Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
July 8, 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. June 24, 2025 Planning and Zoning Board Meeting Minutes
2025-0624_PZB_Minutes_SB.docx

ELECTION OF OFFICERS
Election of Chair and Vice-Chair

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

3. Planning and Zoning Monthly Summary Plat Report - June 2025
JUNE SUMM PLAT.pdf

PUBLIC HEARINGS

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

4. **Subdivision Variance.** The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings.
Zoning, Location Map
Application
Authorization
Justification
Preliminary Plat
Reproduction of Notices, Legal Ad
Reviewer Comments
Findings_of_Fact_.docx
Arrowhead East - Public Meeting Minutes 6.26.25
Retaining Wall Cross-Section

5. **Preliminary Plat.** The Applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, to be comprised of 77 Lots and 8 Tracts zoned Zoned SU: Special Use District for Planned Residential Development. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application
Authorization
Preliminary Plat
Drainage Management Plan
Arrowhead Conceptual Landscape Plans
Reproduction of Notices, Legal Ad
Reviewer Comments
Arrowhead East - Public Meeting Minutes 6.26.25
Retaining Wall Cross-Section

6. **Variance.** The applicant, Thomas Fitzpatrick, requests approval of a Variance to the maximum height allowed in the front setback area to allow for an existing 5’ fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.
Complete Application.pdf
Justification.pdf
Applicant Provided Photos.pdf
Reproduction of Notices.pdf
Code Enforcement 25-2656; 3606 ANN CIR SE.docx
Street View Images.docx

Findings_of_Fact_Ann_BMB_AR.docx

7. **Specific Area Plan Amendment.** The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan call for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plans. Staff contact is Ben Isaacs and staff recommends approval with findings.
Zoning Location Map.pdf
Application, Justification and Master Plan.pdf
Letters of Authorization.pdf
Notifications.pdf
Draft_Resolution_TampicoLBSAPA_BMB_AR.doc
Public Comment_Gehling.docx

8. **Master Plan.** The applicant, Tampico Development LLC, requests approval of the Tampico Master Plan. Staff contact is Ben Isaacs and Staff recommend the Planning and Zoning Board recommend approval to the Governing Body.
Zoning Location Map.pdf
Application, Justification and Master Plan.pdf
Letters of Authorization.pdf
Notifications.pdf
Reviewer Comments.pdf
DRAFT_Resolution_AR.doc
Public Comment_Gehling.docx

9. **Zone Map Amendment.** The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and staff recommends approval with findings.
Zoning Location Map.pdf
Application, Justification and Master Plan.pdf
Letters of Authorization.pdf
Current Land Use Map La Barranca.pdf
Reviewer Comments.pdf
Notifications.pdf
Draft_Ordinance_Tampico_BMB.doc
Public Comment_Gehling.docx

10. **Master Plan Amendment.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend denial of the Master Plan Amendment to the Governing Body, with findings and conditions.
Location Zoning Map.pdf
Application Package.pdf
REDLINED Master Plan.pdf
Master Plan.pdf
Reproduction of Notices.pdf
DRAFT_Resolution_BMB.doc
Public Comment 1.pdf

11. **Zone Map Amendment.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1:

Single Family Residential, and C-1: Retail Commercial. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend denial of the Zone Map Amendment to the Governing Body, with findings and conditions.

Location Zoning Map.pdf
Application Package.pdf
Zone Map Amendment Parcels
Master Plan.pdf
REDLINED Master Plan.pdf
Engineering Comments.pdf
Staff Comments Memo.pdf
SSCAFCA Comments.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB_AR.doc
Public Comment 1.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
COVER PAGE

Legislation Item:

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
June 24, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0624_PZB_Minutes_SB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JUNE 24, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Commissioner Gabaldon called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) June 10, 2025 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requested approval of an amendment to the Quail Ranch Master Plan Addendum allowing for an expansion of the Renewable Energy Overlay District to the eastern portion of the Master Plan area.

Staff member, Ben Isaacs presented items #2 and #3 concurrently, recommending approval with findings and conditions, and stood for questions.

Agent, Jim Strozier spoke on the item and stood for questions.

Andrea Hankins moved to approve Item #2. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

3) The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requested approval of a Zone Map Amendment for the property legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, to expand the existing Renewable Energy Overlay District.

Staff member, Ben Isaacs and agent, Jim Strozier had no further comments.

Kevin Kofchur moved to approve Item #3. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

4) The applicant had requested approval of the Cielo Bonito Master Plan at the location legally described as Unit 12, Block 22, Lots 7-31 and 45-48, Block 24, Lots 3-10, 14-18, Lots 20-23, 28-32, 38, 42-49 and 50-64 and Block 24, Lots 44-49, 55-56, 58-59, and 60-70. Concurrent with this request is a Zone Map Amendment request for approximately 50.442 acres from TZ Transitional Zoning to R-3, Mixed Residential.

Planning and Zoning Manager, Brian Babyak confirmed the applicant's request to withdraw the application. It was noted the item was incorrectly noticed as Unit 12 instead of Unit 21.

Sal Tortorici moved to withdraw Item #4 as requested by the applicant. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

5) The applicant, Cielo Bonito, LLC requested approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-30, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32; and Block 24, Lots 41-49, 55-56, 58-66, and 68-70. The request is to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential.

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

Applicant, Nicosha Schedlbauer presented on the item and stood for questions.

Kevin Kofchur moved to approve Item #5. Seconded by Sal Tortorici.

Commissioner Tortorici's questions regarding spot zones and lot holdouts were addressed by Development Services Director, Amy Rincon. Commissioner Hardisty stated she'd like to see more uniformity in zoning.

The motion carried by a vote of **5 FOR** and **1 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: Lisa Hardisty

6) The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requested approval of a Master Plan Amendment to the Paseo Gateway Master Plan.

Staff member, Liz Ruiz Carlos had no comments on the withdrawal of the item.
Agent, Jim Strozier had questions regarding postponing vs. withdrawing the item, which was clarified by Development Services Director, Amy Rincon.

Kevin Kofchur moved to withdrawn Item #6. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

7) The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requested approval of the Cleveland Heights Master Plan

Staff member, Liz Ruiz Carlos had no comments on the withdrawal of the item.

Sal Tortorici moved to withdraw Item #7. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

8) The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for Paseo Gateway, Tracts 10A, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; and Tracts 5 and 6 from R-1 to R-4.

Staff member, Liz Ruiz Carlos had no comments on the withdrawal of the item.

Andrea Hankins moved to withdraw Item #8. Seconded by Sal Tortorici.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Commissioner Gabaldon adjourned the meeting at 6:38 PM.

APPROVED THIS 8th DAY OF JULY 2025.

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
None action item

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	MAY VALUATION	JUNE	JUNE VALUATION	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	84	$16,638,799	107	$21,882,708							509	$107,306,968	978	$203,284,682
Additions/Residential	8	$723,307	11	$271,275	17	$1,510,164	11	$269,859	17	$721,776	17	$351,746							81	$3,848,127	139	$4,780,524
Casita	2	$400,000	2	$246,880	2	$145,693	1	$100,000	2	$169,037	1	$51,012							10	$1,112,622	0	$0
New Commercial	2	$10,010,000	0	$0	1	$2,000,000	1	$75,000	0	$0	2	$3,924,700							6	$16,009,700	12	$45,655,635
New Office/Institution	0	$0	0	$0	1	$22,000,000	0	$0	0	$0	0	$0							1	$22,000,000	4	$15,892,176
New Industrial	0	$0	0	$0	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	1	$5,000,000	0	$0							12	$15,744,916	23	$11,668,260
Office/Institution Addition	0	$0	0	$0	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							0	$0	0	$0
New Multi-Family	25	$2,773,015	31	$4,839,727	15	$5,994,169	15	$2,258,392	23	$3,052,582	0	$0							109	$18,917,885	80	$59,886,454
Telecommunication Tower	0	$0	0	$0	0	$0	2	$48,000	1	$45,990	1	$45,990							4	$139,980	12	$510,470
Demolition - Non-Residential	0	$0	1	$658,943	0	$0	1	$9,000	0	$0	0	$0							2	$667,943	2	$12,000
Demolition - Residential	0	$0	0	$0	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	16	$72,400	14	$62,000							79	$373,343	124	$4,213,173
Garages	3	$282,816	4	$148,328	5	$277,631	4	$366,368	5	$156,480	7	$233,400							28	$1,465,023	62	$2,023,027
Pool	6	$315,448	7	$795,772	4	$300,299	9	$560,392	0	$0	4	$301,625							30	$2,273,536	78	$5,722,342
Reroofs/Windows/ Doors	71	$1,164,081	68	$919,262	84	$931,934	72	$1,477,319	82	$1,019,165	79	$1,321,625							456	$6,833,386	689	$10,669,898
Retaining Wall	6	$61,700	10	$905,761	9	$1,899,710	22	$5,516,450	5	$491,450	3	$27,000							55	$8,902,071	210	$42,046,776
Small Shed (120 sq.ft. or less)	20	$80,523	10	$38,515	26	$99,401	25	$89,691	22	$72,359	17	$67,987							120	$448,476	217	$815,850
Sheds	8	$124,254	5	$85,288	9	$65,948	8	$158,090	15	$207,678	12	$192,814							57	$834,072	245	$2,279,833
Solar (Rooftop & Ground Mount)	36	$123,699	42	$21,688	41	$12,086	43	$3,784	43	$3,827	41	$56,491							246	$221,575	617	$6,428,170
Business Registrations (Occupancy Inspection)	15	$0	13	$0	21	$0	23	$0	17	$0	9	$0							98	$0	196	$0
Building Inspections	3,279	$0	3,361	$0	3,346	$0	3,547	$0	3,592	$0	3,570	$0							20,695	$0	40,030	$0
Engineering Inspections	202	$0	186	$0	181	$0	229	$0	204	$0	247	$0							1,249	$0	2,551	$0
R.O.W. Permits (Fees)	33	$48,644	28	$23,666	25	$30,645	67	$39,065	80	$24,167	103	$10,498							336	$176,685	509	$300,630
TOTALS:	**3,804**	**34,887,659**	**3,887**	**$29,600,196**	**3,882**	**$53,659,929**	**4,167**	**$32,923,218**	**4,209**	**$27,675,710**	**4,234**	**$28,529,596**							24,183	$207,276,308	46,780	$471,224,900

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
None action item

ATTACHMENT: JUNE SUMM PLAT.pdf

SUMMARY PLAT ACTIVITY
June 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	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	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	
23-200-00012	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	
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	

SUMMARY PLAT ACTIVITY

June 2025

24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	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	
24-200-00047	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	
24-200-00053	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	
25-200-00017	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	
25-200-00020	5/2/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00024	5/15/2025	SUMMARY PLAT : LOT COMBO (2 LOTS TO 1) U	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	**6/10/2025**	**CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,**	**Under Review**	
TOTAL TO DATE:		**64**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-280-00003

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

The subject properties are currently legally described as Arrowhead East, Tracts B-1, B-2, & B-3 and are zoned SU: Special Use District for Planned Residential Development; the subject tracts comprise a total of approximately 80.7707 acres.

The subject properties are zoned SU: Special Use for Planned Residential Development (PRD) via Ordinance No. 19, Enactment No. 17-21, approved September 13, 2017 by the Governing Body. The proposed subdivision falls within the single-family residential section of the Arrowhead East Master Plan, adopted via Resolution No. 45, Enactment No. 24-044 by the Governing Body on June 13, 2025.

Per the subject Special Use Ordinance, single-family lots shall conform to the R-4: Single-Family Residential District zoning designation.

The applicant additionally held a public outreach meeting on Thursday, June 26, 2025 at 5:00PM MST for the subject Preliminary Plat and Subdivision Variance applications at 1565 Stephanie Rd SE, Rio Rancho, NM 87124 (Italian American Building).

The subject tracts were created via a Bulk Plat approved by the Planning and Zoning Board on May 14, 2024:

- Tract B-1: Commercial & Mixed-Use
- Tract B-2: Mixed Residential
- Tract B-3: Single-Family Residential (Location of Santorini at Arrowhead East Subdivision)

This Subdivision Variance request is for the proposed Santorini at Arrowhead East Subdivision,

being heard concurrently under case #25-210-00003. Santorini at Arrowhead East comprises approximately 21.2491 acres and would create 77 lots and 8 tracts. The proposed subdivision is located entirely within Tract B-3 of Arrowhead East.

The subject Subdivision will be accessed from NM Highway 528, a principal arterial. The plat denotes the NM Highway 528 access point approved by NMDOT, which aligns with Arrowhead Ridge Drive SE to be a future signalized intersection. The future Arrowhead East Avenue SE will connect from this future intersection to provide primary access to the Subdivision. There is additionally secondary emergency access provided via Mykonos Rd SE through Tracts B-2-A and B-1-A.

The subject Subdivision Variance application requests approval of allowance for solely 10' front Public Utility Easements across all lots and all tracts, with no side and rear 5' public utility easements.

REVIEW CRITERIA:

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

In their justification letter, the Applicant states, "This subdivision is being developed as a Planned Use that will closely follow the guidelines outlined in the Arrowhead Master Plan. The development incorporates a comprehensive and cohesive design strategy for infrastructure, utilities and lot layout. As part of the master plan framework, utilities have been planned and designed in a manner that eliminates the need for redundant or unnecessary easements along side and rear lot lines."

The Applicant continues, "The utilities are designed to be installed as is typical of planned single-family, detached housing development. The current proposed location and design of dry utilities do not require side or rear yard public utility easements for all the lots. Granting this Variance will not impair the ability to serve the subdivision with utilities."

Staff recommends the Planning and Zoning Board find that as Santorini at Arrowhead East follows R-4: Single-Family Residential District standards, removal of public utility easements along all sides and rears of lots would not prevent the subdivision from being adequately serviced by utilities. Staff additionally recommends the Board finds that the requested Subdivision Variance would provide for improved design of this subdivision, given the challenging topography of the subject land. Criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
Application materials for this Subdivision Variance request were sent to the below agencies for review:

Development Services Planning	Comments throughout ABM & in "Reviewer Comments."
Development Services Engineering	Comments attached in "Reviewer Comments."
Rio Rancho Fire & Rescue	Comments attached in "Reviewer Comments."
Rio Rancho Police	No comments received.
SSCAFCA	No adverse comments.
Parks, Recreation, and Community Services	No adverse comments.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

SURROUNDING LAND USE/ZONING:
Arrowhead East is bordered by M-1: Industrial and Business Park District to the north, R-1: Single-Family Residential District to the south, SU: Special Use for Commercial Land Uses, Townhomes, and Apartments to the west, and the Village of Corrales to the east.

NOTIFICATIONS: Notice of pending development application was sent together with Preliminary Plat request (#25-210-00003) via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on June 13, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends approval of Subdivision Variance request #25-280-00003 subject to the findings set forth below:

General Findings of Fact:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the Applicant's request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The Applicant has the authority to make an application for a Subdivision Variance.

Specific Findings of Fact for Approval:
1. The Applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A Variance to R.O. 2003 §155.43 is approved for the Santorini at Arrowhead East Subdivision, Preliminary Plat case #25-210-00003.

If the Planning & Zoning Board determines that the application does not adequately meet the criteria for granting a Subdivision Variance, then the following specific findings of fact for denial are recommended:

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

ALTERNATIVES:

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

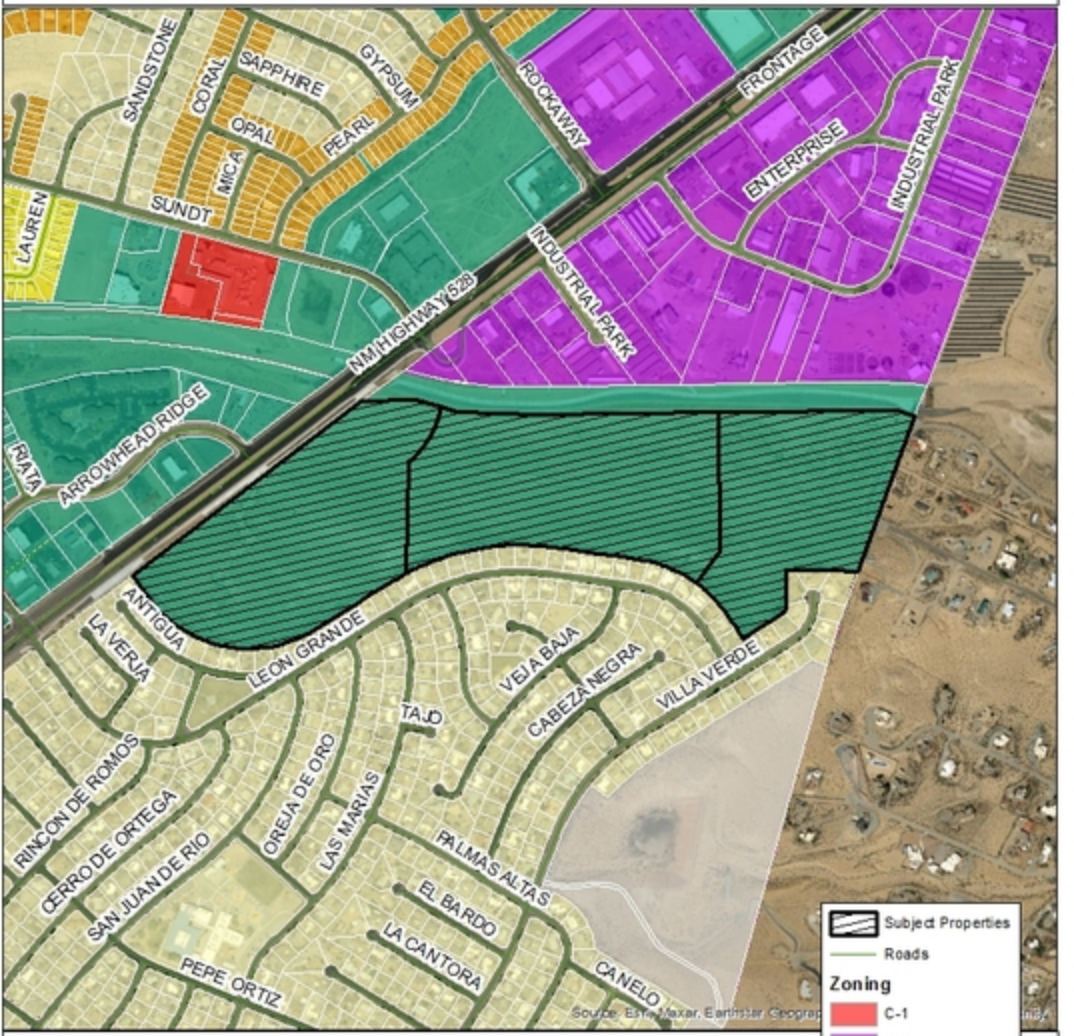
DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location Map

ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Justification
ATTACHMENT: Preliminary Plat
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: Reviewer Comments
ATTACHMENT: Findings_of_Fact_.docx
ATTACHMENT: Arrowhead East - Public Meeting Minutes 6.26.25
ATTACHMENT: Retaining Wall Cross-Section

SANTORINI AT ARROWHEAD EAST SUBDIVISION
ARROWHEAD EAST, TRACTS B-1, B-2, & B-3
PRELIMINARY PLAT & SUBDIVISION VARIANCE



City of Vision

0 225 450 900 1,350 1,800 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 Tim Dvorak on 6/20/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Rio Rancho Road Runners LLC		Phone:
Address: 3944 August 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: Tierra West LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		E-Mail: slozoya@tierrawestllc.com
City:	State:	ZIP Code:

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

Variance request to coincide with preliminary plat for proposed Single-Family Residential Development
3 existing tracts to create 77 lots and 8 tracts - Total site is 80.7707 acres. Variance to PUE requirements for subdivisions.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Arrowhead East Tract B-3	Block(s):	Lot(s):
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 77	Total area of site (acres) 80.7707

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: Sergio Lozoya	Applicant: RR Roadrunners	Agent: Tierra West
Signature:		Date: 6.18.25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

May 29, 2025

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

RE: LETTER OF AUTHORIZATION
SANTORINI AND TRACTS B-1-A, B-2-A AT ARROWHEAD EAST (BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 20 & 21 TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM CITY OF RIO RANCHO SANDOVAL COUNTY NEW MEXICO

To Whom it may concern:

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

KIPP WATSON
Print Name

Kipp Watson
Signature

Owner
Title

5/29/2025
Date

TIERRA WEST

June 18th, 2025

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

RE: SUBDIVISION VARIANCE
SANTORINI AND TRACTS B-1-A, B-2-A AT ARROWHEAD EAST (BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 20 & 21 TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM CITY OF RIO RANCHO SANDOVAL COUNTY NEW MEXICO
ZONE ATLAS PAGES: 58 AND 59

Dear Planning & Zoning Manager:

Tierra West LLC, on behalf of Rio Rancho Road Runners LLC, is submitting for a subdivision variance review for SANTORINI AND TRACTS B-1-A, B-2-A AT ARROWHEAD EAST (BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 20 & 21 TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM CITY OF RIO RANCHO SANDOVAL COUNTY NEW MEXICO.

The site is located directly east of NM Highway 528 and directly south of the Arroyo de los Montoyas. The SPU permit required us to prepare a Master Plan which has been submitted, reviewed and approved by P&Z and the corresponding Governing Body.

Request

We are now seeking Preliminary Plat Approval (submitted 5.30.25) and review and approval of a subdivision variance to the provision outlined below:

155.43 EASEMENTS.
Easements of at least five feet in width shall be provided and dedicated on each side of all rear lot lines (except where there are alleys) and alongside lot lines where necessary for poles, wires, conduits, storm and sanitary sewers, gas, water and other mains.

We seek this variance for the following reasons:

1. Master Plan / Planned Use Development Context
   This subdivision is being developed as a Planned Use that will closely follow the guidelines outlined in the Arrowhead Master Plan (reviewed and approved by Rio Rancho P & Z). The development incorporates a comprehensive and cohesive design strategy for infrastructure, utilities and lot layout. As part of the master plan framework, utilities have been planned and designed in a manner that eliminates the need for redundant or unnecessary easements along side and rear lot lines.

2. Ownership
   The proposed subdivision is currently under control and ownership of the applicant. This ensures efficient design and placement of utilities wholly within planned easements.

3. Utility Coordination and Engineering
   Detailed coordination has been completed during the subdivision design and development process. The proposed subdivision ensures that utilities are placed in an accessible and acceptable location to serve the development.

4. Proposed Utility Corridor
   The utilities are designed to be installed as is typical of planned single-family, detached housing development. The current proposed location and design of dry utilities do not require side or rear yard public utility easements for all the lots. Granting this variance will not impair the ability to serve the subdivision with utilities.

Conclusion

The proposed variance aligns with the intent of §155.43, which is to ensure proper utility service and maintenance access. By placing utilities along the front of lots within coordinated utility corridors, the subdivision achieves this goal without the need for side yard easements. This request represents the minimum deviation necessary and reflects sound planning practices appropriate for Planned Use Development.

We respectfully request favorable consideration of this variance.

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

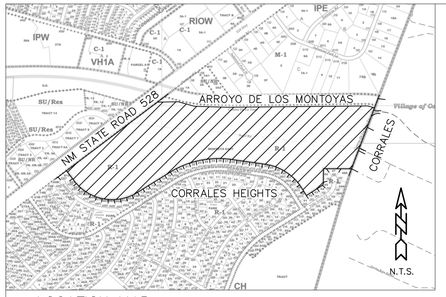
Sincerely,



Ronald R. Bohannan, P.E.

cc: Pierre Amestoy
Jason Buchanan
Kipp Watson

JN: 2021012
RRB/ac



LOCATION MAP

PURPOSE OF PLAT

1. To create 77 residential lots and 2 tracts as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public and private easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 77
4. Total Number of Tracts Created: 8
5. Gross Subdivision Acreage: 80.7707 Acres

RIGHT–OF–WAY DEDICATION

1. 4.8357 acres

RIGHT–OF–WAY VACATION

1. 0.0000 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "PORTIONS OF BLOCKS 1 AND 19 AND BLOCKS 20 THRU 29, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 93)

   PLAT OF "PORTIONS OF BLOCKS 13 AND 19 AND BLOCKS 15 THRU 18, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 94)

   PLAT OF "AMENDED PLAT AND REPLAT, CORRALES HEIGHTS", (11–06–1970, RRE BOOK 1, PAGE 99)

   PLAT OF "REPLAT OF PORTIONS OF CORRALES HEIGHTS", (06–10–1971, RRE BOOK 1, PAGE 106)

   PLAT OF "REPLAT OF PORTION OF CORRALES HEIGHTS", (12–14–1972, RRE BOOK 1, PAGE 130)

   PLAT OF "LA TIERRA", (07–19–1983, VOLUME 3, FOLIO 420A)

   PLAT OF "RICHLAND HILLS SUBDIVISION", (05–30–1990, VOLUME 3, FOLIO 846B)

   PLAT OF "LOMA DE VERANO", (08–13–1992, VOLUME 3, FOLIO 991B)

   PLAT OF "TIERRA ENCANTADA", (10–26–1994, VOLUME 3, FOLIO 1178A)

   PLAT OF "UNPLATTED PROPERTY aka ARROWHEAD EAST", (09–25–2002, VOLUME 3, FOLIO 2213A)

   PLAT OF "ARROWHEAD EAST, TRACT A", (01–27–2011, VOLUME 3, FOLIO 3288)

   PLAT OF "ARROWHEAD EAST, TRACTS B AND C", (07–02–2015, VOLUME 3, FOLIO 3850)

   PLAT OF "TRACTS B–1, B–2 AND B–3, ARROWHEAD EAST", (08–05–2024, VOLUME 3, FOLIO 5275)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed May 15, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2103531 (Commitment Date: April 14, 2021)
7. City of Rio Rancho, New Mexico Zone: SU
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1894 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru F shall be for the joint use, benefit, purpose and to be maintained by the Santorini at Arrowhead East Home Owners Association as follows:
    Tract A – Landscaping, Slope and Buffer
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 20 and 21, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Tracts B–1, B–2 and B–3, Arrowhead East, as the same are shown designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 5, 2024, in Volume 3, Folio 5275, and containing 80.7707 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

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

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public and private easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Santorini at Arrowhead East Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Rio Rancho Road Runners, LLC, a New Mexico limited liability company

_____
Kim Elliott Watson, Owner/Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Kim Elliott Watson, Owner/Managing Member, Rio Rancho Road Runners, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

PRELIMINARY PLAT FOR

SANTORINI AND TRACTS B–1–A & B–2–A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B–1, B–2 & B–3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2025.

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

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

05/19/2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

05/19/2025
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	05–19–2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23–060	Sheet:	1 of 5

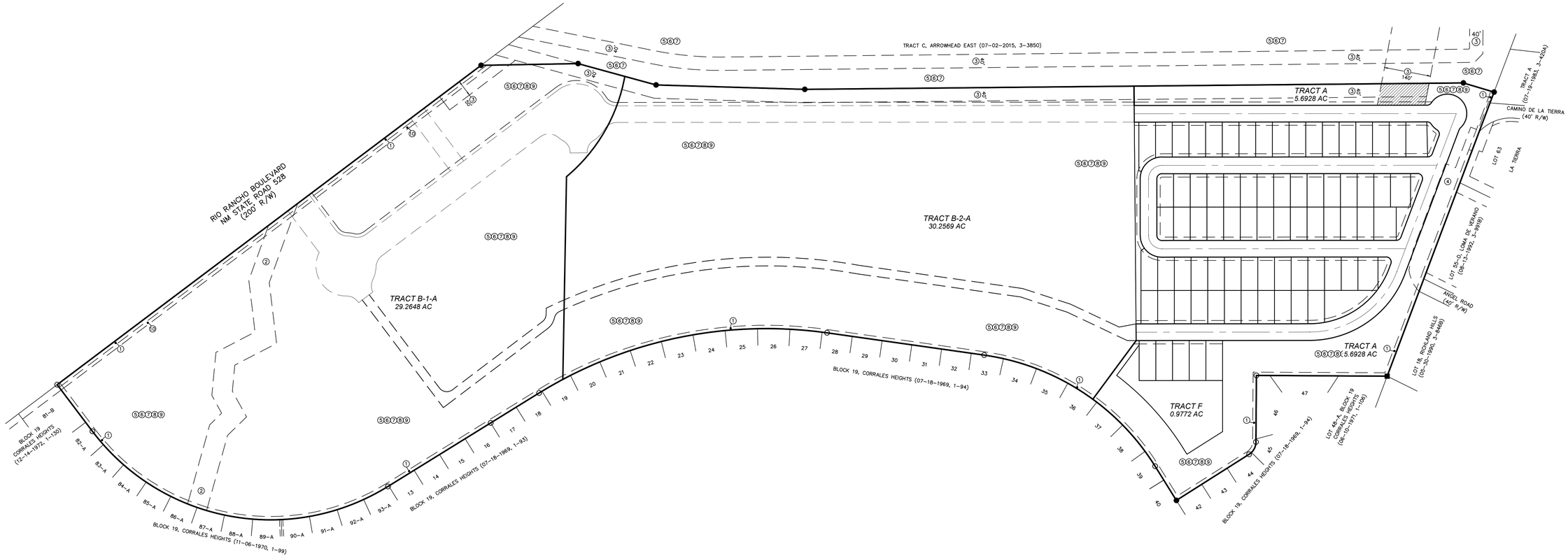
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR

SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



150 0 150 300 450

Scale 1" = 150'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	2 of 5

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR

SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (PUE) (01-27-2011, 3-3288)
2. 60' DRAINAGE EASEMENT (01-27-2011, 3-3288)
3. CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT (01-27-2011, 3-3288)
4. ACCESS AND PUBLIC UTILITY EASEMENT (01-27-2011, 3-3288)
5. VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
6. ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD. (ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
7. CORR SEWER EASEMENT AND AGREEMENT (BLANKET-TRACT B & C) – TO BE VACATED BY THIS PLAT (02-15-2011, 2011004339)
8. CORR DRAINAGE EASEMENT AND AGREEMENT (BLANKET –TRACT B) (08-23-2022, 2022023376)
9. PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT. (BLANKET) – TO BE VACATED BY THIS PLAT (08-05-2024, 3-5275)
10. 10' CORR UTILITY EASEMENT (07-02-2015, 3-3850)
11. EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
12. PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
13. 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.
14. 10' PUE GRANTED BY THIS PLAT.

PROPERTY CORNERS

- ● – FOUND 5/8" REBAR WITH CAP "LS 12651"
- ○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
- ■ – FOUND 3/8" REBAR

60 0 60 120 180

Scale 1" = 60'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	3 of 5

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

PRELIMINARY PLAT FOR

SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

TRACT C, ARROWHEAD EAST (07-02-2015, 3-3850)

TRACT B-2-A
30.2569 AC

BLOCK 19, CORRALES HEIGHTS (07-18-1969, 1-94)

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

S 88° 57' 01" W 290.65'
N 74° 41' 25" W 242.22'
145.39'
96.83'
N 88° 17' 30" W 445.82'
986.48'
S 1° 01' 31" W 607.71'
S 81° 56' 17" E 475.66'
R93.00'
R44.00'
R39.50'
51.00'
80.00'
50.00'
R28.00'
R25.00'
R54.00'
26.00'

EASEMENTS

① – 10' PUBLIC UTILITY EASEMENT (PUE)
(01-27-2011, 3-3288)

② – 60' DRAINAGE EASEMENT
(01-27-2011, 3-3288)

③ – CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT
(01-27-2011, 3-3288)

④ – ACCESS AND PUBLIC UTILITY EASEMENT
(01-27-2011, 3-3288)

⑤ – VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528)
(BLANKET) – TO BE VACATED BY THIS PLAT
(07-02-2015, 3-3850)

⑥ – ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD.
(ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA)
(BLANKET) – TO BE VACATED BY THIS PLAT
(07-02-2015, 3-3850)

⑦ – CORR SEWER EASEMENT AND AGREEMENT
(BLANKET–TRACT B & C) – TO BE VACATED BY THIS PLAT
(02-15-2011, 2011004339)

⑧ – CORR DRAINAGE EASEMENT AND AGREEMENT
(BLANKET – TRACT B)
(08-23-2022, 2022023376)

⑨ – PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT.
(BLANKET) – TO BE VACATED BY THIS PLAT
(08-05-2024, 3-5275)

⑩ – 10' CORR UTILITY EASEMENT
(07-02-2015, 3-3850)

⑪ EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.

⑫ PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.

⑬ 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.

⑭ 10' PUE GRANTED BY THIS PLAT.

PROPERTY CORNERS

● – FOUND 5/8" REBAR WITH CAP "LS 12651"
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■ – FOUND 3/8" REBAR

60 0 60 120 180
Scale 1" = 60'

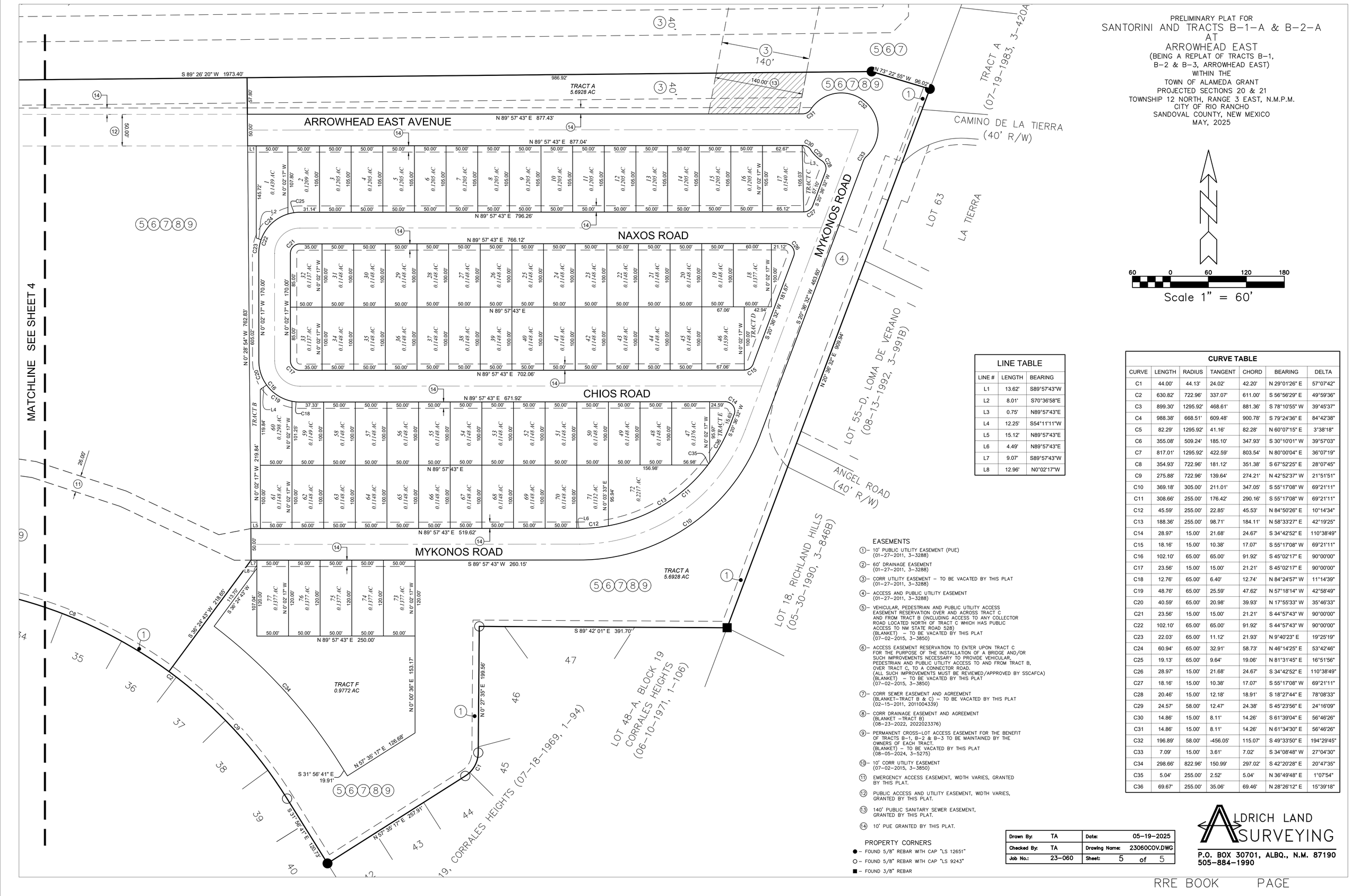
Drawn By:	TA	Date:	05-19-2025
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Job No.:	23-060	Sheet:	4 of 5

ALDRICH LAND SURVEYING
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RRE BOOK PAGE

PRELIMINARY PLAT FOR SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.62'	S89°57'43"W
L2	8.01'	S70°36'58"E
L3	0.75'	N89°57'43"E
L4	12.25'	S54°11'11"W
L5	15.12'	N89°57'43"E
L6	4.49'	N89°57'43"E
L7	9.07'	S89°57'43"W
L8	12.96'	N0°02'17"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	44.00'	44.13'	24.02'	42.20'	N 29°01'26" E	57°07'42"
C2	630.82'	722.96'	337.07'	611.00'	S 56°56'29" E	49°59'36"
C3	899.30'	1295.92'	468.61'	881.36'	S 78°10'55" W	39°45'37"
C4	988.38'	668.51'	609.48'	900.78'	S 79°24'36" E	84°42'38"
C5	82.29'	1295.92'	41.16'	82.28'	N 60°07'15" E	3°38'18"
C6	355.08'	509.24'	185.10'	347.93'	S 30°10'01" W	39°57'03"
C7	817.01'	1295.92'	422.59'	803.54'	N 80°00'04" E	36°07'19"
C8	354.93'	722.96'	181.12'	351.38'	S 67°52'25" E	28°07'45"
C9	275.88'	722.96'	139.64'	274.21'	N 42°52'37" W	21°51'51"
C10	369.18'	305.00'	211.01'	347.05'	S 55°17'08" W	69°21'11"
C11	308.66'	255.00'	176.42'	290.16'	S 55°17'08" W	69°21'11"
C12	45.59'	255.00'	22.85'	45.53'	N 84°50'26" E	10°14'34"
C13	188.36'	255.00'	98.71'	184.11'	N 58°33'27" E	42°19'25"
C14	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C15	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C16	102.10'	65.00'	65.00'	91.92'	S 45°02'17" E	90°00'00"
C17	23.56'	15.00'	15.00'	21.21'	S 45°02'17" E	90°00'00"
C18	12.76'	65.00'	6.40'	12.74'	N 84°24'57" W	11°14'39"
C19	48.76'	65.00'	25.59'	47.62'	N 57°18'14" W	42°58'49"
C20	40.59'	65.00'	20.98'	39.93'	N 17°55'33" W	35°46'33"
C21	23.56'	15.00'	15.00'	21.21'	S 44°57'43" W	90°00'00"
C22	102.10'	65.00'	65.00'	91.92'	S 44°57'43" W	90°00'00"
C23	22.03'	65.00'	11.12'	21.93'	N 9°40'23" E	19°25'19"
C24	60.94'	65.00'	32.91'	58.73'	N 46°14'25" E	53°42'46"
C25	19.13'	65.00'	9.64'	19.06'	N 81°31'45" E	16°51'56"
C26	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C27	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C28	20.46'	15.00'	12.18'	18.91'	S 18°27'44" E	78°08'33"
C29	24.57'	58.00'	12.47'	24.38'	S 45°23'56" E	24°16'09"
C30	14.86'	15.00'	8.11'	14.26'	S 61°39'04" E	56°46'26"
C31	14.86'	15.00'	8.11'	14.26'	N 61°34'30" E	56°46'26"
C32	196.89'	58.00'	-456.05'	115.07'	S 49°33'50" E	194°29'45"
C33	7.09'	15.00'	3.61'	7.02'	S 34°08'48" W	27°04'30"
C34	298.66'	822.96'	150.99'	297.02'	S 42°20'28" E	20°47'35"
C35	5.04'	255.00'	2.52'	5.04'	N 36°49'48" E	1°07'54"
C36	69.67'	255.00'	35.06'	69.46'	N 28°26'12" E	15°39'18"

EASEMENTS

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RRE BOOK PAGE

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

June 20, 2025

RE: **Santorini at Arrowhead East Subdivision: Preliminary Plat (Case # 25-210-00003) & Subdivision Variance: (Case # 25-280-00003).**

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, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development. The subject properties consist of approximately 80.7707 acres and are currently legally described as Arrowhead East, Tracts B-1, B-2, & B-3.

In a concurrent request, the applicant additionally requests approval of a Subdivision Variance to Chapter 155.43 *Easements* requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision. The applicant is requesting solely 10-ft public utility easements within the front of all lots and applicable tracts. Public utility easements are internal to property lines and serve as portions of land allocated for placement of utilities as necessary.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, July 8, 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.

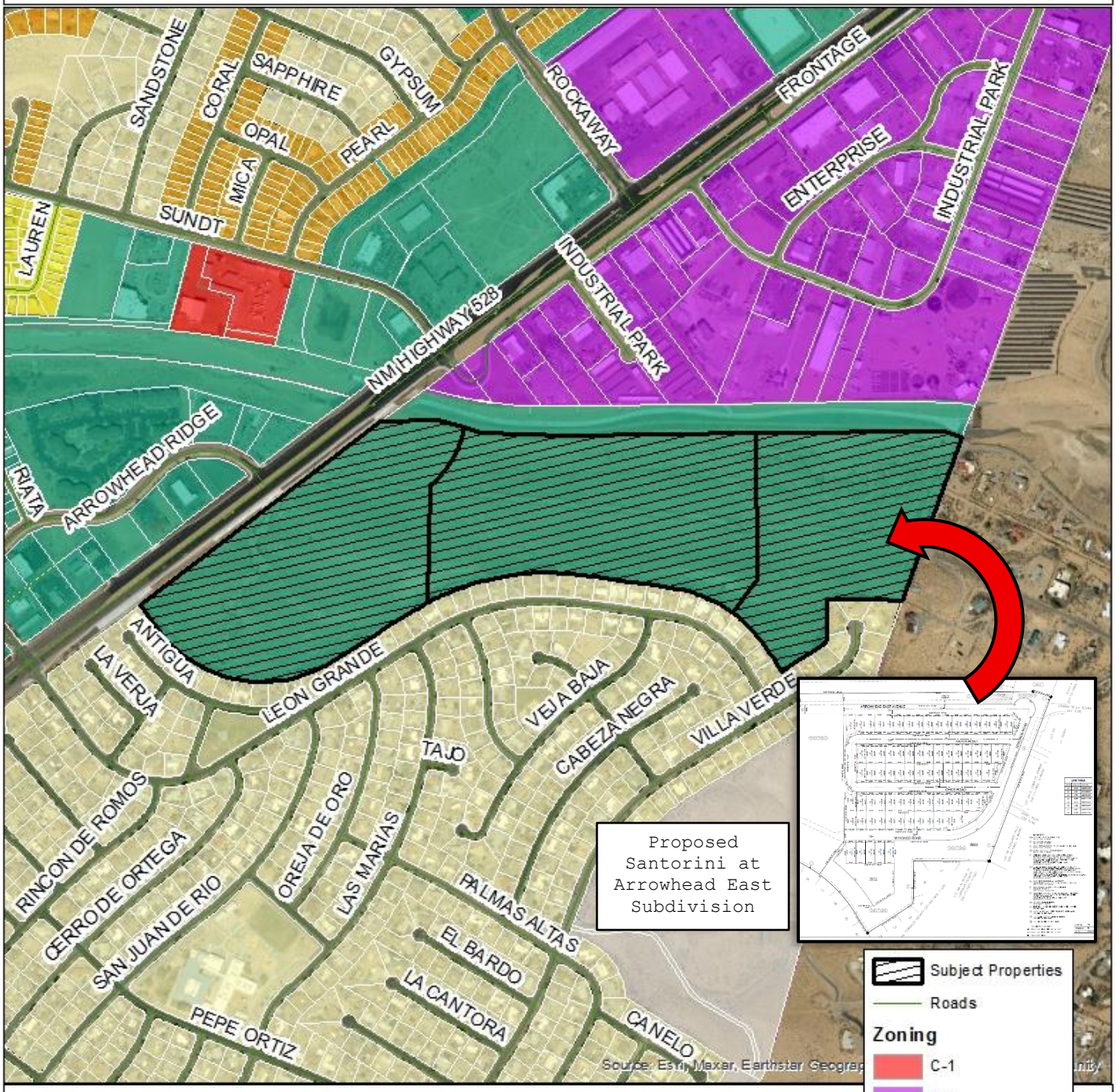
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

SANTORINI AT ARROWHEAD EAST SUBDIVISION
ARROWHEAD EAST, TRACTS B-1, B-2, & B-3
PRELIMINARY PLAT & SUBDIVISION VARIANCE



Rio Rancho City of Vision

0 225 450 900 1,350 1,800 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 Tim Dvorak on 6/20/2025

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:	**July 8, 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
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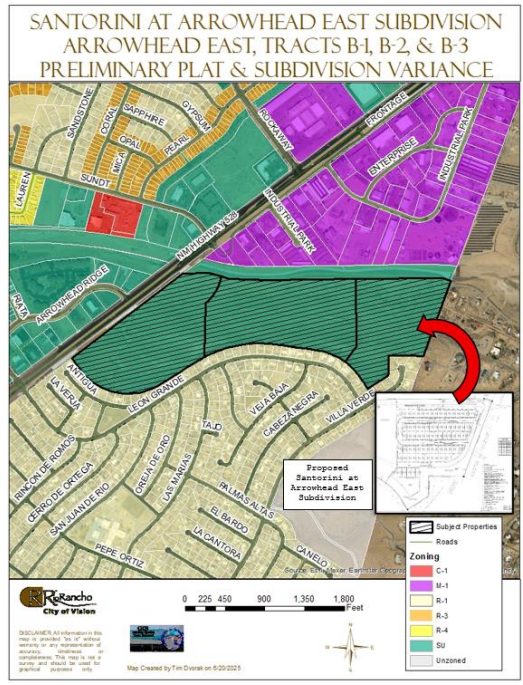
NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**July 8, 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, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision. The applicant additionally requests approval of a Subdivision Variance to Chapter 155.43 *Easements.* The PZB will hear the request on July 8, 2025.

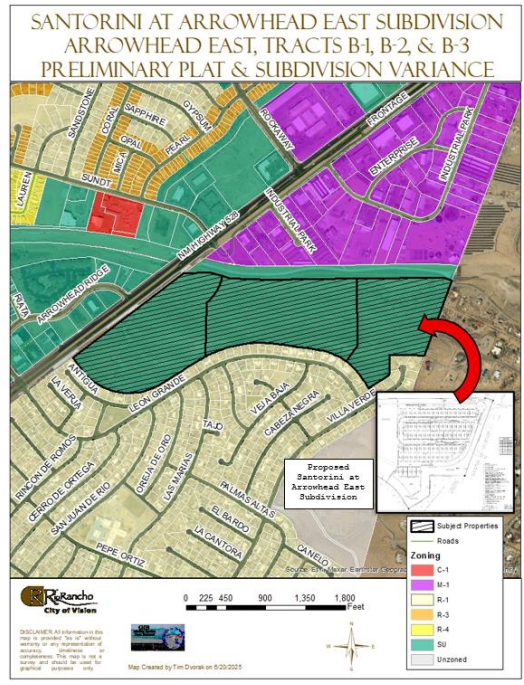
We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09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



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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, July 8, 2025:

Variance
Case #25-110-00012
The applicant, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.

Zone Map Amendment
Case #24-100-00012
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Master Plan Amendment
Case #24-410-00003
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Case $25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La

Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

Preliminary Plat
Case #25-210-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Subdivision Variance
Case #25-280-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

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

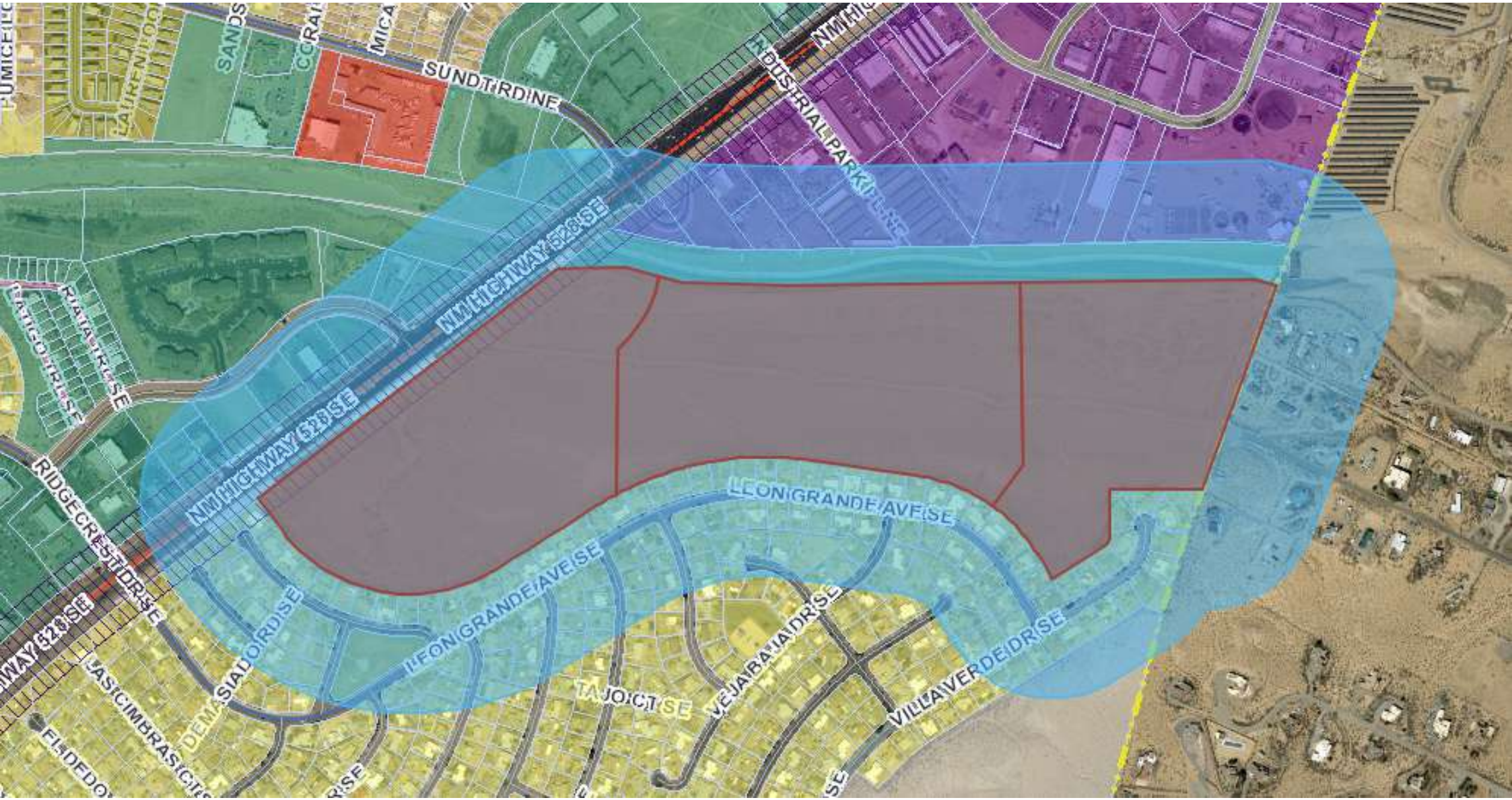
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

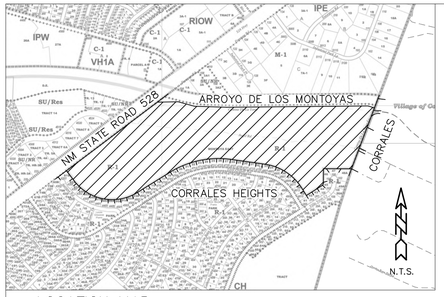
Journal: June 23, 2025

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



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





LOCATION MAP

DSD Engineering Comments (Pg. 1 of 4)

PURPOSE OF PLAT

1. To create 77 residential lots and 2 tracts as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public and private easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 77
4. Total Number of Tracts Created: 8
5. Gross Subdivision Acreage: 80.7707 Acres

RIGHT–OF–WAY DEDICATION

1. 4.8357 acres

RIGHT–OF–WAY VACATION

1. 0.0000 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "PORTIONS OF BLOCKS 1 AND 19 AND BLOCKS 20 THRU 29, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 93)

   PLAT OF "PORTIONS OF BLOCKS 13 AND 19 AND BLOCKS 15 THRU 18, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 94)

   PLAT OF "AMENDED PLAT AND REPLAT, CORRALES HEIGHTS", (11–06–1970, RRE BOOK 1, PAGE 99)

   PLAT OF "REPLAT OF PORTIONS OF CORRALES HEIGHTS", (06–10–1971, RRE BOOK 1, PAGE 106)

   PLAT OF "REPLAT OF PORTION OF CORRALES HEIGHTS", (12–14–1972, RRE BOOK 1, PAGE 130)

   PLAT OF "LA TIERRA", (07–19–1983, VOLUME 3, FOLIO 420A)

   PLAT OF "RICHLAND HILLS SUBDIVISION", (05–30–1990, VOLUME 3, FOLIO 846B)

   PLAT OF "LOMA DE VERANO", (08–13–1992, VOLUME 3, FOLIO 991B)

   PLAT OF "TIERRA ENCANTADA", (10–26–1994, VOLUME 3, FOLIO 1178A)

   PLAT OF "UNPLATTED PROPERTY aka ARROWHEAD EAST", (09–25–2002, VOLUME 3, FOLIO 2213A)

   PLAT OF "ARROWHEAD EAST, TRACT A", (01–27–2011, VOLUME 3, FOLIO 3288)

   PLAT OF "ARROWHEAD EAST, TRACTS B AND C", (07–02–2015, VOLUME 3, FOLIO 3850)

   PLAT OF "TRACTS B–1, B–2 AND B–3, ARROWHEAD EAST", (08–05–2024, VOLUME 3, FOLIO 5275)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed May 15, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2103531 (Commitment Date: April 14, 2021)
7. City of Rio Rancho, New Mexico Zone: SU
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1894 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru F shall be for the joint use, benefit, purpose and to be maintained by the Santorini at Arrowhead East Home Owners Association as follows:
    Tract A – Landscaping, Slope and Buffer
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 20 and 21, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Tracts B–1, B–2 and B–3, Arrowhead East, as the same are shown designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 5, 2024, in Volume 3, Folio 5275, and containing 80.7707 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

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

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public and private easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Santorini at Arrowhead East Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Rio Rancho Road Runners, LLC, a New Mexico limited liability company

Kim Elliott Watson, Owner/Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Kim Elliott Watson, Owner/Managing Member, Rio Rancho Road Runners, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

Ezee Fiber

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B–1–A & B–2–A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B–1, B–2 & B–3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho Date

New Mexico Gas Company Date

Lumen Date

Public Service Company of New Mexico Date

Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting. on the _____ day of _____, 2025.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

Drawn By:	TA	Date:	05–19–2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23–060	Sheet:	1 of 5

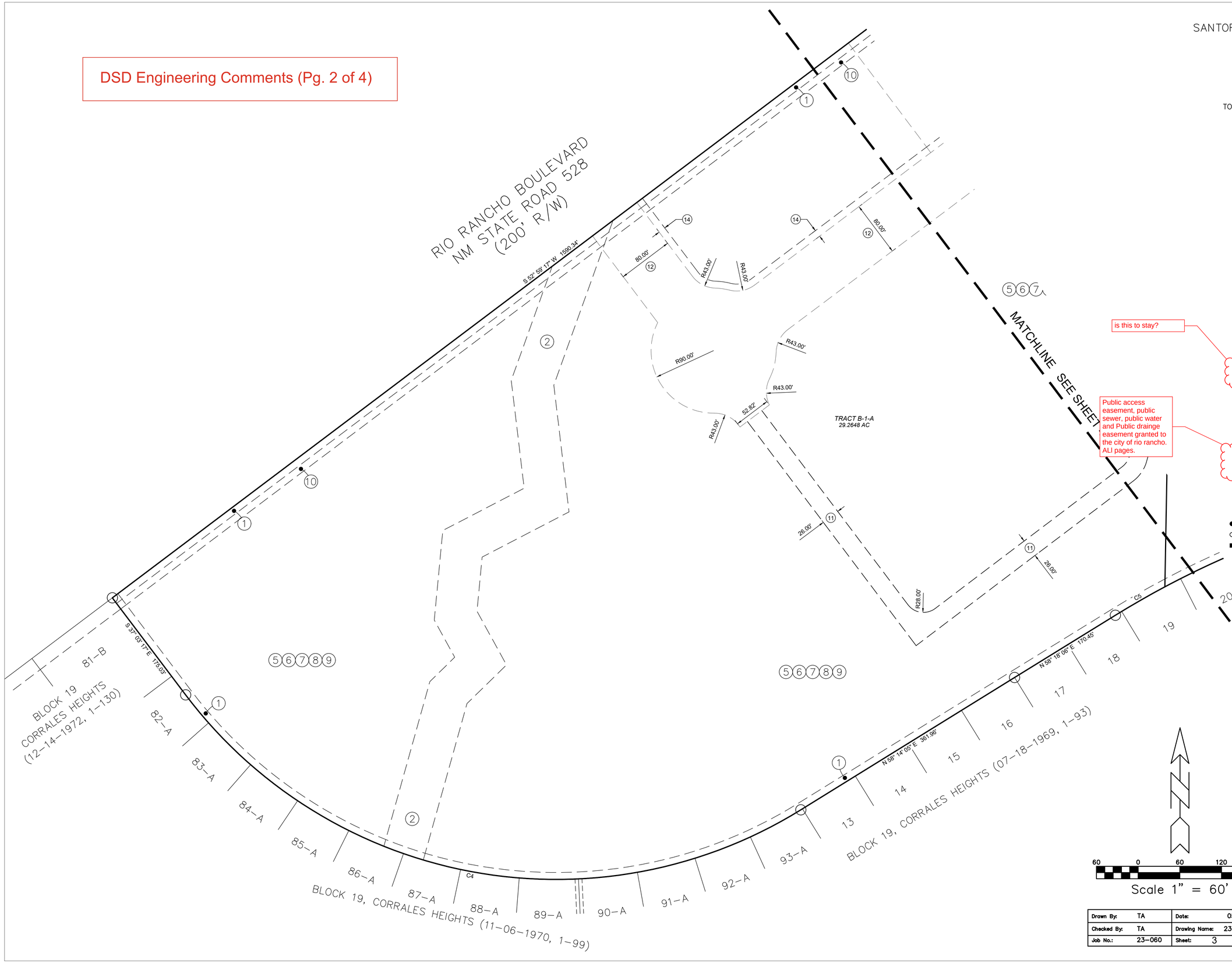
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE

DSD Engineering Comments (Pg. 2 of 4)

PRELIMINARY PLAT FOR SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (PUE) (01-27-2011, 3-3288)
2. 60' DRAINAGE EASEMENT (01-27-2011, 3-3288)
3. CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT (01-27-2011, 3-3288)
4. ACCESS AND PUBLIC UTILITY EASEMENT (01-27-2011, 3-3288)
5. VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
6. ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD. (ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
7. CORR SEWER EASEMENT AND AGREEMENT (BLANKET-TRACT B & C) – TO BE VACATED BY THIS PLAT (02-15-2011, 2011004339)
8. CORR DRAINAGE EASEMENT AND AGREEMENT (BLANKET – TRACT B) (08-23-2022, 2022023376)
9. PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT. (BLANKET) – TO BE VACATED BY THIS PLAT (08-05-2024, 3-5275)
10. 10' CORR UTILITY EASEMENT (07-02-2015, 3-3850)
11. EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
12. PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
13. 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.
14. 10' PUE GRANTED BY THIS PLAT.

is this to stay?

Public access easement, public sewer, public water and Public drainge easement granted to the city of rio rancho. ALI pages.

PROPERTY CORNERS

- ● – FOUND 5/8" REBAR WITH CAP "LS 12651"
- ○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
- ■ – FOUND 3/8" REBAR

60 0 60 120 180

Scale 1" = 60'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	3 of 5

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

RRE BOOK PAGE

DSD Engineering Comments (Pg. 3 of 4)

not your property

THis has utilities in it.

5' PUE

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B-1-A & B-2-A
AT
ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B-1,
B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

TRACT C, ARROWHEAD EAST (07-02-2015, 3-3850)

S 88° 57' 01" W 290.65'

N 74° 44' 25" W 242.22'

N 88° 17' 30" W 445.82'

986.48'

96.83'

143.39'

R93.00'

R44.00'

50.00'

80.00'

R39.50'

51.00'

C6

C5

C7

C3

C8

R28.00'

R54.00'

26.00'

S 1° 01' 31" W 607.71'

S 81° 56' 17" E 475.66'

TRACT B-2-A
30.2569 AC

BLOCK 19, CORRALES HEIGHTS (07-18-1969, 1-94)

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

EASEMENTS

(1) – 10' PUBLIC UTILITY EASEMENT (PUE)
(01-27-2011, 3-3288)

(2) – 60' DRAINAGE EASEMENT
(01-27-2011, 3-3288)

(3) – CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT
(01-27-2011, 3-3288)

(4) – ACCESS AND PUBLIC UTILITY EASEMENT
(01-27-2011, 3-3288)

(5) – VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528)
(BLANKET) – TO BE VACATED BY THIS PLAT
(07-02-2015, 3-3850)

(6) – ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD.
(ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA)
(BLANKET) – TO BE VACATED BY THIS PLAT
(07-02-2015, 3-3850)

(7) – CORR SEWER EASEMENT AND AGREEMENT
(BLANKET-TRACT B & C) – TO BE VACATED BY THIS PLAT
(02-15-2011, 2011004339)

(8) – CORR DRAINAGE EASEMENT AND AGREEMENT
(BLANKET – TRACT B)
(08-23-2022, 2022023376)

(9) – PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT.
(BLANKET) – TO BE VACATED BY THIS PLAT
(08-05-2024, 3-5275)

(10) – 10' CORR UTILITY EASEMENT
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(11) EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.

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(13) 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.

(14) 10' PUE GRANTED BY THIS PLAT.

PROPERTY CORNERS

● – FOUND 5/8" REBAR WITH CAP "LS 12651"
○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
■ – FOUND 3/8" REBAR

60 0 60 120 180
Scale 1" = 60'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	4 of 5

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

RRE BOOK PAGE

DSD Engineering Comments (Pg. 4 of 4)

ID right of way being dedicated. Width

5' PUE along all lot lines??

Cul-da-sac ??

10' PUE

make the area this is indicating more clear

PRELIMINARY PLAT FOR SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

60 0 60 120 180
Scale 1" = 60'

MATCHLINE SEE SHEET 4

ARROWHEAD EAST AVENUE
NAXOS ROAD
CHIOS ROAD
MYKONOS ROAD
MAYKONOS ROAD
CAMINO DE LA TIERRA (40' R/W)
ANGEL ROAD (40' R/W)
LA TIERRA
LOT 63
TRACT A (07-19-1983, 3-420A)
LOT 55-D, LOMA DE VERANO (08-13-1992, 3-991B)
LOT 18, RICHLAND HILLS (05-30-1990, 3-846B)
LOT 48-A, BLOCK 19 CORRALES HEIGHTS (06-10-1971, 1-106)
CORRALES HEIGHTS (07-18-1969, 1-94)
TRACT A 5.6928 AC
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F 0.9772 AC

LINE TABLE

LINE #	LENGTH	BEARING
L1	13.62'	S89°57'43"W
L2	8.01'	S70°36'58"E
L3	0.75'	N89°57'43"E
L4	12.25'	S54°11'11"W
L5	15.12'	N89°57'43"E
L6	4.49'	N89°57'43"E
L7	9.07'	S89°57'43"W
L8	12.96'	N0°02'17"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	44.00'	44.13'	24.02'	42.20'	N 29°01'26" E	57°07'42"
C2	630.82'	722.96'	337.07'	611.00'	S 56°56'29" E	49°59'36"
C3	899.30'	1295.92'	468.61'	881.36'	S 78°10'55" W	39°45'37"
C4	988.38'	668.51'	609.48'	900.78'	S 79°24'36" E	84°42'38"
C5	82.29'	1295.92'	41.16'	82.28'	N 60°07'15" E	3°38'18"
C6	355.08'	509.24'	185.10'	347.93'	S 30°10'01" W	39°57'03"
C7	817.01'	1295.92'	422.59'	803.54'	N 80°00'04" E	36°07'19"
C8	354.93'	722.96'	181.12'	351.38'	S 67°52'25" E	28°07'45"
C9	275.88'	722.96'	139.64'	274.21'	N 42°52'37" W	21°51'51"
C10	369.18'	305.00'	211.01'	347.05'	S 55°17'08" W	69°21'11"
C11	308.66'	255.00'	176.42'	290.16'	S 55°17'08" W	69°21'11"
C12	45.59'	255.00'	22.85'	45.53'	N 84°50'26" E	10°14'34"
C13	188.36'	255.00'	98.71'	184.11'	N 58°33'27" E	42°19'25"
C14	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C15	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C16	102.10'	65.00'	65.00'	91.92'	S 45°02'17" E	90°00'00"
C17	23.56'	15.00'	15.00'	21.21'	S 45°02'17" E	90°00'00"
C18	12.76'	65.00'	6.40'	12.74'	N 84°24'57" W	11°14'39"
C19	48.76'	65.00'	25.59'	47.62'	N 57°18'14" W	42°58'49"
C20	40.59'	65.00'	20.98'	39.93'	N 17°55'33" W	35°46'33"
C21	23.56'	15.00'	15.00'	21.21'	S 44°57'43" W	90°00'00"
C22	102.10'	65.00'	65.00'	91.92'	S 44°57'43" W	90°00'00"
C23	22.03'	65.00'	11.12'	21.93'	N 9°40'23" E	19°25'19"
C24	60.94'	65.00'	32.91'	58.73'	N 46°14'25" E	53°42'46"
C25	19.13'	65.00'	9.64'	19.06'	N 81°31'45" E	16°51'56"
C26	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C27	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C28	20.46'	15.00'	12.18'	18.91'	S 18°27'44" E	78°08'33"
C29	24.57'	58.00'	12.47'	24.38'	S 45°23'56" E	24°16'09"
C30	14.86'	15.00'	8.11'	14.26'	S 61°39'04" E	56°46'26"
C31	14.86'	15.00'	8.11'	14.26'	N 61°34'30" E	56°46'26"
C32	196.89'	58.00'	-456.05'	115.07'	S 49°33'50" E	194°29'45"
C33	7.09'	15.00'	3.61'	7.02'	S 34°08'48" W	27°04'30"
C34	298.66'	822.96'	150.99'	297.02'	S 42°20'28" E	20°47'35"
C35	5.04'	255.00'	2.52'	5.04'	N 36°49'48" E	1°07'54"
C36	69.67'	255.00'	35.06'	69.46'	N 28°26'12" E	15°39'18"

EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (PUE) (01-27-2011, 3-3288)
2. 60' DRAINAGE EASEMENT (01-27-2011, 3-3288)
3. CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT (01-27-2011, 3-3288)
4. ACCESS AND PUBLIC UTILITY EASEMENT (01-27-2011, 3-3288)
5. VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
6. ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD. (ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
7. CORR SEWER EASEMENT AND AGREEMENT (BLANKET–TRACT B & C) – TO BE VACATED BY THIS PLAT (02-15-2011, 2011004339)
8. CORR DRAINAGE EASEMENT AND AGREEMENT (BLANKET –TRACT B) (08-23-2022, 2022023376)
9. PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT. (BLANKET) – TO BE VACATED BY THIS PLAT (08-05-2024, 3-5275)
10. 10' CORR UTILITY EASEMENT (07-02-2015, 3-3850)
11. EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
12. PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
13. 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.
14. 10' PUE GRANTED BY THIS PLAT.

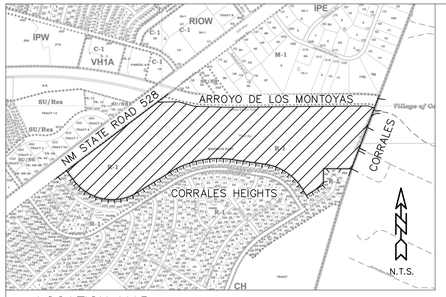
PROPERTY CORNERS

- ● – FOUND 5/8" REBAR WITH CAP "LS 12651"
- ○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
- ■ – FOUND 3/8" REBAR

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	5 of 5

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

RRE BOOK PAGE



LOCATION MAP

PURPOSE OF PLAT

1. To create 77 residential lots and 2 tracts as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public and private easements as shown hereon.

DSD Planning Comments (Pg. 1 of 2)

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 77
4. Total Number of Tracts Created: 8
5. Gross Subdivision Acreage: 80.7707 Acres

Please list out total lot acres and total tract acres within the Santorini Subdivision, as well as total site tract acreage including Tracts B-1-A & B-2-A.
Please ensure that all tracts are labeled with their respective acreages.

RIGHT–OF–WAY DEDICATION

1. 4.8357 acres

RIGHT–OF–WAY VACATION

1. 0.0000 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "PORTIONS OF BLOCKS 1 AND 19 AND BLOCKS 20 THRU 29, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 93)

   PLAT OF "PORTIONS OF BLOCKS 13 AND 19 AND BLOCKS 15 THRU 18, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 94)

   PLAT OF "AMENDED PLAT AND REPLAT, CORRALES HEIGHTS", (11–06–1970, RRE BOOK 1, PAGE 99)

   PLAT OF "REPLAT OF PORTIONS OF CORRALES HEIGHTS", (06–10–1971, RRE BOOK 1, PAGE 106)

   PLAT OF "REPLAT OF PORTION OF CORRALES HEIGHTS", (12–14–1972, RRE BOOK 1, PAGE 130)

   PLAT OF "LA TIERRA", (07–19–1983, VOLUME 3, FOLIO 420A)

   PLAT OF "RICHLAND HILLS SUBDIVISION", (05–30–1990, VOLUME 3, FOLIO 846B)

   PLAT OF "LOMA DE VERANO", (08–13–1992, VOLUME 3, FOLIO 991B)

   PLAT OF "TIERRA ENCANTADA", (10–26–1994, VOLUME 3, FOLIO 1178A)

   PLAT OF "UNPLATTED PROPERTY aka ARROWHEAD EAST", (09–25–2002, VOLUME 3, FOLIO 2213A)

   PLAT OF "ARROWHEAD EAST, TRACT A", (01–27–2011, VOLUME 3, FOLIO 3288)

   PLAT OF "ARROWHEAD EAST, TRACTS B AND C", (07–02–2015, VOLUME 3, FOLIO 3850)

   PLAT OF "TRACTS B–1, B–2 AND B–3, ARROWHEAD EAST", (08–05–2024, VOLUME 3, FOLIO 5275)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed May 15, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2103531 (Commitment Date: April 14, 2021)
7. City of Rio Rancho, New Mexico Zone: SU
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1894 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru F shall be for the joint use, benefit, purpose and to be maintained by the Santorini at Arrowhead East Home Owners Association as follows:
    Tract A – Landscaping, Slope and Buffer
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 20 and 21, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Tracts B–1, B–2 and B–3, Arrowhead East, as the same are shown designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 5, 2024, in Volume 3, Folio 5275, and containing 80.7707 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

Add note for Ezee Fiber

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

We need confirmation that there will be internal 5' Side & Rear PUEs for all single-family lots. If not, a Subdivision Variance application request is needed.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public and private easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Santorini at Arrowhead East Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Rio Rancho Road Runners, LLC, a New Mexico limited liability company

Kim Elliott Watson, Owner/Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Kim Elliott Watson, Owner/Managing Member, Rio Rancho Road Runners, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B–1–A & B–2–A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B–1, B–2 & B–3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

DSD CASE NO.

UTILITY APPROVALS

Add signature lines for Ezee Fiber and Comcast

City of Rio Rancho Date

New Mexico Gas Company Date

Lumen Date

Public Service Company of New Mexico Date

Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2025.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

Drawn By:	TA	Date:	05–19–2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23–060	Sheet:	1 of 5

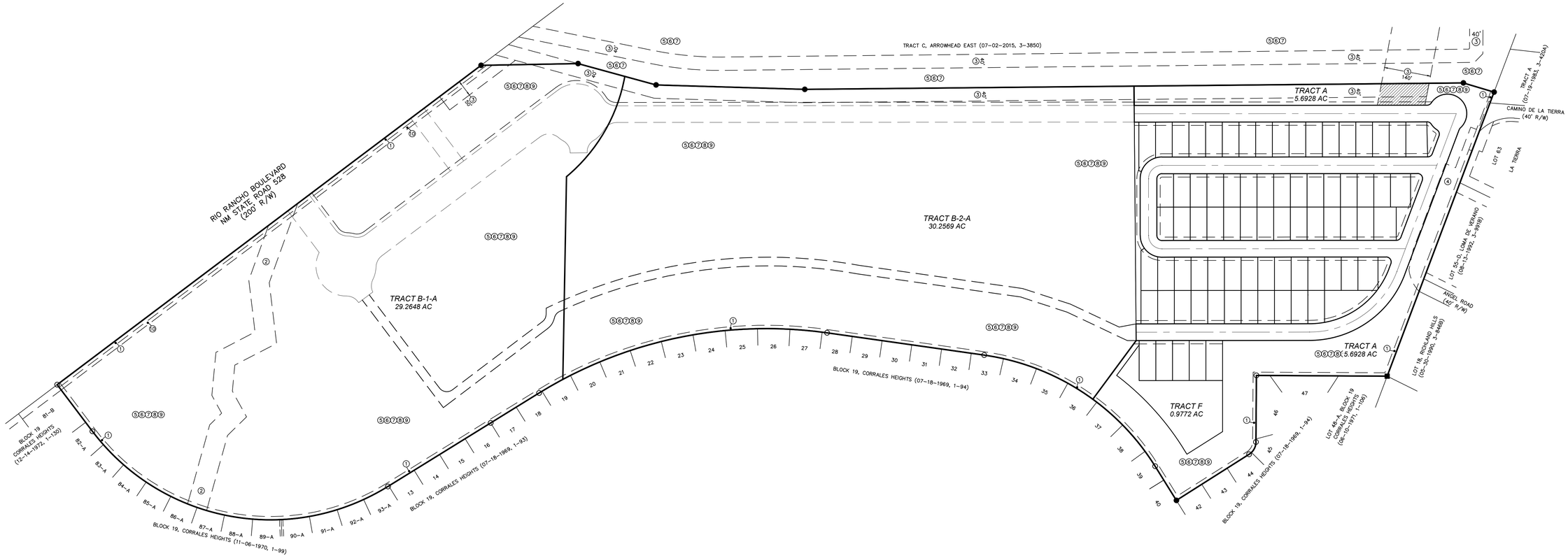
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505–884–1990

RRE BOOK PAGE

DSD Planning Comments (Pg. 2 of 2)

Easement notes need to be on this sheet as well.

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



150 0 150 300 450

Scale 1" = 150'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	2 of 5

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

RRE BOOK PAGE

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 2, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-210-00003 – Santorini Subdivision (Arrowhead East) / Preliminary Plat
(Arrowhead East, Tracts B-1, B-2, & B-3)

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the proposed Santorini Subdivision, to be located within Tract B-3 of Arrowhead East. The proposed Santorini Subdivision will create 77 lots and 8 HOA tracts, all zoned SU: Special Use for Planned Residential Development. The subject subdivision comprises the single-family residential phase within the Arrowhead East Master Plan. This plat additionally dedicates internal rights-of-way within Tracts B-1 & B-2. The total Arrowhead East site comprises approximately 80.7707 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, June 16, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire Code. Appendix D shall be used for Fire Apparatus Access Roads. 2 Approved Fire Access Roads Shall be required. Fire Hydrants shall be no more than 500 ft apart. A Fire 1 Plan shall be submitted for approval prior to submitting the Full Plan Set for permitting. Additional requirements may be required upon development.

Fire Marshal Brian Johnson
Reviewer

6/5/2025
Date

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00003

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES AND ALL TRACTS, ON THE PROPERTY LEGALLY DESCRIBED AS ARROWHEAD EAST, TRACT B-3.

Applicant: Rio Rancho Road Runners, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 8th day of July 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the Applicant's request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The Applicant has the authority to make an application for a Subdivision Variance.

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a Subdivision Variance to the required improvements of a subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on July 8, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00003

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES AND ALL TRACTS, ON THE PROPERTY LEGALLY DESCRIBED AS ARROWHEAD EAST, TRACT B-3.

Applicant: Rio Rancho Road Runners, LLC.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 8th day of July 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the Applicant's request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The Applicant has the authority to make an application for a Subdivision Variance.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A Variance to R.O. 2003 §155.43 is approved for the Santorini at Arrowhead East Subdivision, Preliminary Plat case #25-210-00003.

THEREFORE, the application for a Subdivision Variance to the required improvements of a subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on July 8, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

Arrowhead East - Public Meeting

Project: Arrowhead East – Preliminary Plat Application
Meeting Date and Time: June 26th, 2025, 5:00pm – 7:00pm
Meeting Location: The Italian American Association, 1565 Stephanie Rd SE, Rio Rancho, NM 87124
Applicant: Rio Rancho Roadrunners LLC
Agent: Tierra West, LLC

In attendance:
Neighborhood Members:
Pauline Stewert, Jim Stewart, Jimmie Thompson, Paul Wilson, Tom Konerth, Chris Ryan, Jim Trowbridge, Pearl Trowbridge, Lily Hugar, K. Alexander, Mike O.
Tierra West, LLC:
Ron Bohannan
Vincent Carrica
Sergio Lozoya
Franklin's Earth Moving Inc.:
John Ellis

Background Summary:

This public meeting was held to address the Preliminary Platting Action located within the Arrowhead East Master Plan boundary. The plat primarily focuses on the eastern portion of the site, which will be developed with single-family detached housing. Additionally, the grading of the site was discussed along with proposed future development. The preliminary plat application will be heard by Rio Rancho's Planning and Zoning Board on July 8th, 2025.

Meeting Information:

A public meeting was held on June 26th, 2025. It was held in person at the Italian American Association. Tierra West LLC presented a detailed overview of the Arrowhead East Master Plan, the proposed Preliminary Plat, the Grading and Drainage Plan, and upcoming mass grading of the property.

After the initial presentation, we held a question-and-answer session to address specific concerns within the community. The following addresses these concerns, including the questions, answers, and any potential solutions that were discussed.

Topics of discussion

A. **Traffic and Access**
    - **Concerns:** Increased traffic volumes, access and safety.

- **Response:** The project team worked with NMDOT and the City of Rio Rancho to ensure proper design of access to the site and location of the new traffic signal and intersection. Access to the site will be directly from NM-528, with three access points – two of which are right in and right out only. The primary access point will be signalized at the intersection at the existing Arrowhead Ridge Dr SE intersection.

B. Drainage

- **Concern:** Historical drainage issues in the area and how runoff will be managed.
- **Response:** The proposed grading and drainage plan will address existing run-off issues and erosion caused by flows from the subdivision to the south of the project area. The proposed drainage infrastructure will capture on-site runoff in accordance with the City of Rio Rancho standards. Tierra West also coordinated with Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) to address drainage issues.

C. Grading and construction impacts

- **Concerns:** Construction hours of operation, dust control, vibration and noise, northward views from the existing subdivision.
- **Response:** Standard best practices for dust control and noise mitigation will be implemented during grading. Hours of work will typically be from 6:00am – 4:00pm, Monday through Friday. Franklin's will install vibration monitoring to ensure appropriate levels are maintained throughout the mass grading process. Contact information was provided should there be any concerns during the work. The site will be monitored throughout construction to ensure there are no trespassers.

D. Properties adjacent to the 100-foot buffer

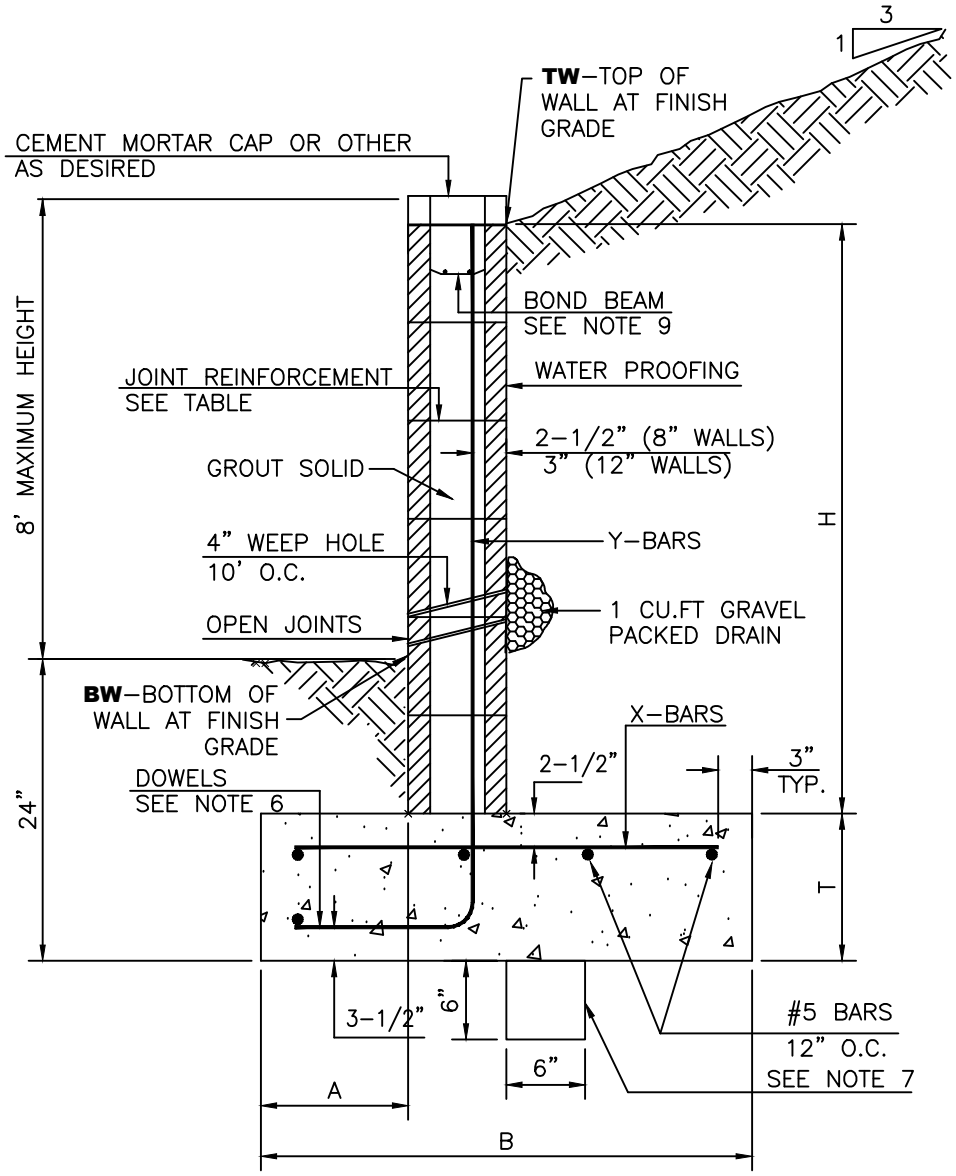
- **Concerns:** Privacy, access, and public use of the "open space" buffer. Northward views.
- **Response:** The 100-foot buffer is not designed for public use and is not intended as a walking or recreational area. We will be reaching out to the property owners that are located along the 100-foot buffer to discuss fencing and wall options. The new design includes site security features and limits access to the public. The proposed development is approximately 30 to 50feet below the existing subdivision to the south and will not obstruct any views.

E. Land Use and Future Development

- **Concern:** Compatibility of future development with existing neighborhoods. Water use and waste management (smells from wastewater treatment).
- **Response:** The proposed development includes commercial / retail, multi-family development (fourplex town homes), and single-family detached housing. The Master Plan has undergone review and approval by Rio Rancho Planning and Zoning and Governing Board. The Master Plan guides compatible development by outlining appropriate land use, zoning designations, and development guidelines.

Next Steps

- **Planning and Zoning Board Hearing:** Scheduled for July 8th, 2025
- **Grading Start:** Expected shortly after plat approval.
- **Community Engagement:** Continued updates and outreach throughout the development process. A project website was created which is accessible via QR code (below) and via the URL: https://tierrawestllc.com/project-Arrowhead.html. The website discusses the project background, displays the site plan, grading plan, and other project drawings. Community members can provide feedback or ask questions using the contact form on the site.



8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
2'–0"	8"	2'–0"	9"	#4 @32" O.C.	
2'–8"	8"	2'–0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'–4"	8"	2'–4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–0"	10"	2'–8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–8"	12"	3'–4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'–4"	14"	3'–10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'–0"	16"	4'–8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
5'–4"	14"	3'–8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'–0"	15"	4'–2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'–8"	16"	4'–6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'–4"	18"	4'–10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'–0"	20"	5'–4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'–8"	20"	5'–8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR–O–WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V–BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'–0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1–#4 BARS FOR WALLS UNDER 3'–4", 2–#4 BARS FOR WALLS UNDER 5'–4", 2–#5 BARS FOR WALLS OVER 5'–4".

RETAINING WALL DETAIL

NTS

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00003

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The Applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, to be comprised of 77 Lots and 8 Tracts zoned Zoned SU: Special Use District for Planned Residential Development. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, to be comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development. The subject properties are legally described as Arrowhead East, Tracts B-1, B-2, & B-3; the subject tracts comprise a total of approximately 80.7707 acres.

The subject properties are zoned SU: Special Use for Planned Residential Development (PRD) via Ordinance No. 19, Enactment No. 17-21, approved September 13, 2017 by the Governing Body. The proposed subdivision falls within the single-family residential section of the Arrowhead East Master Plan, adopted via Resolution No. 45, Enactment No. 24-044 by the Governing Body on June 13, 2025. Per the subject Special Use Ordinance, single-family lots shall conform to the R-4: Single-Family Residential District zoning designation.

The applicant additionally held a public outreach meeting on Thursday, June 26, 2025 at 5:00PM MST at 1565 Stephanie Rd SE, Rio Rancho, NM 87124 (Italian American Building) for the subject Preliminary Plat and Subdivision Variance applications.

The subject tracts were created via a Bulk Plat approved by the Planning and Zoning Board on May 14, 2024:

- Tract B-1: Commercial & Mixed-Use
- Tract B-2: Mixed Residential
- Tract B-3: Single-Family Residential (Location of Santorini at Arrowhead East Subdivision)

The Santorini at Arrowhead East Preliminary Plat is being heard concurrently with Subdivision Variance Request #25-280-00003, which requests a Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision. As such, the Applicant has requested solely 10-ft public utility easements inside all front property lines of all lots and tracts.

I. GENERAL INFORMATION

1. Layout: Santorini at Arrowhead East is comprised of 77 lots and 8 tracts.
2. Acreage: Lot Acres: Approximately 9.3593 acres; Subdivision Tract acres: Approximately 7.0049 acres. Total Plat Tract acres: Approximately 66.5269 acres.
3. Access: The subject Subdivision will be accessed from NM Highway 528, a principal arterial. The plat denotes the access point approved by NMDOT, which aligns with Arrowhead Ridge Drive SE to be a future signalized intersection. The future Arrowhead East Avenue SE will connect from this future intersection to provide primary access to the Subdivision. There is additionally secondary emergency access provided via Mykonos Rd SE back through Tracts B-2-A and B-1-A.
4. Zoning: The subject properties are zoned SU: Special Use District for Planned Residential Development per Ordinance No. 19, Enactment No. 17-21.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Comcast, Ezee Fiber, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: A Water/Wastewater Availability Letter for the entirety of the Arrowhead East site was granted by the Utilities Department on September 6, 2022. This includes all 77 Lots and the 6 Tracts within the proposed Santorini at Arrowhead East Subdivision.
7. Drainage: Drainage is per the Arrowhead East Drainage Management Plan, dated March 2025.
8. Roads and Sidewalks: Road widths within the Santorini at Arrowhead East Subdivision are proposed to be 50' in width, with 5' sidewalks on each side, with approximately 4.8357 road acres dedicated to the City of Rio Rancho.
9. Recreation Facilities/Open Space: Tracts A, B, C, D, E, & F will all serve as landscaping tracts, with opportunities for trails and open space. Tract B is planned to have a walking trail. All landscaping tracts will be dedicated to the future Santorini at Arrowhead East Homeowner's Association. The applicant additionally provided a conceptual landscape buffer plans document, attached with this application. Per the applicant, they are planning to go with Option 2 within the landscape document.
10. Easements:
Note 1: Existing 10' Public Utility Easement across Arrowhead East boundary.
Note 2: Existing 60' Drainage Easement.
Note 4: Existing Access and Public Utility Easement (Borders Village of Corrales boundary).
Note 8: Blanket Drainage Easement & Agreement for entirety of Arrowhead East Master Plan Area.
Note 10: 10' CORR Utility Easement (Along NM 528).
Note 11: Emergency Access Easement granted for secondary access to Santorini at Arrowhead East Subdivision.
Note 12: Public Access and Utility Easement granted for future Arrowhead East Avenue SE roadway.
Note 13: Sanitary Sewer Easement granted by this plat.
Note 14: 10' Public Utility Easements are provided across all front lot lines.
12. Vacations:
Note 3: CORR Utility Easement vacated by this plat.
Note 5: Blanket Vehicular, Pedestrian, and Public Utility Access Easement Reservation vacated by this plat.
Note 6: Blanket Access Easement Reservation to enter upon Tract C and from Tract B vacated by this plat.
Note 7: Blanket CORR Sewer Easement and Agreement vacated by this plat.
Note 9: Blanket Permanent Cross-Lot Access Easement for Tracts B-1, B-2, & B-3 vacated by this plat.
13. Variances: Concurrent with this application, the applicant is requesting a Subdivision Variance to allow for solely 10' Front public utility easements on all lots and tracts (Case # 25-280-00003).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board find the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions pending approval of the requested

Subdivision Variance (Case #25-280-00003). Criteria may be satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots comply with the minimum dimensional standards of 4,000 sq ft and 40 ft lot widths, as laid out in R.O. 2003 § 154.50 for R-4: Single-Family Residential District. The proposed Preliminary Plat contains lots with an acreage range of approximately 0.1132 acres (4,930.99 sf) to 0.2217 acres (9,657.25 sf) and a lot width range of 50' to 188.36' (Corner Lot 72).

Staff recommends the Planning and Zoning Board find the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
In Chapter 5, Land Use Element, Policy L-1 states, "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan." Staff finds that the proposed Santorini at Arrowhead East Subdivision realizes the single-family development conditions as laid out in the subject Special Use Ordinance for Arrowhead East. Staff recommends the Planning and Zoning Board find the criteria is satisfied.

CONFORMANCE WITH THE ARROWHEAD EAST PLAN:
The subject Special Use Ordinance for the subject properties allocated a minimum of 15 acres for single-family development along the eastern boundary of Arrowhead East. The Arrowhead East Master Plan affirmed these conditions, and Tract B-3 was allocated for a future single-family subdivision. Staff finds that the proposed Santorini at Arrowhead East Subdivision aligns with the conditions and site configurations identified within the Arrowhead East Master Plan. The proposed subdivision additionally retains the mandatory open space buffers to the south and east of the proposed development. Staff recommends the Planning and Zoning Board find the criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
Application materials for this Preliminary Plat request were sent to the below agencies for review:

Development Services Planning	Comments in ABM & "Reviewer Comments."
Development Services Engineering	Comments attached in "Reviewer Comments."
Rio Rancho Fire & Rescue	Comments attached in "Reviewer Comments."
Rio Rancho Police	No comments received.
SSCAFCA	No adverse comments.
Parks, Recreation, and Community Services	No adverse comments.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

SURROUNDING LAND USE/ZONING:
Arrowhead East is bordered by M-1: Industrial and Business Park District to the north, R-1: Single-Family Residential District to the south, SU: Special Use for Commercial Land Uses, Townhomes, and Apartments to the west, and the Village of Corrales to the east.

NOTIFICATIONS: Notice of pending development application was sent together with Subdivision Variance request (#25-280-00003) via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on June 23, 2025. A public notice sign was posted on the properties as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case no. 25-210-00003 subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over the Applicant's request for approval of the Preliminary Plat.
2. The Applicant has the authority to apply for a Preliminary Plat.

Specific Findings of Fact and Conditions of Approval:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary Plat conforms to the requirements of Ordinance No. 19, Enactment No. 17-21.
4. The Preliminary Plat conforms to the Arrowhead East Master Plan and the City of Rio Rancho Comprehensive Plan.
5. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. Impact Fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.
8. The Applicant shall address all of the Preliminary Plat reviewers' comments prior to submission for Final Plat, including but not limited to the attached document entitled, "Reviewer Comments" and the following:
a. Provide a copy of retaining wall renderings within the buffer area of the Master Plan.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Preliminary Plat with staff recommendations and conditions.
2. Approve the Preliminary Plat with amendments to recommendations and/or conditions.
3. Deny the Preliminary Plat.
4. Postpone the item and continue the public hearing for the Preliminary Plat for further review.

