Parcel C-1), and 0.0777 acres (Parcel B-2). However, the size and dimensions of these parcels are not being altered by this plat and the use and dedication of these parcels remains for Drainage/PUE purposes and will not be part of C-1: Retail-Commercial development.

Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 154.51.

IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN AND UNIT 10 SPECIFIC AREA PLAN:
In Chapter 7, Transportation Element, Policy TR-9 seeks to "Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property." This application would be an action in meeting this policy.

Staff recommends the Planning and Zoning Board find the plat is in conformance with the City Comprehensive Plan.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The following departments reviewed the application:
DSD Planning and Zoning - Comments included as an attachment.
DSD Engineering - Comments not provided.
Public Works - Comments included as an attachment.
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.

NOTIFICATIONS: Notice of a pending Preliminary/Final Plat application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Albuquerque Journal on April 28, 2025. A notice sign was posted to the property, one week prior to the meeting. All legal notification requirements have been met.

IMPACT:
The Development Services Department recommends the Planning and Zoning Board approve Preliminary/Final Plat subject to the following findings of fact and conditions of approval.

FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of the Preliminary/Final plat and the subject property.
2. The applicant has the authority to apply for a Preliminary/Final Plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The 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 requirements of the C-1: Retail- Commercial District under 154.51.
4. A Water/Waste Water Availability statement from the Utility Division is required prior to future commercial site development.
5. All future development shall conform to all applicable city codes and ordinances.
6. All staff comments will be addressed prior to the recording of the plat, including future engineering comments.

ALTERNATIVES:

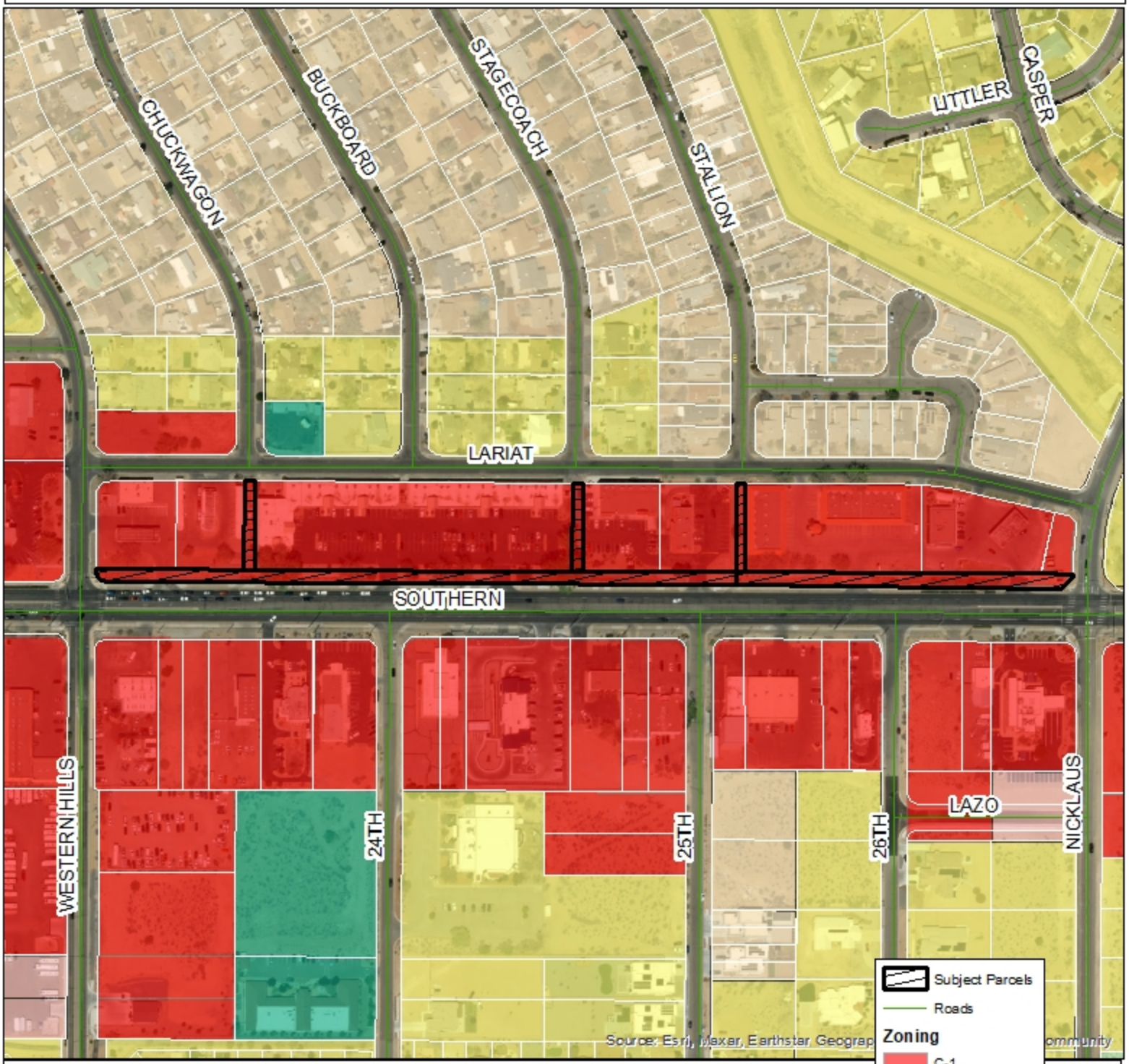
The Planning and Zoning Board may:
1. Approve the Preliminary/Final Plat with staff recommendations and conditions.
2. Approve the Preliminary/Final Plat with amendments to recommendations and/or conditions.
3. Deny the Preliminary/Final Plat.
4. Postpone the item and continue the public hearing for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

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Zoning Comments.pdf
ATTACHMENT: Public Works Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf

STAR VILLA EAST, PARCELS B & C
WESTERN HILLS UNIT 2, PARCELS A, B, & C
PRELIMINARY/FINAL PLAT



Rio Rancho
City of Vision

0 85 170 340 510 680
Feet

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

Map Created by Liz Ruiz Carlos on 4/24/2025

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: SSCAFCA David Gatterman		Phone: 505-892-5266
Address: 1041 Commercial Dr SE		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: JAG Planning & Zoning		Phone: 505-363-5613
Address: P.O. Box 7857		E-Mail: jag@jagpandz.com
City: Albuquerque	State: NM	ZIP Code: 87194

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

Create 4 new parcels from 5 existing parcels and to dedicate public Right-of-Way to the City of Rio Rancho

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Western Hills Unit 2 & Star Villa East	Block(s):	Lot(s): A-1, B-1 & C-1 & B-2
Existing Zoning: C-1 & SU (Special Use)	Proposed Zoning: No change	
No. of existing lots: 5	No. of proposed lots: 4	Total area of site (acres) 1.7288

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: Andrew Garcia	Applicant:	Agent: JAG Planning & Zoning
Signature: Andrew Garcia.		Date: 4/9/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

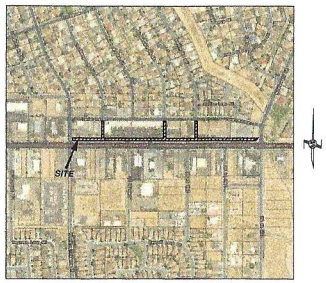
APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

SUMMARY PLAT OF

PARCELS A-1, B-1, & C-1
WESTERN HILLS UNIT 2
AND
PARCEL B-2
STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
& PARCELS B & C, STAR VILLA EAST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025



VICINITY MAP

LEGAL DESCRIPTION

Parcels lettered "A", "B", and "C", of Western Hills Unit 2, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on August 3, 1983, in Volume 3, Folio 424-B.