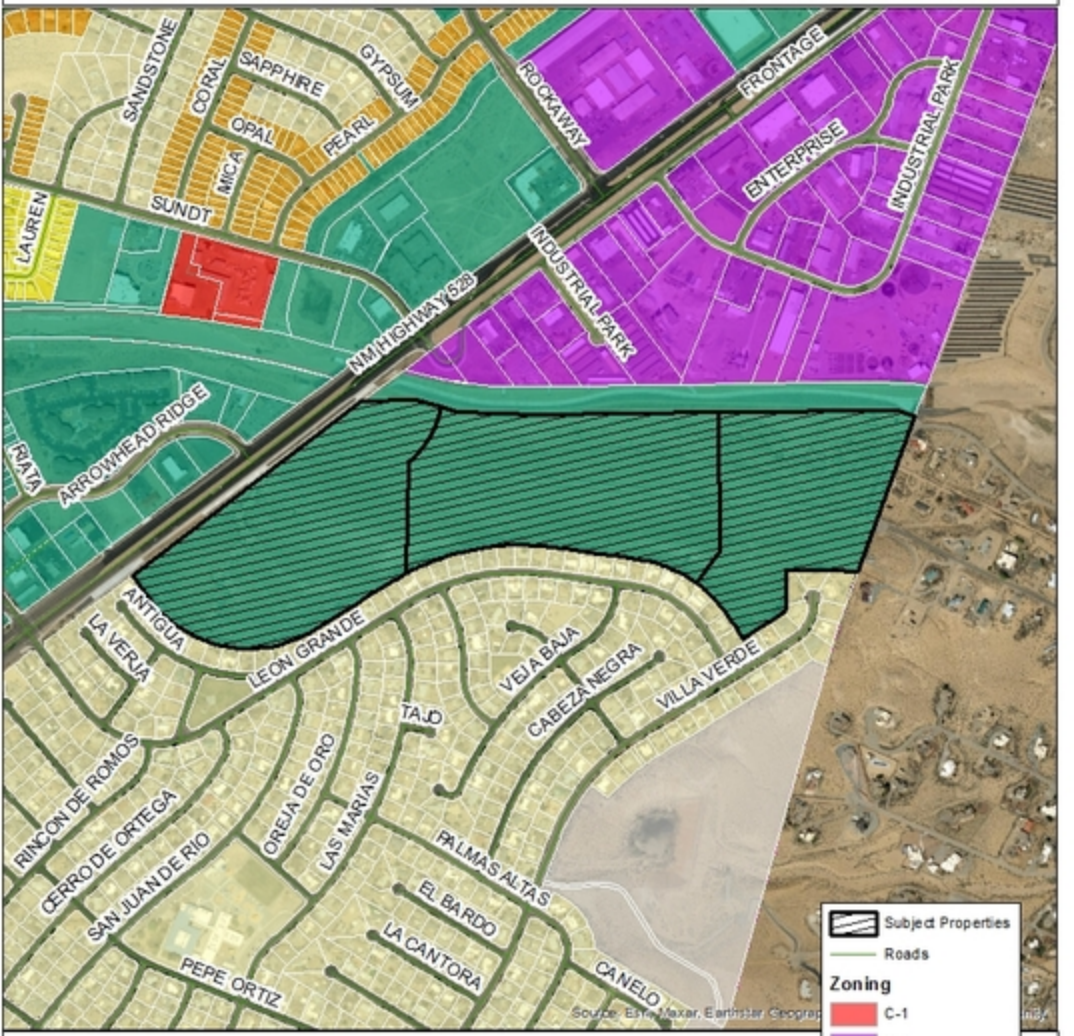
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat with findings and conditions.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Preliminary Plat
ATTACHMENT: Drainage Management Plan

ATTACHMENT: Arrowhead Conceptual Landscape Plans
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: Reviewer Comments
ATTACHMENT: Arrowhead East - Public Meeting Minutes 6.26.25
ATTACHMENT: Retaining Wall Cross-Section

SANTORINI AT ARROWHEAD EAST SUBDIVISION
ARROWHEAD EAST, TRACTS B-1, B-2, & B-3
PRELIMINARY PLAT & SUBDIVISION VARIANCE



City of Vision

0 225 450 900 1,350 1,800 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 Tim Dvorak on 6/20/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Rio Rancho Road Runners LLC		Phone:
Address: 3944 August 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: Tierra West LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		E-Mail: slozoya@tierrawestllc.com
City:	State:	ZIP Code:

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

Preliminary Plat for proposed Single-Family Residential Development
3 existing tracts to create 77 lots and 8 tracts - Total site is 80.7707 acreas

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Arrowhead East Tract B-3	Block(s):	Lot(s):
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 77	Total area of site (acres) 80.7707

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: Sergio Lozoya	Applicant: RR Roadrunners	Agent: Tierra West
Signature:		Date: 5.30.25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

May 29, 2025

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

RE: LETTER OF AUTHORIZATION
SANTORINI AND TRACTS B-1-A, B-2-A AT ARROWHEAD EAST (BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 20 & 21 TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM CITY OF RIO RANCHO SANDOVAL COUNTY NEW MEXICO

To Whom it may concern:

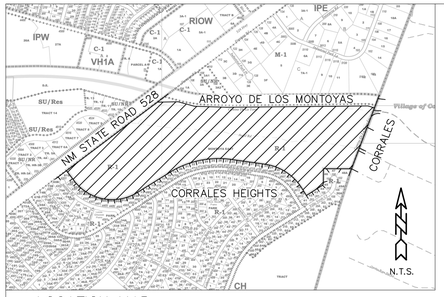
The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of ROAD RUNNERS LLC pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

KIPP WATSON
Print Name

Kipp Watson
Signature

Owner
Title

5/29/2025
Date



LOCATION MAP

PURPOSE OF PLAT

1. To create 77 residential lots and 2 tracts as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public and private easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 77
4. Total Number of Tracts Created: 8
5. Gross Subdivision Acreage: 80.7707 Acres

RIGHT–OF–WAY DEDICATION

1. 4.8357 acres

RIGHT–OF–WAY VACATION

1. 0.0000 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "PORTIONS OF BLOCKS 1 AND 19 AND BLOCKS 20 THRU 29, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 93)

   PLAT OF "PORTIONS OF BLOCKS 13 AND 19 AND BLOCKS 15 THRU 18, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 94)

   PLAT OF "AMENDED PLAT AND REPLAT, CORRALES HEIGHTS", (11–06–1970, RRE BOOK 1, PAGE 99)

   PLAT OF "REPLAT OF PORTIONS OF CORRALES HEIGHTS", (06–10–1971, RRE BOOK 1, PAGE 106)

   PLAT OF "REPLAT OF PORTION OF CORRALES HEIGHTS", (12–14–1972, RRE BOOK 1, PAGE 130)

   PLAT OF "LA TIERRA", (07–19–1983, VOLUME 3, FOLIO 420A)

   PLAT OF "RICHLAND HILLS SUBDIVISION", (05–30–1990, VOLUME 3, FOLIO 846B)

   PLAT OF "LOMA DE VERANO", (08–13–1992, VOLUME 3, FOLIO 991B)

   PLAT OF "TIERRA ENCANTADA", (10–26–1994, VOLUME 3, FOLIO 1178A)

   PLAT OF "UNPLATTED PROPERTY aka ARROWHEAD EAST", (09–25–2002, VOLUME 3, FOLIO 2213A)

   PLAT OF "ARROWHEAD EAST, TRACT A", (01–27–2011, VOLUME 3, FOLIO 3288)

   PLAT OF "ARROWHEAD EAST, TRACTS B AND C", (07–02–2015, VOLUME 3, FOLIO 3850)

   PLAT OF "TRACTS B–1, B–2 AND B–3, ARROWHEAD EAST", (08–05–2024, VOLUME 3, FOLIO 5275)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed May 15, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2103531 (Commitment Date: April 14, 2021)
7. City of Rio Rancho, New Mexico Zone: SU
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1894 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru F shall be for the joint use, benefit, purpose and to be maintained by the Santorini at Arrowhead East Home Owners Association as follows:
    Tract A – Landscaping, Slope and Buffer
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

SANTORINI SUBDIVISION DATA

1. Total Area of Lots (1–77) Created: 9.3112 acres
2. Total Area of HOA Tracts (A–F) Created: 7.1154 acres

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 20 and 21, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Tracts B–1, B–2 and B–3, Arrowhead East, as the same are shown designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 5, 2024, in Volume 3, Folio 5275, and containing 80.7707 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT, EZEE FIBER, and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, SPARKLIGHT, EZEE FIBER, and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public and private easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Santorini at Arrowhead East Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Rio Rancho Road Runners, LLC, a New Mexico limited liability company

Kim Elliott Watson, Owner/Managing Member — Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Kim Elliott Watson, Owner/Managing Member, Rio Rancho Road Runners, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public — My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B–1–A & B–2–A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B–1, B–2 & B–3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho — Date 06/03/2025

New Mexico Gas Company — Date Abdul A Bhuiyan 06/03/2025

Lumen — Date 05/28/2025

Public Service Company of New Mexico — Date Armando Galindo 6/05/2025

Sparklight — Date Mike Mortus 06/04/2025

Comcast — Date

Ezee Fiber — Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

Fred Radosevich, Chairman — Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2025.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 05/19/2025 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 05/19/2025 — Date

Drawn By:	TA	Date:	05–19–2025
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Job No.:	23–060	Sheet:	1 of 5

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

PRELIMINARY PLAT FOR

SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

EASEMENTS

(1)– 10' PUBLIC UTILITY EASEMENT (PUE)
(01–27–2011, 3–3288)

(2)– 60' DRAINAGE EASEMENT
(01–27–2011, 3–3288)

(3)– CORR UTILITY EASEMENT – HATCHED AREA TO BE VACATED BY THIS PLAT
(01–27–2011, 3–3288)

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(07–02–2015, 3–3850)

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(02–15–2011, 2011004339)

(8)– CORR DRAINAGE EASEMENT AND AGREEMENT
(BLANKET –TRACT B) – TO BE VACATED BY THIS PLAT
(08–23–2022, 2022023376)

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(08–05–2024, 3–5275)

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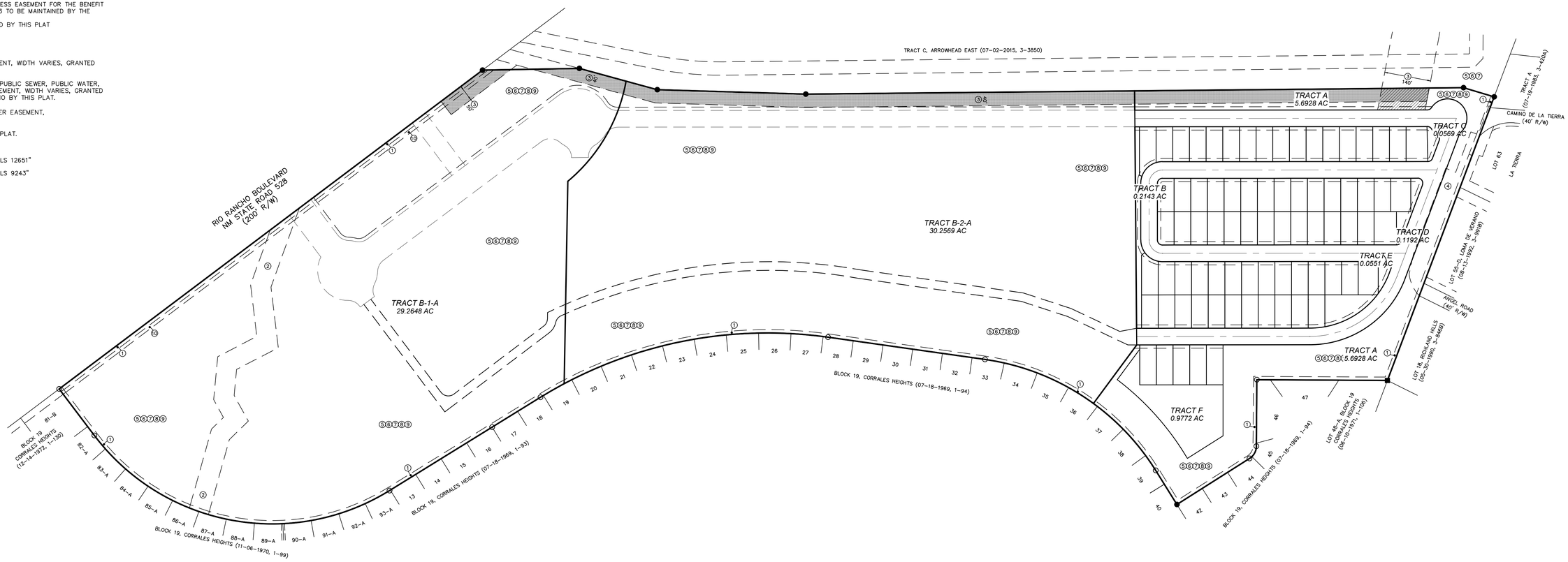
(14) 10' PUE GRANTED BY THIS PLAT.

PROPERTY CORNERS

● – FOUND 5/8" REBAR WITH CAP "LS 12651"

○ – FOUND 5/8" REBAR WITH CAP "LS 9243"

■ – FOUND 3/8" REBAR



150 0 150 300 450

Scale 1" = 150'

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■ – FOUND 3/8" REBAR

60 0 60 120 180
Scale 1" = 60'

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SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

TRACT C, ARROWHEAD EAST (07-02-2015, 3-3850)

S 88° 57' 01" W 290.65'
N 74° 41' 25" W 242.22'
145.39'
96.83'
N 88° 17' 30" W 445.82'
986.48'
50'
40'
R93.00'
R44.00'
50.00'
80.00'
R39.50'
51.00'
CB
S 1° 01' 31" W 607.71'
26.00'
R28.00'
R54.00'
C3
C5
C7
C8
S 81° 56' 17" E 475.66'
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 5
TRACT B-2-A
30.2569 AC
BLOCK 19, CORRALES HEIGHTS (07-18-1969, 1-94)
19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35

EASEMENTS

① – 10' PUBLIC UTILITY EASEMENT (PUE)
(01-27-2011, 3-3288)

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60 0 60 120 180
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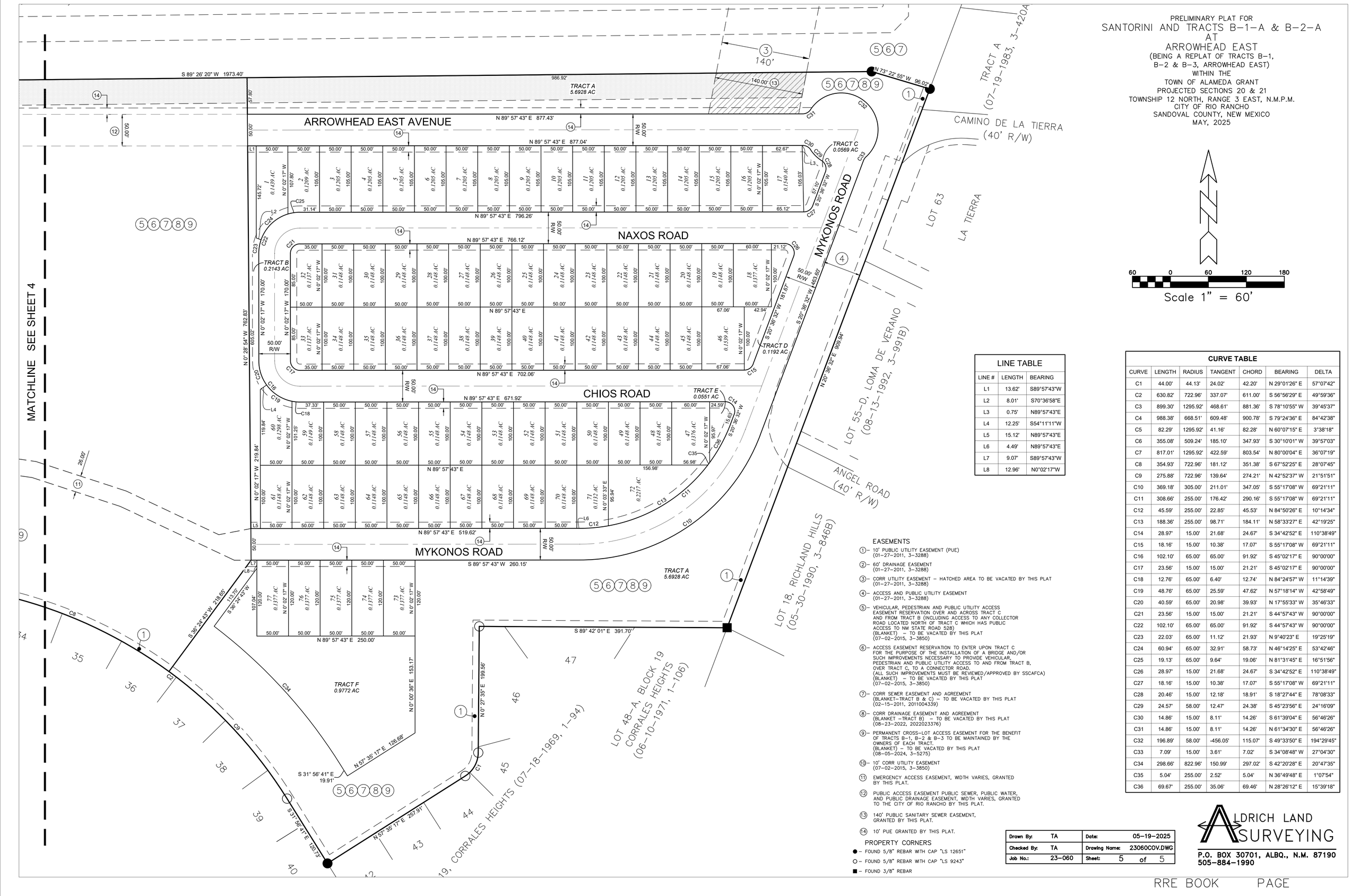
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MAY, 2025



LINE TABLE

LINE #	LENGTH	BEARING
L1	13.62'	S89°57'43"W
L2	8.01'	S70°36'58"E
L3	0.75'	N89°57'43"E
L4	12.25'	S54°11'11"W
L5	15.12'	N89°57'43"E
L6	4.49'	N89°57'43"E
L7	9.07'	S89°57'43"W
L8	12.96'	N0°02'17"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	44.00'	44.13'	24.02'	42.20'	N 29°01'26" E	57°07'42"
C2	630.82'	722.96'	337.07'	611.00'	S 56°56'29" E	49°59'36"
C3	899.30'	1295.92'	468.61'	881.36'	S 78°10'55" W	39°45'37"
C4	988.38'	668.51'	609.48'	900.78'	S 79°24'36" E	84°42'38"
C5	82.29'	1295.92'	41.16'	82.28'	N 60°07'15" E	3°38'18"
C6	355.08'	509.24'	185.10'	347.93'	S 30°10'01" W	39°57'03"
C7	817.01'	1295.92'	422.59'	803.54'	N 80°00'04" E	36°07'19"
C8	354.93'	722.96'	181.12'	351.38'	S 67°52'25" E	28°07'45"
C9	275.88'	722.96'	139.64'	274.21'	N 42°52'37" W	21°51'51"
C10	369.18'	305.00'	211.01'	347.05'	S 55°17'08" W	69°21'11"
C11	308.66'	255.00'	176.42'	290.16'	S 55°17'08" W	69°21'11"
C12	45.59'	255.00'	22.85'	45.53'	N 84°50'26" E	10°14'34"
C13	188.36'	255.00'	98.71'	184.11'	N 58°33'27" E	42°19'25"
C14	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C15	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C16	102.10'	65.00'	65.00'	91.92'	S 45°02'17" E	90°00'00"
C17	23.56'	15.00'	15.00'	21.21'	S 45°02'17" E	90°00'00"
C18	12.76'	65.00'	6.40'	12.74'	N 84°24'57" W	11°14'39"
C19	48.76'	65.00'	25.59'	47.62'	N 57°18'14" W	42°58'49"
C20	40.59'	65.00'	20.98'	39.93'	N 17°55'33" W	35°46'33"
C21	23.56'	15.00'	15.00'	21.21'	S 44°57'43" W	90°00'00"
C22	102.10'	65.00'	65.00'	91.92'	S 44°57'43" W	90°00'00"
C23	22.03'	65.00'	11.12'	21.93'	N 9°40'23" E	19°25'19"
C24	60.94'	65.00'	32.91'	58.73'	N 46°14'25" E	53°42'46"
C25	19.13'	65.00'	9.64'	19.06'	N 81°31'45" E	16°51'56"
C26	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C27	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C28	20.46'	15.00'	12.18'	18.91'	S 18°27'44" E	78°08'33"
C29	24.57'	58.00'	12.47'	24.38'	S 45°23'56" E	24°16'09"
C30	14.86'	15.00'	8.11'	14.26'	S 61°39'04" E	56°46'26"
C31	14.86'	15.00'	8.11'	14.26'	N 61°34'30" E	56°46'26"
C32	196.89'	58.00'	-456.05'	115.07'	S 49°33'50" E	194°29'45"
C33	7.09'	15.00'	3.61'	7.02'	S 34°08'48" W	27°04'30"
C34	298.66'	822.96'	150.99'	297.02'	S 42°20'28" E	20°47'35"
C35	5.04'	255.00'	2.52'	5.04'	N 36°49'48" E	1°07'54"
C36	69.67'	255.00'	35.06'	69.46'	N 28°26'12" E	15°39'18"

EASEMENTS

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RRE BOOK PAGE

ARROWHEAD EAST
DRAINAGE MANAGEMENT PLAN



March 2025

PREPARED FOR:

Rio Rancho Road Runners, LLC
3944 Augusta Dr SE
Rio Rancho, NM 87124

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

03/18/2025

PREPARED BY:

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Approvals

City of
Rio Rancho

_____ _____
Engineering Development Division Manager *Date*

SSCAFCA

_____ _____
Executive Engineer *Date*

I, Ronald R. Bohannan, being first duly sworn, upon my oath state that I am a registered professional engineer, qualified in civil engineering, and that the accompanying report was prepared by me or under my supervision and is true and correct to the best of my knowledge and belief.



_____ 03/18/2025
Registered Professional Engineer *Date*

Table of Contents

1. **Introduction** 4
2. **Project Location & Master Plan Background** 4
3. **Relevant Drainage Reports** 5
4. **Flood Hazard Zones** 5
5. **Methodology** 6
6. **Precipitation** 7
7. **Land Treatments** 7
8. **Existing Conditions** 7
9. **Developed Conditions** 8
10. **Stormwater Quality** 9
11. **Arroyo de Los Montoya's** 10
12. **Conclusion** 10

List of Figures

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Figure 2: Master Plan Land Use Map
Figure 3: FEMA FIRM Map
Figure 4: Existing Basin Map
Figure 5: Developed Basin Map

Appendices

Appendix A: NOAA Precipitation Frequency Data Table
Appendix B: Hydrology Tables and Drainage Basin Maps
Appendix C: Detention Pond Stage-Storage Table
Appendix D: AHYMO Modeling

1. Introduction

This drainage management plan is to provide a hydrologic and hydraulic analysis of the Arrowhead East Master Plan mixed-use area. The analysis will assist to provide proposed drainage improvements for the fully developed Master Plan area as well as provide guidance for any future development within the master plan. This report will also demonstrate that the development of this project will follow the standards and policies of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA). This is a Master Plan and further detailed submittals of each area will be required as they develop.

2. Project Location & Master Plan Background

Arrowhead East is a proposed master plan of mixed uses located along the Pat D-Arco Highway (NM-528) Corridor. It is bounded by NM-528 to the west, Village of Corrales to the east, Corrales Heights neighborhood to the south, and the Arroyo de Los Montoyas to the north. A Vicinity map can be seen in **Figure 1** for the Arrowhead East master plan area.



Figure 1: Vicinity Map

The Arrowhead East Master Plan consists of a total of 80 acres of mixed-use development and is essentially split into 4 different land use types. The western 25 acres that fronts NM-528 is commercial use (conforming to MU-A zoning uses). 25 acres directly east of that will be mixed-residential use (townhomes and multi-family residential conforming to R-3 zoning uses) with a maximum density of 26

dwelling units/acre. The easternmost 15 acres will be single family residential (conforming to R-4 zoning uses) with a maximum density of 7 dwelling units/acre and minimum lot size of 4,500 square feet. 15 acres of Open space is also included as a buffer along the north, south, and eastern boundaries of the site. A master plan land use map of this configuration can bee seen in **Figure 2**.



Figure 2: Master Plan Land Use Map

3. Relevant Drainage Reports

- The "Montoyas Watershed Park Management Plan" prepared by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) in April 2021 provides hydrologic information on the Arroyo de Los Montoyas which includes documenting current and future improvements necessary on the arroyo, providing watershed hydrology, and providing discharge guidelines for future developments. The Arrowhead East master plan area ultimately outfalls into the Montoyas Arroyo near the downstream end of the arroyo reach.

4. Flood Hazard Zones

The site lies within FEMA's Flood Insurance Rate Map (FIRM) 35043C1894D. Per this FIRM, the site does not lie within any 100-year floodplain. The Montoyas Arroyo contains a floodplain with Zone A designation, however the extent of this floodplain is limited to the arroyo embankments. The FIRM can be seen in **Figure 3**.

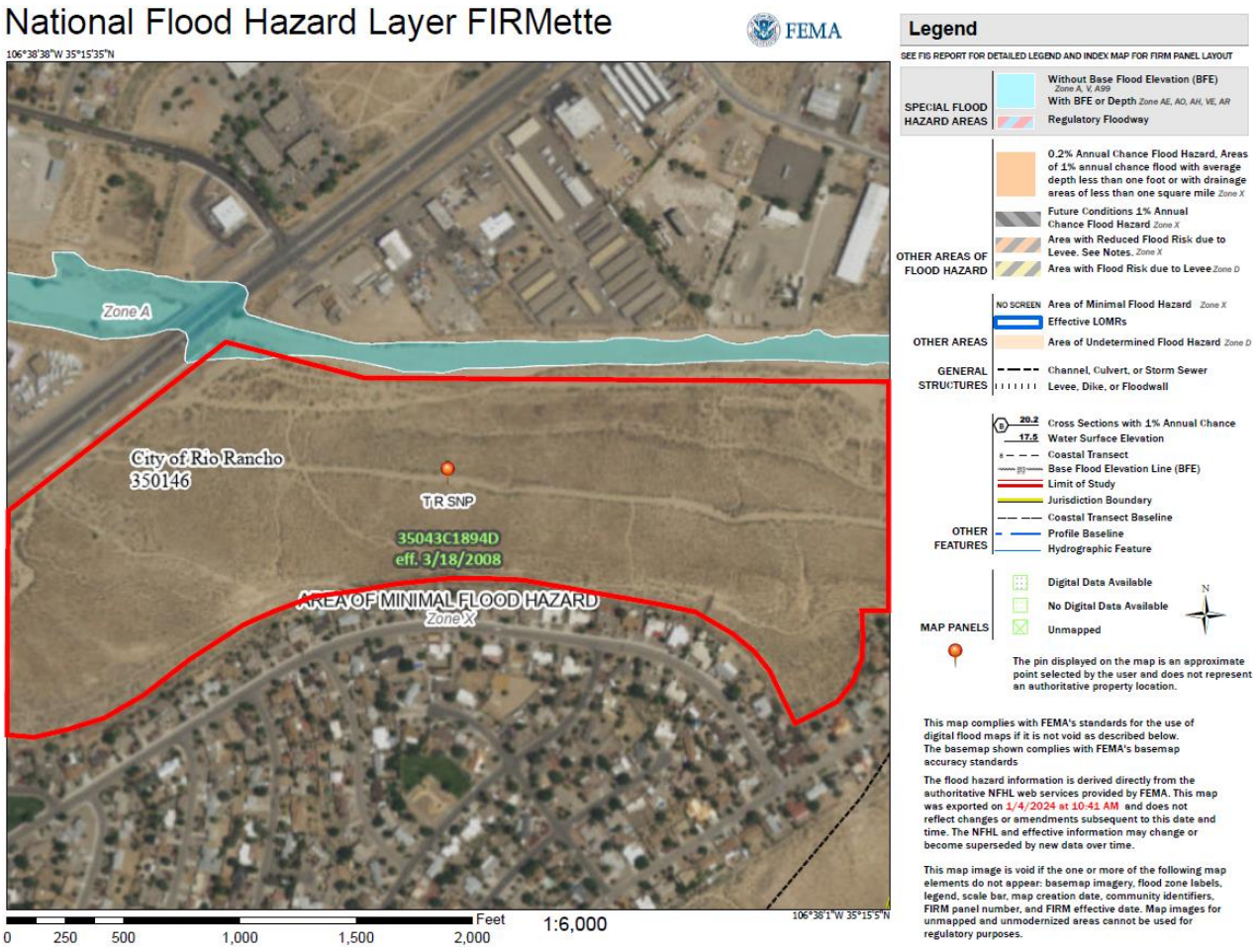


Figure 3: FEMA FIRM Map

5. Methodology

This drainage study is based on the procedures as outlined in the City of Rio Rancho's Development Process Manual, Revised December 2009. This drainage study uses the AHYMO-S4 computer program and is used to determine the existing and proposed development flows for the principle 100-year, 24-hour storm event. Using the ROUTE RESERVOIR command, the AHYMO program was used to model the detention pond system and was used to determine the outflow discharge and time to peak. AHYMO input and output files can be found in Appendix D.

6. Precipitation

The 100-yr 24-hr design storm was used for this analysis. These values were obtained from the NOAA Atlas 14 Precipitation Frequency Data Server. These values can be found in Appendix A.

7. Land Treatments

The land treatments used in the AHYMO Computer Program are as described in the City of Rio Rancho Development Process Manual, summarized below:

- Land Treatment A – Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined Arroyos.
- Land Treatment B – Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
- Land Treatment C – Soil compacted by human activity. Unpaved parking, roads and trail. Most vacant lots. Gavel or rock on plastic (desert landscaping)
- Land Treatment D – Impervious areas, pavement and roofs.

The overall project contains a mixed use of proposed developments which include commercial, residential, and open space. The land treatment breakdowns used for each basin were determined by their associated specific land uses as described from "*Table D-3 SSCAFCA Treatment Type Percentage Summary*" of the City of Rio Rancho Development Manual Volume II – Design Criteria. These land treatment percentages for each basin can be found in the hydrology table in Appendix B.

8. Existing Conditions

The existing basin map is shown below in **Figure 4**. The project site is currently undeveloped and is in a native state with slopes ranging from 10-20%. Based on topographic maps stormwater consistently sheet flows from the south side of the site to the north side prior to being discharged into the Arroyo De Los Montoya's. Contributing offsite flows include the Corrales heights subdivision which stubbed two pipes into basin H1 that currently daylight into the project site. The flow is directed west and discharges into an existing water quality structure and into an existing storm drain that runs along the west side of the site. Flows from NM 528 is also directed to this existing storm drain along the west side of the project site.

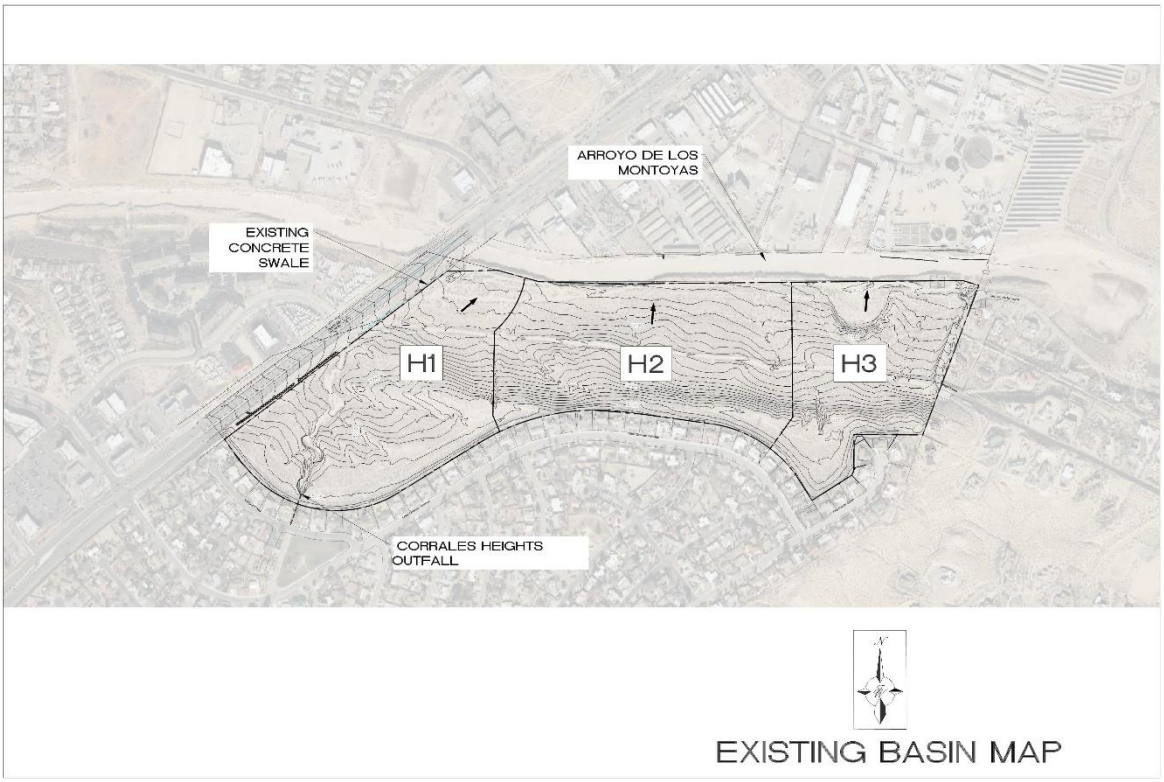


Figure 4: Existing Basin Map

9. Developed Conditions

The project will consist of developed commercial, residential lots and open space that will include paved roads, curbs, and sidewalks within the Arrowhead east area. The site will continue to flow from south to north and towards a proposed stormwater quality / detention pond or directly to the north property line prior to being discharged into the Arroyo de Los Montoyas. Offsite flows produced by the Corrales subdivision will be captured by a new underground storm drain system that will convey the flows in a new storm drain routed through the commercial area and tied into the existing storm drain located on the west side of the site. No offsite flows will contribute to the overall developed storm drain runoff.

Basin C1 will be developed with open space and commercial properties. Developed stormwater flow will be routed to a detention pond as shown below in **Figure 5**. Basin MF1 will be developed as open space and multi-family residential and will also drain to the proposed detention pond located in the commercial area. The detention pond is designed to retain the first flush stormwater quality volume of .42 inches (31,632 cu.ft.) and detain the remaining flows from both Basin C1 and Basin MF1 prior to discharging into the Arroyo de Los Montoyas via a storm drain standpipe.

Basins MF2 and SF1will be developed with Multi-Family residential and Single-Family residential (respectively) along with open space land uses. Stormwater runoff from these two basins will be routed in internal streets toward the north property line where it will be intercepted in storm drains and conveyed into the Arroyo de Los Montoyas at two locations. A fee-in-lieu will be paid by the developer(s) for unretained first flush/ water quality ponding.

The resulting total peak discharge flow rate from the overall proposed development will be at or below the total runoff into the arroyo under historic conditions.

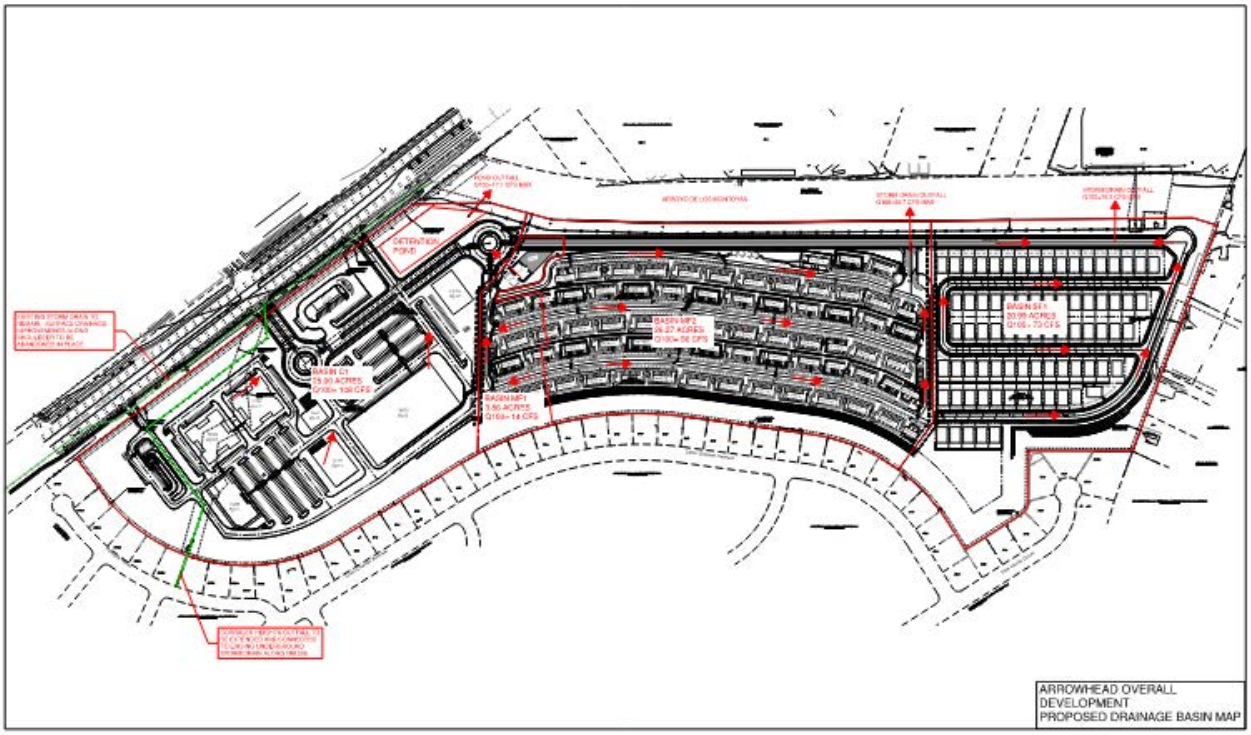


Figure 5: Developed Basin Map

10. Stormwater Quality

The U.S. Environmental Protection Agency (EPA) Report, Estimating Predevelopment Hydrology in the Middle Rio Grande Watershed, New Mexico, TetraTech, April 2014, EPA Publication Number 832R-14-007, yields runoff values of 0.42 inches for the 90th percentile storm. To calculate the required stormwater quality volume (SWQV), we multiply the impervious area by 0.42 inches for new development sites. A summary table of the calculations is provided in Appendix B.

11. Arroyo de Los Montoya's

The flow generated by the project site is anticipated to have no adverse impact on the capacity of the Arroyo de Los Montoya's. Please refer to **Figure 7** for visual representation. According to the "*Montoyas Watershed Park Management Plan*", the existing condition hydrograph indicates a peak flow at approximately hour 8.41, reaching a rate of approximately 6,850 cfs. In comparison, the project site has a peak flow rate of approximately 239 cfs at 1.5 hours. Due to the site's proximity to the outfall, it is believed that the channel's capacity will not be adversely affected by the proposed development. This conclusion will allow for the fully developed Arrowhead East site to free discharge into the Montoyas Arroyo (minus the proposed retained stormwater quality volume). Per discussions with SSCAFCA and the City of Rio Rancho, additional improvements are needed upstream of the within the Arroyo de Los Montoyas water shed before this total free discharge into the arroyo will be allowed. At that time, the proposed onsite detention pond can be reclaimed and developed with commercial uses.

12. Conclusion

Arrowhead East, located along the Pat D-Arco Highway Corridor, spans 80 acres and includes commercial, residential, and open space areas. The current state of the project site is undeveloped, with stormwater flowing from south to north, eventually discharging into the Arroyo De Los Montoya's. Offsite flows from the Corrales Heights subdivision are directed into the project site through an underground storm drain system, while flows from NM 528 are directed along the west side of the site in an existing storm drain. The proposed development includes paved roads, curbs, and sidewalks, with storm water from a portion of the overall development flowing towards a proposed retention pond and the remaining site flowing to the north property line before discharging into the Arroyo de Los Montoyas. The developed flow from the project site shall not negatively impact the capacity of the Arroyo de Los Montoya's, with peak flow rates remaining at or below existing condition runoff values. Overall, the drainage management plan aims to ensure proper handling of stormwater in the Arrowhead East Master Plan area while complying with relevant city and county regulations.

APPENDIX A

NOAA Atlas 14, Volume 1, Version 5
Location name: Rio Rancho, New Mexico, USA*
Latitude: 35.2549°, Longitude: -106.6386°
Elevation: 5255 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.172 (0.148-0.201)	0.222 (0.190-0.260)	0.299 (0.255-0.350)	0.357 (0.304-0.418)	0.439 (0.371-0.513)	0.503 (0.423-0.587)	0.570 (0.476-0.665)	0.641 (0.532-0.747)	0.737 (0.606-0.861)	0.814 (0.664-0.950)
10-min	0.261 (0.224-0.306)	0.338 (0.289-0.395)	0.454 (0.387-0.532)	0.544 (0.462-0.635)	0.668 (0.565-0.780)	0.765 (0.644-0.894)	0.868 (0.725-1.01)	0.975 (0.810-1.14)	1.12 (0.923-1.31)	1.24 (1.01-1.44)
15-min	0.324 (0.278-0.379)	0.420 (0.358-0.490)	0.563 (0.480-0.660)	0.675 (0.573-0.787)	0.828 (0.700-0.967)	0.948 (0.798-1.11)	1.08 (0.898-1.26)	1.21 (1.00-1.41)	1.39 (1.14-1.62)	1.54 (1.25-1.79)
30-min	0.436 (0.374-0.510)	0.564 (0.482-0.660)	0.758 (0.647-0.888)	0.908 (0.772-1.06)	1.12 (0.943-1.30)	1.28 (1.08-1.49)	1.45 (1.21-1.69)	1.63 (1.35-1.90)	1.87 (1.54-2.19)	2.07 (1.69-2.41)
60-min	0.540 (0.463-0.631)	0.699 (0.597-0.816)	0.938 (0.800-1.10)	1.12 (0.955-1.31)	1.38 (1.17-1.61)	1.58 (1.33-1.85)	1.79 (1.50-2.09)	2.02 (1.67-2.35)	2.32 (1.91-2.71)	2.56 (2.09-2.99)
2-hr	0.634 (0.536-0.762)	0.812 (0.685-0.979)	1.08 (0.904-1.29)	1.29 (1.08-1.54)	1.58 (1.31-1.88)	1.82 (1.50-2.16)	2.07 (1.70-2.46)	2.33 (1.90-2.77)	2.70 (2.18-3.20)	3.00 (2.39-3.56)
3-hr	0.680 (0.580-0.814)	0.864 (0.736-1.03)	1.13 (0.965-1.35)	1.35 (1.14-1.60)	1.64 (1.38-1.95)	1.88 (1.58-2.23)	2.14 (1.78-2.53)	2.41 (1.98-2.85)	2.79 (2.27-3.29)	3.10 (2.50-3.66)
6-hr	0.787 (0.678-0.933)	0.993 (0.857-1.18)	1.28 (1.10-1.52)	1.51 (1.30-1.78)	1.82 (1.55-2.14)	2.06 (1.75-2.42)	2.32 (1.96-2.73)	2.59 (2.17-3.04)	2.96 (2.45-3.47)	3.26 (2.68-3.83)
12-hr	0.876 (0.766-1.01)	1.10 (0.965-1.27)	1.40 (1.22-1.61)	1.63 (1.42-1.88)	1.95 (1.69-2.23)	2.19 (1.89-2.51)	2.44 (2.10-2.80)	2.70 (2.30-3.10)	3.06 (2.58-3.51)	3.35 (2.80-3.85)
24-hr	1.00 (0.889-1.15)	1.26 (1.11-1.44)	1.58 (1.40-1.80)	1.83 (1.62-2.08)	2.17 (1.91-2.47)	2.44 (2.14-2.77)	2.71 (2.37-3.08)	2.99 (2.60-3.39)	3.36 (2.90-3.82)	3.66 (3.14-4.15)
2-day	1.05 (0.934-1.18)	1.32 (1.17-1.49)	1.65 (1.46-1.86)	1.91 (1.69-2.15)	2.26 (2.00-2.54)	2.53 (2.23-2.84)	2.80 (2.46-3.15)	3.09 (2.70-3.47)	3.46 (3.01-3.90)	3.75 (3.24-4.23)
3-day	1.17 (1.06-1.29)	1.46 (1.32-1.61)	1.80 (1.63-1.99)	2.07 (1.88-2.28)	2.43 (2.20-2.68)	2.71 (2.44-2.98)	2.99 (2.69-3.29)	3.27 (2.93-3.60)	3.64 (3.25-4.02)	3.93 (3.48-4.34)
4-day	1.29 (1.18-1.40)	1.60 (1.47-1.73)	1.95 (1.80-2.12)	2.23 (2.06-2.42)	2.61 (2.40-2.82)	2.89 (2.66-3.12)	3.18 (2.91-3.43)	3.46 (3.16-3.73)	3.83 (3.49-4.14)	4.11 (3.72-4.44)
7-day	1.47 (1.36-1.59)	1.82 (1.69-1.97)	2.21 (2.05-2.39)	2.52 (2.33-2.71)	2.91 (2.70-3.12)	3.20 (2.97-3.44)	3.49 (3.23-3.75)	3.77 (3.48-4.04)	4.12 (3.80-4.42)	4.37 (4.03-4.70)
10-day	1.62 (1.50-1.74)	2.00 (1.86-2.16)	2.44 (2.27-2.63)	2.79 (2.59-3.00)	3.24 (3.00-3.47)	3.58 (3.31-3.83)	3.92 (3.62-4.19)	4.24 (3.91-4.54)	4.66 (4.28-5.00)	4.97 (4.56-5.33)
20-day	2.02 (1.87-2.18)	2.50 (2.32-2.70)	3.03 (2.82-3.26)	3.43 (3.18-3.68)	3.93 (3.65-4.22)	4.29 (3.98-4.60)	4.64 (4.29-4.96)	4.96 (4.58-5.31)	5.36 (4.94-5.74)	5.63 (5.19-6.04)
30-day	2.42 (2.24-2.59)	2.99 (2.77-3.21)	3.59 (3.33-3.85)	4.02 (3.73-4.31)	4.56 (4.24-4.88)	4.95 (4.59-5.28)	5.30 (4.92-5.65)	5.64 (5.22-6.00)	6.02 (5.58-6.41)	6.28 (5.81-6.69)
45-day	2.94 (2.73-3.15)	3.63 (3.38-3.89)	4.31 (4.01-4.61)	4.79 (4.46-5.11)	5.36 (5.00-5.72)	5.74 (5.36-6.11)	6.07 (5.68-6.46)	6.36 (5.96-6.75)	6.66 (6.26-7.06)	6.82 (6.44-7.21)
60-day	3.37 (3.14-3.62)	4.16 (3.88-4.47)	4.94 (4.61-5.29)	5.49 (5.13-5.88)	6.16 (5.75-6.58)	6.60 (6.17-7.04)	7.00 (6.55-7.46)	7.34 (6.88-7.83)	7.71 (7.25-8.21)	7.92 (7.47-8.43)

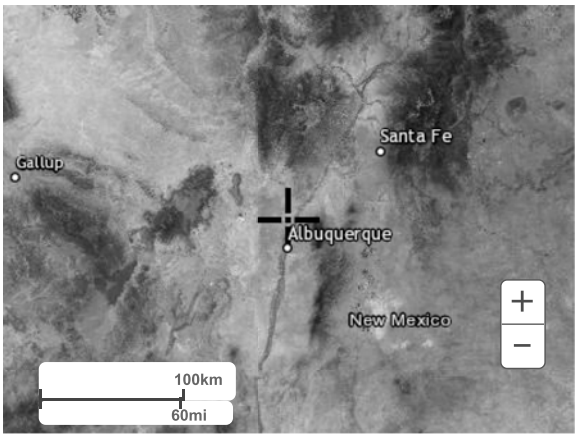
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

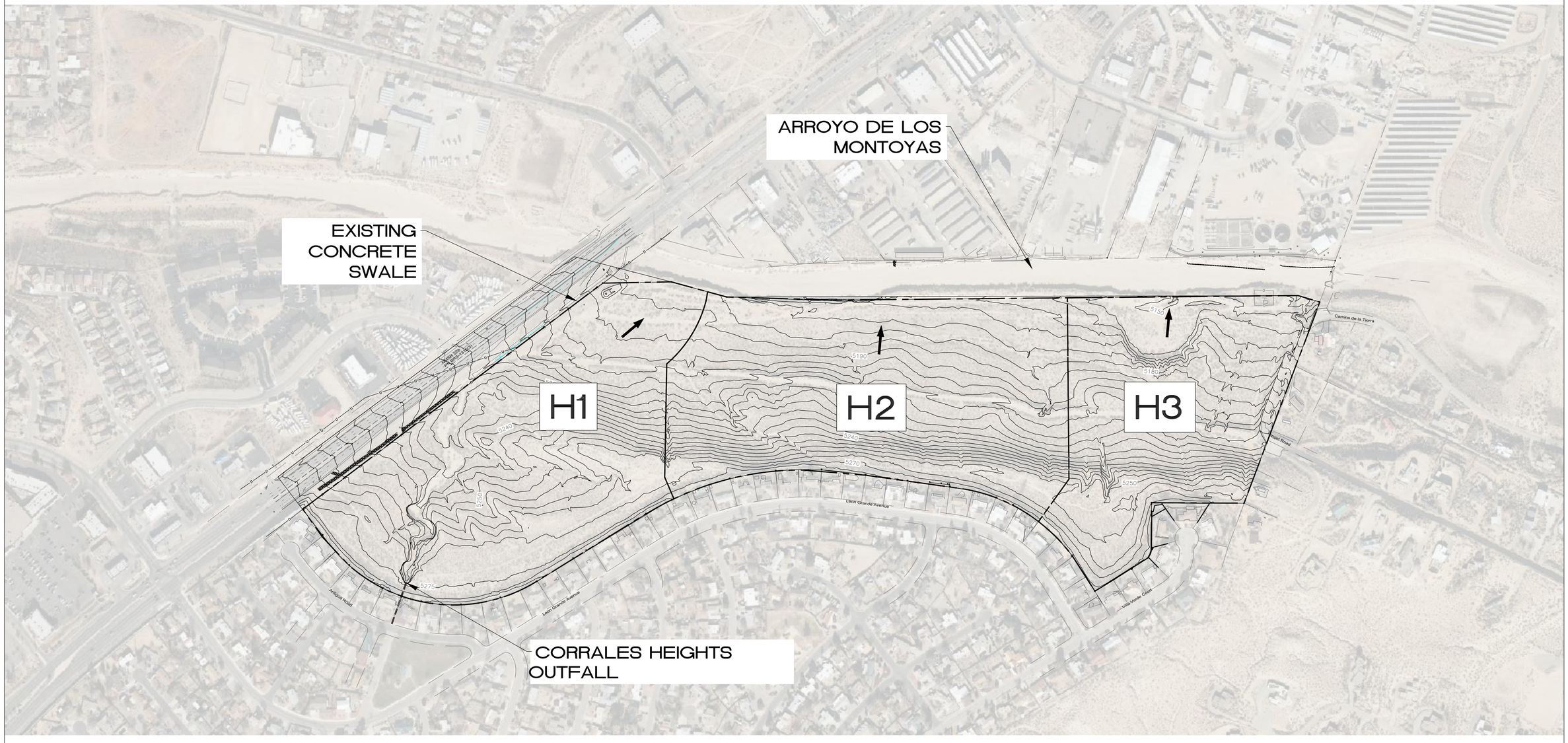


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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX B



EXISTING BASIN MAP

POND OUTFALL
Q100=17.1 CFS MAX

ARROYO DE LOS MONTOYAS

STORM DRAIN OUTFALL
Q100=99.7 CFS MAX

STORM DRAIN OUTFALL
Q100=76.2 CFS MAX

DETENTION
POND

EXISTING STORM DRAIN TO REMAIN. SURFACE DRAINAGE IMPROVEMENTS ALONG SHOULDEER TO BE ABANDONED IN PLACE

BASIN C1
25.00 ACRES
Q100= 108 CFS

BASIN MF2
26.27 ACRES
Q100= 96 CFS

BASIN MF1
3.86 ACRES
Q100= 14 CFS

BASIN SF1
20.99 ACRES
Q100= 73 CFS

NMSR 528

PNI BRS-1315(3)

NMSR-528-PN-BRS-1315(3)

Antigua Road

Leon Grande Avenue

Angel Road

Villa Verde Court

CORRALES HEIGHTS OUTFALL TO BE EXTENDED AND CONNECTED TO EXISING UNDERGROUND STORM DRAIN ALONG NM 528

ARROWHEAD OVERALL DEVELOPMENT
PROPOSED DRAINAGE BASIN MAP

APPENDIX C

VOLUME CALCULATIONS

ARROWHEAD EAST

COMMERCIAL POND (INTERIM)

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D + 0.5 * C * D^2
C = (At - Ab) / Dt

Ab =	18,237.00	B.O.P.=	5168.00
At =	37,424.00	T.O.P. =	5185.00
Dt =	17.00		
C =	1128.65		
B Elev. =	5,168.00		

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5168.00	0	0	0.000
5169.00	1.00	0.4316	0.000
5170.00	2.00	0.8891	0.000
5171.00	3.00	1.3726	4.254
5172.00	4.00	1.8819	9.513
5173.00	5.00	2.4172	12.763
5174.00	6.00	2.9784	15.339
5175.00	7.00	3.5654	17.541
5176.00	8.00	4.1784	19.496
5177.00	9.00	4.8173	21.272
5178.00	10.00	5.4821	22.911
5179.00	11.00	6.1729	24.440
5180.00	12.00	6.8895	25.878
5181.00	13.00	7.6320	27.241
5182.00	14.00	8.4005	28.539
5183.00	15.00	9.1949	29.781
5184.00	16.00	10.0151	30.972
5185.00	17.00	10.8613	32.120

Orifice Equation
Q = CA SQRT(2gH)

C =	0.6
Diameter (in)	18
Area (ft^2)=	1.767145868
g =	32.2
H (Ft) =	Depth of water above center of orifice
Q (CFS)=	Flow

APPENDIX D

AHYMO INPUT

```
************************************************************
*                  ARROWHEAD EAST                          *
************************************************************
* 100-YEAR, 24-HR STORM  (UNDER EXISTING CONDITIONS) W/ routing *
************************************************************
START               TIME=0.0
*
*
RAINFALL            TYPE=2 RAIN QUARTER=0.0 IN
                    RAIN ONE=1.79 IN RAIN SIX=2.32 IN
                    RAIN DAY=2.71 IN DT=0.05 HR
*
*
*BASIN C1
*
COMPUTE NM HYD      ID=1 HYD NO=100.1 AREA=0.04631 SQ MI
                    PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=1 CODE=1
*
*
*BASIN MF1
*
COMPUTE NM HYD      ID=2 HYD NO=100.2 AREA=0.00603 SQ MI
                    PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=2 CODE=1
*
*
*BASIN MF2
*
COMPUTE NM HYD      ID=3 HYD NO=100.3 AREA=0.04105 SQ MI
                    PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=3 CODE=1
*
*
*BASIN SF1
*
COMPUTE NM HYD      ID=4 HYD NO=100.4 AREA=0.03279 SQ MI
                    PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=4 CODE=1
*
*
ADD HYD             ID=20 HYD NO=100.20 ID=1  ID=2
ADD HYD             ID=20 HYD NO=100.20 ID=20  ID=3
ADD HYD             ID=20 HYD NO=100.20 ID=20  ID=4
PRINT HYD           ID=20 CODE=1
*
```

*
FINISH

```
*****************************************************************
*                  ARROWHEAD EAST                               *
*****************************************************************
* 100-YEAR, 24-HR STORM  (UNDER PROPOSED CONDITIONS) W/ routing *
*****************************************************************
START               TIME=0.0
*
*
RAINFALL            TYPE=2 RAIN QUARTER=0.0 IN
                    RAIN ONE=1.79 IN RAIN SIX=2.32 IN
                    RAIN DAY=2.71 IN DT=0.05 HR
*
*
*BASIN C1
*
COMPUTE NM HYD      ID=1 HYD NO=100.1 AREA=0.04631 SQ MI
                    PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=1 CODE=1
*
*
*BASIN MF1
*
COMPUTE NM HYD      ID=2 HYD NO=100.2 AREA=0.00603 SQ MI
                    PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=2 CODE=1
*
*
*BASIN MF2
*
COMPUTE NM HYD      ID=3 HYD NO=100.3 AREA=0.04105 SQ MI
                    PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=3 CODE=1
*
*
*BASIN SF1
*
COMPUTE NM HYD      ID=4 HYD NO=100.4 AREA=0.03279 SQ MI
                    PER A=0.00 PER B=20.00 PER C=20.00 PER D=60.00
                    TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD           ID=4 CODE=1
*
*
ADD HYD             ID=20 HYD NO=100.20 ID=1  ID=2
PRINT HYD           ID=20 CODE=1
*
*
*ROUTE BASIN C1 AND MF1 THROUGH DETENTION POND
```

```
*
*
ROUTE RESERVOIR     ID=55 HYD NO=200.1 INFLOW ID=20 CODE=24
                    OUTFLOW (CFS) STORAGE(AC-FT) ELEVATION(FT)
                    0.000          0.0000             68.00
                    0.010          0.4316             69.00
                    0.020          0.8891             70.00
                    4.254          1.3726             71.00
                    9.513          1.8819             72.00
                    12.763         2.4172             73.00
                    15.339         2.9784             74.00
                    17.541         3.5654             75.00
                    19.496         4.1784             76.00
                    21.272         4.8173             77.00
                    22.911         5.4821             78.00
                    24.440         6.1729             79.00
                    25.878         6.8895             80.00
                    27.241         7.6320             81.00
                    28.539         8.4005             82.00
                    29.781         9.1949             83.00
                    30.972        10.0151             84.00
                    32.120        10.8613             85.00
*
*
*TOTAL RUNOFF FROM ONSITE POND
PRINT HYD           ID=55  CODE=1
*
*
*TOTAL RUNOFF FROM ARROWHEAD EAST
*
*
ADD HYD             ID=60 HYD NO=100.60 ID=55  ID=3
ADD HYD             ID=60 HYD NO=100.60 ID=60  ID=4
PRINT HYD           ID=60  CODE=1
*
FINISH
```

AHYMO OUTPUT

```
        AHYMO PROGRAM (AHYMO-S4)                    - Version: S4.01a - Rel: 01a
             RUN DATE (MON/DAY/YR) = 03/17/2025
             START TIME (HR:MIN:SEC) = 13:17:16     USER NO.=
AHYMO_Temp_User:20122010
             INPUT FILE = 1012 Watson Family
Development\Drainage\Vince\HYMO-IN-ARROWHEAD EAST - EXIST.txt

    ************************************************************
    *                 ARROWHEAD EAST                           *
    ************************************************************
    * 100-YEAR, 24-HR STORM  (UNDER EXISTING CONDITIONS) W/ routing *
    ************************************************************
    START               TIME=0.0
    *
    *
    RAINFALL            TYPE=2 RAIN QUARTER=0.0 IN
                        RAIN ONE=1.79 IN RAIN SIX=2.32 IN
                        RAIN DAY=2.71 IN DT=0.05 HR

                   24-HOUR RAINFALL DIST. - BASED ON NOAA ATLAS 14 FOR CONVECTIVE
AREAS (NM & AZ) - D1
                   DT =   0.050000 HOURS       END TIME =    24.000002 HOURS
                     0.0000  0.0035  0.0072  0.0111  0.0153  0.0196  0.0245
                     0.0315  0.0425  0.0543  0.0666  0.0799  0.0934  0.1073
                     0.1216  0.1362  0.1523  0.1691  0.1872  0.2105  0.2364
                     0.2711  0.3104  0.3589  0.4237  0.4966  0.6224  0.8179
                     1.1531  1.3886  1.5744  1.6677  1.7496  1.8084  1.8551
                     1.8959  1.9257  1.9531  1.9757  1.9946  2.0117  2.0270
                     2.0415  2.0542  2.0663  2.0781  2.0895  2.0989  2.1042
                     2.1093  2.1144  2.1192  2.1239  2.1285  2.1331  2.1375
                     2.1418  2.1459  2.1500  2.1541  2.1581  2.1619  2.1656
                     2.1693  2.1730  2.1766  2.1800  2.1834  2.1868  2.1901
                     2.1934  2.1967  2.1999  2.2030  2.2061  2.2092  2.2123
                     2.2153  2.2183  2.2212  2.2241  2.2270  2.2298  2.2327
                     2.2354  2.2382  2.2409  2.2436  2.2463  2.2489  2.2516
                     2.2541  2.2567  2.2593  2.2618  2.2643  2.2667  2.2692
                     2.2716  2.2740  2.2764  2.2787  2.2811  2.2834  2.2857
                     2.2880  2.2902  2.2925  2.2947  2.2969  2.2991  2.3012
                     2.3034  2.3055  2.3076  2.3097  2.3118  2.3139  2.3159
                     2.3180  2.3200  2.3220  2.3240  2.3260  2.3280  2.3300
                     2.3320  2.3340  2.3360  2.3380  2.3400  2.3419  2.3439
                     2.3459  2.3478  2.3498  2.3517  2.3536  2.3556  2.3575
                     2.3594  2.3613  2.3633  2.3652  2.3671  2.3690  2.3709
                     2.3728  2.3746  2.3765  2.3784  2.3803  2.3821  2.3840
                     2.3858  2.3877  2.3895  2.3913  2.3932  2.3950  2.3968
                     2.3986  2.4005  2.4023  2.4041  2.4059  2.4076  2.4094
                     2.4112  2.4130  2.4148  2.4165  2.4183  2.4200  2.4218
                     2.4235  2.4253  2.4270  2.4287  2.4304  2.4322  2.4339
                     2.4356  2.4373  2.4390  2.4407  2.4424  2.4440  2.4457
```

```
                    2.4474  2.4490  2.4507  2.4524  2.4540  2.4557  2.4573
                    2.4589  2.4606  2.4622  2.4638  2.4654  2.4670  2.4686
                    2.4702  2.4718  2.4734  2.4750  2.4766  2.4781  2.4797
                    2.4813  2.4828  2.4844  2.4859  2.4875  2.4890  2.4905
                    2.4920  2.4936  2.4951  2.4966  2.4981  2.4996  2.5011
                    2.5026  2.5041  2.5055  2.5070  2.5085  2.5099  2.5114
                    2.5128  2.5143  2.5157  2.5172  2.5186  2.5200  2.5214
                    2.5229  2.5243  2.5257  2.5271  2.5285  2.5298  2.5312
                    2.5326  2.5340  2.5353  2.5367  2.5381  2.5394  2.5408
                    2.5421  2.5434  2.5448  2.5461  2.5474  2.5487  2.5500
                    2.5513  2.5526  2.5539  2.5552  2.5565  2.5578  2.5591
                    2.5603  2.5616  2.5629  2.5641  2.5654  2.5666  2.5678
                    2.5691  2.5703  2.5715  2.5727  2.5739  2.5751  2.5763
                    2.5775  2.5787  2.5799  2.5811  2.5823  2.5834  2.5846
                    2.5857  2.5869  2.5880  2.5892  2.5903  2.5914  2.5926
                    2.5937  2.5948  2.5959  2.5970  2.5981  2.5992  2.6003
                    2.6014  2.6025  2.6035  2.6046  2.6057  2.6067  2.6078
                    2.6088  2.6099  2.6109  2.6119  2.6130  2.6140  2.6150
                    2.6160  2.6170  2.6180  2.6190  2.6200  2.6210  2.6219
                    2.6229  2.6239  2.6248  2.6258  2.6268  2.6277  2.6286
                    2.6296  2.6305  2.6314  2.6324  2.6333  2.6342  2.6351
                    2.6360  2.6369  2.6378  2.6386  2.6395  2.6404  2.6413
                    2.6421  2.6430  2.6438  2.6447  2.6455  2.6464  2.6472
                    2.6480  2.6488  2.6496  2.6504  2.6512  2.6520  2.6528
                    2.6536  2.6544  2.6552  2.6560  2.6567  2.6575  2.6582
                    2.6590  2.6597  2.6605  2.6612  2.6619  2.6627  2.6634
                    2.6641  2.6648  2.6655  2.6662  2.6669  2.6676  2.6683
                    2.6689  2.6696  2.6703  2.6709  2.6716  2.6722  2.6729
                    2.6735  2.6742  2.6748  2.6754  2.6760  2.6766  2.6772
                    2.6778  2.6784  2.6790  2.6796  2.6802  2.6808  2.6813
                    2.6819  2.6825  2.6830  2.6836  2.6841  2.6847  2.6852
                    2.6857  2.6862  2.6868  2.6873  2.6878  2.6883  2.6888
                    2.6893  2.6897  2.6902  2.6907  2.6912  2.6916  2.6921
                    2.6925  2.6930  2.6934  2.6939  2.6943  2.6947  2.6952
                    2.6956  2.6960  2.6964  2.6968  2.6972  2.6976  2.6980
                    2.6983  2.6987  2.6991  2.6994  2.6998  2.7001  2.7005
                    2.7008  2.7012  2.7015  2.7018  2.7021  2.7025  2.7028
                    2.7031  2.7034  2.7037  2.7040  2.7042  2.7045  2.7048
                    2.7051  2.7053  2.7056  2.7058  2.7061  2.7063  2.7065
                    2.7068  2.7070  2.7072  2.7074  2.7076  2.7078  2.7080
                    2.7082  2.7084  2.7086  2.7088  2.7090  2.7091  2.7093
                    2.7094  2.7096  2.7097  2.7099  2.7100

*
*
*BASIN C1
*
COMPUTE NM HYD      ID=1 HYD NO=100.1 AREA=0.04631 SQ MI
                    PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                    TP=-0.1333 HR MASS RAINFALL=-1
```

```
         K =  0.132400HR    TP =  0.133300HR    K/TP RATIO =  0.993245     SHAPE
CONSTANT, N =  3.554456
         UNIT PEAK =   112.66    CFS   UNIT VOLUME =    1.001       B =   324.29
 P60 = 1.7900
         AREA =     0.046310 SQ MI    IA =   0.50000 INCHES    INF =   1.25000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=1 CODE=1

                                      PARTIAL HYDROGRAPH   100.10


        RUNOFF VOLUME =     0.81379 INCHES     =       2.0099 ACRE-FEET
        PEAK DISCHARGE RATE =      68.94 CFS  AT   1.500 HOURS   BASIN AREA =
0.0463 SQ. MI.



    *
    *
    *BASIN MF1
    *
    COMPUTE NM HYD      ID=2 HYD NO=100.2 AREA=0.00603 SQ MI
                        PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                        TP=-0.1333 HR MASS RAINFALL=-1

         K =  0.132400HR    TP =  0.133300HR    K/TP RATIO =  0.993245     SHAPE
CONSTANT, N =  3.554456
         UNIT PEAK =   14.670    CFS   UNIT VOLUME =    1.000       B =   324.29
 P60 = 1.7900
         AREA =     0.006030 SQ MI    IA =   0.50000 INCHES    INF =   1.25000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=2 CODE=1

                                      PARTIAL HYDROGRAPH   100.20


        RUNOFF VOLUME =     0.81379 INCHES     =       0.2617 ACRE-FEET
        PEAK DISCHARGE RATE =       8.98 CFS  AT   1.500 HOURS   BASIN AREA =
0.0060 SQ. MI.



    *
```

```
    *
    *BASIN MF2
    *
    COMPUTE NM HYD      ID=3 HYD NO=100.3 AREA=0.04105 SQ MI
                        PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                        TP=-0.1333 HR MASS RAINFALL=-1

         K =  0.132400HR    TP =  0.133300HR    K/TP RATIO =  0.993245     SHAPE
CONSTANT, N =  3.554456
         UNIT PEAK =   99.865    CFS   UNIT VOLUME =    1.001       B =   324.29
 P60 = 1.7900
         AREA =     0.041050 SQ MI    IA =   0.50000 INCHES    INF =   1.25000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=3 CODE=1

                                       PARTIAL HYDROGRAPH   100.30


        RUNOFF VOLUME =     0.81379 INCHES     =       1.7816 ACRE-FEET
        PEAK DISCHARGE RATE =      61.11 CFS  AT   1.500 HOURS   BASIN AREA =
0.0411 SQ. MI.



    *
    *
    *BASIN SF1
    *
    COMPUTE NM HYD      ID=4 HYD NO=100.4 AREA=0.03279 SQ MI
                        PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
                        TP=-0.1333 HR MASS RAINFALL=-1

         K =  0.132400HR    TP =  0.133300HR    K/TP RATIO =  0.993245     SHAPE
CONSTANT, N =  3.554456
         UNIT PEAK =   79.771    CFS   UNIT VOLUME =    1.001       B =   324.29
 P60 = 1.7900
         AREA =     0.032790 SQ MI    IA =   0.50000 INCHES    INF =   1.25000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=4 CODE=1

                                       PARTIAL HYDROGRAPH   100.40


        RUNOFF VOLUME =     0.81379 INCHES     =       1.4231 ACRE-FEET
```

```
        PEAK DISCHARGE RATE =      48.82 CFS  AT   1.500 HOURS   BASIN AREA =
0.0328 SQ. MI.



    *
    *
    ADD HYD                          ID=20 HYD NO=100.20 ID=1  ID=2

    ADD HYD                          ID=20 HYD NO=100.20 ID=20  ID=3

    ADD HYD                          ID=20 HYD NO=100.20 ID=20  ID=4

    PRINT HYD           ID=20 CODE=1

                                        PARTIAL HYDROGRAPH   100.20


        RUNOFF VOLUME =     0.81379 INCHES     =       5.4764 ACRE-FEET
        PEAK DISCHARGE RATE =     187.85 CFS  AT   1.500 HOURS   BASIN AREA =
0.1262 SQ. MI.



    *
    *
    FINISH

        NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 13:17:16
```

```
        AHYMO PROGRAM (AHYMO-S4)                    - Version: S4.01a - Rel: 01a
             RUN DATE (MON/DAY/YR) = 03/17/2025
             START TIME (HR:MIN:SEC) = 13:34:04     USER NO.=
AHYMO_Temp_User:20122010
             INPUT FILE = 21012 Watson Family
Development\Drainage\Vince\HYMO-IN-ARROWHEAD EAST - PROP.txt

    ************************************************************
    *                 ARROWHEAD EAST                           *
    ************************************************************
    * 100-YEAR, 24-HR STORM  (UNDER PROPOSED CONDITIONS) W/ routing *
    ************************************************************
    START               TIME=0.0
    *
    *
    RAINFALL            TYPE=2 RAIN QUARTER=0.0 IN
                        RAIN ONE=1.79 IN RAIN SIX=2.32 IN
                        RAIN DAY=2.71 IN DT=0.05 HR

                   24-HOUR RAINFALL DIST. - BASED ON NOAA ATLAS 14 FOR CONVECTIVE
AREAS (NM & AZ) - D1
                   DT =   0.050000 HOURS       END TIME =    24.000002 HOURS
                     0.0000  0.0035  0.0072  0.0111  0.0153  0.0196  0.0245
                     0.0315  0.0425  0.0543  0.0666  0.0799  0.0934  0.1073
                     0.1216  0.1362  0.1523  0.1691  0.1872  0.2105  0.2364
                     0.2711  0.3104  0.3589  0.4237  0.4966  0.6224  0.8179
                     1.1531  1.3886  1.5744  1.6677  1.7496  1.8084  1.8551
                     1.8959  1.9257  1.9531  1.9757  1.9946  2.0117  2.0270
                     2.0415  2.0542  2.0663  2.0781  2.0895  2.0989  2.1042
                     2.1093  2.1144  2.1192  2.1239  2.1285  2.1331  2.1375
                     2.1418  2.1459  2.1500  2.1541  2.1581  2.1619  2.1656
                     2.1693  2.1730  2.1766  2.1800  2.1834  2.1868  2.1901
                     2.1934  2.1967  2.1999  2.2030  2.2061  2.2092  2.2123
                     2.2153  2.2183  2.2212  2.2241  2.2270  2.2298  2.2327
                     2.2354  2.2382  2.2409  2.2436  2.2463  2.2489  2.2516
                     2.2541  2.2567  2.2593  2.2618  2.2643  2.2667  2.2692
                     2.2716  2.2740  2.2764  2.2787  2.2811  2.2834  2.2857
                     2.2880  2.2902  2.2925  2.2947  2.2969  2.2991  2.3012
                     2.3034  2.3055  2.3076  2.3097  2.3118  2.3139  2.3159
                     2.3180  2.3200  2.3220  2.3240  2.3260  2.3280  2.3300
                     2.3320  2.3340  2.3360  2.3380  2.3400  2.3419  2.3439
                     2.3459  2.3478  2.3498  2.3517  2.3536  2.3556  2.3575
                     2.3594  2.3613  2.3633  2.3652  2.3671  2.3690  2.3709
                     2.3728  2.3746  2.3765  2.3784  2.3803  2.3821  2.3840
                     2.3858  2.3877  2.3895  2.3913  2.3932  2.3950  2.3968
                     2.3986  2.4005  2.4023  2.4041  2.4059  2.4076  2.4094
                     2.4112  2.4130  2.4148  2.4165  2.4183  2.4200  2.4218
                     2.4235  2.4253  2.4270  2.4287  2.4304  2.4322  2.4339
                     2.4356  2.4373  2.4390  2.4407  2.4424  2.4440  2.4457
```

```
                    2.4474  2.4490  2.4507  2.4524  2.4540  2.4557  2.4573
                    2.4589  2.4606  2.4622  2.4638  2.4654  2.4670  2.4686
                    2.4702  2.4718  2.4734  2.4750  2.4766  2.4781  2.4797
                    2.4813  2.4828  2.4844  2.4859  2.4875  2.4890  2.4905
                    2.4920  2.4936  2.4951  2.4966  2.4981  2.4996  2.5011
                    2.5026  2.5041  2.5055  2.5070  2.5085  2.5099  2.5114
                    2.5128  2.5143  2.5157  2.5172  2.5186  2.5200  2.5214
                    2.5229  2.5243  2.5257  2.5271  2.5285  2.5298  2.5312
                    2.5326  2.5340  2.5353  2.5367  2.5381  2.5394  2.5408
                    2.5421  2.5434  2.5448  2.5461  2.5474  2.5487  2.5500
                    2.5513  2.5526  2.5539  2.5552  2.5565  2.5578  2.5591
                    2.5603  2.5616  2.5629  2.5641  2.5654  2.5666  2.5678
                    2.5691  2.5703  2.5715  2.5727  2.5739  2.5751  2.5763
                    2.5775  2.5787  2.5799  2.5811  2.5823  2.5834  2.5846
                    2.5857  2.5869  2.5880  2.5892  2.5903  2.5914  2.5926
                    2.5937  2.5948  2.5959  2.5970  2.5981  2.5992  2.6003
                    2.6014  2.6025  2.6035  2.6046  2.6057  2.6067  2.6078
                    2.6088  2.6099  2.6109  2.6119  2.6130  2.6140  2.6150
                    2.6160  2.6170  2.6180  2.6190  2.6200  2.6210  2.6219
                    2.6229  2.6239  2.6248  2.6258  2.6268  2.6277  2.6286
                    2.6296  2.6305  2.6314  2.6324  2.6333  2.6342  2.6351
                    2.6360  2.6369  2.6378  2.6386  2.6395  2.6404  2.6413
                    2.6421  2.6430  2.6438  2.6447  2.6455  2.6464  2.6472
                    2.6480  2.6488  2.6496  2.6504  2.6512  2.6520  2.6528
                    2.6536  2.6544  2.6552  2.6560  2.6567  2.6575  2.6582
                    2.6590  2.6597  2.6605  2.6612  2.6619  2.6627  2.6634
                    2.6641  2.6648  2.6655  2.6662  2.6669  2.6676  2.6683
                    2.6689  2.6696  2.6703  2.6709  2.6716  2.6722  2.6729
                    2.6735  2.6742  2.6748  2.6754  2.6760  2.6766  2.6772
                    2.6778  2.6784  2.6790  2.6796  2.6802  2.6808  2.6813
                    2.6819  2.6825  2.6830  2.6836  2.6841  2.6847  2.6852
                    2.6857  2.6862  2.6868  2.6873  2.6878  2.6883  2.6888
                    2.6893  2.6897  2.6902  2.6907  2.6912  2.6916  2.6921
                    2.6925  2.6930  2.6934  2.6939  2.6943  2.6947  2.6952
                    2.6956  2.6960  2.6964  2.6968  2.6972  2.6976  2.6980
                    2.6983  2.6987  2.6991  2.6994  2.6998  2.7001  2.7005
                    2.7008  2.7012  2.7015  2.7018  2.7021  2.7025  2.7028
                    2.7031  2.7034  2.7037  2.7040  2.7042  2.7045  2.7048
                    2.7051  2.7053  2.7056  2.7058  2.7061  2.7063  2.7065
                    2.7068  2.7070  2.7072  2.7074  2.7076  2.7078  2.7080
                    2.7082  2.7084  2.7086  2.7088  2.7090  2.7091  2.7093
                    2.7094  2.7096  2.7097  2.7099  2.7100

*
*
*BASIN C1
*
COMPUTE NM HYD      ID=1 HYD NO=100.1 AREA=0.04631 SQ MI
                    PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
                    TP=-0.1333 HR MASS RAINFALL=-1
```

```
         K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE
CONSTANT, N =  7.106428
         UNIT PEAK =   127.98    CFS   UNIT VOLUME =   0.9990       B =   526.28
 P60 = 1.7900
         AREA =     0.032417 SQ MI    IA =   0.10000 INCHES    INF =   0.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000


         K =  0.118682HR    TP =  0.133300HR    K/TP RATIO =  0.890337     SHAPE
CONSTANT, N =  3.983262
         UNIT PEAK =   36.901    CFS   UNIT VOLUME =    1.001       B =   354.06
 P60 = 1.7900
         AREA =     0.013893 SQ MI    IA =   0.42500 INCHES    INF =   1.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=1 CODE=1

                                      PARTIAL HYDROGRAPH   100.10


        RUNOFF VOLUME =     1.99521 INCHES     =       4.9279 ACRE-FEET
        PEAK DISCHARGE RATE =     112.46 CFS  AT   1.500 HOURS   BASIN AREA =
0.0463 SQ. MI.



    *
    *
    *BASIN MF1
    *
    COMPUTE NM HYD      ID=2 HYD NO=100.2 AREA=0.00603 SQ MI
                        PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
                        TP=-0.1333 HR MASS RAINFALL=-1

         K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE
CONSTANT, N =  7.106428
         UNIT PEAK =   16.665    CFS   UNIT VOLUME =   0.9985       B =   526.28
 P60 = 1.7900
         AREA =     0.004221 SQ MI    IA =   0.10000 INCHES    INF =   0.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000


         K =  0.118682HR    TP =  0.133300HR    K/TP RATIO =  0.890337     SHAPE
```

```
CONSTANT, N =  3.983262
         UNIT PEAK =   4.8049    CFS   UNIT VOLUME =   0.9987       B =   354.06
 P60 = 1.7900
         AREA =     0.001809 SQ MI    IA =   0.42500 INCHES    INF =   1.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=2 CODE=1

                                       PARTIAL HYDROGRAPH   100.20


        RUNOFF VOLUME =     1.99521 INCHES     =       0.6417 ACRE-FEET
        PEAK DISCHARGE RATE =      14.66 CFS  AT   1.500 HOURS   BASIN AREA =
0.0060 SQ. MI.



    *
    *
    *BASIN MF2
    *
    COMPUTE NM HYD      ID=3 HYD NO=100.3 AREA=0.04105 SQ MI
                        PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
                        TP=-0.1333 HR MASS RAINFALL=-1

         K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE
CONSTANT, N =  7.106428
         UNIT PEAK =   113.45    CFS   UNIT VOLUME =   0.9990       B =   526.28
 P60 = 1.7900
         AREA =     0.028735 SQ MI    IA =   0.10000 INCHES    INF =   0.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000


         K =  0.118682HR    TP =  0.133300HR    K/TP RATIO =  0.890337     SHAPE
CONSTANT, N =  3.983262
         UNIT PEAK =   32.710    CFS   UNIT VOLUME =    1.001       B =   354.06
 P60 = 1.7900
         AREA =     0.012315 SQ MI    IA =   0.42500 INCHES    INF =   1.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=3 CODE=1

                                       PARTIAL HYDROGRAPH   100.30
```

```
        RUNOFF VOLUME =     1.99521 INCHES     =       4.3682 ACRE-FEET
        PEAK DISCHARGE RATE =      99.69 CFS  AT   1.500 HOURS   BASIN AREA =
0.0411 SQ. MI.



    *
    *
    *BASIN SF1
    *
    COMPUTE NM HYD      ID=4 HYD NO=100.4 AREA=0.03279 SQ MI
                        PER A=0.00 PER B=20.00 PER C=20.00 PER D=60.00
                        TP=-0.1333 HR MASS RAINFALL=-1

         K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE
CONSTANT, N =  7.106428
         UNIT PEAK =   77.674    CFS   UNIT VOLUME =   0.9990       B =   526.28
 P60 = 1.7900
         AREA =     0.019674 SQ MI    IA =   0.10000 INCHES    INF =   0.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000


         K =  0.118682HR    TP =  0.133300HR    K/TP RATIO =  0.890337     SHAPE
CONSTANT, N =  3.983263
         UNIT PEAK =   34.837    CFS   UNIT VOLUME =    1.001       B =   354.06
 P60 = 1.7900
         AREA =     0.013116 SQ MI    IA =   0.42500 INCHES    INF =   1.04000
INCHES PER HOUR
         RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
0.050000

    PRINT HYD           ID=4 CODE=1

                                      PARTIAL HYDROGRAPH   100.40


        RUNOFF VOLUME =     1.84108 INCHES     =       3.2197 ACRE-FEET
        PEAK DISCHARGE RATE =      76.20 CFS  AT   1.500 HOURS   BASIN AREA =
0.0328 SQ. MI.



    *
    *
    ADD HYD                         ID=20 HYD NO=100.20 ID=1  ID=2

    PRINT HYD           ID=20 CODE=1
```

PARTIAL HYDROGRAPH 100.20

RUNOFF VOLUME = 1.99520 INCHES = 5.5695 ACRE-FEET
PEAK DISCHARGE RATE = 127.12 CFS AT 1.500 HOURS BASIN AREA = 0.0523 SQ. MI.

```
*
*
*ROUTE BASIN C1 AND MF1 THROUGH DETENTION POND
*
*
ROUTE RESERVOIR     ID=55 HYD NO=200.1 INFLOW ID=20 CODE=24
                        OUTFLOW (CFS) STORAGE(AC-FT) ELEVATION(FT)
                                0.000          0.0000             68.00

                                0.010          0.4316             69.00

                                0.020          0.8891             70.00

                                4.254          1.3726             71.00

                                9.513          1.8819             72.00

                                12.763         2.4172             73.00

                                15.339         2.9784             74.00

                                17.541         3.5654             75.00

                                19.496         4.1784             76.00

                                21.272         4.8173             77.00

                                22.911         5.4821             78.00

                                24.440         6.1729             79.00

                                25.878         6.8895             80.00

                                27.241         7.6320             81.00

                                28.539         8.4005             82.00

                                29.781         9.1949             83.00

                                30.972        10.0151             84.00
```

32.120 10.8613 85.00

* * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
0.00	0.00	68.00	0.000	0.00
1.20	16.26	68.69	0.299	0.01
2.40	6.22	74.45	3.242	16.33
3.60	0.83	72.35	2.070	10.65
4.80	0.79	71.07	1.410	4.64
6.00	0.95	70.57	1.164	2.43
7.20	0.92	70.36	1.065	1.56
8.40	0.84	70.27	1.019	1.16
9.60	0.79	70.22	0.996	0.96
10.80	0.73	70.19	0.983	0.84
12.00	0.68	70.17	0.973	0.76
13.20	0.62	70.16	0.965	0.69
14.40	0.55	70.14	0.958	0.62
15.60	0.49	70.13	0.951	0.56
16.80	0.43	70.11	0.944	0.50
18.00	0.38	70.10	0.937	0.44
19.20	0.31	70.09	0.930	0.38
20.40	0.25	70.07	0.924	0.32
21.60	0.19	70.06	0.917	0.26
22.80	0.14	70.04	0.910	0.20
24.00	0.07	70.03	0.903	0.14
25.20	0.00	70.01	0.894	0.06
26.40	0.00	70.00	0.890	0.03
27.60	0.00	70.00	0.888	0.02
28.80	0.00	69.99	0.886	0.02
30.00	0.00	69.99	0.884	0.02
31.20	0.00	69.98	0.882	0.02
32.40	0.00	69.98	0.880	0.02
33.60	0.00	69.98	0.878	0.02
34.80	0.00	69.97	0.876	0.02
36.00	0.00	69.97	0.874	0.02
37.20	0.00	69.96	0.872	0.02
38.40	0.00	69.96	0.870	0.02
39.60	0.00	69.95	0.868	0.02
40.80	0.00	69.95	0.866	0.02
42.00	0.00	69.95	0.864	0.02
43.20	0.00	69.94	0.862	0.02
44.40	0.00	69.94	0.860	0.02
45.60	0.00	69.93	0.859	0.02
46.80	0.00	69.93	0.857	0.02
48.00	0.00	69.92	0.855	0.02

49.20	0.00	69.92	0.853	0.02
50.40	0.00	69.92	0.851	0.02
51.60	0.00	69.91	0.849	0.02
52.80	0.00	69.91	0.847	0.02
54.00	0.00	69.90	0.845	0.02
55.20	0.00	69.90	0.843	0.02
56.40	0.00	69.90	0.841	0.02
57.60	0.00	69.89	0.840	0.02
58.80	0.00	69.89	0.838	0.02
60.00	0.00	69.88	0.836	0.02
61.20	0.00	69.88	0.834	0.02
62.40	0.00	69.88	0.832	0.02
63.60	0.00	69.87	0.830	0.02
64.80	0.00	69.87	0.828	0.02
66.00	0.00	69.86	0.827	0.02

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
67.20	0.00	69.86	0.825	0.02
68.40	0.00	69.86	0.823	0.02
69.60	0.00	69.85	0.821	0.02
70.80	0.00	69.85	0.819	0.02
72.00	0.00	69.84	0.817	0.02
73.20	0.00	69.84	0.816	0.02
74.40	0.00	69.84	0.814	0.02
75.60	0.00	69.83	0.812	0.02
76.80	0.00	69.83	0.810	0.02
78.00	0.00	69.82	0.808	0.02
79.20	0.00	69.82	0.806	0.02
80.40	0.00	69.82	0.805	0.02
81.60	0.00	69.81	0.803	0.02
82.80	0.00	69.81	0.801	0.02
84.00	0.00	69.80	0.799	0.02
85.20	0.00	69.80	0.797	0.02
86.40	0.00	69.80	0.796	0.02
87.60	0.00	69.79	0.794	0.02
88.80	0.00	69.79	0.792	0.02
90.00	0.00	69.78	0.790	0.02
91.20	0.00	69.78	0.789	0.02
92.40	0.00	69.78	0.787	0.02
93.60	0.00	69.77	0.785	0.02
94.80	0.00	69.77	0.783	0.02
96.00	0.00	69.76	0.782	0.02
97.20	0.00	69.76	0.780	0.02
98.40	0.00	69.76	0.778	0.02
99.60	0.00	69.75	0.776	0.02
100.80	0.00	69.75	0.775	0.02
102.00	0.00	69.75	0.773	0.02
103.20	0.00	69.74	0.771	0.02

104.40	0.00	69.74	0.769	0.02
105.60	0.00	69.73	0.768	0.02
106.80	0.00	69.73	0.766	0.02
108.00	0.00	69.73	0.764	0.02
109.20	0.00	69.72	0.763	0.02
110.40	0.00	69.72	0.761	0.02
111.60	0.00	69.72	0.759	0.02
112.80	0.00	69.71	0.757	0.02
114.00	0.00	69.71	0.756	0.02
115.20	0.00	69.70	0.754	0.02
116.40	0.00	69.70	0.752	0.02
117.60	0.00	69.70	0.751	0.02
118.80	0.00	69.69	0.749	0.02
120.00	0.00	69.69	0.747	0.02
121.20	0.00	69.69	0.746	0.02
122.40	0.00	69.68	0.744	0.02
123.60	0.00	69.68	0.742	0.02
124.80	0.00	69.68	0.741	0.02
126.00	0.00	69.67	0.739	0.02
127.20	0.00	69.67	0.737	0.02
128.40	0.00	69.66	0.736	0.02
129.60	0.00	69.66	0.734	0.02
130.80	0.00	69.66	0.732	0.02
132.00	0.00	69.65	0.731	0.02
133.20	0.00	69.65	0.729	0.02

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
134.40	0.00	69.65	0.727	0.02
135.60	0.00	69.64	0.726	0.02
136.80	0.00	69.64	0.724	0.02
138.00	0.00	69.64	0.723	0.02
139.20	0.00	69.63	0.721	0.02
140.40	0.00	69.63	0.719	0.02
141.60	0.00	69.63	0.718	0.02
142.80	0.00	69.62	0.716	0.02
144.00	0.00	69.62	0.714	0.02
145.20	0.00	69.61	0.713	0.02
146.40	0.00	69.61	0.711	0.02
147.60	0.00	69.61	0.710	0.02
148.80	0.00	69.60	0.708	0.02
150.00	0.00	69.60	0.707	0.02
151.20	0.00	69.60	0.705	0.02
152.40	0.00	69.59	0.703	0.02
153.60	0.00	69.59	0.702	0.02
154.80	0.00	69.59	0.700	0.02
156.00	0.00	69.58	0.699	0.02
157.20	0.00	69.58	0.697	0.02
158.40	0.00	69.58	0.695	0.02

```
   159.60       0.00     69.57      0.694      0.02
   160.80       0.00     69.57      0.692      0.02
   162.00       0.00     69.57      0.691      0.02
   163.20       0.00     69.56      0.689      0.02
   164.40       0.00     69.56      0.688      0.02
   165.60       0.00     69.56      0.686      0.02
   166.80       0.00     69.55      0.685      0.02
   168.00       0.00     69.55      0.683      0.02
   169.20       0.00     69.55      0.682      0.02
   170.40       0.00     69.54      0.680      0.02
   171.60       0.00     69.54      0.678      0.02
   172.80       0.00     69.54      0.677      0.02
   174.00       0.00     69.53      0.675      0.02
   175.20       0.00     69.53      0.674      0.02
   176.40       0.00     69.53      0.672      0.02
   177.60       0.00     69.52      0.671      0.02
   178.80       0.00     69.52      0.669      0.02
   180.00       0.00     69.52      0.668      0.02
   181.20       0.00     69.51      0.666      0.02
   182.40       0.00     69.51      0.665      0.02
   183.60       0.00     69.51      0.663      0.02
   184.80       0.00     69.50      0.662      0.02
   186.00       0.00     69.50      0.660      0.02
   187.20       0.00     69.50      0.659      0.01
   188.40       0.00     69.49      0.657      0.01
   189.60       0.00     69.49      0.656      0.01
   190.80       0.00     69.49      0.654      0.01
   192.00       0.00     69.48      0.653      0.01
   193.20       0.00     69.48      0.652      0.01
   194.40       0.00     69.48      0.650      0.01
   195.60       0.00     69.47      0.649      0.01
   196.80       0.00     69.47      0.647      0.01
   198.00       0.00     69.47      0.646      0.01
   199.20       0.00     69.46      0.644      0.01
 PEAK DISCHARGE =       17.111 CFS - PEAK OCCURS AT HOUR    2.00
 MAXIMUM WATER SURFACE ELEVATION =       74.805
 MAXIMUM STORAGE =        3.4508 AC-FT      INCREMENTAL TIME=    0.050000HRS

*
*
*TOTAL RUNOFF FROM ONSITE POND
PRINT HYD           ID=55  CODE=1

                                   PARTIAL HYDROGRAPH   200.10


     RUNOFF VOLUME =     1.76475 INCHES     =       4.9262 ACRE-FEET
     PEAK DISCHARGE RATE =      17.11 CFS  AT   2.000 HOURS   BASIN AREA =
0.0523 SQ. MI.
```

```
    *
    *
    *TOTAL RUNOFF FROM ARROWHEAD EAST
    *
    *
    ADD HYD                          ID=60 HYD NO=100.60 ID=55  ID=3

    ADD HYD                          ID=60 HYD NO=100.60 ID=60  ID=4

    PRINT HYD           ID=60  CODE=1

                                        PARTIAL HYDROGRAPH   100.60


        RUNOFF VOLUME =     1.85956 INCHES     =      12.5140 ACRE-FEET
        PEAK DISCHARGE RATE =     183.18 CFS  AT   1.500 HOURS   BASIN AREA =
0.1262 SQ. MI.



    *
    FINISH

        NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 13:34:04
```



Material Schedule

SYMBOL	DESCRIPTION
	GRAVEL A: 1" ANGULAR GRAVEL OVER NATIVE SEED BROWN COLOR
	COBBLE A: 4-8" ANGULAR COBBLE OVER NATIVE SEED BROWN COLOR
	COBBLE B: 4-8" ANGULAR COBBLE OVER NATIVE SEED TAN/GOLD COLOR

Landscape Concept:

- Native seed to be applied and raked into the soil profile for re-vegetation of the slope over time
- Angular cobble to be placed over the revegetation seeding to stabilize the slope, protect the seed from wind and water erosion, and help retain any natural moisture that the landscape area receives
- The native seed will germinate over time and help further stabilize the slope from erosion and will revert back to a natural state after construction operations
- No plants and irrigation to be installed on the slope. Only native plantings in seed mix will be included in the areas shown
- Natural colored gravels will be used on the landscape areas to blend into the native surroundings

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

Arrowhead Development

Conceptual Landscape: Option 1

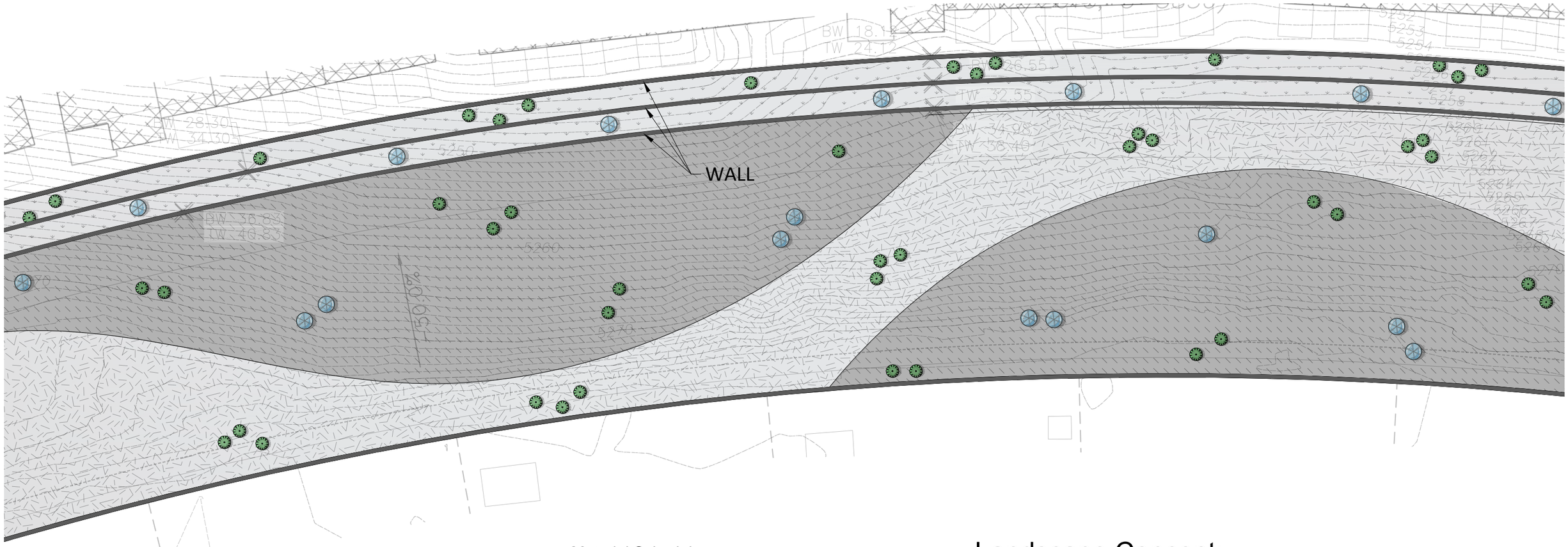
0' 5' 10' 20'

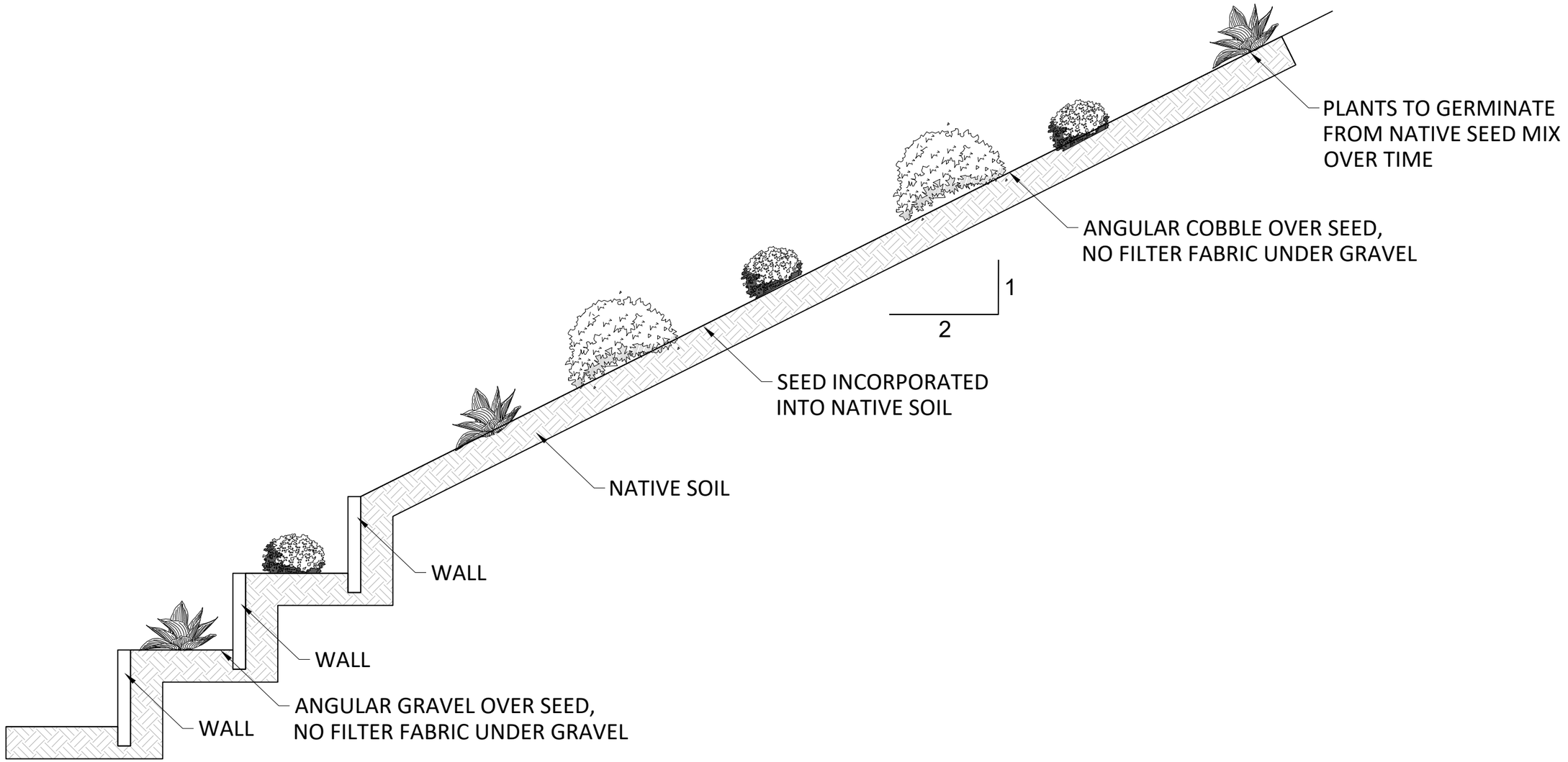
1" = 10'

6/19/2025

NORTH

Z:\Shared\HULCDESIGN - TRANSFER\1 - ACTIVE JOBS\Arrowhead\CAD\2025.01.03 - Conceptual Plans\Arrowhead Conceptual Landscape Plans 2025.06.18.dwg, 6/19/2025 5:14:17 PM, DWG To PDF.pc3


WALL
BW 28.30
TW 34.30
BW 35.83
TW 40.83
BW 18.
TW 24.
BW 26.55
TW 32.55
BW 34.98
TW 38.40
5250
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YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

Arrowhead Development

Landscape Slope Section

6/19/2025

0' 4' 8' 16'

1" = 8'

Z:\Shared\HUL\DESIGN - TRANSFER\1 - ACTIVE JOBS\Arrowhead\CAD\2025.01.03 - Conceptual Plans\Arrowhead Conceptual Landscape Plans 2025.06.18.dwg, 6/19/2025 5:16:30 PM, DWG To PDF.pc3

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

June 20, 2025

RE: **Santorini at Arrowhead East Subdivision: Preliminary Plat (Case # 25-210-00003) & Subdivision Variance: (Case # 25-280-00003).**

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, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development. The subject properties consist of approximately 80.7707 acres and are currently legally described as Arrowhead East, Tracts B-1, B-2, & B-3.

In a concurrent request, the applicant additionally requests approval of a Subdivision Variance to Chapter 155.43 *Easements* requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision. The applicant is requesting solely 10-ft public utility easements within the front of all lots and applicable tracts. Public utility easements are internal to property lines and serve as portions of land allocated for placement of utilities as necessary.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, July 8, 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.

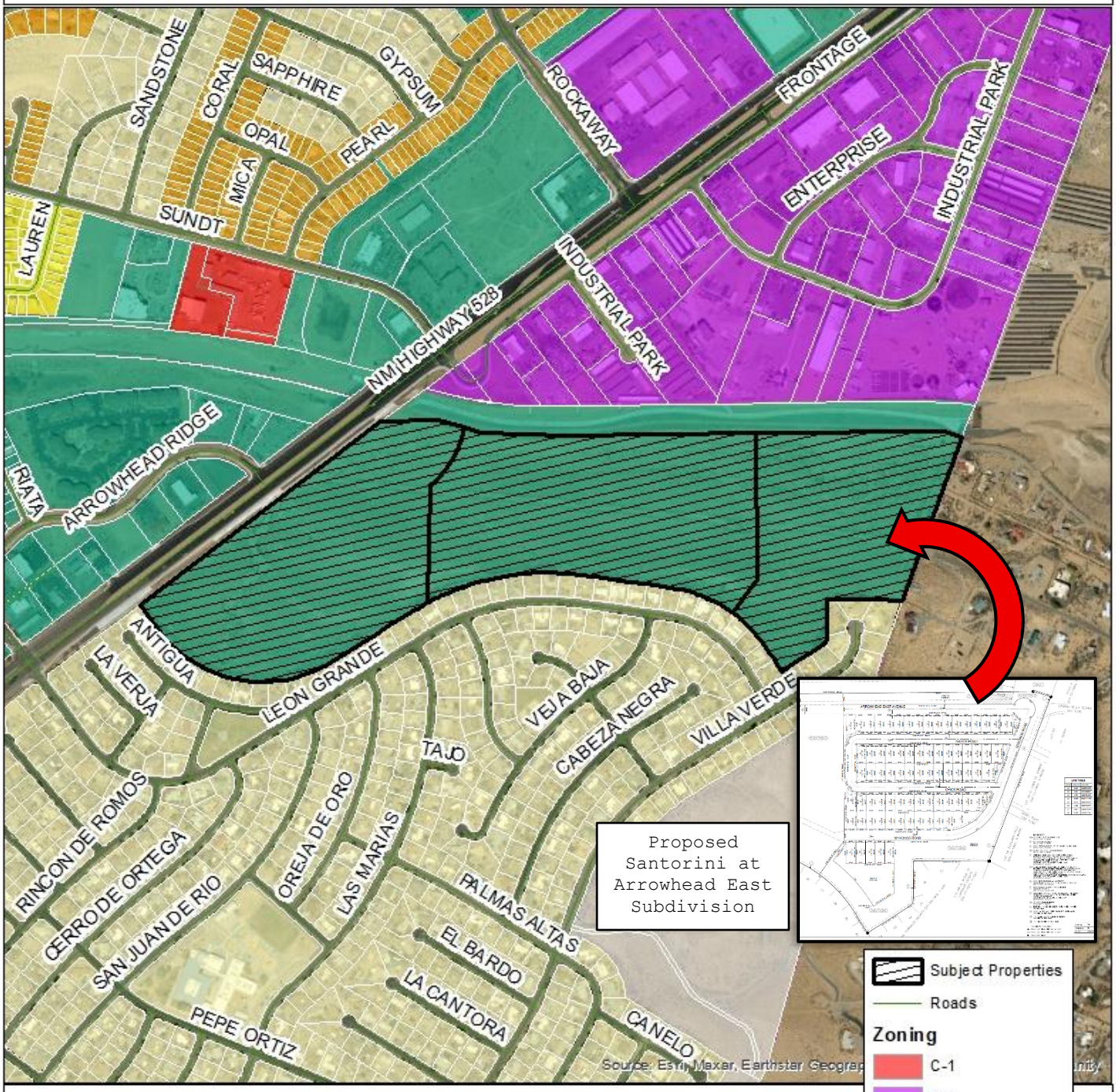
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

SANTORINI AT ARROWHEAD EAST SUBDIVISION
ARROWHEAD EAST, TRACTS B-1, B-2, & B-3
PRELIMINARY PLAT & SUBDIVISION VARIANCE



Rio Rancho City of Vision

0 225 450 900 1,350 1,800 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 Tim Dvorak on 6/20/2025

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:	**July 8, 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

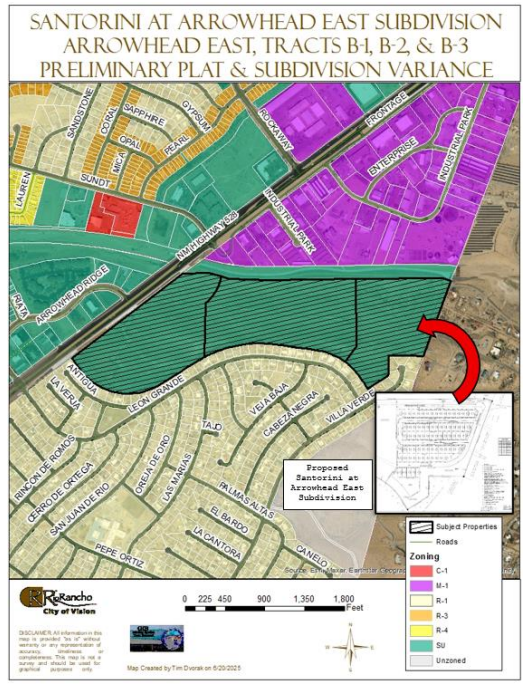
NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**July 8, 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, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision. The applicant additionally requests approval of a Subdivision Variance to Chapter 155.43 *Easements.* The PZB will hear the request on July 8, 2025.

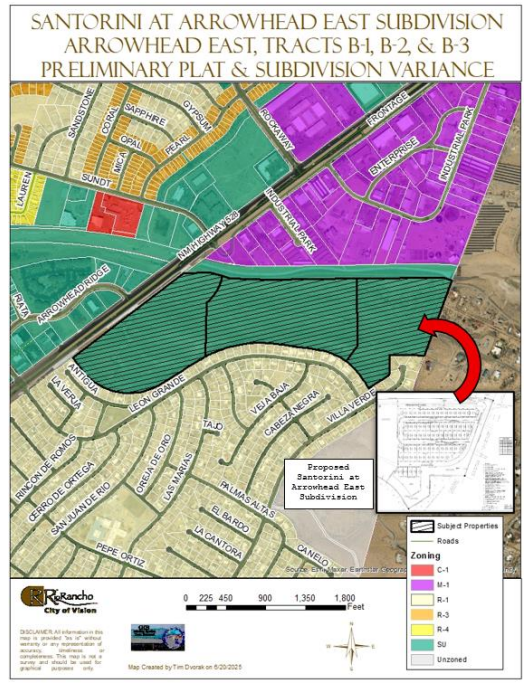
We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
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, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision. The applicant additionally requests approval of a Subdivision Variance to Chapter 155.43 *Easements.* The PZB will hear the request on July 8, 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, July 8, 2025:

Variance
Case #25-110-00012
The applicant, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.

Zone Map Amendment
Case #24-100-00012
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Master Plan Amendment
Case #24-410-00003
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Case $25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La

Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

Preliminary Plat
Case #25-210-00003

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Subdivision Variance
Case #25-280-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

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

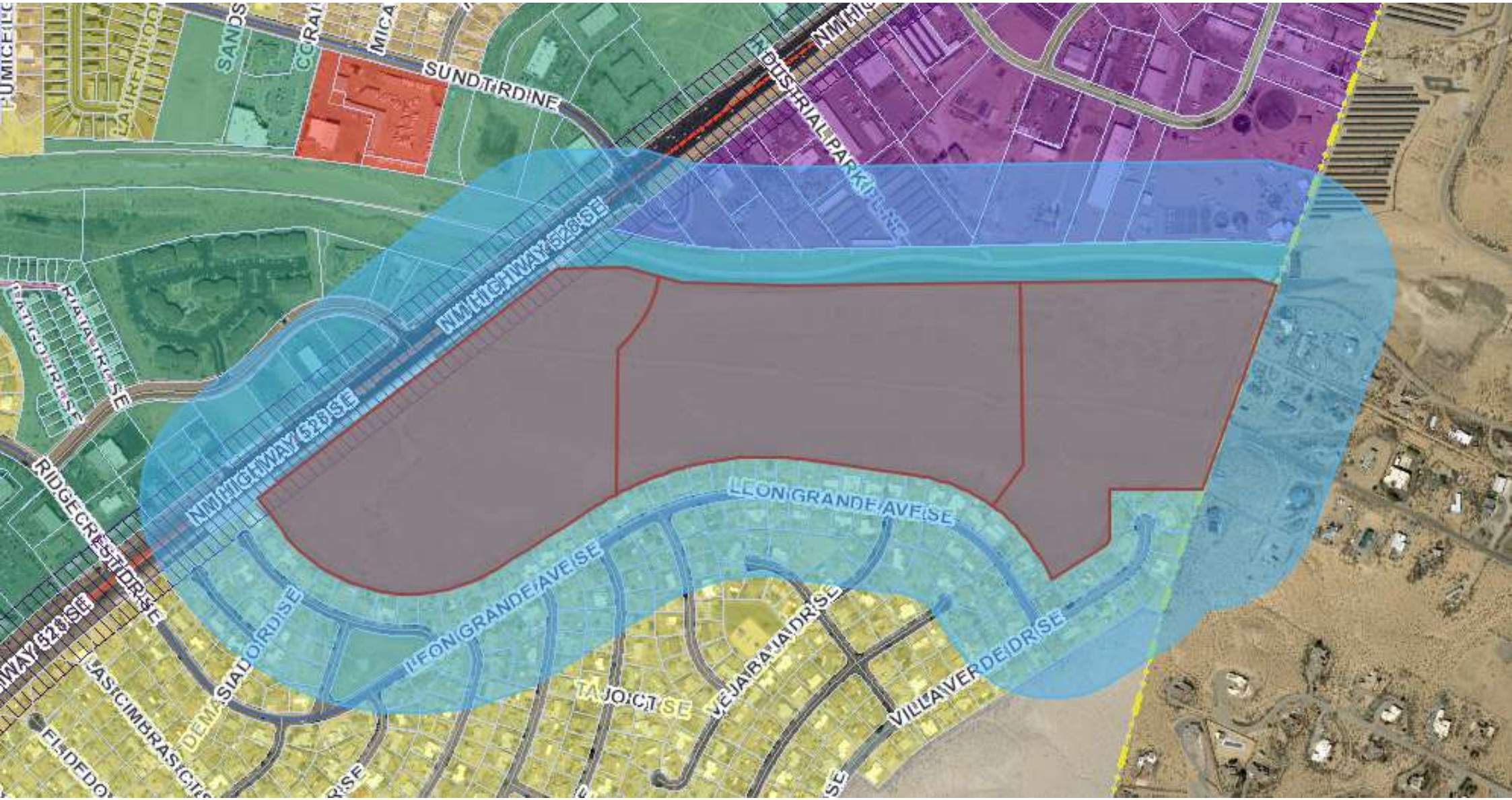
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

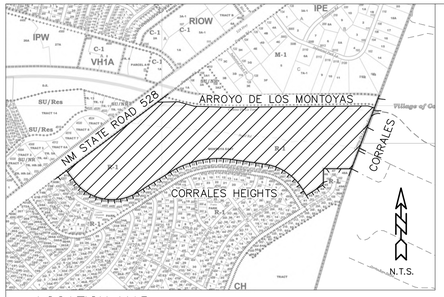
Journal: June 23, 2025

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



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





LOCATION MAP

DSD Engineering Comments (Pg. 1 of 4)

PURPOSE OF PLAT

1. To create 77 residential lots and 2 tracts as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public and private easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 77
4. Total Number of Tracts Created: 8
5. Gross Subdivision Acreage: 80.7707 Acres

RIGHT–OF–WAY DEDICATION

1. 4.8357 acres

RIGHT–OF–WAY VACATION

1. 0.0000 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "PORTIONS OF BLOCKS 1 AND 19 AND BLOCKS 20 THRU 29, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 93)

   PLAT OF "PORTIONS OF BLOCKS 13 AND 19 AND BLOCKS 15 THRU 18, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 94)

   PLAT OF "AMENDED PLAT AND REPLAT, CORRALES HEIGHTS", (11–06–1970, RRE BOOK 1, PAGE 99)

   PLAT OF "REPLAT OF PORTIONS OF CORRALES HEIGHTS", (06–10–1971, RRE BOOK 1, PAGE 106)

   PLAT OF "REPLAT OF PORTION OF CORRALES HEIGHTS", (12–14–1972, RRE BOOK 1, PAGE 130)

   PLAT OF "LA TIERRA", (07–19–1983, VOLUME 3, FOLIO 420A)

   PLAT OF "RICHLAND HILLS SUBDIVISION", (05–30–1990, VOLUME 3, FOLIO 846B)

   PLAT OF "LOMA DE VERANO", (08–13–1992, VOLUME 3, FOLIO 991B)

   PLAT OF "TIERRA ENCANTADA", (10–26–1994, VOLUME 3, FOLIO 1178A)

   PLAT OF "UNPLATTED PROPERTY aka ARROWHEAD EAST", (09–25–2002, VOLUME 3, FOLIO 2213A)

   PLAT OF "ARROWHEAD EAST, TRACT A", (01–27–2011, VOLUME 3, FOLIO 3288)

   PLAT OF "ARROWHEAD EAST, TRACTS B AND C", (07–02–2015, VOLUME 3, FOLIO 3850)

   PLAT OF "TRACTS B–1, B–2 AND B–3, ARROWHEAD EAST", (08–05–2024, VOLUME 3, FOLIO 5275)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed May 15, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2103531 (Commitment Date: April 14, 2021)
7. City of Rio Rancho, New Mexico Zone: SU
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1894 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru F shall be for the joint use, benefit, purpose and to be maintained by the Santorini at Arrowhead East Home Owners Association as follows:
    Tract A – Landscaping, Slope and Buffer
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 20 and 21, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Tracts B–1, B–2 and B–3, Arrowhead East, as the same are shown designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 5, 2024, in Volume 3, Folio 5275, and containing 80.7707 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

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

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public and private easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Santorini at Arrowhead East Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Rio Rancho Road Runners, LLC, a New Mexico limited liability company

Kim Elliott Watson, Owner/Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Kim Elliott Watson, Owner/Managing Member, Rio Rancho Road Runners, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

Ezee Fiber

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B–1–A & B–2–A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B–1, B–2 & B–3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho Date

New Mexico Gas Company Date

Lumen Date

Public Service Company of New Mexico Date

Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting. on the _____ day of _____, 2025.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

Drawn By:	TA	Date:	05–19–2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23–060	Sheet:	1 of 5

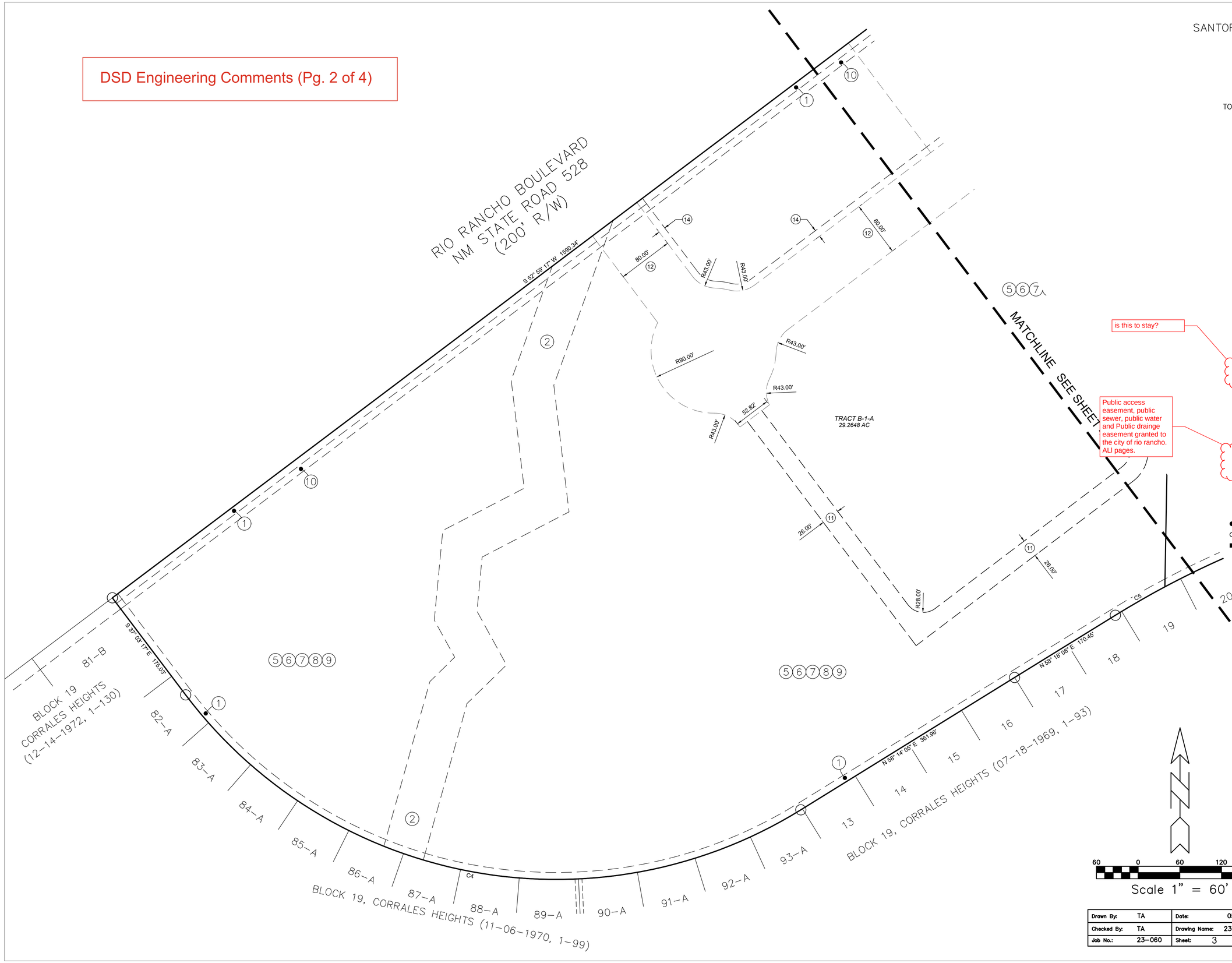
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE

DSD Engineering Comments (Pg. 2 of 4)

PRELIMINARY PLAT FOR SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (PUE) (01-27-2011, 3-3288)
2. 60' DRAINAGE EASEMENT (01-27-2011, 3-3288)
3. CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT (01-27-2011, 3-3288)
4. ACCESS AND PUBLIC UTILITY EASEMENT (01-27-2011, 3-3288)
5. VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
6. ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD. (ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
7. CORR SEWER EASEMENT AND AGREEMENT (BLANKET-TRACT B & C) – TO BE VACATED BY THIS PLAT (02-15-2011, 2011004339)
8. CORR DRAINAGE EASEMENT AND AGREEMENT (BLANKET – TRACT B) (08-23-2022, 2022023376)
9. PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT. (BLANKET) – TO BE VACATED BY THIS PLAT (08-05-2024, 3-5275)
10. 10' CORR UTILITY EASEMENT (07-02-2015, 3-3850)
11. EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
12. PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
13. 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.
14. 10' PUE GRANTED BY THIS PLAT.

is this to stay?

Public access easement, public sewer, public water and Public drainge easement granted to the city of rio rancho. ALI pages.

PROPERTY CORNERS

- ● – FOUND 5/8" REBAR WITH CAP "LS 12651"
- ○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
- ■ – FOUND 3/8" REBAR

60 0 60 120 180

Scale 1" = 60'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	3 of 5

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

RRE BOOK PAGE

DSD Engineering Comments (Pg. 3 of 4)

not your property

THis has utilities in it.

5' PUE

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B-1-A & B-2-A
AT
ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B-1,
B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

TRACT C, ARROWHEAD EAST (07-02-2015, 3-3850)

S 88° 57' 01" W 290.65'

N 74° 44' 25" W 242.22'

143.39'

96.83'

N 88° 17' 30" W 445.82'

986.48'

R93.00'

R44.00'

50.00'

80.00'

R39.50'

51.00'

CS

S 1° 01' 31" W 607.71'

26.00'

R28.00'

R29.00'

R54.00'

S 81° 56' 17" E 475.66'

BLOCK 19, CORRALES HEIGHTS (07-18-1969, 1-94)

TRACT B-2-A
30.2569 AC

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

EASEMENTS

① – 10' PUBLIC UTILITY EASEMENT (PUE)
(01-27-2011, 3-3288)

② – 60' DRAINAGE EASEMENT
(01-27-2011, 3-3288)

③ – CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT
(01-27-2011, 3-3288)

④ – ACCESS AND PUBLIC UTILITY EASEMENT
(01-27-2011, 3-3288)

⑤ – VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528)
(BLANKET) – TO BE VACATED BY THIS PLAT
(07-02-2015, 3-3850)

⑥ – ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD.
(ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA)
(BLANKET) – TO BE VACATED BY THIS PLAT
(07-02-2015, 3-3850)

⑦ – CORR SEWER EASEMENT AND AGREEMENT
(BLANKET–TRACT B & C) – TO BE VACATED BY THIS PLAT
(02-15-2011, 2011004339)

⑧ – CORR DRAINAGE EASEMENT AND AGREEMENT
(BLANKET – TRACT B)
(08-23-2022, 2022023376)

⑨ – PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT.
(BLANKET) – TO BE VACATED BY THIS PLAT
(08-05-2024, 3-5275)

⑩ – 10' CORR UTILITY EASEMENT
(07-02-2015, 3-3850)

⑪ EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.

⑫ PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.

⑬ 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.

⑭ 10' PUE GRANTED BY THIS PLAT.

PROPERTY CORNERS

● – FOUND 5/8" REBAR WITH CAP "LS 12651"
○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
■ – FOUND 3/8" REBAR

60 0 60 120 180
Scale 1" = 60'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	4 of 5

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

RRE BOOK PAGE

DSD Engineering Comments (Pg. 4 of 4)

ID right of way being dedicated. Width

5' PUE along all lot lines??

Cul-da-sac ??

10' PUE

make the area this is indicating more clear

PRELIMINARY PLAT FOR SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST

(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
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TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

60 0 60 120 180
Scale 1" = 60'

MATCHLINE SEE SHEET 4

ARROWHEAD EAST AVENUE
NAXOS ROAD
CHIOS ROAD
MYKONOS ROAD
MAYKONOS ROAD
CAMINO DE LA TIERRA (40' R/W)
ANGEL ROAD (40' R/W)
LA TIERRA
LOT 63
TRACT A (07-19-1983, 3-420A)
LOT 55-D, LOMA DE VERANO (08-13-1992, 3-991B)
LOT 18, RICHLAND HILLS (05-30-1990, 3-846B)
LOT 48-A, BLOCK 19 CORRALES HEIGHTS (06-10-1971, 1-106)
CORRALES HEIGHTS (07-18-1969, 1-94)
TRACT A 5.6928 AC
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F 0.9772 AC

LINE TABLE

LINE #	LENGTH	BEARING
L1	13.62'	S89°57'43"W
L2	8.01'	S70°36'58"E
L3	0.75'	N89°57'43"E
L4	12.25'	S54°11'11"W
L5	15.12'	N89°57'43"E
L6	4.49'	N89°57'43"E
L7	9.07'	S89°57'43"W
L8	12.96'	N0°02'17"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	44.00'	44.13'	24.02'	42.20'	N 29°01'26" E	57°07'42"
C2	630.82'	722.96'	337.07'	611.00'	S 56°56'29" E	49°59'36"
C3	899.30'	1295.92'	468.61'	881.36'	S 78°10'55" W	39°45'37"
C4	988.38'	668.51'	609.48'	900.78'	S 79°24'36" E	84°42'38"
C5	82.29'	1295.92'	41.16'	82.28'	N 60°07'15" E	3°38'18"
C6	355.08'	509.24'	185.10'	347.93'	S 30°10'01" W	39°57'03"
C7	817.01'	1295.92'	422.59'	803.54'	N 80°00'04" E	36°07'19"
C8	354.93'	722.96'	181.12'	351.38'	S 67°52'25" E	28°07'45"
C9	275.88'	722.96'	139.64'	274.21'	N 42°52'37" W	21°51'51"
C10	369.18'	305.00'	211.01'	347.05'	S 55°17'08" W	69°21'11"
C11	308.66'	255.00'	176.42'	290.16'	S 55°17'08" W	69°21'11"
C12	45.59'	255.00'	22.85'	45.53'	N 84°50'26" E	10°14'34"
C13	188.36'	255.00'	98.71'	184.11'	N 58°33'27" E	42°19'25"
C14	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C15	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C16	102.10'	65.00'	65.00'	91.92'	S 45°02'17" E	90°00'00"
C17	23.56'	15.00'	15.00'	21.21'	S 45°02'17" E	90°00'00"
C18	12.76'	65.00'	6.40'	12.74'	N 84°24'57" W	11°14'39"
C19	48.76'	65.00'	25.59'	47.62'	N 57°18'14" W	42°58'49"
C20	40.59'	65.00'	20.98'	39.93'	N 17°55'33" W	35°46'33"
C21	23.56'	15.00'	15.00'	21.21'	S 44°57'43" W	90°00'00"
C22	102.10'	65.00'	65.00'	91.92'	S 44°57'43" W	90°00'00"
C23	22.03'	65.00'	11.12'	21.93'	N 9°40'23" E	19°25'19"
C24	60.94'	65.00'	32.91'	58.73'	N 46°14'25" E	53°42'46"
C25	19.13'	65.00'	9.64'	19.06'	N 81°31'45" E	16°51'56"
C26	28.97'	15.00'	21.68'	24.67'	S 34°42'52" E	110°38'49"
C27	18.16'	15.00'	10.38'	17.07'	S 55°17'08" W	69°21'11"
C28	20.46'	15.00'	12.18'	18.91'	S 18°27'44" E	78°08'33"
C29	24.57'	58.00'	12.47'	24.38'	S 45°23'56" E	24°16'09"
C30	14.86'	15.00'	8.11'	14.26'	S 61°39'04" E	56°46'26"
C31	14.86'	15.00'	8.11'	14.26'	N 61°34'30" E	56°46'26"
C32	196.89'	58.00'	-456.05'	115.07'	S 49°33'50" E	194°29'45"
C33	7.09'	15.00'	3.61'	7.02'	S 34°08'48" W	27°04'30"
C34	298.66'	822.96'	150.99'	297.02'	S 42°20'28" E	20°47'35"
C35	5.04'	255.00'	2.52'	5.04'	N 36°49'48" E	1°07'54"
C36	69.67'	255.00'	35.06'	69.46'	N 28°26'12" E	15°39'18"

EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (PUE) (01-27-2011, 3-3288)
2. 60' DRAINAGE EASEMENT (01-27-2011, 3-3288)
3. CORR UTILITY EASEMENT – TO BE VACATED BY THIS PLAT (01-27-2011, 3-3288)
4. ACCESS AND PUBLIC UTILITY EASEMENT (01-27-2011, 3-3288)
5. VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS EASEMENT RESERVATION OVER AND ACROSS TRACT C AND FROM TRACT B (INCLUDING ACCESS TO ANY COLLECTOR ROAD LOCATED NORTH OF TRACT C WHICH HAS PUBLIC ACCESS TO NM STATE ROAD 528) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
6. ACCESS EASEMENT RESERVATION TO ENTER UPON TRACT C FOR THE PURPOSE OF THE INSTALLATION OF A BRIDGE AND/OR SUCH IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO AND FROM TRACT B, OVER TRACT C, TO A CONNECTOR ROAD. (ALL SUCH IMPROVEMENTS MUST BE REVIEWED/APPROVED BY SSCAFCA) (BLANKET) – TO BE VACATED BY THIS PLAT (07-02-2015, 3-3850)
7. CORR SEWER EASEMENT AND AGREEMENT (BLANKET–TRACT B & C) – TO BE VACATED BY THIS PLAT (02-15-2011, 2011004339)
8. CORR DRAINAGE EASEMENT AND AGREEMENT (BLANKET –TRACT B) (08-23-2022, 2022023376)
9. PERMANENT CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF TRACTS B-1, B-2 & B-3 TO BE MAINTAINED BY THE OWNERS OF EACH TRACT. (BLANKET) – TO BE VACATED BY THIS PLAT (08-05-2024, 3-5275)
10. 10' CORR UTILITY EASEMENT (07-02-2015, 3-3850)
11. EMERGENCY ACCESS EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
12. PUBLIC ACCESS AND UTILITY EASEMENT, WIDTH VARIES, GRANTED BY THIS PLAT.
13. 140' PUBLIC SANITARY SEWER EASEMENT, GRANTED BY THIS PLAT.
14. 10' PUE GRANTED BY THIS PLAT.

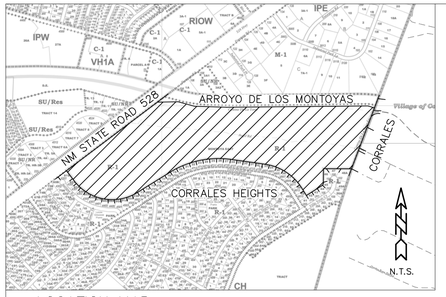
PROPERTY CORNERS

- ● – FOUND 5/8" REBAR WITH CAP "LS 12651"
- ○ – FOUND 5/8" REBAR WITH CAP "LS 9243"
- ■ – FOUND 3/8" REBAR

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	5 of 5

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RRE BOOK PAGE



LOCATION MAP

PURPOSE OF PLAT

1. To create 77 residential lots and 2 tracts as shown hereon.
2. To create 6 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public and private easements as shown hereon.

DSD Planning Comments (Pg. 1 of 2)

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 3
3. Total Number of Lots Created: 77
4. Total Number of Tracts Created: 8
5. Gross Subdivision Acreage: 80.7707 Acres

Please list out total lot acres and total tract acres within the Santorini Subdivision, as well as total site tract acreage including Tracts B-1-A & B-2-A.
Please ensure that all tracts are labeled with their respective acreages.

RIGHT–OF–WAY DEDICATION

1. 4.8357 acres

RIGHT–OF–WAY VACATION

1. 0.0000 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "PORTIONS OF BLOCKS 1 AND 19 AND BLOCKS 20 THRU 29, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 93)

   PLAT OF "PORTIONS OF BLOCKS 13 AND 19 AND BLOCKS 15 THRU 18, CORRALES HEIGHTS", (07–18–1969, RRE BOOK 1, PAGE 94)

   PLAT OF "AMENDED PLAT AND REPLAT, CORRALES HEIGHTS", (11–06–1970, RRE BOOK 1, PAGE 99)

   PLAT OF "REPLAT OF PORTIONS OF CORRALES HEIGHTS", (06–10–1971, RRE BOOK 1, PAGE 106)

   PLAT OF "REPLAT OF PORTION OF CORRALES HEIGHTS", (12–14–1972, RRE BOOK 1, PAGE 130)

   PLAT OF "LA TIERRA", (07–19–1983, VOLUME 3, FOLIO 420A)

   PLAT OF "RICHLAND HILLS SUBDIVISION", (05–30–1990, VOLUME 3, FOLIO 846B)

   PLAT OF "LOMA DE VERANO", (08–13–1992, VOLUME 3, FOLIO 991B)

   PLAT OF "TIERRA ENCANTADA", (10–26–1994, VOLUME 3, FOLIO 1178A)

   PLAT OF "UNPLATTED PROPERTY aka ARROWHEAD EAST", (09–25–2002, VOLUME 3, FOLIO 2213A)

   PLAT OF "ARROWHEAD EAST, TRACT A", (01–27–2011, VOLUME 3, FOLIO 3288)

   PLAT OF "ARROWHEAD EAST, TRACTS B AND C", (07–02–2015, VOLUME 3, FOLIO 3850)

   PLAT OF "TRACTS B–1, B–2 AND B–3, ARROWHEAD EAST", (08–05–2024, VOLUME 3, FOLIO 5275)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed May 15, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2103531 (Commitment Date: April 14, 2021)
7. City of Rio Rancho, New Mexico Zone: SU
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1894 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru F shall be for the joint use, benefit, purpose and to be maintained by the Santorini at Arrowhead East Home Owners Association as follows:
    Tract A – Landscaping, Slope and Buffer
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping
    Tract E – Landscaping
    Tract F – Landscaping
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 20 and 21, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Tracts B–1, B–2 and B–3, Arrowhead East, as the same are shown designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on August 5, 2024, in Volume 3, Folio 5275, and containing 80.7707 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

Add note for Ezee Fiber

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

We need confirmation that there will be internal 5' Side & Rear PUEs for all single-family lots. If not, a Subdivision Variance application request is needed.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, SPARKLIGHT and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public and private easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Santorini at Arrowhead East Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Rio Rancho Road Runners, LLC, a New Mexico limited liability company

Kim Elliott Watson, Owner/Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Kim Elliott Watson, Owner/Managing Member, Rio Rancho Road Runners, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B–1–A & B–2–A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B–1, B–2 & B–3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025

DSD CASE NO.

UTILITY APPROVALS

Add signature lines for Ezee Fiber and Comcast

City of Rio Rancho Date

New Mexico Gas Company Date

Lumen Date

Public Service Company of New Mexico Date

Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2025.

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

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 05/19/2025 Date

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Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23–060	Sheet:	1 of 5

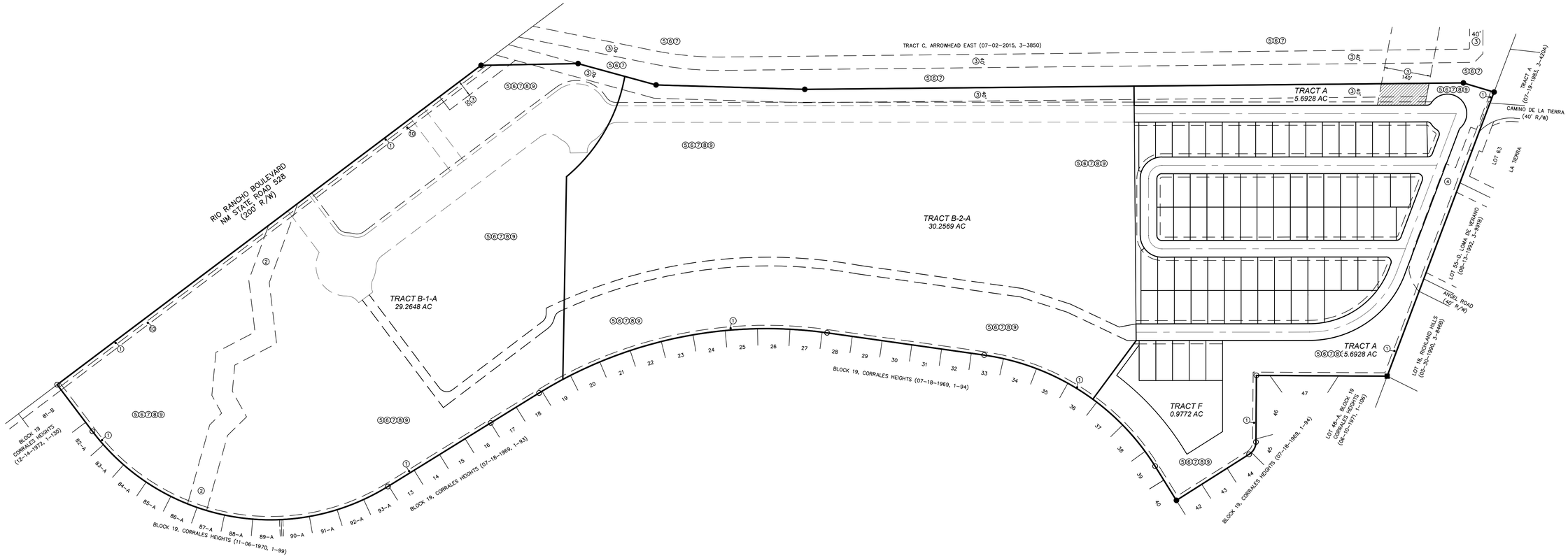
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505–884–1990

RRE BOOK PAGE

DSD Planning Comments (Pg. 2 of 2)

Easement notes need to be on this sheet as well.

PRELIMINARY PLAT FOR
SANTORINI AND TRACTS B-1-A & B-2-A AT ARROWHEAD EAST
(BEING A REPLAT OF TRACTS B-1, B-2 & B-3, ARROWHEAD EAST)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 20 & 21
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MAY, 2025



150 0 150 300 450

Scale 1" = 150'

Drawn By:	TA	Date:	05-19-2025
Checked By:	TA	Drawing Name:	23060COV.DWG
Job No.:	23-060	Sheet:	2 of 5

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505-884-1990

RRE BOOK PAGE

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 2, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: DSD #25-210-00003 – Santorini Subdivision (Arrowhead East) / Preliminary Plat
(Arrowhead East, Tracts B-1, B-2, & B-3)

The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the proposed Santorini Subdivision, to be located within Tract B-3 of Arrowhead East. The proposed Santorini Subdivision will create 77 lots and 8 HOA tracts, all zoned SU: Special Use for Planned Residential Development. The subject subdivision comprises the single-family residential phase within the Arrowhead East Master Plan. This plat additionally dedicates internal rights-of-way within Tracts B-1 & B-2. The total Arrowhead East site comprises approximately 80.7707 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, June 16, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire Code. Appendix D shall be used for Fire Apparatus Access Roads. 2 Approved Fire Access Roads Shall be required. Fire Hydrants shall be no more than 500 ft apart. A Fire 1 Plan shall be submitted for approval prior to submitting the Full Plan Set for permitting. Additional requirements may be required upon development.

Fire Marshal Brian Johnson
Reviewer

6/5/2025
Date

Arrowhead East - Public Meeting

Project: Arrowhead East – Preliminary Plat Application
Meeting Date and Time: June 26th, 2025, 5:00pm – 7:00pm
Meeting Location: The Italian American Association, 1565 Stephanie Rd SE, Rio Rancho, NM 87124
Applicant: Rio Rancho Roadrunners LLC
Agent: Tierra West, LLC

In attendance:
Neighborhood Members:
Pauline Stewert, Jim Stewart, Jimmie Thompson, Paul Wilson, Tom Konerth, Chris Ryan, Jim Trowbridge, Pearl Trowbridge, Lily Hugar, K. Alexander, Mike O.
Tierra West, LLC:
Ron Bohannan
Vincent Carrica
Sergio Lozoya
Franklin's Earth Moving Inc.:
John Ellis

Background Summary:

This public meeting was held to address the Preliminary Platting Action located within the Arrowhead East Master Plan boundary. The plat primarily focuses on the eastern portion of the site, which will be developed with single-family detached housing. Additionally, the grading of the site was discussed along with proposed future development. The preliminary plat application will be heard by Rio Rancho's Planning and Zoning Board on July 8th, 2025.

Meeting Information:

A public meeting was held on June 26th, 2025. It was held in person at the Italian American Association. Tierra West LLC presented a detailed overview of the Arrowhead East Master Plan, the proposed Preliminary Plat, the Grading and Drainage Plan, and upcoming mass grading of the property.

After the initial presentation, we held a question-and-answer session to address specific concerns within the community. The following addresses these concerns, including the questions, answers, and any potential solutions that were discussed.

Topics of discussion

A. **Traffic and Access**
    - **Concerns:** Increased traffic volumes, access and safety.

- **Response:** The project team worked with NMDOT and the City of Rio Rancho to ensure proper design of access to the site and location of the new traffic signal and intersection. Access to the site will be directly from NM-528, with three access points – two of which are right in and right out only. The primary access point will be signalized at the intersection at the existing Arrowhead Ridge Dr SE intersection.

B. Drainage

- **Concern:** Historical drainage issues in the area and how runoff will be managed.
- **Response:** The proposed grading and drainage plan will address existing run-off issues and erosion caused by flows from the subdivision to the south of the project area. The proposed drainage infrastructure will capture on-site runoff in accordance with the City of Rio Rancho standards. Tierra West also coordinated with Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) to address drainage issues.

C. Grading and construction impacts

- **Concerns:** Construction hours of operation, dust control, vibration and noise, northward views from the existing subdivision.
- **Response:** Standard best practices for dust control and noise mitigation will be implemented during grading. Hours of work will typically be from 6:00am – 4:00pm, Monday through Friday. Franklin's will install vibration monitoring to ensure appropriate levels are maintained throughout the mass grading process. Contact information was provided should there be any concerns during the work. The site will be monitored throughout construction to ensure there are no trespassers.

D. Properties adjacent to the 100-foot buffer

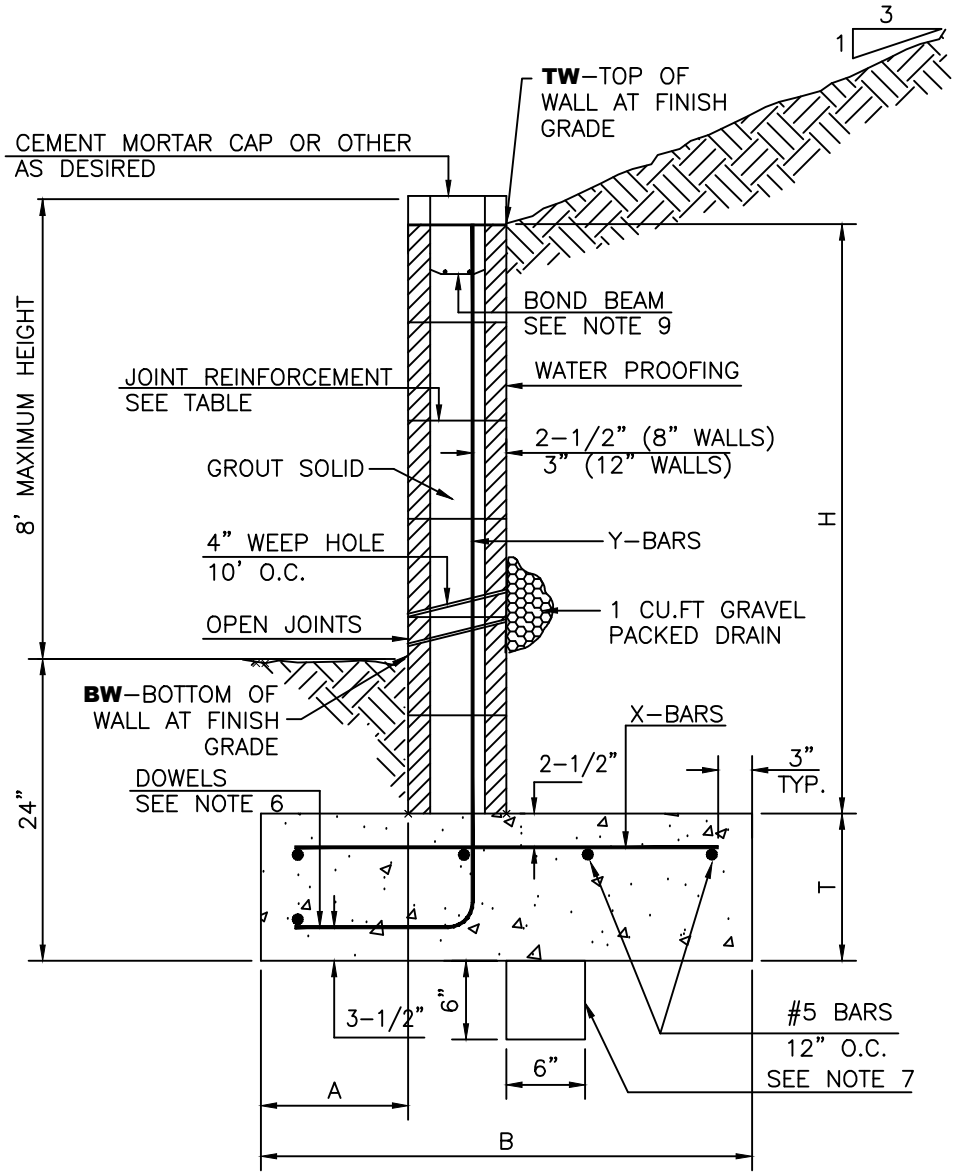
- **Concerns:** Privacy, access, and public use of the "open space" buffer. Northward views.
- **Response:** The 100-foot buffer is not designed for public use and is not intended as a walking or recreational area. We will be reaching out to the property owners that are located along the 100-foot buffer to discuss fencing and wall options. The new design includes site security features and limits access to the public. The proposed development is approximately 30 to 50feet below the existing subdivision to the south and will not obstruct any views.

E. Land Use and Future Development

- **Concern:** Compatibility of future development with existing neighborhoods. Water use and waste management (smells from wastewater treatment).
- **Response:** The proposed development includes commercial / retail, multi-family development (fourplex town homes), and single-family detached housing. The Master Plan has undergone review and approval by Rio Rancho Planning and Zoning and Governing Board. The Master Plan guides compatible development by outlining appropriate land use, zoning designations, and development guidelines.

Next Steps

- **Planning and Zoning Board Hearing:** Scheduled for July 8th, 2025
- **Grading Start:** Expected shortly after plat approval.
- **Community Engagement:** Continued updates and outreach throughout the development process. A project website was created which is accessible via QR code (below) and via the URL: https://tierrawestllc.com/project-Arrowhead.html. The website discusses the project background, displays the site plan, grading plan, and other project drawings. Community members can provide feedback or ask questions using the contact form on the site.



8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
2'–0"	8"	2'–0"	9"	#4 @32" O.C.	
2'–8"	8"	2'–0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'–4"	8"	2'–4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–0"	10"	2'–8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–8"	12"	3'–4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'–4"	14"	3'–10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'–0"	16"	4'–8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
5'–4"	14"	3'–8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'–0"	15"	4'–2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'–8"	16"	4'–6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'–4"	18"	4'–10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'–0"	20"	5'–4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'–8"	20"	5'–8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR–O–WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V–BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'–0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1–#4 BARS FOR WALLS UNDER 3'–4", 2–#4 BARS FOR WALLS UNDER 5'–4", 2–#5 BARS FOR WALLS OVER 5'–4".

RETAINING WALL DETAIL

NTS

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00012

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Thomas Fitzpatrick, requests approval of a Variance to the maximum height allowed in the front setback area to allow for an existing 5’ fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Thomas Fitzpatrick, requests approval of a Variance to the maximum height allowed in the front setback area of 4’ to allow for an existing 5’ fence on the subject property of 3606 Ann Circle SE, legally described as Unit 16, Block 13B, Lot 7.

The property is zoned R-1: Single-Family Residential District per Ordinance No. 81-15. Per §154.77(D)(1) reads "Fences allowed in the front setback area can reach a maximum height of four feet, ..." The front setback for R-1 is 20' so a fence within the first 20' of a property should be a maximum of four feet in height. This request is for an existing fence that is located on the front of the property on both side property lines and the fence location on the front property line varies up to being setback 8' into the front setback at a height of 5'.

The fence was noticed during a Code Enforcement inspection of a property in the neighborhood. The Code Enforcement Case was created on 5/22/25 and is case number 25-2656 for a fence without a permit. An application for a fence permit, #25-6689, was submitted along with letters of consent from each abutting neighbor.

The applicant has submitted a justification letter as well as pictures of the tiered fence and the Zillow listing from 2020. The fence was constructed prior to the current owner purchasing the home in 2020. The pictures from the applicant and from Code Enforcement show a second gate and driveway that lead to a curb. The applicant has stated to staff that a curb cut application will be submitted at a later date.

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."

The applicant states in their justification letter "(I am) applying for this zoning variance due to purchasing this property under the impression that the previous property owners had the necessary permits for the fence that was already erected. Both neighbors are in full acceptance of the current 5FT fence and have no issues or complaints. Further, due to practical difficulty and financial hardship as I just had a baby and do not have the funds that would be required to reconstruct the metal fence to a lower height, including the metal automatic gates attached to the fence. Keeping the fence at its current height also provides security for both my family and my pets within my property."

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

Staff recommends the Board find that a practical difficulty and unnecessary hardship can be found for the requested variance, as the fence was constructed prior to the purchase of the home by the applicant. Reducing the fence height would result in practical difficulty since the fence would need to be completely removed and reconstructed.

Staff recommends the Board finds that the existing fence is also not an opaque barrier and is not causing any sort of obstruction in view or harm to the surrounding neighborhood.

SURROUNDING LAND USE/ZONING: The subject property is surrounded by R:1 Single Family Residential in all four directions.

NOTIFICATIONS: Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property on July 1, 2025 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on June 23, 2025. All notification requirements for this hearing have been met.

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

IMPACT:

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 fence height in the front setback within the R-1: Single Family Residential District.
4. Due process was provided to the applicant and the adjacent property owners.

Specific Findings and Conditions for Approval:

1. The applicant has adequately addressed the criteria for granting a variance to allow for a maximum height of 5' for a fence to be constructed in the front setback for a lot within the R-1: Single Family Residential District.
2. The subject variance will not adversely affect the public or surrounding properties and strict application of the fence height requirement will result in an unnecessary hardship.
3. The fence, as identified in this request and permit #25-6689 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject fence permit.
5. The applicant must adhere to all other fence requirements found within R.O. 2003, Section 154.77.
6. An approved curb cut permit will be required for the second access point in the front of the property.

Specific Findings for Denial:

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

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the variance request;
2. Deny the variance request;
3. Modify the variance request and approve 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: Complete Application.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Applicant Provided Photos.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Code Enforcement 25-2656; 3606 ANN CIR SE.docx
ATTACHMENT: Street View Images.docx
ATTACHMENT: Findings_of_Fact_Ann_BMB_AR.docx

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: Thomas Fitzpatrick		Phone: 505-353-6619
Address: 3606 Ann Cir SE		E-Mail: TJ.Fitzpatrick@Ymail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Variance Request for 5 ft Fence

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 16	Block(s): 13B	Lot(s): 7
Existing Zoning: R-1	Proposed Zoning: —	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) .49

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: Thomas Fitzpatrick	Applicant: ✓	Agent:
Signature:		Date: 6-9-25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Residential Shed, Wall, Fence & Reroof 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

Permit #_____

Property Information

Acreage of property .419 Height of Primary _____ SQ. Ft. of Primary _____

Physical Address/Legal Description

Address 3606 Ann Cir SE 87124 Zip 87124

Subdivision/Unit 16 Block 13B Lot 7 Zoning R-1 Tract/Parcel _____

- [X] $10 FENCE
- [ ] $10 SHED (120 SQ. FT. UNDER)
- [ ] $48.90 RETAINING WALL (ATTACH ENGINEERING PLAN)
- [ ] $56 REROOF (WINDOWS,DOORS,STUCCO)

Cost $ 0 **Gross Floor Area** _____ **Height** 5 Ft

Dimension-Location from property lines.

Front ~~14.5 Ft~~ 0 Rear 157 Ft Left 0 Right 0

Homeowner Info

Name ~~3606~~ Thomas Fitzpatrick
Address 3606 Ann cir SE
City Rio Rancho State NM Zip 87124
Phone 505-353-6619 Email TJ.Fitzpatrick@Ymail.com

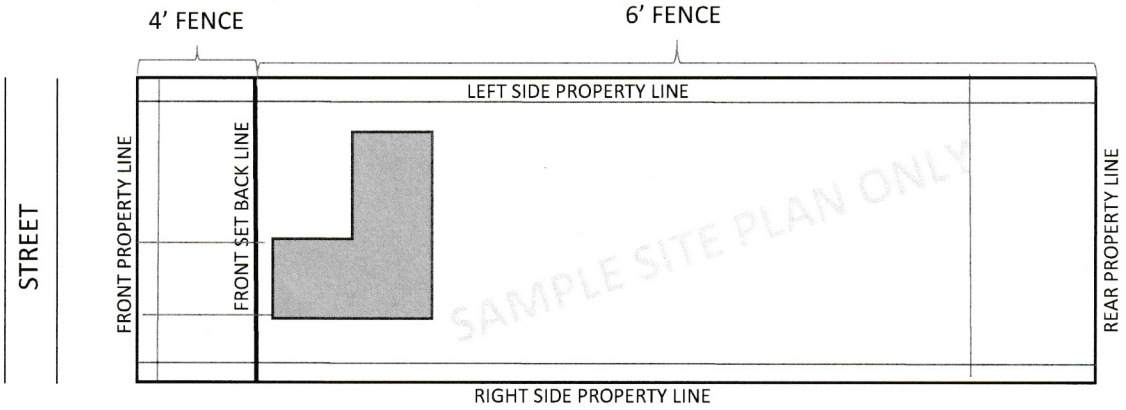
Contractor Info

Name _____ License# _____
Address _____
City _____ State _____ Zip _____
Phone _____ Fax _____ Email _____

I, the undersigned, certify the information is correct and agree to comply with conditions of approval and applicable codes.

Name (printed) Thomas Fitzpatrick Date 6-9-25

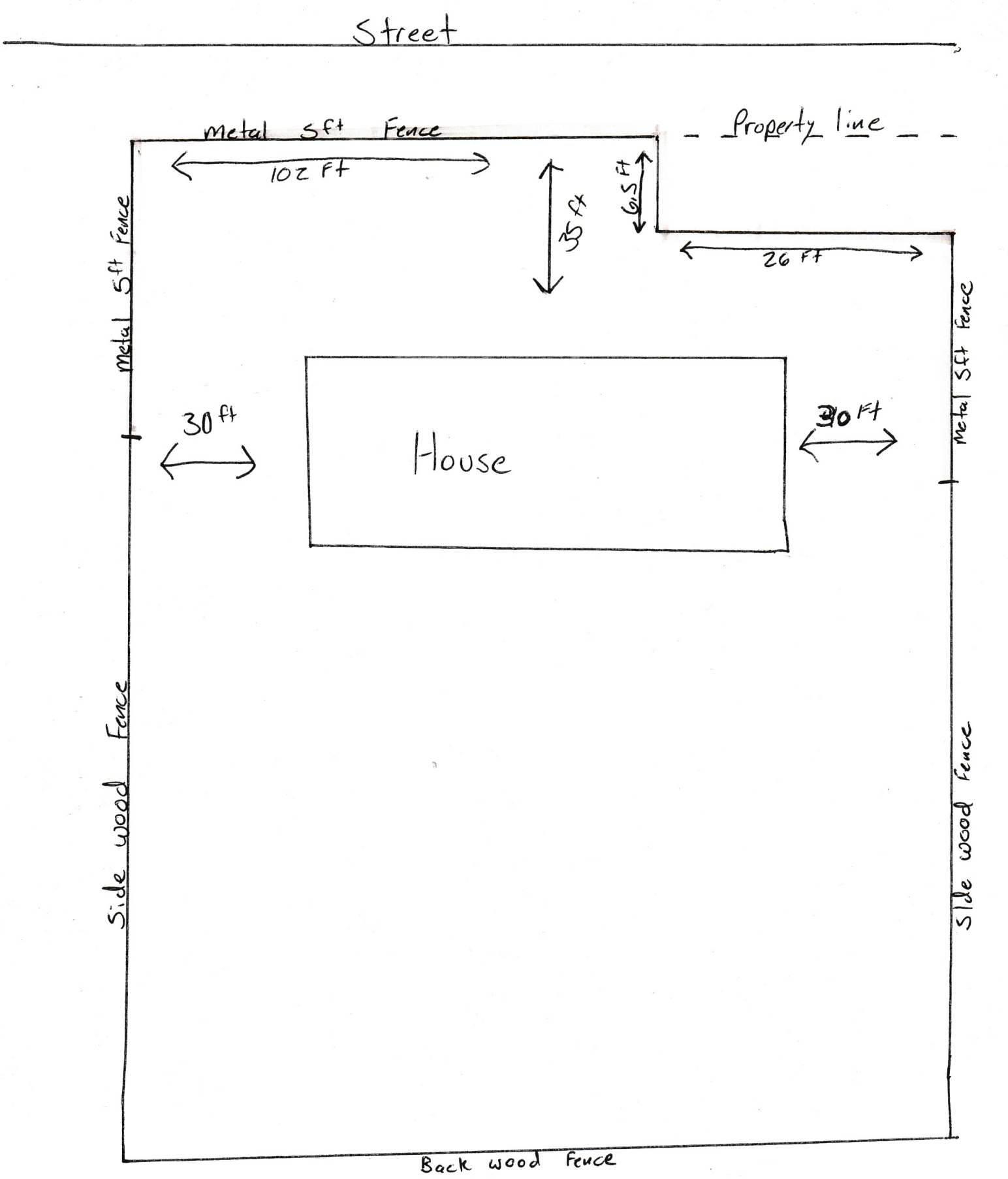
Signature _____



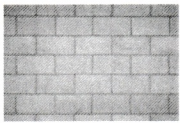
4' Fence height max allowed in the front setback area.

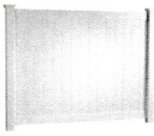
6' Max allowed in the remaining yard area.

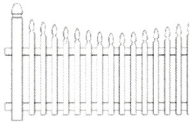
Corner lots require Engineer approval for clear sight triangle.


Street
Metal 5ft Fence
102 Ft
Property line
35 Ft
6.5 Ft
26 Ft
Metal 5ft Fence
Metal 5ft Fence
30 ft
House
30 Ft
Side wood Fence
Side wood Fence
Back wood Fence

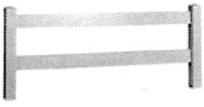
IDENTIFY TYPE OF FENCING BEING PERMITTED

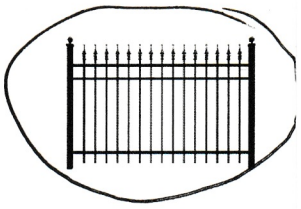


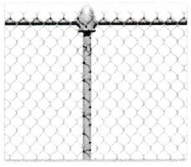


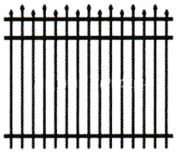


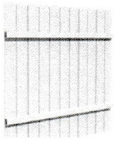


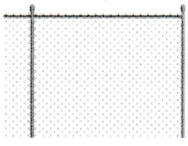


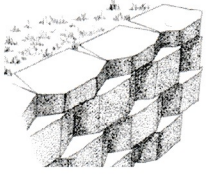


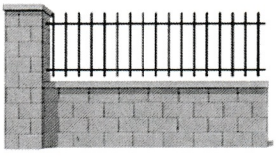












Rio Rancho
City of Vision

Development Services Department

Letter of Consent

Date: 6-9-25

I am the property owner of record for 3702
Rio Rancho, NM. Legal Description: Subdivision/Unit 16,
Block 13B, Lot 8.

With my signature below, I hereby grant written permission to the adjoining property owner Thomas Fitzpatrick of

(print name)

3606 ann cir SE for

(print address)

the sole purpose of raising the common wall/fence between our properties.

RICHARD MARSHALL
Printed Name

Signature

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

Building Division (505) 891-5006 Zoning Division (505) 891-5005 Fax: (505) 891-8994
Email: permits@rrnm.gov

Rio Rancho
City of Vision

Development Services Department

Letter of Consent

Date: 6-10-25

I am the property owner of record for 3604
Rio Rancho, NM. Legal Description: Subdivision/Unit 16,
Block 13B, Lot 6.

With my signature below, I hereby grant written permission to the adjoining property owner Thomas Fitzpatrick of

(print name)

3606 Ann Cir SE 87124 for

(print address)

the sole purpose of raising the common wall/fence between our properties.

Scott Savidge
DECEASED

Emily Savidge
Printed Name

Signature

CITY OF RIO RANCHO
3200 CIVIC CENTER CIRCLE N.E. RIO RANCHO, NEW MEXICO 87144

BUILDING DIVISION (505) 891-5006 ZONING DIVISION (505) 891-5005 FAX: (505) 891-8994 EMAIL: PERMITS@RRNM.GOV

Rio Rancho
City of Vision

Development Services Department
Code Enforcement Division
Officer Adam Andrade

Date: May 22nd, 2025

TO: Thomas Fitzpatrick

Address: 3606 Ann Cir SE

City, State, Zip: Rio Rancho, NM 87124

Ref: **COURTESY NOTICE OF CODE VIOLATION**

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

154.77(G) Fence/Wall Regulations

Approval process. All fences require a zoning plan review. If the fence is a part of a larger submittal, for example new home construction, the fencing plan review will occur at that time and is inclusive in the plan review fee. If the fence is an improvement to a developed site, a fencing plan review is required.

To Correct the Violation: Please obtain a permit for the new fencing in front of the property. New fencing that changes the height from the old fence must have a permit. Permit information can be obtained by calling the permit desk at (505)891-5005. Thank you.

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) by the fifteenth day after the date of this notice. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment.

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

REINSPECTION DATE: JUNE 10th, 2025

IF THERE ARE ANY QUESTIONS PLEASE CONTACT ME AT THE NUMBER LISTED BELOW.

City of Rio Rancho • Code Enforcement • Officer Adam Andrade • (505) 891-5861 aandrade@rrnm.gov

To whom it may concern,

I Thomas Fitzpatrick, property owner of 3606 Ann Cir SE, Rio Rancho NM 87124, am applying for this zoning variance due to purchasing this property under the impression that the previous property owners had the necessary permits for the fence that was already erected. Both neightbors are in full acceptance of the current 5FT fence and have no issues or complaints. Further, due to practical difficulty and financial hardship as I just had a baby and do not have the funds that would be required to reconstruct the metal fence to a lower height including the metal automatic gates attached to the fence. Keeping the fence at its current height also provides security for both my family and my pets within my property.

Thank you for your consideration,

Thomas Fitzpatrick

westside


Gate


3606
North side


BEWARE
of DOG
SMILE
YOU'RE ON CAMERA
Gate

East side


East Side

North side

West side

9:58 89



Street View | Photos

Off market

Zestimate®: $320,400

3 beds **2** baths **1,248** sqft

3606 Ann Cir SE, Rio Rancho, NM 87124

Get a cash offer in 3 minutes

$320,400

Estimated market value

Find out how much your home could sell for in as little as 3 minutes with a

Claim this home

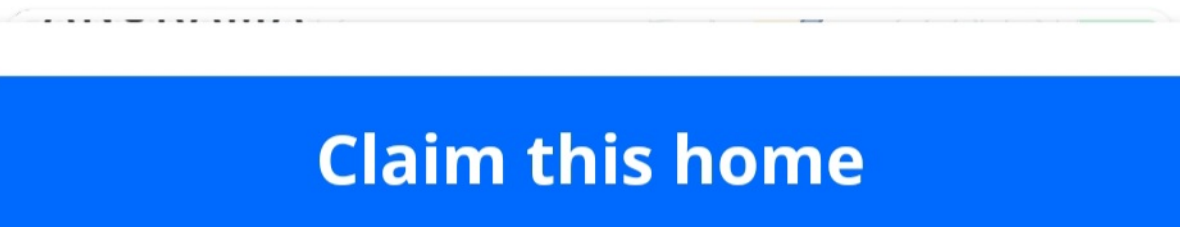
Price & tax history

Price history | Tax history

8/25/2020	Sold	--
7/25/2020	Pending sale	$199,900
7/23/2020	Listed for sale	$199,900
8/30/2018	Sold	--
8/5/2018	Pending sale	$165,000

Show more

Neighborhood: Rio Rancho Estates



Claim this home

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

June 20, 2025

RE: **Variance Request Case No. 25-110-00012 (3606 Ann Circle SE) Variance to max height for fence in the front property setback.**

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, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of **3606 Ann Circle SE**, legally described as **U16, Blk 13B, Lot 7**. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, July 8, 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

3606 ANN CIRCLE SE
UNIT 16, BLOCK 13B, LOT 7
VARIANCE TO FENCE HEIGHT IN FRONT SETBACK



RioRancho
City of Vision

0 25 50 100 150 200
Feet

Subject Property
Roads
Zoning
R-1

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

Map Created by Tamarah Martinez on 6/20/2025

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

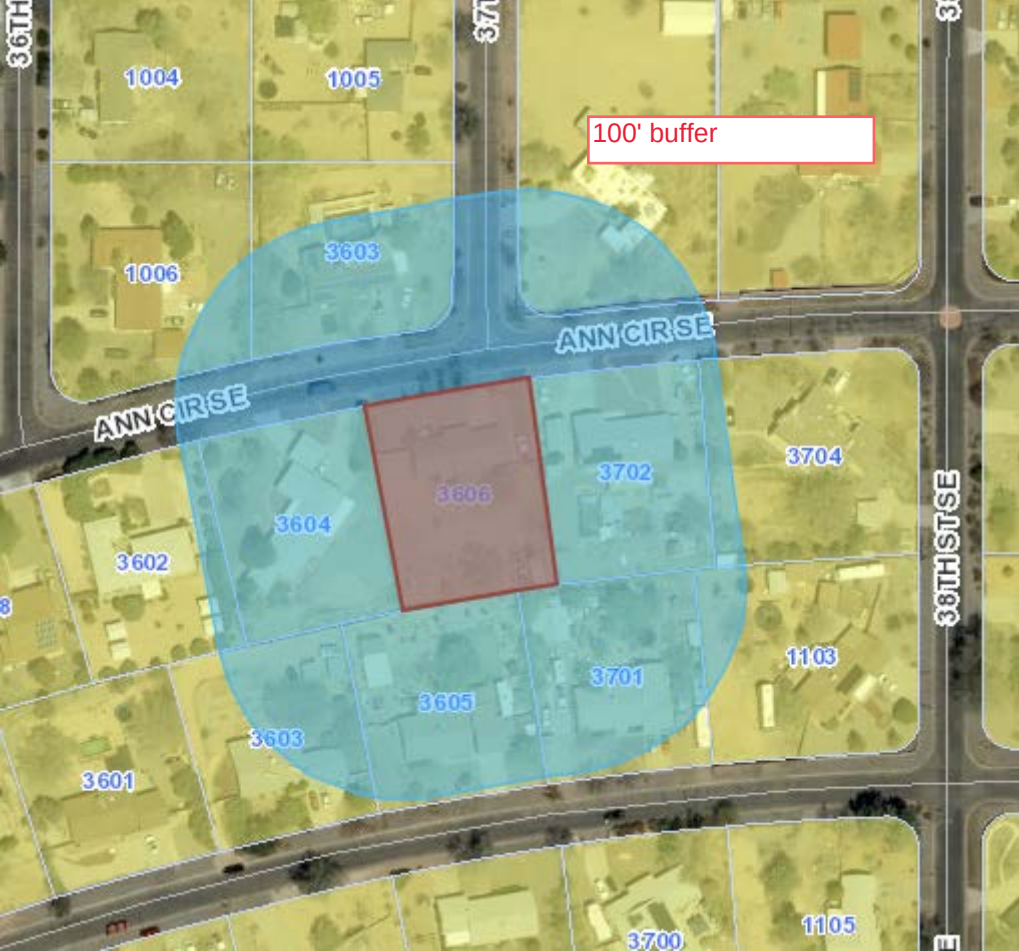
NOTICE OF PUBLIC HEARING

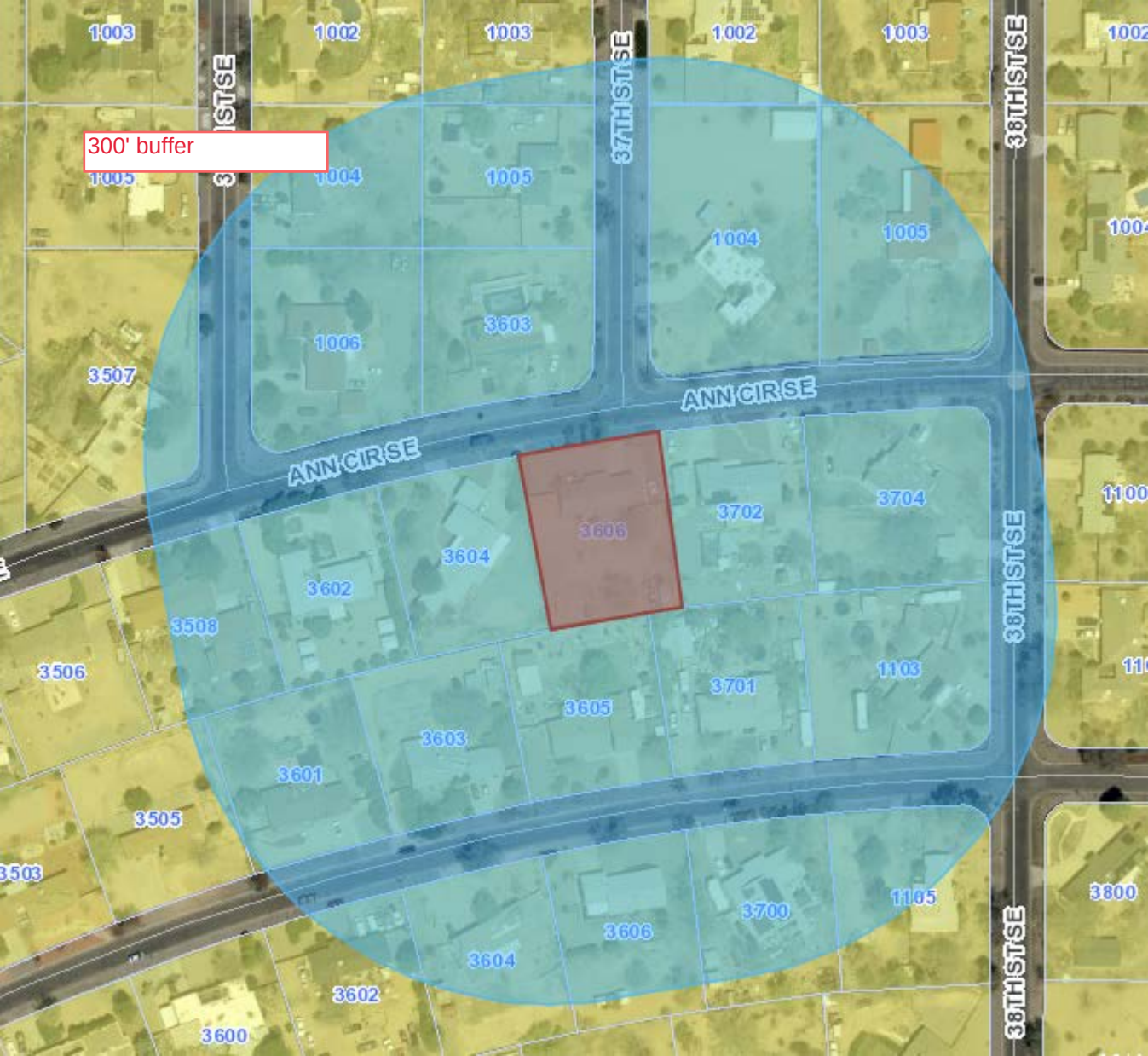
Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**July 8, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

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:	**July 8, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov


100' buffer
1004
1005
1006
3603
ANN CIR SE
ANN CIR SE
3606
3604
3602
3702
3704
36TH ST SE
1103
3701
3605
3603
3601
1105
3700


300' buffer
37TH ST SE
38TH ST SE
ANN CIR SE
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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 applicant, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of **3606 Ann Circle SE**, legally described as **U16, Blk 13B, Lot 7**. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.The PZB will hear the request on July 8, 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, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of **3606 Ann Circle SE**, legally described as **U16, Blk 13B, Lot 7**. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.The PZB will hear the request on July 8, 2025.

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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, July 8, 2025:

Variance
Case #25-110-00012
The applicant, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.

Zone Map Amendment
Case #24-100-00012
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Master Plan Amendment
Case #24-410-00003
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Case $25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La

Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

Preliminary Plat
Case #25-210-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Subdivision Variance
Case #25-280-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

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

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

Journal: June 23, 2025

Exhibit 1

Location - 3606 ANN CIR SE

Code Enforcement Officer Patrol

May 20, 2025

Case- #25-2656

Violation

FENCE/WALL REGULATIONS (154.77)

Description

05/22/2025 01:25 PM AANDRADE ----------
On patrol I observed a new fence built after 2011 but before 2021 with no permit found in HTE or H Drive. NOV mailed.

06/09/2025 12:57 PM AANDRADE ----------
I received a VM from TJ wanting to talk about the notice and abatement. I spoke with him on the phone. He stated this was built before he bought the home which I replied it still needed to be permited. He asked what the permit application consists of and I asked for an email to send him an example of a permit application and the website involved in the permit process. I also stated I would extend this recheck three weeks to allow submission and approval. He acknowledged.

06/09/2025 12:59 PM AANDRADE ----------
CONTACT: TJ Fitzpatrick (505) 353-6619 tj.fitzpatrick@ymail.com


Vision View SM
Development Services
Records & GIS Section
3606 ANN CIR SE
Show search results for 3606 A...
37TH ST SE
ANN CIR SE
ANN CIR SE
1004
1005
3704
3702
3606
3604
(1 of 3)
Ownership
Account # R038025
Owner Name FITZPATRICK, THOMAS J AND CAFFEY, BREANNA N
Zoom to
1103
3701
49ft
-106.663 35.240 Degrees

This page can be printed using your internet browser or by CTL + P
Account: R038025

Location

Parcel Number 1-013-068-271-289

Tax Area 510CSH_R - 510CSH_R

Situs Address 3606 ANN CIR SE

Legal Summary Legal: Subd: RIO RANCHO ESTATES Block: 13B Lot: 7 Unit: 16

Owner Information

Owner Name FITZPATRICK, THOMAS J AND CAFFEY, BREANNA N

Owner Address 3606 ANN CIR SE
RIO RANCHO, NM 87124-2014
UNITED STATES OF AMERICA

Assessment History

Actual Value (2025 - Residential Cap applied) $149,740

Primary Taxable $49,914

Tax Area: 510CSH_R **Mill Levy**: 36.040

Type	Actual	Assessed	Acres	SQFT	Units
Residential Land	$28,193	$9,398	0.500	21780.000	1.000
Residential Improvement	$121,547	$40,516		1248.000	

Transfers

Sale Date	Doc Description
08/25/2020	WARRANTY DEED
08/30/2018	WARRANTY DEED
	SOLE SEPERATE PROPERTY CONVEYAN
	SPECIAL WARRANTY DEED
	SOLE SEPERATE PROPERTY CONVEYAN
09/25/2012	WARRANTY DEED
08/28/2012	SPECIAL MASTER DEED
	NOTICE OF LIS PENDENS
	MISCELLANEOUS

Tax Year	Taxes
*2025	$1,798.92
2024	$1,746.48

* Estimated

Images

- Map
- Photo
- Sketch
- GIS

Focusing On: *3606 ANN CIR SE RIO RANCHO 87124*

Customer Master File Inquiry

Customer ID 187551

Collapse All

Customer Information

Customer name: FITZPATRICK THOMAS J
Mailing address: AND BREANNA NICOLE CAFFEY
3606 ANN CIR SE
RIO RANCHO, NM 87124
Delivery point:
Phone number: (505) 353-6619
Customer status: ACTIVE
Customer name type: Person
Group number:
Deposit sponsor:

Customer Alerts

Confidential: No
Cash only: No
Special code:
Special notes: Yes

Optional Information

Phone number: (505) 353-6619
Social security number: *****2172
Drivers license number: ********3 NM
Attention/Doing business as:
OLD UTILITY ACCOUNT#

Auto Pay Information

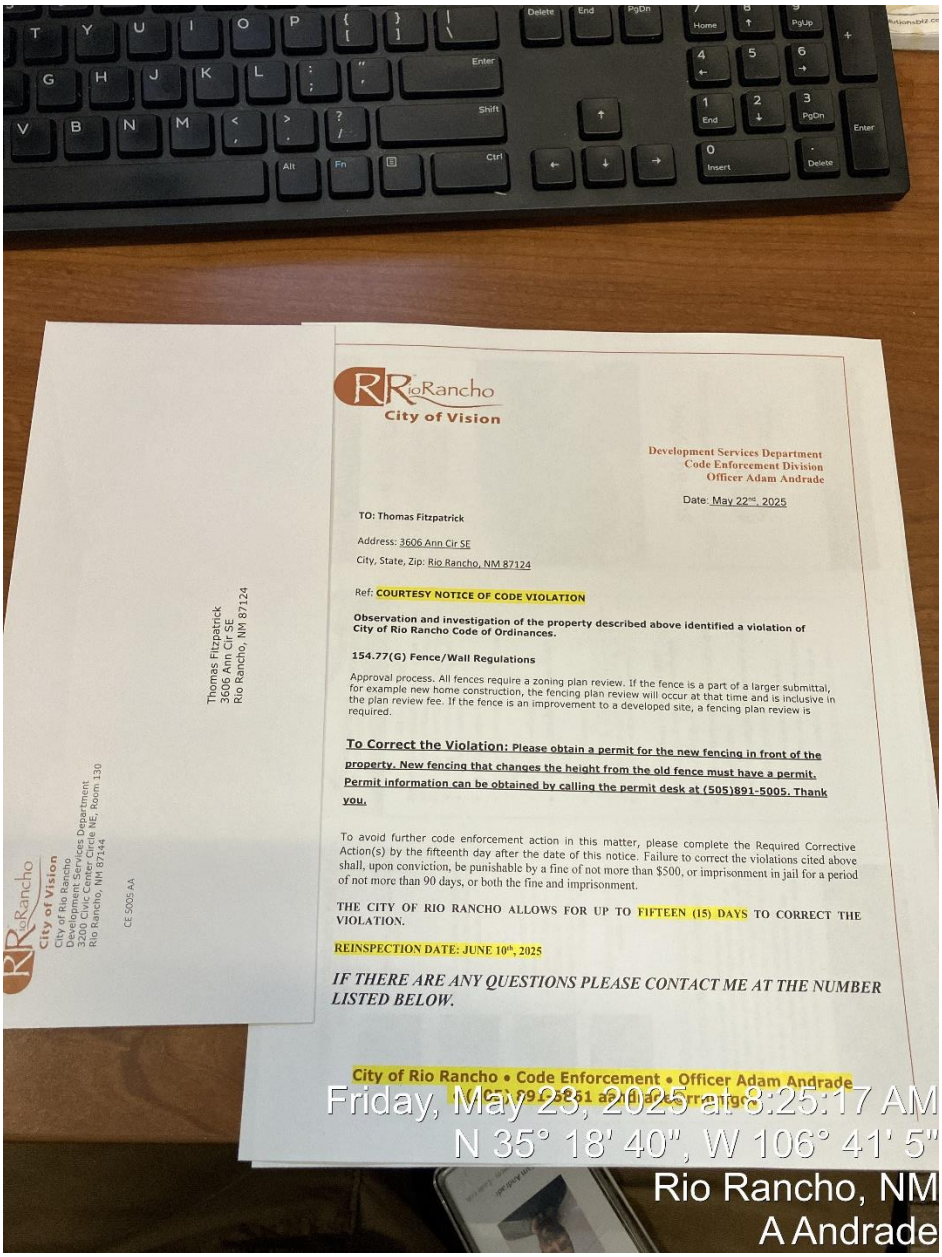
Auto Pay: N NO AUTO PAY
Bank code:
Bank account:
Bank account type: Personal
Auto Pay day:

Exempt Information

Penalty exempt: Once per year


9305
Thursday, May 22, 2025 at 1:14:08 PM
N 35° 14' 24", W 106° 39' 47"
Rio Rancho, NM
A Andrade


Thursday, May 22, 2025 at 1:13:53 PM
N 35° 14' 24", W 106° 39' 47"
Rio Rancho, NM
A Andrade



Rio Rancho
City of Vision

Development Services Department
Code Enforcement Division
Officer Adam Andrade

Date: May 22nd, 2025

TO: Thomas Fitzpatrick

Address: 3606 Ann Cir SE

City, State, Zip: Rio Rancho, NM 87124

Ref: **COURTESY NOTICE OF CODE VIOLATION**

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

154.77(G) Fence/Wall Regulations

Approval process. All fences require a zoning plan review. If the fence is a part of a larger submittal, for example new home construction, the fencing plan review will occur at that time and is inclusive in the plan review fee. If the fence is an improvement to a developed site, a fencing plan review is required.

To Correct the Violation: Please obtain a permit for the new fencing in front of the property. New fencing that changes the height from the old fence must have a permit. Permit information can be obtained by calling the permit desk at (505)891-5005. Thank you.

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) by the fifteenth day after the date of this notice. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment.

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

REINSPECTION DATE: JUNE 10th, 2025

IF THERE ARE ANY QUESTIONS PLEASE CONTACT ME AT THE NUMBER LISTED BELOW.

City of Rio Rancho • Code Enforcement • Officer Adam Andrade

Thomas Fitzpatrick
3606 Ann Cir SE
Rio Rancho, NM 87124

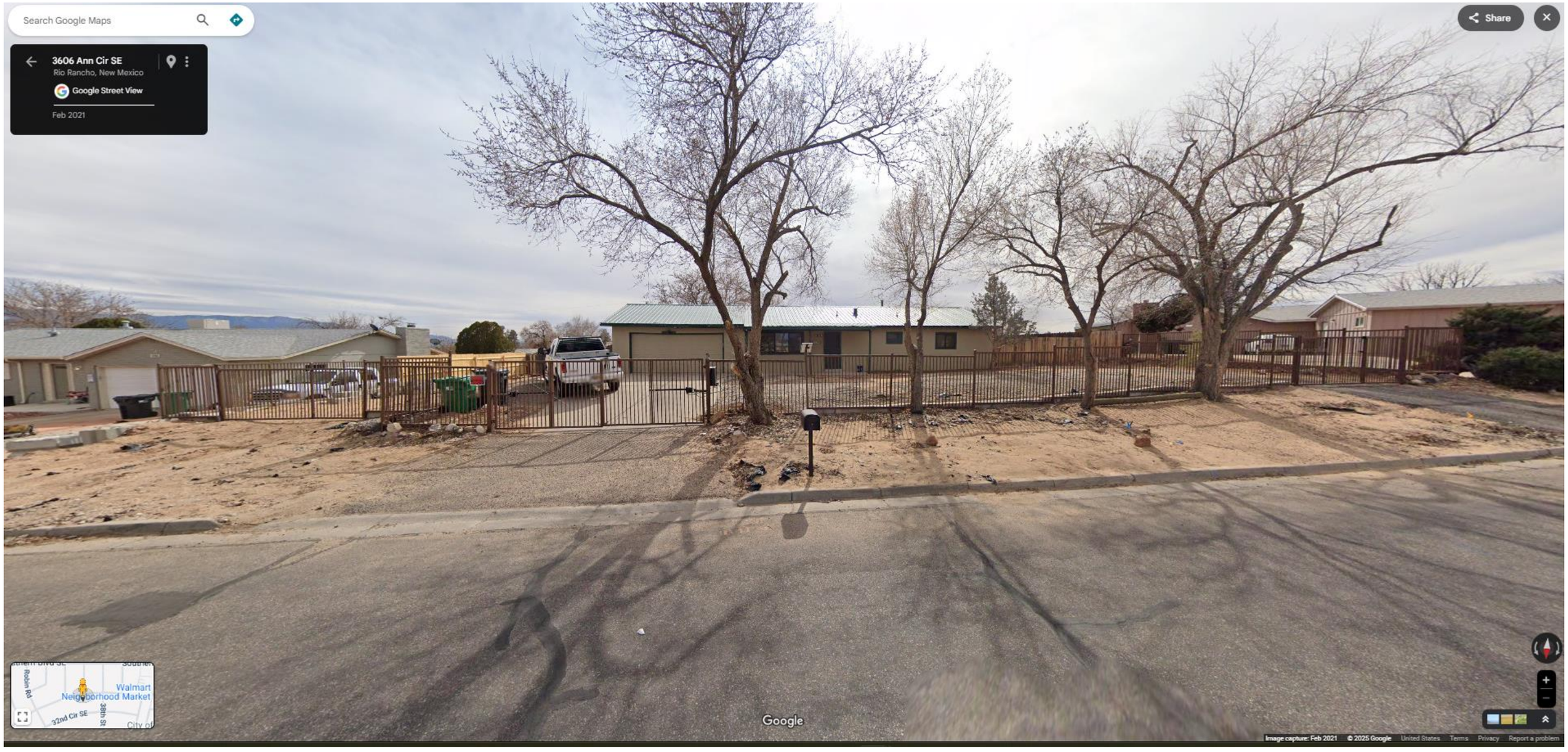
Rio Rancho
City of Vision
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE, Room 130
Rio Rancho, NM 87144

CE 5005 AA

Friday, May 23, 2025 at 8:25:17 AM
N 35° 18' 40", W 106° 41' 5"
Rio Rancho, NM
A Andrade



Bing Map Image June 2013



Google Images February 2021

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00012

REQUEST FOR A VARIANCE TO THE MAXIMUM FENCE HEIGHT REGULATION IN THE FRONT SETBACK FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK 13B, LOT 7.