Together With:

Parcels lettered "B" and "C" of Star Villa East, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on May 16, 1980, in Volume 3, Folio 100.

SITE DATA

CASE NUMBERS	-- --
FEMA MAP NO.	350146 2102 D & 2106 D
FLOOD ZONE DESIGNATION	ZONE X (NO FLOOD HAZARD)
ZONING	C-1 & SU (SPECIAL USE)
MILES OF DEDICATED RIGHT OF WAY CREATED	0.3530
NO. OF EXISTING LOTS	5
NO. OF LOTS CREATED	4
TOTAL AREA	1.7288 Ac.
ACREAGE OF DEDICATED RIGHT OF WAY	1.4950 Ac.

PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW PARCELS FROM FIVE EXISTING PARCELS AND TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF RIO RANCHO.

THERE IS AN EXISTING BLANKET PUBLIC UTILITY, DRAINAGE, AND ROAD WIDENING EASEMENT OVER EXISTING PARCEL A OF WESTERN HILLS UNIT TWO AND EXISTING PARCEL C OF STAR VILLA EAST. THERE IS AN EXISTING BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT OVER EXISTING PARCELS B AND C OF WESTERN HILLS UNIT TWO. THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER EXISTING PARCEL B OF STAR VILLA EAST.

NEW PARCEL A-1 IS TO BE DEDICATED AS RIGHT-OF-WAY TO THE CITY OF RIO RANCHO. OWNERSHIP OF NEW PARCELS B-1, C-1, WESTERN HILLS UNIT TWO, AND PARCEL B-2, STAR VILLA EAST, IS TO BE TRANSFERRED TO THE CITY OF RIO RANCHO, PER THIS PLAT.

All property corners are found or set as denoted in the legend.

Bearings are New Mexico State Plane Grid, based upon an OPUS Solution derived from GPS Static observations (NAD 83 / Central Zone).

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

P.U.E. – Public Utility Easement

D.E. – Drainage Easement

Ac. – Acres

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

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

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

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

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

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

FREE CONSENT AND DEDICATION

The real estate shown and described in this plat is surveyed and replatted with the free consent and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate does hereby grant any and all easements shown or noted on the plat for the common and joint use of gas, electrical, communication, water and waste water services, including buried distribution lines, conduits and pipes for underground Utilities and 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 all of the foregoing and does hereby certify that this plat is their free act and deed. Parcel A-1 to be dedicated as right-of-way to the City of Rio Rancho. Parcels B-1, B-2, & C-1 to be dedicated to the City of Rio Rancho.

David Gatterman, Executive Engineer, SSCAFCA — Date

ACKNOWLEDGMENT
STATE OF _____ }
} ss
COUNTY OF_____ }

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared David Gatterman, who, being by me duly sworn, did say that they are the representative for the owner in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

CITY OF RIO RANCHO

The City of Rio Rancho hereby accepts the dedication of Parcels A-1, B-1, B-2, and C-1.

Gregory Hull, Mayor, City of Rio Rancho — Date

ACKNOWLEDGMENT
STATE OF _____ }
} ss
COUNTY OF_____ }

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared Gregory Hull, who, being by me duly sworn, did say that they are the representative for the City of Rio Rancho in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

TREASURER'S CERTIFCATE

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.

Sandoval County Treasurer — Date

CITY CLERK'S CERTIFCATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was adminstratively approved by the Rio Rancho Development Services Department on the _____ day of _____, 2025.

Noel C. Davis, City Clerk — Date

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____, 2025.

Amy Rincon, Director — Date

STATE OF NEW MEXICO }
} ss
COUNTY OF SANDOVAL }

This instrument was filed for record on _____, 2025

at_____, _____M. recorded in Vol. _____of records of said County, Folio_____

(Rio Rancho Estates Plat Book No.___, Page _____)
Anne Brady-Romero, County Clerk and Recorder.

Deputy

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

City of Rio Rancho — Date

PNM — Date

New Mexico Gas Company — Date

CenturyLink — Date

Sparklight — Date

Comcast — Date

Ezee Fiber — Date

JURISDICTIONAL AFFIDAVIT

I, Thomas Johnston, New Mexico Professional Surveyor number 14269, do hereby affirm that the property described does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4/04/2025 Date

SURVEYOR'S CERTIFCATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Rio Rancho Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4/04/2025 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

PARCEL A, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-078-340

PARCEL B, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-046-331

PARCEL C, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-109-346

PARCEL B, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-109-337

PARCEL C, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-141-346

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.

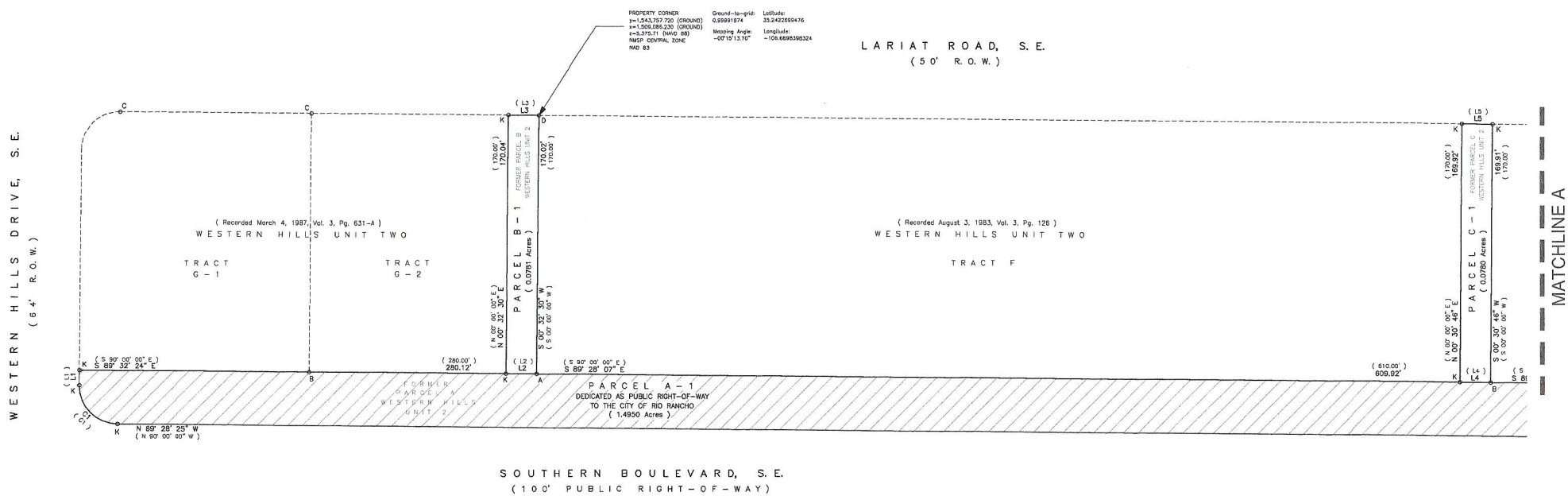
WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 40'	SP-1-03-2025
SHEET 1 OF 3	4 APR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS A–1, B–1, & C–1
WESTERN HILLS UNIT 2
AND
PARCEL B–2
STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
& PARCELS B & C, STAR VILLA EAST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025



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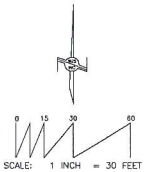