Applicant: Thomas Fitzpatrick.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 8th day of July 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 fence height in the front setback 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 applicant has adequately addressed the criteria for granting a variance to allow for a maximum height of 5' for a fence to be constructed in the front setback for a lot within the R-1: Single Family Residential District.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The fence, as identified in this request and permit #25-6689 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject fence permit.
5. The applicant must adhere to all other fence requirements found within R.O. 2003, Section 154.77.

THEREFORE, the application to allow for a 5ft fence in the front setback, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on July 8, 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. 24-110-00012

REQUEST FOR A VARIANCE TO THE MAXIMUM FENCE HEIGHT REGULATION IN THE FRONT SETBACK FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 16, BLOCK 13B, LOT 7.

Applicant: Thomas Fitzpatrick.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 8th day of July 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 fence height in the front setback 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.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application to allow for a 5ft fence in the front setback, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on July 8, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00002

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Specific Area Plan Amendment. The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan call for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plans. Staff contact is Ben Isaacs and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan call for the removal of the subject properties from the plans.

Concurrent to this request is a Zone Map Amendment and change in land use of the subject properties from SU-C1: Special Use for Retail Commercial to R-4: Single-Family Residential, being heard concurrently under case #25-100-00003. These cases are also being heard alongside the Tampico Master Plan (case #25-400-00004).

The subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B are currently zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002.

The subject properties are bounded by R-1: Single-Family Residential and SU/C-1: Special Use for Retail Commercial to the north; SU/C-1: Special Use for Retail Commercial to the east and south, and R-1: Single-Family Residential to the south and west.

The subject properties are located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject property is also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

REVIEW CRITERIA:
The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general.

The applicant justifies removal of the subject property from the Tampico North Specific Area Plan by stating, "The vision guiding the Tampico North Specific Area Plan emphasized the desire to 'provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs'."

The applicant continues by stating, "However, despite the original intention to create commercial space and services to reduce the residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550."

The applicant finalizes their justification by stating, "Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan."

Staff recommends that the Planning and Zoning Board recommend approval of the request to remove the subject property from the Tampico North Specific Area Plan. The applicant's plan to develop medium-density residential on the subject properties would limit the primary objective of the Tampico North Specific Area Plan, which is to provide opportunities for commercial and retail development, however the additional dwelling units in close proximity to the retail commercial property may spur future commercial development. Removal from the Tampico North Specific Area Plan would allow for residential use on the subject properties, while also retaining an adequate portion of the original Specific Area Plan for its intended commercial use in the future.

Staff recommends the Boards finds that the request to remove the properties from the Tampico North SAP and replace it with the proposed new Tampico Master Plan for the subject property, provides for more updated detailed plans for utilities and circulation and has the potential to improve the surrounding infrastructure for the properties which will remain in the Tampico North SAP.

To justify the removal of the subject property from the La Barranca Specific Area Plan, the applicant states "We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Road & NM Hwy 528 will remained zoned as SU/C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the Specific Area Plan, we are submitting, for consideration, the Tampico Master Plan."

Staff recommend that the Planning and Zoning Board recommend approval of the request to remove the subject properties from the La Barranca Specific Area Plan. With the submittal of the Tampico Master Plan, the applicant has provided a new set of goals and objectives for the development, which, having been evaluated by Staff, negate the need for adherence to those outlined in the La Barranca Specific Area Plan. Moreover, removal of the subject properties from the La Barranca Specific Area Plan is unlikely to have any significant impact on the overall objectives of the plan due to the relatively small proportion of the property to be removed.

SITE ANALYSIS:
The Tampico North Specific Area Plan was adopted on December 11, 2002 under Resolution No. 92, Enactment No. 02-089; the Specific Area Plan was subsequently amended with an addendum on March 23, 2016, under Resolution No. 23. The plan encompasses an area of approximately 50 acres and is located in Unit 17. It is bounded by Idalia Road NE to the north, N.M. Hwy. 528 to the southeast, Vatapa Road NE to the southwest and Aurora Road NE to the west. The entirety of the Tampico North Specific Area Plan is overlapped by the La Barranca Specific Area Plan.

The La Barranca Specific Area Plan was adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019. The plan encompasses an area of 4,536 acres and is located in Unit 17. It is bounded by Paseo del Volcan NE, Iris Road NE and Idalia Road NE to the north, N.M. Hwy. 528 to the east, Northern Blvd NE to the south and Loma Colorado Blvd NE to the west. The northeastern part of the La Barranca Specific Area Plan is overlapped by the Tampico North Specific Area Plan.

LAND USE:
The subject property currently has a "Community Commercial" land use in the La Barranca Specific Area Plan, which it is being removed from. The property also has a "Commercial (Neighborhood, Community), Mixed Use, Office" land use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The requested amendment removes the subject properties from this designation in the La Barranca Specific Area Plan and the GLUM, Map L-2 is also being amended with the Zoning Ordinance to a "Low/Medium Density Residential" land use.

The subject property is being assigned a "Low/Medium Density Residential" Land Use with proposed lot layout within the concurrent Tampico Master Plan request.

GRADING AND DRAINAGE:
No proposed changes.

CIRCULATION:
Conceptual Site layout within Tampico North Specific Area Plan for commercial site circulation no longer applicable to subject properties. Subject properties will have updated site circulation with proposed Tampico Master Plan.

PHASING AND FINANCING:
No proposed changes.

DESIGN STANDARDS:
No proposed changes.

NOTIFICATIONS:
Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan requests. A legal advertisement was placed in the June 23, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
See comments listed for Zone Map Amendment case #25-100-00003.

IMPACT:
The Development Services Department recommends that the Planning and Zoning Board approve the request for an amendment to the Tampico North and La Barranca Specific Area Plans, subject

to the findings and conditions below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:
1. The removal of the subject property from the Tampico North Specific Area Plan will not adversely impact the goals and objectives of the Tampico North Specific Area Plan, the La Barranca Specific Area Plan, or the City of Rio Rancho Comprehensive Plan.
2. The removal of the subject property from the La Barranca Specific Area Plan will not adversely impact the goals and objectives of the La Barranca Specific Area Plan or the City of Rio Rancho Comprehensive Plan.

ALTERNATIVES:

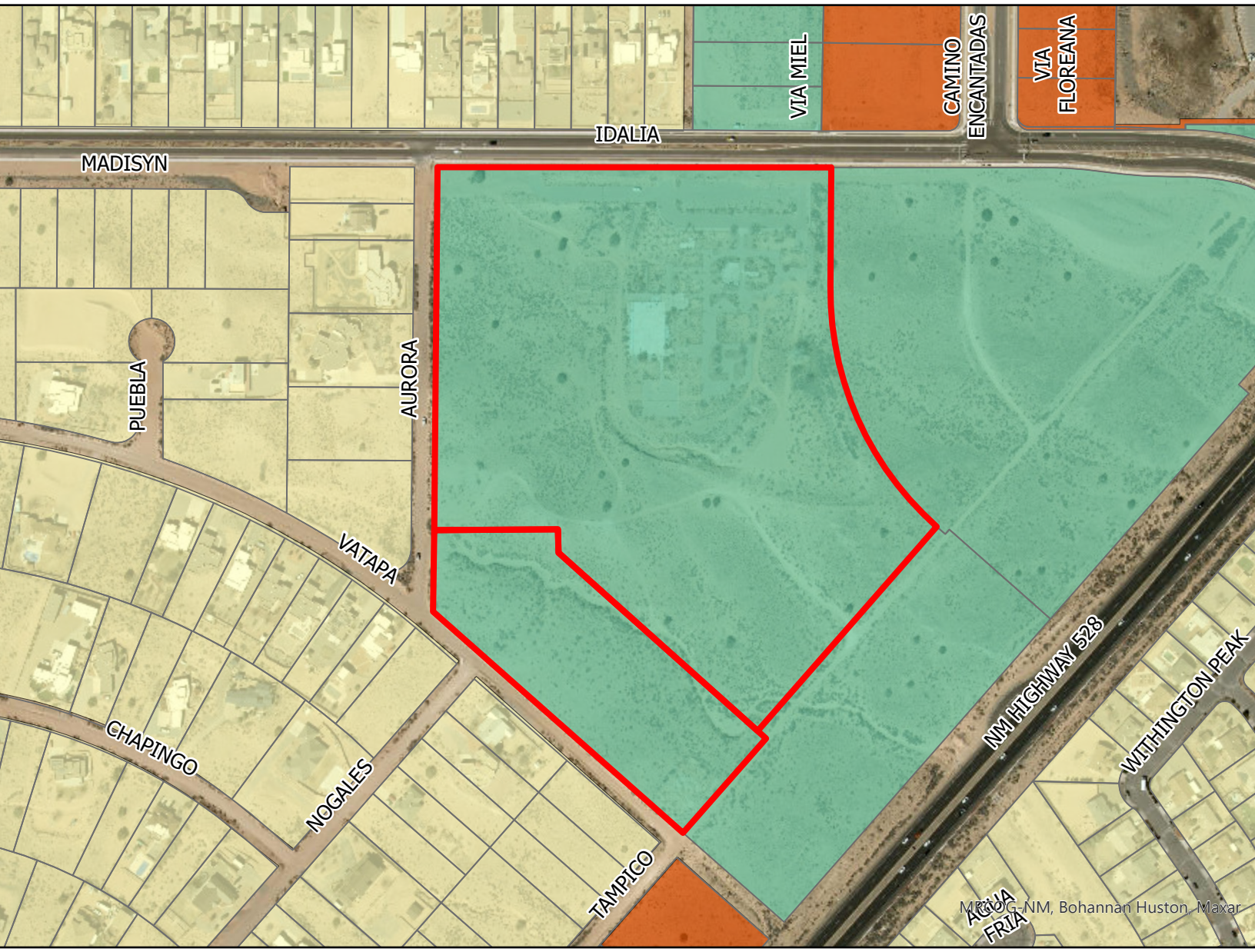
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body with findings and conditions.

ATTACHMENT: Zoning Location Map.pdf
ATTACHMENT: Application, Justification and Master Plan.pdf
ATTACHMENT: Letters of Authorization.pdf
ATTACHMENT: Notifications.pdf
ATTACHMENT: Draft_Resolution_TampicoLBSAPA_BMB_AR.doc
ATTACHMENT: Public Comment_Gehling.docx

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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, 3/5/2025

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
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

   1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

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

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

   (E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

   (F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: _____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

This page can be printed using your internet browser or by CTL + P
Account: R121594

Location

Parcel Number 1-017-073-354-023

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: RIO RANCHO ESTATES Unit: 17 Tract: A

Owner Information

Owner Name RIO INVESTMENTS

Owner Address 5913 CANYON CREST PL NE
ALBUQUERQUE, NM 87111-6620
UNITED STATES OF AMERICA

Assessment History

Actual Value (2023) $953,509

Primary Taxable $317,836

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$953,509	$317,836	21.252	925737.000	1.000

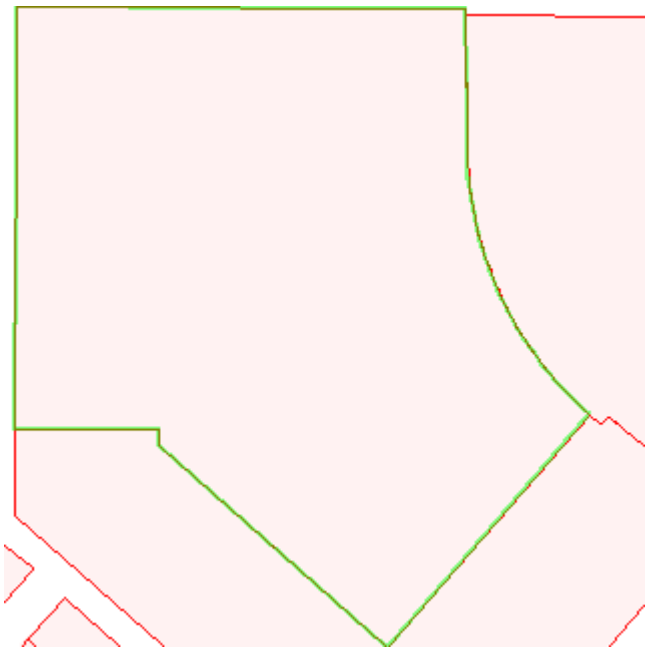
Transfers

Sale Date	Doc Description
	WARRANTY DEED
	MAPS

Tax Year	Taxes
2023	$13,234.68
2022	$13,255.36

Images

- Photo
- GIS



Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

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Account: R040729

Location

Parcel Number 1-017-072-340-487

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: ENTRADA DE CORONADO Tract: B PLAT 2602-A FORM UNIT 17 BLK 87 LOT 15-22

Owner Information

Owner Name WEBB FAMILY TRUST

In Care Of Name C/O WEBB, PETER C AND LAURIE J

Owner Address 3214 FALKIRK CT NE RIO RANCHO, NM 87144-5656 UNITED STATES OF AMERICA

Assessment History

Actual Value (2021) $214,180

Primary Taxable $71,393

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$214,180	$71,393	4.917	214180.000	1.000

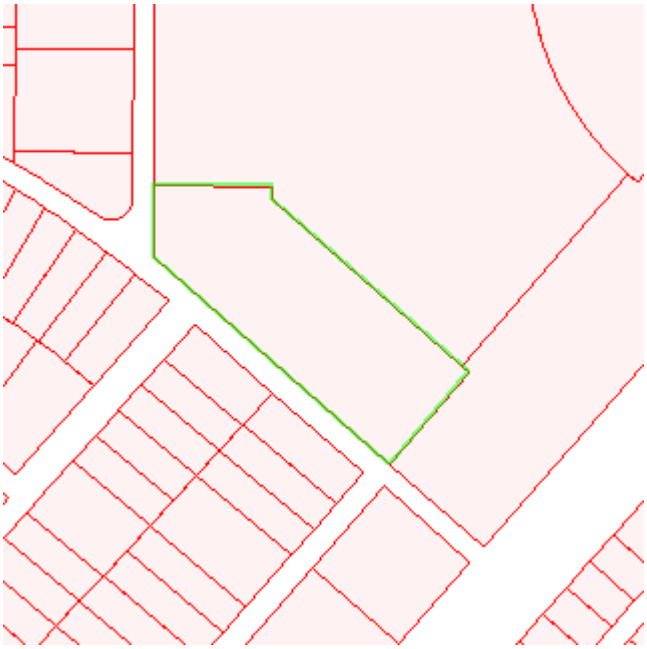
Transfers

Sale Date	Doc Description
	QUIT CLAIM DEED
	QUIT CLAIM DEED
	MAPS
10/18/2005	UNASSIGNED
05/01/1997	REAL ESTATE CONTRACT

Tax Year	Taxes
2023	$2,972.80
2022	$2,977.44

Images

- GIS



December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Via Emailed PDF to: bisaacs@rrnm.gov, arincon@rrnm.gov, and bbabyak@rrnm.gov

June 18, 2025

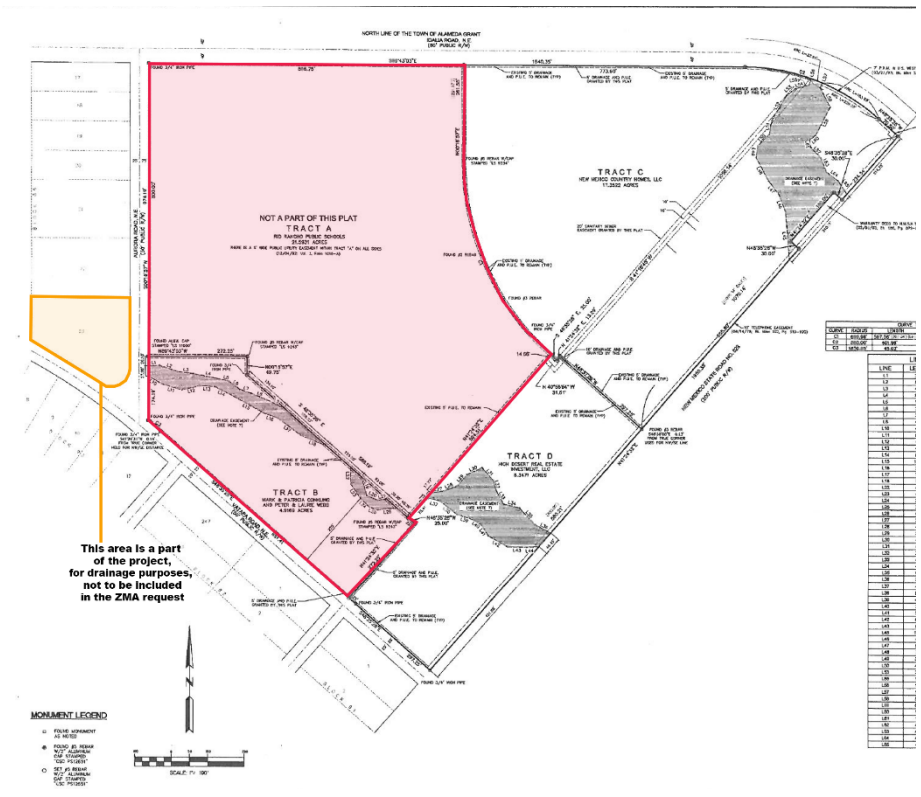
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan and to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

TAMPICO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Remove the tracts from La Barranca Specific Area Plan
- Adopt the Tampico Master Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

1. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. During the DRC meeting with City staff on March 3, 2024, staff stated, "Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area." We also believe this proposed zoning change aligns with the Land Use Goals outlined in the Comprehensive Plan and promotes the objectives of the Rio Rancho Strategic Plan for 2023–2028.

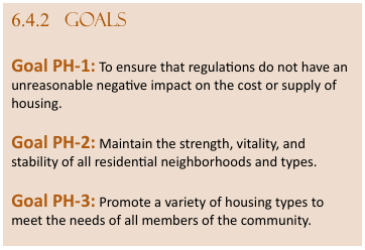

5.6.2 GOALS

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Goal -L3: Maintain a balance of land uses throughout the City.

Goal L-4: Support development within City Center that is consistent with development commonly found within a dense urban core.


6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

The Land Use Element of the Comprehensive Plan identifies four goals. This zoning change supports Goals L-1 and L-3. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia and NM 528. This location, currently zoned SU for C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area.

The Population & Housing Element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 by providing more diverse housing opportunities.

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505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

With the removal of these tracts from the Tampico North SAP, two remaining tracts totaling approximately 23.34 acres would continue to be zoned SU for C-1/retail commercial (Enactments: 02-37; 94-035). We believe this remaining commercial area remains substantial, and even with the proposed rezoning of our tracts to R-4, the overall vision of the City's Comprehensive Plan is still supported. The City's Comprehensive Plan designates this location as a Development Node (Chapter 2, Vision Element, Map VEI-1: Conceptual Development Vision). According to the Comprehensive Plan, Development Nodes are "where a higher concentration of land uses exist in the form of commercial, multi-family, and mixed-use developments." It further states that "incorporating public spaces and mixed uses into a development is an important aspect of creating a vibrant and diverse node."

As part of our ZMA request, we have submitted a master plan demonstrating how these two tracts provide a natural transition between future commercial development and existing R-1 residential areas. Additionally, the zone change and subsequent subdivision will:

- Expand utility infrastructure
- Improve roadways and connectivity to Idalia
- Enhance access to future commercial development
- Add park space for community use

All of these improvements contribute positively to the City's health, safety, morals, and general welfare.

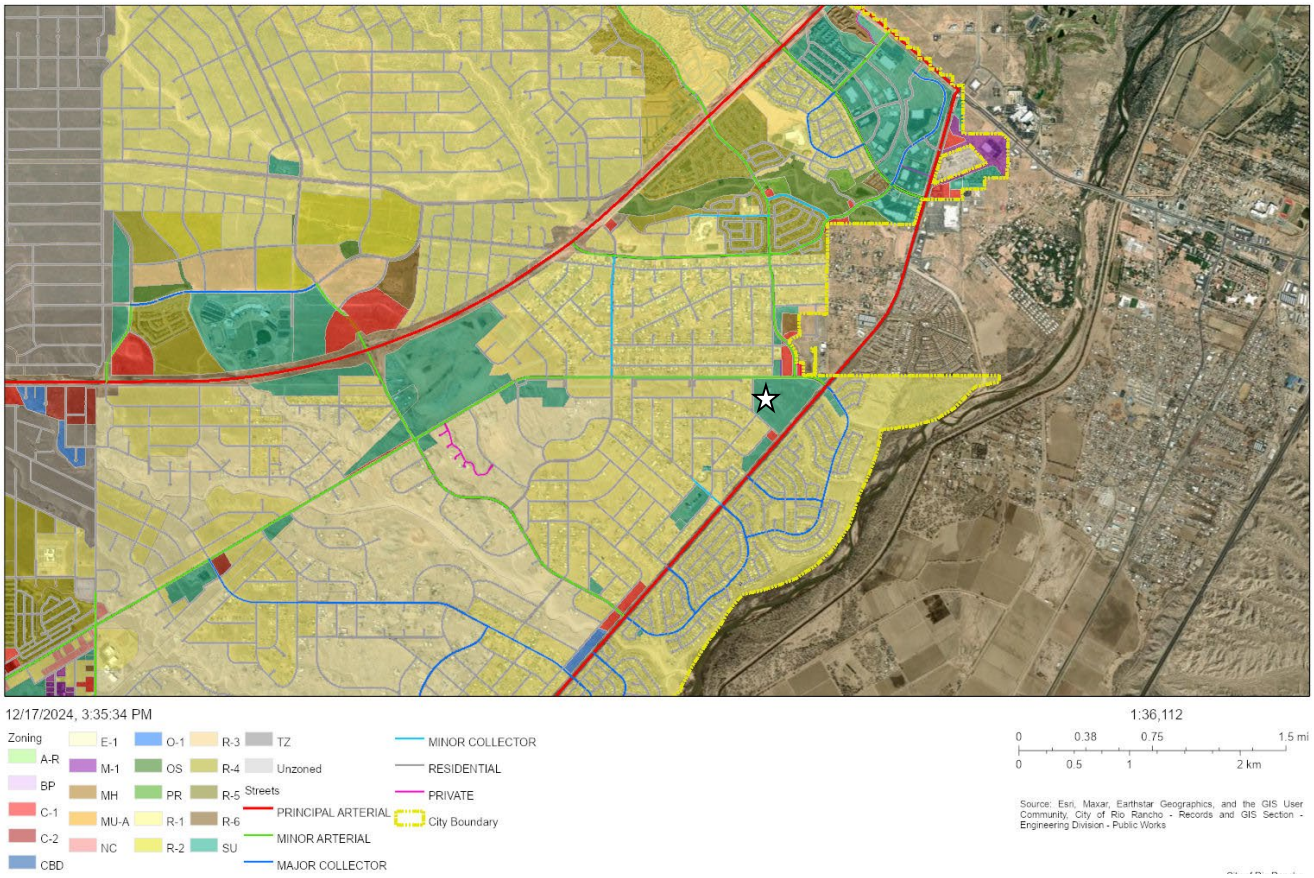
2. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the goals of the Strategic Plan as the corner still has +/-23.34 acres of commercial land use available for future commercial growth.

See Map on Page 3 for Zoning Distribution.

TAMPICO DEVELOPMENT, LLC
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505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

Web Map



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

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area. With the zone map amendment and proposed master plan, we are planning on adding 1.526 acres of park land.

1. VISION FOR GROWTH

The vision for the physical development of the City of Rio Rancho emerged from a series of workshops held during the development of the Vision 2020 Integrated Comprehensive Plan (ICP), adopted in 2001. While some aspects of the updating of the Comprehensive Plan have changed, the idea of higher intensity and density growth nodes introduced in the Vision 2020 ICP has not changed. Since the Comprehensive Plan is organized with individual elements that can stand on their own, the Development Services Department will review each element no less than every five years and amend the plan elements as necessary.

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

2.3.7 URBAN DESIGN

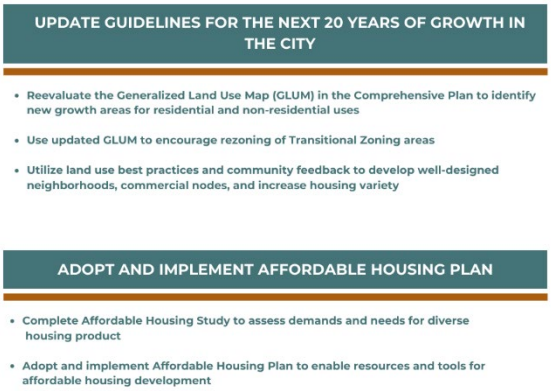
Urban design is best expressed as the visual identity of the built environment of the city. The vision displayed in the Urban Design Element is to incorporate the following design characteristics into future development and revitalization of older developments:

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

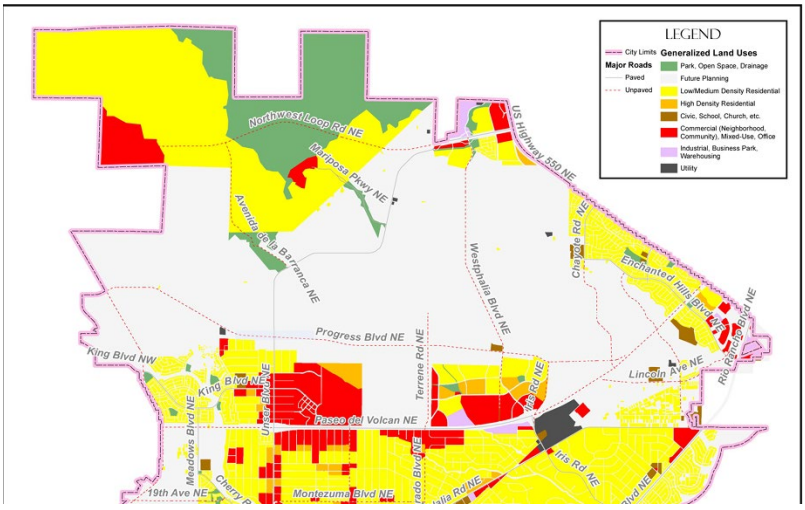
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e-mail | mail@scmpartners.com

2. *the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted as secondary or above the first floor. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.

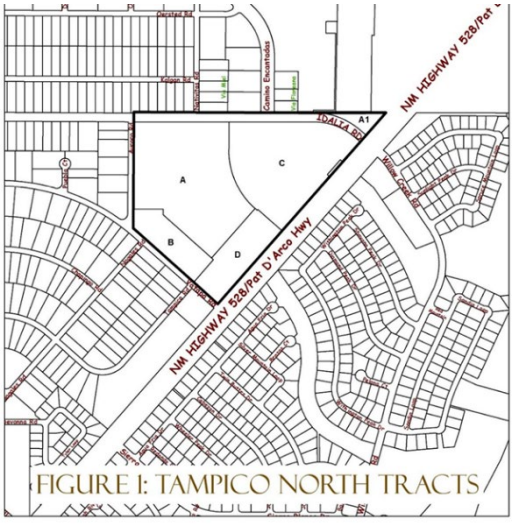
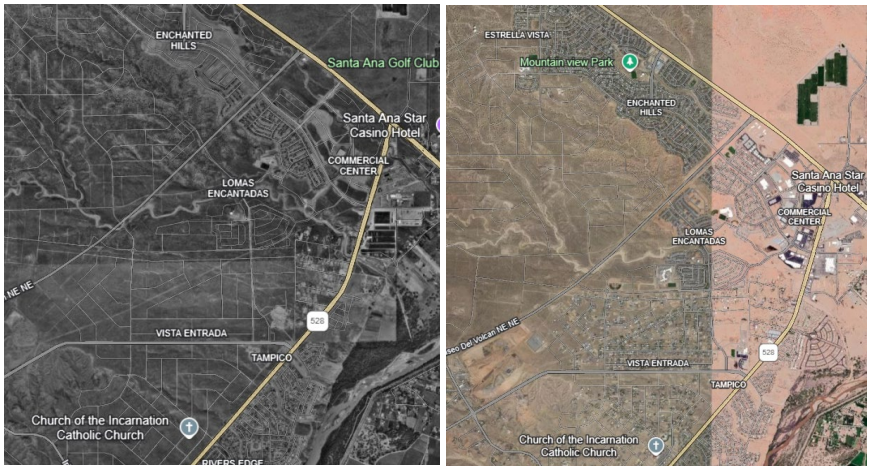


FIGURE I: TAMPICO NORTH TRACTS

The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

TAMPICO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

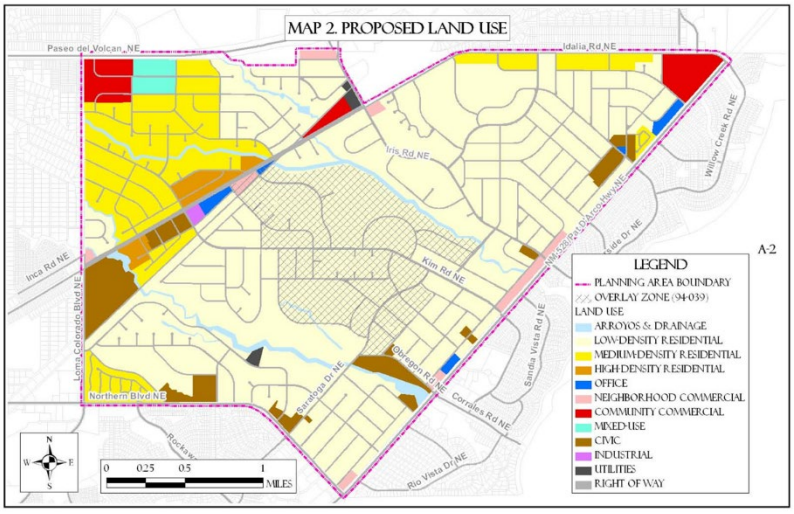
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request for Removal from the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the specific area plan, we are submitting, for consideration, the Tampico Master Plan.

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Tampico Master Plan
With the request to remove the tracts from the Tampico North Specific Area Plan and the La Barranca Area Plan, we are submitting for review and adoption the Tampico Master Plan to address the proposed land use, transportation & access management, design, utilities, and community amenities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and the La Barranca Specific Area Plan and the adoption of the Tampico Master Plan.

Sincerely,

Tampico Development, LLC
Scooter Haynes
Manager



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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Conceptual Utility Plan 13

Design Guidelines 14

Implementation 15

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Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

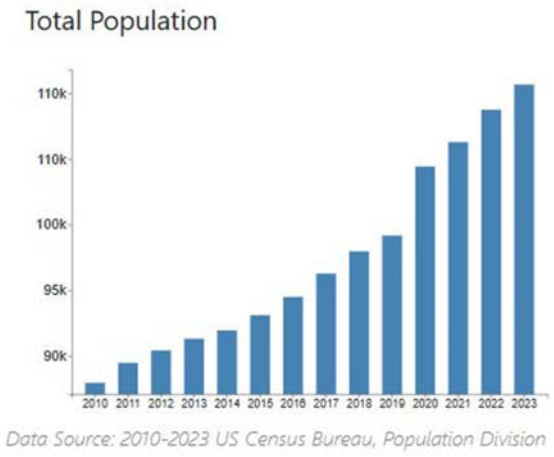
INTRODUCTION CONT.

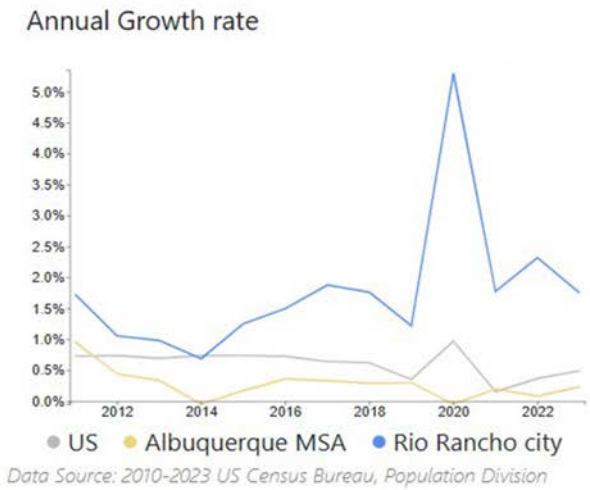


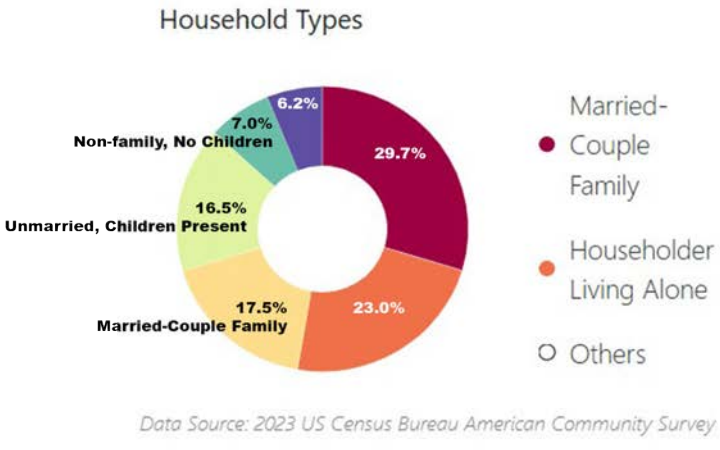
EXISTING CONDITIONS & SITE ANALYSIS

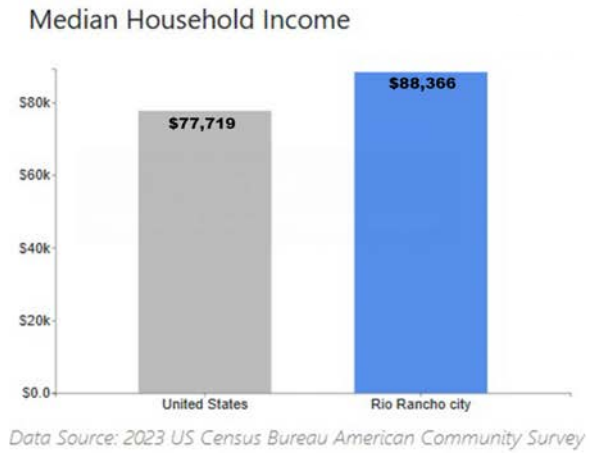
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

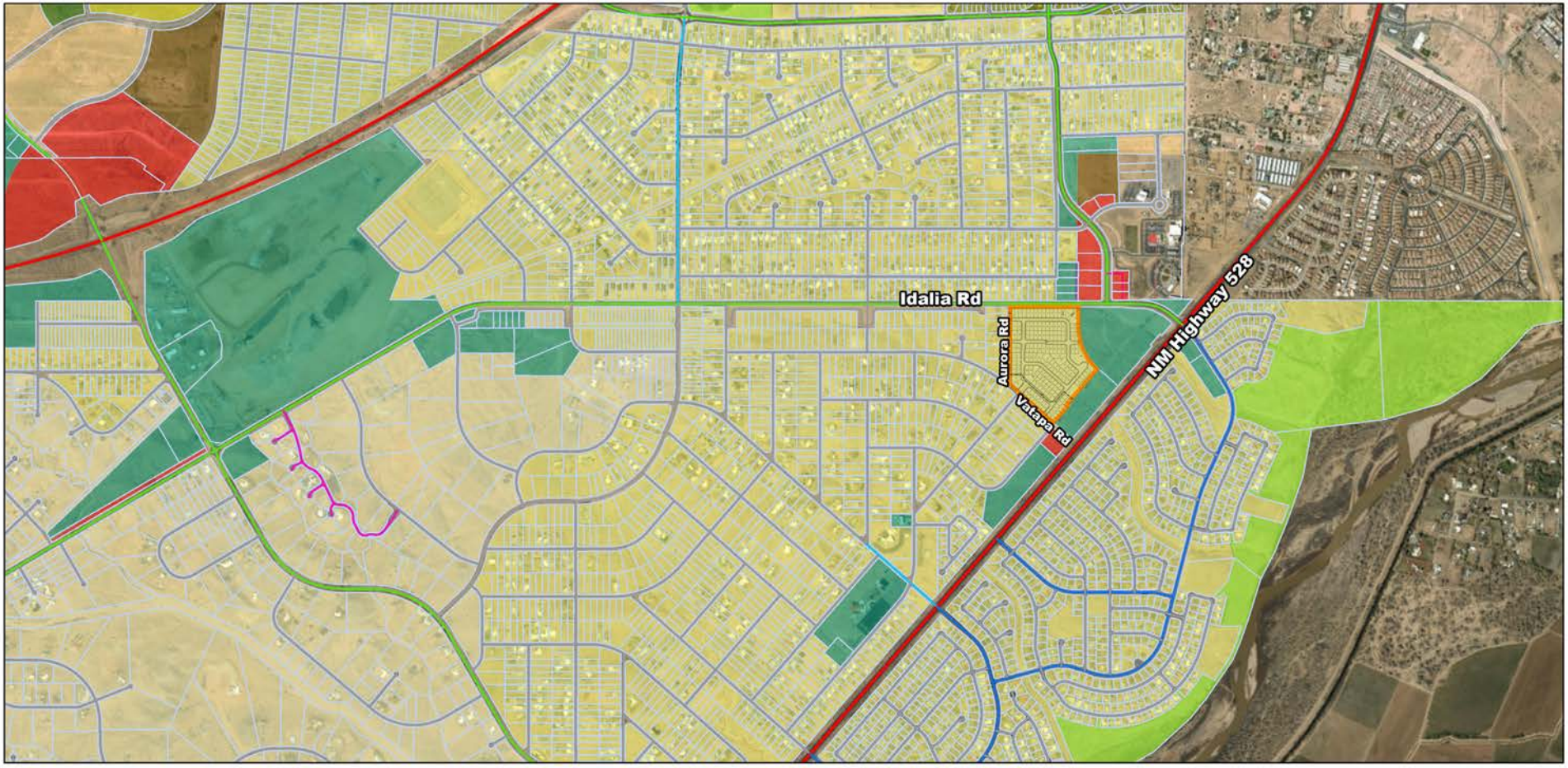
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



6/4/2025, 1:15:45 PM

Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

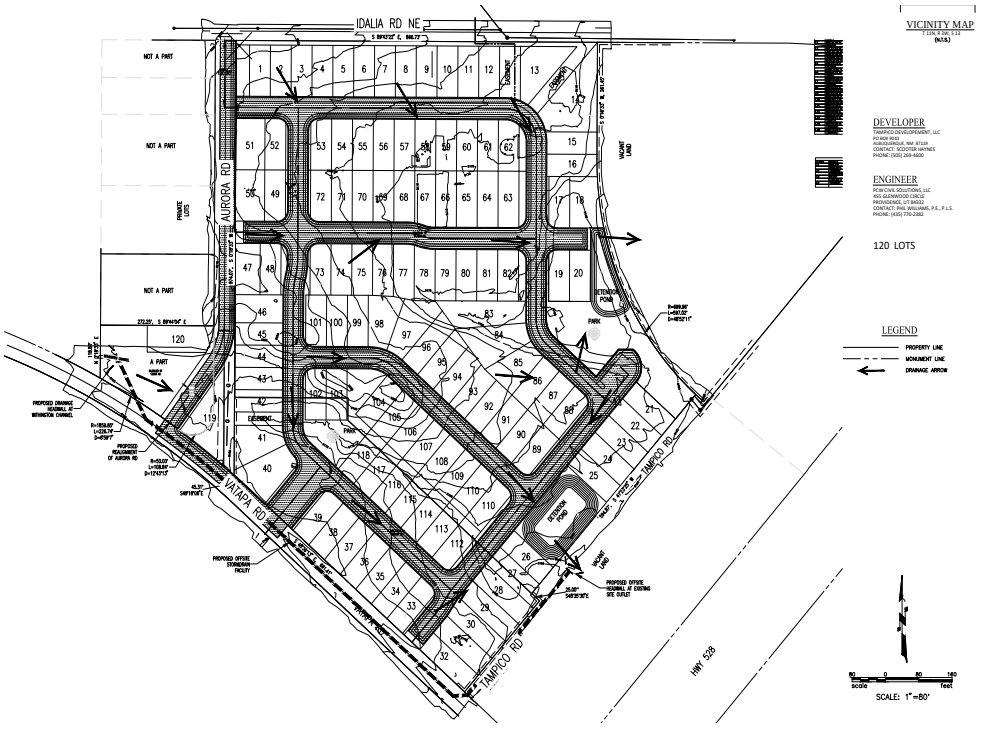
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

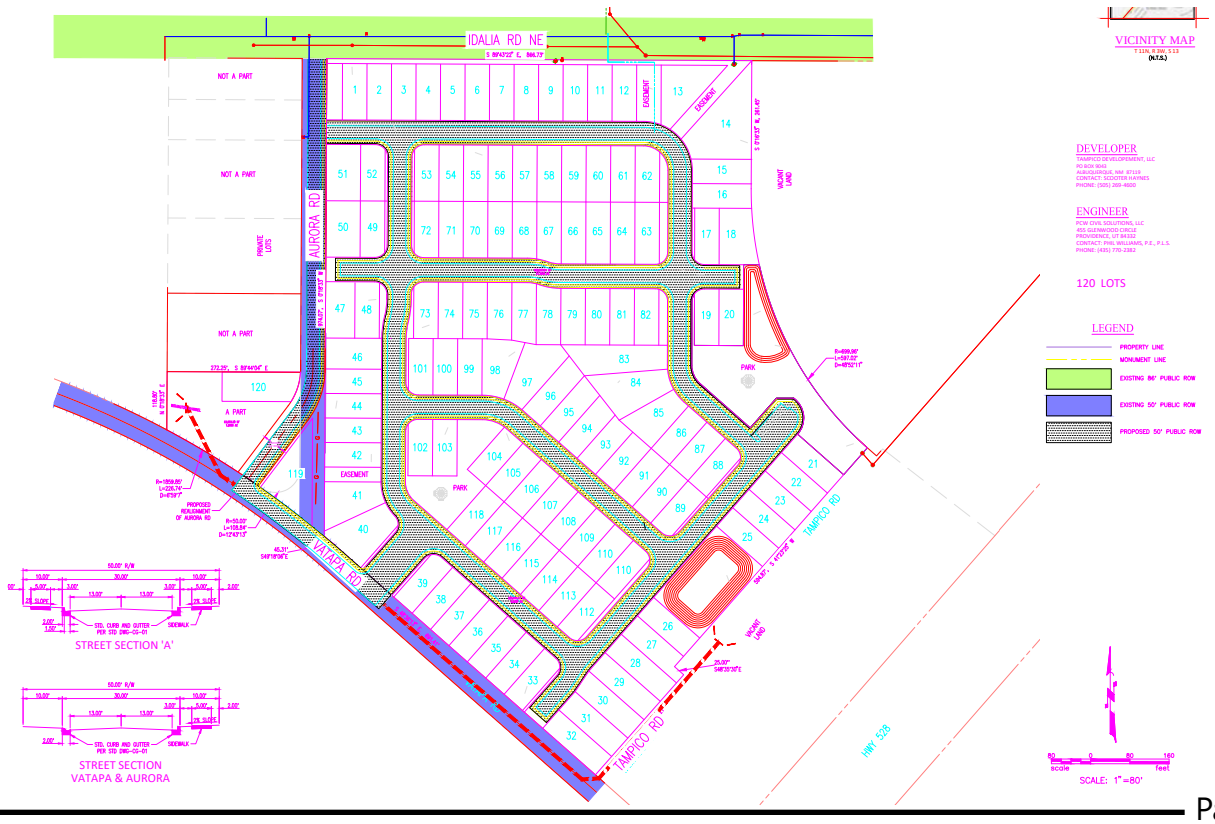


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

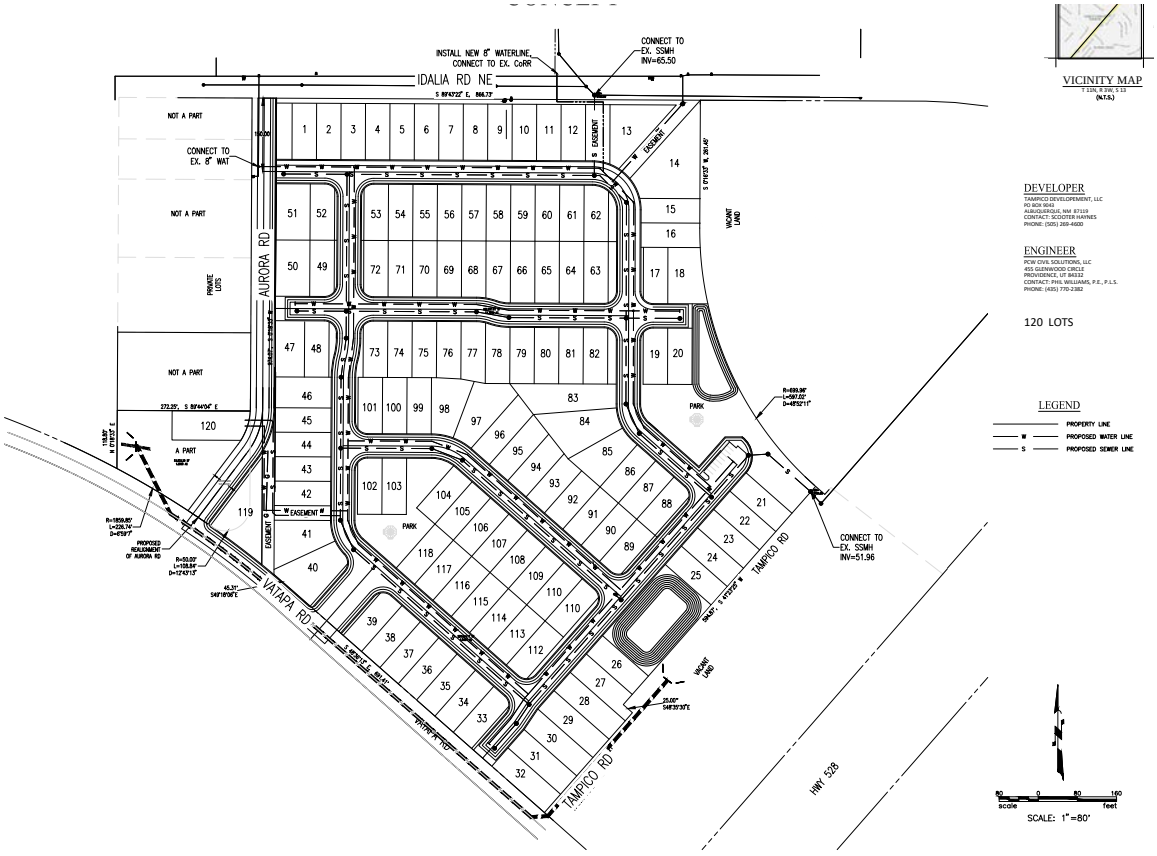
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

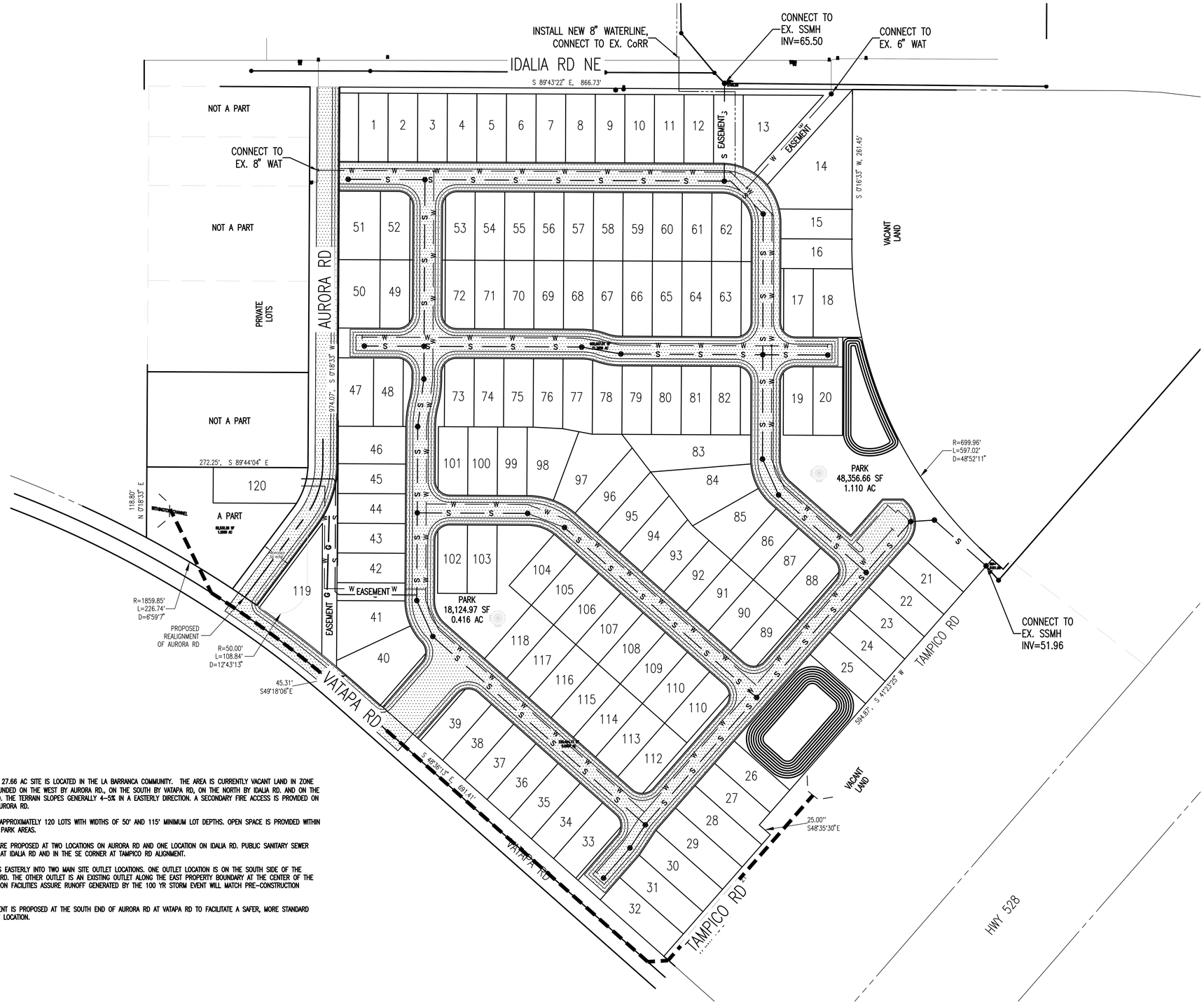
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
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PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

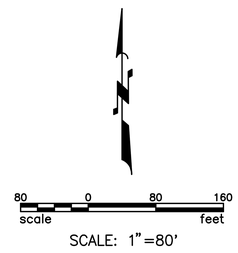
NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.



SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

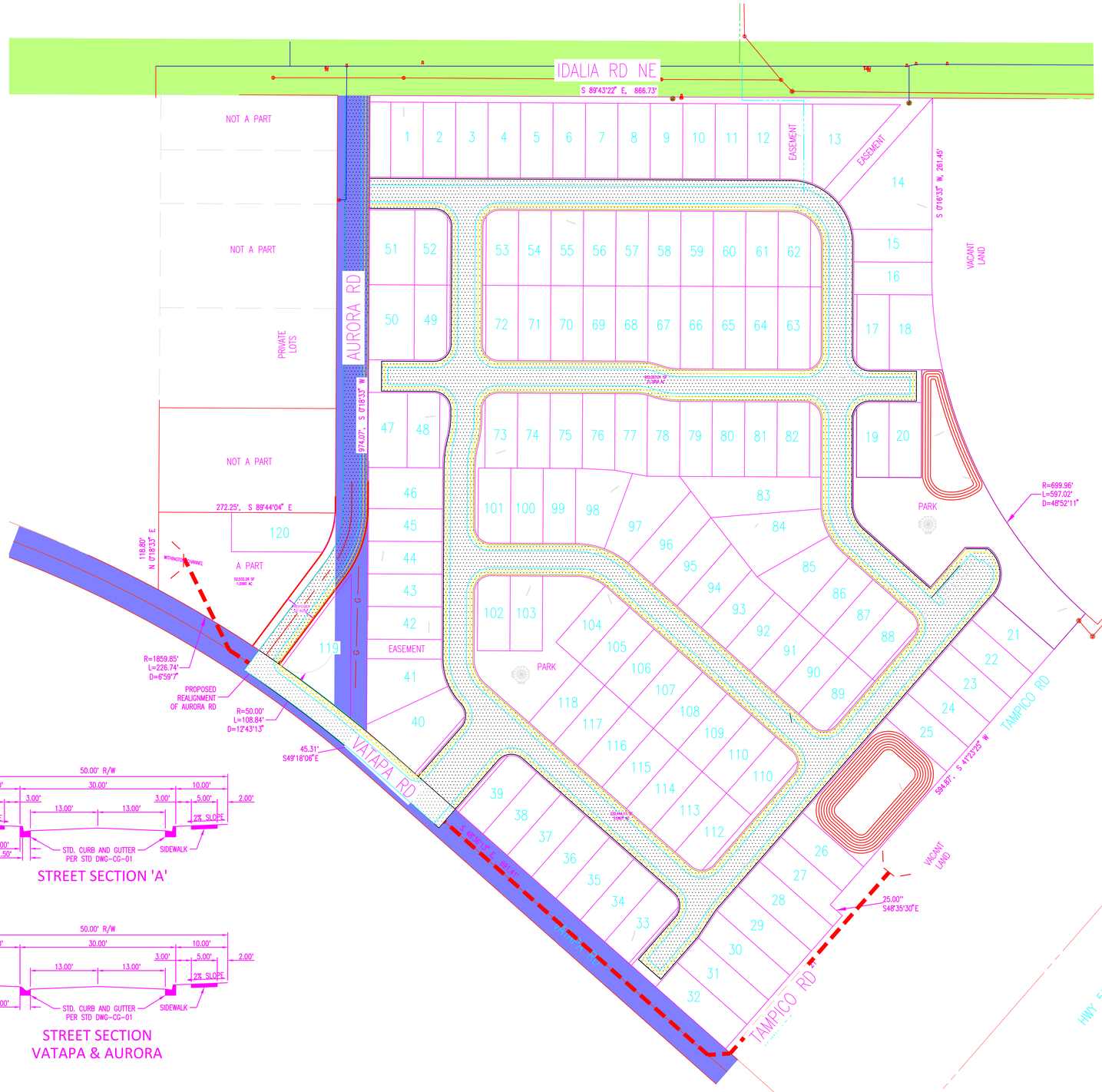
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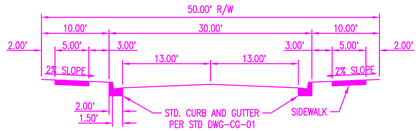
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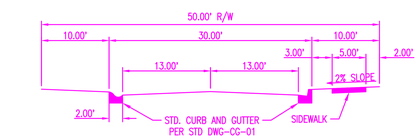
SHEET NO.
1/4

TAMPICO STREET CONCEPT





STREET SECTION 'A'



STREET SECTION
VATAPA & AURORA



VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

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PROVIDENCE, UT 84332
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PHONE: (435) 770-2382

120 LOTS

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
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PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

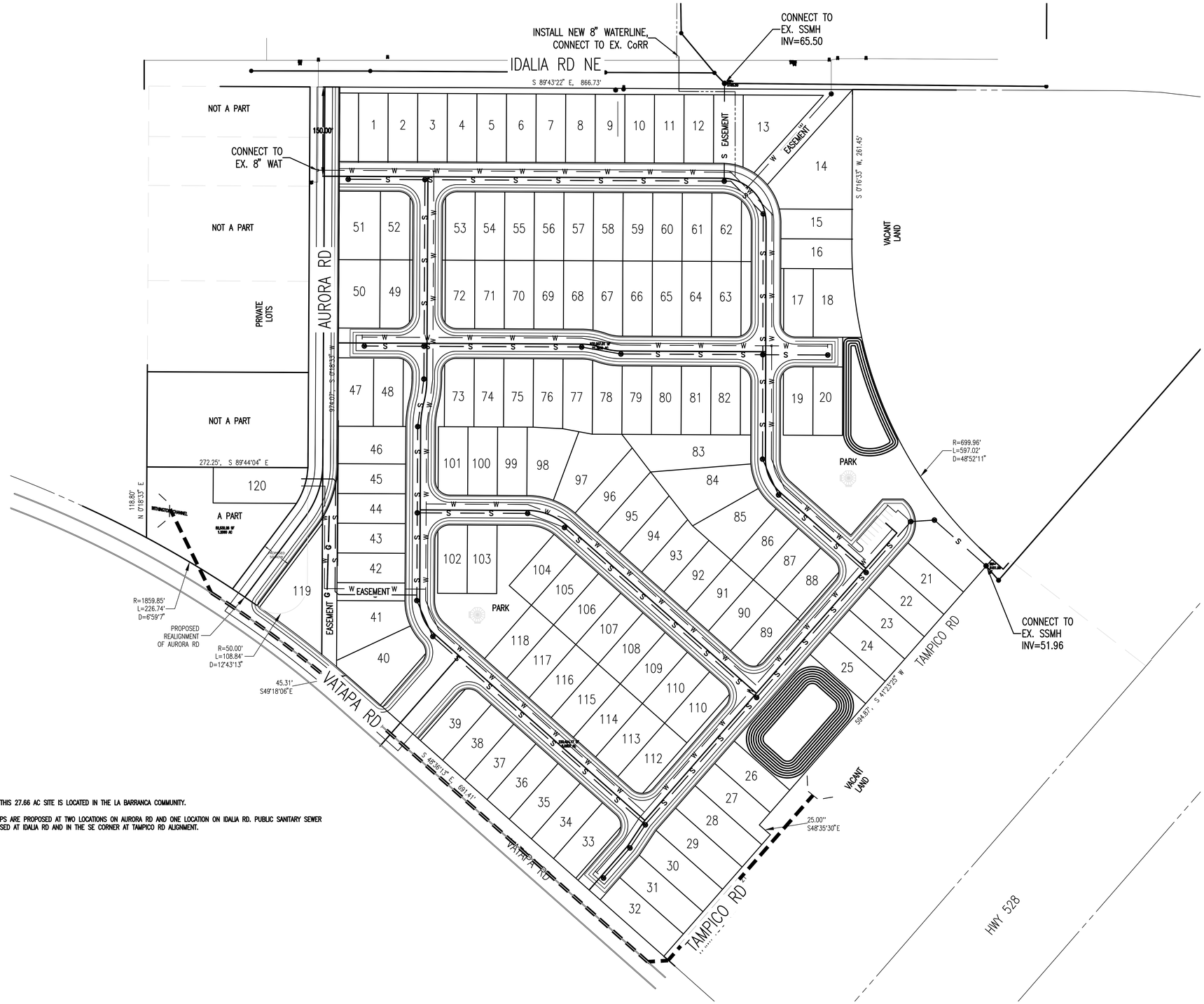
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SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
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CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

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455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

PROPERTY LINE
W PROPOSED WATER LINE
S PROPOSED SEWER LINE

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

80 0 80 160
scale feet

SCALE: 1"=80'

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PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
UTILITY CONCEPT

REVISIONS:

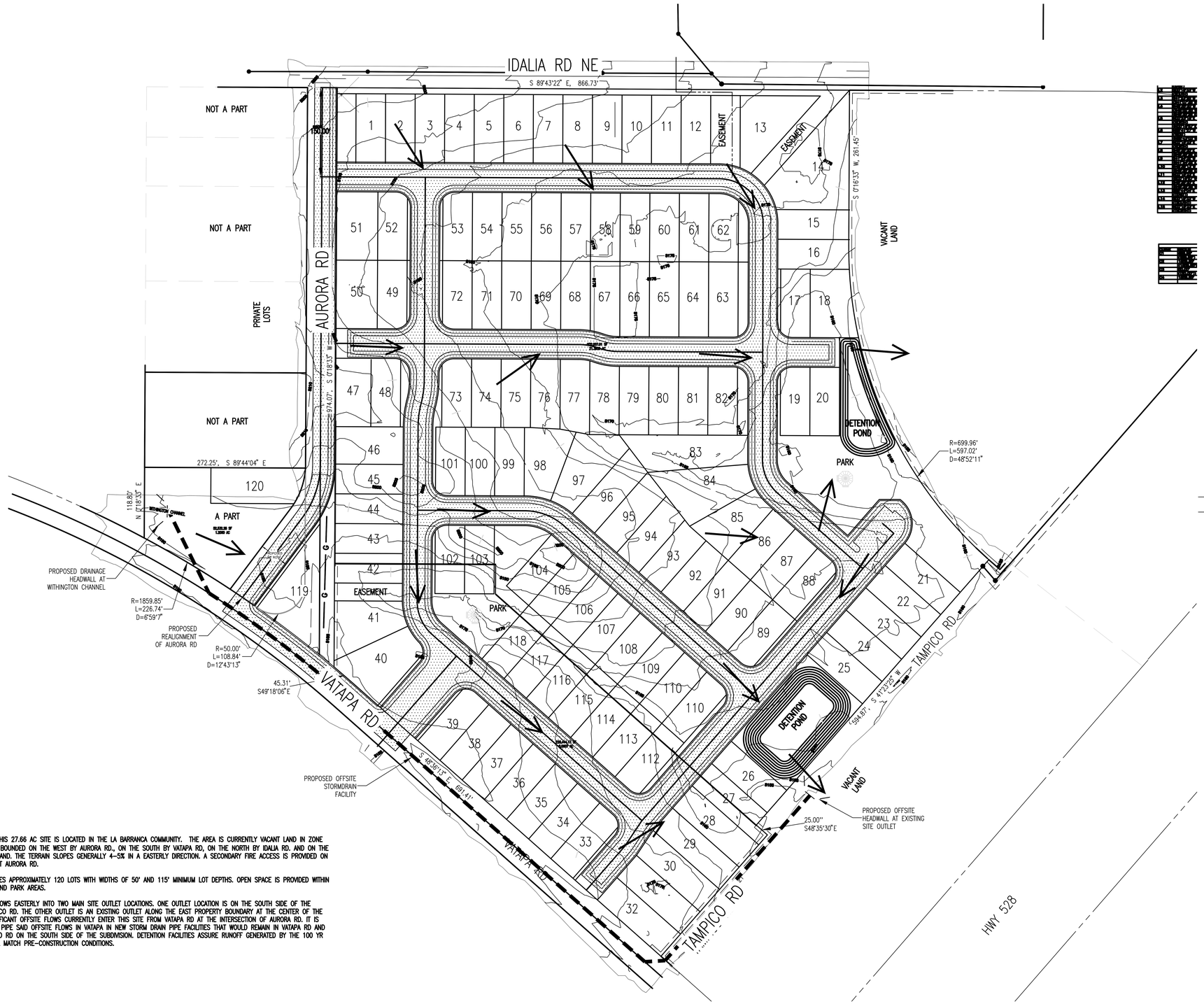
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DRAWN	
CHK'D	
SUB.	

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US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER
TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
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ENGINEER
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PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE
THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. SIGNIFICANT OFFSITE FLOWS CURRENTLY ENTER THIS SITE FROM VATAPA RD AT THE INTERSECTION OF AURORA RD. IT IS RECOMMENDED TO PIPE SAID OFFSITE FLOWS IN VATAPA IN NEW STORM DRAIN PIPE FACILITIES THAT WOULD REMAIN IN VATAPA RD AND OUTLET AT TAMPICO RD ON THE SOUTH SIDE OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011DS01.DWG

DS01

SHEET NO.
2/4

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

March 3, 2024

TO: SCM Partners, LLC
PO Box 9043
Albuquerque, NM 87119

RE: DRC (24-250-00010)

The following are the comments and feedback received in regards to the DRC application.

Planning and Zoning Division:

1. Zoning - NC: for C-1 per Ordinance No. 41, Enactment No. 02-037
    a. A Zone Map Amendment will be required with a strong justification letter.
        i. Application and checklist is attached.
    b. Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area but we are open to R-3 zoning as long as the justification sufficiently supports it.
    c. Neighbors might be opposed to opposed to the zone change because they have larger one acre and half acre lots.
        i. The adjacent community previously has had a strong turnout at meetings to voice their objection for proposed subdivision projects.
        ii. Therefore, neighborhood outreach is encouraged.
    d. The Generalized Land Use Map from the Comprehensive Plan will also need to be amended alongside the ZMA, as it identifies this area as commercial.
2. Specific Area Plans
    a. La Barranca SAP
        i. Land Use Map identifies this area as Commercial.
        ii. Option to either amend the land use of this SAP or remove the property to be excluded from this SAP.
    b. Tampico North SAP
        i. The purpose of this Specific Area Plan is to provide guidelines for future development along a portion of Rio Rancho Blvd (NMSR 528).
        ii. It has been depicted in the Preferred Growth Scenario as suitable for commercial development.
        iii. It is outdated so staff recommends to replace this SAP with an updated one.
            - All owners within this SAP would need to be in agreement and preferably will work together.
            - We wouldn't need a specific lot layout in the updated SAP. The main components we are looking for is a conceptual utility plan, layout for the main roads with access points, and a drainage plan.
            - The SAP amendments can also run concurrently with the ZMA for public hearings. They will both need to go before the Planning and Zoning Board for recommendation to the Governing Body who will vote on the final decision.

Engineering Division:

1. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
2. Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required. Please review Paseo Gateway West Specific Area Plan. Section 5 covers Proposed access to the property and outlines a 24' cross lot access easement at the rear of the lot. Access to King may be limited as a right in right out that may be removed as future development occurs in this area.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/GIS-Data-Request-61 is the link to request as-builts from GIS to review existing construction.
6. Contact:
   David Serrano, P.E
   Deputy Director
   O: 505.891.5059
   C: 505.235.5512
   dserrano@rrnm.gov

Fire and Rescue:

1. Requirements will be provided upon development.
2. Contact:
   Gerard Bauer
   Lieutenant | Fire Prevention Officer
   O: 505.896.8357
   gbauer@rrnm.gov

Parks, Recreation & Community Services:

1. If approved to move forward the developer will be required to allocate and improve parkland. It is likely the required acreage would be smaller than the City will accept as public park land and an HOA would need to be created to maintain any park improvements.
2. Parkland allocation is based on 2.83 residents per residence, 3 acres of parkland per 1,000 residents.
3. Park Impact Fees would need to be paid and the amount due per residence can be determined once a Master Plan (if required) and Preliminary Plat have been approved and lot numbers set.

PNM:

1. Contact:
   Ken Maestas
   Environmental Services
   Land Use and Permitting
   O: 505-241-4436
   C: 505-350-2562
   ken.maestas@pnm.com

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

Respectfully,



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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

   1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

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

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

   (E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

   (F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- ☐ Completed application
- ☐ Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- ☐ List of any original or related file numbers on the cover application
- ☐ Fee

Applicant Signature: _____Date:_____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____Date:_____

Hearing Date Assigned: _____

Form revised October 2010

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:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

January 23, 2025

Nicosha Schedlbauer, CCIM
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for Tampico Road Subdivision, Approximately 118 lots. Connection needs to be made at Nativitas and Idalia into higher pressure zone. Homes will likely need individual pressure reducing valves on the customer side. Installation and maintenance are responsibility of the customer/home builder/developer.

Dear Mrs. Schedlbauer:

The Utilities Department approves the Water and Wastewater Availability for U10 as described above. Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connectio on Aurora looped back to the Nativitas connection will likely be required to be completed by the developer.

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

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

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

Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

The City of Rio Rancho

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

June 30, 2025

RE: Zone Map Amendment, Specific Area Plan Amendment and Master Plan Amendment, Case No. 25-100-00003, 25-400-00004 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

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, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres. The applicant is also requesting approval of Tampico Master Plan.

The applicant, Tampico Development, LLC, also requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, July 8, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

Respectfully,

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

TAMPICO NORTH



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, July 8, 2025:

Zone Map Amendment
Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

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.

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE TAMPICO NORTH SPECIFIC AREA PLAN AND LA BARRANCA SPECIFIC AREA PLAN

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: on December 11, 2002, the Tampico North Specific Area Plan was adopted by the Governing body under Resolution No.92, Enactment No. 02-089, and amended on March 23, 2016, under Resolution No. 23; and

WHEREAS: on February 24, 2010, the La Barranca Specific Area Plan was adopted by the Governing body under Resolution No.18, Enactment No. 10-019, and amended on December 10, 2020, under Resolution No. 114, Enactment No. 20-112; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held on July 8, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00002) to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held August 14, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the following amendments and modifications to the La Barranca Specific Area Plan:
The La Barranca Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B.

Section 3. The Governing Body hereby approves and adopts the following amendments and modifications to the Tampico North Specific Area Plan:

The Tampico North Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B; and

Section 2. Effective Date: This Resolution shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Jack Gehling – 7016 Vatapa Rd NE, Rio Rancho 87144 July 8, 2025

I oppose Tampico Dev's request to re-zone 2 tracts from SU to R-4 for subdivision on land bounded by Idalia, aurora & vatapa rds.

- Special Use (SU) to R-4 (medium density) single family
- 118 new homes
- .15 acre lots on average
- $400-$600k price range

Issues:

- Not in keeping with existing character of neighborhood
  - Surrounding property all R-1 with ½ acre or greater lot size
  - Feels like country with dirt roads, no sidewalks, natural vegatation
  - Great views
    - The one hill in the neighborhood geography will be flattened



  - Walking neighborhood
  - Young families & retired seniors
  - Private wells & septic

- Safety concerns
    - significant increase in traffic from subdivision to points south & southwest
        - traffic going south will mostly go on Nogales to hit 528
        - Nogales (dirt rd) not in condition to handle that traffic
        - Increased risk posed to kids & adult walkers
    - Paving Aurora inadequate solution to this problem
    - Increase in crime likely with increase in population density

- Conservation & the Natural Environment (from Comp Plan)
    - GOAL CON-2: Preserve vegetation and natural resources.
    - GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
    - Impact of rezoning & subdivision - destruction of arroyo/natural habitat & wildlife that lives there
    - Subdivision Plan would level the property that is currently rolling hills

- Infrastructure
    - Impact on school systems
        - Cleveland HS already largest in state with very poor student-teacher ratio compared to national average
        - Kids from 118 new homes would make this worse
    - Added burden on police & fire

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-400-00004

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, Tampico Development LLC, requests approval of the Tampico Master Plan. Staff contact is Ben Isaacs and Staff recommend the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development LLC, requests approval of the Tampico Master Plan. The Tampico Master Plan comprises of the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. The subject properties are bounded by Idalia Road NE (a minor arterial) to the north, and Aurora Road NE and Vatapa Road NE (both residential roads) to the west and south, respectively. To the east, the subject property is bordered by properties that front onto NM Highway 528 and are zoned SU/C-1: Special Use for Retail Commercial.

Per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002, the subject properties are zoned SU/C-1: Special Use for Retail Commercial. The subject properties are located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject properties are also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

Concurrent to this request for a Master Plan, the applicant is requesting approval of a Specific Area Plan Amendment (case #25-410-00002) in order to remove the subject properties from the Tampico North and La Barranca Specific Area Plans, and a Zone Map Amendment (#25-100-00003) for rezoning of the subject properties from SU/C-1: Special Use for Retail Commercial to R-4: Single-Family Residential.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The Tampico Master Plan details a conceptual lot/tract layout and roadway sections, identifies community amenities and provides for design standards and implementation. Currently, the

Tampico Master Plan consists of two properties (Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B) that comprise approximately 26.17 acres zoned SU/C-1: Special Use for Retail Commercial. The Master Plan additionally includes provisions for drainage and utility planning.

Staff recommend the Planning & Zoning Board find that the Tampico Master Plan would comply with and further the goals of the Comprehensive Plan. Policy L-1 of the Comprehensive Plan is to "Encourage the master planning of developments that establish a community character that considers, circulation, landscaping, open space, storm drainage, utilities, and building location and design in the Master Plan."

The Tampico Master Plan will also further Goal L-1 from the Comprehensive Plan which is to "Encourage mixed uses -- retail, office and residential centered on the pedestrian-oriented developments along principal arterial roads." The Master Plan includes a connection to an existing bike lane on Idalia Road NE in addition to providing medium-density residential zoning in close proximity to land zoned for future commercial use along NM Highway 528, a principal arterial.

SITE ANALYSIS:
The subject properties comprise approximately 26.17 acres zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, approved on December 11, 2002 by the Governing Body. The proposed development will consist of medium-density, single-family residential lots. The subject properties are bounded by Idalia Road NE (a minor arterial) to the north, and Aurora Road NE and Vatapa Road NE (both residential roads) to the west and south, respectively. The subject properties are bordered by SU/C-1: Special Use for Retail Commercial to the east and northeast, and R-1: Single-Family Residential to the south, west and northwest.

LAND USE:
Per the Generalized Land Use Map (GLUM), the Tampico Master Plan's current land use is designated as Commercial, Mixed-Use, and Office. The proposed land use is medium-density, single-family residential. The proposed land use is intended to provide a smooth transition between the commercial land uses to the east and the low-density residential uses to the west. All future uses in the Master Plan area will be compliant with the permissive and conditional uses under the City's regulations for R-4: Single-Family Residential.

One (1) acre of the Master Plan area will be dedicated for a park, which is to be connected via sidewalks throughout the subdivision. A connection to an existing bike lane along Idalia Road NE is also included in the plan, and is intended to provide a means of non-vehicular connectivity with the rest of the City.

GRADING & DRAINAGE:
A conceptual drainage plan has been submitted as part of the Tampico Master Plan. The subject properties fall under the Willow Creek Watershed Park Management Plan, dated February 2013 under SSCAFCA's jurisdiction. The conceptual drainage plan proposes construction of a segment of a storm drainage system designed to collect stormwater near the intersection of Aurora Road NE and Vatapa Road NE, and convey it to an existing culvert at NM Highway 528.

Following improvements to Idalia Road NE, no flow from the north crosses the road, thus it may be appropriate to model existing discharge based on current site conditions and contributing subbasins.

CIRCULATION:
A conceptual circulation plan has been submitted as part of the Tampico Master Plan. Ingress and egress for the Master Plan area will come from Idalia Road NE, a minor arterial, as well as Aurora Road NE and Vatapa Road NE, both residential roads. As Aurora Road NE and Vatapa Road NE are currently unimproved and unpaved, upgrades will be carried out in order to improve

infrastructure for the Master Plan and surrounding areas. All roadways and access points will be designed in compliance with City codes.

UTILITIES:
A conceptual utility plan has been submitted as part of the Tampico Master Plan. City of Rio Rancho Utilities Department has commented that water and wastewater lines are available in close proximity to the Master Plan area and will require extensions from a connection point located at the intersection of Idalia Road NE and Aurora Road NE. A connection bypassing the Pressure Reducing Valve along the old Nativitas Road alignment will be required. A wastewater connection at the easternmost point of the Master Plan area is also available.

DESIGN STANDARDS:
The Tampico Master Plan does not establish any unique design standards, only providing for compliance with the City of Rio Rancho Municipal Code Ch. 154.60 - Design Standards, and stating that building design shall be determined by the home builder and the Homeowner's Association (HOA), to be established during development of the subdivision.

PHASING AND FINANCING:
No phasing is anticipated for the Tampico Master Plan.

NOTIFICATIONS:
Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was published in the June 23, 2025 edition of the Albuquerque Journal. A public notice sign was placed on the property as required by ordinance. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**
DSD Planning and Zoning	Comments in ABM.
DSD Engineering	No comments provided.
Fire and Rescue	No comments provided.
Police Department	No comments provided
SSCAFCA	Comments attached.
MRCoG	No comments provided
Parks, Recreation, and Community Services	Comments attached.

IMPACT:
Staff recommend the Planning and Zoning Board recommend approval of the Tampico Master Plan to the Governing Body, subject to the following findings of fact and conditions of approval:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Tampico Master Plan complies with the requirements of the Comprehensive Plan.
2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

3. As a condition of approval, the applicant shall ensure all Master Plan comments are followed for development, as detailed in the attached document, "Reviewer Comments".

ALTERNATIVES:

The Planning and Zoning Board may:

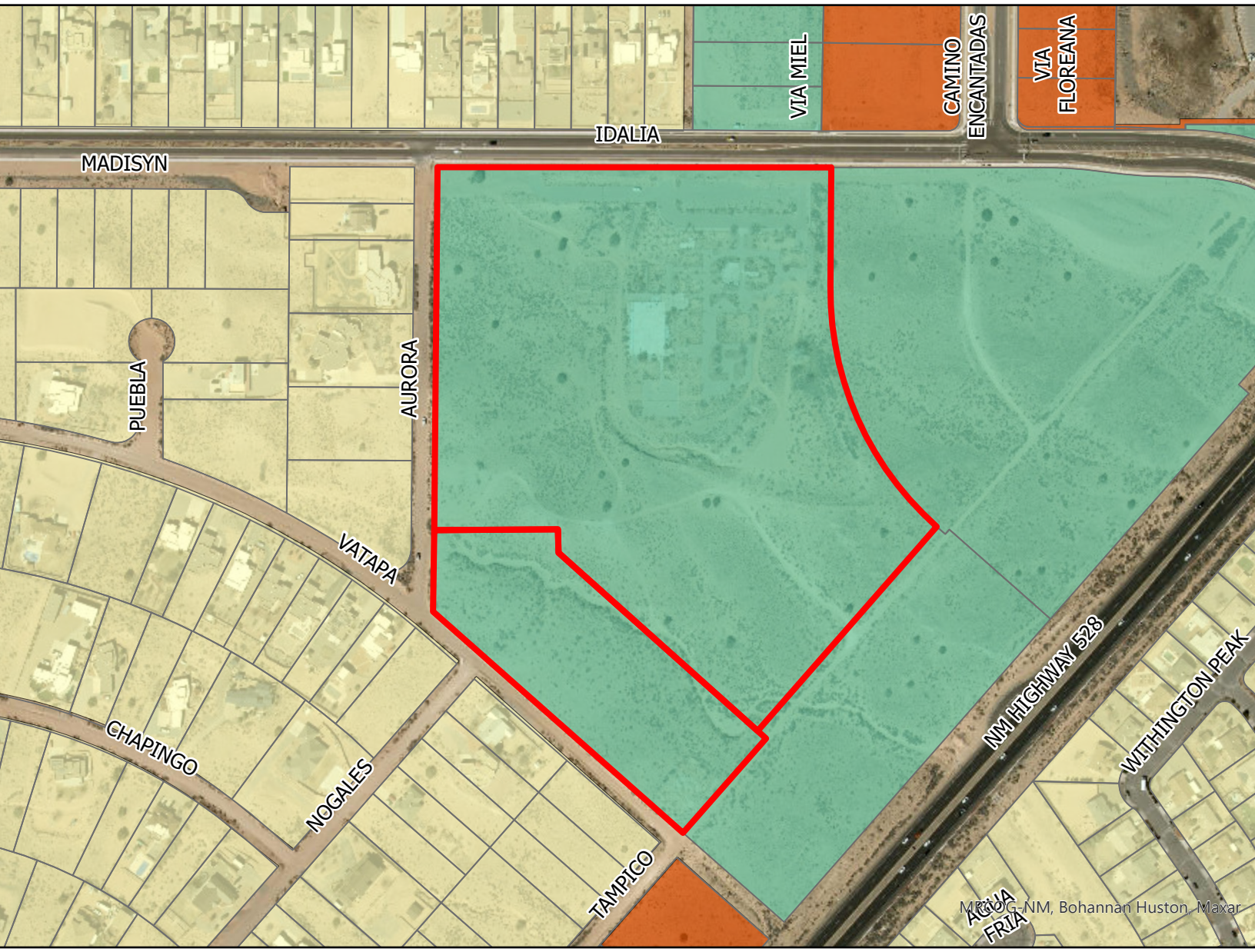
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommend the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning Location Map.pdf
ATTACHMENT: Application, Justification and Master Plan.pdf
ATTACHMENT: Letters of Authorization.pdf
ATTACHMENT: Notifications.pdf
ATTACHMENT: Reviewer Comments.pdf
ATTACHMENT: DRAFT_Resolution_AR.doc
ATTACHMENT: Public Comment_Gehling.docx

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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, 3/5/2025

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
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

   1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

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

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

   (E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

   (F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: _____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

This page can be printed using your internet browser or by CTL + P
Account: R121594

Location

Parcel Number 1-017-073-354-023

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: RIO RANCHO ESTATES Unit: 17 Tract: A

Owner Information

Owner Name RIO INVESTMENTS

Owner Address 5913 CANYON CREST PL NE
ALBUQUERQUE, NM 87111-6620
UNITED STATES OF AMERICA

Assessment History

Actual Value (2023) $953,509

Primary Taxable $317,836

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$953,509	$317,836	21.252	925737.000	1.000

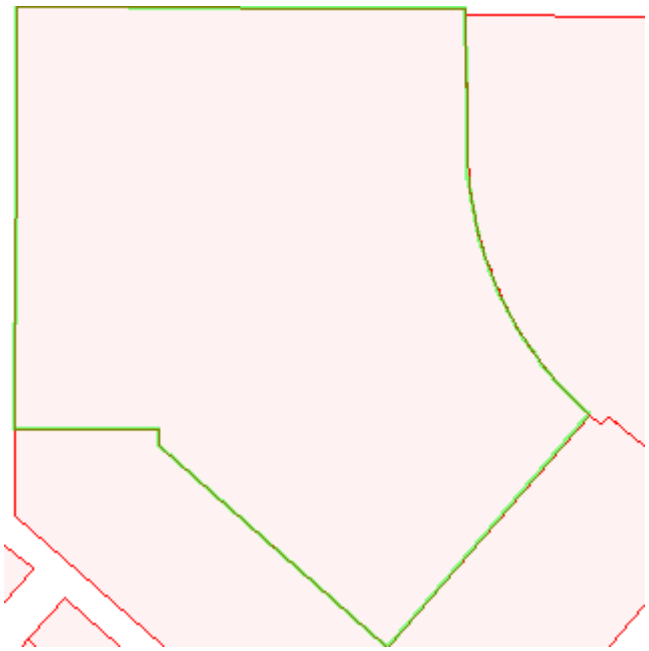
Transfers

Sale Date	Doc Description
	WARRANTY DEED
	MAPS

Tax Year	Taxes
2023	$13,234.68
2022	$13,255.36

Images

- Photo
- GIS



Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

This page can be printed using your internet browser or by CTL + P
Account: R040729

Location

Parcel Number 1-017-072-340-487

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: ENTRADA DE CORONADO Tract: B PLAT 2602-A FORM UNIT 17 BLK 87 LOT 15-22

Owner Information

Owner Name WEBB FAMILY TRUST

In Care Of Name C/O WEBB, PETER C AND LAURIE J

Owner Address 3214 FALKIRK CT NE RIO RANCHO, NM 87144-5656 UNITED STATES OF AMERICA

Assessment History

Actual Value (2021) $214,180

Primary Taxable $71,393

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$214,180	$71,393	4.917	214180.000	1.000

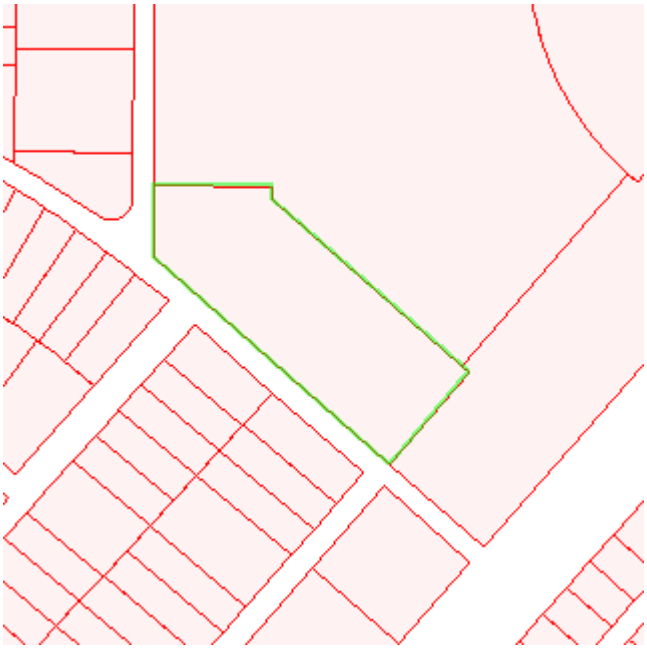
Transfers

Sale Date	Doc Description
	QUIT CLAIM DEED
	QUIT CLAIM DEED
	MAPS
10/18/2005	UNASSIGNED
05/01/1997	REAL ESTATE CONTRACT

Tax Year	Taxes
2023	$2,972.80
2022	$2,977.44

Images

- GIS



December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Via Emailed PDF to: bisaacs@rrnm.gov, arincon@rrnm.gov, and bbabyak@rrnm.gov

June 18, 2025

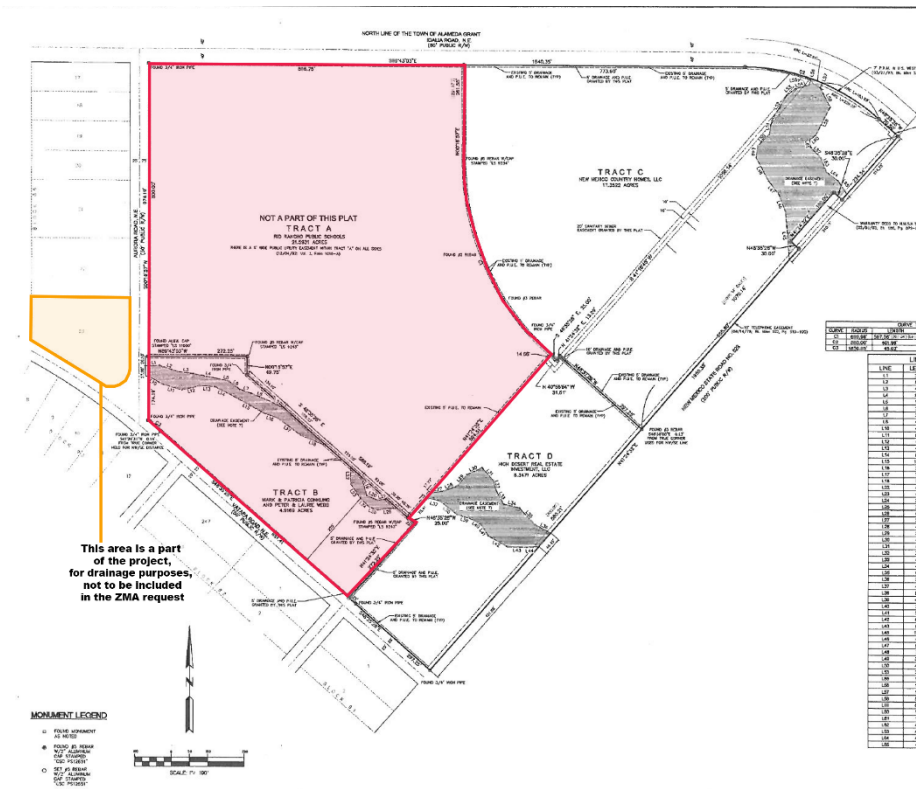
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan and to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

TAMPICO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Remove the tracts from La Barranca Specific Area Plan
- Adopt the Tampico Master Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

1. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. During the DRC meeting with City staff on March 3, 2024, staff stated, "Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area." We also believe this proposed zoning change aligns with the Land Use Goals outlined in the Comprehensive Plan and promotes the objectives of the Rio Rancho Strategic Plan for 2023–2028.

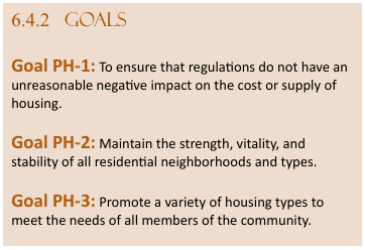

5.6.2 GOALS

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Goal -L3: Maintain a balance of land uses throughout the City.

Goal L-4: Support development within City Center that is consistent with development commonly found within a dense urban core.


6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

The Land Use Element of the Comprehensive Plan identifies four goals. This zoning change supports Goals L-1 and L-3. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia and NM 528. This location, currently zoned SU for C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area.

The Population & Housing Element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 by providing more diverse housing opportunities.

TAMPICO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

With the removal of these tracts from the Tampico North SAP, two remaining tracts totaling approximately 23.34 acres would continue to be zoned SU for C-1/retail commercial (Enactments: 02-37; 94-035). We believe this remaining commercial area remains substantial, and even with the proposed rezoning of our tracts to R-4, the overall vision of the City's Comprehensive Plan is still supported. The City's Comprehensive Plan designates this location as a Development Node (Chapter 2, Vision Element, Map VEI-1: Conceptual Development Vision). According to the Comprehensive Plan, Development Nodes are "where a higher concentration of land uses exist in the form of commercial, multi-family, and mixed-use developments." It further states that "incorporating public spaces and mixed uses into a development is an important aspect of creating a vibrant and diverse node."

As part of our ZMA request, we have submitted a master plan demonstrating how these two tracts provide a natural transition between future commercial development and existing R-1 residential areas. Additionally, the zone change and subsequent subdivision will:

- Expand utility infrastructure
- Improve roadways and connectivity to Idalia
- Enhance access to future commercial development
- Add park space for community use

All of these improvements contribute positively to the City's health, safety, morals, and general welfare.

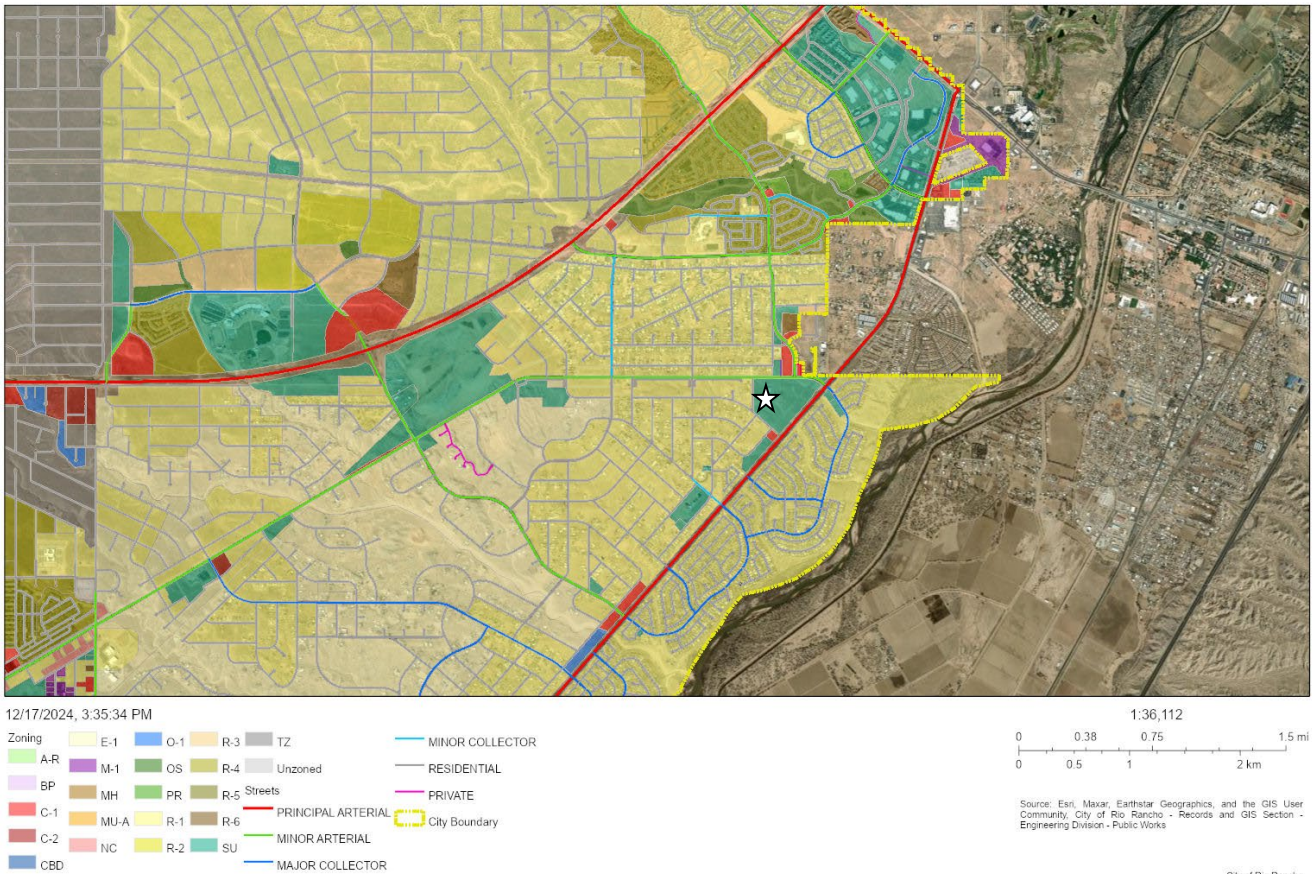
2. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the goals of the Strategic Plan as the corner still has +/-23.34 acres of commercial land use available for future commercial growth.

See Map on Page 3 for Zoning Distribution.

TAMPICO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

Web Map



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

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area. With the zone map amendment and proposed master plan, we are planning on adding 1.526 acres of park land.

1. VISION FOR GROWTH

The vision for the physical development of the City of Rio Rancho emerged from a series of workshops held during the development of the Vision 2020 Integrated Comprehensive Plan (ICP), adopted in 2001. While some aspects of the updating of the Comprehensive Plan have changed, the idea of higher intensity and density growth nodes introduced in the Vision 2020 ICP has not changed. Since the Comprehensive Plan is organized with individual elements that can stand on their own, the Development Services Department will review each element no less than every five years and amend the plan elements as necessary.

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

2.3.7 URBAN DESIGN

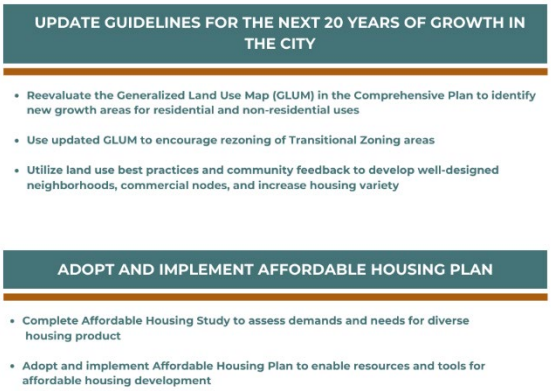
Urban design is best expressed as the visual identity of the built environment of the city. The vision displayed in the Urban Design Element is to incorporate the following design characteristics into future development and revitalization of older developments:

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

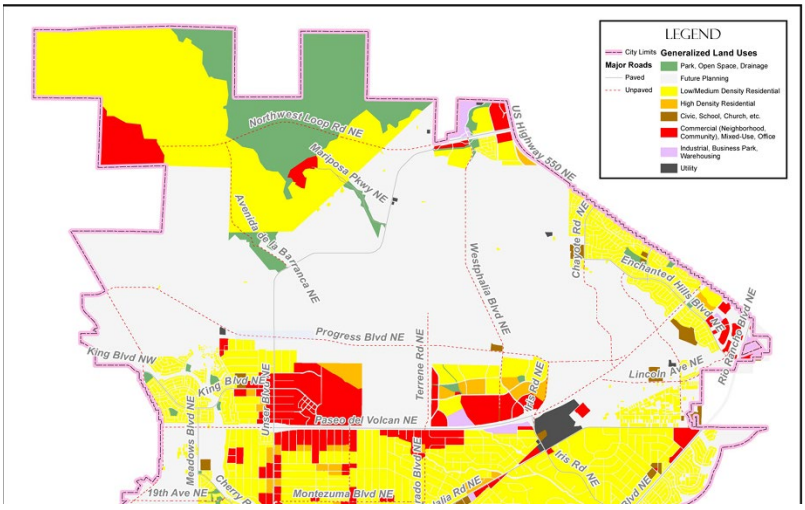
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2. *the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted as secondary or above the first floor. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.

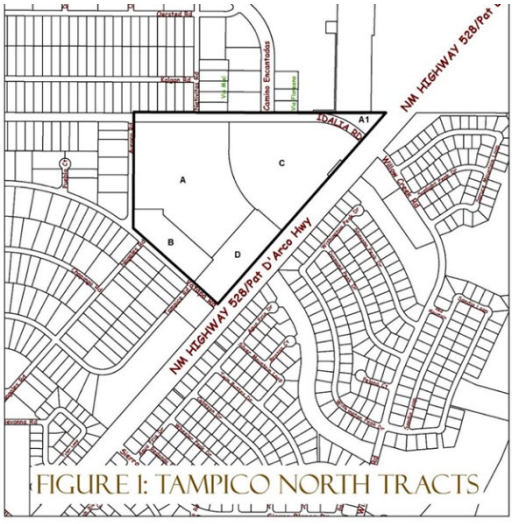
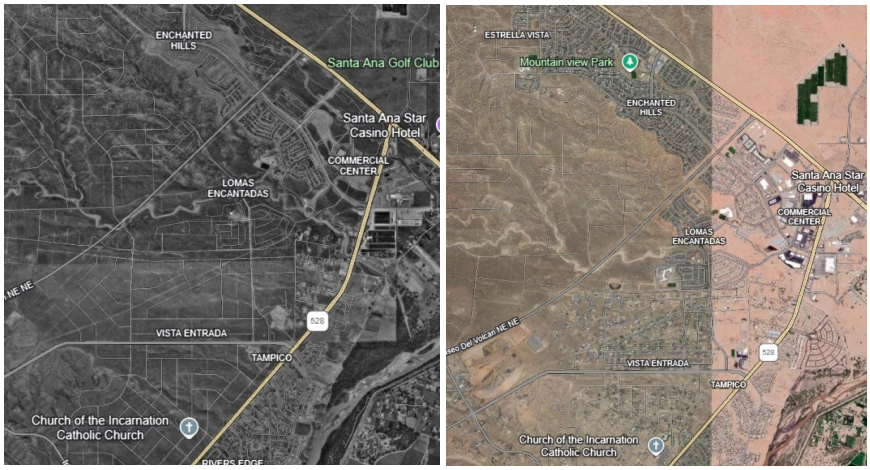


FIGURE I: TAMPICO NORTH TRACTS

The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

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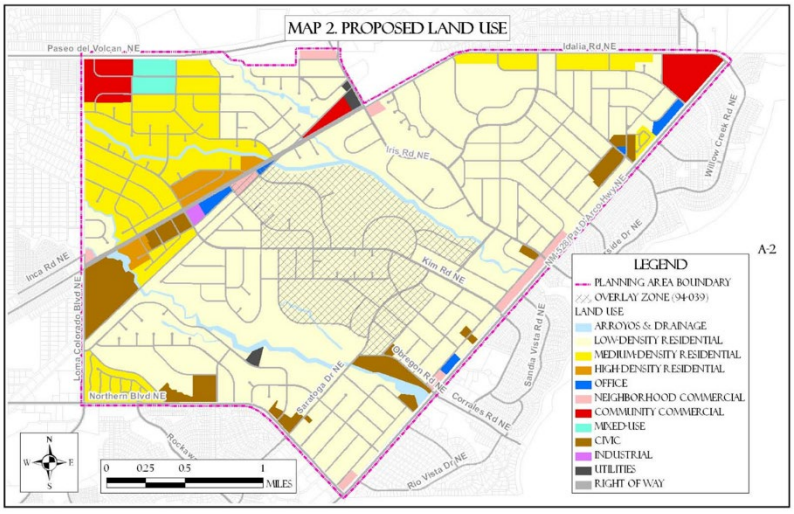
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request for Removal from the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the specific area plan, we are submitting, for consideration, the Tampico Master Plan.

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Tampico Master Plan
With the request to remove the tracts from the Tampico North Specific Area Plan and the La Barranca Area Plan, we are submitting for review and adoption the Tampico Master Plan to address the proposed land use, transportation & access management, design, utilities, and community amenities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and the La Barranca Specific Area Plan and the adoption of the Tampico Master Plan.

Sincerely,

Tampico Development, LLC
Scooter Haynes
Manager



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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Design Guidelines 14

Implementation 15

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Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

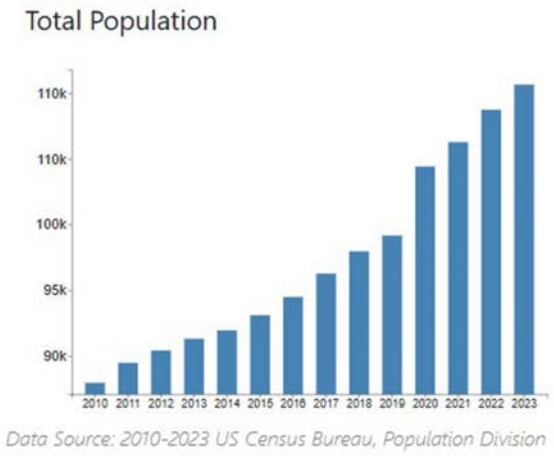
INTRODUCTION CONT.

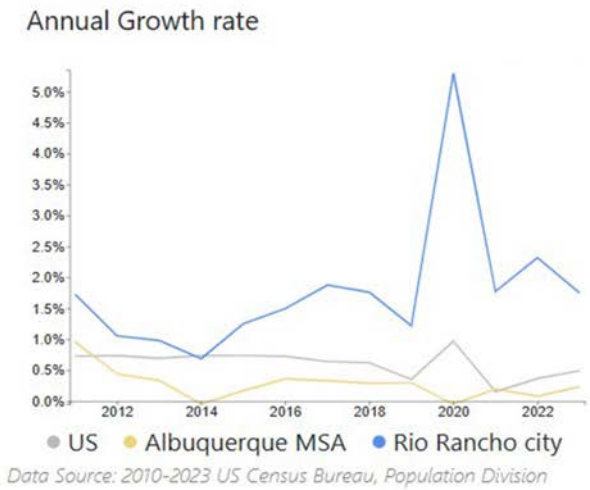


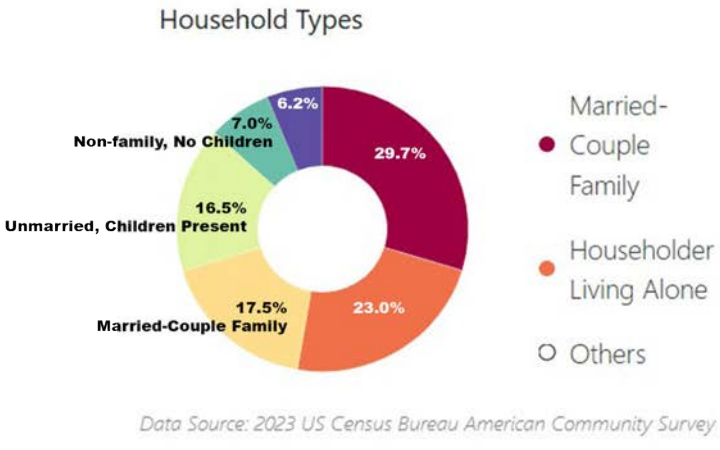
EXISTING CONDITIONS & SITE ANALYSIS

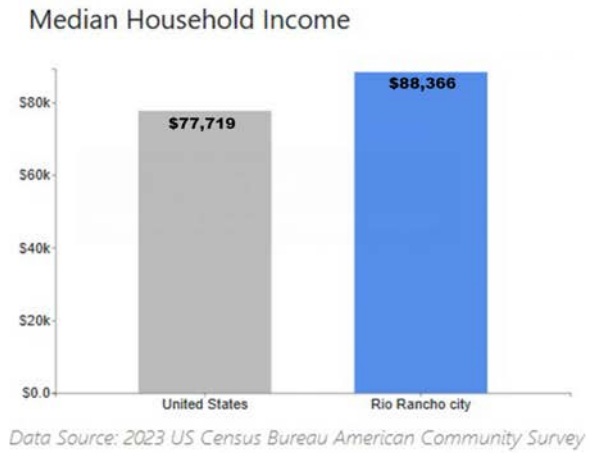
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

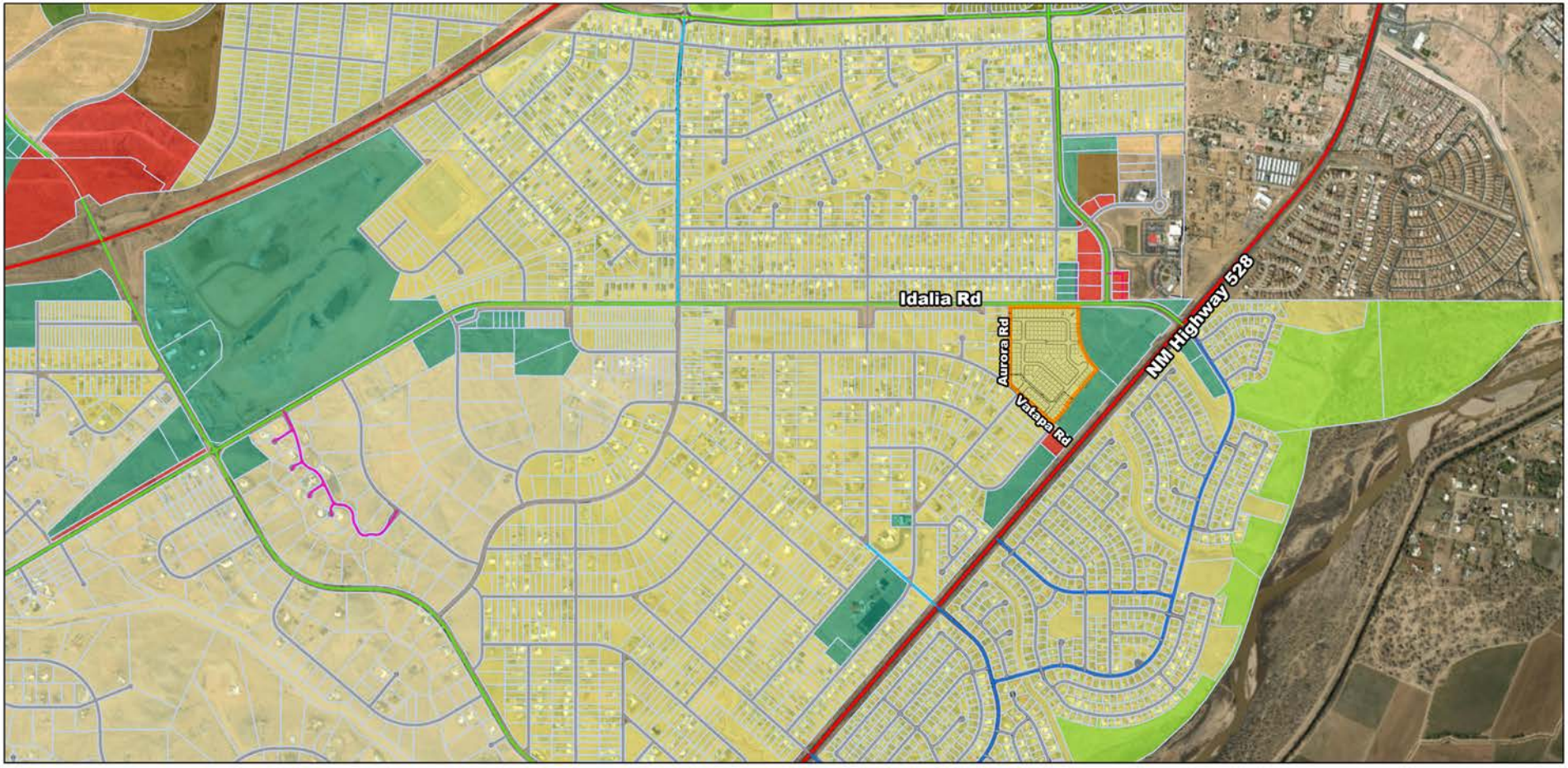
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



6/4/2025, 1:15:45 PM

Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

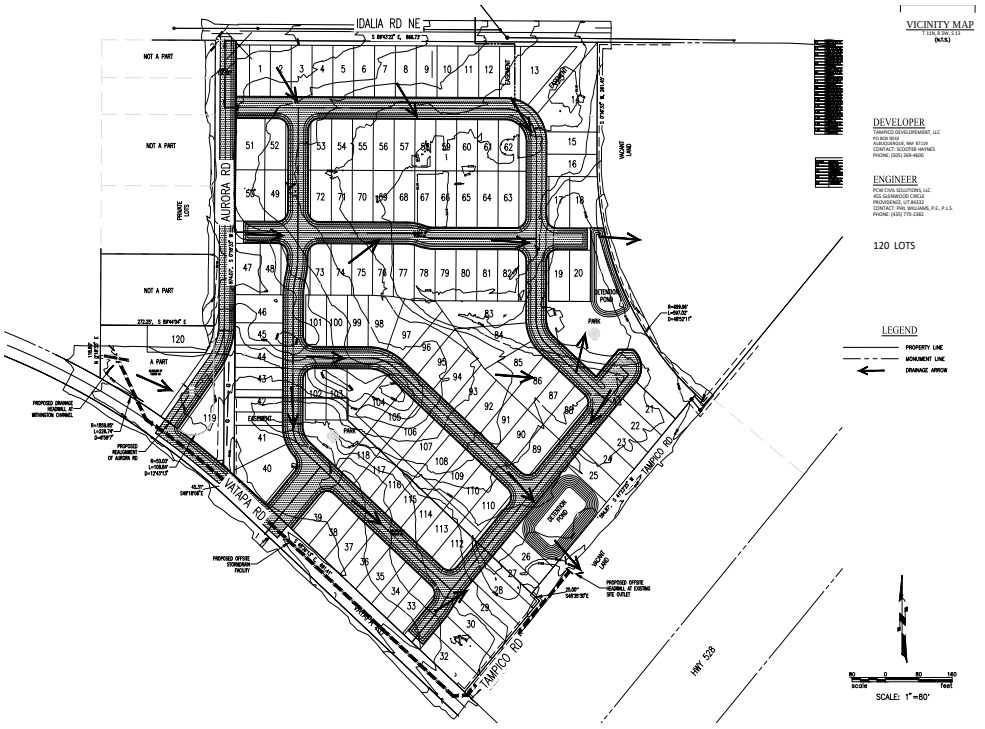
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

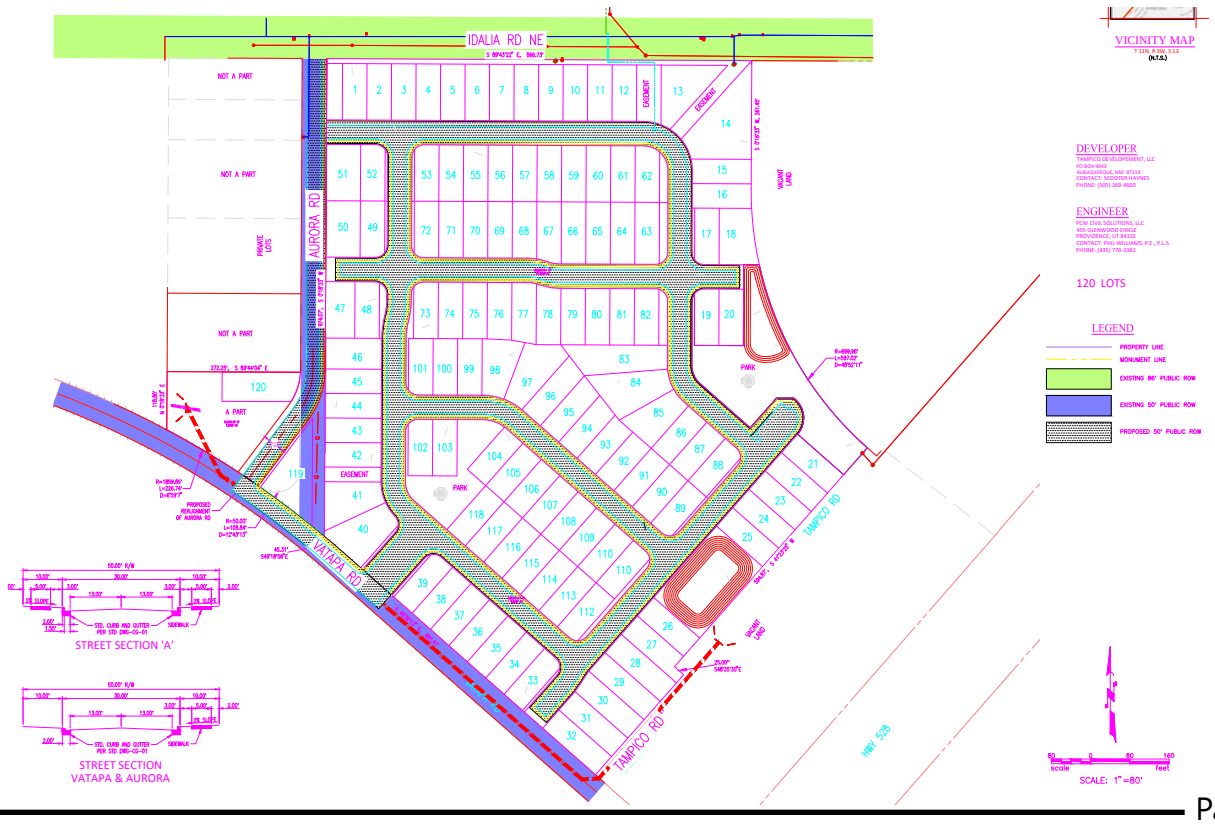


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

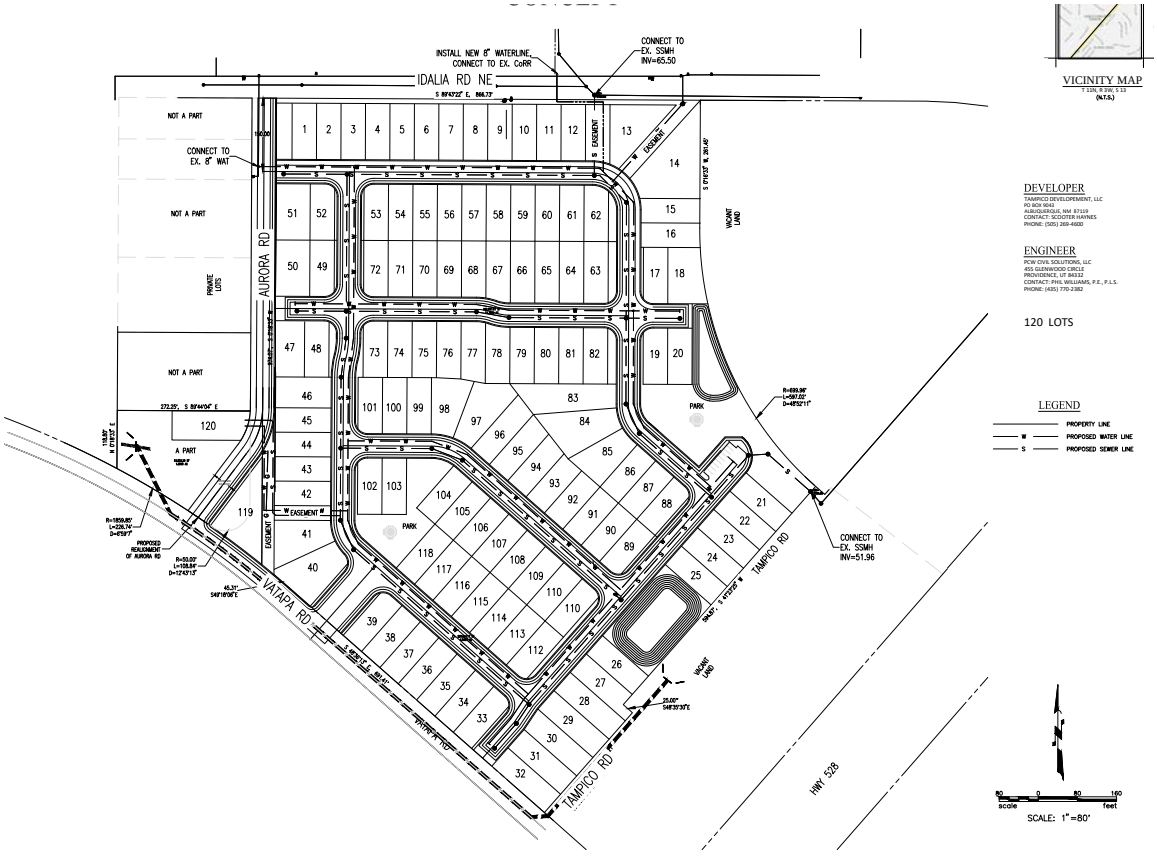
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

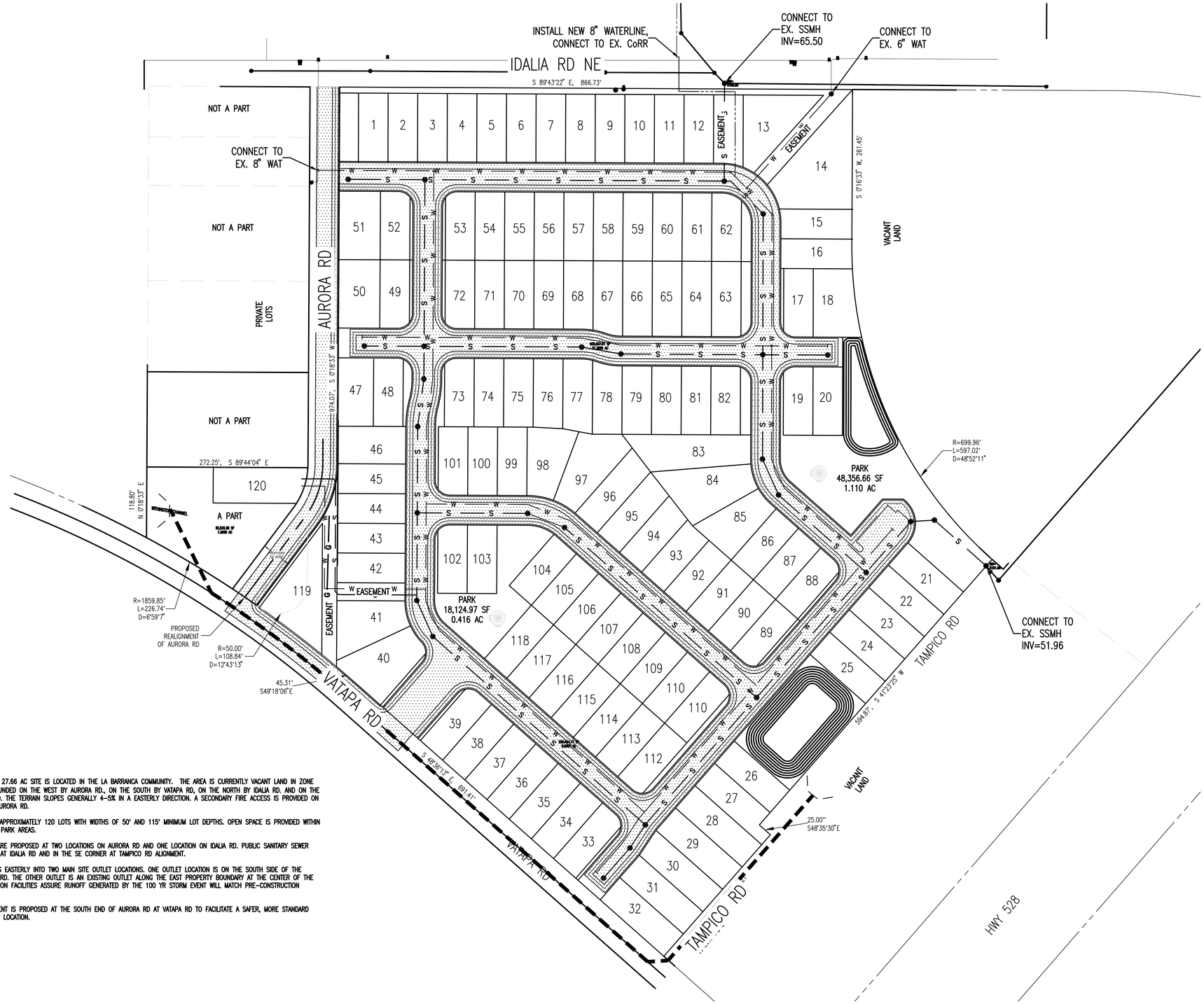
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
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PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

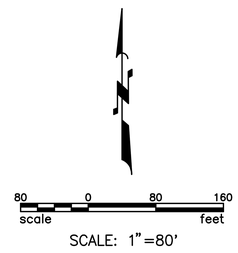
NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.



SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

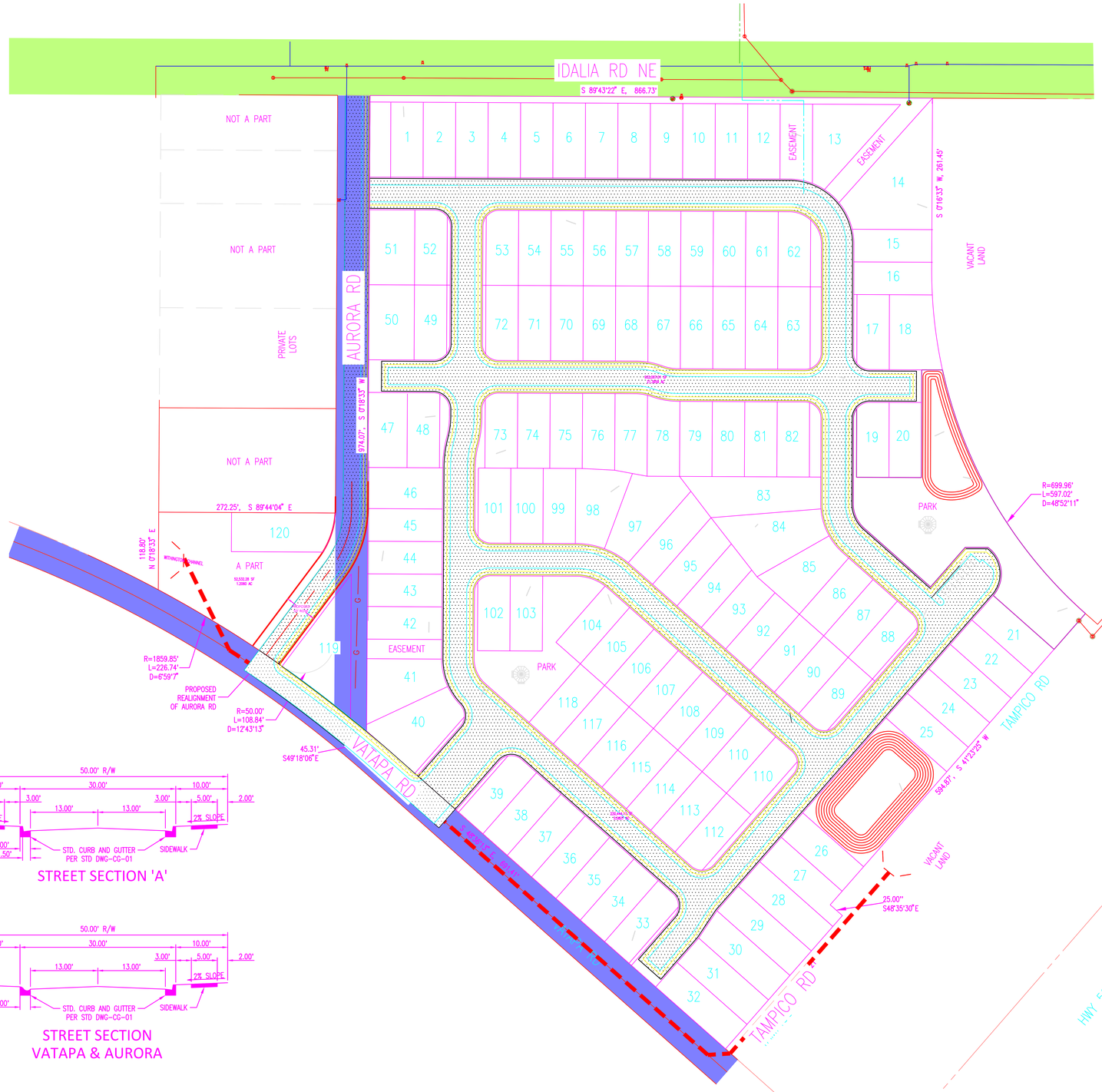
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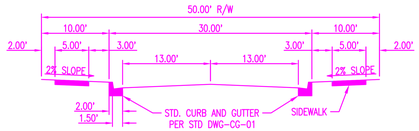
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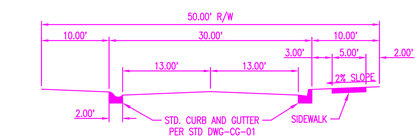
SHEET NO.
1/4

TAMPICO STREET CONCEPT





STREET SECTION 'A'



STREET SECTION
VATAPA & AURORA



VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

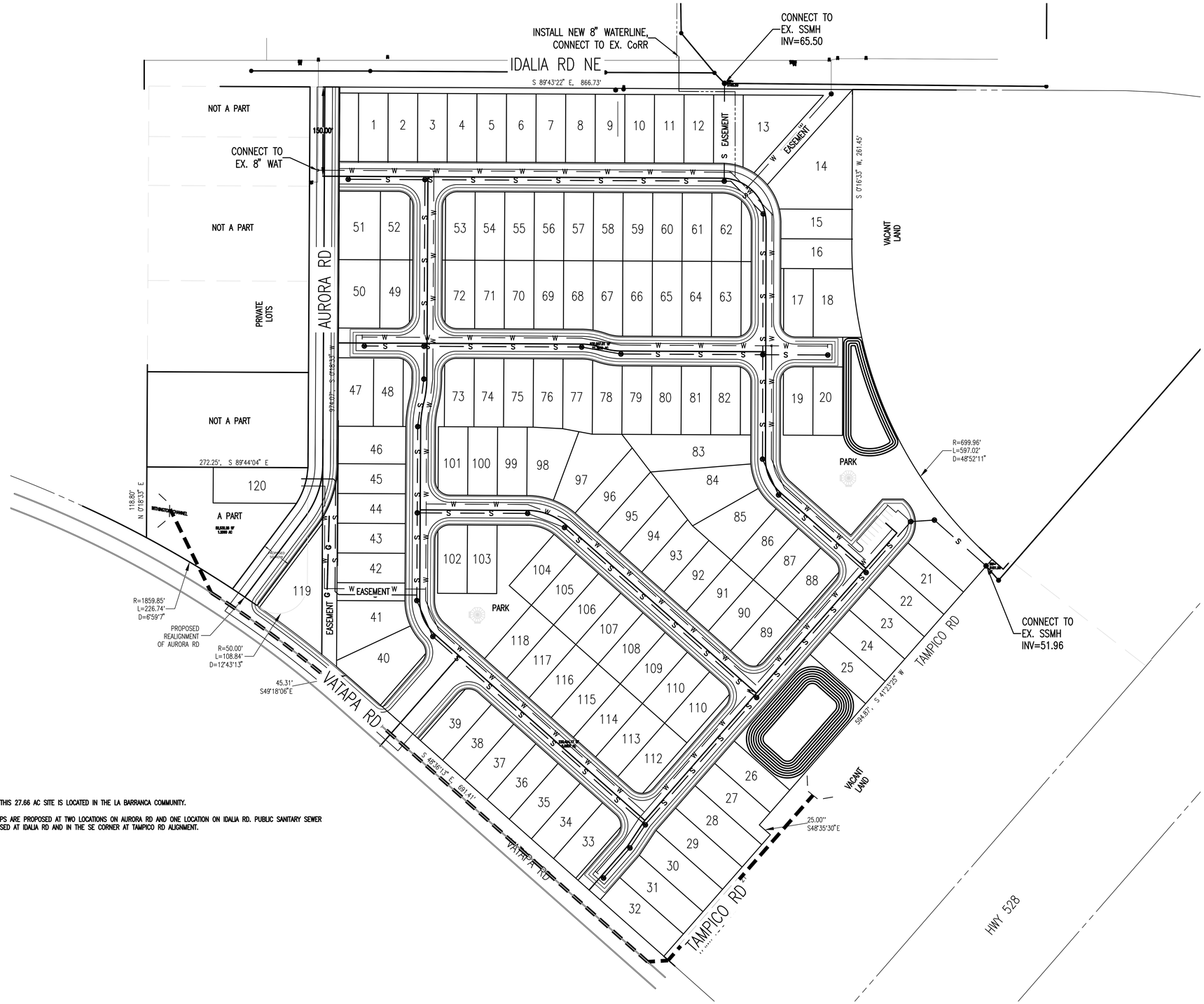
DATE	6/12/2025
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SUB.	

24011SS01.DWG

SS01

SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

PROPERTY LINE
W PROPOSED WATER LINE
S PROPOSED SEWER LINE

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
UTILITY CONCEPT

REVISIONS:

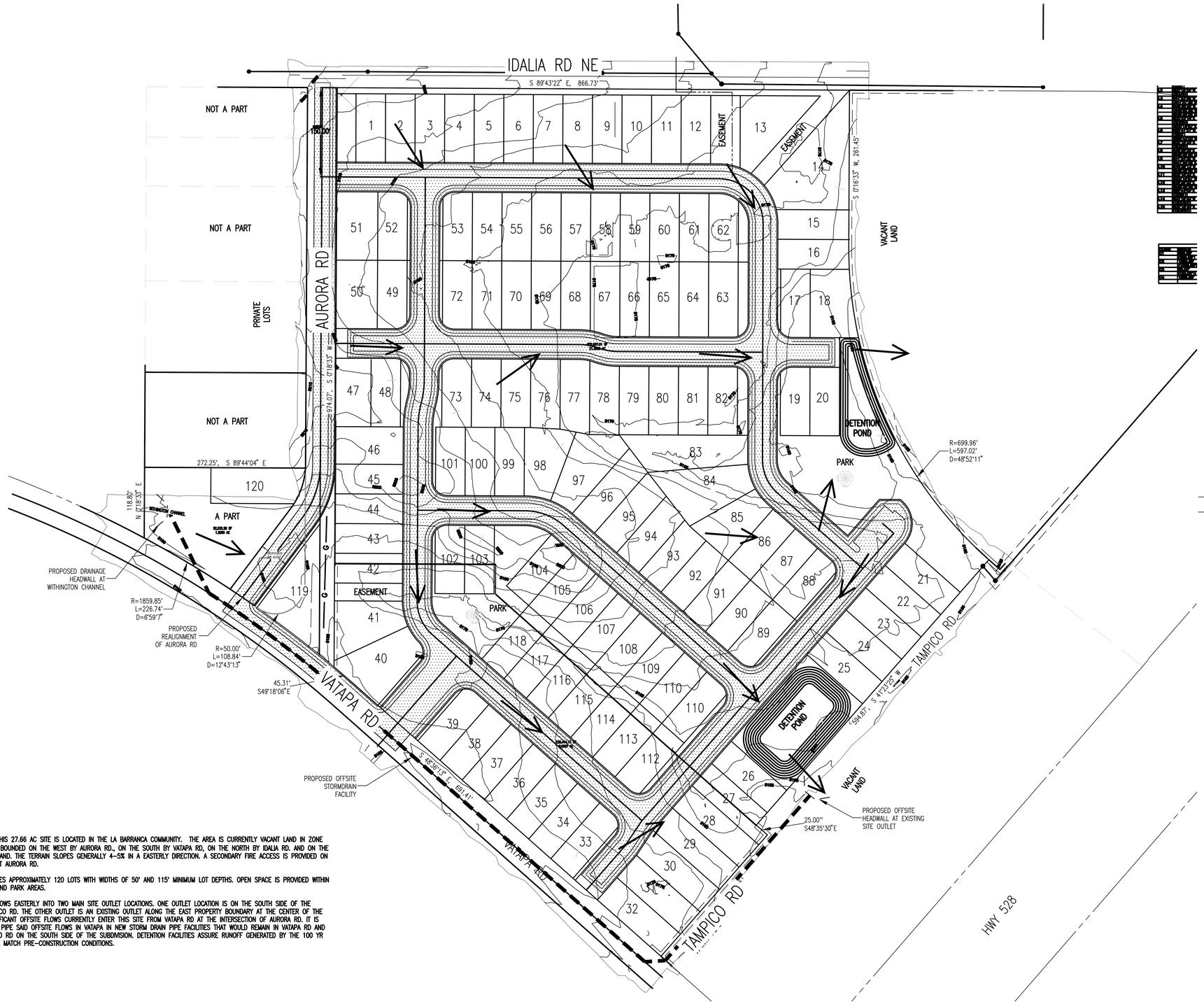
DATE	6/12/2025
DESIGN	
DRAWN	
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SUB.	

24011US01.DWG

US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER
TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER
PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE
THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. SIGNIFICANT OFFSITE FLOWS CURRENTLY ENTER THIS SITE FROM VATAPA RD AT THE INTERSECTION OF AURORA RD. IT IS RECOMMENDED TO PIPE SAID OFFSITE FLOWS IN VATAPA IN NEW STORM DRAIN PIPE FACILITIES THAT WOULD REMAIN IN VATAPA RD AND OUTLET AT TAMPICO RD ON THE SOUTH SIDE OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

24011DS01.DWG

DS01

SHEET NO.
2/4

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

March 3, 2024

TO: SCM Partners, LLC
PO Box 9043
Albuquerque, NM 87119

RE: DRC (24-250-00010)

The following are the comments and feedback received in regards to the DRC application.

Planning and Zoning Division:

1. Zoning - NC: for C-1 per Ordinance No. 41, Enactment No. 02-037
    a. A Zone Map Amendment will be required with a strong justification letter.
        i. Application and checklist is attached.
    b. Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area but we are open to R-3 zoning as long as the justification sufficiently supports it.
    c. Neighbors might be opposed to opposed to the zone change because they have larger one acre and half acre lots.
        i. The adjacent community previously has had a strong turnout at meetings to voice their objection for proposed subdivision projects.
        ii. Therefore, neighborhood outreach is encouraged.
    d. The Generalized Land Use Map from the Comprehensive Plan will also need to be amended alongside the ZMA, as it identifies this area as commercial.
2. Specific Area Plans
    a. La Barranca SAP
        i. Land Use Map identifies this area as Commercial.
        ii. Option to either amend the land use of this SAP or remove the property to be excluded from this SAP.
    b. Tampico North SAP
        i. The purpose of this Specific Area Plan is to provide guidelines for future development along a portion of Rio Rancho Blvd (NMSR 528).
        ii. It has been depicted in the Preferred Growth Scenario as suitable for commercial development.
        iii. It is outdated so staff recommends to replace this SAP with an updated one.
            - All owners within this SAP would need to be in agreement and preferably will work together.
            - We wouldn't need a specific lot layout in the updated SAP. The main components we are looking for is a conceptual utility plan, layout for the main roads with access points, and a drainage plan.
            - The SAP amendments can also run concurrently with the ZMA for public hearings. They will both need to go before the Planning and Zoning Board for recommendation to the Governing Body who will vote on the final decision.

Engineering Division:

1. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
2. Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required. Please review Paseo Gateway West Specific Area Plan. Section 5 covers Proposed access to the property and outlines a 24' cross lot access easement at the rear of the lot. Access to King may be limited as a right in right out that may be removed as future development occurs in this area.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/GIS-Data-Request-61 is the link to request as-builts from GIS to review existing construction.
6. Contact:
   David Serrano, P.E
   Deputy Director
   O: 505.891.5059
   C: 505.235.5512
   dserrano@rrnm.gov

Fire and Rescue:

1. Requirements will be provided upon development.
2. Contact:
   Gerard Bauer
   Lieutenant | Fire Prevention Officer
   O: 505.896.8357
   gbauer@rrnm.gov

Parks, Recreation & Community Services:

1. If approved to move forward the developer will be required to allocate and improve parkland. It is likely the required acreage would be smaller than the City will accept as public park land and an HOA would need to be created to maintain any park improvements.
2. Parkland allocation is based on 2.83 residents per residence, 3 acres of parkland per 1,000 residents.
3. Park Impact Fees would need to be paid and the amount due per residence can be determined once a Master Plan (if required) and Preliminary Plat have been approved and lot numbers set.

PNM:

1. Contact:
   Ken Maestas
   Environmental Services
   Land Use and Permitting
   O: 505-241-4436
   C: 505-350-2562
   ken.maestas@pnm.com

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

Respectfully,



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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

   1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

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

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

   (E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

   (F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- ☐ Completed application
- ☐ Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- ☐ List of any original or related file numbers on the cover application
- ☐ Fee

Applicant Signature: _____Date:_____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____Date:_____

Hearing Date Assigned: _____

Form revised October 2010

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:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

January 23, 2025

Nicosha Schedlbauer, CCIM
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for Tampico Road Subdivision, Approximately 118 lots. Connection needs to be made at Nativitas and Idalia into higher pressure zone. Homes will likely need individual pressure reducing valves on the customer side. Installation and maintenance are responsibility of the customer/home builder/developer.

Dear Mrs. Schedlbauer:

The Utilities Department approves the Water and Wastewater Availability for U10 as described above. Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connectio on Aurora looped back to the Nativitas connection will likely be required to be completed by the developer.

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

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

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

Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

The City of Rio Rancho

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

June 30, 2025

RE: Zone Map Amendment, Specific Area Plan Amendment and Master Plan Amendment, Case No. 25-100-00003, 25-400-00004 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

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, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres. The applicant is also requesting approval of Tampico Master Plan.

The applicant, Tampico Development, LLC, also requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, July 8, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

Respectfully,

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

TAMPICO NORTH



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, July 8, 2025:

Zone Map Amendment
Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

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.

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

June 27, 2025

TO: Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

RE: Tampico Master Plan (25-400-00004)

The following memo contains the comments and feedback received regarding the Tampico Master Plan application.

NMDOT:

- Coordination with NMDOT District 3 Assistant Traffic Engineer is needed to discuss potential impacts to NM Hwy 528 and any other road improvement requirements.
- Contact:
  Margaret Haynes
  (505) 288-2086
  margaret.haynes@dot.nm.gov

Planning and Zoning Division:

- Remove "along with the City of Rio Rancho" from first paragraph on Introduction page.
- Ensure that R-4 color shown on key matches the R-4 zones on the Proposed Land Use, Zoning and Density map.
- Conceptual Drainage Plan, first paragraph: SSCAFCA has jurisdiction over all "large" drainage channels – please add word "large".
- Conceptual Utility Plan: ensure that the language uses proper grammar and sentence structure. Do not directly quote Utility Department comments.
- Design Guidelines: there is no section in the DPM regarding design criteria, please remove "Development Manual Volume II" from the third paragraph.

Parks, Recreation and Community Services:

- Park construction will need to follow the adopted City DPM, federal, state and local ADA and other construction and safety requirements and will need to be permitted accordingly.
- Power must be provided to the parks for powering irrigation timers in addition to providing necessary irrigation meters and backflow preventers.
- **Contact:**
  Dyane N. Sonier
  (505) 896-8728
  dsonier@rrnm.gov

If you have any additional questions or concerns, please feel free to contact me or the contacts listed under each department.

Respectfully,



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

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE TAMPICO MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, the Rio Rancho Comprehensive Plan; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Tampico Master Plan at their meeting held on July 8, 2025, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on August 14, 2025, reviewed the proposed Tampico Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Tampico Master Plan (planning area comprising approximately 26.17 acres), attached hereto as Exhibit A.

Section 2. **Effective Date.** This Resolution shall become effective ten days after adoption.

ADOPTED THIS _____ DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Jack Gehling – 7016 Vatapa Rd NE, Rio Rancho 87144 July 8, 2025

I oppose Tampico Dev's request to re-zone 2 tracts from SU to R-4 for subdivision on land bounded by Idalia, aurora & vatapa rds.

- Special Use (SU) to R-4 (medium density) single family
- 118 new homes
- .15 acre lots on average
- $400-$600k price range

Issues:

- Not in keeping with existing character of neighborhood
  - Surrounding property all R-1 with ½ acre or greater lot size
  - Feels like country with dirt roads, no sidewalks, natural vegatation
  - Great views
    - The one hill in the neighborhood geography will be flattened



  - Walking neighborhood
  - Young families & retired seniors
  - Private wells & septic

- Safety concerns
    - significant increase in traffic from subdivision to points south & southwest
        - traffic going south will mostly go on Nogales to hit 528
        - Nogales (dirt rd) not in condition to handle that traffic
        - Increased risk posed to kids & adult walkers
    - Paving Aurora inadequate solution to this problem
    - Increase in crime likely with increase in population density

- Conservation & the Natural Environment (from Comp Plan)
    - GOAL CON-2: Preserve vegetation and natural resources.
    - GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
    - Impact of rezoning & subdivision - destruction of arroyo/natural habitat & wildlife that lives there
    - Subdivision Plan would level the property that is currently rolling hills

- Infrastructure
    - Impact on school systems
        - Cleveland HS already largest in state with very poor student-teacher ratio compared to national average
        - Kids from 118 new homes would make this worse
    - Added burden on police & fire

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00003

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the subject properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B from SU/C-1: Special Use for Retail Commercial to R-4: Single-Family Residential.

The subject properties are currently zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002 and total 26.1689 acres. The properties are located just west of NM Highway 528 NE (principal arterial), and abut Idalia Rd NE (minor arterial) to the north, and Aurora Rd NE and Vatapa Rd NE to the west and south (both residential streets).

The subject properties are bounded by R-1: Single-Family Residential and SU/C-1: Special Use for Retail Commercial to the north; SU/C-1: Special Use for Retail Commercial to the east and south, and R-1: Single-Family Residential to the south and west.

The subject properties are currently located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject property is also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

This Zone Map Amendment request is being heard concurrently with two Specific Area Plan Amendment requests to the La Barranca and Tampico North Specific Area Plans (case #25-410-00002). This Area Plan Amendment request is for the removal of the subject property from the Tampico North Specific Area Plan and from the La Barranca Specific Area Plan. This Zone Map Amendment is also being heard concurrently with a request to adopt the Tampico Master Plan (case #25-400-00004).

This Zone Map Amendment request was previously heard by the Planning and Zoning Board alongside Specific Area Plan Amendment request #25-410-00002 on March 25, 2025. For the

previous application, Staff made a recommendation of denial to the Planning and Zoning Board due to difficulties evaluating the proposed project without a Master Plan. In accordance with the Staff recommendation, the Planning and Zoning Board made a recommendation of denial to the Governing Body. Subsequently, the applicant withdrew the application from the Governing Body meeting in order to bring it back with the inclusion of the Tampico Master Plan. The present Staff recommendation for this Zone Map Amendment request accounts for the inclusion of a Master Plan as part of the updated project proposal.

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

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

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

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states in their letter, "The Land Use element of the Comprehensive Plan identifies four goals. The request for this zone change supports Goals L-1 [Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads] and L-3 [Maintain a balance of land uses throughout the city]. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia & NM 528. This location, currently zoned SU/C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area."

The applicant continues, "The Population & Housing element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 [Promote a variety of housing types to meet the needs of all members of the community] by providing more diverse housing opportunities."

Staff recommend the Planning and Zoning Board find the proposed R-4: Single-Family Residential zoning is consistent with the health, safety, morals and general welfare of the City as it would encourage a mix of land uses in line with the Land Use element of the Comprehensive Plan. Moreover, the implementation of medium-density residential zoning on the subject property would provide more variety of housing types in the area, supporting the Population & Housing element of the Comprehensive Plan, while also creating a smooth transition between the adjacent commercial and low-density residential zones

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

The applicant states, "...the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the

Comprehensive Plan... as the corner still has +/- 23.34 acres of commercial land use available for future commercial growth."

Staff recommends the Planning and Zoning Board find that the applicant provided sufficient justification for the stability of land use and zoning as the implementation of R-4 to only a portion of the Tampico North development node would still allow for future commercial development in the area as intended by the Comprehensive Plan.

Staff recommends the Board finds that the proposed zoning with accompanying Tampico Master Plan request, provide for a stable land use by Master Planning the area for development and promoting stable and quality subdivision development in this area. The requested R-4 zoning allows for more of a transition in residential density from the more low density single family lots to the west and south, to the commercial property adjacent to the subject property to the east.

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

The applicant states, "We believe that changing the zoning designation from SU/C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the City continues to grow. R-4 zoning would address the demand for medium-density housing and it [includes] plans for a neighborhood park, as well as a connection to the bike lane on Idalia Road. Currently, the nearest park is 1.5 miles way, making this development a valuable addition to the area. With the Zone Map Amendment and proposed Master Plan, we are planning on adding 1.526 acres of parkland."

Staff recommend the Planning and Zoning Board find that the applicant has provided adequate evidence that a change in zoning would be consistent with the Comprehensive Plan. As previously stated, the change in zoning would encourage a mix of land uses in line with the Land Use element of the Comprehensive Plan, and the implementation of medium-density residential zoning would provide more variety of housing types in support of the Comprehensive Plan's Population & Housing element. Moreover, the Tampico Master Plan includes plans for parkland and trail connections, community facilities that are deemed important by the Comprehensive Plan.

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

The applicant believes that their zone change request meets criteria "b" and "c", stating, "...community conditions support the change" and that "...the community recognize[s] that expanding housing variety and creating new housing opportunities are vital to sustaining the City's growth".

Staff recommend the Planning and Zoning Board find that the zone change may be more advantageous to the community by boosting walkability and connectivity and providing much

needed parkland in the area, as outlined by the Tampico Master Plan. Staff recommends the Board finds that the proposed zoning may provide for a variety of single-family housing density in the surrounding area, while also providing for a transition of zoning intensities from R-1: Single Family to the west to the SU: Special Use for C-1 uses to the east.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.

The applicant attests that the cost of land or other economic considerations are not a determining factor in the zone change request.

Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations do not appear to be determining factors for the Zone Map Amendment request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.

The applicant finds that this requirement is not applicable to their request.

Staff recommends that the Planning and Zoning Board find that location on or near a collector or major street is not a justification used by the applicant and the request is not for apartment, office or commercial zoning.

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

The applicant states, "We do not believe that changing the zoning on these two parcels from SU/C-1 to R-4 constitutes a 'spot zone'." "The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU/C-1, while the surrounding land is zoned R-1."

Staff recommends that the Planning and Zoning Board find that the applicant's request would not result in a "spot zone" since the requested R-4: Single-Family Residential zoning would apply to two abutting parcels about 25 acres in size. The rezoning to medium-density residential would also create a transition between the adjacent commercial district and the low-density residential district, and does not significantly deviate from the established adjacent low-density residential land use.

NOTIFICATIONS:
In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received certified letter, return receipt, containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on June 23, 2025.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**

DSD Planning and Zoning	Comments in ABM.
DSD Engineering	No comments provided
Fire and Rescue	No adverse comments
Police Department	No comments provided
SSCAFCA	No comments for or against; defer to City
MRCoG	No comments provided
Parks, Recreation, and Community Services	Comments attached

IMPACT:

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

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of this hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

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

1. The proposed zone change would be consistent with the health, safety, morals and general welfare of the City by encouraging a mix of land uses and providing more variety of housing types in the area, goals that are outlined in the City Comprehensive Plan.
2. The applicant has provided sufficient justification, in a narrative dated February 18, 2025 when in conjunction with the proposed Tampico Master Plan, for the proposed zone change and the Zone Map Amendment would provide for stability of zoning along with compatibility with surrounding zoning and uses.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan, including the development vision of the City when taking the proposed Tampico Master Plan into account.
4. The applicant has demonstrated that R-4: Single-Family Residential District zoning designation would be more advantageous for the subject properties, as the proposed Tampico Master Plan indicates the benefits the development would bring to the community.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
6. The applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location near a collector or major street.
7. The requested Zone Map Amendment would not create a "spot zone".

ALTERNATIVES:

1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.

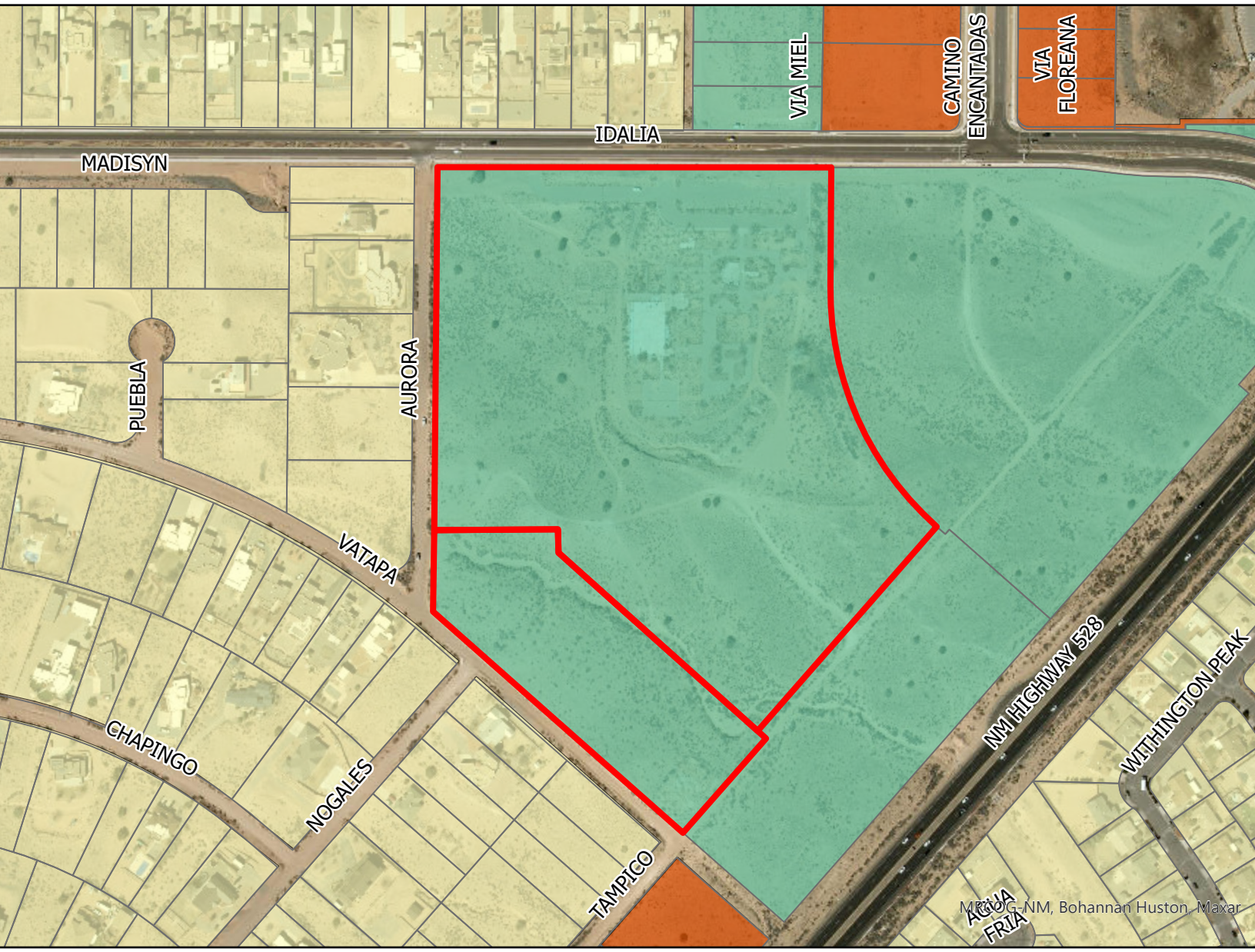
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Board recommend approval of the requested Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning Location Map.pdf
ATTACHMENT: Application, Justification and Master Plan.pdf
ATTACHMENT: Letters of Authorization.pdf
ATTACHMENT: Current Land Use Map La Barranca.pdf
ATTACHMENT: Reviewer Comments.pdf
ATTACHMENT: Notifications.pdf
ATTACHMENT: Draft_Ordinance_Tampico_BMB.doc
ATTACHMENT: Public Comment_Gehling.docx

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N W E S

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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, 3/5/2025

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
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised January 26, 2017

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

   1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

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

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

   (E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

   (F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: _____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

This page can be printed using your internet browser or by CTL + P
Account: R121594

Location

Parcel Number 1-017-073-354-023

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: RIO RANCHO ESTATES Unit: 17 Tract: A

Owner Information

Owner Name RIO INVESTMENTS

Owner Address 5913 CANYON CREST PL NE
ALBUQUERQUE, NM 87111-6620
UNITED STATES OF AMERICA

Assessment History

Actual Value (2023) $953,509

Primary Taxable $317,836

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$953,509	$317,836	21.252	925737.000	1.000

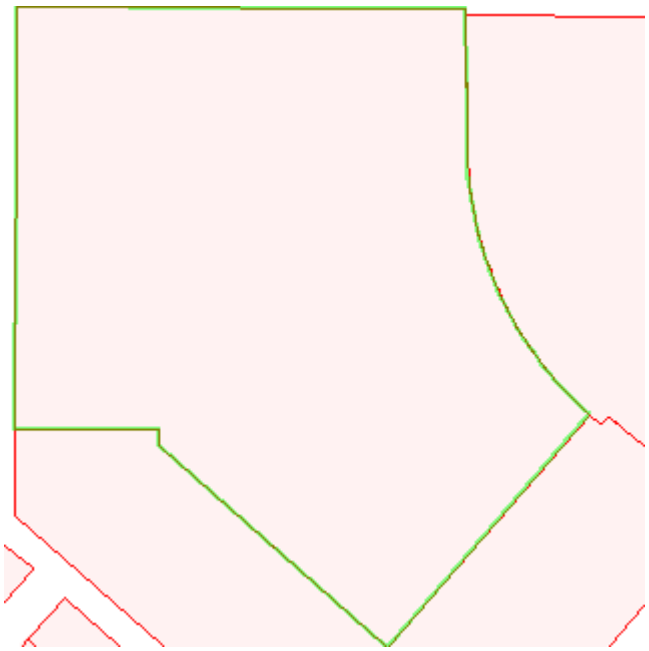
Transfers

Sale Date	Doc Description
	WARRANTY DEED
	MAPS

Tax Year	Taxes
2023	$13,234.68
2022	$13,255.36

Images

- Photo
- GIS



Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

This page can be printed using your internet browser or by CTL + P
Account: R040729

Location

Parcel Number 1-017-072-340-487

Tax Area 510CSH_NR - 510CSH_NR

Situs Address

Legal Summary Legal: Subd: ENTRADA DE CORONADO Tract: B PLAT 2602-A FORM UNIT 17 BLK 87 LOT 15-22

Owner Information

Owner Name WEBB FAMILY TRUST

In Care Of Name C/O WEBB, PETER C AND LAURIE J

Owner Address 3214 FALKIRK CT NE RIO RANCHO, NM 87144-5656 UNITED STATES OF AMERICA

Assessment History

Actual Value (2021) $214,180

Primary Taxable $71,393

Tax Area: 510CSH_NR **Mill Levy**: 41.640

Type	Actual	Assessed	Acres	SQFT	Units
Non-Residential Land	$214,180	$71,393	4.917	214180.000	1.000

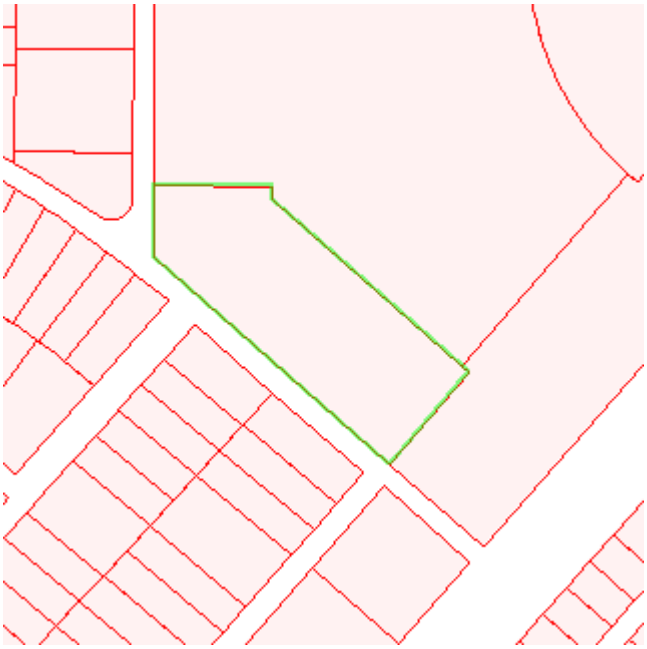
Transfers

Sale Date	Doc Description
	QUIT CLAIM DEED
	QUIT CLAIM DEED
	MAPS
10/18/2005	UNASSIGNED
05/01/1997	REAL ESTATE CONTRACT

Tax Year	Taxes
2023	$2,972.80
2022	$2,977.44

Images

- GIS



December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Via Emailed PDF to: bisaacs@rrnm.gov, arincon@rrnm.gov, and bbabyak@rrnm.gov

June 18, 2025

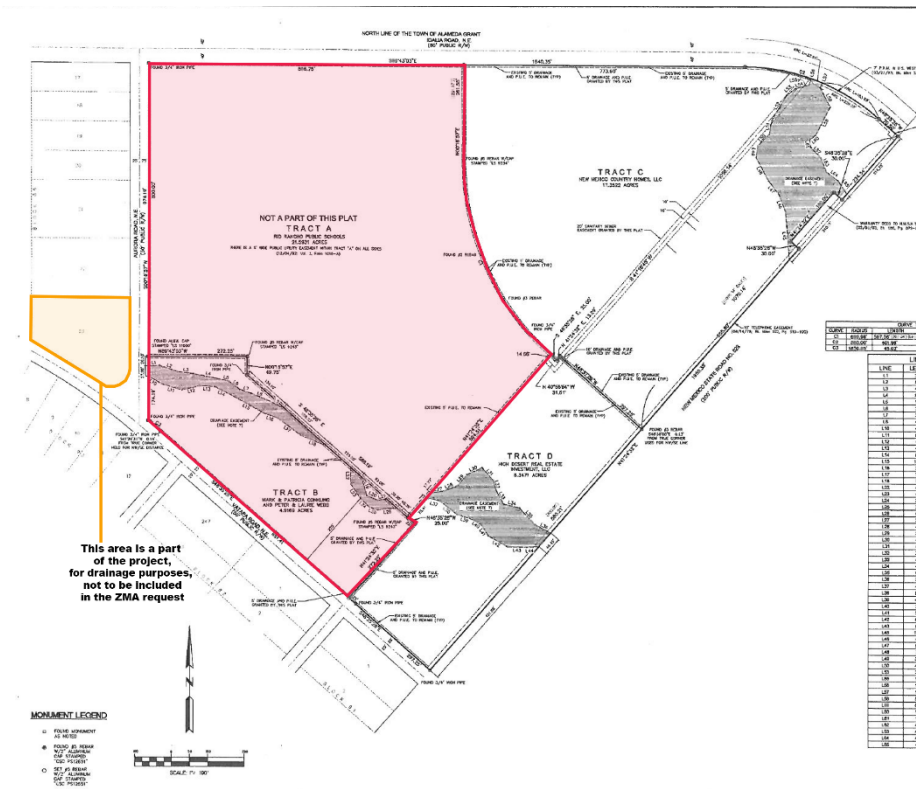
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan and to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO"



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

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These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Remove the tracts from La Barranca Specific Area Plan
- Adopt the Tampico Master Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

1. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. During the DRC meeting with City staff on March 3, 2024, staff stated, "Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area." We also believe this proposed zoning change aligns with the Land Use Goals outlined in the Comprehensive Plan and promotes the objectives of the Rio Rancho Strategic Plan for 2023–2028.

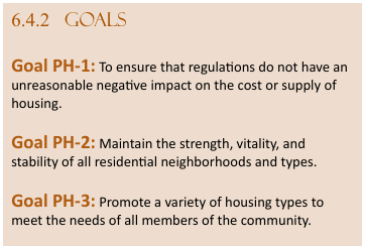

5.6.2 GOALS

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Goal -L3: Maintain a balance of land uses throughout the City.

Goal L-4: Support development within City Center that is consistent with development commonly found within a dense urban core.


6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

The Land Use Element of the Comprehensive Plan identifies four goals. This zoning change supports Goals L-1 and L-3. Rezoning to R-4 will help achieve both goals, as the parcels are located along a principal arterial road and are adjacent to the intersection of Idalia and NM 528. This location, currently zoned SU for C-1, would serve as a buffer to the existing neighborhood while creating pedestrian-oriented opportunities and connectivity between future commercial development and the proposed park area.

The Population & Housing Element of the Comprehensive Plan also calls for a variety of housing types to meet the needs of all community members. Medium-density housing options in the area are currently limited. Therefore, we believe this zoning change better supports Goal PH-3 by providing more diverse housing opportunities.

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With the removal of these tracts from the Tampico North SAP, two remaining tracts totaling approximately 23.34 acres would continue to be zoned SU for C-1/retail commercial (Enactments: 02-37; 94-035). We believe this remaining commercial area remains substantial, and even with the proposed rezoning of our tracts to R-4, the overall vision of the City's Comprehensive Plan is still supported. The City's Comprehensive Plan designates this location as a Development Node (Chapter 2, Vision Element, Map VEI-1: Conceptual Development Vision). According to the Comprehensive Plan, Development Nodes are "where a higher concentration of land uses exist in the form of commercial, multi-family, and mixed-use developments." It further states that "incorporating public spaces and mixed uses into a development is an important aspect of creating a vibrant and diverse node."

As part of our ZMA request, we have submitted a master plan demonstrating how these two tracts provide a natural transition between future commercial development and existing R-1 residential areas. Additionally, the zone change and subsequent subdivision will:

- Expand utility infrastructure
- Improve roadways and connectivity to Idalia
- Enhance access to future commercial development
- Add park space for community use

All of these improvements contribute positively to the City's health, safety, morals, and general welfare.

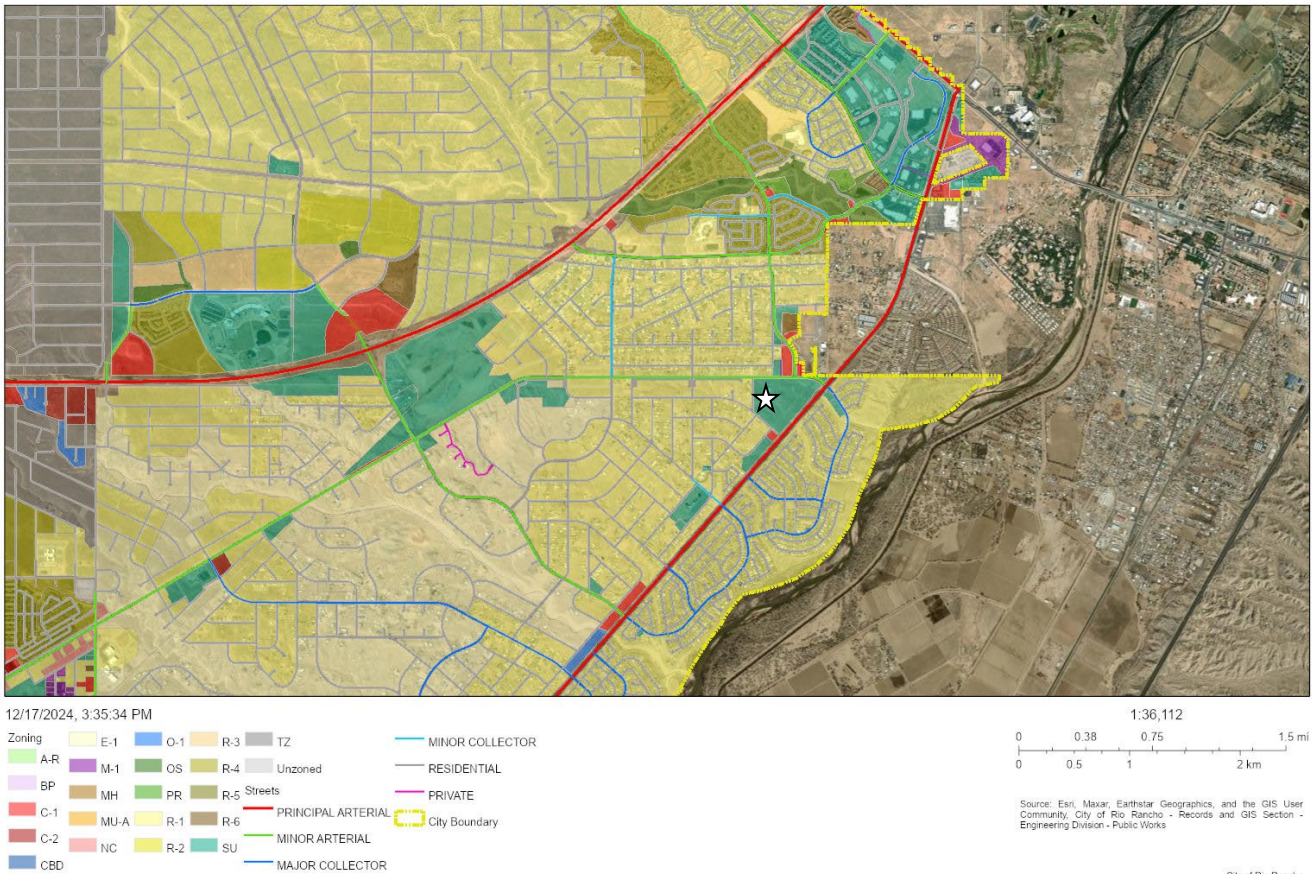
2. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the goals of the Strategic Plan as the corner still has +/-23.34 acres of commercial land use available for future commercial growth.

See Map on Page 3 for Zoning Distribution.

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Web Map



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

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area. With the zone map amendment and proposed master plan, we are planning on adding 1.526 acres of park land.

1. VISION FOR GROWTH

The vision for the physical development of the City of Rio Rancho emerged from a series of workshops held during the development of the Vision 2020 Integrated Comprehensive Plan (ICP), adopted in 2001. While some aspects of the updating of the Comprehensive Plan have changed, the idea of higher intensity and density growth nodes introduced in the Vision 2020 ICP has not changed. Since the Comprehensive Plan is organized with individual elements that can stand on their own, the Development Services Department will review each element no less than every five years and amend the plan elements as necessary.

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

2.3.7 URBAN DESIGN

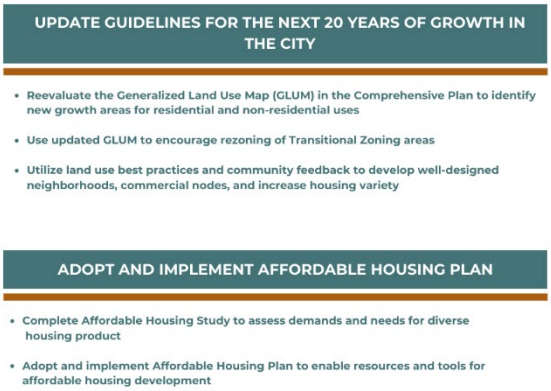
Urban design is best expressed as the visual identity of the built environment of the city. The vision displayed in the Urban Design Element is to incorporate the following design characteristics into future development and revitalization of older developments:

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

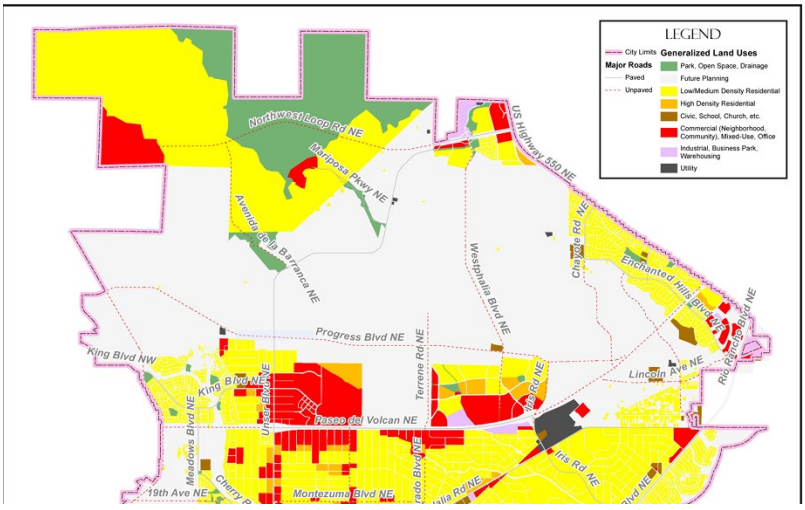
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2. *the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted as secondary or above the first floor. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.

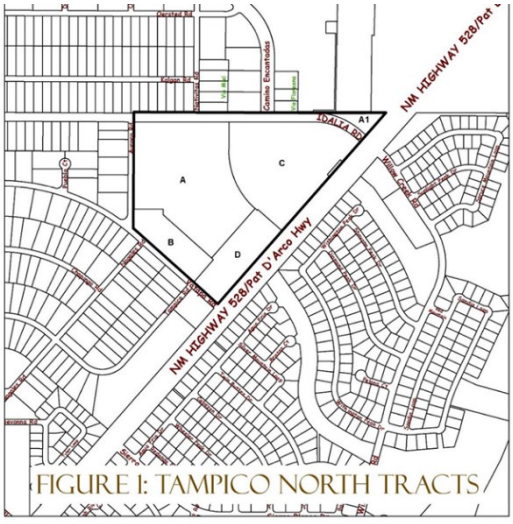
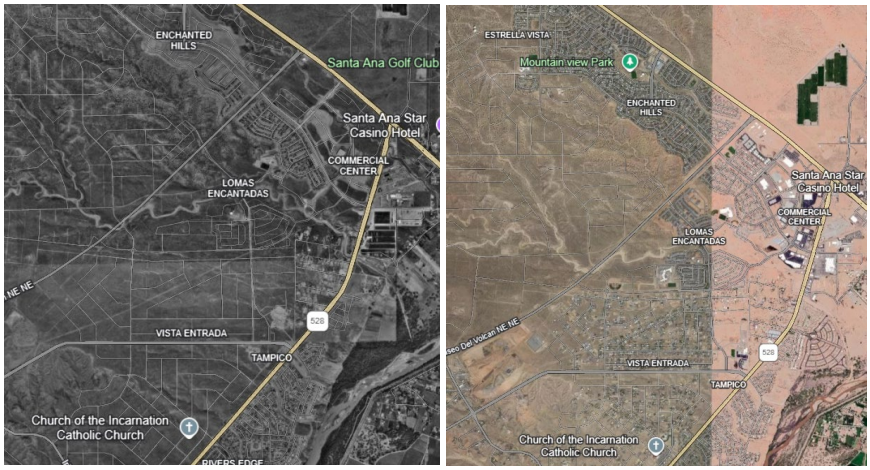


FIGURE I: TAMPICO NORTH TRACTS

The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

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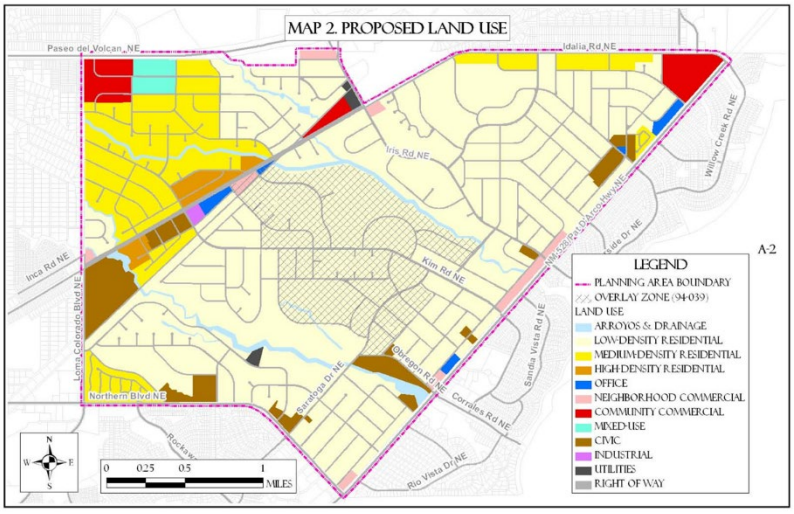
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request for Removal from the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request removal from the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner. With the removal from the specific area plan, we are submitting, for consideration, the Tampico Master Plan.

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Tampico Master Plan
With the request to remove the tracts from the Tampico North Specific Area Plan and the La Barranca Area Plan, we are submitting for review and adoption the Tampico Master Plan to address the proposed land use, transportation & access management, design, utilities, and community amenities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and the La Barranca Specific Area Plan and the adoption of the Tampico Master Plan.

Sincerely,

Tampico Development, LLC
Scooter Haynes
Manager



Tampico
Master Plan

Prepared By:
Tampico Development, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions, LLC
(435) 770-2382

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Appendix A: Master Conceptual Site Plan

Appendix B: Conceptual Transportation Plan

Appendix C: Conceptual Utility Plan

Appendix D: Conceptual Drainage Plan

INTRODUCTION

The Tampico Master Planned Community is a 26.17 acre site located near the intersection of NM Highway 528 and Idalia Rd, in Rio Rancho, Sandoval County, New Mexico. Despite the fact that there were Specific Area Plans (SAPs) adopted to anticipate future land use, the site has remained stagnant since the adoption of the Tampico North SAP in 2002 and the La Barranca SAP in 2010. Given the changes in community needs for housing and amenities, the developers, along with the City of Rio Rancho have determined that the land use for this site should be developed under the R-4 zoning designation for single family homes along with the creation of this master plan.

Objectives:

The goals of this master plan are to provide the framework of the proposed subdivision as it relates to the neighborhood access, circulation, conceptual drainage, and conceptual utility plans, along with furthering the goals in the Comprehensive Plan.

Plan Boundary

The master planned area is located near the intersection of Idalia Rd and NM Highway 528 and is comprised of the following parcels:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005

- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN ALAMEDA OF GRANT, SANDOVAL COUNTY, NEW MEXICO

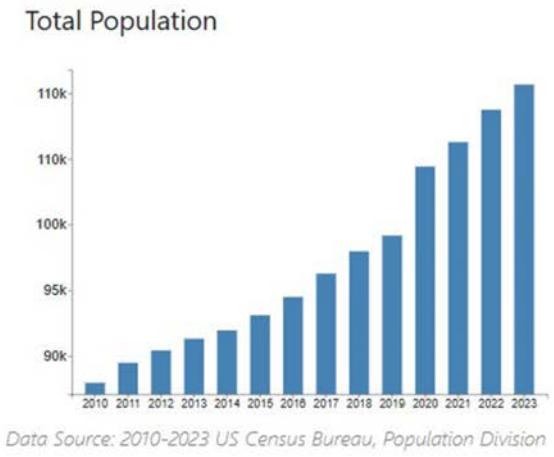
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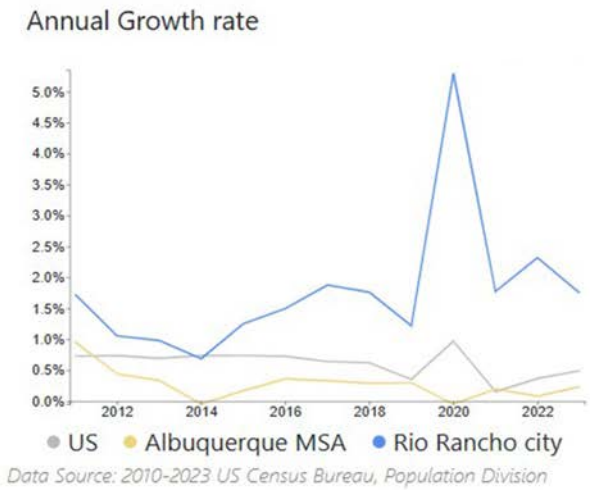


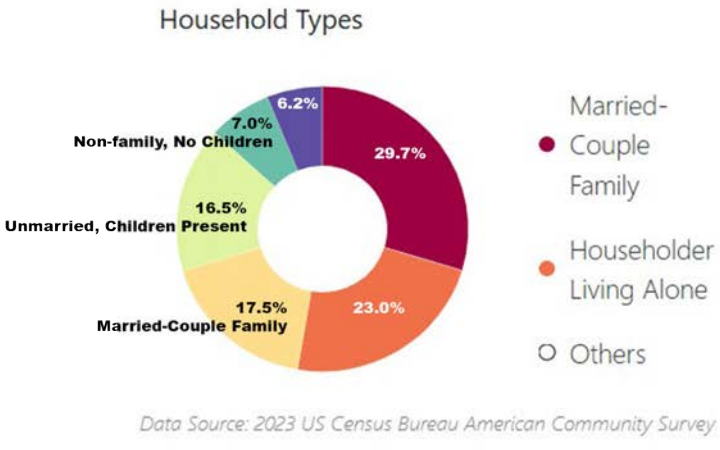
EXISTING CONDITIONS & SITE ANALYSIS

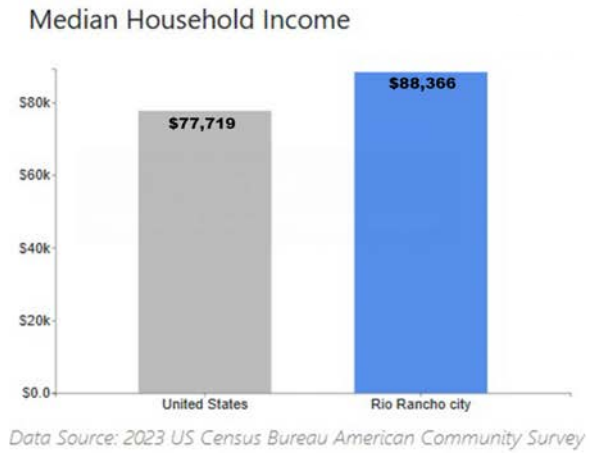
Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.









Source: Mid-Region Council of Governments, https://www.mrcog-nm.gov/180/Rio-Rancho, May 2025

EXISTING CONDITIONS & SITE ANALYSIS

Natural Environment

The master-planned area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. This area was previously identified, under the La Barranca SAP, as having Sheppard Loamy Fine Sand, 3-8% slope. Additionally, plants and wildlife in the area "Include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails."[1]

There is a natural arroyo, known as the Withington Channel, on the southwest portion of the master planned area. This site is a part of the Willow Creek Watershed Park Management Plan (February 2013) and is included in the Willow Creek - Basin A area.



1 La Barranca Specific Area Plan

PROPOSED LAND USE, ZONING AND DENSITY

Current Land Use and Zoning Designation

Currently Tract A and Tract B are zoned SU for C-1/retail commercial zoning via Enactment: 02-37; 94-035. Both of these tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan.

Historic Land Use and Area Plans

Historically, Tract A was platted via a summary plat that was recorded in 1992. The tract was then partially developed as a school site. Rio Rancho then adopted the Tampico North Specific Area Plan in 2002 and the site was designated as SU for C-1. Additionally, the parcels were also included in the La Barranca Specific Area Plan, adopted in 2010 and the land use continued to be designated as community commercial. Despite the intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area and the area has remained undeveloped.

Proposed Land Use

With the adoption of this master plan and concurrent zone map amendment, Tracts A and B shall be removed from both area plans. The Comprehensive Plan shall be amended to reflect the change in the zoning designation of SU for C-1/retail to R-4. R-4 allows for density of 10.89 DU/acre, however the conceptual plan for this master planned community consists of 118, 50' wide, single family residential lots. Additionally, there will be a 1 acre park for the residents which is connected via sidewalks throughout the subdivision.

PROPOSED LAND USE, ZONING AND DENSITY CONT.

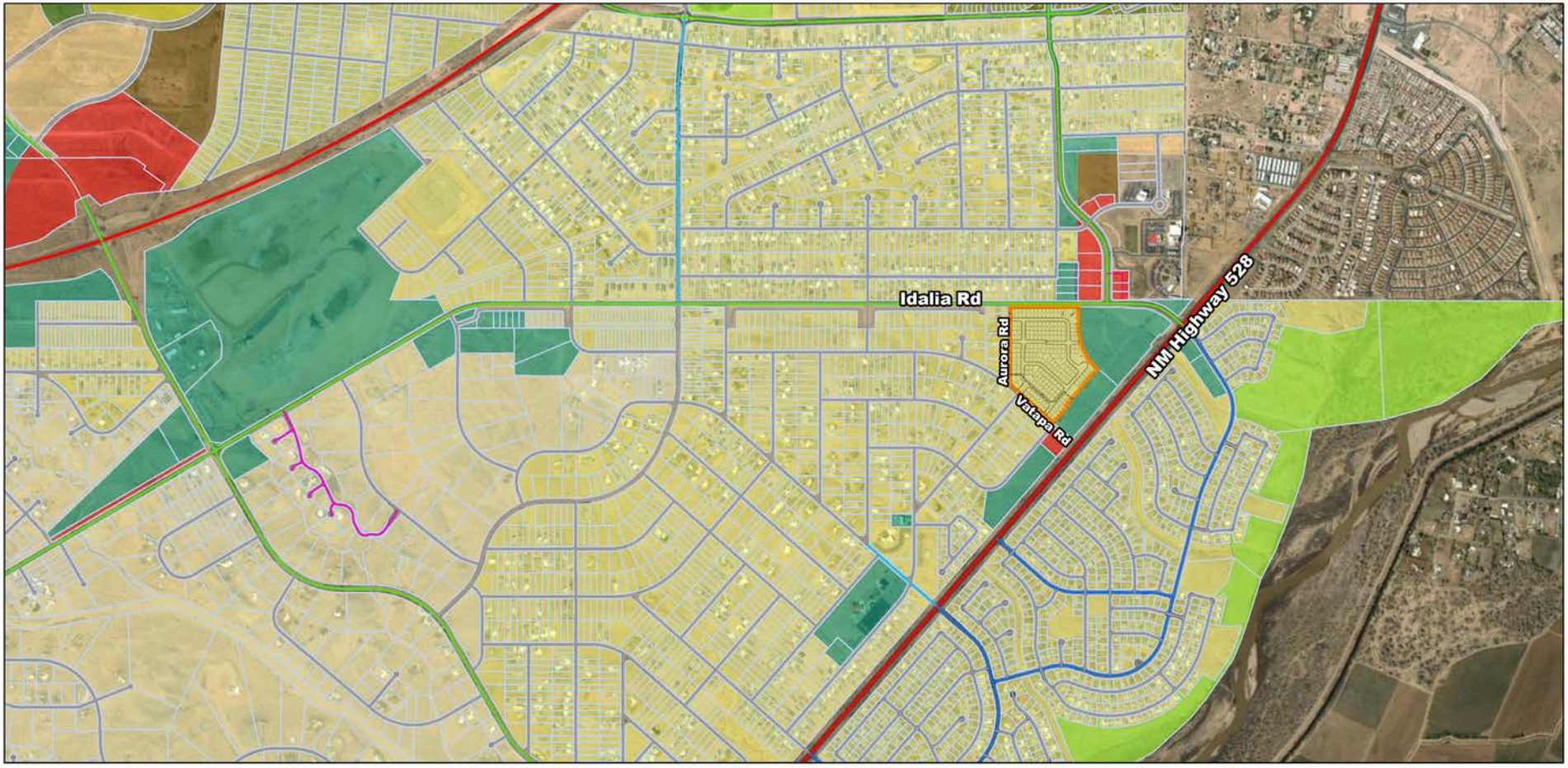
Proposed Land Use and City Goals

Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from existing land uses; rather, it promotes a smoother transition between adjacent properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1. This zoning configuration allows the City to continue supporting commercial development, as identified in the Comprehensive Plan and existing area plans, while also encouraging housing variety and walkable neighborhood design.

The proposed Tampico Master Planned Subdivision supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of developing community-wide facilities, enhancing walkability, and increasing residential density to accommodate the City's ongoing growth. The R-4 zoning designation addresses the demand for medium-density housing and includes plans for a park and a connection to the existing bike lane on Idalia Road. With the nearest park currently located 1.5 miles away, this development would provide a valuable amenity to the neighborhood.

The Tampico Master Planned Subdivision supports the following goals from the Comprehensive Plan:
5.6.2 Goals
Goal L-1: Encourage mixed uses—retail, office, and residential—centered on pedestrian-oriented development along principal arterial roads.
Goal L-3: Maintain a balanced mix of land uses throughout the City.
6.4.2 Goals
Goal Ph-3: Promote a variety of housing types to meet the needs of all community members.

Additionally, the subdivision aligns with the City of Rio Rancho Strategic Plan 2023–2028. This plan includes goals to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both City leadership and the community recognize that expanding housing options and creating new residential opportunities are essential to supporting Rio Rancho's continued growth and long-term sustainability.



6/4/2025, 1:15:45 PM

Streets
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE
- Parks

Zoning
- A-R
- BP
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works

City of Rio Rancho
City of Rio Rancho - Records and GIS Section - Engineering Division - Public Works | MRCOG-NM,BHI,BernCo GIS, Maxar |

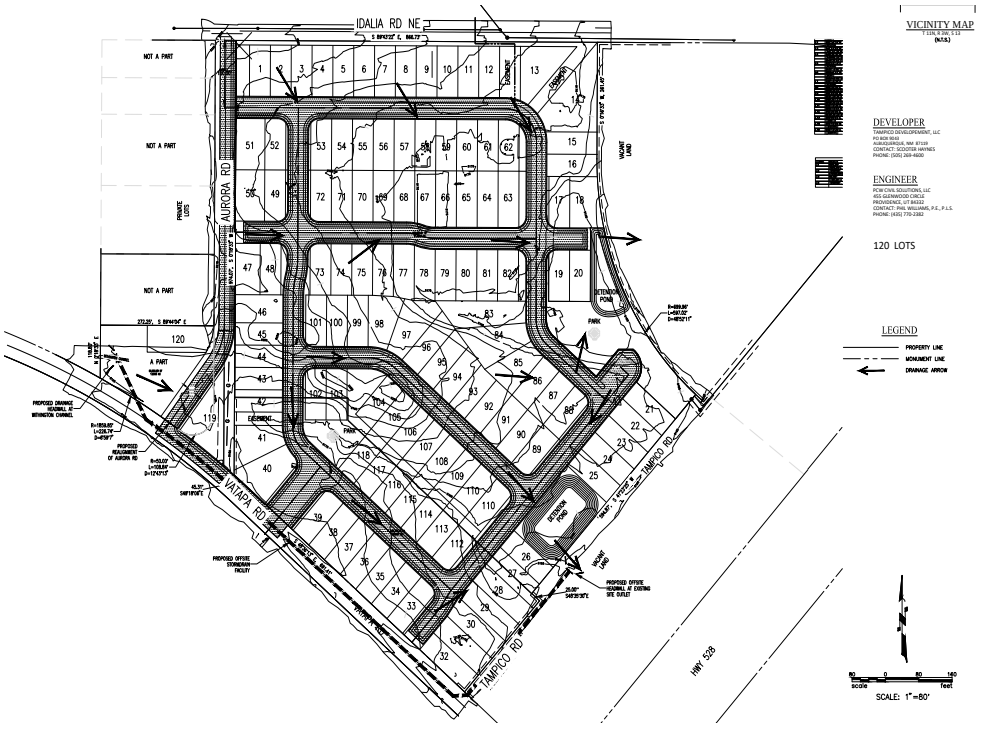
CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels within Sandoval County. The subject parcels fall under the Willow Creek Watershed Park Management Plan, dated February 2013. This plan includes a proposed storm drain system designed to capture and direct runoff from Willow Creek – Basin B.