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UPC: 1-012-068-078-340

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UPC: 1-012-068-046-351

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UPC: 1-012-068-109-346

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OWNER: SSCAFCA
UPC: 1-012-068-109-337

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OWNER: SSCAFCA
UPC: 1-012-068-141-348

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.,

WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
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SHEET 2 OF 3	4 APR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS A-1, B-1, & C-1
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AND
PARCEL B-2
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A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
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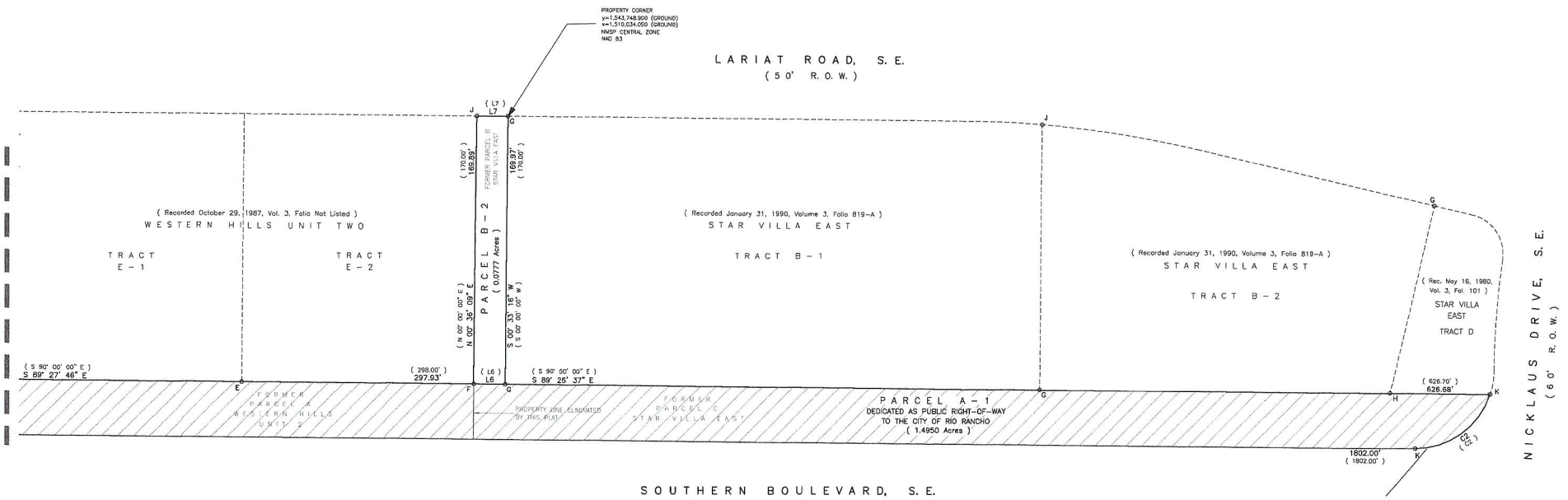

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0 15 30 60
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THOMAS D JOHNSON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

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TOWN OF ALAMEDA GRANT
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APRIL 2025

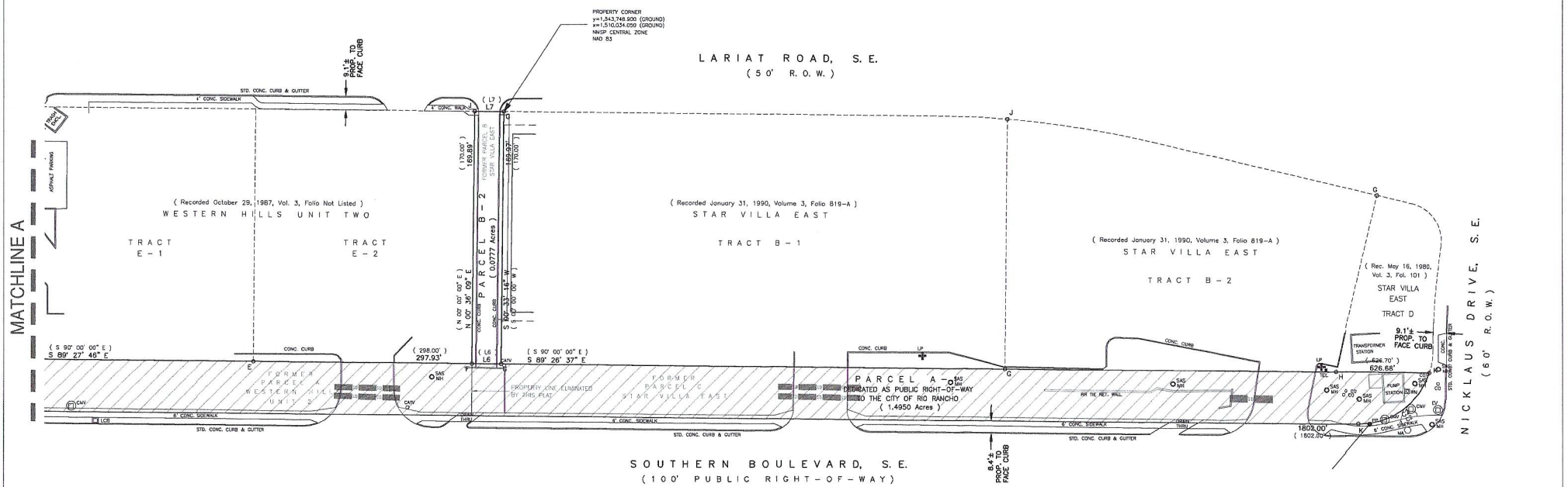
EXISTING CONDITIONS

DO NOT FILE WITH PLAT

LEGEND

CATV	CABLE TV PEDESTAL	MA	MASTARM
CO	SEWER CLEANOUT	MH	MANHOLE (TYPE)
CMV	COMMUNICATION VAULT	PP	POWER POLE
DI	DROP INLET	TEL	TELEPHONE PEDESTAL
EV	ELECTRIC VAULT	TSB	TRAFFIC SIGNAL BOX
LCB	LIGHT CONTROL BOX	TSP	TRAFFIC SIGNAL POLE
LP	LIGHT POLE	WM	WATER METER

GUARD RAIL — SD — STORM DRAIN



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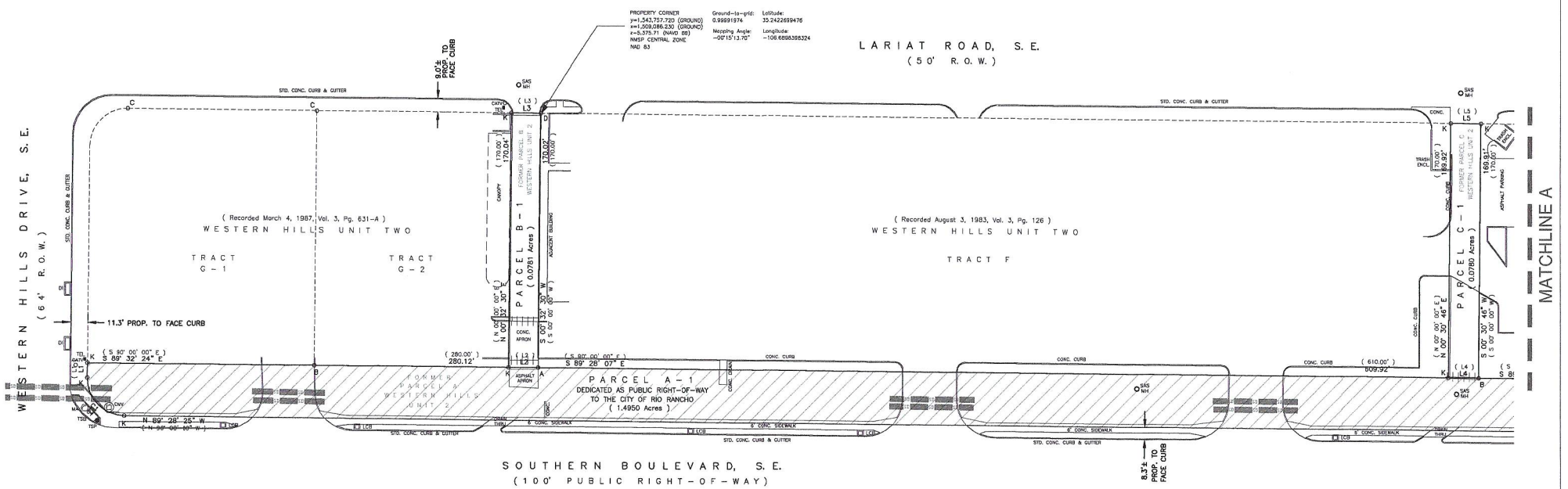

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JAG PLANNING & ZONING

LETTER OF AUTHORIZATION

Subject Property: Parcels A, B, & C, Western Hills Unit 2, and Parcels B & C, Star Villa East, Containing Approximately 1.7288 Acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Digitally signed by David Gatterman
DN: C=US, E=dgatterman@sscafca.com, O=SSCAFCA, CN=David Gatterman
Date: 2025.04.08 09:01:21-06'00'

04/08/2025

David Gatterman, Executive Engineer — Date

SSCAFCA Board of Directors

PRELIMINARY/FINAL PLAT [redacted] OF

PARCELS A-1, B-1, & C-1
WESTERN HILLS UNIT 2
AND
PARCEL B-2
STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
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TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025

VICINITY MAP

LEGAL DESCRIPTION

Parcels lettered "A", "B", and "C", of Western Hills Unit 2, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on August 3, 1983, in Volume 3, Folio 424-B.

Together With:

Parcels lettered "B" and "C" of Star Villa East, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on May 16, 1980, in Volume 3, Folio 100.

SITE DATA

CASE NUMBERS	– –
FEMA MAP NO.	350146 2102 D & 2106 D
FLOOD ZONE DESIGNATION	ZONE X (NO FLOOD HAZARD)
ZONING	C-1 & (SPECIAL USE)
MILES OF DEDICATED RIGHT OF WAY CREATED	0.3530
NO. OF EXISTING LOTS	5
NO. OF LOTS CREATED	4
TOTAL AREA	1.7288 Ac.
ACREAGE OF DEDICATED RIGHT OF WAY	1.4950 Ac.

all parcels zoned C-1

PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW PARCELS FROM FIVE EXISTING PARCELS AND TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF RIO RANCHO.

THERE IS AN EXISTING BLANKET PUBLIC UTILITY, DRAINAGE, AND ROAD WIDENING EASEMENT OVER EXISTING PARCEL A OF WESTERN HILLS UNIT TWO AND EXISTING PARCEL C OF STAR VILLA EAST. THERE IS AN EXISTING BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT OVER EXISTING PARCELS B AND C OF WESTERN HILLS UNIT TWO. THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER EXISTING PARCEL B OF STAR VILLA EAST.

NEW PARCEL A-1 IS TO BE DEDICATED AS RIGHT-OF-WAY TO THE CITY OF RIO RANCHO. OWNERSHIP OF NEW PARCELS B-1, C-1, WESTERN HILLS UNIT TWO, AND PARCEL B-2, STAR VILLA EAST, IS TO BE TRANSFERRED TO THE CITY OF RIO RANCHO, PER THIS PLAT.

All property corners are found or set as denoted in the legend.

Bearings are New Mexico State Plane Grid, based upon an OPUS Solution derived from GPS Static observations (NAD 83 / Central Zone).

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

P.U.E. – Public Utility Easement

D.E. – Drainage Easement

Ac. – Acres

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

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

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

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

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

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

FREE CONSENT AND DEDICATION

The real estate shown and described in this plat is surveyed and replatted with the free consent and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate does hereby grant any and all easements shown or noted on the plat for the common and joint use of gas, electrical, communication, water and waste water services, including buried distribution lines, conduits and pipes for underground Utilities and 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 all of the foregoing and does hereby certify that this plat is their free act and deed. Parcel A-1 to be dedicated as right-of-way to the City of Rio Rancho. Parcels B-1, B-2, & C-1 to be dedicated to the City of Rio Rancho.

David Gatterman, Executive Engineer, SSCAFCA — Date

ACKNOWLEDGMENT
STATE OF _____ }
} ss
COUNTY OF_____ }

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared David Gatterman, who, being by me duly sworn, did say that they are the representative for the owner in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

CITY OF RIO RANCHO

The City of Rio Rancho hereby accepts the dedication of Parcels A-1, B-1, B-2, and C-1.

Gregory Hull, Mayor, City of Rio Rancho — Date

ACKNOWLEDGMENT
STATE OF _____ }
} ss
COUNTY OF_____ }

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared Gregory Hull, who, being by me duly sworn, did say that they are the representative for the City of Rio Rancho in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

***EZEE FIBER not named in pue block

TREASURER'S CERTIFCATE

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.

Sandoval County Treasurer — Date

CITY CLERK'S CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was administratively approved by the Rio Rancho Development Services Department on the _____ day of _____, 2025.

...approved by the Planning and Zoning Board...

Noel C. Davis, City Clerk — Date

Replace with Planning and Zoning Board Chairman's signature block (Fred Radosevich)

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____, 2025.

Amy Rincon, Director — Date

STATE OF NEW MEXICO }
} ss
COUNTY OF SANDOVAL }

This instrument was filed for record on _____, 2025

at_____, _____M. recorded in Vol. _____of records of said County, Folio_____

(Rio Rancho Estates Plat Book No.___, Page _____)
Anne Brady-Romero, County Clerk and Recorder.

Deputy

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

City of Rio Rancho — Date

PNM — Date

New Mexico Gas Company — Date

CenturyLink — Date

Sparklight — Date

Comcast — Date

Ezee Fiber — Date

JURISDICTIONAL AFFIDAVIT

I, Thomas Johnston, New Mexico Professional Surveyor number 14269, do hereby affirm that the property described does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4/04/2025 Date

SURVEYOR'S CERTIFCATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Rio Rancho Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4/04/2025 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

PARCEL A, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-078-340

PARCEL B, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-046-331

PARCEL C, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-109-346

PARCEL B, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-109-337

PARCEL C, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-141-346

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.

WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 40'	SP-1-03-2025
SHEET 1 OF 3	4 APR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS A-1, B-1, & C-1
WESTERN HILLS UNIT 2
AND
PARCEL B-2
STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
& PARCELS B & C, STAR VILLA EAST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025

VICINITY MAP

LEGAL DESCRIPTION

Parcels lettered "A", "B", and "C", of Western Hills Unit 2, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on August 3, 1983, in Volume 3, Folio 424-B.

Together With:

Parcels lettered "B" and "C" of Star Villa East, Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico, on May 16, 1980, in Volume 3, Folio 100.