As part of the Tampico subdivision development, we propose constructing a segment of this planned storm drain. This portion will collect stormwater near the intersection of Aurora Rd. and Vatapa Rd. and convey it to the existing culvert at NM Highway 528. These improvements are expected to provide drainage benefits to the surrounding residential area.

Stormwater management and water quality discharge will comply with the standards set forth in the Rio Rancho Development Process Manual (DPM) and applicable City of Rio Rancho ordinances.

The following shows the conceptual drainage plan for the master planned area.

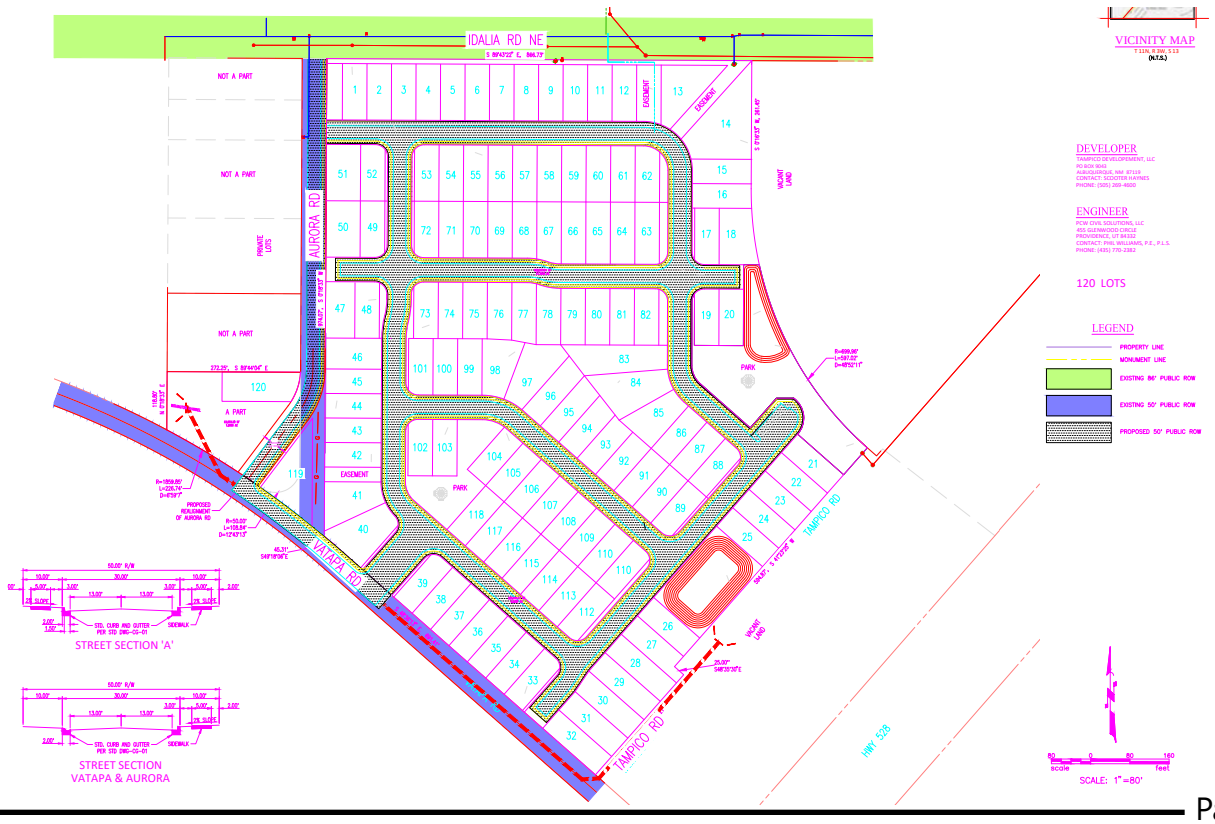


CIRCULATION

The master-planned community is located just southwest of the intersection of Idalia Rd. and NM Highway 528. Access to the community will be provided via Idalia Rd., a minor arterial roadway, as well as Aurora Rd. and Vatapa Rd., both of which are residential streets. Currently, Aurora Rd. and Vatapa Rd. are unimproved and unpaved; however, they will be upgraded as part of the community's development, bringing much-needed infrastructure improvements to the surrounding neighborhood.

All roadways and access points will be designed in accordance with the City of Rio Rancho's requirements, including SAMM spacing standards, the Rio Rancho Development Process Manual (DPM), applicable city ordinances, and approval from the City Fire Marshal. If any aspects of the conceptual design do not meet these requirements, variance requests will be submitted for review and approval.
The following shows the conceptual utility plan for the master planned area.

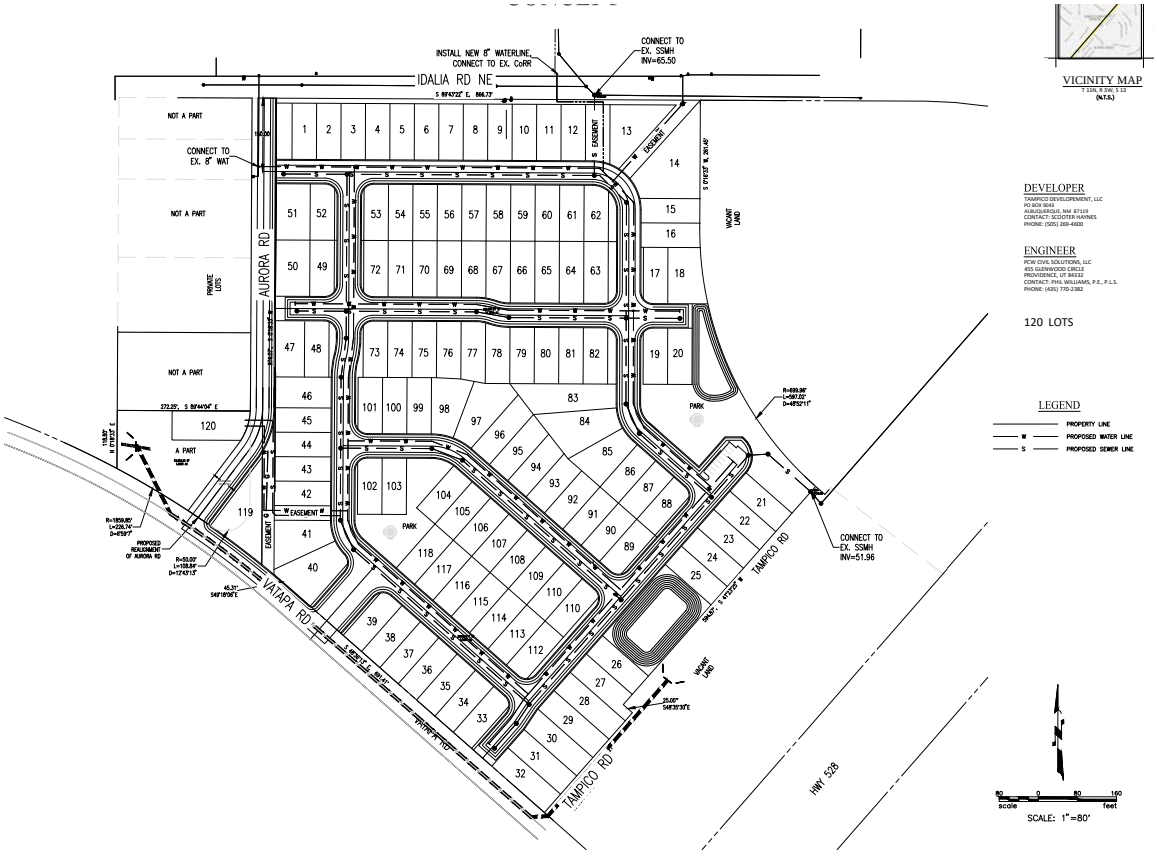
The following shows the conceptual circulation plan for the master planned area.



CONCEPTUAL UTILITY PLAN

The Utilities Department approved the Water and Wastewater Availability for the proposed subdivision with the following comments "Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connection Aurora looped back to the Nativitas connection will likely be required to be completed by the developer."

The following shows the conceptual utility plan for the master planned area.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-4 zoning designation. R-4 zoning will permit for 10.89 DU/A with a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet.

Though R-4 will allow for a variety of lot sizes, the conceptual plans are to create 118, 50' wide, single family residential lots, which exceeds the minimum area and width as required by this zoning designation.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision.

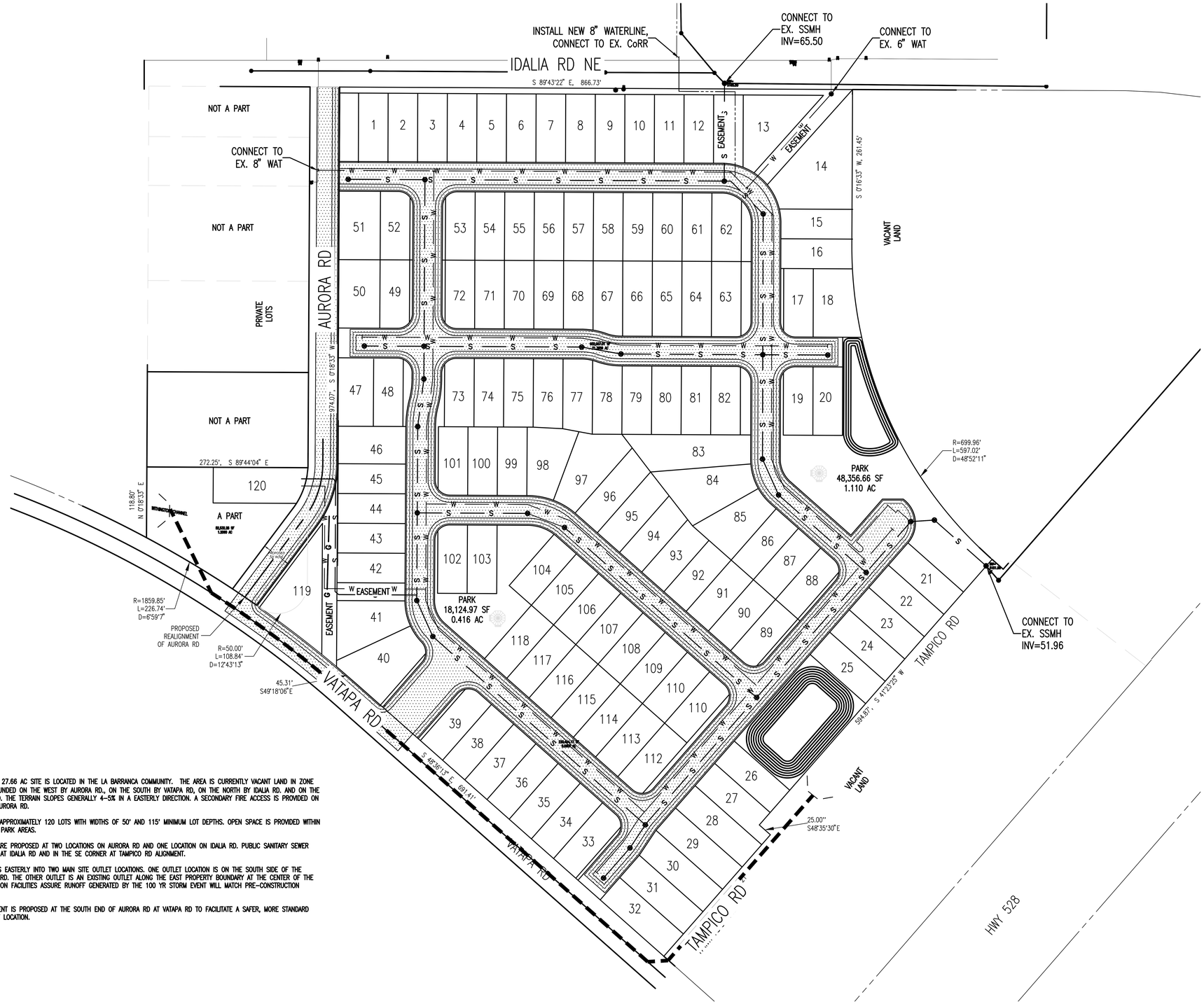
IMPLEMENTATION

This master planned community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II and the Comprehensive Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this master plan and alongside the master plan to the Planning and Zoning Board and Governing Body.

There shall be no anticipated phasing of this master planned area.

TAMPICO MASTER SKETCH PLAN





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

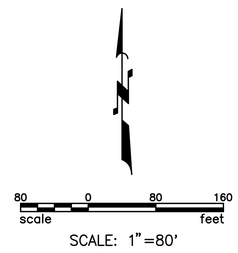
NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

THIS MAP PROPOSES APPROXIMATELY 120 LOTS WITH WIDTHS OF 50' AND 115' MINIMUM LOT DEPTHS. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND PARK AREAS.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON AURORA RD AND ONE LOCATION ON IDALIA RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED AT IDALIA RD AND IN THE SE CORNER AT TAMPICO RD ALIGNMENT.

STORM RUNOFF FLOWS EASTERLY INTO TWO MAIN SITE OUTLET LOCATIONS. ONE OUTLET LOCATION IS ON THE SOUTH SIDE OF THE PROJECT AT TAMPICO RD. THE OTHER OUTLET IS AN EXISTING OUTLET ALONG THE EAST PROPERTY BOUNDARY AT THE CENTER OF THE SUBDIVISION. DETENTION FACILITIES ASSURE RUNOFF GENERATED BY THE 100 YR STORM EVENT WILL MATCH PRE-CONSTRUCTION CONDITIONS.

A STREET RE-ALIGNMENT IS PROPOSED AT THE SOUTH END OF AURORA RD AT VATAPA RD TO FACILITATE A SAFER, MORE STANDARD INTERSECTION AT THAT LOCATION.



SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
MASTER SKETCH PLAN

REVISIONS:

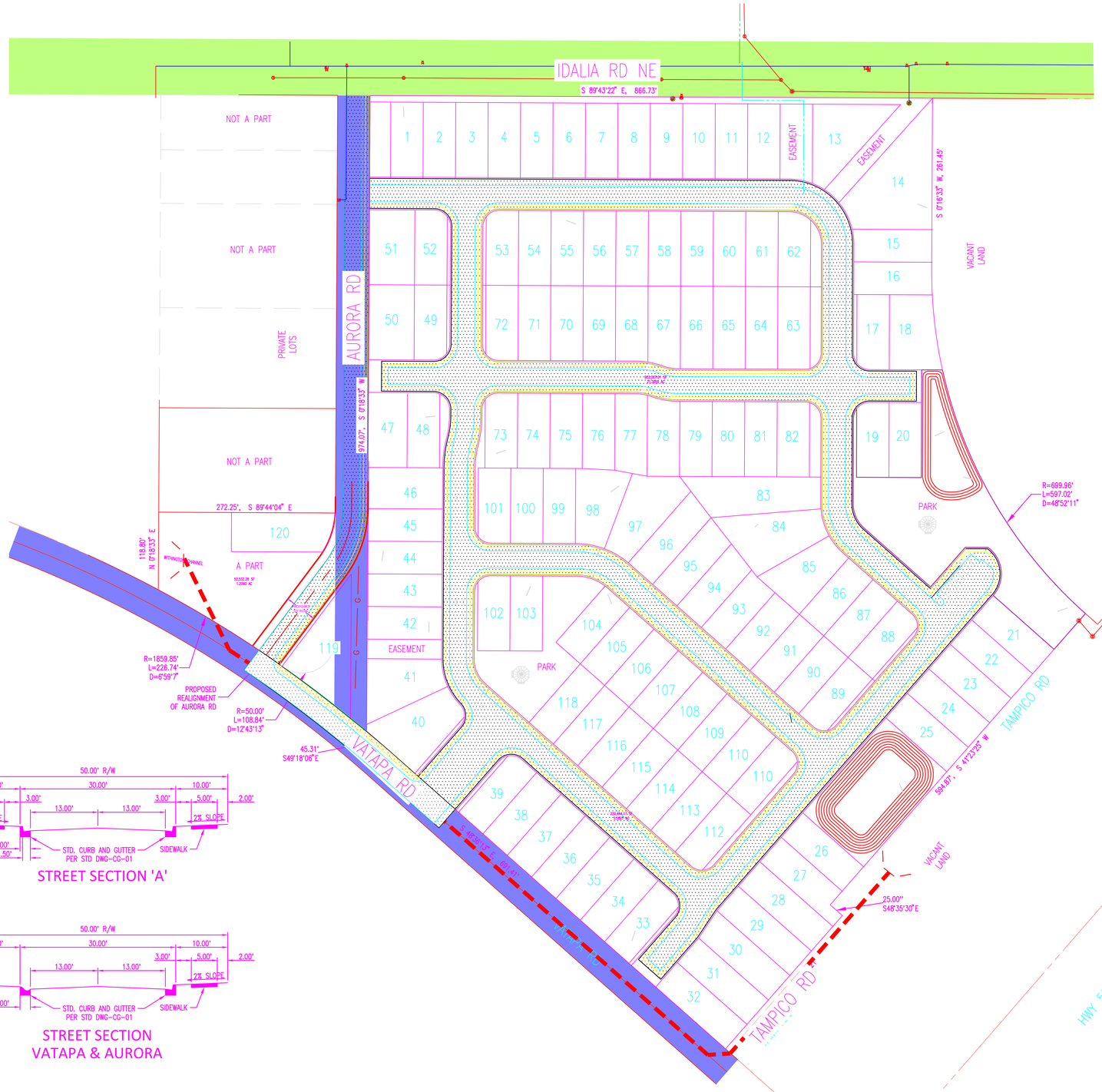
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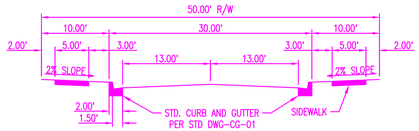
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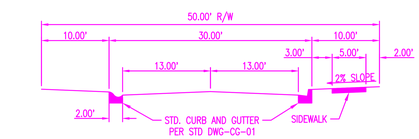
SHEET NO.
1/4

TAMPICO STREET CONCEPT





STREET SECTION 'A'



STREET SECTION
VATAPA & AURORA



VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EXISTING 86' PUBLIC ROW
- EXISTING 50' PUBLIC ROW
- PROPOSED 50' PUBLIC ROW

80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
STREET CONCEPT

REVISIONS:

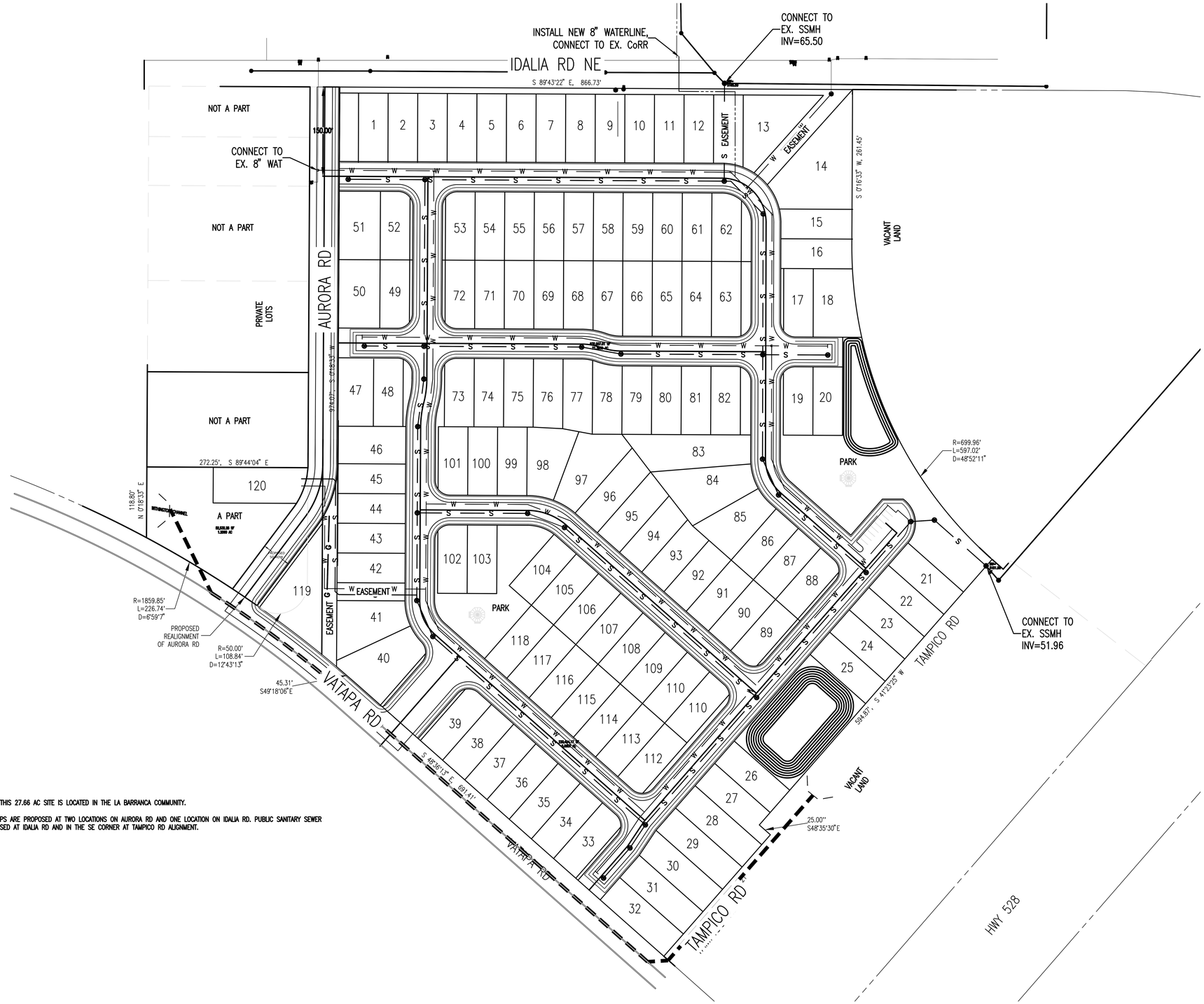
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SUB.	

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SS01

SHEET NO.
4/4

TAMPICO UTILITY CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER

TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER

PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND

PROPERTY LINE
W PROPOSED WATER LINE
S PROPOSED SEWER LINE

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY.

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80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
UTILITY CONCEPT

REVISIONS:

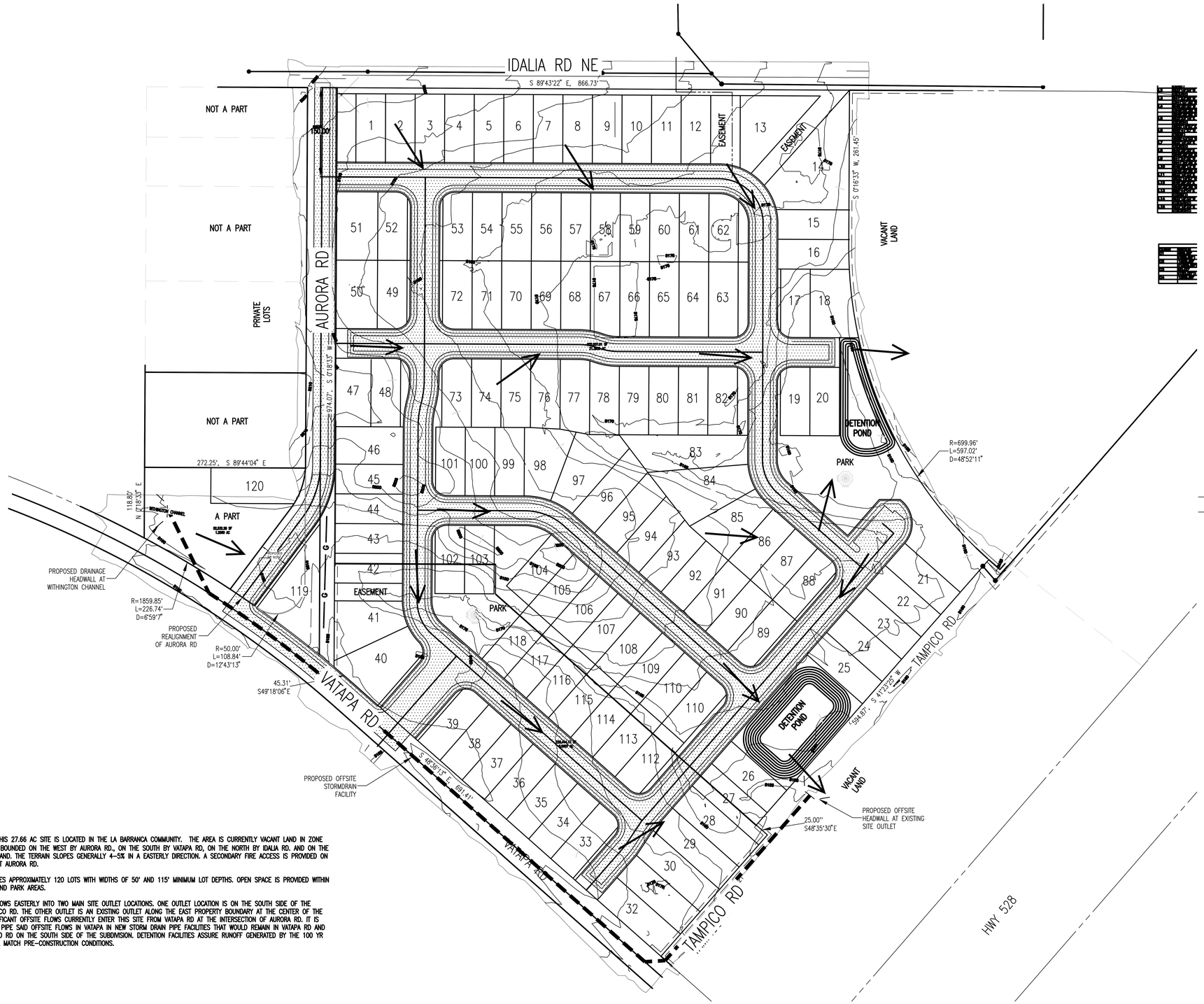
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DESIGN	
DRAWN	
CHK'D	
SUB.	

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US01

SHEET NO.
3/4

TAMPICO DRAINAGE CONCEPT





VICINITY MAP
T 11N, R 3W, S 13
(N.T.S.)

DEVELOPER
TAMPICO DEVELOPEMENT, LLC
PO BOX 9043
ALBUQUERQUE, NM 87119
CONTACT: SCOOTER HAYNES
PHONE: (505) 269-4600

ENGINEER
PCW CIVIL SOLUTIONS, LLC
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

120 LOTS

LEGEND
- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

NARRATIVE: THIS 27.66 AC SITE IS LOCATED IN THE LA BARRANCA COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE
THE SITE IS BOUNDED ON THE WEST BY AURORA RD., ON THE SOUTH BY VATAPA RD, ON THE NORTH BY IDALIA RD. AND ON THE EAST BY VACANT LAND. THE TERRAIN SLOPES GENERALLY 4-5% IN A EASTERLY DIRECTION. A SECONDARY FIRE ACCESS IS PROVIDED ON THE NORTHWEST AT AURORA RD.

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80 0 80 160
scale feet

SCALE: 1"=80'

PCW CIVIL SOLUTIONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
TAMPICO ROAD
RIO RANCHO
NEW MEXICO

SHEET TITLE
DRAINAGE CONCEPT

REVISIONS:

DATE	6/12/2025
DESIGN	
DRAWN	
CHK'D	
SUB.	

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DS01

SHEET NO.
2/4

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

March 3, 2024

TO: SCM Partners, LLC
PO Box 9043
Albuquerque, NM 87119

RE: DRC (24-250-00010)

The following are the comments and feedback received in regards to the DRC application.

Planning and Zoning Division:

1. Zoning - NC: for C-1 per Ordinance No. 41, Enactment No. 02-037
    a. A Zone Map Amendment will be required with a strong justification letter.
        i. Application and checklist is attached.
    b. Staff would prefer R-4 zoning because we feel that it would integrate better with the surrounding area but we are open to R-3 zoning as long as the justification sufficiently supports it.
    c. Neighbors might be opposed to opposed to the zone change because they have larger one acre and half acre lots.
        i. The adjacent community previously has had a strong turnout at meetings to voice their objection for proposed subdivision projects.
        ii. Therefore, neighborhood outreach is encouraged.
    d. The Generalized Land Use Map from the Comprehensive Plan will also need to be amended alongside the ZMA, as it identifies this area as commercial.
2. Specific Area Plans
    a. La Barranca SAP
        i. Land Use Map identifies this area as Commercial.
        ii. Option to either amend the land use of this SAP or remove the property to be excluded from this SAP.
    b. Tampico North SAP
        i. The purpose of this Specific Area Plan is to provide guidelines for future development along a portion of Rio Rancho Blvd (NMSR 528).
        ii. It has been depicted in the Preferred Growth Scenario as suitable for commercial development.
        iii. It is outdated so staff recommends to replace this SAP with an updated one.
            - All owners within this SAP would need to be in agreement and preferably will work together.
            - We wouldn't need a specific lot layout in the updated SAP. The main components we are looking for is a conceptual utility plan, layout for the main roads with access points, and a drainage plan.
            - The SAP amendments can also run concurrently with the ZMA for public hearings. They will both need to go before the Planning and Zoning Board for recommendation to the Governing Body who will vote on the final decision.

Engineering Division:

1. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
2. Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required. Please review Paseo Gateway West Specific Area Plan. Section 5 covers Proposed access to the property and outlines a 24' cross lot access easement at the rear of the lot. Access to King may be limited as a right in right out that may be removed as future development occurs in this area.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/GIS-Data-Request-61 is the link to request as-builts from GIS to review existing construction.
6. Contact:
   David Serrano, P.E
   Deputy Director
   O: 505.891.5059
   C: 505.235.5512
   dserrano@rrnm.gov

Fire and Rescue:

1. Requirements will be provided upon development.
2. Contact:
   Gerard Bauer
   Lieutenant | Fire Prevention Officer
   O: 505.896.8357
   gbauer@rrnm.gov

Parks, Recreation & Community Services:

1. If approved to move forward the developer will be required to allocate and improve parkland. It is likely the required acreage would be smaller than the City will accept as public park land and an HOA would need to be created to maintain any park improvements.
2. Parkland allocation is based on 2.83 residents per residence, 3 acres of parkland per 1,000 residents.
3. Park Impact Fees would need to be paid and the amount due per residence can be determined once a Master Plan (if required) and Preliminary Plat have been approved and lot numbers set.

PNM:

1. Contact:
   Ken Maestas
   Environmental Services
   Land Use and Permitting
   O: 505-241-4436
   C: 505-350-2562
   ken.maestas@pnm.com

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

Respectfully,



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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

   1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

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

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

   (E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

   (F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- ☐ Completed application
- ☐ Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- ☐ List of any original or related file numbers on the cover application
- ☐ Fee

Applicant Signature: _____Date:_____

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____Date:_____

Hearing Date Assigned: _____

Form revised October 2010

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:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

January 23, 2025

Nicosha Schedlbauer, CCIM
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for Tampico Road Subdivision, Approximately 118 lots. Connection needs to be made at Nativitas and Idalia into higher pressure zone. Homes will likely need individual pressure reducing valves on the customer side. Installation and maintenance are responsibility of the customer/home builder/developer.

Dear Mrs. Schedlbauer:

The Utilities Department approves the Water and Wastewater Availability for U10 as described above. Water and Wastewater lines are nearby and line extensions will need to be approved through Development Services Engineering. Connection point will be Idalia and Aurora Rd. Home spacing will be dictated by ISO recommendations from Bohannan Huston Fire Flow Water Model Results. A connection bypassing the Pressure Reducing Valve along the old Nativitas alignment will be required by the developer. Possible 2nd tie into Idalia water line with zone valve closed. Connectio on Aurora looped back to the Nativitas connection will likely be required to be completed by the developer.

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

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

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

Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

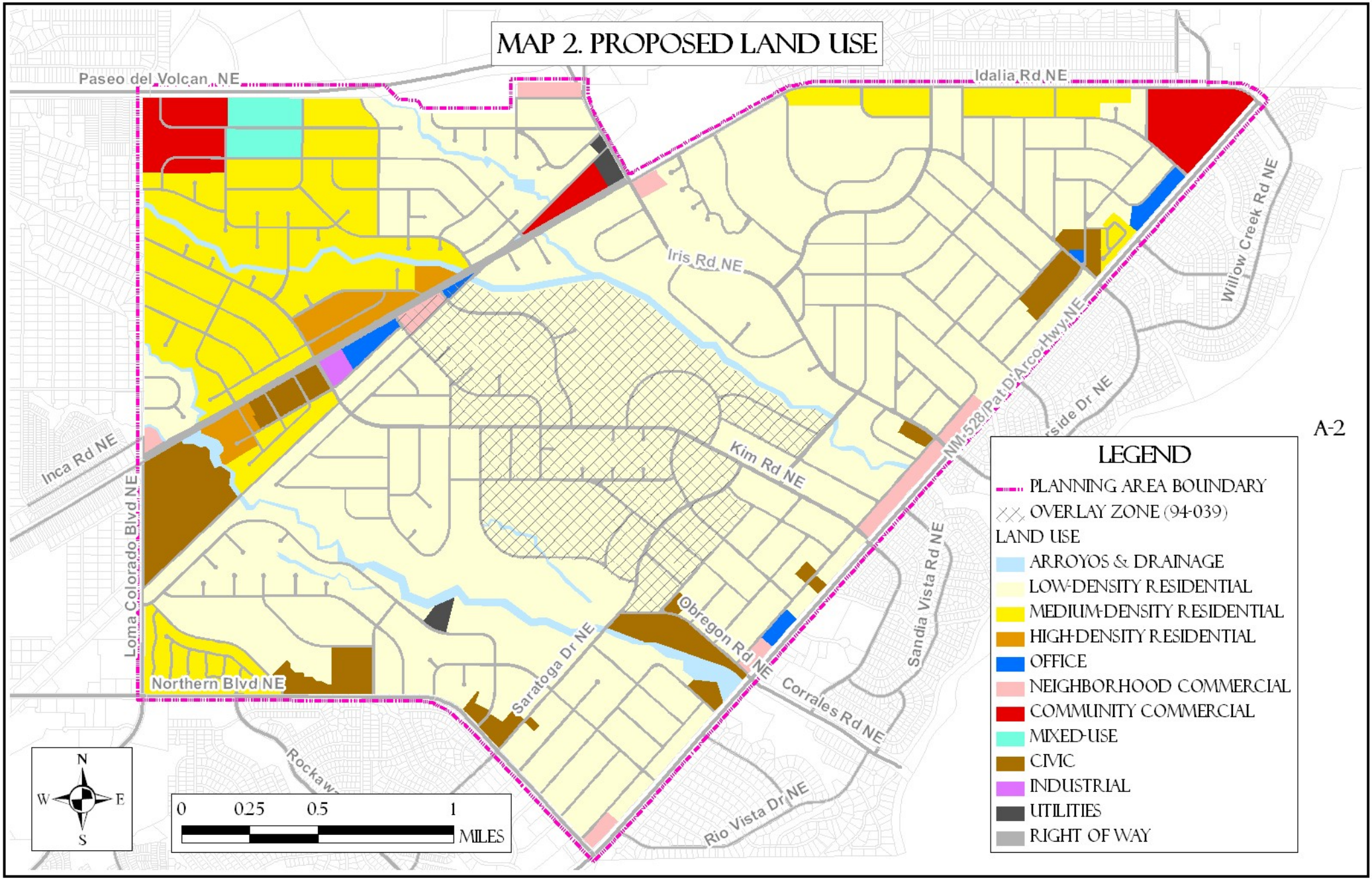
Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

MAP 2. PROPOSED LAND USE



A-2

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

March 14, 2025

TO: Tampico Development, LLC
P.O. Box 9043
Albuquerque, NM 87119

RE: Case 25-100-00003, 25-410-00002

The following are the comments and feedback received regarding the Zone Map Amendment and Specific Area Plan Amendments.

Parks, Recreation and Community Services:

- If approved, the development will be required to provide adequate developed parkland to meet the needs of high-density residential development within the ZMA area, and at this time the acreage required would be based on three acres of developed park land per 1,000 residents (where it is assumed there are 2.83 residents per residence).
- The City will not accept dedication of parks smaller than three acres in size. Any smaller parks would be owned and operated by an HOA and park impact fees would still be required.

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

Respectfully,



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

The City of Rio Rancho

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

June 30, 2025

RE: Zone Map Amendment, Specific Area Plan Amendment and Master Plan Amendment, Case No. 25-100-00003, 25-400-00004 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

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, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres. The applicant is also requesting approval of Tampico Master Plan.

The applicant, Tampico Development, LLC, also requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, July 8, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

Respectfully,

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

TAMPICO NORTH



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, July 8, 2025:

Zone Map Amendment
Request #25-100-00003

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Request $25-400-00004

The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Request #25-410-00002

The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

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.

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, UNIT 17, BLOCK 87, TRACT A, AND ENTRADA DE CORONADO, TRACT B FROM SU: SPECIAL USE FOR C-1/RETAIL COMMERCIAL TO R-4: SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00003; and

WHEREAS: the City of Rio Rancho adopted the Tampico Master Plan on August 14, 2025, pursuant to Resolution No. __, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 8, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 26.1689 acres from SU: Special Use for C-1/Retail Commercial to R-4: Single-Family Residential on the land legally described as:

Rio Rancho Estates Unit 17, Block 87, Tract A, as shown on the plat entitled "Summary Plat Tract "A", A Replat of Lots 1 Thru 14 and 23 thru 30 in Block 87, Lots 8 thru 19 in Block 88 and a Replat and Vacation of Nativitas Road N.E. Unit Seventeen City of Rio Rancho Town of Alameda Grant Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 6, Page 86; and

Entrada de Coronado, Tract B, as shown on the plat entitled "Corrected Plat July 2006, Plat of Tracts B, C, and D Entrada de Coronado Comprised of Lots 15 thru 22, Block 87, Lots 1 thru 7, Block 89, Lots 1A and 2 thru 6, Block 89, Lots 1A, 2A, 3A and 4 thru 21, Block 90, La Ceiba Road N.E. and a Portion of Tampico Road N.E. Unit Seventeen Rio Rancho Estates Situate Within Town of Alameda Grant City of Rio Rancho Sandoval County, New Mexico June, 2005" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 19, Pages 24-26.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The properties identified in Section 1, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
B. The properties identified in Section 1, are subject to all land use restrictions, zoning restrictions, and development standards and regulations as specified in the approved Tampico Master Plan.
C. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended for the properties identified in Section 1, as having a "Low/Medium Density Residential" GLUM designation.

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

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

ADOPTED THIS 14th DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Jack Gehling – 7016 Vatapa Rd NE, Rio Rancho 87144 July 8, 2025

I oppose Tampico Dev's request to re-zone 2 tracts from SU to R-4 for subdivision on land bounded by Idalia, aurora & vatapa rds.

- Special Use (SU) to R-4 (medium density) single family
- 118 new homes
- .15 acre lots on average
- $400-$600k price range

Issues:

- Not in keeping with existing character of neighborhood
  - Surrounding property all R-1 with ½ acre or greater lot size
  - Feels like country with dirt roads, no sidewalks, natural vegatation
  - Great views
    - The one hill in the neighborhood geography will be flattened



  - Walking neighborhood
  - Young families & retired seniors
  - Private wells & septic

- Safety concerns
    - significant increase in traffic from subdivision to points south & southwest
        - traffic going south will mostly go on Nogales to hit 528
        - Nogales (dirt rd) not in condition to handle that traffic
        - Increased risk posed to kids & adult walkers
    - Paving Aurora inadequate solution to this problem
    - Increase in crime likely with increase in population density

- Conservation & the Natural Environment (from Comp Plan)
    - GOAL CON-2: Preserve vegetation and natural resources.
    - GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
    - Impact of rezoning & subdivision - destruction of arroyo/natural habitat & wildlife that lives there
    - Subdivision Plan would level the property that is currently rolling hills

- Infrastructure
    - Impact on school systems
        - Cleveland HS already largest in state with very poor student-teacher ratio compared to national average
        - Kids from 118 new homes would make this worse
    - Added burden on police & fire

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00003

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend denial of the Master Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan, as well as to update zoning and land uses, the transportation plan, economic development, conceptual drainage, project theming, and utility plans.

The original Papillon Master Plan was adopted on February 12, 2020. A concurrent Zone Map Amendment to rezone 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial is being heard concurrently under case #25-100-00004.

REVIEW CRITERIA: The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general.

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The current boundaries of the Master Plan will change to reflect the addition of 218.91 acres (191 lots) to the plan. The plan exhibits have been updated to reflect the new layout and boundaries.

In their justification, the applicant states: "The Master Plan Amendment will support additional

growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics as well as water reuse and recycling. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods."

Staff recommends the Planning and Zoning Board finds that the proposed amendments are preemptive, as the applicant does not possess 100% ownership of the proposed Master Plan Area. According to the provided ownership information in "Attachment A" , page 12 of the Application Package, the applicant owns 57% of the total acreage proposed for the Master Plan Amendment expansion area.

Staff recommends the Board finds that at this time, the Master Plan amendment is not appropriate given the incomplete ownership and would not result in a uniform community character and design.

Staff recommends the Board finds that the amendment is not in compliance with the Comprehensive Plan, as it would result in checkerboard zoning and development. The lack of complete ownership of the area serves to further proliferate the issues of scattered and disjointed development that have resulted from antiquated platting.

SITE ANALYSIS: The original boundary of the Papillon Master Plan consists of 389 acres, including open space, roadways, and parcels. The extension adds 84.8 acres to the North and 134.1 acres to the South of parcel acreage.

The proposed master plan area is bounded by the Mariposa Master Plan area to the north, Unser Blvd NE to the south (Principal Arterial road), Minneola Rd NE (Residential Road) to the east, and Baroda Loop NE (Residential road) to the West. The area as it currently exists, is comprised of TZ: Transitional Zoning, OS: Open Space, and R-4: Single-Family Residential.

LAND USE: The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Future Planning," and "Park, Open Space, Drainage" and would be amended to the "Low/Medium Density Residential," "Park, Open Space, Drainage," and "Commercial, Mixed-Use, and Office" land uses for the properties involved.

GRADING & DRAINAGE: The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency’s Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

CIRCULATION: The transportation plan has been updated to reflect current (2024) conditions and proposed expansion area.

PHASING AND FINANCING: The phasing for the master plan area has been updated to reflect four phases of development.

DESIGN STANDARDS: Development standards in regards to landscaping, residential design, round-a-bout sculptures, perimeter walls, and entry monuments have been updated.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment request. A legal advertisement was placed in the June 23, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments listed for Zone Map Amendment case #24-100-00012.

IMPACT:

Staff recommends the Planning and Zoning Board recommend denial of the Master Plan Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan Amendment.
2. The applicant has the authority to apply for an amendment to the Papillon Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR DENIAL:

1. The proposed Master Plan Amendment is not consistent with the goals and elements of the Comprehensive Plan.
2. The proposed Master Plan Amendment is for an expansion area without complete and uniform ownership.

If the Board determines the proposed Master Plan Amendment is justified, the following findings are recommended for approval:

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed Master Plan is consistent with the goals and elements of the Comprehensive Plan.

ALTERNATIVES:

The Planning and Zoning Board may:

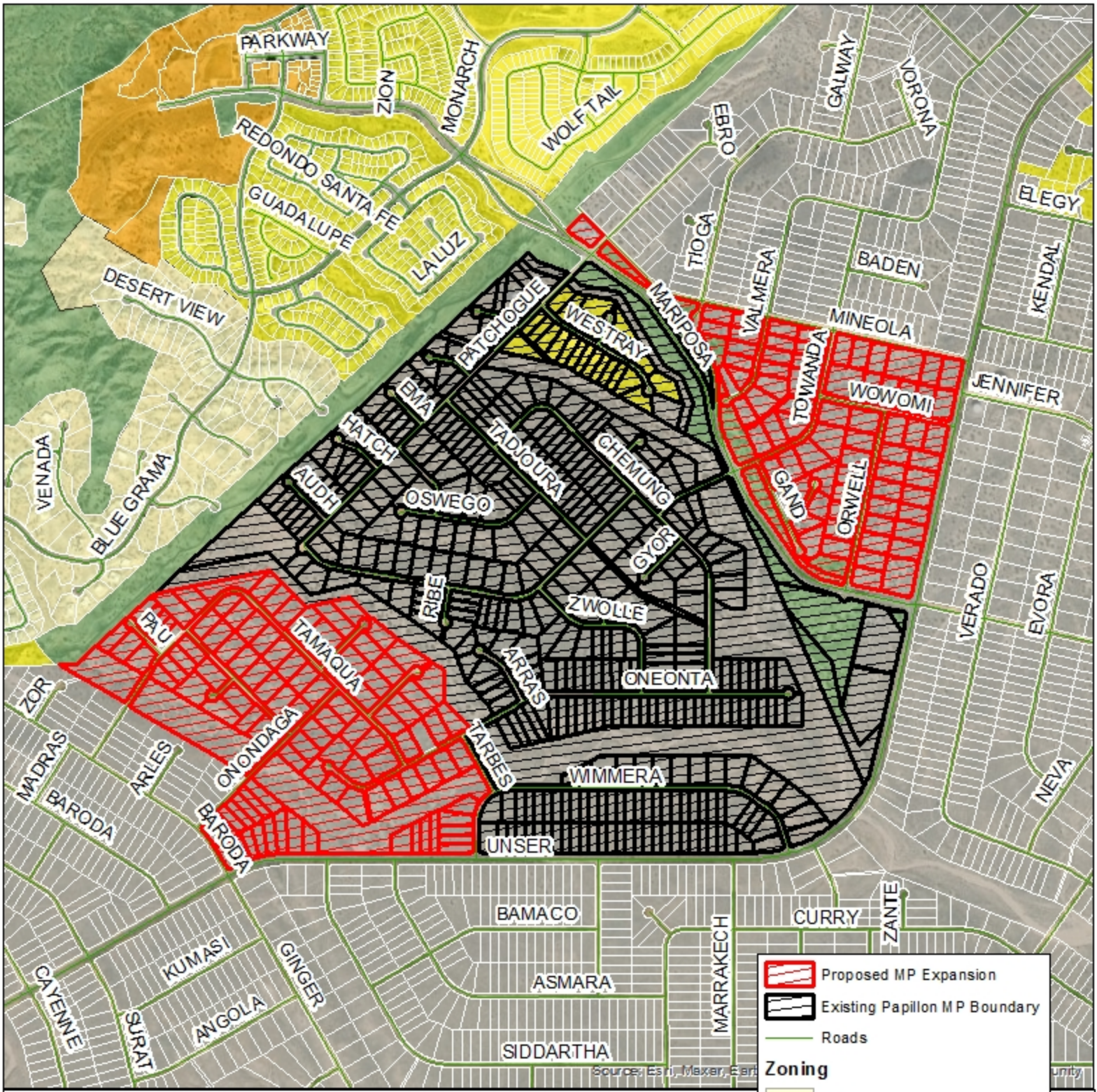
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend denial of the Master Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: REDLINED Master Plan.pdf
ATTACHMENT: Master Plan.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: DRAFT_Resolution_BMB.doc
ATTACHMENT: Public Comment 1.pdf

PAPILLON MASTER PLAN BOUNDARY EXPANSION



Rio Rancho
City of Vision

0 375 750 1,500 2,250 3,000
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 Tim Dvorak on 7/1/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest, Inc.		Phone: (505)896-9009
Address: 333 Rio Rancho Blvd NE, Suite 202		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner of majority of lots in planning area	List Owners: See attached list	
Deed or Ownership Verification Provided: (Initials) NA	Letter of Authorization Provided: (Initials)	

Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Master Plan Amendment request to update the Papillon Village Master Plan to expand the acreage and update the drainage scenario.

Zone Map Amendment request to change the TZ zoning to R-1, R-2, C-1 and expand the R-4 and OS zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 25	Block(s):	Lot(s):
Existing Zoning: TZ, R-4, OS	Proposed Zoning: R-1, R-2, R-4, C-1, OS	
No. of existing lots: 392	No. of proposed lots: 588	Total area of site (acres) 654 acres

ACKNOWLEDGEMENT

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

Print Name: Jim Strozier	Applicant: AMREP Southwest, Inc.	Agent: Consensus Planning Inc.
Signature:		Date: 10/03/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 04, 2024

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

RE: Request for Master Plan Amendment and Zone Map Amendment

Dear Chair Radosevich,

The purpose of this letter is to provide justification for a Master Plan Amendment and Zone Map Amendment to the Papillon Village Master Plan. The existing Master Plan includes 389 acres, the Master Plan Amendment will increase the Master Plan boundary area to 607.9 acres (see Figure 1). The expansion will add 191 new parcels totaling 218.91 acres of land with 57% of the 191 new parcels acquired by AMREP Southwest, Inc. and affiliate (AMREP).

Additionally, this request is to rezone the AMREP Southwest, Inc. and affiliate (AMREP) parcels within the Papillon Master Plan to R-1: Single-Family Residential, R-2: Single-Family Residential, R-4: Single-Family Residential, C-1: Retail Commercial, and OS: Open Space zoning in accordance with the Master Plan. The request will allow for the development of future housing, retail development, public facilities, and infrastructure expansions in a rapidly growing part of the city.

The legal description of the newly acquired parcels to be added to the amended Master Plan are provided in Attachment A. The legal description of the AMREP owned parcels that are proposed for this Zone Map Amendment request are as shown in Attachment B.

SITE HISTORY

In September 1998, the New Mexico Boundary Commission ordered the annexation of this area along with a total of 12,187 acres of land into the City of Rio Rancho. In response, on November 4, 1998, the City rezoned the property from "Unzoned" to T-Z: Transitional Zoning that included an area comprised of all or a portion of Rio Rancho Estates Units 13, 21, 22, and 25, as well as the unplatted AMREP Hawk Site property as follows:

On November 4, 1998, The Governing Body of the City of Rio Rancho amended the newly annexed territory as a Transitional Zoning (TZ) District to provide interim zoning in the area until such as time as long term land use and development policies for the area can be determined through Ordinance 24, Enactment No. 98-025

Since the adoption of Ordinance 24, Enactment No. 98-025, the site has been vacant. There has been development in the surrounding area, primarily the Mariposa Master Plan which changed the TZ zoning to OS, R-1, R-4, R-5: Single-Family Residential, MU-A: Mixed Use Activity Center, and E-1: Estate Residential. The Papillon Village Master Plan includes a small area of the TZ zone that was previously changed to R-4 south of the Mariposa Master Plan.

On July 27, 2023, The Governing Body of the City of Rio Rancho amended the zoning classification and official zoning map for the property legally described as Rio Rancho

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

Estates Unit 25, Block 127, Lots 1-24, from TZ: Transitional Zoning to R-4: Single-Family Residential through Ordinance No. 11, Enactment No. 23-12

PAPILLON VILLAGE MASTER PLAN

On February 12, 2020, The City of Rio Rancho Governing Body adopted the Papillon Village Master Plan. Since the adoption of the plan there have not been any amendments. The original adoption is listed as follows:

On February 12, 2020, the City of Rio Rancho Governing Body adopted Resolution No. 10, Enactment No. 20-008, accepting the Papillon Village Master Plan for the approximate 385 acres of property within the Rio Rancho Estates Unit 25, and generally bounded on the north and west by the Mariposa development and Mariposa Parkway, on the south and east by Unser Boulevard, and the southwest by an arroyo abutting Blocks 118, 116, and 113 and including any and all abutting right of way.

PLANNING CONTEXT

The Papillon Village Master Plan is located in the northwestern corner of the city adjacent to the Mariposa Master Plan. The master plan is currently 389 acres in size and intended to support families with a wide range of incomes and lifestyles. The subject property is adjacent to Unser Boulevard, a principal arterial roadway, Mariposa Parkway, a minor arterial road; muti-modal trials; and bike paths. Since the adoption of the master plan in 2020 the site has been undeveloped and remained zoned T-Z, which has always been intended to be amended to support future development. In recent years there has been rapid growth in this area of the City of Rio Rancho due to the Mariposa Master Plan, which is adjacent to the Papillon Village Master Plan to the northwest. The properties to the east, north, and south of the Papillon Village Master Plan area remain vacant.

TABLE 1: SURROUNDING ZONING AND LAND USE		
Direction	**Zoning**	**Land Use**
North	OS: Open Space, R-4: Single-Family Residential	Open Space, Single-Family Housing
South	TZ: Transitional Zoning	Vacant
East	TZ: Transitional Zoning	Vacant
West	OS: Open Space, R-1: Single-Family Residential, R-4: Single-Family Residential	Open Space, Single-Family Housing

THE REQUESTS

The request is seeking approval for a Master Plan Amendment the Papillon Village Master Plan to modify and include an updated and expanded boundary, zoning and land uses, transportation plan, economic development, conceptual drainage, project theming, and utility plans. The Original boundary consist of 389 acres including open space, roadways, and parcels. The extension adds 84.8 acres to the North and 134.1 acres to the South of parcel acreage.

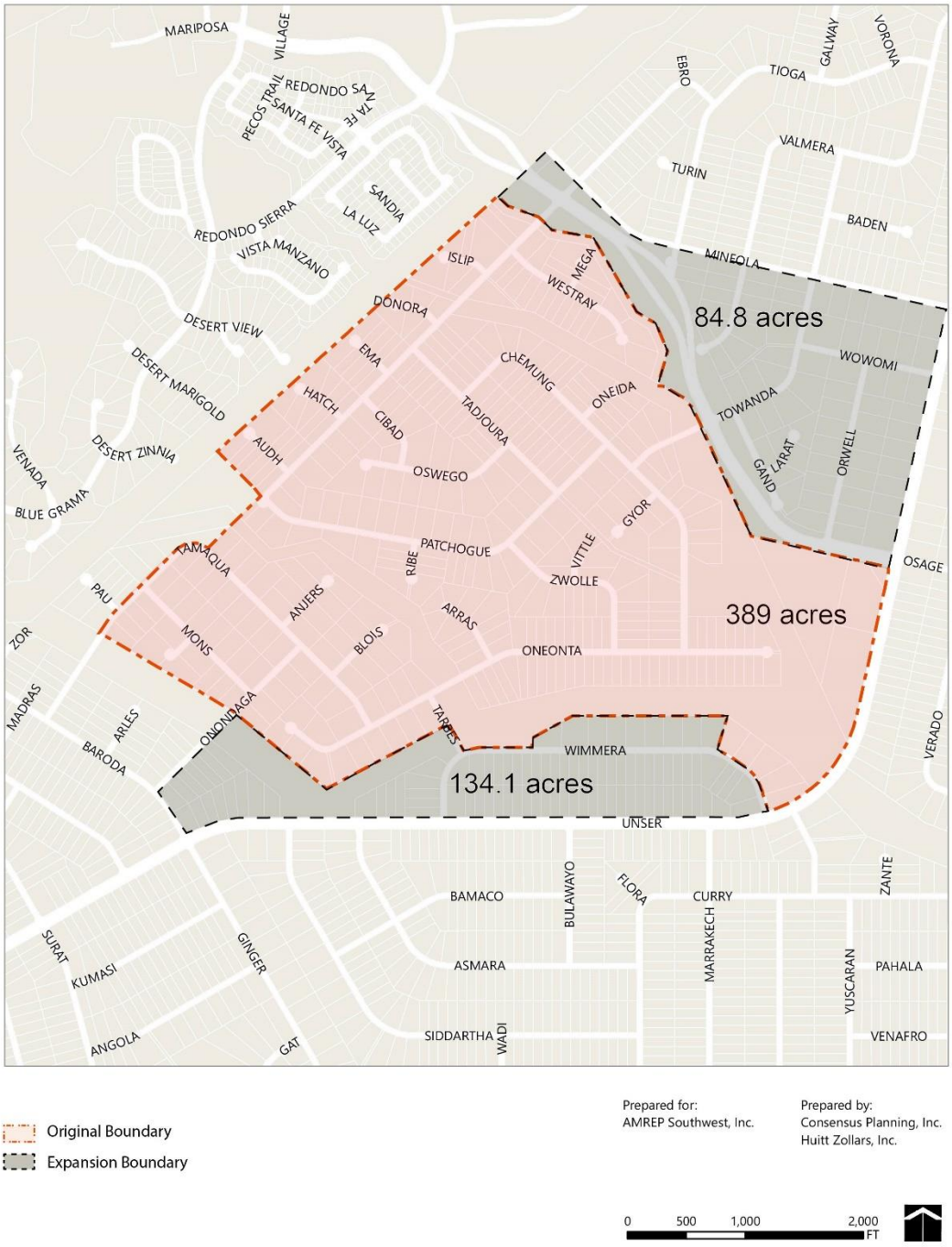


Figure 1 – Papillon Village Master Plan Original Boundary (outlined in dashed red line) and Expansion Area (outlined in dashed black line).

The Zone Map Amendment request is seeking approval to change the current TZ: Transitional Zone zoning to R-1: Single-Family Residential, R-2: Single-Family Residential, C-1: Retail Commercial, and expand the existing R-4: Single-Family Residential and OS: Open Space zoning for the parcels owned by AMREP Southwest. The approval of the Zone Map Amendment will allow for the implementation of the development specified in the Papillon Village Master Plan Amendment.



EXISTING ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
TZ	351	297.8
OS	3	15.2
R-4	22	14.3
TOTAL	376	328.0

PROPOSED ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
TZ to C-1	2	8.9
TZ to R-1	8	12.5
TZ to R-2	17	12.2
TZ to R-4	324	264.2
TOTAL	351	297.8

PROPOSED ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
OS to C-1	1	7.5
OS to R-4	1	0.99
TOTAL	2	8.4

UNCHANGED ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
OS	1	6.7
R-4	22	14.3
TOTAL	23	21.0

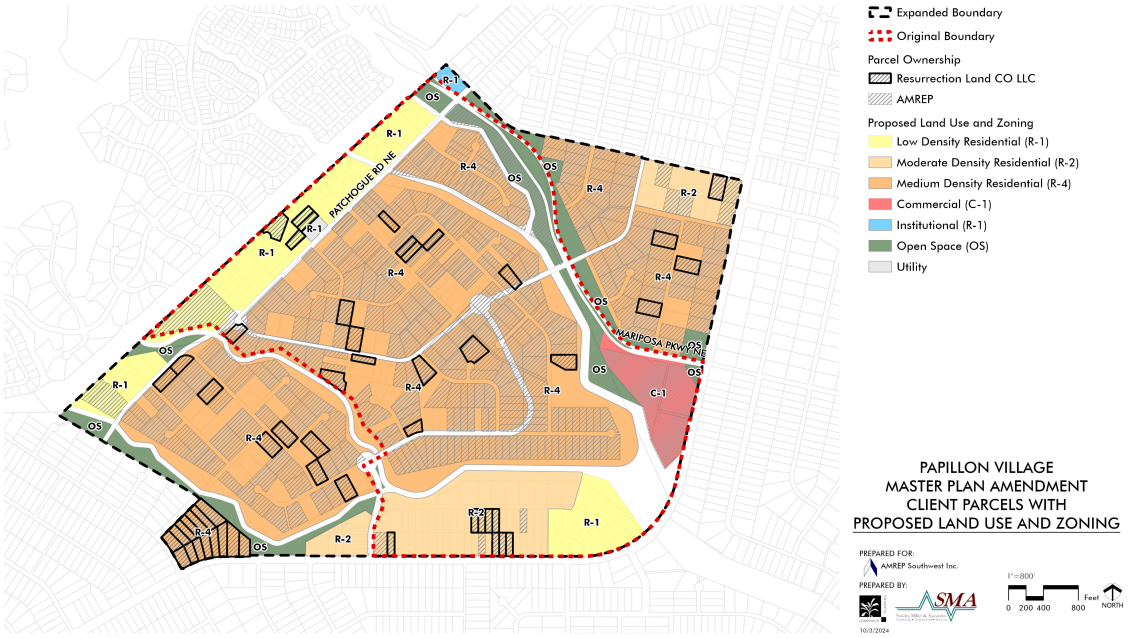


Figure 3 – SAP Proposed Zoning, non-AMREP ownership will need to apply for Zone Map Amendment separately.

The Master Plan Amendment will support additional growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment and Zone Map Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics as well as water reuse and recycling. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Master Plan Amendment and Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.

POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

Applicant Response: *The adopted Papillon Village Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the TZ zone and replacing it with R-4.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution

Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through corradiated, long-term strategies through the implementation of an approved master drainage plan as part of the Papillon Village Master Plan Amendment. The master drainage plan will ensure that all future development meets water requirements and water quality standards. The owner has and will continue to coordinate with SSCAFCA as the final drainage and green stormwater infrastructure.*

POLICY CON-12: Develop and protect a public open space network.

Applicant Response: *These requests will ensure the development and protection of public open space networks because the Master Plan Amendment will update trail networks throughout the master plan. The amendment will include expansion of existing multi-use trails along the new locall roads and along the existing arroyos throughout the Master Plan.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

GOAL L-3: Maintain a balance of land uses throughout the City.

Applicant Response: *These requests will maintain a balance of land use throughout the City because the proposed R-1, R-2, C-1 zone amendment and R-4 and OS zone expansions will allow for residential development that is consistent with the adjacent residential development (Mariposa) and will bring services to an expanding area of the city. These zones will allow for a balanced land use mix within the Papillon Village Master Plan that will also be beneficial to the surrounding areas.*

POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.

Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan Amendments will expand the Master Plan area, enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and education development, and adopt a drainage master plan for the area. The amendment to the master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.

POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment with implement single-family zoning, commercial zoning, and zoning that will be appropriate for the future development of a school. The Master Plan Amendment will include an updated land use map to show where future locations of residential and school development will be and how*

there will be an expansion of the multi-modal transportation network to support families with children's lifestyles.

GOAL TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

Applicant Response: *The Master Plan supports a balanced transportation system that provides access to a variety of transportation options by updating the transportation plan in the Master Plan to meet future development. The amendment to the master plan includes the development of residential roads throughout the proposed neighborhoods, a continuation of the existing multi-use trail along Mariposa Parkway, bike lanes, and develop a connection of bike paths throughout the area to support all modes of transportation.*

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *These requests will support the design of streets and highways to respect the surrounding uses, natural features and community amenities through a trip generation study to ensure that residential development will not negatively impact level of service on adjacent roadways and the installation of needed infrastructure.*

GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.

Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a drainage master plan, multi-use trails, roadways, and sewer lines into the Papillon Village Master Plan through this proposed amendment. The amendments to the master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be updates to the streets, trails, and multi-use paths within the planned area that are supported by the SSCAFCA Quality of Life Plan and will support the quality of life for all future residents.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.

POLICY UD-1: Identify specific areas within the city where growth should be focused.

Applicant Response: *The Papillon Village Master Plan created and supports a growth area and provides a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan Amendment will create the opportunity to meet housing needs in the city, create a new school for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Papillon Village Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current TZ zone is not a zone that supports development therefore, the proposed zoning will allow for development to occur within an established master plan.*

GOAL EDP-3: Enhance the tax base.

Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the C-1 zone will bring commercial development to a developing area of the city. Currently there is no commercial development in the northwestern corner of the city where the Master Plan is located. This request will allow for development that will spur economic development, providing jobs and needed services to the surrounding communities. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

POLICY EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the developer, City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

Applicant Response: *Throughout the development of the Papillon Village Master Plan, the applicant will ensure collaboration between the City and SSCAFCA to ensure the plans are in support of the Comprehensive Plan and Quality of Life Plan.*

ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

1. A proposed zone change must be found to be consistent with health, safety, morals, and general welfare of the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing, commercial services, a school, and improving public infrastructure in a growing part of the city. This future development within the Papillon Village Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth.*

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

Applicant Response: *The proposed Zone Map Amendment, if granted, will change the existing TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zones for the future development of residential housing, retail, a school, and the expansion of multi-use trails, bike paths, and other public infrastructure in the Papillon Village Master Plan. The TZ zone is not appropriate by its design*.

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

Applicant Response: *The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's*

vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.

4. The applicant must demonstrate the existing zoning is inappropriate because:
    a. there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
    b. changed neighborhood or community conditions justify the change, or
    c. a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: *The existing zoning is inappropriate due to the changed neighborhood or community conditions with the Mariposa development, Fire Station, and Mariposa Parkway. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels.*

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant Response: *The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, commercial services, and education services in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city.*

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *The proposed Zone Map Amendment will allow the development of new residential housing options, a future school, and commercial services in a growing area of the city. The subject site is adjacent to Unser Boulevard, a principal arterial road, Mariposa Parkway, a minor arterial road, muti-modal trials, and bike paths that connect through to the surrounding Mariposa neighborhoods. The proposed zone changes will allow for the development of residential housing, commercial services, education services, expansion of multi-modal trails and bike paths, and expansion of infrastructure for future development.*

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; OR
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the site is not suitable for the use allowed in any adjacent zone due to topography, 7 | Page traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed Zone Map Amendment to change the TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zone will not create a temporary spot zone. The subject property is adjacent to R-1 and R-4 zoning to the west and surrounded by TZ zoning to the north, south, and east. The only development that surrounds the subject property currently is the Mariposa Master Plan Development, while the rest of the surrounding land is vacant. The purpose of the TZ zone is to be a transitionary zone until the appropriate zoning is determined for future development that is consistent with the City's Comprehensive Plan and Papillon Master Plan as amended. The subject property is in a growing area of the City of Rio Rancho and the surrounding TZ is subject to change as development proceeds, which would give the opportunity to develop R-2 and C-1 zoning around the subject properties in the future.*

CONCLUSION

The Papillon Village Master Plan is an important next step for this part of Rio Rancho. On behalf of AMREP Southwest, Inc., we respectfully request the Planning and Zoning Board approve this request to update the Master Plan for the subject area and implement zoning that helps realize the goals and visions of the Master Plan. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

ATTACHMENT A
Master Plan Amendment (Expansion area) Parcels

Owner_List	Block	Lot	Acrage
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	57		3.595 ac
SSLC HOLDINGS LLC ETAL	112	1	0.852 ac
SANDY DESERT PROPERTIES LLC	112	2	0.526 ac
SSLC HOLDINGS LLC ETAL	112	3	0.575 ac
SSLC HOLDINGS LLC	112	4	0.679 ac
SSLC HOLDINGS LLC	112	5	0.605 ac
SSLC HOLDINGS LLC ETAL	112	6	0.579 ac
SSLC HOLDINGS LLC ETAL	112	7	0.549 ac
SSLC HOLDINGS LLC ETAL	112	8	0.808 ac
SSLC HOLDINGS LLC ETAL	112	9	0.859 ac
TAYLOR, WARREN H	113	1	1.001 ac
WESTSIDE LAND JOINT VENTURE	113	2	0.963 ac
AMREP SOUTHWEST INC	113	3	0.983 ac
AMREP SOUTHWEST INC	113	4	0.997 ac
ZAMORA, THOMAS A, MICHAEL A AND KATALINA M	113	5	0.990 ac
AMREP SOUTHWEST INC	113	6	1.064 ac
AMREP SOUTHWEST INC	113	7	1.202 ac
AMREP SOUTHWEST INC	113	8	0.896 ac
AMREP SOUTHWEST INC	113	9	0.859 ac
AMREP SOUTHWEST INC	113	10	1.164 ac
RUIZ, LEONCIO VILLAREJO AND ANNA VILLAREJO	113	11	1.071 ac
AMREP SOUTHWEST INC	113	12	1.276 ac
AMREP SOUTHWEST INC	113	13	1.113 ac
AMREP SOUTHWEST INC	113	14	1.007 ac
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac
SEPULVEDA, JOHN AND PATRICIA REVOCABLE TRUST	113	16	0.970 ac
SEPULVEDA, JOHN AND PATRICIA REVOCABLE TRUST	113	17	1.001 ac
O'BRIEN, MARCELINA	113	18	0.986 ac
AMREP SOUTHWEST INC	113	19	0.778 ac
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	113		14.178 ac
ARROYOS LLC	113	DRAINAGE	0.160 ac
SCHENCK-WHELAN PROPERTIES LLC	114	2	1.113 ac
SCHENCK-WHELAN PROPERTIES LLC	114	3	0.872 ac
SCHENCK-WHELAN PROPERTIES LLC	114	4	0.692 ac
SCHENCK-WHELAN PROPERTIES LLC	114	5	0.645 ac
SCHENCK-WHELAN PROPERTIES LLC	114	6	0.535 ac
SCHENCK-WHELAN PROPERTIES LLC	114	7	0.530 ac
SCHENCK-WHELAN PROPERTIES LLC	114	8	0.718 ac
SCHENCK-WHELAN PROPERTIES LLC	114	9	0.698 ac
SCHENCK-WHELAN PROPERTIES LLC	114	10	0.599 ac
SCHENCK-WHELAN PROPERTIES LLC	114	11	0.528 ac
SCHENCK-WHELAN PROPERTIES LLC	114	12	0.570 ac
SCHENCK-WHELAN PROPERTIES LLC	114	13	0.624 ac
SCHENCK-WHELAN PROPERTIES LLC	114	14	0.642 ac
SCHENCK-WHELAN PROPERTIES LLC	114	15	1.055 ac

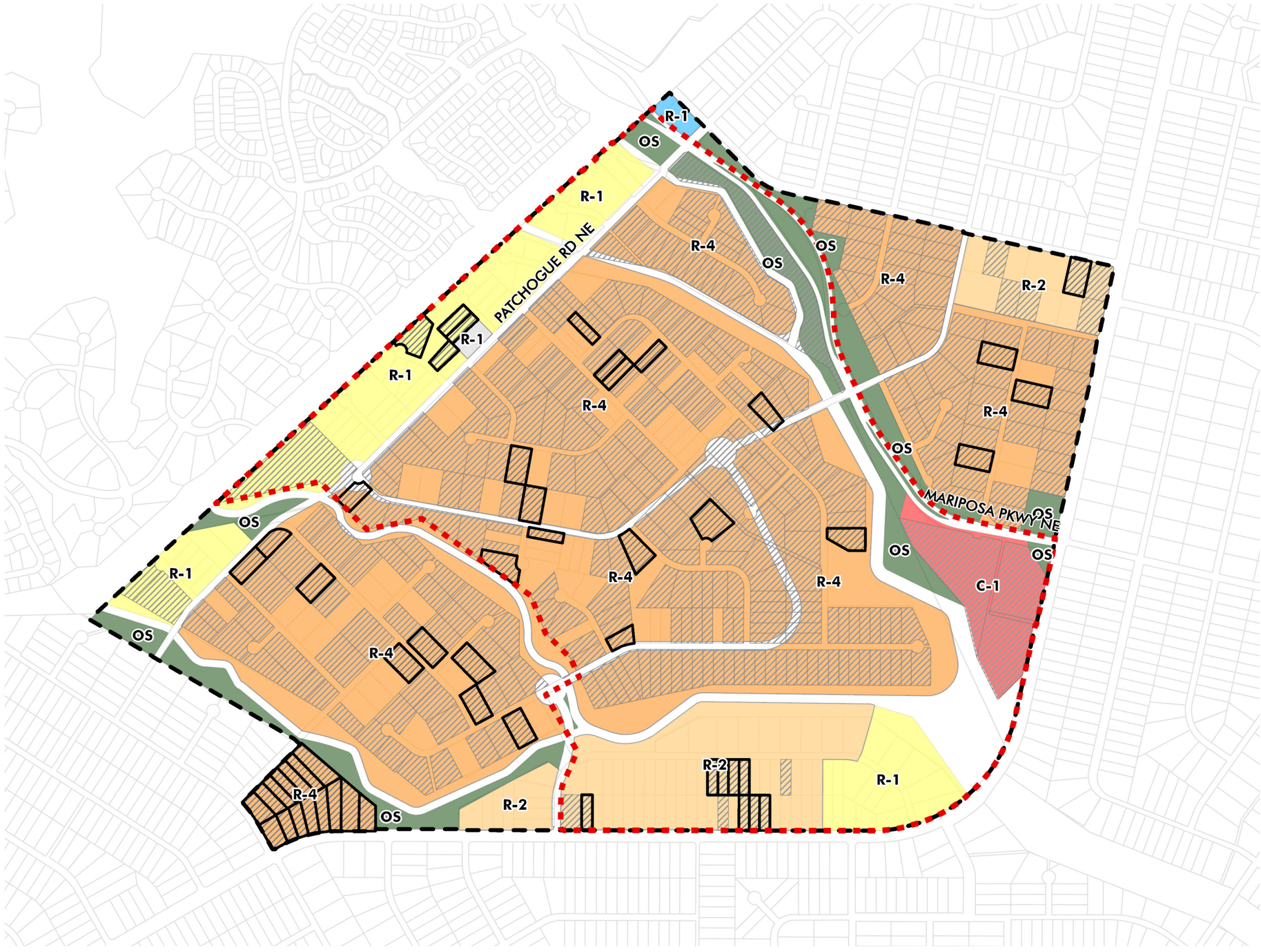
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	115		8.210 ac
AMREP SOUTHWEST INC	116	1	0.755 ac
AMREP SOUTHWEST INC	116	2	0.667 ac
CONKLIN, LAURENCE	116	3	0.759 ac
AMREP SOUTHWEST INC	116	4	0.719 ac
AMREP SOUTHWEST INC	116	5	1.083 ac
AMREP SOUTHWEST INC	116	6	1.331 ac
AMREP SOUTHWEST INC	116	7	1.051 ac
AMREP SOUTHWEST INC	116	8	1.052 ac
AMREP SOUTHWEST INC	116	9	0.791 ac
AMREP SOUTHWEST INC	116	10	0.657 ac
AMREP SOUTHWEST INC	116	11	0.696 ac
AARON, STANLEE FRANCES	117	1	0.691 ac
AMREP SOUTHWEST INC	117	2	0.976 ac
AMREP SOUTHWEST INC	117	3	0.970 ac
WICKHAM, EASTLYN	117	4	0.945 ac
AMREP SOUTHWEST INC	117	5	0.981 ac
HARLAN, JOHN	117	6	0.957 ac
AMREP SOUTHWEST INC	117	7	0.998 ac
AMREP SOUTHWEST INC	117	8	0.982 ac
AMREP SOUTHWEST INC	117	9	1.010 ac
AMREP SOUTHWEST INC	117	10	1.039 ac
NICHOLAS, HELEN	117	11	0.997 ac
ROBERTS, GENEE L AND ROPER, CAROL C	117	12	1.024 ac
BHULLAR, ARVIN & HARPREET	117	13	0.988 ac
AMREP SOUTHWEST INC	117	14	1.016 ac
AMREP SOUTHWEST INC	117	15	1.023 ac
AARON, STANLEE FRANCES	117	16	0.808 ac
AMREP SOUTHWEST INC	118	1	1.028 ac
AMREP SOUTHWEST INC	118	2	1.087 ac
AMREP SOUTHWEST INC	118	3	0.881 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	4	0.582 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	5	0.500 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	6	0.488 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	7	0.508 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	8	0.504 ac
CARLTON, LARRY W & SCHELLEY J	118	9	1.257 ac
CARLTON, LARRY W & SCHELLEY J	118	10	0.994 ac
AMREP SOUTHWEST INC	118	11	0.897 ac
AMREP SOUTHWEST INC	118	12	0.953 ac
AMREP SOUTHWEST INC	118	13	0.952 ac
AMREP SOUTHWEST INC	118	14	1.248 ac
LEWIS, N. ELIA	118	15	1.005 ac
FREIGANG, ERIC	118	16	0.995 ac
AMREP SOUTHWEST INC	118	17	1.192 ac
AMREP SOUTHWEST INC	118	18	0.868 ac

AMREP SOUTHWEST INC	118	19	0.848 ac
AMREP SOUTHWEST INC	118	20	0.971 ac
MOREA, PAT	118	21	0.994 ac
AMREP SOUTHWEST INC	118	22	0.978 ac
CONNELLY, LYNN READING	118	23	1.010 ac
AMREP SOUTHWEST INC	118	24	1.020 ac
AMREP SOUTHWEST INC	118	25	0.992 ac
AMREP SOUTHWEST INC	118	26	1.310 ac
AMREP SOUTHWEST INC	118	27	1.352 ac
AMREP SOUTHWEST INC	118	28	1.178 ac
BRUH, HAROLD & MOLLIE	118	29	1.104 ac
FLORES, CRISTIAN AND NALLELY	118	30	0.942 ac
BANIEWICZ, CHOMYE T	118	31	0.875 ac
AMREP SOUTHWEST INC	118	32	0.945 ac
AMREP SOUTHWEST INC	118	33	1.002 ac
AMREP SOUTHWEST INC	118	34	1.024 ac
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	118		13.896 ac
ARROYOS LLC	118	DRAINAGE	0.014 ac
ARROYOS LLC	118	DRAINAGE	0.054 ac
	118	PARK	1.419 ac
AMREP SOUTHWEST INC	129	11	0.746 ac
AMREP SOUTHWEST INC	129	12	0.778 ac
AMREP SOUTHWEST INC	129	13	0.783 ac
AMREP SOUTHWEST INC	129	14	0.748 ac
AMREP SOUTHWEST INC	129	15	0.755 ac
AMREP SOUTHWEST INC	129	16	0.743 ac
AMREP SOUTHWEST INC	129	17	0.605 ac
AMREP SOUTHWEST INC	129	18	0.545 ac
AMREP SOUTHWEST INC	129	24	0.808 ac
AMREP SOUTHWEST INC	129	25	1.040 ac
AMREP SOUTHWEST INC	129	26	1.125 ac
AMREP SOUTHWEST INC	129	27	0.732 ac
AMREP SOUTHWEST INC	129	28	0.744 ac
AMREP SOUTHWEST INC	129	29	0.764 ac
AMREP SOUTHWEST INC	129	30	0.777 ac
AMREP SOUTHWEST INC	129	31	0.778 ac
AMREP SOUTHWEST INC	129	32	0.769 ac
AMREP SOUTHWEST INC	129	33	0.752 ac
AMREP SOUTHWEST INC	129	34	1.499 ac
AMREP SOUTHWEST INC	129	35	0.975 ac
AMREP SOUTHWEST INC	129	36	1.109 ac
AMREP SOUTHWEST INC	129	37	0.961 ac
AMREP SOUTHWEST INC	129	38	0.964 ac
AMREP SOUTHWEST INC	129	DRAINAGE	0.367 ac
AMREP SOUTHWEST INC	130	7	1.122 ac
AMREP SOUTHWEST INC	130	8	0.719 ac

AMREP SOUTHWEST INC	130	9	0.864 ac
AMREP SOUTHWEST INC	130	10	0.962 ac
AMREP SOUTHWEST INC	130	11	0.751 ac
AMREP SOUTHWEST INC	130	12	0.831 ac
AMREP SOUTHWEST INC	130	13	0.956 ac
AMREP SOUTHWEST INC	130	14	0.982 ac
AMREP SOUTHWEST INC	130	15	1.400 ac
AMREP SOUTHWEST INC	130	16	1.621 ac
AMREP SOUTHWEST INC	130	17	1.023 ac
AMREP SOUTHWEST INC	130	18	1.100 ac
OAKES, BARRY AND ROSALINDA	130	19	1.022 ac
AMREP SOUTHWEST INC	130	20	0.983 ac
AMREP SOUTHWEST INC	130	21	1.019 ac
AMREP SOUTHWEST INC	130	22	0.978 ac
AMREP SOUTHWEST INC	130	23	1.011 ac
LOPEZ-SQUILLINI, MYRNA	130	24	0.988 ac
AMREP SOUTHWEST INC	130	25	1.006 ac
AMREP SOUTWEST INC	130	26	0.999 ac
	130		0.032 ac
AMREP SOUTHWEST INC	131	1	1.107 ac
AMREP SOUTHWEST INC	131	2	1.061 ac
AMREP SOUTHWEST INC	131	3	1.079 ac
AMREP SOUTHWEST INC	131	4	1.020 ac
AMREP SOUTHWEST INC	131	5	0.996 ac
AMREP SOUTHWEST INC	131	6	0.984 ac
AMREP SOUTHWEST INC	131	7	0.998 ac
AMREP SOUTHWEST INC	131	8	1.009 ac
AMREP SOUTHWEST INC	131	9	0.996 ac
MARIPOSA EAST LP	131	10	1.953 ac
AMREP SOUTHWEST INC	131	11	0.950 ac
AMREP SOUTHWEST INC	131	12	1.018 ac
PUCCI, ALICE & SUE & PAUL	131	13	1.032 ac
YOUNGMARK, CHRISTOPHER P AND MARCI L	131	14	1.045 ac
AMREP SOUTHWEST INC	131	15	1.031 ac
AMREP SOUTHWEST INC	131	16	1.013 ac
HOLT, JAMES & JEAN A	131	17	1.025 ac
LUCERO, RUDY	131	18	1.048 ac
YGLESIAS, MARGUERITE	139	1	0.989 ac
AMREP SOUTHWEST INC	139	2	0.994 ac
LOPEZ, DUANE A AND LOPEZ, RHONDA C	139	3	0.983 ac
ERLING, LARRY K & EDNA A	139	4	2.021 ac
RESURRECTION LAND COMPANY LLC	139	5	1.018 ac
AMREP SOUTHWEST INC	139	6	1.137 ac
AMREP SOUTHWEST INC	139	7	1.095 ac
CACACE, CARL P	139	8	0.987 ac
GASPAROLO, THOMAS D	139	9	1.000 ac

AMREP SOUTHWEST INC	139	10	0.977 ac
AMREP SOUTHWEST INC	139	11	0.971 ac
SHUBE, RICHARD J REVOCABLE TRUST	139	12	1.970 ac
			1.954 ac
MARIPOSA COMMUNITY ASSOCIATION INC			1.885 ac
MARIPOSA COMMUNITY ASSOCIATION INC			3.439 ac
MARIPOSA COMMUNITY ASSOCIATION INC			2.790 ac
CITY OF RIO RANCHO			0.970 ac
			218.90679

ATTACHMENT B
Zone Map Amendment Parcels



Expanded Boundary

Original Boundary

Parcel Ownership

Resurrection Land CO LLC

AMREP

Proposed Land Use and Zoning

Low Density Residential (R-1)

Moderate Density Residential (R-2)

Medium Density Residential (R-4)

Commercial (C-1)

Institutional (R-1)

Open Space (OS)

Utility

PAPILLON VILLAGE
MASTER PLAN AMENDMENT
CLIENT PARCELS WITH
PROPOSED LAND USE AND ZONING

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
CONSENSUS PLANNING
SMA Souder, Miller & Associates Engineering • Environmental • Surveying

10/3/2024

1"=800'
0 200 400 800 Feet
NORTH

Owner_List	Block	Lot	Acrage
RESURRECTION LAND COMPANY LLC	110	13	0.501 ac
RESURRECTION LAND COMPANY LLC	110	14	0.503 ac
RESURRECTION LAND COMPANY LLC	110	15	0.508 ac
RESURRECTION LAND COMPANY LLC	110	16	0.495 ac
AMREP SOUTHWEST INC	110	20	0.504 ac
SCHENCK-WHELAN PROPERTIES LLC	110	40	0.495 ac
SCHENCK-WHELAN PROPERTIES LLC	110	41	0.487 ac
SCHENCK WHELAN PROPERTIES LLC	110	42	0.490 ac
AMREP SOUTHWEST INC	110	44	0.499 ac
SCHENCK-WHELAN PROPERTIES LLC	110	57	0.513 ac
AMREP SOUTHWEST INC	110	58	0.994 ac
RESURRECTION LAND COMPANY LLC	113	2	0.963 ac
AMREP SOUTHWEST INC	113	3	0.983 ac
AMREP SOUTHWEST INC	113	4	0.997 ac
AMREP SOUTHWEST INC	113	6	1.064 ac
AMREP SOUTHWEST INC	113	7	1.202 ac
AMREP SOUTHWEST INC	113	8	0.896 ac
AMREP SOUTHWEST INC	113	9	0.859 ac
AMREP SOUTHWEST INC	113	10	1.164 ac
AMREP SOUTHWEST INC	113	12	1.276 ac
AMREP SOUTHWEST INC	113	13	1.113 ac
AMREP SOUTHWEST INC	113	14	1.007 ac
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac
AMREP SOUTHWEST INC	113	19	0.778 ac
RESURRECTION LAND COMPANY LLC	114	1	
RESURRECTION LAND COMPANY LLC	114	2	1.113 ac
RESURRECTION LAND COMPANY LLC	114	3	0.872 ac
RESURRECTION LAND COMPANY LLC	114	4	0.692 ac
RESURRECTION LAND COMPANY LLC	114	5	0.645 ac
RESURRECTION LAND COMPANY LLC	114	6	0.535 ac
RESURRECTION LAND COMPANY LLC	114	7	0.530 ac
RESURRECTION LAND COMPANY LLC	114	8	0.718 ac
RESURRECTION LAND COMPANY LLC	114	9	0.698 ac
RESURRECTION LAND COMPANY LLC	114	10	0.599 ac
RESURRECTION LAND COMPANY LLC	114	11	0.528 ac
RESURRECTION LAND COMPANY LLC	114	12	0.570 ac
RESURRECTION LAND COMPANY LLC	114	13	0.624 ac
RESURRECTION LAND COMPANY LLC	114	14	0.642 ac
RESURRECTION LAND COMPANY LLC	114	15	1.055 ac
AMREP SOUTHWEST INC	116	1	0.755 ac
AMREP SOUTHWEST INC	116	2	0.667 ac
AMREP SOUTHWEST INC	116	4	0.719 ac
AMREP SOUTHWEST INC	116	5	1.083 ac

AMREP SOUTHWEST INC	116	6	1.331 ac
AMREP SOUTHWEST INC	116	7	1.051 ac
AMREP SOUTHWEST INC	116	8	1.052 ac
AMREP SOUTHWEST INC	116	9	0.791 ac
AMREP SOUTHWEST INC	116	10	0.657 ac
AMREP SOUTHWEST INC	116	11	0.696 ac
RESURRECTION LAND COMPANY LLC	117	1	0.691 ac
AMREP SOUTHWEST INC	117	2	0.976 ac
AMREP SOUTHWEST INC	117	3	0.970 ac
RESURRECTION LAND COMPANY LLC	117	4	0.945 ac
AMREP SOUTHWEST INC	117	5	0.981 ac
AMREP SOUTHWEST INC	117	7	0.998 ac
AMREP SOUTHWEST INC	117	8	0.982 ac
AMREP SOUTHWEST INC	117	9	1.010 ac
AMREP SOUTHWEST INC	117	10	1.039 ac
AMREP SOUTHWEST INC	117	14	1.016 ac
AMREP SOUTHWEST INC	117	15	1.023 ac
RESURRECTION LAND COMPANY LLC	117	16	0.808 ac
AMREP SOUTHWEST INC	118	1	1.028 ac
AMREP SOUTHWEST INC	118	2	1.087 ac
AMREP SOUTHWEST INC	118	3	0.881 ac
AMREP SOUTHWEST INC	118	11	0.897 ac
AMREP SOUTHWEST INC	118	12	0.953 ac
AMREP SOUTHWEST INC	118	13	0.952 ac
AMREP SOUTHWEST INC	118	14	1.248 ac
AMREP SOUTHWEST INC	118	17	1.192 ac
AMREP SOUTHWEST INC	118	18	0.868 ac
AMREP SOUTHWEST INC	118	19	0.848 ac
AMREP SOUTHWEST INC	118	20	0.971 ac
AMREP SOUTHWEST INC	118	22	0.978 ac
RESURRECTION LAND COMPANY LLC	118	23	1.010 ac
AMREP SOUTHWEST INC	118	24	1.020 ac
AMREP SOUTHWEST INC	118	25	0.992 ac
AMREP SOUTHWEST INC	118	26	1.310 ac
AMREP SOUTHWEST INC	118	27	1.352 ac
AMREP SOUTHWEST INC	118	28	1.178 ac
RESURRECTION LAND COMPANY LLC	118	29	1.104 ac
RESURRECTION LAND COMPANY LLC	118	31	0.875 ac
AMREP SOUTHWEST INC	118	32	0.945 ac
AMREP SOUTHWEST INC	118	33	1.002 ac
AMREP SOUTHWEST INC	118	34	1.024 ac
AMREP SOUTHWEST INC	119	1	0.508 ac
AMREP SOUTHWEST INC	119	2	0.508 ac
AMREP SOUTHWEST INC	119	3	0.508 ac

AMREP SOUTHWEST INC	119	4	0.504 ac
AMREP SOUTHWEST INC	119	5	0.493 ac
AMREP SOUTHWEST INC	119	6	0.503 ac
AMREP SOUTHWEST INC	119	7	0.510 ac
AMREP SOUTHWEST INC	119	8	0.876 ac
AMREP SOUTHWEST INC	119	9	0.914 ac
AMREP SOUTHWEST INC	119	10	0.469 ac
AMREP SOUTHWEST INC	119	11	0.497 ac
AMREP SOUTHWEST INC	119	12	0.507 ac
AMREP SOUTHWEST INC	119	13	0.489 ac
AMREP SOUTHWEST INC	119	14	0.500 ac
AMREP SOUTHWEST INC	119	15	0.496 ac
AMREP SOUTHWEST INC	119	16	0.474 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	19	0.505 ac
AMREP SOUTHWEST INC	119	20	0.495 ac
AMREP SOUTHWEST INC	119	21	0.489 ac
AMREP SOUTHWEST INC	119	22	0.499 ac
AMREP SOUTHWEST INC	119	23	0.500 ac
AMREP SOUTHWEST INC	119	24	0.498 ac
AMREP SOUTHWEST INC	119	25	0.499 ac
AMREP SOUTHWEST INC	119	26	0.467 ac
AMREP SOUTHWEST INC	119	27	0.489 ac
AMREP SOUTHWEST INC	119	28	0.501 ac
AMREP SOUTHWEST INC	119	29	0.503 ac
AMREP SOUTHWEST INC	119	30	0.543 ac
AMREP SOUTHWEST INC	119	31	0.550 ac
AMREP SOUTHWEST INC	119	32	0.602 ac
AMREP SOUTHWEST INC	119	33	0.649 ac
AMREP SOUTHWEST INC	119	34	0.651 ac
AMREP SOUTHWEST INC	119	35	0.670 ac
AMREP SOUTHWEST INC	119	36	0.754 ac
AMREP SOUTHWEST INC	119	37	0.631 ac
AMREP SOUTHWEST INC	119	38	0.615 ac
AMREP SOUTHWEST INC	119	39	0.595 ac
AMREP SOUTHWEST INC	119	40	0.704 ac
AMREP SOUTHWEST INC	120	1	0.485 ac
AMREP SOUTHWEST INC	120	2	0.493 ac
AMREP SOUTHWEST INC	120	3	0.509 ac
AMREP SOUTHWEST INC	120	4	0.492 ac
AMREP SOUTHWEST INC	120	5	0.518 ac
AMREP SOUTHWEST INC	120	6	1.109 ac
AMREP SOUTHWEST INC	120	7	1.270 ac

AMREP SOUTHWEST INC	120	8	0.725 ac
AMREP SOUTHWEST INC	120	9	1.071 ac
AMREP SOUTHWEST INC	120	10	0.951 ac
AMREP SOUTHWEST INC	120	11	0.621 ac
AMREP SOUTHWEST INC	120	12	0.768 ac
AMREP SOUTHWEST INC	120	13	1.367 ac
AMREP SOUTHWEST INC	120	14	1.336 ac
AMREP SOUTHWEST INC	120	15	1.389 ac
AMREP SOUTHWEST INC	120	16	1.383 ac
AMREP SOUTHWEST INC	120	17	0.807 ac
AMREP SOUTHWEST INC	120	18	0.513 ac
AMREP SOUTHWEST INC	120	19	0.993 ac
AMREP SOUTHWEST INC	120	20	0.991 ac
AMREP SOUTHWEST INC	120	21	0.986 ac
AMREP SOUTHWEST INC	120	22	1.585 ac
AMREP SOUTHWEST INC	120	23	0.648 ac
AMREP SOUTHWEST INC	120	24	0.634 ac
AMREP SOUTHWEST INC	120	25	1.273 ac
AMREP SOUTHWEST INC	120	26	1.221 ac
AMREP SOUTHWEST INC	120	27	1.398 ac
AMREP SOUTHWEST INC	120	28	0.520 ac
AMREP SOUTHWEST INC	120	29	0.492 ac
AMREP SOUTHWEST INC	120	30	0.508 ac
AMREP SOUTHWEST INC	120	31	0.491 ac
AMREP SOUTHWEST INC	120	32	0.489 ac
AMREP CORPORATION	120		0.840 ac
RESURRECTION LAND COMPANY LLC	120	PARK	1.317 ac
AMREP SOUTHWEST INC	121	1	0.631 ac
AMREP SOUTHWEST INC	121	2	0.647 ac
AMREP SOUTHWEST INC	121	4	1.002 ac
AMREP SOUTHWEST INC	121	5	0.676 ac
AMREP SOUTHWEST INC	121	6	0.591 ac
AMREP SOUTHWEST INC	121	9	1.160 ac
AMREP SOUTHWEST INC	121	10	0.617 ac
AMREP SOUTHWEST INC	121	11	0.606 ac
RESURRECTION LAND COMPANY LLC	121	12	0.531 ac
AMREP SOUTHWEST INC	121	16	0.495 ac
AMREP SOUTHWEST INC	121	17	0.493 ac
AMREP SOUTHWEST INC	121	18	0.485 ac
AMREP SOUTHWEST INC	121	19	0.494 ac
AMREP SOUTHWEST INC	121	21	0.486 ac
AMREP SOUTHWEST INC	121	22	0.489 ac
AMREP SOUTHWEST INC	121	23	0.720 ac
AMREP SOUTHWEST INC	121	24	0.738 ac

AMREP SOUTHWEST INC	121	25	0.513 ac
AMREP SOUTHWEST INC	121	26	0.504 ac
AMREP SOUTHWEST INC	121	27	0.951 ac
AMREP SOUTHWEST INC	121	28	1.272 ac
RESURRECTION LAND COMPANY LLC	121	30	1.031 ac
AMREP SOUTHWEST INC	121	31	1.062 ac
AMREP SOUTHWEST INC	121	32	0.865 ac
RESURRECTION LAND COMPANY LLC	121	36	0.465 ac
RESURRECTION LAND COMPANY LLC	121	40	1.018 ac
AMREP SOUTHWEST INC	121	41	0.486 ac
AMREP SOUTHWEST INC	121	43	0.468 ac
AMREP SOUTHWEST INC	121	44	1.243 ac
AMREP SOUTHWEST INC	121	45	1.018 ac
AMREP SOUTHWEST INC	121	46	0.880 ac
AMREP SOUTHWEST INC	121	47	1.244 ac
RESURRECTION LAND COMPANY LLC	121	48	0.682 ac
RESURRECTION LAND COMPANY LLC	121	66	1.123 ac
RESURRECTION LAND COMPANY LLC	121	68	0.516 ac
RESURRECTION LAND COMPANY LLC	121	72	0.451 ac
RESURRECTION LAND COMPANY LLC	121	73	0.552 ac
AMREP SOUTHWEST INC	121	PARK	6.868 ac
AMREP SOUTHWEST INC	122	1	1.014 ac
AMREP SOUTHWEST INC	122	2	0.969 ac
AMREP SOUTHWEST INC	122	3	0.977 ac
AMREP SOUTHWEST INC	122	4	1.039 ac
AMREP SOUTHWEST INC	122	5	1.012 ac
RESURRECTION LAND COMPANY LLC	122	8	1.007 ac
AMREP SOUTHWEST INC	122	9	0.995 ac
AMREP SOUTHWEST INC	122	11	1.000 ac
AMREP SOUTHWEST INC	122	12	0.977 ac
AMREP SOUTHWEST INC	122	15	0.910 ac
AMREP SOUTHWEST INC	122	16	0.753 ac
AMREP SOUTHWEST INC	122	17	1.307 ac
AMREP SOUTHWEST INC	122	18	1.028 ac
AMREP SOUTHWEST INC	122	21	1.066 ac
AMREP SOUTHWEST INC	122	22	0.613 ac
AMREP SOUTHWEST INC	122	23	0.611 ac
AMREP SOUTHWEST INC	122	24	0.615 ac
AMREP SOUTHWEST INC	122	25	1.620 ac
AMREP SOUTHWEST INC	122	26	0.974 ac
AMREP SOUTHWEST INC	122	27	1.018 ac
RESURRECTION LAND COMPANY LLC	122	28	1.023 ac
AMREP SOUTHWEST INC	122	30	1.304 ac
AMREP SOUTHWEST INC	122	31	1.883 ac

AMREP SOUTHWEST INC	122	32	1.284 ac
AMREP SOUTHWEST INC	122	33	1.026 ac
AMREP SOUTHWEST INC	123	1	0.502 ac
AMREP SOUTHWEST INC	123	2	0.479 ac
AMREP SOUTHWEST INC	123	5	0.496 ac
AMREP SOUTHWEST INC	123	6	0.516 ac
AMREP SOUTHWEST INC	123	7	0.501 ac
AMREP SOUTHWEST INC	123	8	0.506 ac
AMREP SOUTHWEST INC	123	9	0.500 ac
AMREP SOUTHWEST INC	123	10	0.616 ac
AMREP SOUTHWEST INC	123	13	0.543 ac
AMREP SOUTHWEST INC	123	14	1.424 ac
AMREP SOUTHWEST INC	123	15	1.382 ac
AMREP SOUTHWEST INC	123	16	1.623 ac
AMREP SOUTHWEST INC	123	17	0.973 ac
AMREP SOUTHWEST INC	123	18	0.744 ac
AMREP SOUTHWEST INC	123	19	0.736 ac
AMREP SOUTHWEST INC	124	1	0.722 ac
AMREP SOUTHWEST INC	124	2	0.493 ac
RESURRECTION LAND COMPANY LLC	124	4	0.499 ac
AMREP SOUTHWEST INC	124	5	0.499 ac
AMREP SOUTHWEST INC	124	6	0.494 ac
AMREP SOUTHWEST INC	124	8	0.505 ac
AMREP SOUTHWEST INC	124	9	0.500 ac
AMREP SOUTHWEST INC	124	10	0.507 ac
AMREP SOUTHWEST INC	124	11	0.498 ac
AMREP SOUTHWEST INC	124	12	0.492 ac
AMREP SOUTHWEST INC	124	19	0.511 ac
AMREP SOUTHWEST INC	124	20	0.502 ac
AMREP SOUTHWEST INC	124	21	0.497 ac
AMREP SOUTHWEST INC	124	23	0.504 ac
RESURRECTION LAND COMPANY LLC	124	24	0.517 ac
RESURRECTION LAND COMPANY LLC	124	25	0.496 ac
AMREP SOUTHWEST INC	124	26	0.799 ac
AMREP SOUTHWEST INC	125	2	0.498 ac
AMREP SOUTHWEST INC	125	3	0.520 ac
AMREP SOUTHWEST INC	125	4	0.495 ac
AMREP SOUTHWEST INC	125	5	0.480 ac
RESURRECTION LAND COMPANY LLC	125	8	0.507 ac
AMREP SOUTHWEST INC	125	9	0.487 ac
AMREP SOUTHWEST INC	125	10	0.485 ac
AMREP SOUTHWEST INC	125	11	1.055 ac
AMREP SOUTHWEST INC	125	12	0.909 ac
AMREP SOUTHWEST INC	125	13	0.767 ac

AMREP SOUTHWEST INC	125	14	0.898 ac
AMREP SOUTHWEST INC	125	15	0.517 ac
AMREP SOUTHWEST INC	125	16	0.541 ac
AMREP SOUTHWEST INC	125	17	0.579 ac
AMREP SOUTHWEST INC	125	19	0.509 ac
AMREP SOUTHWEST INC	125	20	0.492 ac
AMREP SOUTHWEST INC	125	21	0.779 ac
AMREP SOUTHWEST INC	125	22	0.698 ac
AMREP SOUTHWEST INC	125	23	0.565 ac
AMREP SOUTHWEST INC	125	25	0.513 ac
AMREP SOUTHWEST INC	125	26	0.508 ac
AMREP SOUTHWEST INC	125	27	0.494 ac
RESURRECTION LAND COMPANY LLC	125	28	0.759 ac
AMREP SOUTHWEST INC	125	29	0.945 ac
AMREP SOUTHWEST INC	125	30	1.203 ac
RESURRECTION LAND COMPANY LLC	126	1	0.977 ac
AMREP SOUTHWEST INC	126	2	0.834 ac
AMREP SOUTHWEST INC	126	3	1.225 ac
AMREP SOUTHWEST INC	126	4	0.891 ac
AMREP SOUTHWEST INC	126	5	0.590 ac
AMREP SOUTHWEST INC	126	6	0.562 ac
AMREP SOUTHWEST INC	126	7	0.622 ac
AMREP SOUTHWEST INC	126	8	0.645 ac
AMREP SOUTHWEST INC	126	9	0.594 ac
AMREP SOUTHWEST INC	129	11	0.746 ac
AMREP SOUTHWEST INC	129	12	0.778 ac
AMREP SOUTHWEST INC	129	13	0.783 ac
AMREP SOUTHWEST INC	129	14	0.748 ac
AMREP SOUTHWEST INC	129	15	0.755 ac
AMREP SOUTHWEST INC	129	16	0.743 ac
AMREP SOUTHWEST INC	129	17	0.605 ac
AMREP SOUTHWEST INC	129	18	0.545 ac
AMREP SOUTHWEST INC	129	24	0.808 ac
AMREP SOUTHWEST INC	129	25	1.040 ac
AMREP SOUTHWEST INC	129	26	1.125 ac
AMREP SOUTHWEST INC	129	27	0.732 ac
AMREP SOUTHWEST INC	129	28	0.744 ac
AMREP SOUTHWEST INC	129	29	0.764 ac
AMREP SOUTHWEST INC	129	30	0.777 ac
AMREP SOUTHWEST INC	129	31	0.778 ac
AMREP SOUTHWEST INC	129	32	0.769 ac
AMREP SOUTHWEST INC	129	33	0.752 ac
AMREP SOUTHWEST INC	129	34	1.499 ac
AMREP SOUTHWEST INC	129	35	0.975 ac

AMREP SOUTHWEST INC	129	36	1.109 ac
AMREP SOUTHWEST INC	129	37	0.961 ac
AMREP SOUTHWEST INC	129	38	0.964 ac
AMREP SOUTHWEST INC	129	DRAINAGE	0.367 ac
AMREP SOUTHWEST INC	130	7	1.122 ac
AMREP SOUTHWEST INC	130	8	0.719 ac
AMREP SOUTHWEST INC	130	9	0.864 ac
AMREP SOUTHWEST INC	130	10	0.962 ac
AMREP SOUTHWEST INC	130	11	0.751 ac
AMREP SOUTHWEST INC	130	12	0.831 ac
AMREP SOUTHWEST INC	130	13	0.956 ac
AMREP SOUTHWEST INC	130	14	0.982 ac
AMREP SOUTHWEST INC	130	15	1.400 ac
AMREP SOUTHWEST INC	130	16	1.621 ac
AMREP SOUTHWEST INC	130	17	1.023 ac
AMREP SOUTHWEST INC	130	18	1.100 ac
RESURRECTION LAND COMPANY LLC	130	19	1.022 ac
AMREP SOUTHWEST INC	130	20	0.983 ac
AMREP SOUTHWEST INC	130	21	1.019 ac
AMREP SOUTHWEST INC	130	22	0.978 ac
AMREP SOUTHWEST INC	130	23	1.011 ac
RESURRECTION LAND COMPANY LLC	130	24	0.988 ac
AMREP SOUTHWEST INC	130	25	1.006 ac
AMREP SOUTWEST INC	130	26	0.999 ac
AMREP SOUTHWEST INC	130		4.448 ac
AMREP SOUTHWEST INC	130		7.479 ac
AMREP SOUTHWEST INC	130		4.417 ac
AMREP SOUTHWEST INC	131	1	1.107 ac
AMREP SOUTHWEST INC	131	2	1.061 ac
AMREP SOUTHWEST INC	131	3	1.079 ac
AMREP SOUTHWEST INC	131	4	1.020 ac
AMREP SOUTHWEST INC	131	5	0.996 ac
AMREP SOUTHWEST INC	131	6	0.984 ac
AMREP SOUTHWEST INC	131	7	0.998 ac
AMREP SOUTHWEST INC	131	8	1.009 ac
AMREP SOUTHWEST INC	131	9	0.996 ac
AMREP SOUTHWEST INC	131	11	0.950 ac
AMREP SOUTHWEST INC	131	12	1.018 ac
AMREP SOUTHWEST INC	131	15	1.031 ac
AMREP SOUTHWEST INC	131	16	1.013 ac
RESURRECTION LAND COMPANY LLC	131	17	1.025 ac
AMREP SOUTHWEST INC	139	2	0.994 ac
RESURRECTION LAND COMPANY LLC	139	5	1.018 ac
AMREP SOUTHWEST INC	139	6	1.137 ac

AMREP SOUTHWEST INC	139	7	1.095 ac
AMREP SOUTHWEST INC	139	10	0.977 ac
AMREP SOUTHWEST INC	139	11	0.971 ac
AMREP SOUTHWEST, INC			6.771 ac
			313.714

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

September 18, 2024

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

Re: Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Co. LLC. for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Resurrection Land Co. LLC.