SITE DATA

CASE NUMBERS	—
FEMA MAP NO.	35043C 2102 D & 2105 D
FLOOD ZONE DESIGNATION	ZONE X (NO FLOOD HAZARD)
ZONING	C-1 & SU (SPECIAL USE)
MILES OF DEDICATED RIGHT OF WAY CREATED	0.3533
NO. OF EXISTING LOTS	5
NO. OF LOTS CREATED	4
TOTAL AREA	1.7288 Ac.
ACREAGE OF DEDICATED RIGHT OF WAY	1.4955 Ac.

PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW PARCELS FROM FIVE EXISTING PARCELS AND TO DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF RIO RANCHO.

THERE IS AN EXISTING BLANKET PUBLIC UTILITY, DRAINAGE, AND ROAD WIDENING EASEMENT OVER EXISTING PARCEL A OF WESTERN HILLS UNIT TWO AND EXISTING PARCEL C OF STAR VILLA EAST. THERE IS AN EXISTING BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT OVER EXISTING PARCELS B AND C OF WESTERN HILLS UNIT TWO. THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER EXISTING PARCEL B OF STAR VILLA EAST.

NEW PARCEL A-1 IS TO BE DEDICATED AS RIGHT-OF-WAY TO THE CITY OF RIO RANCHO. OWNERSHIP OF NEW PARCELS B-1, C-1, WESTERN HILLS UNIT TWO, AND PARCEL B-2, STAR VILLA EAST, IS TO BE TRANSFERRED TO THE CITY OF RIO RANCHO, PER THIS PLAT.

All property corners are found or set as denoted in the legend.

Bearings are New Mexico State Plane Grid, based upon an OPUS Solution derived from GPS Static observations (NAD 83 / Central Zone).

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

P.U.E. – Public Utility Easement

D.E. – Drainage Easement

Ac. – Acres

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

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

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

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

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

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

Wastewater

FREE CONSENT AND DEDICATION

The real estate shown and described in this plat is surveyed and replatted with the free consent and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate does hereby grant any and all easements shown or noted on the plat for the common and joint use of gas, electrical, communication, water and waste water services, including buried distribution lines, conduits and pipes for underground service and 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 all of the foregoing and does hereby certify that this plat is their free act and deed. Parcel A-1 to be dedicated as right-of-way to the City of Rio Rancho. Parcels B-1, B-2, & C-1 to be dedicated to the City of Rio Rancho.

David Gatterman, Executive Engineer, SSCAFCA — Date

ACKNOWLEDGMENT
STATE OF _____ }
} ss
COUNTY OF_____ }

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared David Gatterman, who, being by me duly sworn, did say that they are the representative for the owner in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

CITY OF RIO RANCHO

The City of Rio Rancho hereby accepts the dedication of Parcels A-1, B-1, B-2, and C-1.

Gregory Hull, Mayor, City of Rio Rancho — Date

ACKNOWLEDGMENT
STATE OF _____ }
} ss
COUNTY OF_____ }

On this _____ day of_____, 2025, before me the undersigned Notary Public in and for said County and State, personally appeared Gregory Hull, who, being by me duly sworn, did say that they are the representative for the City of Rio Rancho in fee simple, that they acknowledged said instrument in free act and deed.

Notary Public

My Commission expires_____

Gregory D. Hull

TREASURER'S CERTIFCATE

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.

Sandoval County Treasurer — Date

CITY CLERK'S CERTIFCATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was administratively approved by the Rio Rancho Development Services Department on the _____ day of _____, 2025.

Noel C. Davis, City Clerk — Date

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____, 2025.

Amy Rincon, Director — Date

STATE OF NEW MEXICO)
) ss
COUNTY OF SANDOVAL)

This instrument was filed for record on _____, 2025

at_____ .M. recorded in Vol. _____of records of said County, Folio_____

(Rio Rancho Estates Plat Book No.____, Page_____)
Anne Brady-Romero, County Clerk and Recorder.

Deputy

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

City of Rio Rancho — Date

PNM — Date

New Mexico Gas Company — Date

CenturyLink — Date

Sparklight — Date

Comcast — Date

Ezee Fiber — Date

JURISDICTIONAL AFFIDAVIT

I, Thomas Johnston, New Mexico Professional Surveyor number 14269, do hereby affirm that the property described does lie within the planning and platting jurisdiction of the City of Rio Rancho.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4/04/2025 Date

SURVEYOR'S CERTIFCATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Rio Rancho Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4/04/2025 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

PARCEL A, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-375-340

PARCEL B, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-346-331

PARCEL C, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-109-345

PARCEL B, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-109-337

PARCEL C, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-141-346

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.,

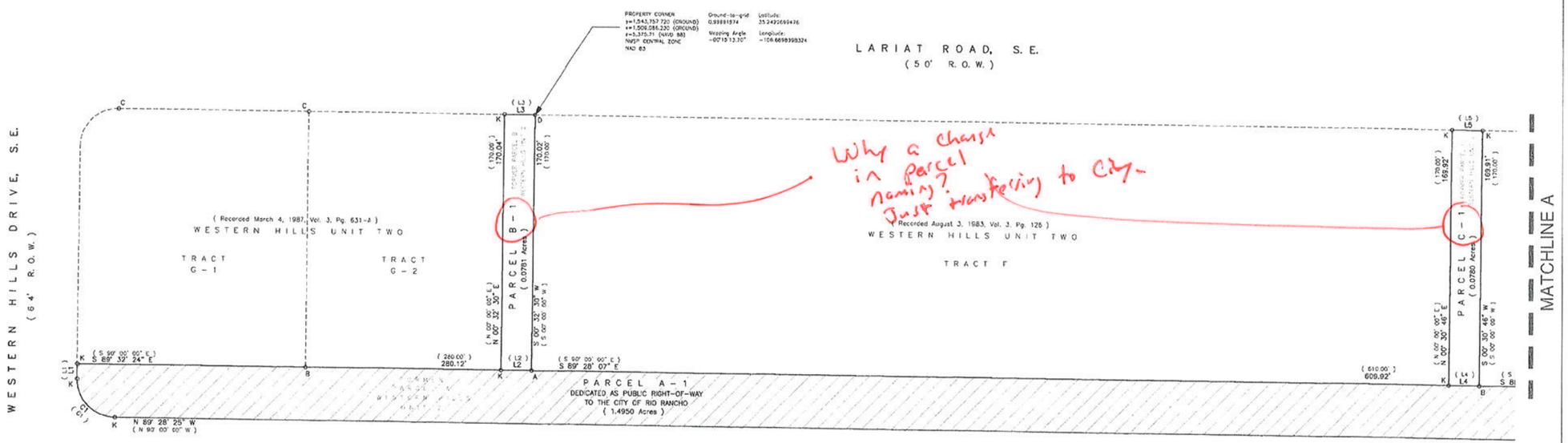
WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 40'	SP-1-03-2025
SHEET 1 OF 3	4 APR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS A-1, B-1, & C-1
WESTERN HILLS UNIT 2
AND
PARCEL B-2
STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
& PARCELS B & C, STAR VILLA EAST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025



Why a change in parcel naming? Just transferring to City.

LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1 (L1)	N 00° 31' 35" E (N 00° 00' 00" W)	9.83' 10.00'	L5 (L5)	S 89° 27' 31" E (S 90° 00' 00" E)	20.00' 20.00'
L2 (L2)	S 89° 32' 24" E (S 90° 00' 00" E)	20.00' 20.00'	L6 (L6)	S 89° 37' 25" E (S 90° 00' 00" E)	19.98' 20.00'
L3 (L3)	S 89° 29' 14" E (S 90° 00' 00" E)	20.00' 20.00'	L7 (L7)	S 89° 51' 23" E (S 90° 00' 00" E)	19.84' 20.00'
L4 (L4)	S 89° 28' 07" E (S 90° 00' 00" E)	20.00' 20.00'			

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	39.27' 39.27'	25.00' 25.00'	90° 00' 00" 90° 00' 00"	S 44° 28' 25" E -	35.36' -
C2 (C2)	63.08' 63.31'	50.00' 50.00'	72° 16' 57" 72° 32' 33"	N 54° 23' 06" E -	58.98' -

MONUMENT LEGEND:
o = FOUND/SET MONUMENT AS NOTED:
A: FOUND 1/2" REBAR & CAP "LS 8689"
B: FOUND CHISELED "X" IN CONCRETE
C: FOUND 5/8" REBAR & CAP "LS 2259"
D: FOUND 5/8" REBAR & CAP "LS 5883"
E: FOUND 5/8" REBAR & CAP "LS 7430"
F: FOUND 5/8" REBAR & CAP "LS 5516"
G: FOUND 5/8" REBAR (NO ID)
H: FOUND 5/8" REBAR & CAP "LS 9750"
J: FOUND NAIL & DISK (NO ID)
K: SET 1/2" REBAR & CAP "WAYJOHN PLS 14269"

SCALE: 1 INCH = 30 FEET

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

PARCEL A, WESTERN HILLS UNIT 2
OWNER: SSGAFCA
UPC: 1-012-068-078-340

PARCEL B, WESTERN HILLS UNIT 2
OWNER: SSGAFCA
UPC: 1-012-068-045-351

PARCEL C, WESTERN HILLS UNIT 2
OWNER: SSGAFCA
UPC: 1-012-068-106-346

PARCEL B, STAR VILLA EAST
OWNER: SSGAFCA
UPC: 1-012-068-106-339

PARCEL C, STAR VILLA EAST
OWNER: SSGAFCA
UPC: 1-012-068-141-346

LOCATION
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.

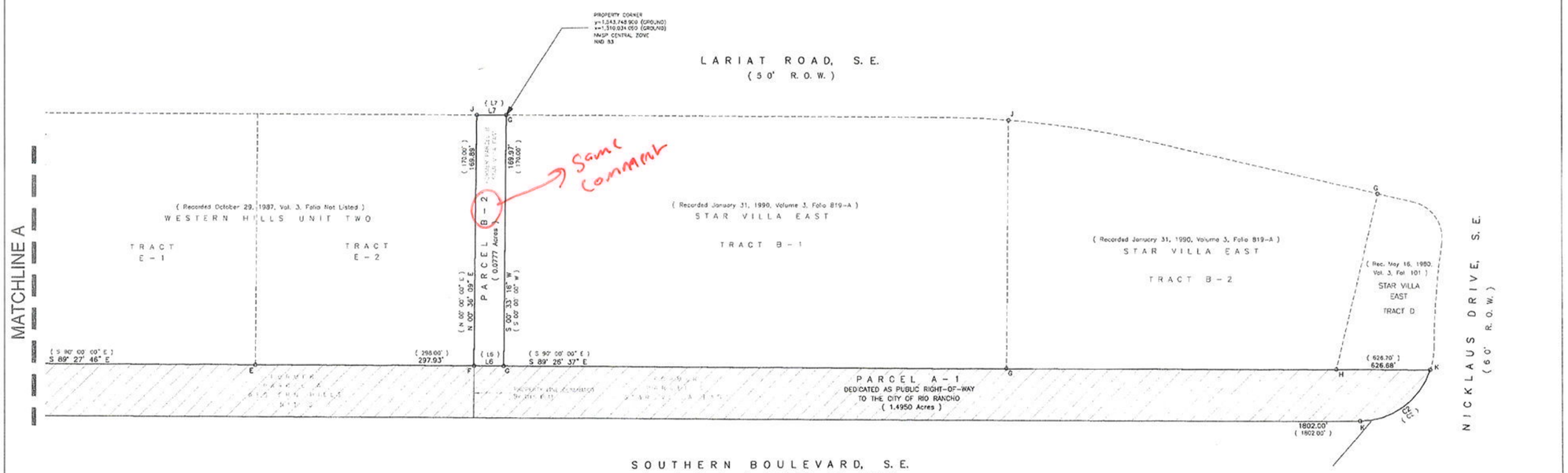
WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
CHECKED T D J	1" = 30'	SP-1-03-2025
SHEET 2 OF 3	4 APR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS A-1, B-1, & C-1 WESTERN HILLS UNIT 2 AND PARCEL B-2 STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
& PARCELS B & C, STAR VILLA EAST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025



LINE TABLE					
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L2 (L2)	S 89° 32' 24" E S 90° 00' 00" E	20.00' 20.00'	L6 (L6)	S 89° 37' 25" E S 90° 00' 00" E	19.98' 20.00'
L3 (L3)	S 89° 29' 14" E S 90° 00' 00" E	20.00' 20.00'	L7 (L7)	S 89° 51' 23" E S 90° 00' 00" E	19.84' 20.00'
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CURVE TABLE					
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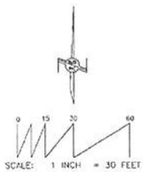
C2 (C2)	63.08' 63.31	50.00' 50.00'	72° 16' 57" 72° 37' 33"	N 54° 23' 08" E –	58.98' –

MONUMENT LEGEND:
O = FOUND/SET MONUMENT AS NOTED

A: FOUND 1/2" REBAR & CAP "LS 8686"
B: FOUND CHISELED "X" IN CONCRETE
C: FOUND 5/8" REBAR & CAP "LS 22237"
D: FOUND 5/8" REBAR & CAP "LS 5883"
E: FOUND 5/8" RITAR & CAP "LS 7430"
F: FOUND 5/8" REBAR & CAP "LS 3519"
G: FOUND 5/8" REBAR (NO ID)
H: FOUND 5/8" REBAR & CAP "LS 9750"
J: FOUND NAIL & DISK (NO ID)
K: SET 1/2" REBAR & CAP "WAYJOHN PLS 14269"



INDEXING INFORMATION FOR COUNTY CLERK

PARCEL A, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-008-078-240

PARCEL B, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-008-046-331

PARCEL C, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-008-169-346

PARCEL B, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-008-169-337

PARCEL C, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-008-141-348

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25, T. 12 N., R. 2 E.

WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE:	FILE NO.
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SHEET 3 OF 3	4 APR 2025	BK. , PG.

SUMMARY PLAT OF

PARCELS A–1, B–1, & C–1 WESTERN HILLS UNIT 2 AND PARCEL B–2 STAR VILLA EAST

A REPLAT OF PARCELS A, B, & C, WESTERN HILLS UNIT 2
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WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025

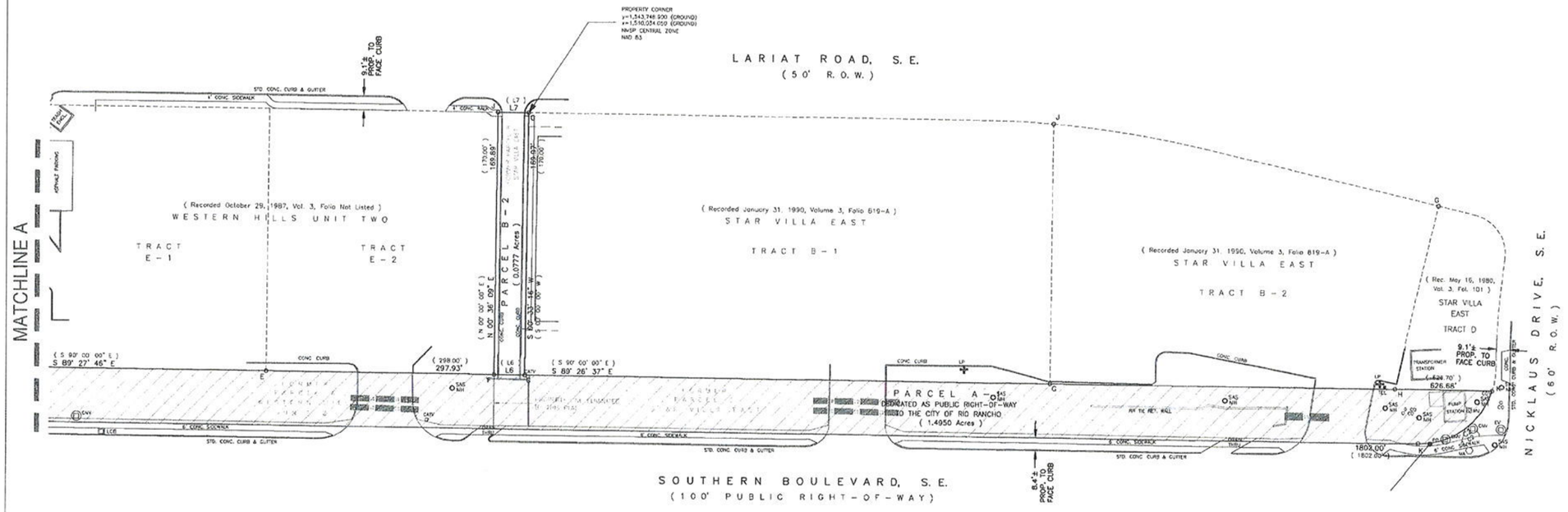
EXISTING CONDITIONS

DO NOT FILE WITH PLAT

LEGEND

CATV	CABLE TV PEDESTAL	WA	WATER VALVE
CO	SEWER CLEANOUT	MH	MANHOLE (TYPE)
CMV	COMMUNICATION VAULT	PP	POWER POLE
DI	DROP INLET	TEL	TELEPHONE PEDESTAL
EV	ELECTRIC VAULT	TSB	TRAFFIC SIGNAL BOX
LCB	LIGHT CONTROL BOX	TSP	TRAFFIC SIGNAL POLE
LP	LIGHT POLE	WM	WATER METER

GUARD RAIL — SD — SD — STORM DRAIN



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C: FOUND 5/8" REBAR & CAP "LS 2257"
D: FOUND 5/8" REBAR & CAP "LS 14683"
E: FOUND 5/8" REBAR & CAP "LS 7430"
F: FOUND 5/8" REBAR & CAP "LS 3516"
G: FOUND 5/8" REBAR (NO ID)
H: FOUND 5/8" REBAR & CAP "LS 9750"
J: FOUND NAIL & DISK (NO ID)
K: SET 1/2" REBAR & CAP "WAYJOHN PLS 14289"

SCALE: 1 INCH = 30 FEET

THOMAS D. JOHNSTON NEW MEXICO 14289 REGISTERED LAND SURVEYOR

ADDING INFORMATION FOR COUNTY USE

PARCEL A WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-109-348

PARCEL B WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-044-351

PARCEL C WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-066-109-346

PARCEL B STAR VILLA EAST
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LOCATION:
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SHEET 3 OF 3	4 APR 2025	BK. , PG.

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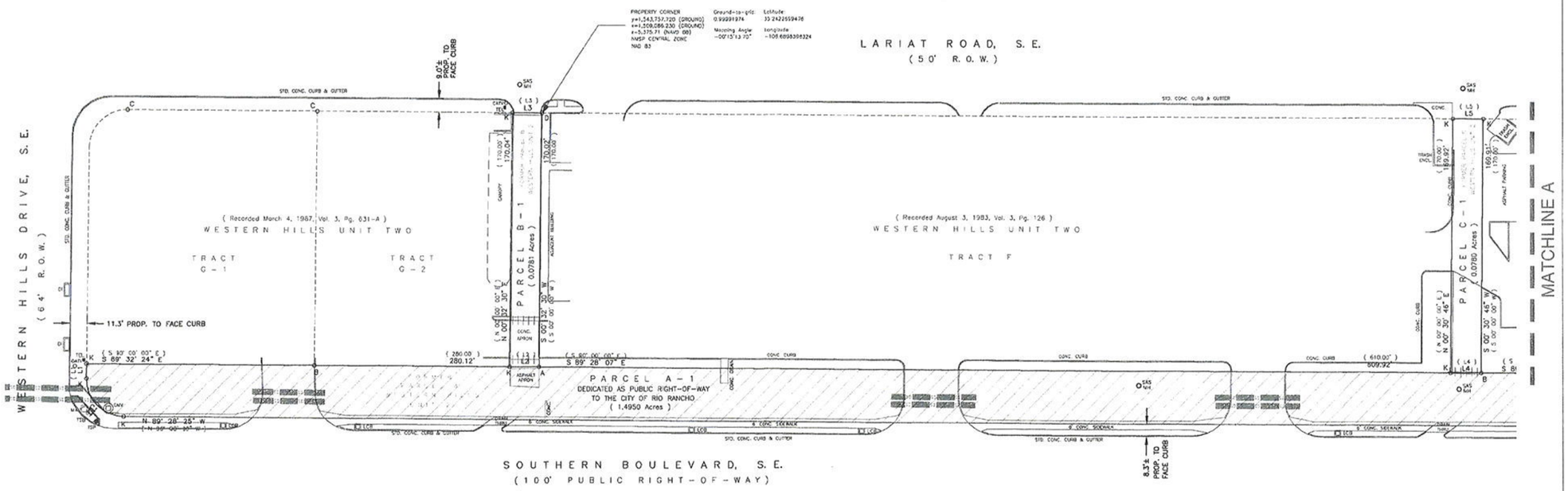
& PARCELS B & C, STAR VILLA EAST
WITHIN PROJECTED SECTION 25, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
APRIL 2025

EXISTING CONDITIONS

DO NOT FILE WITH PLAT

LEGEND

CABLE TV PEDESTAL
SEWER CLEANOUT
COMMUNICATION VAULT
DROP INLET
ELECTRIC VAULT
LIGHT CONTROL BOX
LIGHT POLE
GUARD RAIL
MASTARM
MANHOLE (TYPE)
POWER POLE
TELEPHONIC PEDESTAL
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
WATER METER
STORM DRAIN



LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1 (L1)	N 00° 31' 35" E N 00° 00' 00" W	9.83' 10.00'	L5 (L5)	S 89° 27' 31" E S 90° 00' 00" E	20.00' 20.00'
L2 (L2)	S 89° 32' 24" E S 90° 00' 00" E	20.00' 20.00'	L6 (L6)	S 89° 37' 25" E S 90° 00' 00" E	19.98' 20.00'
L3 (L3)	S 89° 29' 14" E S 90° 00' 00" E	20.00' 20.00'	L7 (L7)	S 89° 51' 23" E S 90° 00' 00" E	19.84' 20.00'
L4 (L4)	S 89° 28' 07" E S 90° 00' 00" E	20.00' 20.00'			