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

PAPILLON

VILLAGE

MASTER PLAN

RIO RANCHO, NEW MEXICO

Adopted February 12, 2020

PAPILLON VILLAGE MASTER PLAN

~~Adopted February 12, 2020~~

~~Rio Rancho, New Mexico~~

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard,
Suite 101 Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:
AMREP Southwest, Inc.

PREPARED BY:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

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~~Appendices~~ ~~Appendix A: Trip Generation Study~~

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CHAPTER 1

INTRODUCTION

This document is a Master Plan for ~~a new 389~~ an expected 654 ~~-~~acre residential community located within with drainage and water feature amenities, and future school site Rio Rancho, ~~NM~~ New Mexico to the northwest of Unser Boulevard NW and southwest of ~~Mariposa Parkway~~ Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community ~~amenities including parks and trails,~~ develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), and address future infrastructure, ~~transportation,~~ and utility needs.

Planning Process

The planning process was initiated in ~~the Summer of 2018~~ 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates~~Huitt-Zollars~~, Inc. to ~~prepare this master plan~~ amend the previous Papillon Village Master Plan and supplemental information regarding ~~future~~ drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use.

~~Recommendations within the~~ The Papillon Village Master Plan was ~~were~~ developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Plan Boundary

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Mariposa Parkway intersection as a ~~preferred~~ growth node ~~and this plan will help facilitate growth within that node~~. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in **CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION** and **CHAPTER 9: CONCEPTUAL UTILITY PLAN.**

In order to facilitate ~~further~~ future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses ~~that may be used~~ as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop ~~with~~ anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached pre-recession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure ~~that there is~~ adequate land ~~planned~~ Foreseeable for ~~those uses for~~needed housing development ~~the~~in the foreseeable future.

~~Once the general location for this plan was determined, specific boundaries were established based on physical characteristics and restraints in the planning area, as well as determining an area of a size appropriate for the potential funding mechanisms anticipated to be pursued for the provision of needed infrastructure.~~ The ~~chosen~~ boundaries include two major roadways, Unser Boulevard on the south and east sides and ~~Mariposa Parkway~~ Mineola Road to the northeast. The Mariposa Parkway is adjacent the northwestern boundary ~~is also~~ and serves as the ~~boundary~~ main entrance of the Mariposa community. ~~, which ensures that this plan does not overlap with the Mariposa Master Plan and includes all surrounding lots within a plan without a gap.~~ Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical ~~restraint~~ constraint to growth in that direction ~~now~~. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

Plan Objectives

The objectives of this plan include:

- → D~~D~~esignate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- ~~→ Determine the best financing mechanism (such as a Special Assessment District or Public Improvement District) to provide water, sewer, and roadway improvements to all lots within the Master Planned Area.~~
- → Coordinate development of drainage solutions with SSCAFCA including any proposed facilities in the immediate vicinity along Mariposa Parkway.
- ~~→ Determine the ideal location and amenities to provide for future parks, open space areas, and trails.~~
- → Develop a detailed transportation plan that ~~addresses future~~ improves traffic circulation, grants~~,~~ access to pedestrian walkways and bicycle trails~~,~~ and ensures connectivity both within the planning area and to adjacent roadways ~~utilizing only existing platted roadways~~.
- → Consider the most cost-effective ways to future development.

Public Outreach

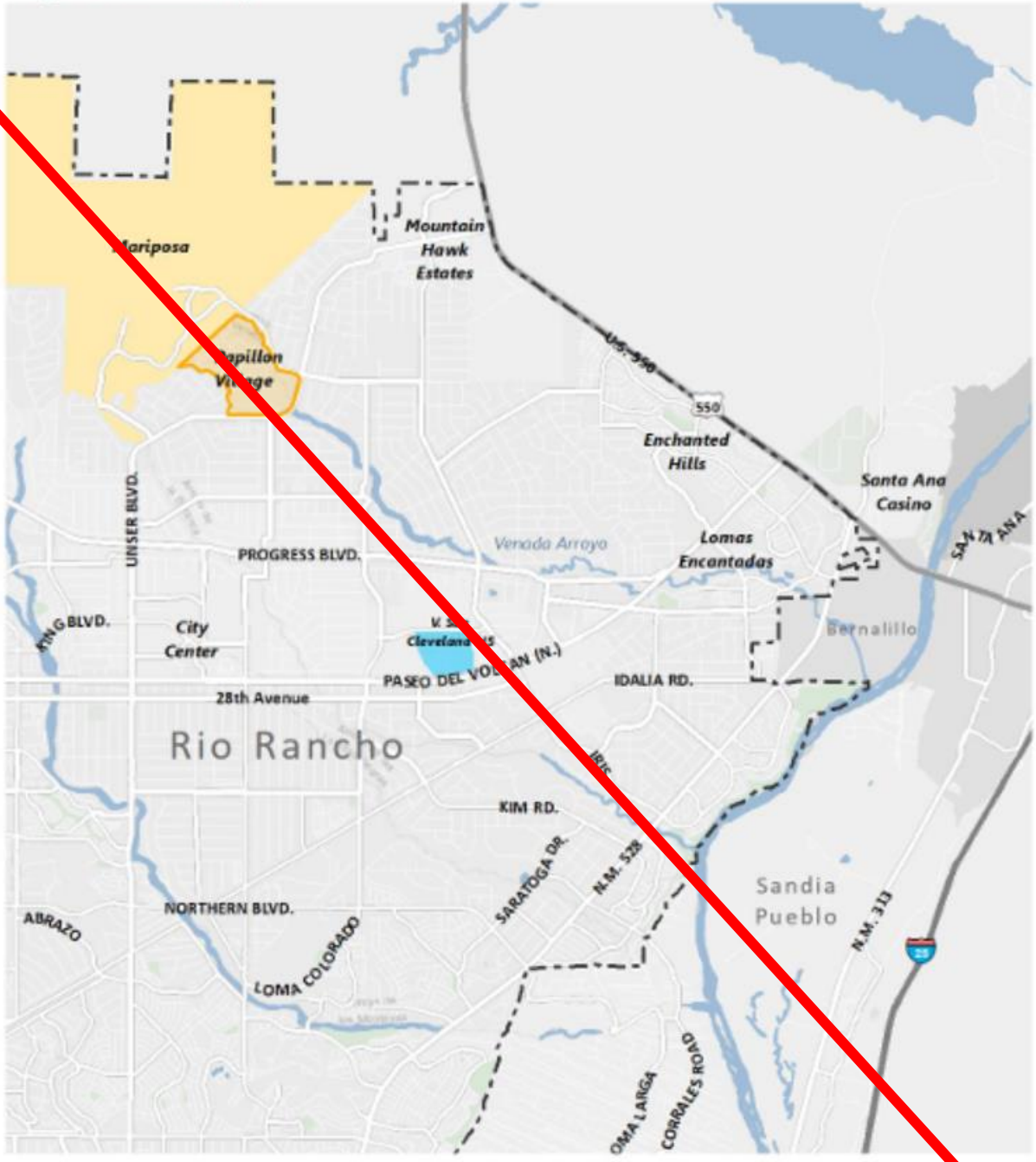
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village

planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots.

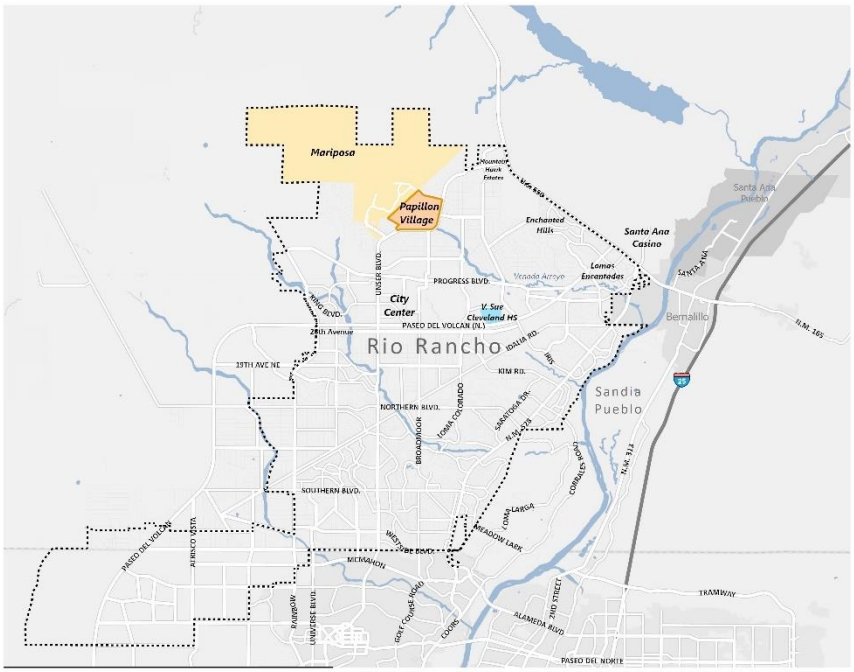
AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village ~~makes up~~ constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.

Figure 1. Context Map



Master Plan Context

Figure 1. Context Map



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

CHAPTER 2

EXISTING CONDITIONS

The ~~389 acres that make up the~~654-acre ~~-~~Master Plan Area ~~are~~is currently ~~mostly~~ undeveloped. ~~There are a few single-family homes that have been constructed to the north~~ To the west of Patchogue Road~~.~~, there are some existing single-family residences, but the land is primarily vacant. Apart from the ~~Excluding the~~ residential ~~neighborhoods~~ communities in Mariposa to the north, the ~~area~~ vicinity within a 3-mile radius of the Planning Area ~~is sparsely populated and had a 2016~~ estimated population of 2,400 people~~.~~ ~~Although relatively far away~~in ~~2016~~ 2022. Despite its ~~from~~distance from the center of Rio Rancho, this area is ~~well~~strategically-positioned to ~~support future growth~~ accommodate new housing development, given its ~~adjacency~~ proximity to Mariposa, access to Unser Boulevard, and ~~proximity to~~ nearby existing utility connections.

Location

Papillon Village is ~~in~~ located at the northern part of Rio Rancho, adjacent to the Mariposa community and ~~bounded~~ bordered by Unser Boulevard and ~~Mariposa Parkway~~ Mineola Road. The planning area is ~~approximately~~ situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location ~~provides convenient~~ offers easy access to ~~major roadways for employment~~ main road, facilitating commutes to work, schools, shopping centers, and ~~leisure activities~~ recreational facilities.

Site Topography & Drainage

~~The topography of the planning area is generally flat (approximately 3% to 5% slopes), with small, gently rolling hills leading to the site's major drainage channels.~~ Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. ~~Generally, the land slopes~~ Topographically, the landscape slopes downward from northwest to southeast, decreasing from a~~n high~~ elevation of ~~about~~ approximately 5,800 feet ~~along~~ at the northwest boundary, to ~~a low point of~~ about 5,650 feet ~~along~~ at the southern ~~boundary~~ edge.

The existing ~~dirt road~~ network ~~has been graded following~~ of dirt roads, established in the antiquating subdivision process along the 50-feet ~~existing 50-foot~~ rights-of-way ~~that were platted during the original subdivision process. Many~~

Over time, many of these roads have become eroded or ~~become~~ overgrown with vegetation ~~over the years~~. In ~~some cases~~ certain instances, the original roadway alignments ~~that were selected during the original platting may~~ no longer ~~offer the best~~ access or connectivity ~~due to the location of~~, particularly considering the arroyos ~~described~~ mentioned below. Site grading will ~~need to~~ be necessary to ~~completed to accommodate~~ facilitate future development.



~~Five~~ The site includes five intermittent~~,~~ precursor channels of the Venada Arroyo~~run through the site~~, flowing from the northwest to the southeast, ranging in width from a few feet to about 80-feet~~.~~. ~~These arroyos vary in size from a few feet wide to approximately 100 feet wide in some locations.~~ Due to ~~continued~~ ongoing erosion since the area was first platted, these arroyos have widened in recent years and ~~will need to be addressed to mitigate~~ require mitigation to manage the effects of ~~storm water runoff. As described in more detail in the **CHAPTER 8: CONCEPTUAL DRAINAGE PLAN**, SSCAFCA owns land to the southeast along the Venada Arroyo and plans to build~~ stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The papillon master plan aim to create a water detention pond ~~that will address~~ to manage stormwater flows from the multiple channels running through the site~~. This~~ and merge at the southeast corner of the master plan area. The water drainage pond facility, along with plans to ~~channelize and/or pipe stormwater flows, will address the drainage issues for the site.~~ channels, aims to resolve the site's drainage challenges while pervading their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed.

Soils and Vegetation

~~The~~ According to the United States Department of Agriculture survey, the primary soil type in the planning area is *Grieta-Sheppard loamy fine sands*. These soils ~~will~~ generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and

trails due to the sandy composition of the soil~~that requires~~, which necessitates additional trail stabilization.

The v~~V~~egetation in the planning area ~~consists of several~~ comprises various grass, shrub, and small tree species typical to this part of New Mexico. These include one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and ~~several~~ various forms of cacti~~, among others~~.

Antiquated Platting

Antiquated platting is one of the primary issues ~~throughout~~ across the undeveloped portions of northwestern Rio Rancho. ~~Starting~~ Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network ~~composed~~ of 50-foot rights-of-way. These areas were platted before Rio Rancho's subdivision controls ~~within the City of Rio Rancho required certain~~ mandated improvements ~~and dedications, including~~ such as parks, ~~s and~~ open space, and roadway access. ~~and, in many cases, the construction of roadway and access improvements. This has made development difficult in some areas~~ Consequently, some areas facing developmental challenges due to the ~~a~~ poorly connected roadway network ~~and unusual or~~ inefficient lot layouts, limited ~~as well as issues with~~ site access, a lack of infrastructure, and ~~a general lack~~ an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

Existing Zoning

The e~~E~~xisting zoning for the site is zoned T-Z: Transitional Zoning. As ~~stated in~~ per the Rio Rancho Municipal Code, the T-Z district permits low density residential uses on an "...interim basis for newly annexed areas. ~~All~~ with all provisions of the R-1 District shall apply to those areas zoned T-Z." ~~In addition~~Additionally, no further subdivision is allowed, except for the consolidation of the existing lots. ~~Because~~ ~~Since t~~The T-Z zone only allows for very low-density residential development, the area's zoning will need to be changed in the future to ~~allow for~~ accommodate medium density single-family development ~~to occur, as well as~~ and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection. ~~Some areas may also be dedicated as parks or open space in the future, which may require additional zoning changes.~~

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. ~~It should be noted that it is~~ These out parcels are not ~~a~~ part of Mariposa, nor ~~is it~~ are they owned ~~for open space purposes~~ by the City of Rio Rancho ~~or other public entity. It is~~ of open space purposes. They are privately owned, and ~~a different zone district is appropriate~~ will remain as ~~described later~~ the same zoning in ~~this Master Plan~~the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4), at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

Existing Land Use and Platting

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding

areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

Existing Infrastructure ~~& Roadways~~

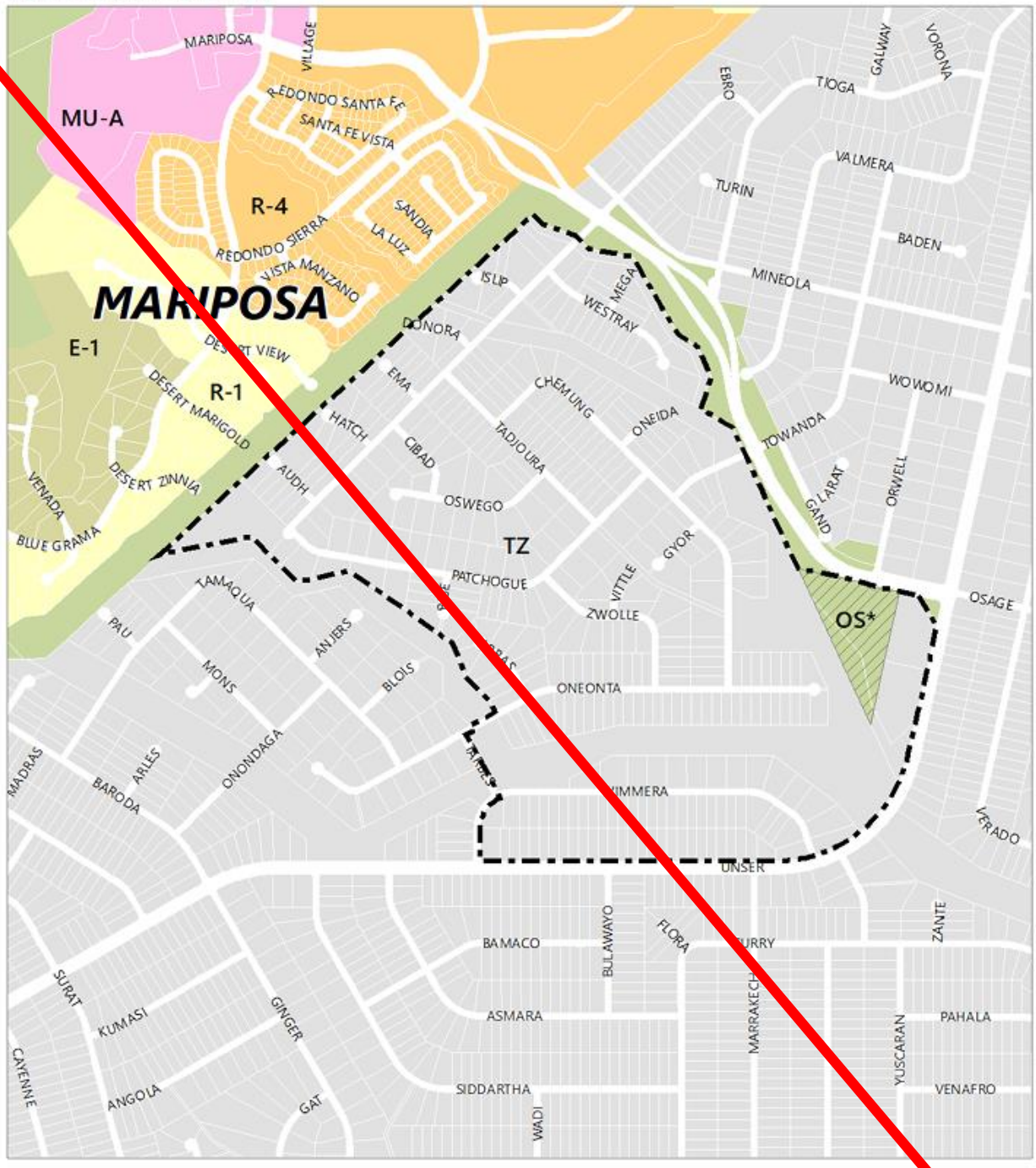
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE ~~that~~ , which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two)~~.~~ The ~~closest~~nearest ~~-~~sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in **CHAPTER 9: CONCEPTUAL UTILITY PLAN**, and **CHAPTER 10: IMPLEMENTATION & PHASING**.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most ~~likely need~~likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in **CHAPTER 7: TRANSPORTATION PLAN**.



Site Photo 2 Arroyo on Patchogue Road NE

Figure 2. Existing Zoning



Zoning

E-1 · MU-A · Planning Area
R-1 · OS
R-4 · TZ

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

* The zoning of the cross-hatched tract appears to have been mapped based on the Mariposa Master Plan, but is not part of Mariposa or owned by its developer.

Figure 2. Existing Zoning

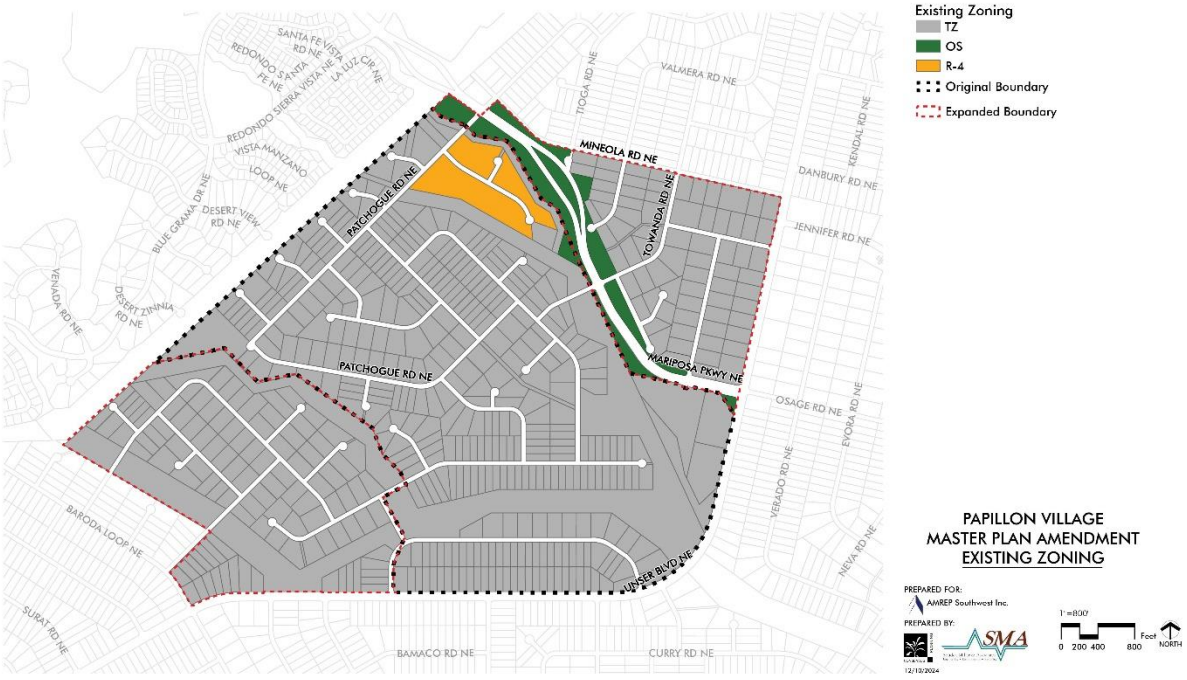


Figure 3: Existing Land Use and Plating



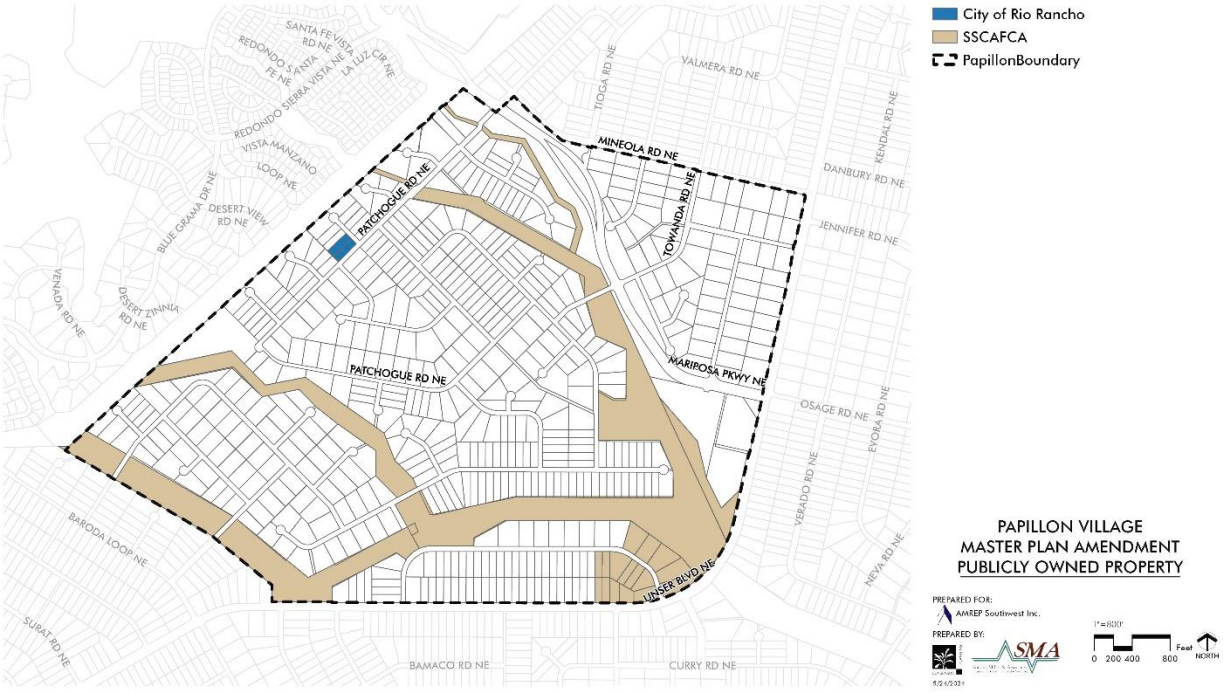
Public Ownership

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

Figure ~~3~~4: Publicly Owned Property



CHAPTER 3

PROPOSED LAND USE

The Generalized Land Use ~~Plan~~ Map (Glum) for the City of Rio Rancho ~~shows~~ identifies the Planning Area as ~~belonging to~~ if a "Future Planning" ~~area, with no~~ zone, currently without a designated land use ~~designation for the site~~. As a result, the area is ~~currently~~ zoned "T-Z: Transitional Zone," ~~which is a zoning~~ district that ~~converts to~~ R-1, R-2, R-4, C-1, and OS for ~~the purposes of~~ development purposes. To provide guidance for ~~the~~ future land use, this Plan proposes the land use ~~mix~~ shown in Table 1 and Figure ~~4~~5: proposed Land Use and Zoning, which show the location of the anticipated land use areas ~~and the land use~~ their perspective percentages.

Projected Population

Based on the American Community ~~Survey's estimated~~ Surveys (ACS) ~~2016~~ 2022 estimate of average household size of 2.64 ~~(2.74 people)~~ and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately ~~34,000~~ 5,438 residents ~~after~~ full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to ~~3,135 4,033~~ 5,830 people could call Papillon Village home.

~~Overall, single-family land uses account for a majority (319 acres or 83%) of the site, followed by 37 acres (10%) for open space and drainage, approximately 17 acres (4.5%) of commercial, and about 10 acres (3%) for parks.~~

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9) of dedicated drainage zoned TZ.

~~Medium Density Residential~~

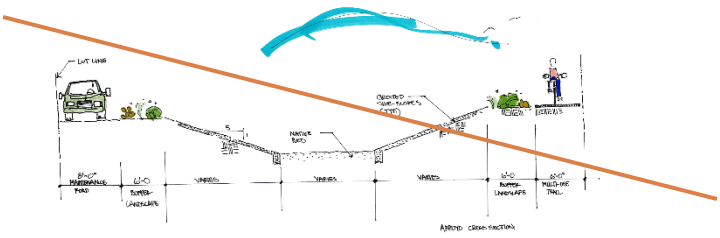
~~The majority of Overall, the Planning Area will consist of single-family homes on lot sizes generally ranging between 3,000 and 5,000 square feet. This is equivalent to the R-2, R-3, and R-4 zone districts from the City of Rio Rancho Zoning Code. Multifamily residential uses are not a planned component. Rezoning of this area to allow for~~

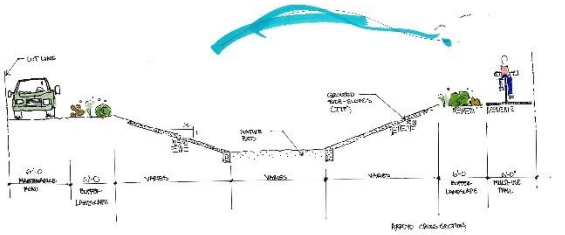
~~medium-density residential will facilitate the re-development of the antiquated platting with new subdivisions and related infrastructure that otherwise does not exist and may not for a long time.~~

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

Open Space & Drainage

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL DRAINAGE PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.





Medium-Density Residential (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

Low/Moderate-Density Residential (R-1/R-2) ~~Density Residential~~

~~Along the northwestern boundary of the plan area, several lots are proposed as low density residential. This area northwest of Patchogue Road already contains single-family homes on the existing large lots, so keeping this area low density helps protect the character of the existing development with a transition across the roadway to the medium density residential rather than building on smaller lots immediately adjacent to these homes.~~

~~Low density residential is also proposed for the southern portion of the plan area between the Venada Arroyo and Unser Boulevard. AMREP Southwest does not own many of these lots, so the proposed land use reflects the existing ownership and likely development pattern. It is anticipated to continue to correspond to the densities and uses allowed by its existing zoning unless a developer or landowner purchases additional lots in a consolidation effort. The current zone allows for low-density single-family homes, with a density of about 4 DUs/acre or less, although the average gross density is generally much lower.~~

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

Commercial, Office, and Mixed-Use

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning ~~appears to have been~~ was established alongside ~~in conjunction with~~ the adoption of the Mariposa Master Plan. ~~, but the property was not included in the Mariposa development.~~ The subdivision plat dedicating the right-of-way for Mariposa ~~Parkway includes the allowance for~~allows for an entry with curb returns to this property, facilitating additional ~~which is consistent with additional~~ roadway access or a commercial driveway. ~~Due to~~ Given its location with access to the major roadways, the site is well-suited for commercial, office, or mixed uses ~~are appropriate~~.

Parks

As described in more detail in **CHAPTER 6: COMMUNITY AMENITIES**, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately ~~10~~ 18 acres of park space ~~(3%)~~ will be dedicated to support the estimated ~~3,000+~~5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

~~Open Space & Drainage~~

~~As described in the **CHAPTER 2: EXISTING CONDITIONS**, and **CHAPTER 9: CONCEPTUAL DRAINAGE PLAN**, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 37 acres, or 10% percent of the Master Plan Area will be dedicated to open space and drainage areas. If needed for additional ponding, a portion of the medium density residential just north of the proposed Unser Dam location could accommodate that expansion.~~

Future Zoning

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use

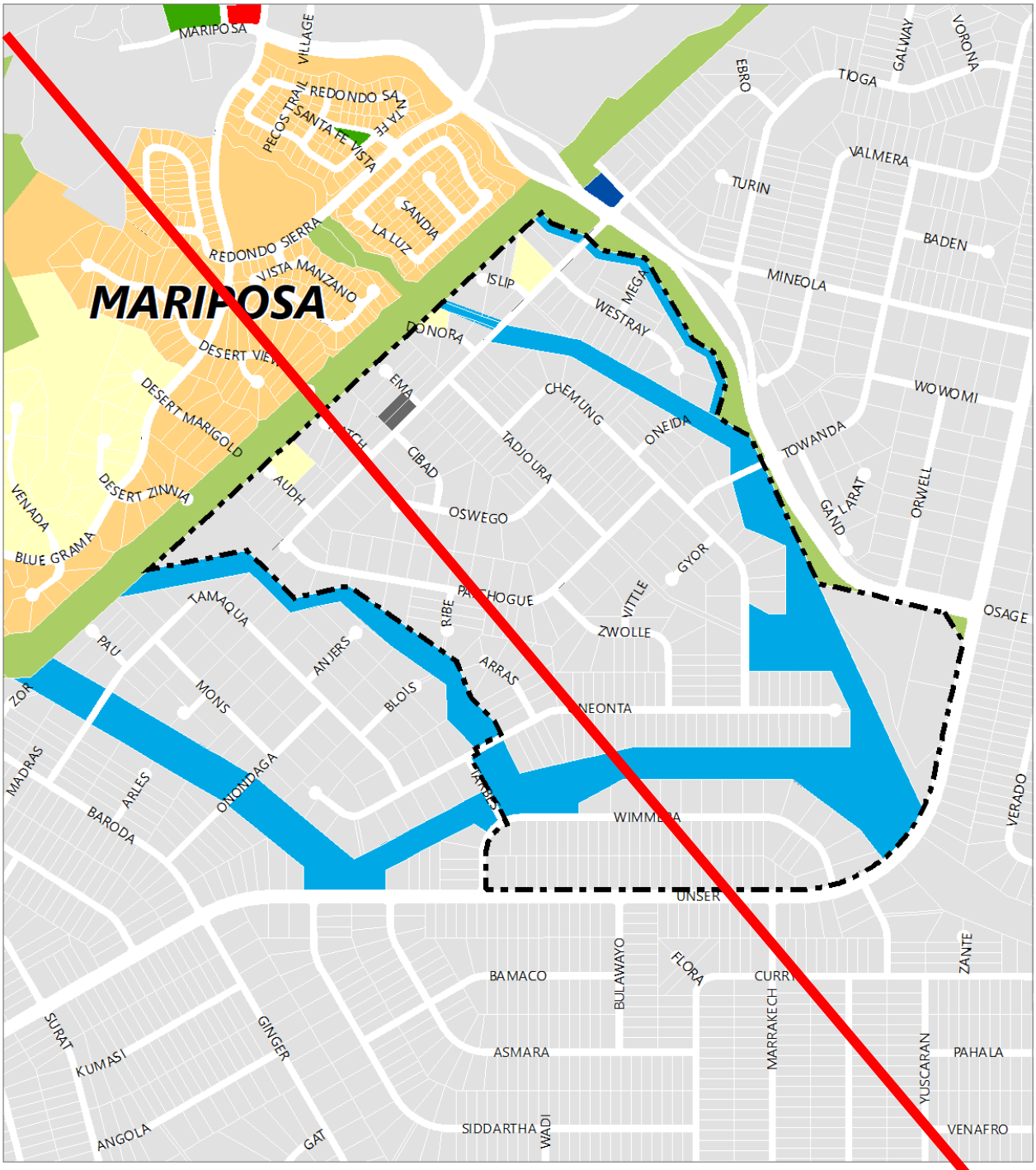
map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection.

Table 1. Overview of Land Uses and Estimated Number of Housing Units

LAND USE	ANTICPATED DUs/ACRE	TOTAL ACRES	PERCENT TOTAL	ANTICIPATED UNITS
Low Density Residential (LD)	1.5	70	18%	107
Medium Density Residential (MD)*	4.1	249	65%	1000
Commercial, Office, Mixed-Use (C)	N/A	17	4.5%	N/A
Parks (P)	N/A	10	3%	N/A
Open Space & Drainage (OS)	N/A	37	10%	N/A
Utility (U)	N/A	1.5	0.5%	N/A
Totals	**3.2**	**384.5**	**101%**	**1107**

*Notes: Totals may not add to 100% due to rounding. *Includes roads, right-of-way, and additional drainage features.*

~~Figure 3. Existing Land Use~~



Land Use

Land Use

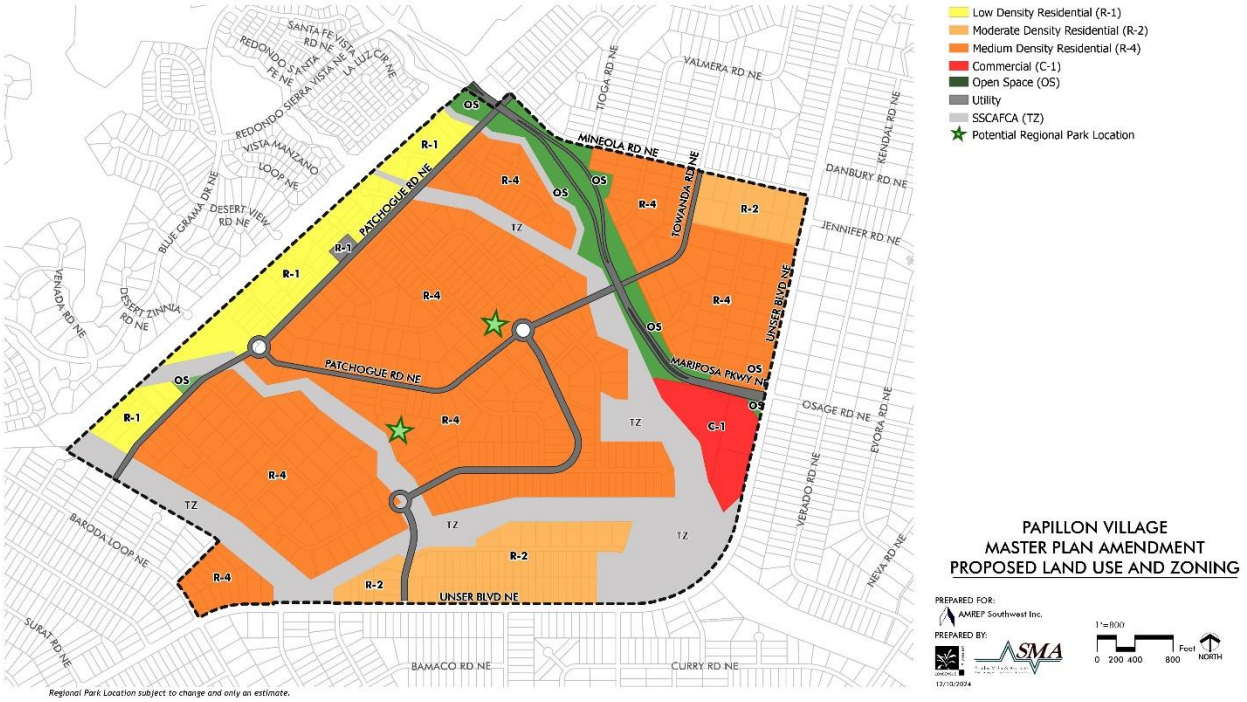
- Low Density Residential
- Medium Density Residential
- Commercial, Office, Mixed-Use
- Institutional
- Parks
- Open Space
- Drainage
- Utilities
- Vacant
- Planning Area

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

Figure 5: Proposed Land Use and Zoning



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CHAPTER 4

COMPREHENSIVE PLAN INTEGRATION

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- **GOAL A-1:** Eliminate antiquated platting within the City of Rio Rancho where desirable.
- **POLICY A-2:** Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- **POLICY A-3:** Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- **Action A-4:** Process Street name Change applications to address numbered streets that conflict with the street naming policy

The Master Plan ~~proposes to facilitate~~ facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

~~As described in other chapters, t~~The Master Plan aims ~~seeks~~ to preserve and enhance natural features whenever possible, with a special focus on ~~especially regarding~~ open space, natural drainage systems, and water reuse. At the southeast corner of the master plan area, a 6-acre recreational space has been designated for a new water retention pond, complete with landscaping. The ~~Plan~~ effort supports the ~~furthers the~~ following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **GOAL CON-1:** Preserve water resources.
- **GOAL CON-2:** Preserve vegetation and natural resources.
- **POLICY Con-9**: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- **POLICY CON-12:** Develop and protect a public open space network.
- **ACTION CON-10:** Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

~~The conceptual drainage plan (see **FIGURE 6**, page 23) retains the primary channel of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.~~

Land Use

As described in CHAPTER 3: LAND USE, ~~much of~~ the planning area ~~is proposed to support~~ primarily supports medium density single-family residential ~~uses, with additional~~ development. Additional land ~~set aside for~~ commercial activities near the intersection of Mariposa Parkway and Unser Boulevard ~~intersection, as well as~~. The plan also includes a water detention pond with landscape design, along with pocket parks, parks, open space, and trails. These proposed land uses ~~further~~ align with the following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **Goal L-1**: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- ~~**POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.~~
- ~~**POLICY L-3:** Promote and support development that incorporates walkability.~~

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that ~~respects~~ works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use-related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. ~~The City~~ In 2024~~2~~, the (ACS) estimates City of Rio Rancho ~~is home of approximately 112 thousand~~with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports

several housing goals of the Comprehensive Plan including:

- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-5**: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide ~~another~~ new housing ~~option~~options for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multimodal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7 supports many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **Goal TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- **POLICY L-3:** Promote and support development that incorporates walkability.
- **POLICY L-4:** Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- **POLICY TR-11**: Ensure all rights-of-way and transportation facilities are ADA-compliant
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure~~.~~

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate

public facilities necessary to support a proposed land use.

- **POLICY EDP-6:** Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and **CHAPTER 10: IMPLEMENTATION & PHASING** outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

- **POLICY PR-2:** Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

- **GOAL CON-3:** Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.

- **POLICY CON-9:** Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution.

- **POLICY CON-12:** Develop and protect a public open space network.

- **ACTION PR-5:** Develop a comprehensive bicycle and pedestrian transportation master plan.

~~The Master Plan Area will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.~~
The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons ~~and~~ 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- **GOAL UD-1:** Create focused growth areas

where existing public infrastructure can support higher density development.

- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

- **POLICY UD-1:** Identify specific areas within the city where growth should be focused.

- **Policy L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

- **Policy L-2:** Promote and support neighborhood scale retail activities that are consistent with residential development.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract ~~additional employers.~~ Business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.

- **Policy EDP-6:** Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

- **Policy EDP-8:** Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

- **Action EDR-4:** Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the

- Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated ~~spending by new residents.~~ also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

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CHAPTER 5

DEVELOPMENT GUIDELINES

The Papillon Village is uniquely situated in proximity to the Mariposa Master Planned Community with assets such as the natural terrain and views of the Sandia Mountains. In order to take advantage of the location and assets, the Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee ~~may be utilized~~. Fire hydrants every 500' in residential area, every 300' in commercial area. All dead ends, cu-de-sacs shall follow requirements set in 2021 IFC, appendix D. Roads must be paved with active hydrants before any homes are allowed to be occupied.

Community Amenities

As described in more detail in **CHAPTER 6: COMMUNITY FACILITIES**, ~~a~~two neighborhood parks, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bile lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway and in the Mariposa community.

Street Lighting

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting

Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and downlit to ~~limit~~ minimize light pollution and minimize impacts such as light trespass.

Landscape Design

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element ~~to create~~ in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native ~~species~~seeding;
- Site landscaping must be installed in a timely manner after development occurs;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.

In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.



Diagram 2: Water Quality Pond

Residential Design

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly

and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

Commercial and Mixed Use

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged. Adequate pedestrian connections should be provided through parking areas, especially larger ones. Pedestrian and bicycle connections should also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas.

In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Perimeter Wall Emblem

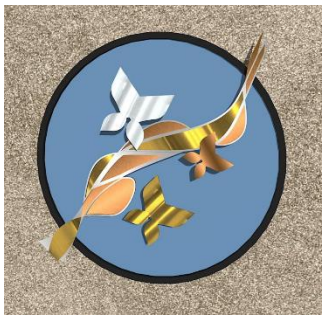
The emblem will be placed throughout the community on perimeter walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.

Round-a-Bout Sculptures

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.



Rendering 2: Sculptures



Rendering 1: Emblem

Entry Monuments

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and

includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3: Mounments

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CHAPTER 6

COMMUNITY AMENITIES

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (~~currently~~ 3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing ~~that connects to~~ regional trail facilities., ~~which includes trails located in Mariposa to the northwest of Papillon Village.~~

Parks

At full build-out, the total population in the Planning Area ~~could~~ expected reach ~~approximately 3,135~~ 5,830 people. This translates to about ~~10~~ 17.5 acres of ~~required~~ park land and ~~16~~23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total of 18 acres ~~will be~~ located in the ~~western~~ central part of the development with easy ~~access~~accessiblity via Patchogue Road. The ~~generalized~~ location for ~~such a~~ these parks ~~is~~ are ~~shown on~~ outlined in Figure ~~4~~ 7 in CHAPTER ~~3~~6: ~~LAND USE~~COMMUNITY AMENITIES. ~~The identified location~~ Strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo ~~that could be utilized~~ suitable for a trail connection ~~provides great~~, this park will enhance ~~accessibility~~ connectivity for the residents of Papillon Village~~, as well as others to the north and west. The 5 to 10-acre park will be considered a neighborhood-scale park with these amenities.~~ and surrounding communities. A ~~Several~~ significant number of smaller "pocket" parks will also be created ~~— some of~~

which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these ~~micro-parks~~ pocket parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood parks shall be dedicated to the city.

Open Space and Trails

The trail system within the development area will be established based on the ~~Open space will follow the~~ existing arroyo channels ~~on~~along the edges of the planning area ~~and will have, a~~serving a dual ~~use~~ function as active open space and stormwater management. ~~This translates to~~ The plan allocates approximately about ~~37~~ 18 acres of open space and 116.5 acres of drainage which combined is much~~open space~~ greater than the ~~far and approximately 16~~23.2 acres of ~~park~~open space land required to serve~~with~~ approximately ~~4,000~~5,830 potential residents in this community – which exceed~~ing~~s the City of Rio Rancho ~~exceeding the City's~~ Comprehensive Plan goal of ~~34~~ acres of open space per 1,000 residents.

Trails are planned ~~to follow~~ throughout the ~~proposed open space area in the south~~ southern part of the Master Plan area~~. These trails~~ which will ~~connect~~ link to the existing multi-use trail ~~on~~ along the eastern boundary ~~of the Planning Area~~ that runs parallel to Mariposa Parkway~~, which then connects to a second multi-use trail that runs along the southern boundary of Mariposa along the northern boundary of Papillon Village.~~ and continue along Unser Blvd. Access to these trails ~~from individual residences and subdivisions~~ will be ~~via~~ provided through a comprehensive sidewalk network that is ~~part of~~ integrated into the proposed ~~the overall~~ infrastructure ~~and roadway development proposed. There may also be an opportunity~~ road development. Additionally, there is potential to extend these connections ~~to further connect~~ to the Mariposa trails ~~and create~~ creating a larger network ~~for the area, including future planning of~~ that may also incorporate other nearby arroyo corridors ~~nearby~~.

Trails will be constructed to ~~follow~~meet City of Rio Rancho standards, with a minimum width of 10 feet, 2-~~foot~~feet buffer ("recovery zone") on each side, signage, and pavement markings.

Schools

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:



Site Photo 4: Trail along Mariposa Parkway

- Vista Grande Elementary School, 3.3 miles to the east;
- Cielo Azul Elementary School 2.9 to the south;
- Colinas del Norte Elementary School 4.3 miles to the south;
- Sandia Vista Elementary 4.8 miles to the;
- Mountain View Middle School 5.3 to the east;
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed, given the slow growth at Mariposa. With a projected population of approximately ~~3,135~~ 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional ~~500~~800 students that will need to be served by area schools after full build out.

Figure 6: ~~Bike Lane, Trail, and Bridge Plan~~ Regional Parks

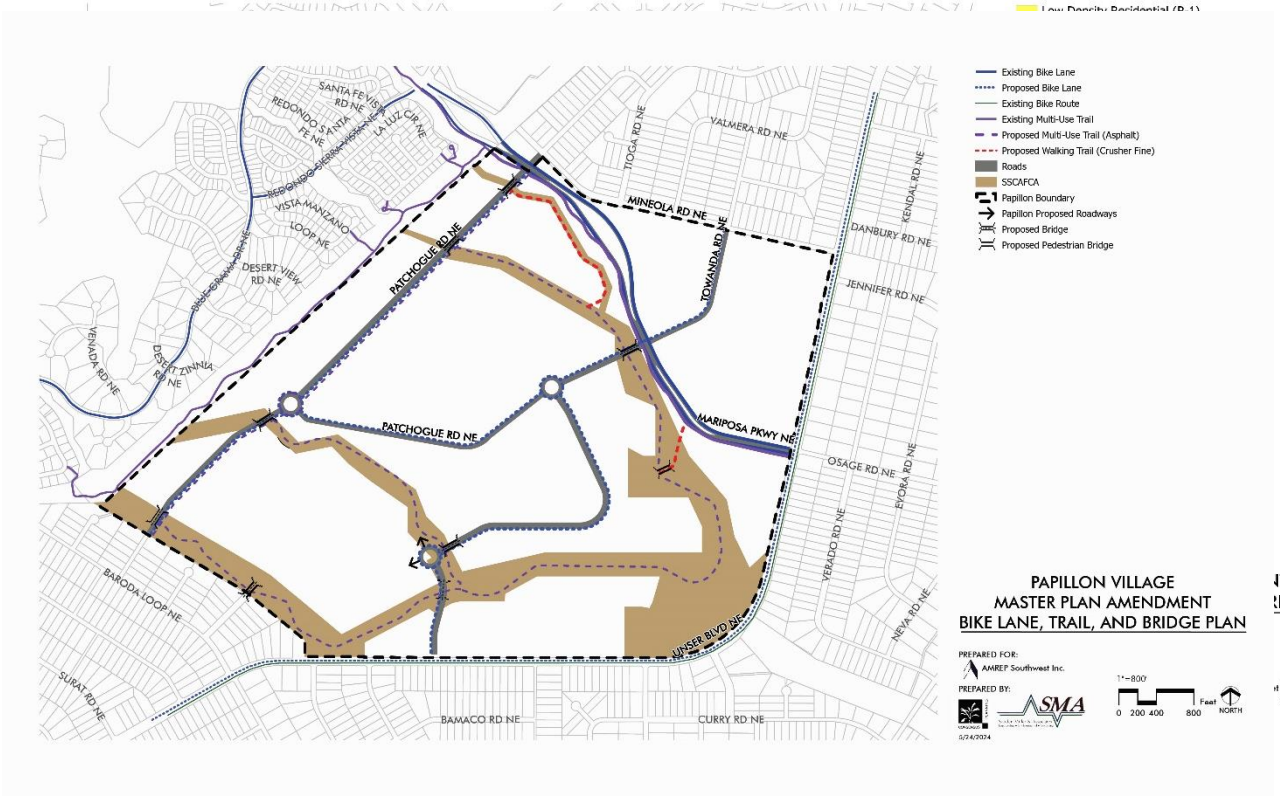


Figure 7: Bike Lane, Trail, and Bridge Plan

This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location ~~and~~ as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the underlying land use designation.

Site Photo 5: Pedestrian Pathway along Mariposa Parkway



CHAPTER 7

TRANSPORTATION PLAN

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a ~~trip generation~~ traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function one of as the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

Major Roadways

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, ~~along~~ adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of ~~731~~2,678 cars per day in ~~2017~~2022. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of ~~1,558~~ 2,623 cars per day in ~~2017~~2022. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding ~~Papillion~~ Papillon exists and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

~~For its principal access route, Papillion Village will rely upon Mariposa Parkway which has previously been constructed to the ultimate typical section.~~ Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Gram~~m~~a Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Gram~~m~~a Road shall be classified as a Minor Arterial. Blue Gra~~m~~ma is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently ~~all~~ share Mariposa Parkway, as the area develops and the connection from Blue Gra~~m~~ma to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Gra~~m~~ma and that second and access to Unser.

The Unser Boulevard and Mariposa Parkway intersection shall be signalized as traffic patterns exceed the current stop condition threshold. Additionally, the future Blue Gramma Road extension to Unser Boulevard may warrant signalization at future time.

Subdivision Access & Entryways

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to ~~the planning area~~ Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

Trip Generation Study

In 2024, ~~A trip generation study was conducted by Huitt-Zollars, Inc. as part of the Planning Process based on 1,000 single family residences and approximately 20 acres of commercial. The largest traffic impacts result from the proposed commercial uses, which are located at the Mariposa Parkway and Unser Boulevard intersection, where the additional traffic can be handled without adverse impacts.~~

~~The traffic counts at the three proposed access points to the residential component of Papillon Village range from 680 AWDT to 1240 AWDT, which will be managed through the improvements expected during development of the planning area.~~

~~Full Traffic Impact Analyses will be performed later as development is pursued to ensure the correct solutions are implemented based on specific needs.~~

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 15 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- AM Peak Hour: 636 trips
- PM Peak Hour: 1,050 trips

Trip Distribution and Traffic Assignments:
Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- 1% to the west/north on U.S. Highway 550
- 54% to the east/south on U.S. Highway 550
- 45% to the south on Unser Boulevard

Intersection Analysis

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

Proposed Local Roads

~~No new rights-of-way are proposed for Papillon Village at this time. Existing platted roadways within Papillion will be improved to City of Rio Rancho Standards as phased development occurs. Should future development or subdivision applications consider platting additional rights-of-way or creating new subdivision entrances off from existing roadways, those proposal will be evaluated at that time and shall meet City of Rio Rancho standards for design and spacing.~~

~~Specific pedestrian amenities such as wider meandering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals.~~
Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and westbound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua

Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

Unser Boulevard Access Management

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every ¼-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

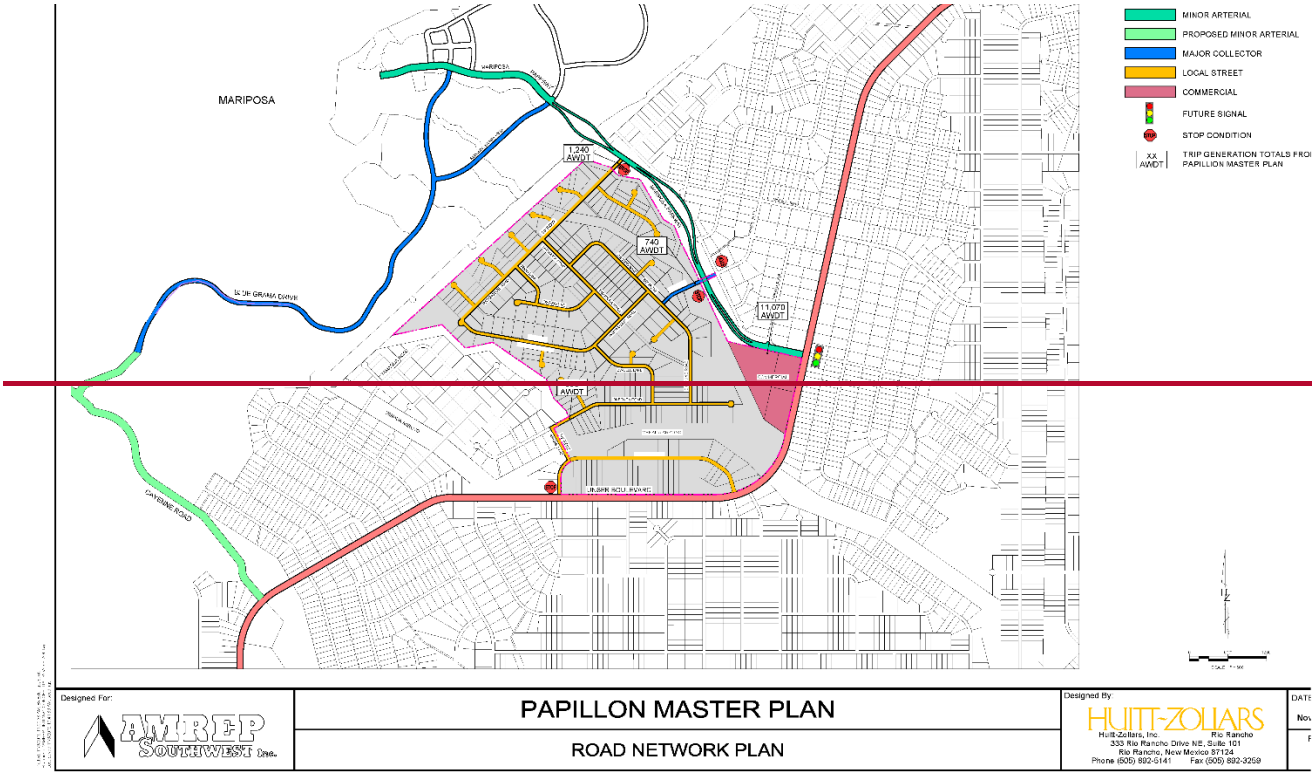
The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

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Figure 2. Transportation Conditions & Site Access



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CHAPTER 8

CONCEPTUAL DRAINAGE PLAN

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

Stormwater Management

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Off-site flows from Mariposa Subdivision will be intercepted from existing detention ponds through proposed storm drains and routed through the project site. ~~Off-site flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the storm drainage system. All offsite flows are assumed to be restricted to historical flowrates. First flush flow for the entire site shall be managed by Unser Dam. Developed onsite flows will be collected by an internal storm drain system and discharge into a proposed detention pond known as Unser Dam. The Unser Dam will collect onsite and off-site flows with a total watershed area of 1.8 square miles. It will discharge toward existing culverts in Unser Boulevard with an existing capacity of 500 CFS. Based on the preliminary design (Easterling, 2013 & 2014), Unser Dam will be a non-jurisdictional earthen dam with a 100-year runoff volume of 46 acre- feet~~. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision. The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge

rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the predevelopment flowrates within the Papillon Village drainage basins. The predevelopment Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.

The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

Floodplains

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. ~~Many of these~~ The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in Figure ~~6~~7 and Figure 8.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

Figure ~~67~~. ~~Conceptual Drainage Plan~~

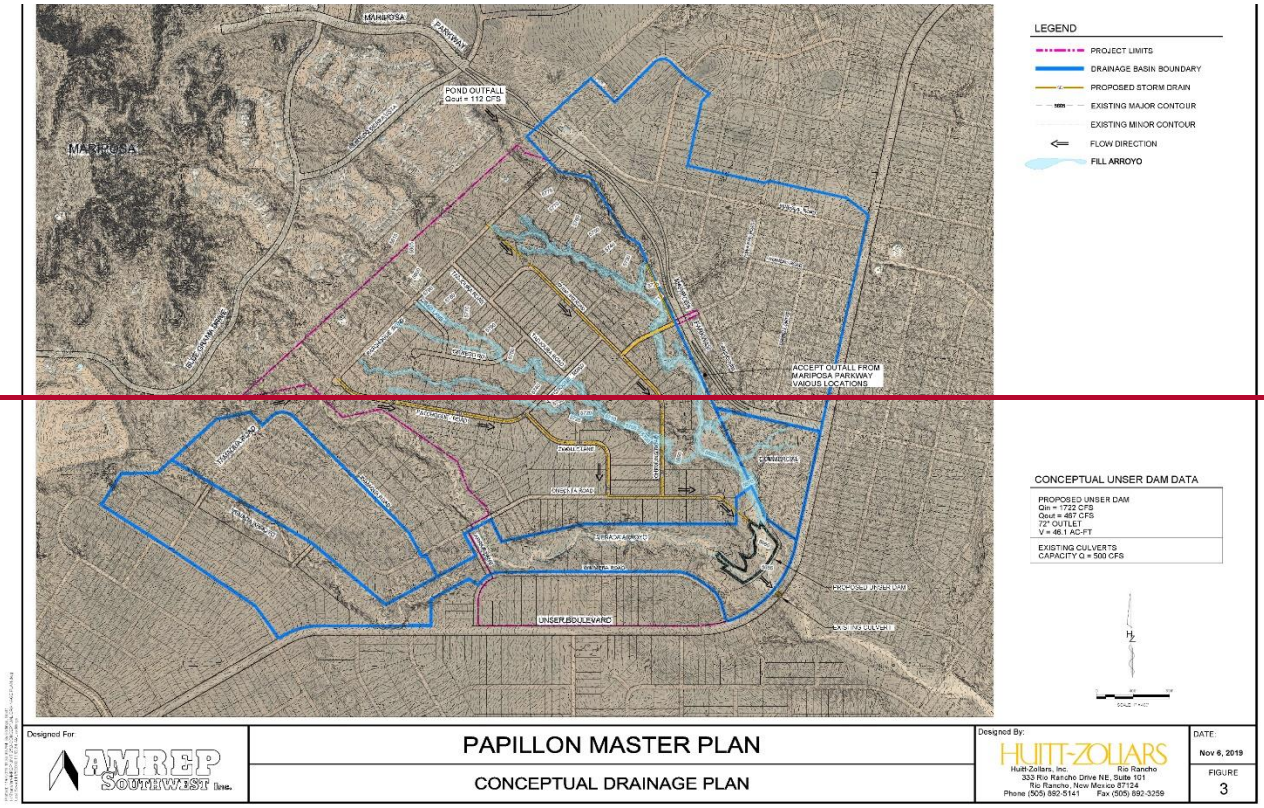


Figure ~~67~~. Proposed Arroyo Modifications

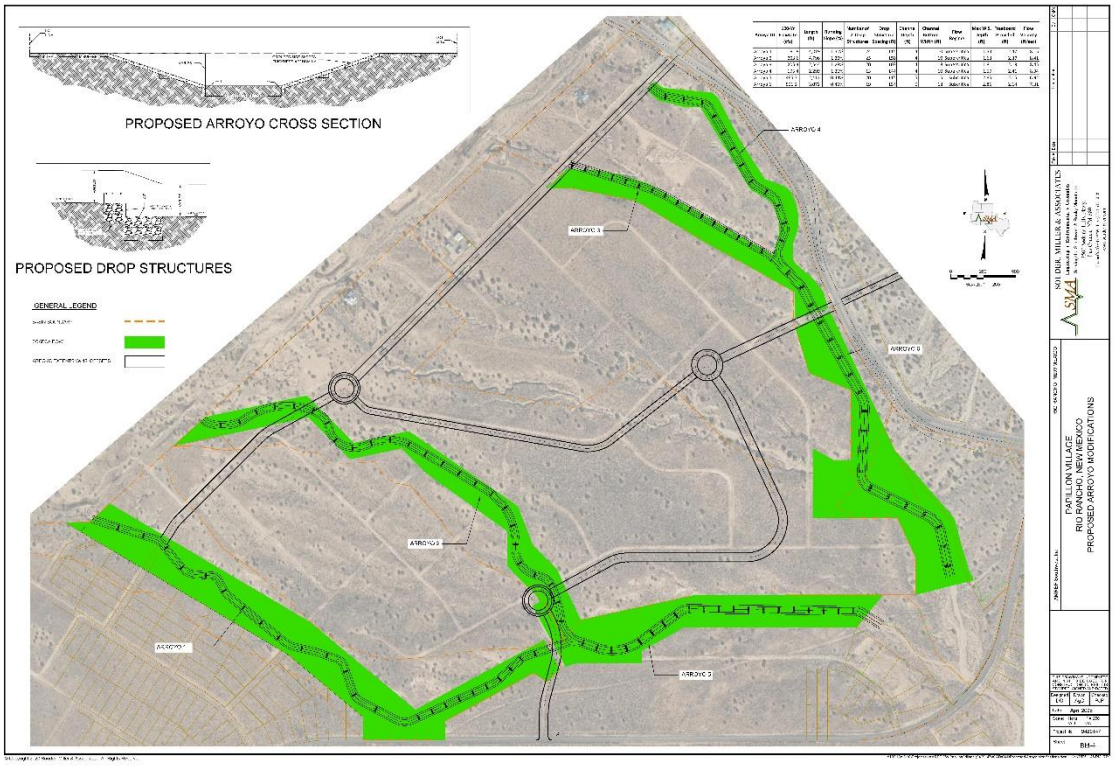
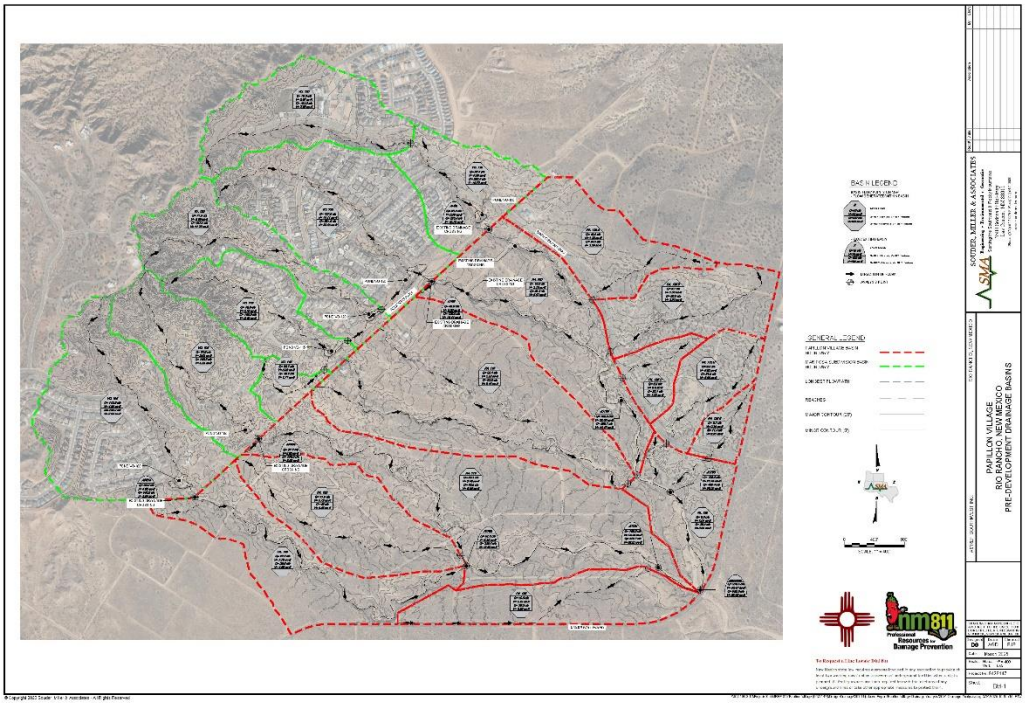


Figure ~~68~~. Pre-development Drainage Basins Map



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CHAPTER 9

CONCEPTUAL UTILITY PLAN

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

Water

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'.

Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. ~~The Conceptual Utility Plan (Figure 7)~~ The Figure 9: Proposed Drainage Structure shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and

connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to ~~Papillion~~ Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the ~~Papillion~~ Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

Water Quality Pond

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.

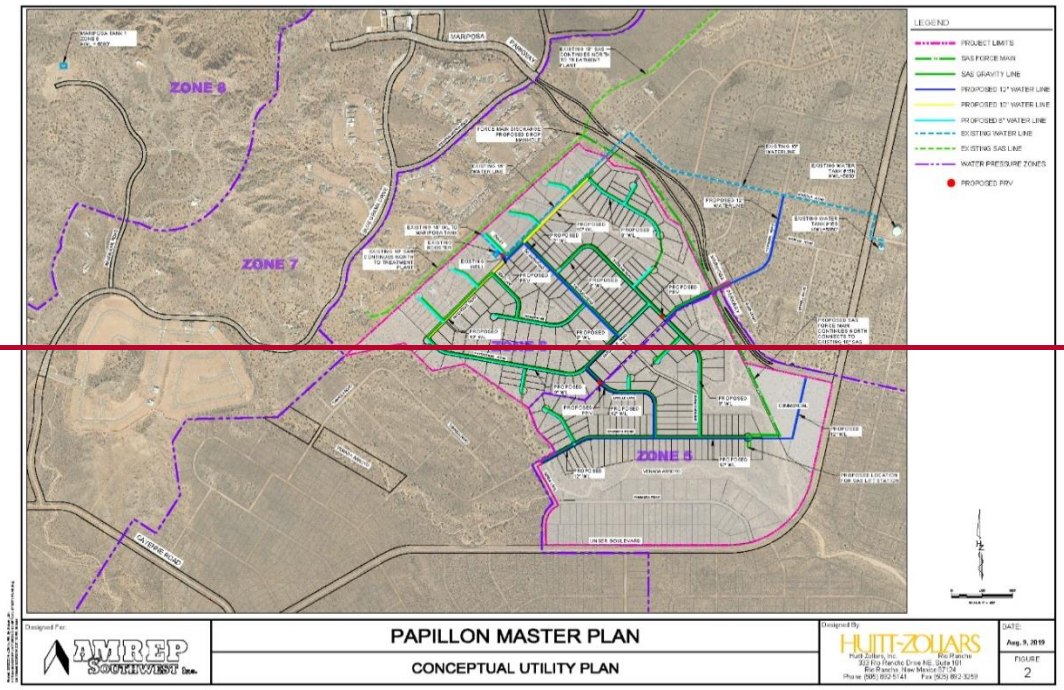
Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multiuse paved and soft-surface trails, shade structures and site furnishings.

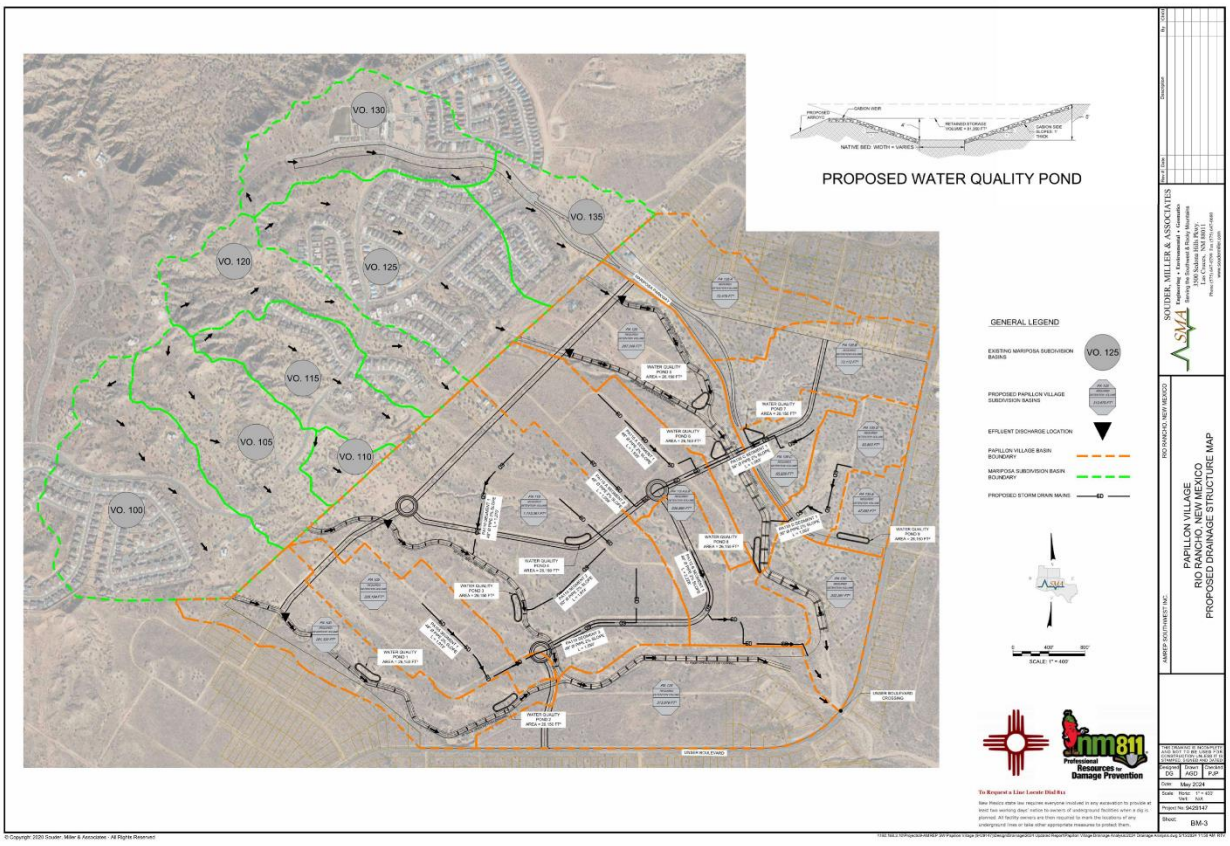
Sewer

Sewer service for ~~Papillion~~ Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillion sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase.

The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of ~~Papillion~~ Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

Figure 3. Conceptual Utility Plan





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CHAPTER 10

IMPLEMENTATION & PHASING

The implementation of the Papillon Village Master Plan will occur during future replatting, ~~through zone map amendments,~~ and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build-out of the Planning Area.

Implementation Actions

1. The majority property owner will pursue the establishment of a SAD or PID to provide financing for infrastructure improvements.
2. Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.
3. The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

~~4. Prior to replatting or any development, the majority property owners will initiate rezoning of affected parcels to follow the adopted land use plan.~~

~~5.~~4. To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

~~6.~~5. ~~Incorporation~~The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

Phasing

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: ~~Phase 2:~~ Construction of major infrastructure, drainage, and transportation improvements.

~~**Phase 3:** Rezoning of the land and replatting of existing lots into new layout.~~

Phase 4: Home building and community development.

Infrastructure Financing Mechanisms

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a

Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new subdivision, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are ~~particularly~~ needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PID on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD.

The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to ~~specially~~especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather ~~that~~ than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

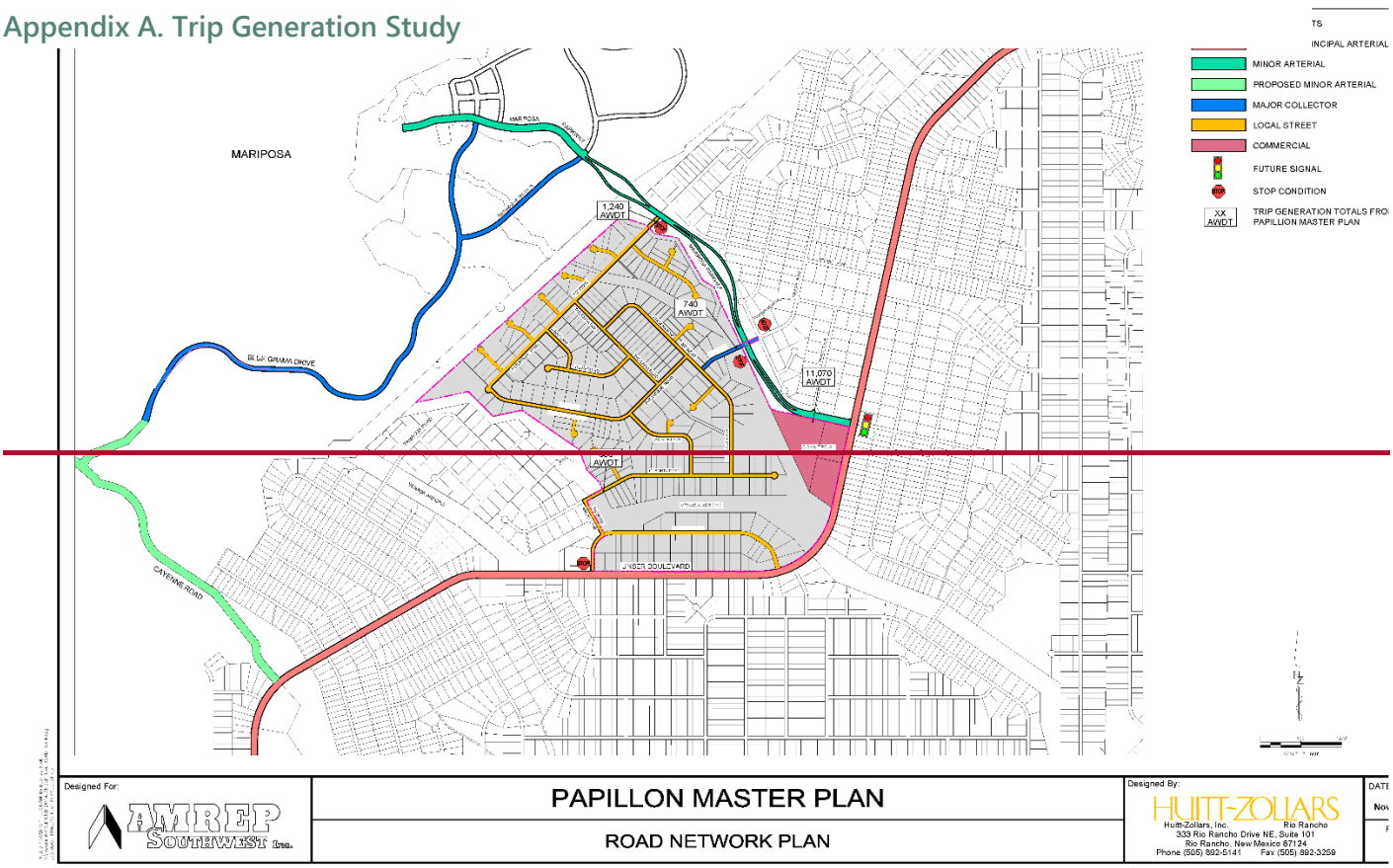
If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments ~~on~~of their properties.