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	39.27' 39.27'	25.00' 25.00'	90° 00' 00" 90° 00' 00"	S 44° 28' 25" E -	35.36' -
C2 (C2)	63.08' 63.31'	50.00' 50.00'	72° 16' 57" 72° 32' 33"	N 54° 23' 06" E -	58.98' -

MONUMENT LEGEND:
o = FOUND/SET MONUMENT AS NOTED:
A: FOUND 1/2" REBAR & CAP "LS 8696"
B: FOUND CHISELED "X" IN CONCRETE
C: FOUND 5/8" REBAR & CAP "LS 2232"
D: FOUND 5/8" REBAR & CAP "LS 5883"
E: FOUND 5/8" REBAR & CAP "LS 7452"
F: FOUND 5/8" REBAR & CAP "LS 3518"
G: FOUND 5/8" REBAR (NO ID)
H: FOUND 5/8" REBAR & CAP "LS 9750"
J: FOUND NAIL & DISK (NO ID)
K: SET 1/2" REBAR & CAP "WAYJOHN PLS 14269"

SCALE: 1 INCH = 30 FEET

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

PARCEL A, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-078-340

PARCEL B, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-046-354

PARCEL C, WESTERN HILLS UNIT 2
OWNER: SSCAFCA
UPC: 1-012-068-109-346

PARCEL B, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-109-337

PARCEL C, STAR VILLA EAST
OWNER: SSCAFCA
UPC: 1-012-068-141-348

LOCATION:
TOWN OF ALAMEDA GRANT
PROJ. SEC. 25 T. 12 N., R. 2 E.

WAYJOHN SURVEYING INC
1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2867

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 30'	SP-1-03-2025
SHEET 2 OF 3	4 APR 2025	BK. , PG.

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

April 24, 2025

RE: Preliminary/Final Plat
Case No. 25-220-00003
WH2, Par A and B; SVE, Par B and C

Dear Property Owner:

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

The applicant, SSCAFCA, through their agent JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the subject properties legally described as WH2, PAR A, B, C, and SVE, PAR B and C. The plat combines the five parcels into four parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 13, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

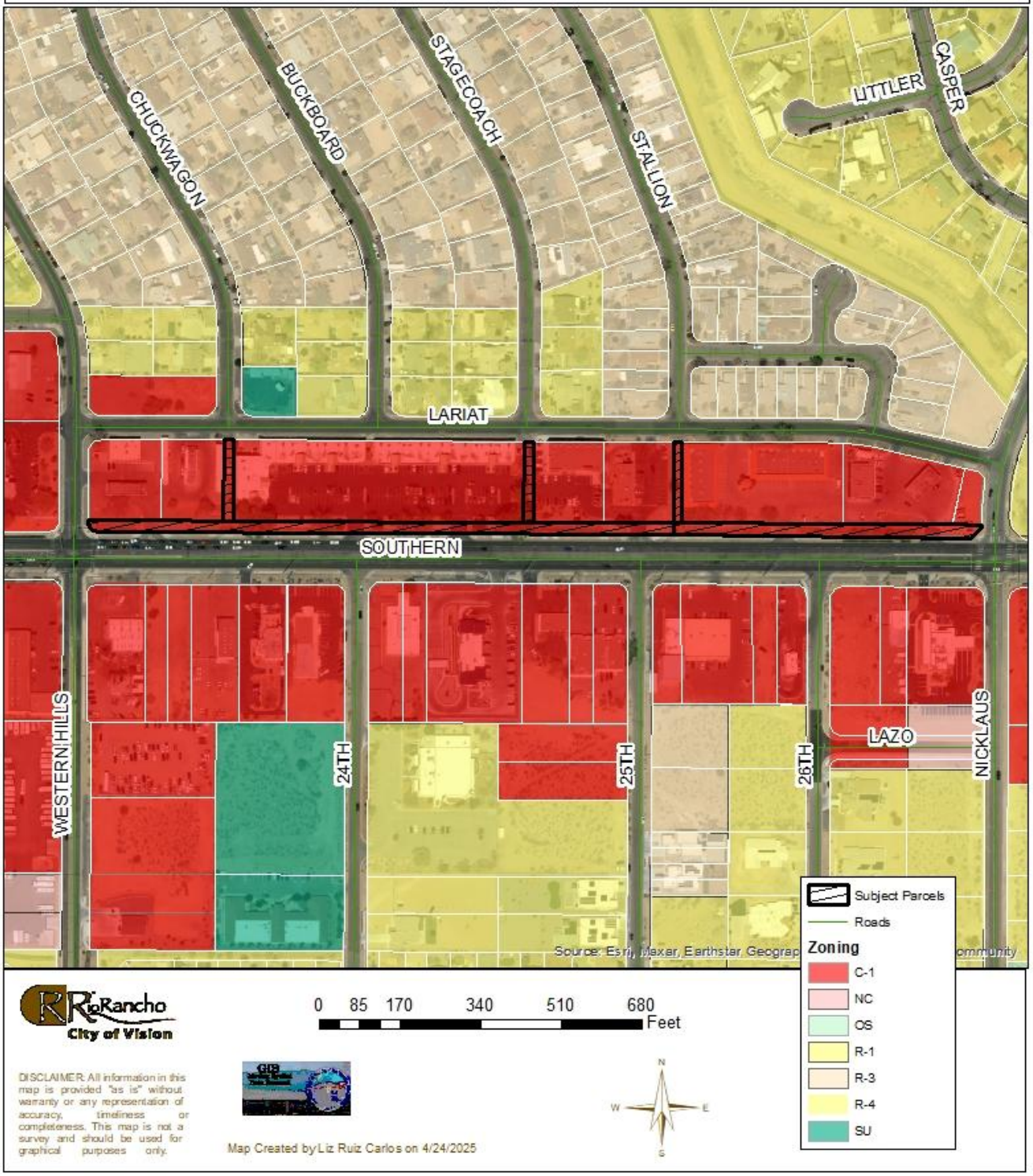
Respectfully,

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

The City of Rio Rancho

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

STAR VILLA EAST, PARCELS B & C
WESTERN HILLS UNIT 2, PARCELS A, B, & C
PRELIMINARY/FINAL PLAT



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 13, 2025:

Variance
Case #25-110-00008
The applicants, Jai and Desiree Prasad, request approval of a Variance to allow for a 7-foot encroachment into the side setback for the construction of an attached garage at the property legally described as U17, Blk 38, Lot 42A. The subject property is zoned E-1: Estate Residential and is approximately 2.48 acres.

Variance
Case #25-110-00011
The applicants, Jose L. Solano and Maria C. Zavala, request approval of a Variance for the subject property legally described as U11, Blk E, Lot 69. The lot is physically located at 1603 Tulip Rd SE, is zoned R-1: Single-Family Residential, and consists of .41 acres. The Variance is to the 60' minimum lot width requirement for R-1: Single Family Residential zoned districts; the variance would allow for a 10' deviation.

Preliminary/Final Plat Case #25-220-00003
The applicant, SSCAFCA, through their agent JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the subject properties legally described as WH2, PAR A, B, C, and SVE, PAR B and C. The plat combines the five parcels into four parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

Variance
Case #25-110-00009
The applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2.

Variance
Case #25-110-00007
The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' lot width for a new construction 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. The property is zoned R-1: Single- Family Residential District and comprises approximately 0.4000 acres.

Variance
Case #25-110-00010
The applicant, Solano Builders & Construction, LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 400 Northern Blvd NE, legally described as Unit 11, Block V, Lot 12 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.26 acres. The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall. If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.
Journal: April 28, 2025

Notice Map: First Class Mail to Subdivider and abutting property owners