~~APPENDICES~~

~~Appendix A. Trip Generation Study~~

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Appendix A. Trip Generation Study





Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

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ADOPTED FEBUARY 12, 2020

PREPARED FOR:

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Introduction

This document is a Master Plan for an expected 651-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

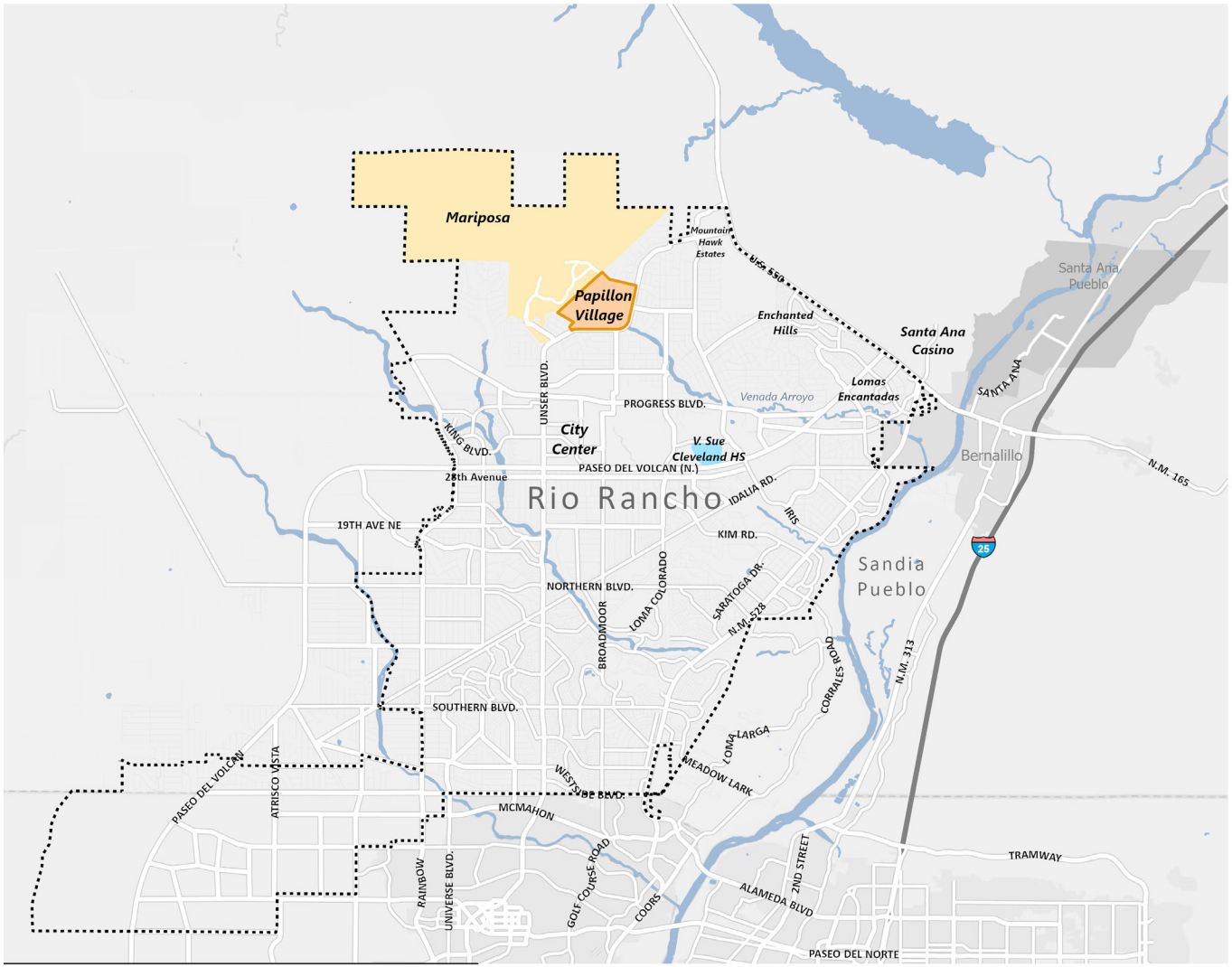
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA
Snyder, Miller & Associates

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

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Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

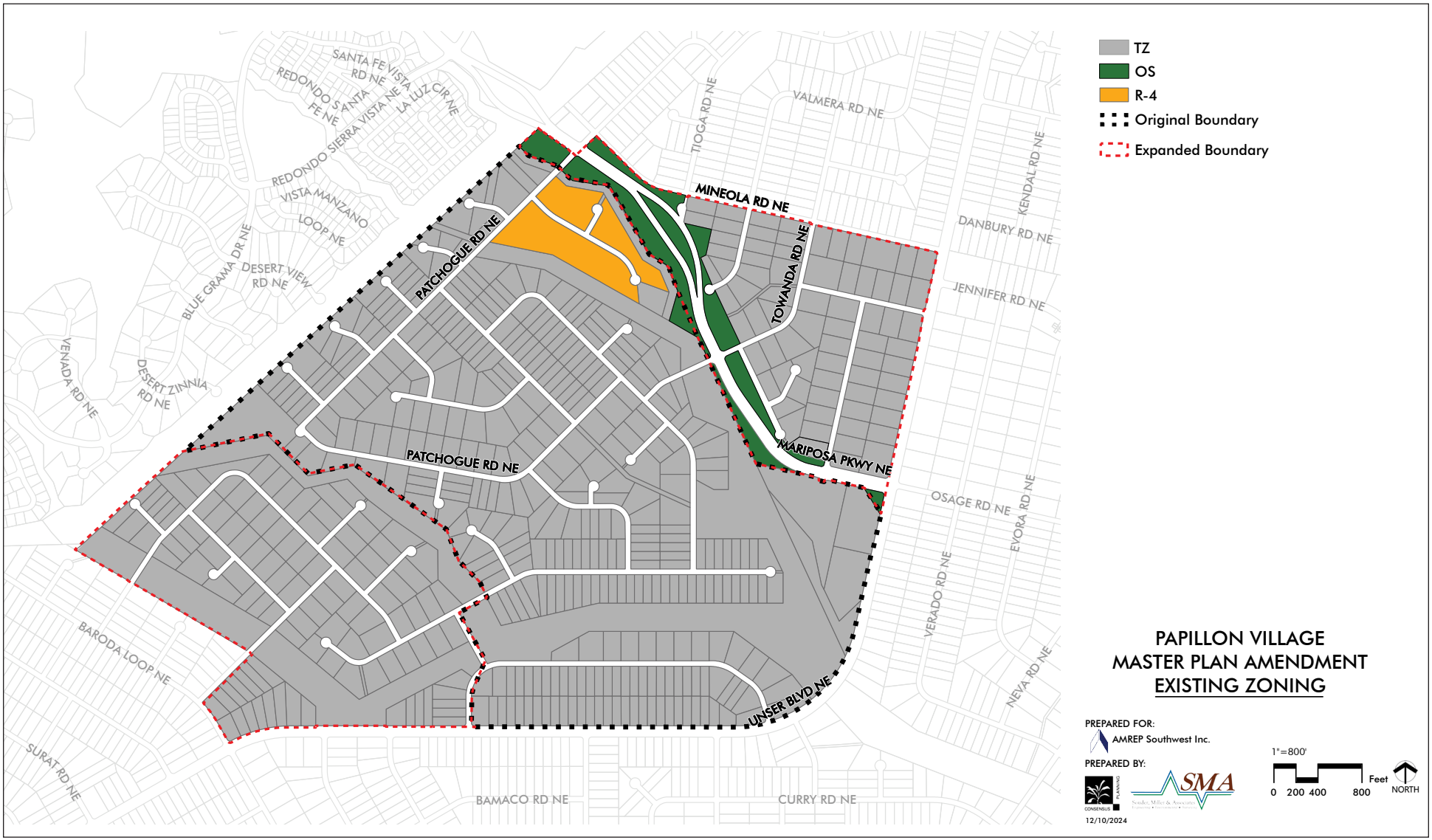
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

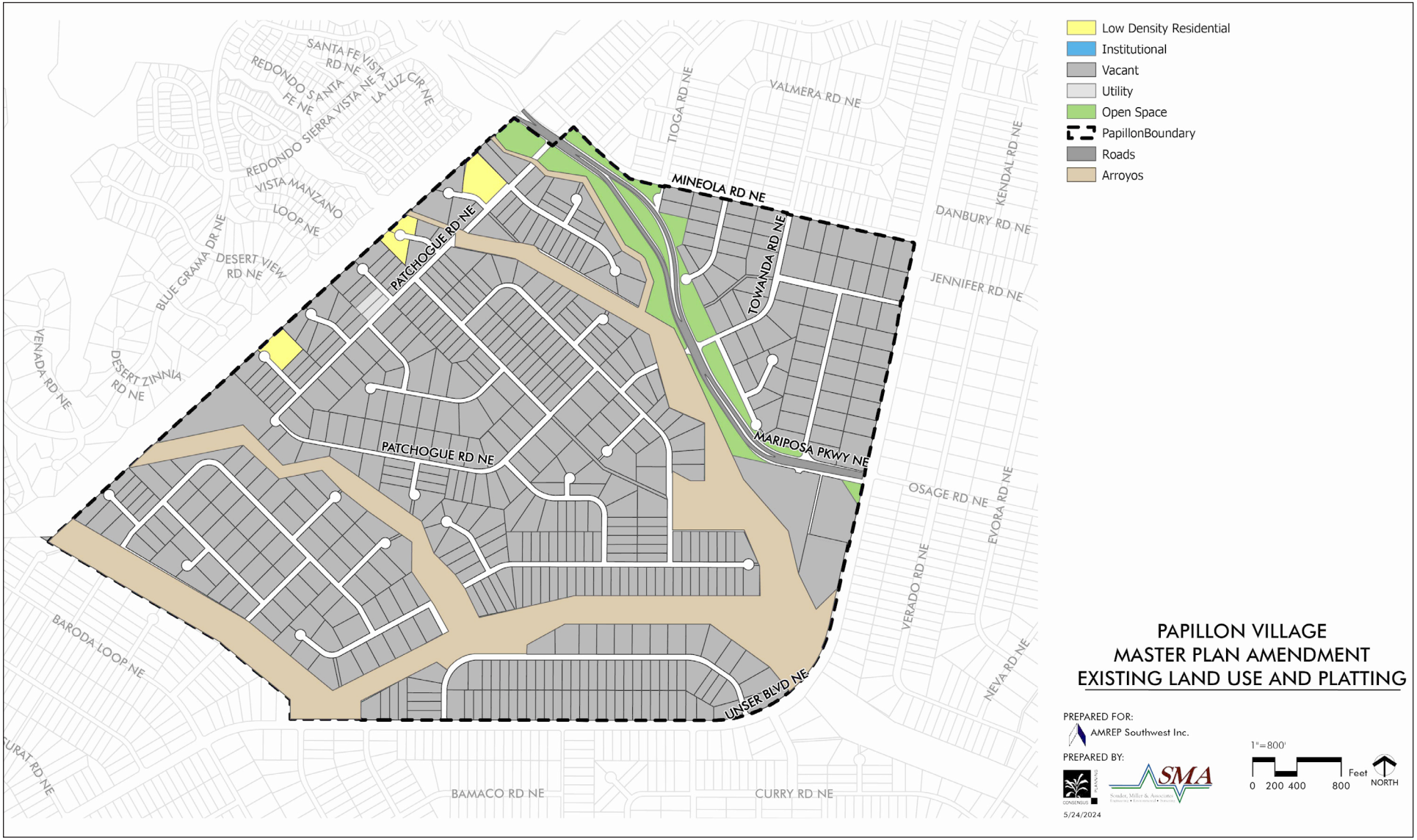
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



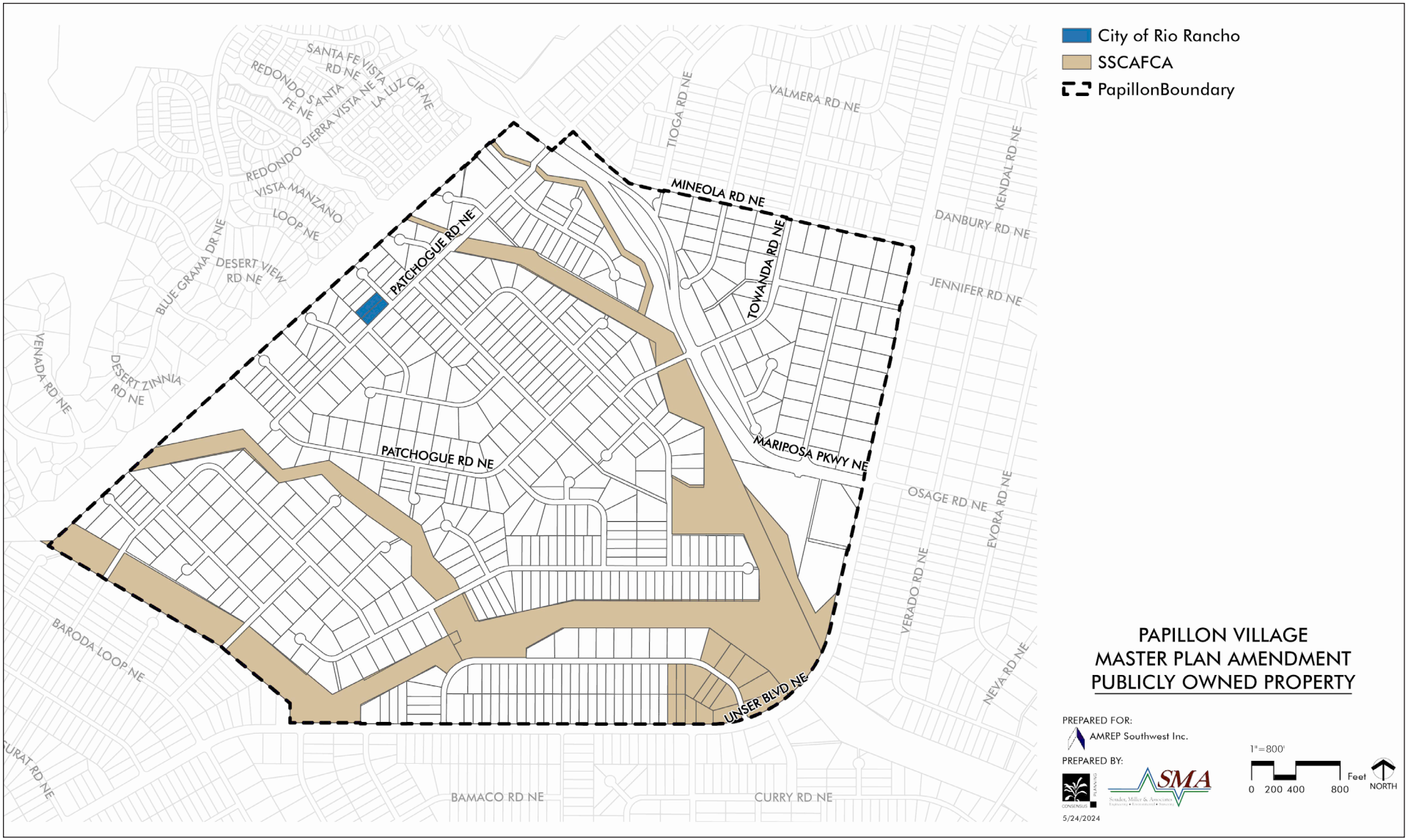
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



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Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate density residential areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 18 acres of

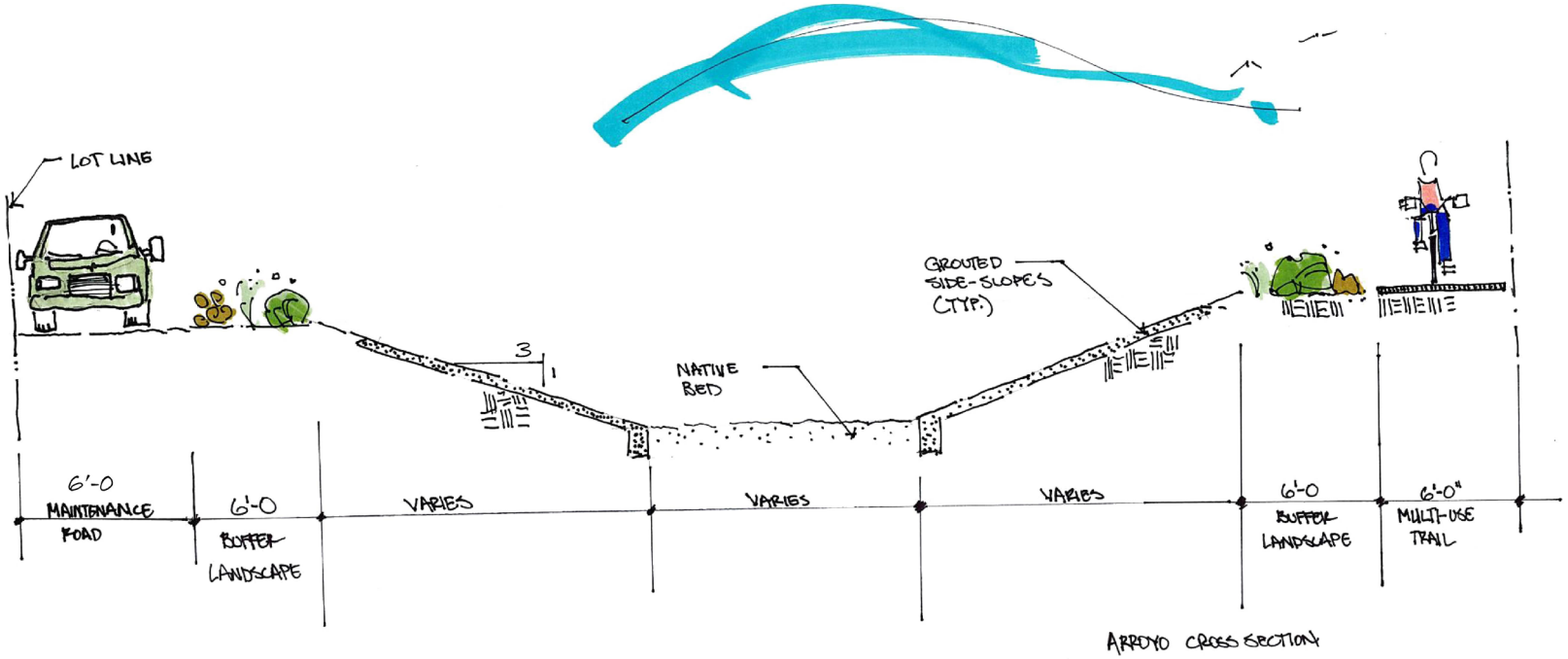


Diagram 1: Arroyo Cross Section

park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

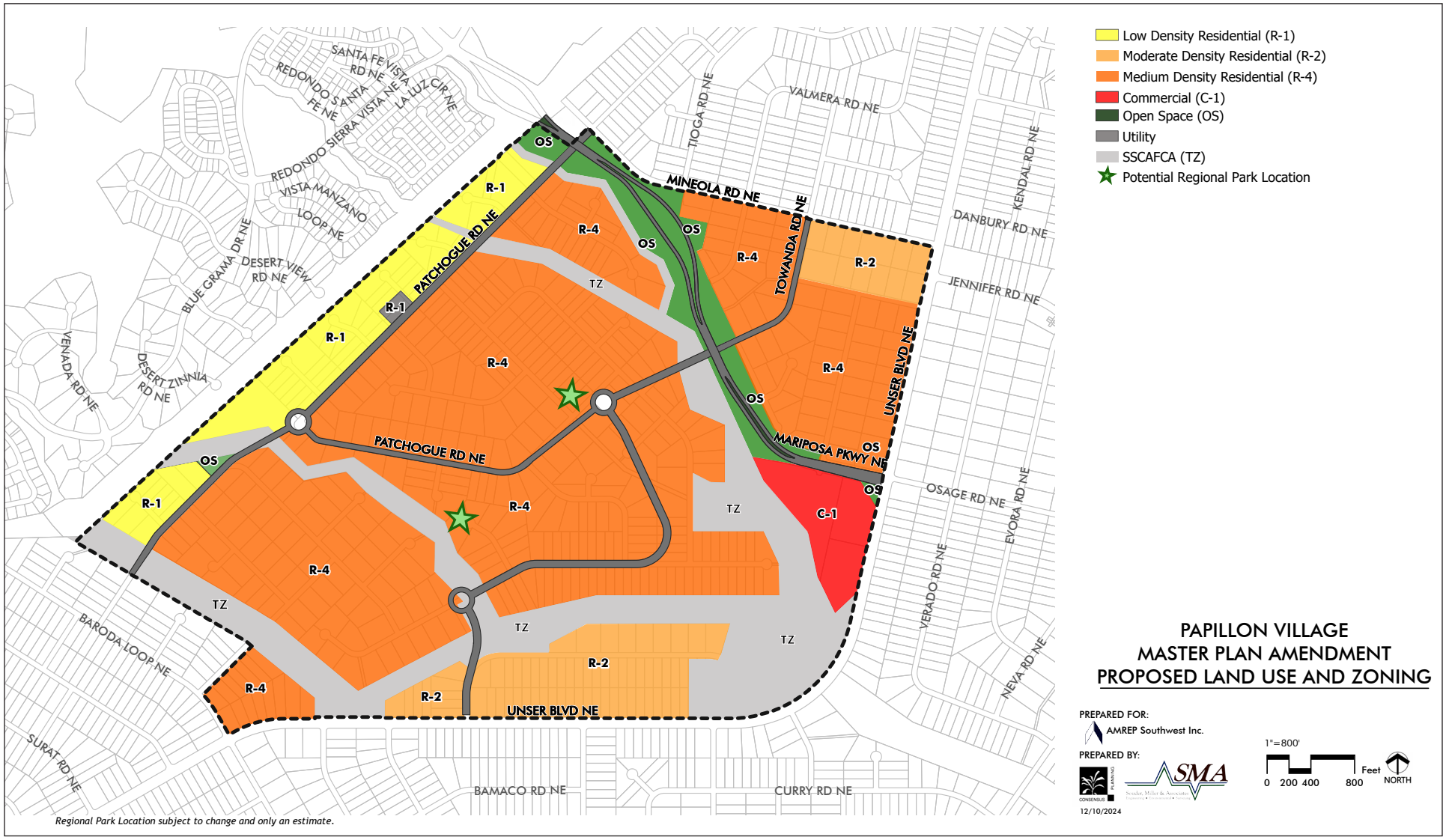
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Regional Park Location subject to change and only an estimate.

Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native seeding;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

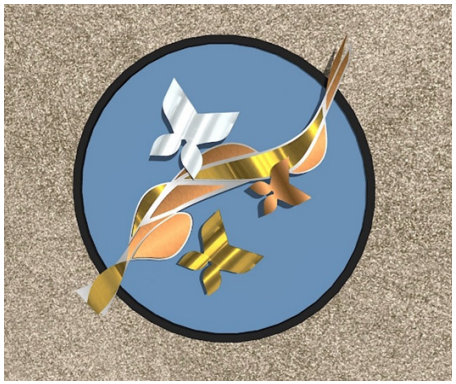
In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

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Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

OPEN SPACE AND TRAILS

The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS

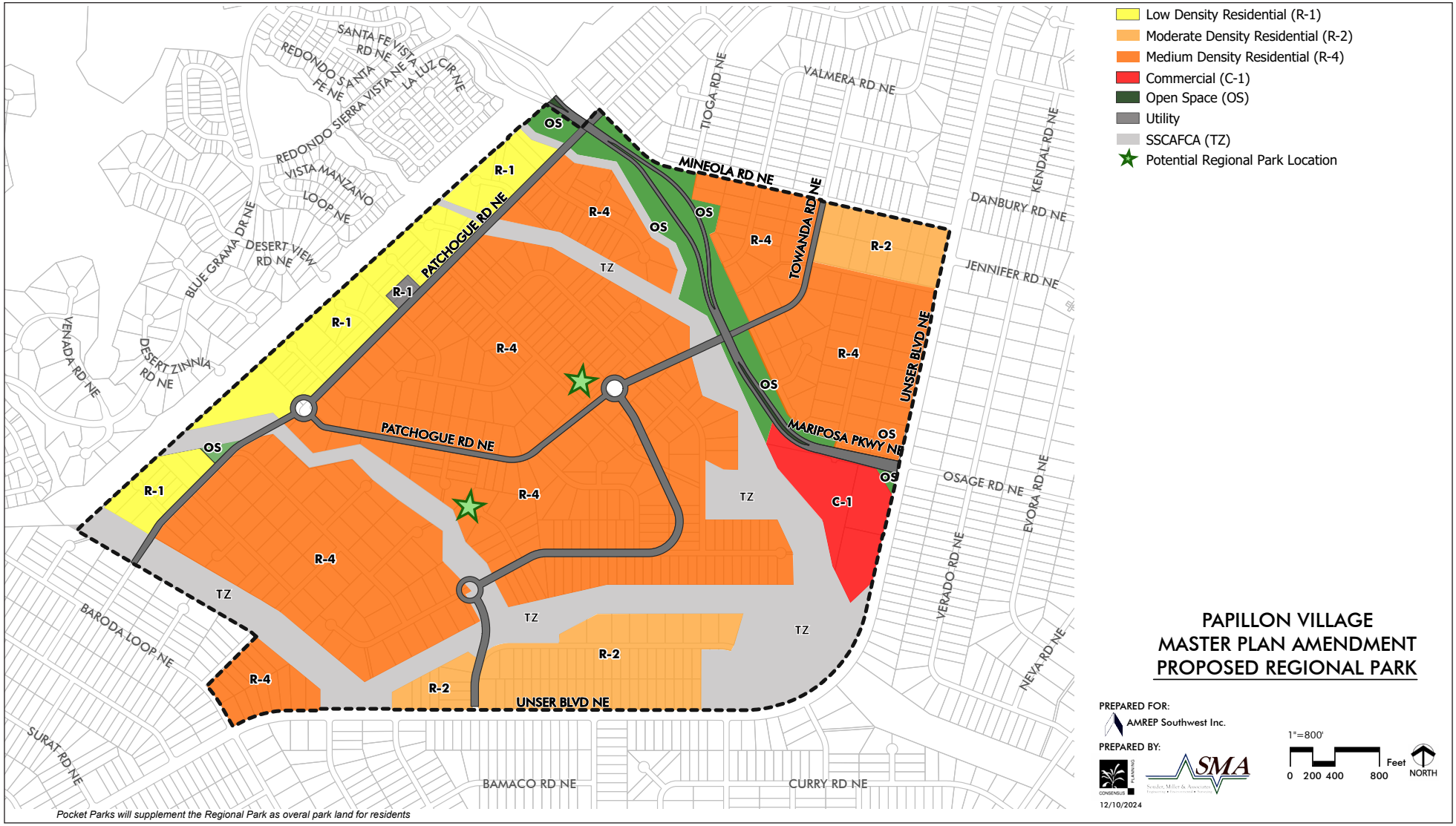
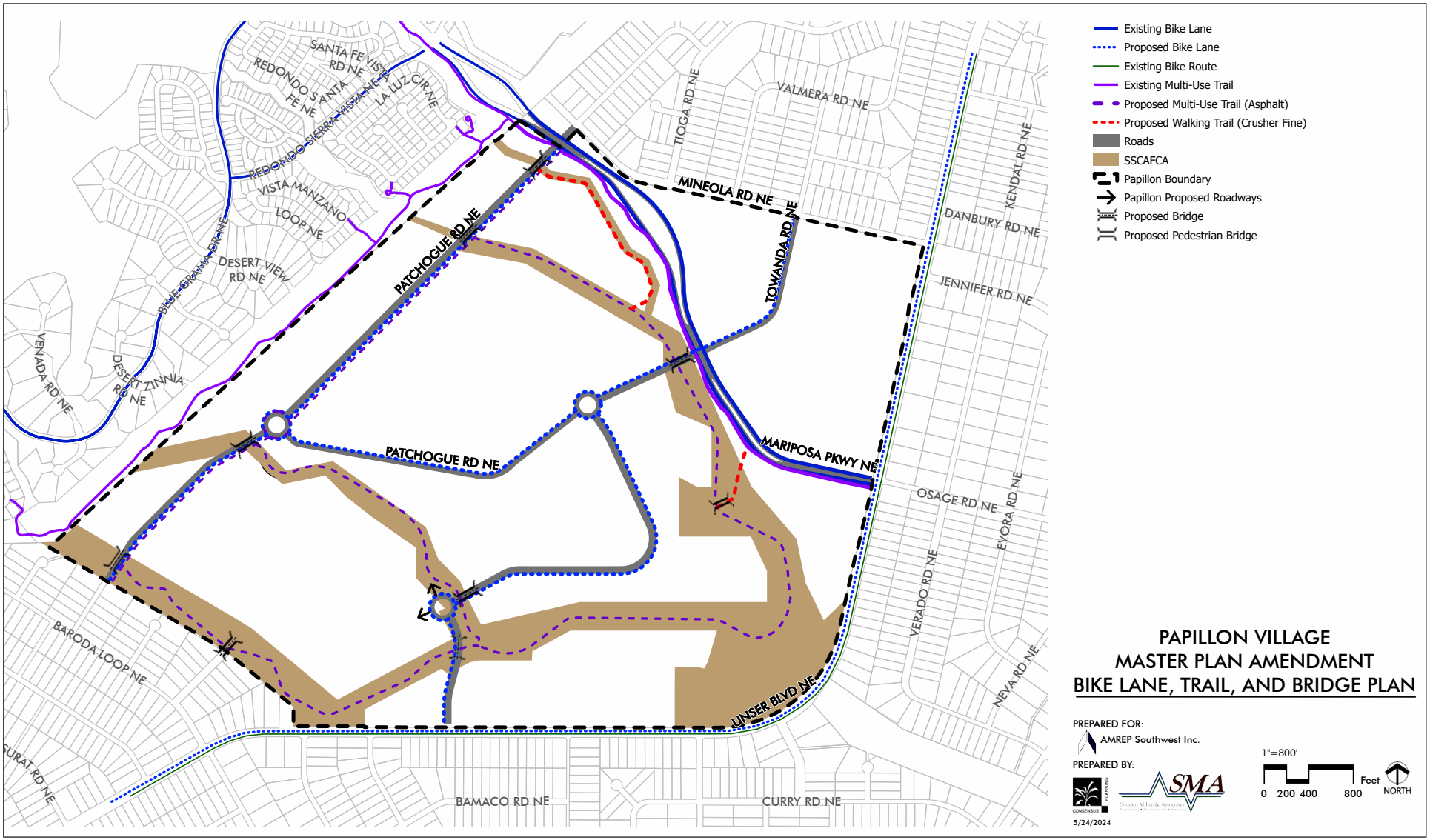


FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway underlying land use designation.



Site Photo 5: Pedestrian Pathway along Mariposa Parkway

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

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Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

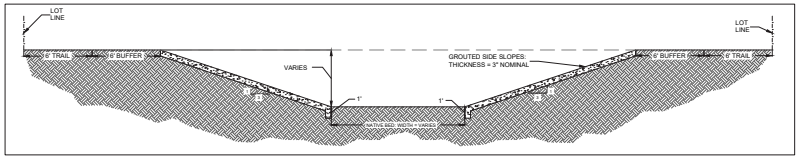
The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

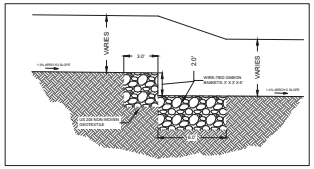
FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP



PROPOSED ARROYO CROSS SECTION



PROPOSED DROP STRUCTURES

Arroyo ID	100-Yr Flowrate (cfs)	Length (ft)	Running Slope (%)	Number of 2' Drop Structures	Drop Structure Spacing (ft)	Channel Depth (ft)	Channel Bottom Width (ft)	Flow Regime	Max W.S. Depth (ft)	Freeboard Provided (ft)	Flow Velocity (ft/sec)
Arroyo 1	181.8	4,319	1.30%	24	115	4	10	Supercritical	1.53	2.47	8.15
Arroyo 2	203.6	4,796	1.30%	25	150	4	10	Supercritical	1.63	2.37	8.41
Arroyo 3	205.3	2,544	1.28%	20	107	4	8	Supercritical	1.81	2.19	8.45
Arroyo 4	195.4	2,299	1.31%	15	144	4	10	Supercritical	1.59	2.41	8.34
Arroyo 5	465.7	2,412	0.44%	20	115	5	15	Subcritical	2.85	2.15	6.92
Arroyo 6	556.2	3,072	0.46%	19	154	5	18	Subcritical	2.86	2.14	7.31

GENERAL LEGEND

BASIN BOUNDARY

SCAFCA ROW

ARROYO EXTENTS W/ 12' OFFSETS

ARROYO 1

ARROYO 2

ARROYO 3

ARROYO 4

ARROYO 5

ARROYO 6

0 250' 500'

SCALE: 1" = 250'

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AMREP Southwest Inc.

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PAPILLON VILLAGE
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PROPOSED ARROYO MODIFICATIONS

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Designed	Drawn	Checked
DG	AgD	PJP

Date: April 2025

Scale: Horiz: 1" = 250' Vert: N/A

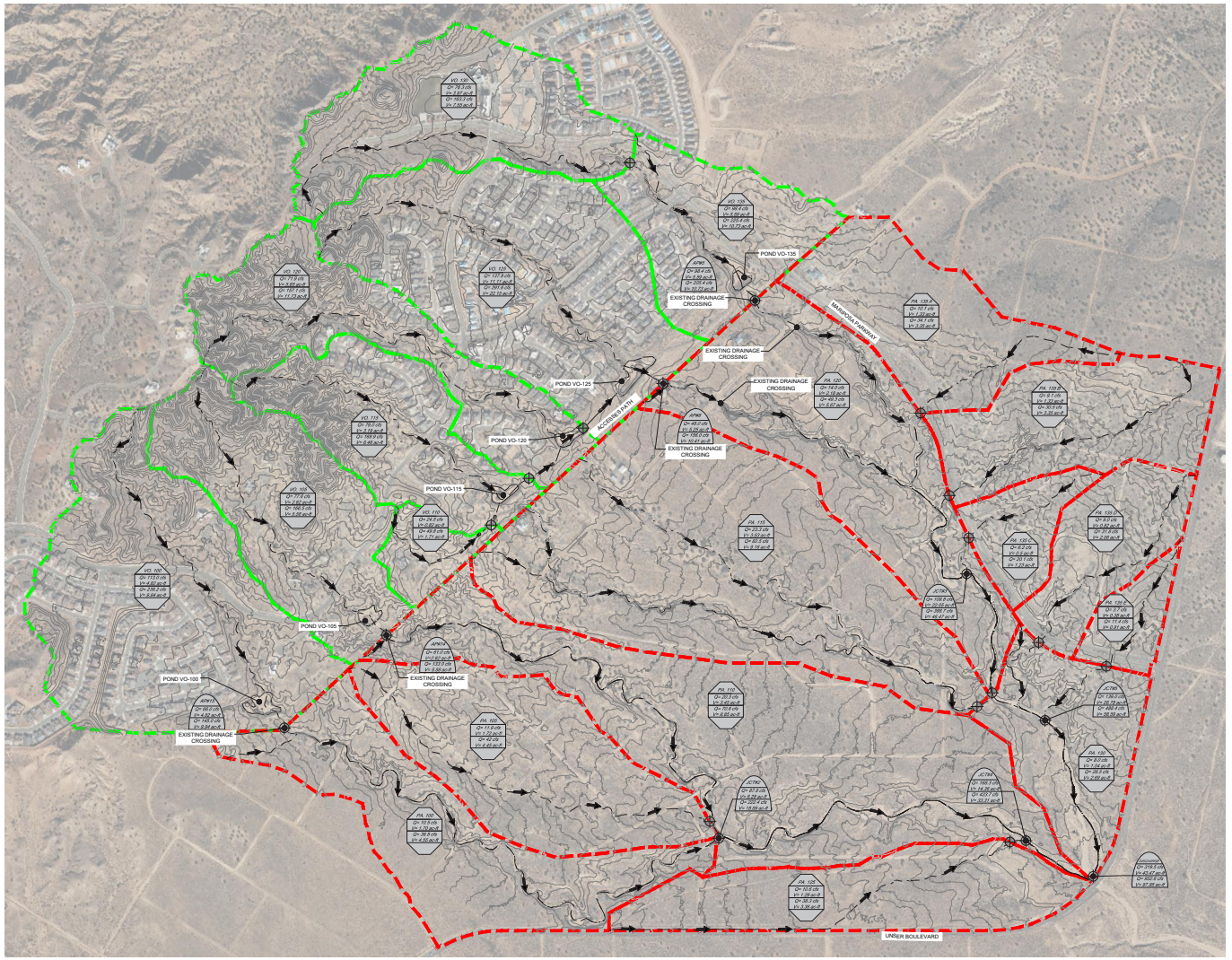
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FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



BASIN LEGEND

BASIN FLOW POINTS ON MAP
- FLOW GENERATED WITHIN BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

- FLOW EXITING BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

DIRECTION OF FLOW

ANALYSIS POINT

GENERAL LEGEND

PAPILLON VILLAGE BASIN BOUNDARY

MARIPOSA SUBDIVISION BASIN BOUNDARY

LONGEST FLOWPATH

REACHES

MAJOR CONTOUR (25')

MINOR CONTOUR (5')

0 400' 800'

SCALE: 1" = 400'

nm811 Professional Resources for Damage Prevention

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date	Description	By	Chkd

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PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PRE-DEVELOPMENT DRAINAGE BASINS

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Designed	Drawn	Checked
DO	AGD	PJP

Date: March 2025
Scale: Horiz: 1" = 400' Vert: N/A
Project No: 9429147
Sheet: BM-1

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Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

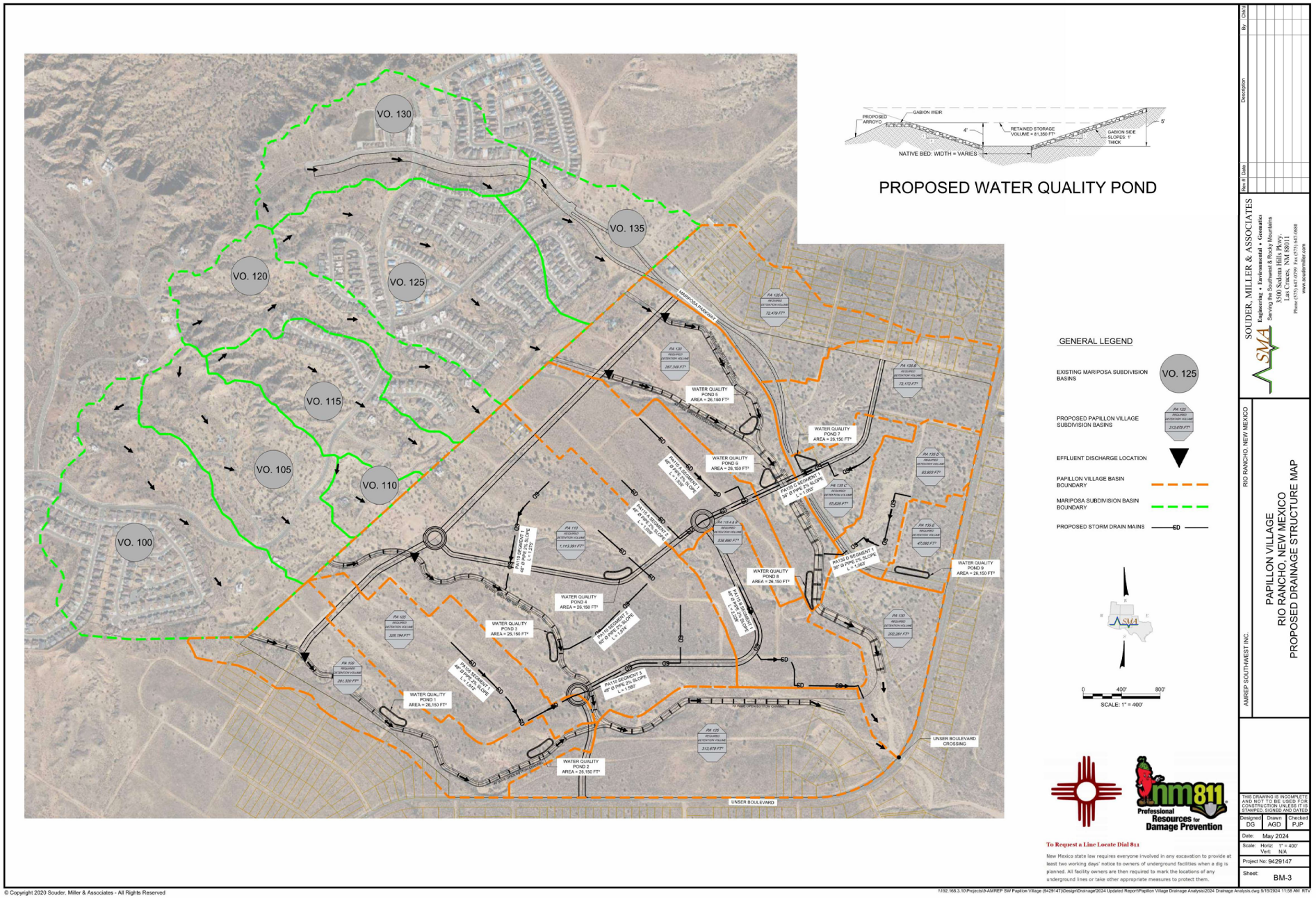
Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



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Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

The City of Rio Rancho

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

June 23, 2025

RE: **Zone Map Amendment & Master Plan Amendment**
Case No. 24-100-00012 & 24-410-00003
Papillon Master Plan

Dear Property Owner:

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

The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment and Master Plan Amendment for the Papillon Master Plan. The Zone Map Amendment is for all parcels shown on the attached exhibit owned by the applicant. The Master Plan Amendment expands the boundary of the Papillon Master Plan and includes other updates to the conditions, development guidelines, and requirements within the Master Plan.

The **Planning and Zoning Board** will consider the request on **Tuesday, July 8, 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 parcels for the Zone Map Amendment identified. The exhibit identifies the original boundary and the expanded boundary of the Master Plan

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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.

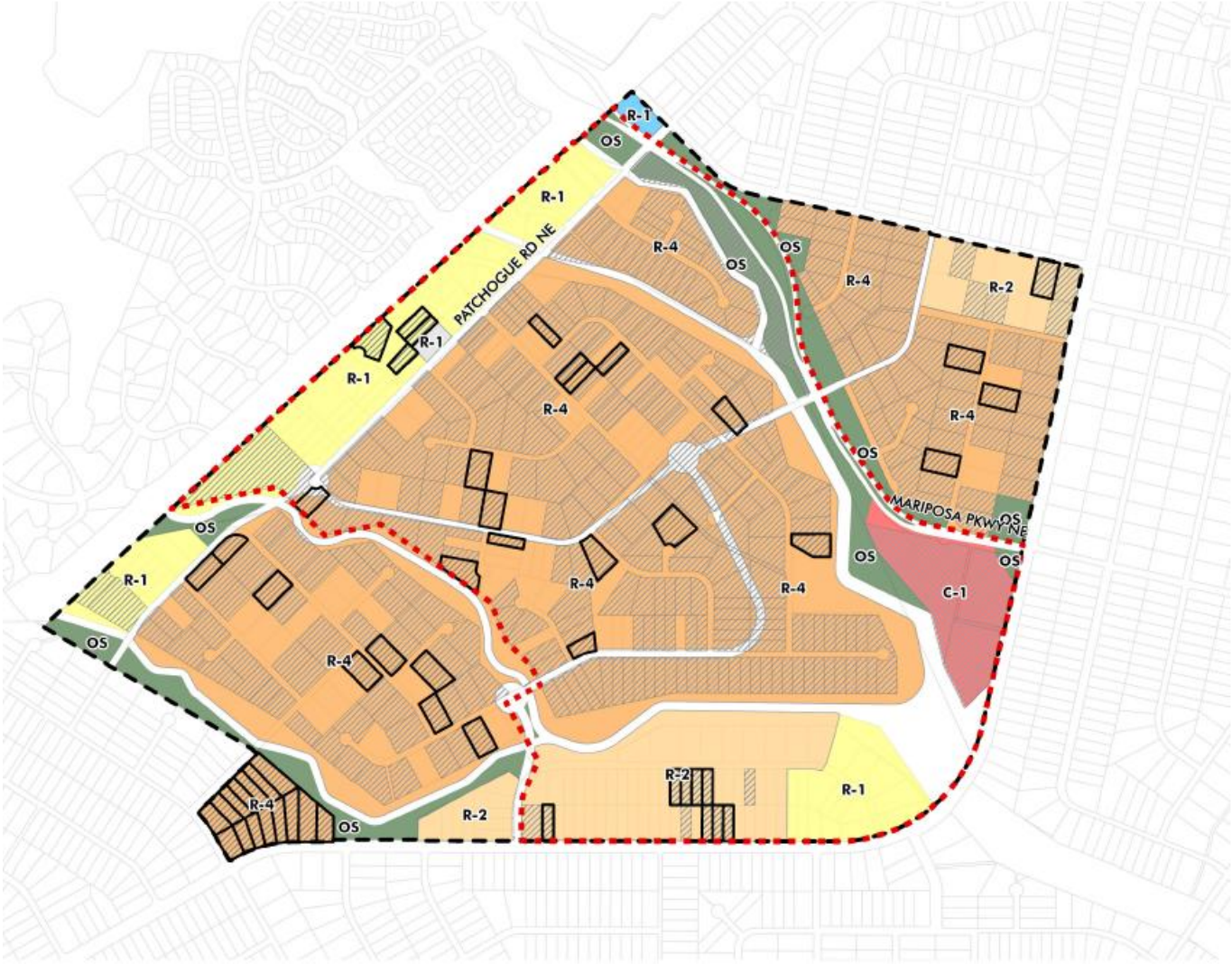
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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



Expanded Boundary
Original Boundary

Parcel Ownership
Resurrection Land CO LLC
AMREP

Proposed Land Use and Zoning
Low Density Residential (R-1)
Moderate Density Residential (R-2)
Medium Density Residential (R-4)
Commercial (C-1)
Institutional (R-1)
Open Space (OS)
Utility

PAPILLON VILLAGE
MASTER PLAN AMENDMENT
CLIENT PARCELS WITH
PROPOSED LAND USE AND ZONING

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

10/3/2024

1"=800'
0 200 400 800 Feet
NORTH

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

Owner List	Block	Lot	Acrage
RESURRECTION LAND COMPANY LLC	110	13	0.501 ac
RESURRECTION LAND COMPANY LLC	110	14	0.503 ac
RESURRECTION LAND COMPANY LLC	110	15	0.508 ac
RESURRECTION LAND COMPANY LLC	110	16	0.495 ac
AMREP SOUTHWEST INC	110	20	0.504 ac
SCHENCK-WHELAN PROPERTIES LLC	110	40	0.495 ac
SCHENCK-WHELAN PROPERTIES LLC	110	41	0.487 ac
SCHENCK WHELAN PROPERTIES LLC	110	42	0.490 ac
AMREP SOUTHWEST INC	110	44	0.499 ac
SCHENCK-WHELAN PROPERTIES LLC	110	57	0.513 ac
AMREP SOUTHWEST INC	110	58	0.994 ac
RESURRECTION LAND COMPANY LLC	113	2	0.963 ac
AMREP SOUTHWEST INC	113	3	0.983 ac
AMREP SOUTHWEST INC	113	4	0.997 ac
AMREP SOUTHWEST INC	113	6	1.064 ac
AMREP SOUTHWEST INC	113	7	1.202 ac
AMREP SOUTHWEST INC	113	8	0.896 ac
AMREP SOUTHWEST INC	113	9	0.859 ac
AMREP SOUTHWEST INC	113	10	1.164 ac
AMREP SOUTHWEST INC	113	12	1.276 ac
AMREP SOUTHWEST INC	113	13	1.113 ac
AMREP SOUTHWEST INC	113	14	1.007 ac
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac
AMREP SOUTHWEST INC	113	19	0.778 ac
RESURRECTION LAND COMPANY LLC	114	1	
RESURRECTION LAND COMPANY LLC	114	2	1.113 ac
RESURRECTION LAND COMPANY LLC	114	3	0.872 ac
RESURRECTION LAND COMPANY LLC	114	4	0.692 ac
RESURRECTION LAND COMPANY LLC	114	5	0.645 ac
RESURRECTION LAND COMPANY LLC	114	6	0.535 ac
RESURRECTION LAND COMPANY LLC	114	7	0.530 ac
RESURRECTION LAND COMPANY LLC	114	8	0.718 ac
RESURRECTION LAND COMPANY LLC	114	9	0.698 ac
RESURRECTION LAND COMPANY LLC	114	10	0.599 ac
RESURRECTION LAND COMPANY LLC	114	11	0.528 ac
RESURRECTION LAND COMPANY LLC	114	12	0.570 ac
RESURRECTION LAND COMPANY LLC	114	13	0.624 ac
RESURRECTION LAND COMPANY LLC	114	14	0.642 ac
RESURRECTION LAND COMPANY LLC	114	15	1.055 ac
AMREP SOUTHWEST INC	116	1	0.755 ac
AMREP SOUTHWEST INC	116	2	0.667 ac
AMREP SOUTHWEST INC	116	4	0.719 ac
AMREP SOUTHWEST INC	116	5	1.083 ac
AMREP SOUTHWEST INC	116	6	1.331 ac
AMREP SOUTHWEST INC	116	7	1.051 ac
AMREP SOUTHWEST INC	116	8	1.052 ac
AMREP SOUTHWEST INC	116	9	0.791 ac
AMREP SOUTHWEST INC	116	10	0.657 ac
AMREP SOUTHWEST INC	116	11	0.696 ac
RESURRECTION LAND COMPANY LLC	117	1	0.691 ac
AMREP SOUTHWEST INC	117	2	0.976 ac
AMREP SOUTHWEST INC	117	3	0.970 ac
RESURRECTION LAND COMPANY LLC	117	4	0.945 ac
AMREP SOUTHWEST INC	117	5	0.981 ac
AMREP SOUTHWEST INC	117	7	0.998 ac
AMREP SOUTHWEST INC	117	8	0.982 ac
AMREP SOUTHWEST INC	117	9	1.010 ac
AMREP SOUTHWEST INC	117	10	1.039 ac
AMREP SOUTHWEST INC	117	14	1.016 ac
AMREP SOUTHWEST INC	117	15	1.023 ac
RESURRECTION LAND COMPANY LLC	117	16	0.808 ac
AMREP SOUTHWEST INC	118	1	1.028 ac
AMREP SOUTHWEST INC	118	2	1.087 ac
AMREP SOUTHWEST INC	118	3	0.881 ac
AMREP SOUTHWEST INC	118	11	0.897 ac
AMREP SOUTHWEST INC	118	12	0.953 ac
AMREP SOUTHWEST INC	118	13	0.952 ac
AMREP SOUTHWEST INC	118	14	1.248 ac
AMREP SOUTHWEST INC	118	17	1.192 ac
AMREP SOUTHWEST INC	118	18	0.868 ac
AMREP SOUTHWEST INC	118	19	0.848 ac
AMREP SOUTHWEST INC	118	20	0.971 ac
AMREP SOUTHWEST INC	118	22	0.978 ac
RESURRECTION LAND COMPANY LLC	118	23	1.010 ac
AMREP SOUTHWEST INC	118	24	1.020 ac
AMREP SOUTHWEST INC	118	25	0.992 ac
AMREP SOUTHWEST INC	118	26	1.310 ac
AMREP SOUTHWEST INC	118	27	1.352 ac
AMREP SOUTHWEST INC	118	28	1.178 ac
RESURRECTION LAND COMPANY LLC	118	29	1.104 ac
RESURRECTION LAND COMPANY LLC	118	31	0.875 ac
AMREP SOUTHWEST INC	118	32	0.945 ac
AMREP SOUTHWEST INC	118	33	1.002 ac
AMREP SOUTHWEST INC	118	34	1.024 ac
AMREP SOUTHWEST INC	119	1	0.508 ac
AMREP SOUTHWEST INC	119	2	0.508 ac
AMREP SOUTHWEST INC	119	3	0.508 ac
AMREP SOUTHWEST INC	119	4	0.504 ac
AMREP SOUTHWEST INC	119	5	0.493 ac
AMREP SOUTHWEST INC	119	6	0.503 ac
AMREP SOUTHWEST INC	119	7	0.510 ac
AMREP SOUTHWEST INC	119	8	0.876 ac
AMREP SOUTHWEST INC	119	9	0.914 ac
AMREP SOUTHWEST INC	119	10	0.469 ac
AMREP SOUTHWEST INC	119	11	0.497 ac
AMREP SOUTHWEST INC	119	12	0.507 ac
AMREP SOUTHWEST INC	119	13	0.489 ac
AMREP SOUTHWEST INC	119	14	0.500 ac
AMREP SOUTHWEST INC	119	15	0.496 ac
AMREP SOUTHWEST INC	119	16	0.474 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	19	0.505 ac
AMREP SOUTHWEST INC	119	20	0.495 ac
AMREP SOUTHWEST INC	119	21	0.489 ac
AMREP SOUTHWEST INC	119	22	0.499 ac
AMREP SOUTHWEST INC	119	23	0.500 ac
AMREP SOUTHWEST INC	119	24	0.498 ac
AMREP SOUTHWEST INC	119	25	0.499 ac
AMREP SOUTHWEST INC	119	26	0.467 ac
AMREP SOUTHWEST INC	119	27	0.489 ac
AMREP SOUTHWEST INC	119	28	0.501 ac
AMREP SOUTHWEST INC	119	29	0.503 ac
AMREP SOUTHWEST INC	119	30	0.543 ac
AMREP SOUTHWEST INC	119	31	0.550 ac
AMREP SOUTHWEST INC	119	32	0.602 ac
AMREP SOUTHWEST INC	119	33	0.649 ac
AMREP SOUTHWEST INC	119	34	0.651 ac
AMREP SOUTHWEST INC	119	35	0.670 ac
AMREP SOUTHWEST INC	119	36	0.754 ac
AMREP SOUTHWEST INC	119	37	0.631 ac
AMREP SOUTHWEST INC	119	38	0.615 ac
AMREP SOUTHWEST INC	119	39	0.595 ac
AMREP SOUTHWEST INC	119	40	0.704 ac
AMREP SOUTHWEST INC	120	1	0.485 ac
AMREP SOUTHWEST INC	120	2	0.493 ac
AMREP SOUTHWEST INC	120	3	0.509 ac
AMREP SOUTHWEST INC	120	4	0.492 ac
AMREP SOUTHWEST INC	120	5	0.518 ac
AMREP SOUTHWEST INC	120	6	1.109 ac
AMREP SOUTHWEST INC	120	7	1.270 ac
AMREP SOUTHWEST INC	120	8	0.725 ac
AMREP SOUTHWEST INC	120	9	1.071 ac
AMREP SOUTHWEST INC	120	10	0.951 ac
AMREP SOUTHWEST INC	120	11	0.621 ac
AMREP SOUTHWEST INC	120	12	0.768 ac
AMREP SOUTHWEST INC	120	13	1.367 ac
AMREP SOUTHWEST INC	120	14	1.336 ac
AMREP SOUTHWEST INC	120	15	1.389 ac
AMREP SOUTHWEST INC	120	16	1.383 ac
AMREP SOUTHWEST INC	120	17	0.807 ac
AMREP SOUTHWEST INC	120	18	0.513 ac
AMREP SOUTHWEST INC	120	19	0.993 ac
AMREP SOUTHWEST INC	120	20	0.991 ac
AMREP SOUTHWEST INC	120	21	0.986 ac
AMREP SOUTHWEST INC	120	22	1.585 ac
AMREP SOUTHWEST INC	120	23	0.648 ac
AMREP SOUTHWEST INC	120	24	0.634 ac
AMREP SOUTHWEST INC	120	25	1.273 ac
AMREP SOUTHWEST INC	120	26	1.221 ac
AMREP SOUTHWEST INC	120	27	1.398 ac
AMREP SOUTHWEST INC	120	28	0.520 ac
AMREP SOUTHWEST INC	120	29	0.492 ac
AMREP SOUTHWEST INC	120	30	0.508 ac
AMREP SOUTHWEST INC	120	31	0.491 ac
AMREP SOUTHWEST INC	120	32	0.489 ac
AMREP CORPORATION	120		0.840 ac
RESURRECTION LAND COMPANY LLC	120	PARK	1.317 ac
AMREP SOUTHWEST INC	121	1	0.631 ac
AMREP SOUTHWEST INC	121	2	0.647 ac
AMREP SOUTHWEST INC	121	4	1.002 ac
AMREP SOUTHWEST INC	121	5	0.676 ac
AMREP SOUTHWEST INC	121	6	0.591 ac
AMREP SOUTHWEST INC	121	9	1.160 ac
AMREP SOUTHWEST INC	121	10	0.617 ac
AMREP SOUTHWEST INC	121	11	0.606 ac
RESURRECTION LAND COMPANY LLC	121	12	0.531 ac
AMREP SOUTHWEST INC	121	16	0.495 ac
AMREP SOUTHWEST INC	121	17	0.493 ac
AMREP SOUTHWEST INC	121	18	0.485 ac
AMREP SOUTHWEST INC	121	19	0.494 ac
AMREP SOUTHWEST INC	121	21	0.486 ac
AMREP SOUTHWEST INC	121	22	0.489 ac
AMREP SOUTHWEST INC	121	23	0.720 ac
AMREP SOUTHWEST INC	121	24	0.738 ac

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

AMREP SOUTHWEST INC	121	25	0.513 ac
AMREP SOUTHWEST INC	121	26	0.504 ac
AMREP SOUTHWEST INC	121	27	0.951 ac
AMREP SOUTHWEST INC	121	28	1.272 ac
RESURRECTION LAND COMPANY LLC	121	30	1.031 ac
AMREP SOUTHWEST INC	121	31	1.062 ac
AMREP SOUTHWEST INC	121	32	0.865 ac
RESURRECTION LAND COMPANY LLC	121	36	0.465 ac
RESURRECTION LAND COMPANY LLC	121	40	1.018 ac
AMREP SOUTHWEST INC	121	41	0.486 ac
AMREP SOUTHWEST INC	121	43	0.468 ac
AMREP SOUTHWEST INC	121	44	1.243 ac
AMREP SOUTHWEST INC	121	45	1.018 ac
AMREP SOUTHWEST INC	121	46	0.880 ac
AMREP SOUTHWEST INC	121	47	1.244 ac
RESURRECTION LAND COMPANY LLC	121	48	0.682 ac
RESURRECTION LAND COMPANY LLC	121	66	1.123 ac
RESURRECTION LAND COMPANY LLC	121	68	0.516 ac
RESURRECTION LAND COMPANY LLC	121	72	0.451 ac
RESURRECTION LAND COMPANY LLC	121	73	0.552 ac
AMREP SOUTHWEST INC	121	PARK	6.868 ac
AMREP SOUTHWEST INC	122	1	1.014 ac
AMREP SOUTHWEST INC	122	2	0.969 ac
AMREP SOUTHWEST INC	122	3	0.977 ac
AMREP SOUTHWEST INC	122	4	1.039 ac
AMREP SOUTHWEST INC	122	5	1.012 ac
RESURRECTION LAND COMPANY LLC	122	8	1.007 ac
AMREP SOUTHWEST INC	122	9	0.995 ac
AMREP SOUTHWEST INC	122	11	1.000 ac
AMREP SOUTHWEST INC	122	12	0.977 ac
AMREP SOUTHWEST INC	122	15	0.910 ac
AMREP SOUTHWEST INC	122	16	0.753 ac
AMREP SOUTHWEST INC	122	17	1.307 ac
AMREP SOUTHWEST INC	122	18	1.028 ac
AMREP SOUTHWEST INC	122	21	1.066 ac
AMREP SOUTHWEST INC	122	22	0.613 ac
AMREP SOUTHWEST INC	122	23	0.611 ac
AMREP SOUTHWEST INC	122	24	0.615 ac
AMREP SOUTHWEST INC	122	25	1.620 ac
AMREP SOUTHWEST INC	122	26	0.974 ac
AMREP SOUTHWEST INC	122	27	1.018 ac
RESURRECTION LAND COMPANY LLC	122	28	1.023 ac
AMREP SOUTHWEST INC	122	30	1.304 ac
AMREP SOUTHWEST INC	122	31	1.883 ac
AMREP SOUTHWEST INC	122	32	1.284 ac
AMREP SOUTHWEST INC	122	33	1.026 ac
AMREP SOUTHWEST INC	123	1	0.502 ac
AMREP SOUTHWEST INC	123	2	0.479 ac
AMREP SOUTHWEST INC	123	5	0.496 ac
AMREP SOUTHWEST INC	123	6	0.516 ac
AMREP SOUTHWEST INC	123	7	0.501 ac
AMREP SOUTHWEST INC	123	8	0.506 ac
AMREP SOUTHWEST INC	123	9	0.500 ac
AMREP SOUTHWEST INC	123	10	0.616 ac
AMREP SOUTHWEST INC	123	13	0.543 ac
AMREP SOUTHWEST INC	123	14	1.424 ac
AMREP SOUTHWEST INC	123	15	1.382 ac
AMREP SOUTHWEST INC	123	16	1.623 ac
AMREP SOUTHWEST INC	123	17	0.973 ac
AMREP SOUTHWEST INC	123	18	0.744 ac
AMREP SOUTHWEST INC	123	19	0.736 ac
AMREP SOUTHWEST INC	124	1	0.722 ac
AMREP SOUTHWEST INC	124	2	0.493 ac
RESURRECTION LAND COMPANY LLC	124	4	0.499 ac
AMREP SOUTHWEST INC	124	5	0.499 ac
AMREP SOUTHWEST INC	124	6	0.494 ac
AMREP SOUTHWEST INC	124	8	0.505 ac
AMREP SOUTHWEST INC	124	9	0.500 ac
AMREP SOUTHWEST INC	124	10	0.507 ac
AMREP SOUTHWEST INC	124	11	0.498 ac
AMREP SOUTHWEST INC	124	12	0.492 ac
AMREP SOUTHWEST INC	124	19	0.511 ac
AMREP SOUTHWEST INC	124	20	0.502 ac
AMREP SOUTHWEST INC	124	21	0.497 ac
AMREP SOUTHWEST INC	124	23	0.504 ac
RESURRECTION LAND COMPANY LLC	124	24	0.517 ac
RESURRECTION LAND COMPANY LLC	124	25	0.496 ac
AMREP SOUTHWEST INC	124	26	0.799 ac
AMREP SOUTHWEST INC	125	2	0.498 ac
AMREP SOUTHWEST INC	125	3	0.520 ac
AMREP SOUTHWEST INC	125	4	0.495 ac
AMREP SOUTHWEST INC	125	5	0.480 ac
RESURRECTION LAND COMPANY LLC	125	8	0.507 ac
AMREP SOUTHWEST INC	125	9	0.487 ac
AMREP SOUTHWEST INC	125	10	0.485 ac
AMREP SOUTHWEST INC	125	11	1.055 ac
AMREP SOUTHWEST INC	125	12	0.909 ac
AMREP SOUTHWEST INC	125	13	0.767 ac
AMREP SOUTHWEST INC	125	14	0.898 ac
AMREP SOUTHWEST INC	125	15	0.517 ac
AMREP SOUTHWEST INC	125	16	0.541 ac
AMREP SOUTHWEST INC	125	17	0.579 ac
AMREP SOUTHWEST INC	125	19	0.509 ac
AMREP SOUTHWEST INC	125	20	0.492 ac
AMREP SOUTHWEST INC	125	21	0.779 ac
AMREP SOUTHWEST INC	125	22	0.698 ac
AMREP SOUTHWEST INC	125	23	0.565 ac
AMREP SOUTHWEST INC	125	25	0.513 ac
AMREP SOUTHWEST INC	125	26	0.508 ac
AMREP SOUTHWEST INC	125	27	0.494 ac
RESURRECTION LAND COMPANY LLC	125	28	0.759 ac
AMREP SOUTHWEST INC	125	29	0.945 ac
AMREP SOUTHWEST INC	125	30	1.203 ac
RESURRECTION LAND COMPANY LLC	126	1	0.977 ac
AMREP SOUTHWEST INC	126	2	0.834 ac
AMREP SOUTHWEST INC	126	3	1.225 ac
AMREP SOUTHWEST INC	126	4	0.891 ac
AMREP SOUTHWEST INC	126	5	0.590 ac
AMREP SOUTHWEST INC	126	6	0.562 ac
AMREP SOUTHWEST INC	126	7	0.622 ac
AMREP SOUTHWEST INC	126	8	0.645 ac
AMREP SOUTHWEST INC	126	9	0.594 ac
AMREP SOUTHWEST INC	129	11	0.746 ac
AMREP SOUTHWEST INC	129	12	0.778 ac
AMREP SOUTHWEST INC	129	13	0.783 ac
AMREP SOUTHWEST INC	129	14	0.748 ac
AMREP SOUTHWEST INC	129	15	0.755 ac
AMREP SOUTHWEST INC	129	16	0.743 ac
AMREP SOUTHWEST INC	129	17	0.605 ac
AMREP SOUTHWEST INC	129	18	0.545 ac
AMREP SOUTHWEST INC	129	24	0.808 ac
AMREP SOUTHWEST INC	129	25	1.040 ac
AMREP SOUTHWEST INC	129	26	1.125 ac
AMREP SOUTHWEST INC	129	27	0.732 ac
AMREP SOUTHWEST INC	129	28	0.744 ac
AMREP SOUTHWEST INC	129	29	0.764 ac
AMREP SOUTHWEST INC	129	30	0.777 ac
AMREP SOUTHWEST INC	129	31	0.778 ac
AMREP SOUTHWEST INC	129	32	0.769 ac
AMREP SOUTHWEST INC	129	33	0.752 ac
AMREP SOUTHWEST INC	129	34	1.499 ac
AMREP SOUTHWEST INC	129	35	0.975 ac
AMREP SOUTHWEST INC	129	36	1.109 ac
AMREP SOUTHWEST INC	129	37	0.961 ac
AMREP SOUTHWEST INC	129	38	0.964 ac
AMREP SOUTHWEST INC	129	DRAINAGE	0.367 ac
AMREP SOUTHWEST INC	130	7	1.122 ac
AMREP SOUTHWEST INC	130	8	0.719 ac
AMREP SOUTHWEST INC	130	9	0.864 ac
AMREP SOUTHWEST INC	130	10	0.962 ac
AMREP SOUTHWEST INC	130	11	0.751 ac
AMREP SOUTHWEST INC	130	12	0.831 ac
AMREP SOUTHWEST INC	130	13	0.956 ac
AMREP SOUTHWEST INC	130	14	0.982 ac
AMREP SOUTHWEST INC	130	15	1.400 ac
AMREP SOUTHWEST INC	130	16	1.621 ac
AMREP SOUTHWEST INC	130	17	1.023 ac
AMREP SOUTHWEST INC	130	18	1.100 ac
RESURRECTION LAND COMPANY LLC	130	19	1.022 ac
AMREP SOUTHWEST INC	130	20	0.983 ac
AMREP SOUTHWEST INC	130	21	1.019 ac
AMREP SOUTHWEST INC	130	22	0.978 ac
AMREP SOUTHWEST INC	130	23	1.011 ac
RESURRECTION LAND COMPANY LLC	130	24	0.988 ac
AMREP SOUTHWEST INC	130	25	1.006 ac
AMREP SOUTWEST INC	130	26	0.999 ac
AMREP SOUTHWEST INC	130		4.448 ac
AMREP SOUTHWEST INC	130		7.479 ac
AMREP SOUTHWEST INC	130		4.417 ac
AMREP SOUTHWEST INC	131	1	1.107 ac
AMREP SOUTHWEST INC	131	2	1.061 ac
AMREP SOUTHWEST INC	131	3	1.079 ac
AMREP SOUTHWEST INC	131	4	1.020 ac
AMREP SOUTHWEST INC	131	5	0.996 ac
AMREP SOUTHWEST INC	131	6	0.984 ac
AMREP SOUTHWEST INC	131	7	0.998 ac
AMREP SOUTHWEST INC	131	8	1.009 ac
AMREP SOUTHWEST INC	131	9	0.996 ac
AMREP SOUTHWEST INC	131	11	0.950 ac
AMREP SOUTHWEST INC	131	12	1.018 ac
AMREP SOUTHWEST INC	131	15	1.031 ac
AMREP SOUTHWEST INC	131	16	1.013 ac
RESURRECTION LAND COMPANY LLC	131	17	1.025 ac
AMREP SOUTHWEST INC	139	2	0.994 ac
RESURRECTION LAND COMPANY LLC	139	5	1.018 ac
AMREP SOUTHWEST INC	139	6	1.137 ac
AMREP SOUTHWEST INC	139	7	1.095 ac
AMREP SOUTHWEST INC	139	10	0.977 ac
AMREP SOUTHWEST INC	139	11	0.971 ac
AMREP SOUTHWEST, INC			6.771 ac
			313.714

Yellow dashed box around lots that are requested to be changed to R-1: Single Family Residential

Dark Yellow box around lots that are being requested to change to a R-2: Single Family Residential Zoning

Red box around lots that are being requested to change to C-1: Retail Commercial Zoning

All other listed lots are being requested to be changed to an R-4: Single Family Residential Zoning

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, July 8, 2025:

Variance
Case #25-110-00012
The applicant, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.

Zone Map Amendment
Case #24-100-00012
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Master Plan Amendment
Case #24-410-00003
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Case $25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La

Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

Preliminary Plat
Case #25-210-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Subdivision Variance
Case #25-280-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

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

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

Journal: June 23, 2025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE PAPILLON MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Papillon Master Plan on February 12, 2020, under Resolution No. 10, Enactment No. 20-008; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Papillon Master Plan, at their meeting held on July 8, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (case no. 25-410-00003) to the Papillon Master Plan at their meeting held August 14, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Papillon Master Plan, per the attached exhibit.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 14th DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Outlook

Re: P&Z Agenda

From cassandantonio@aol.com <cassandantonio@aol.com>
Date Tue 7/8/2025 12:08 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Caution! This message was sent from outside your organization. Report

You don't often get email from cassandantonio@aol.com. Learn why this is important

Hello again,

I am going to try to make the meeting tonight, but in case I can't, I'd like to provide some input, even though it appears staff is recommending a DO NOT PASS at this time on the Papillon Village Amended Masterplan and zoning proposal.

I am the chair of the SSCAFCA Board of Directors. One of the few reasons AMREP is having to amend the original masterplan is because they assumed that the SSCAFCA Board was going approve conveyance of our arroyos to them so that they could fill them in and pipe stormwater through underground pipes. The SSCAFCA Board voted to deny their request. This was an example of them putting the cart before the horse, and I told them that when they presented their proposal to us.

After reviewing their amended masterplan, they are once again putting the cart before the horse. Yes, they have been working with SSCAFCA staff on their drainage plan because staff feels they have an obligation to do so; however, AMREP will once again have to approach the SSCAFCA Board for approval of their plan to channelize our arroyos. They claim in their masterplan that SSCAFCA has indicated that their drainage plan complies with our Quality of Life Master Plan. Though it may comply with regards to trails, it does not comply with our objectives to keep our arroyo systems natural and to preserve wildlife corridors and habitat. I can't say how the current SSCAFCA Board will vote on their amended proposal. However, there is a risk that AMREP will once again be forced to amend their masterplan if the Board decides to vote no. I am frankly surprised that AMREP didn't include this condition/caveat in their amended masterplan after their first experience with the SSCAFCA Board.

Thank you for your time,
Cassandra D'Antonio

On Tuesday, July 8, 2025 at 10:23:41 AM MDT, LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov> wrote:

> Hello,
>
> The documents are included under item 11, as items 10 and 11 are being presented concurrently. I also included them as attachments to this email.
>
> Let me know if you have any follow-up questions.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-100-0012

AGENDA DATE:
July 8, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend denial of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial.

The affected properties are located within Unit 25 and include:

- Proposed R-1 Zoning: Block 118, Lots 1-3; Block 121, Lots 66, 68, 72-73, Tract PARK
- Proposed R-2 Zoning: Block 110, Lots 13-16, 20, 40-42, 44, 57-58; Block 139, Lots 2, 5-7, 10-11.
- Proposed R-4 Zoning: Block 113, Lots 2-4, 6-10, 12-15, 19; Block 114, Lots 1-15; Block 116, Lots 1-2, 4-11; Block 117, Lots 1-5, 7-10, 14-16; Block 118; Lots 1-3, 11-14, 17-20, 22-29, 31-34; Block 118, Lots 11-14, 17-20, 22-29, 31-34; Block 119, Lots 1-40; Block 120, Lots 1-32, Tracts DRN and PARK; Block 121, Lots 1-2, 4-6, 9-12, 16-19, 21-28, 30-32, 36, 40-41, 43-48; Block 122, Lots 1-9, 11-12, 15-18, 21-28, 30-33; Block 123, Lots 1-2, 5-10, 13-19; Block 124, 1-2, 4-12, 19-21, 23-26; Block 125, Lots 2-5, 8-17, 19-23, 25-30; Block 126, Lots 1-9; Block 129, Lots 11-18, 24-38, Tract DRAINAGE; Block 130, Lots 7-36, Tracts E1, 130A2, CC1; Block 131, Lots 1-9, 11-12, 15-17
- Proposed C-1 Zoning: Block 130, Tracts Tracts E1, 130A2, CC1

A list of the subject properties are also included in the attachment named "Zone Map Amendment Parcels".

The properties total 307.78 acres and generally in the area that is bounded by the Mariposa Master Plan area to the north, Unser Blvd NE to the south (Principal Arterial road), Minneola Rd NE (Residential Road) to the east, and Baroda Loop NE (Residential road) to the West. The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Future Planning," and "Park, Open Space, Drainage" and would be amended to the "Low/Medium Density Residential," "Park, Open Space, Drainage," and "Commercial, Mixed-Use, and Office" land uses for the properties involved.

Concurrent to this Zone Map Amendment request, is an amendment to the Papillon Master Plan, under case #25-410-00003. The amendment to the Papillon Master Plan is to add 218.91 acres (191 lots) to the master plan area, as well as to update zoning and land uses, the transportation plan, economic development, conceptual drainage, project theming, and utility plans.

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

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

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change: (D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states: "The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing, commercial services, a school, and improving public infrastructure in a growing part of the city. This future development within the Papillon Village Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is not consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment, while it would enable additional housing units, it would result in checkerboard zoning and development. The lack of complete ownership of the area serves to further proliferate the issues of scattered and disjointed development that have resulted from antiquated platting.

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

The applicant states: "The proposed Zone Map Amendment, if granted, will change the existing TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zones for the future development of residential housing, retail, a school, and the expansion of multi-use trails, bike paths, and other public infrastructure in the Papillon Village Master Plan. The TZ zone is not appropriate by its design."

Staff recommends the Planning and Zoning Board finds that the TZ zoning designation is applied in instances where long-term land uses and development policies consistent with the City’s Comprehensive Plan have not yet been determined. Furthermore, a permanent zoning district for the territory shall be adopted by the Governing Body only when long-term land use and development policies consistent with the City’s Comprehensive Plan have been determined. At this time, that criteria has not been met. The proposed zoning changes would result in checkerboard zoning and disjoint development, as the applicant does not possess 100% ownership of the area.

Staff recommends the Board finds that due to the non-uniform Zone Map Amendment request and inconsistent ownership across the proposed area, that stability of land use and zoning cannot be

achieved. While the accompanying Master Plan may assist in achieving stability of zoning, the applicant does not own 100% of the proposed area, and development and achievement of the Master Plan vision will be challenging.

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

The applicant states: "The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho."

Staff recommends that the Planning & Zoning Board find that the zone change is not consistent with adopted elements of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board find that the proposed zone change fosters checkerboard zoning and development.

Staff recommends the Board finds that conformance and consistency with the existing Master Plans and Area Plans for the subject properties is contingent upon approval of the concurrent Papillon Master Plan Amendment (cases #25-410-00003). Should the Board approve the Papillon Master Plan, they may find the request to be in conformance. However, staff has recommended the Board find the Papillon Master Plan and in turn, this zoning request, do not achieve the goals of the City articulated in the Comprehensive Plan due to the potential inconsistent development pattern and non-uniform zoning request.

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

The applicant states that: "The existing zoning is inappropriate due to the changed neighborhood or community conditions with the Mariposa development, Fire Station, and Mariposa Parkway. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is not necessarily more advantageous for the community as it facilitates checkerboard and disjointed residential development on lots that are in close proximity to existing and established single-family neighborhoods.

Staff recommends that the existence of the Fire Station and Mariposa parkway do not explain changed community conditions, and City staff cannot guarantee housing will be for various income

levels.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.

The applicant states, "the cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, commercial services, and education services in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city."

Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant states, "the proposed zone map amendment will allow the development of new residential housing options, a future school, and commercial services in a growing area of the city. The subject site is adjacent to Unser Boulevard, a principal arterial road, Mariposa Parkway, a minor arterial road, multi-modal trails, and bike paths that connect through to the surrounding Mariposa neighborhoods. The proposed zone changes will allow for the development of residential housing, commercial services, education services, expansion of multi-modal trails and bike paths, and expansion of infrastructure for future development."

Staff recommends that the Planning and Zoning Board find that the location of the site is not a determining factor for the zone change.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
The applicant states, "The proposed Zone Map Amendment to change the TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zone will not create a temporary spot zone. The subject property is adjacent to R-1 and R-4 zoning to the west and surrounded by TZ zoning to the north, south, and east. The only development that surrounds the subject property currently is the Mariposa Master Plan Development, while the rest of the surrounding land is vacant. The purpose of the TZ zone is to be a transitionary zone until the appropriate zoning is determined for future development that is consistent with the City's Comprehensive Plan and Papillon Master Plan as amended. The subject property is in a growing area of the City of Rio Rancho and the surrounding TZ is subject to change as development proceeds, which would give the opportunity to develop R-2 and C-1 zoning around the subject properties in the future"

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment may create many spot zones from out parcels, seeing as how the applicant does not possess 100% ownership of the Master Plan Area. The outparcels will remain as TZ: Transitional

Zoning which permits single-family development on an interim basis. The Board may also find that this development may be similar to adjacent single-family development in R-1, R-2, and mostly R-4 zoning, but of a lower density.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north are zoned R-4: Single-Family Residential, the properties to the west, east, and south, are zoned TZ: Transitional Zoning.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan Amendment request, 15 days prior to the hearing date. A legal advertisement was placed in the June 23, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - See staff comments memo.
DSD Engineering - Comments included as an attachment.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - See staff comments memo.
Police Department - No comments provided.
SSCAFCA - See attached comments.
MRCOG - No adverse comments.
Parks, Recreation, and Community Services - See staff comments memo.

IMPACT:

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

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

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

1. The proposed zone change would not be consistent with the health, safety, morals, and general welfare of the City as it would result in checkerboard zoning and development.
2. The applicant has not provided sound justification for the proposed zone change.
3. The proposed Zone Map Amendment would not be consistent with the intent of the adopted elements of the City's Comprehensive Plan.
4. The applicant has not demonstrated that the proposed zoning designations would be a more advantageous zone for the subject properties.
5. The requested zone map amendment would create numerous spot zones.

If the Board determines the proposed Zone Map Amendment is justified, the following findings are recommended for approval:

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
The proposed zone map amendment meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City.
2. The applicant has provided sound justification for how the proposed zone change promotes stability of zoning.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and the proposed Papillon Master Plan.
4. The applicant has demonstrated that the proposed zoning designations would be a more advantageous zone for the subject properties.
5. The requested zone map amendment would not create spot zones as the remaining TZ zoned lots allow for low density single-family development.

ALTERNATIVES:

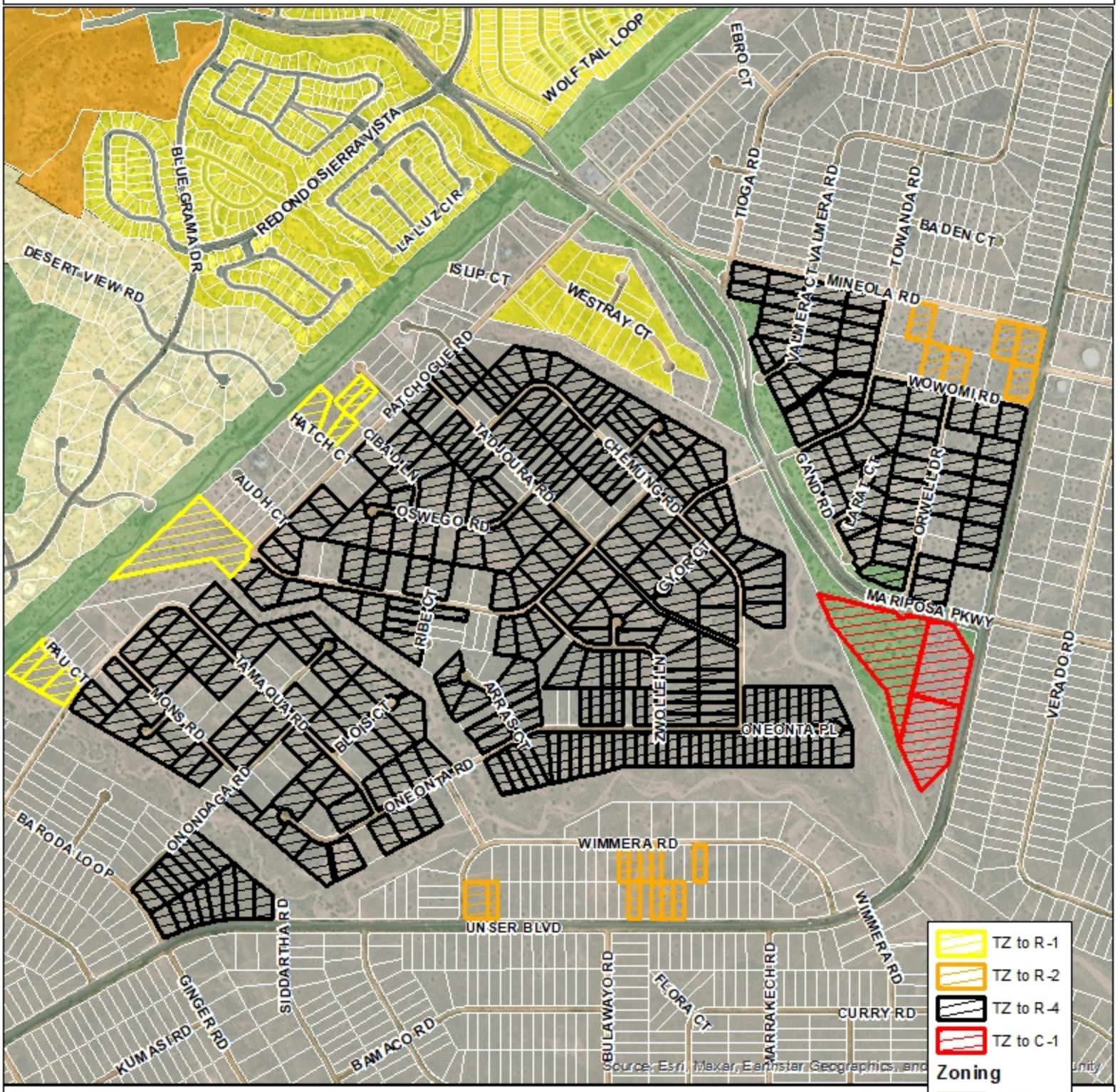
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to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

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Zone Map Amendment Parcels
ATTACHMENT: Master Plan.pdf
ATTACHMENT: REDLINED Master Plan.pdf
ATTACHMENT: Engineering Comments.pdf
ATTACHMENT: Staff Comments Memo.pdf
ATTACHMENT: SSCAFCA Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB_AR.doc
ATTACHMENT: Public Comment 1.pdf

PAPILLON MASTER PLAN
ZONE MAP AMENDMENT:
TS: TRANSITIONAL DISTRICT & OS: OPEN SPACE DISTRICT,
TO R-1, R-2, & R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT AND
C-1: RETAIL COMMERCIAL DISTRICT AND OS: OPEN SPACE DISTRICT



Rio Rancho
City of Vision

0 320 640 1,280 1,920 2,560
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 Tim Dvorak on 7/1/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest, Inc.		Phone: (505)896-9009
Address: 333 Rio Rancho Blvd NE, Suite 202		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner of majority of lots in planning area	List Owners: See attached list	
Deed or Ownership Verification Provided: (Initials) NA	Letter of Authorization Provided: (Initials)	

Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Master Plan Amendment request to update the Papillon Village Master Plan to expand the acreage and update the drainage scenario.

Zone Map Amendment request to change the TZ zoning to R-1, R-2, C-1 and expand the R-4 and OS zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 25	Block(s):	Lot(s):
Existing Zoning: TZ, R-4, OS	Proposed Zoning: R-1, R-2, R-4, C-1, OS	
No. of existing lots: 392	No. of proposed lots: 588	Total area of site (acres) 654 acres

ACKNOWLEDGEMENT

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

Print Name: Jim Strozier	Applicant: AMREP Southwest, Inc.	Agent: Consensus Planning Inc.
Signature:		Date: 10/03/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 04, 2024

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

RE: Request for Master Plan Amendment and Zone Map Amendment

Dear Chair Radosevich,

The purpose of this letter is to provide justification for a Master Plan Amendment and Zone Map Amendment to the Papillon Village Master Plan. The existing Master Plan includes 389 acres, the Master Plan Amendment will increase the Master Plan boundary area to 607.9 acres (see Figure 1). The expansion will add 191 new parcels totaling 218.91 acres of land with 57% of the 191 new parcels acquired by AMREP Southwest, Inc. and affiliate (AMREP).

Additionally, this request is to rezone the AMREP Southwest, Inc. and affiliate (AMREP) parcels within the Papillon Master Plan to R-1: Single-Family Residential, R-2: Single-Family Residential, R-4: Single-Family Residential, C-1: Retail Commercial, and OS: Open Space zoning in accordance with the Master Plan. The request will allow for the development of future housing, retail development, public facilities, and infrastructure expansions in a rapidly growing part of the city.

The legal description of the newly acquired parcels to be added to the amended Master Plan are provided in Attachment A. The legal description of the AMREP owned parcels that are proposed for this Zone Map Amendment request are as shown in Attachment B.

SITE HISTORY

In September 1998, the New Mexico Boundary Commission ordered the annexation of this area along with a total of 12,187 acres of land into the City of Rio Rancho. In response, on November 4, 1998, the City rezoned the property from "Unzoned" to T-Z: Transitional Zoning that included an area comprised of all or a portion of Rio Rancho Estates Units 13, 21, 22, and 25, as well as the unplatted AMREP Hawk Site property as follows:

On November 4, 1998, The Governing Body of the City of Rio Rancho amended the newly annexed territory as a Transitional Zoning (TZ) District to provide interim zoning in the area until such as time as long term land use and development policies for the area can be determined through Ordinance 24, Enactment No. 98-025

Since the adoption of Ordinance 24, Enactment No. 98-025, the site has been vacant. There has been development in the surrounding area, primarily the Mariposa Master Plan which changed the TZ zoning to OS, R-1, R-4, R-5: Single-Family Residential, MU-A: Mixed Use Activity Center, and E-1: Estate Residential. The Papillon Village Master Plan includes a small area of the TZ zone that was previously changed to R-4 south of the Mariposa Master Plan.

On July 27, 2023, The Governing Body of the City of Rio Rancho amended the zoning classification and official zoning map for the property legally described as Rio Rancho

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

Estates Unit 25, Block 127, Lots 1-24, from TZ: Transitional Zoning to R-4: Single-Family Residential through Ordinance No. 11, Enactment No. 23-12

PAPILLON VILLAGE MASTER PLAN

On February 12, 2020, The City of Rio Rancho Governing Body adopted the Papillon Village Master Plan. Since the adoption of the plan there have not been any amendments. The original adoption is listed as follows:

On February 12, 2020, the City of Rio Rancho Governing Body adopted Resolution No. 10, Enactment No. 20-008, accepting the Papillon Village Master Plan for the approximate 385 acres of property within the Rio Rancho Estates Unit 25, and generally bounded on the north and west by the Mariposa development and Mariposa Parkway, on the south and east by Unser Boulevard, and the southwest by an arroyo abutting Blocks 118, 116, and 113 and including any and all abutting right of way.

PLANNING CONTEXT

The Papillon Village Master Plan is located in the northwestern corner of the city adjacent to the Mariposa Master Plan. The master plan is currently 389 acres in size and intended to support families with a wide range of incomes and lifestyles. The subject property is adjacent to Unser Boulevard, a principal arterial roadway, Mariposa Parkway, a minor arterial road; muti-modal trials; and bike paths. Since the adoption of the master plan in 2020 the site has been undeveloped and remained zoned T-Z, which has always been intended to be amended to support future development. In recent years there has been rapid growth in this area of the City of Rio Rancho due to the Mariposa Master Plan, which is adjacent to the Papillon Village Master Plan to the northwest. The properties to the east, north, and south of the Papillon Village Master Plan area remain vacant.

TABLE 1: SURROUNDING ZONING AND LAND USE		
Direction	**Zoning**	**Land Use**
North	OS: Open Space, R-4: Single-Family Residential	Open Space, Single-Family Housing
South	TZ: Transitional Zoning	Vacant
East	TZ: Transitional Zoning	Vacant
West	OS: Open Space, R-1: Single-Family Residential, R-4: Single-Family Residential	Open Space, Single-Family Housing

THE REQUESTS

The request is seeking approval for a Master Plan Amendment the Papillon Village Master Plan to modify and include an updated and expanded boundary, zoning and land uses, transportation plan, economic development, conceptual drainage, project theming, and utility plans. The Original boundary consist of 389 acres including open space, roadways, and parcels. The extension adds 84.8 acres to the North and 134.1 acres to the South of parcel acreage.

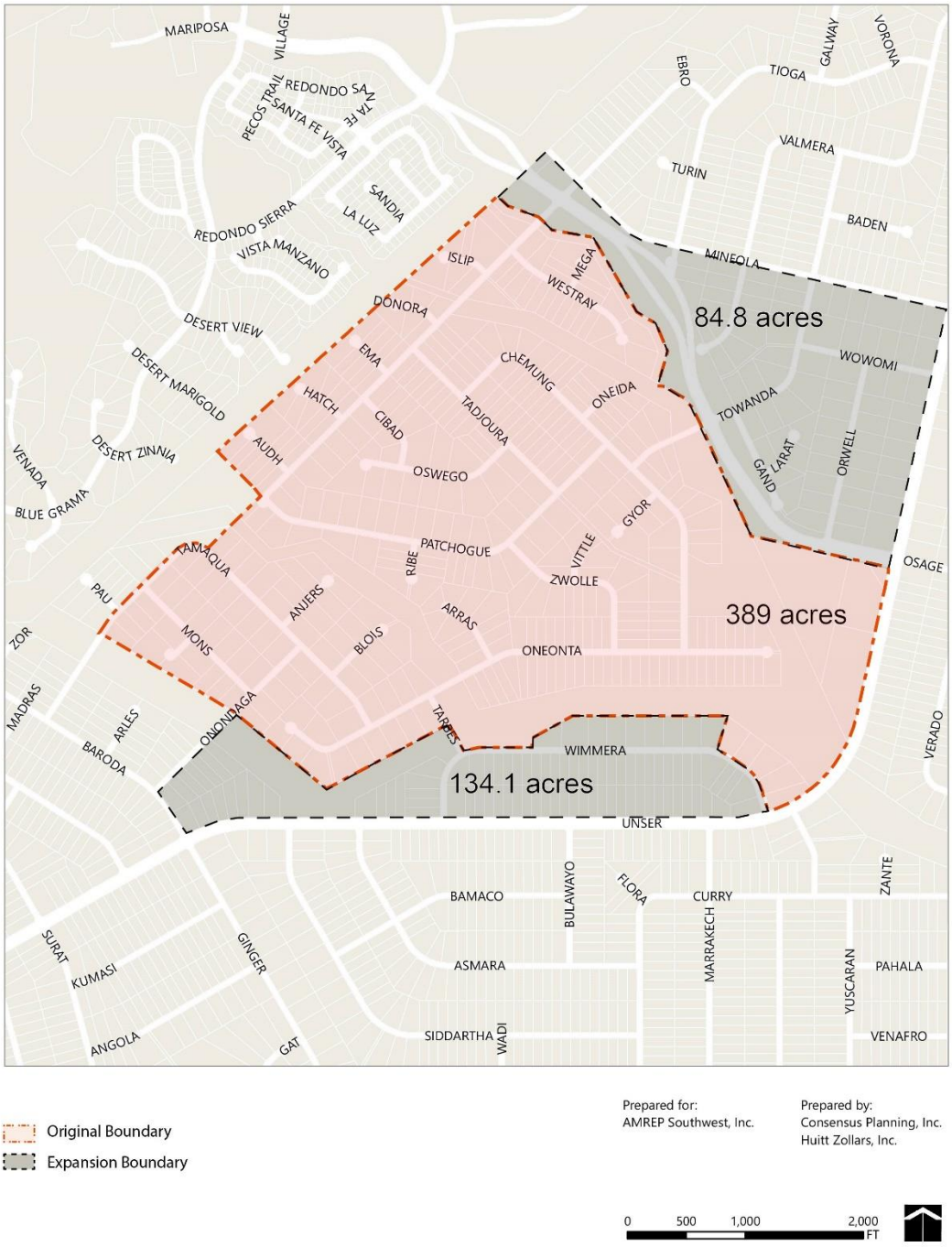


Figure 1 – Papillon Village Master Plan Original Boundary (outlined in dashed red line) and Expansion Area (outlined in dashed black line).

The Zone Map Amendment request is seeking approval to change the current TZ: Transitional Zone zoning to R-1: Single-Family Residential, R-2: Single-Family Residential, C-1: Retail Commercial, and expand the existing R-4: Single-Family Residential and OS: Open Space zoning for the parcels owned by AMREP Southwest. The approval of the Zone Map Amendment will allow for the implementation of the development specified in the Papillon Village Master Plan Amendment.



EXISTING ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
TZ	351	297.8
OS	3	15.2
R-4	22	14.3
TOTAL	376	328.0

PROPOSED ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
TZ to C-1	2	8.9
TZ to R-1	8	12.5
TZ to R-2	17	12.2
TZ to R-4	324	264.2
TOTAL	351	297.8

PROPOSED ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
OS to C-1	1	7.5
OS to R-4	1	0.99
TOTAL	2	8.4

UNCHANGED ZONING – AMREP OWNERSHIP		
	Parcels	**Acreage**
OS	1	6.7
R-4	22	14.3
TOTAL	23	21.0

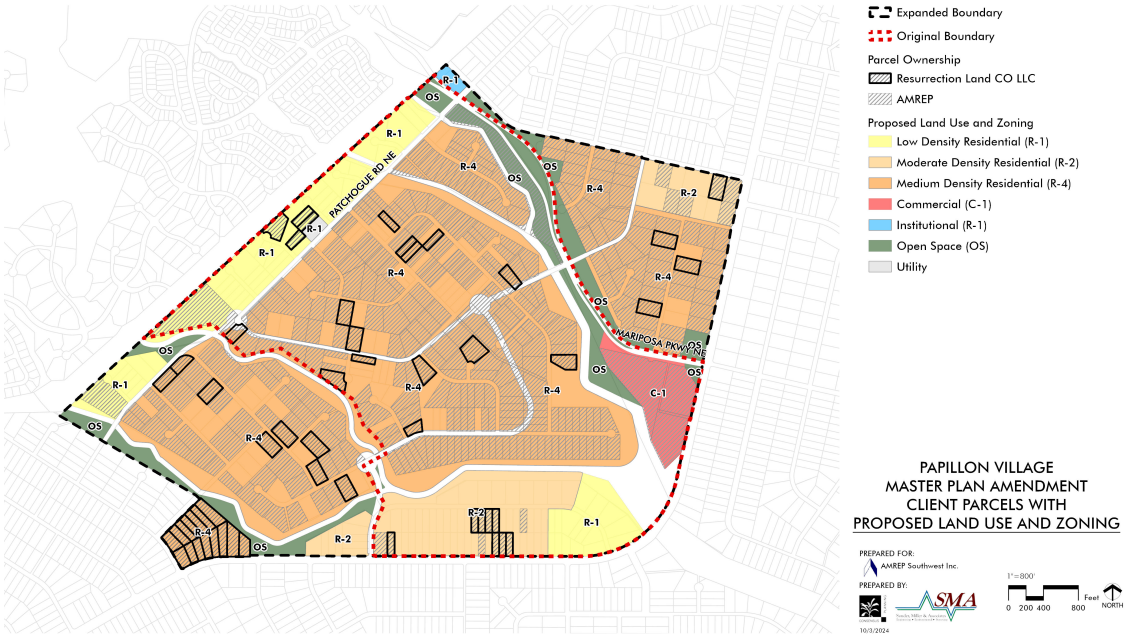


Figure 3 – SAP Proposed Zoning, non-AMREP ownership will need to apply for Zone Map Amendment separately.

The Master Plan Amendment will support additional growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment and Zone Map Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics as well as water reuse and recycling. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Master Plan Amendment and Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.

POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

Applicant Response: *The adopted Papillon Village Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the TZ zone and replacing it with R-4.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution

Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through corradiated, long-term strategies through the implementation of an approved master drainage plan as part of the Papillon Village Master Plan Amendment. The master drainage plan will ensure that all future development meets water requirements and water quality standards. The owner has and will continue to coordinate with SSCAFCA as the final drainage and green stormwater infrastructure.*

POLICY CON-12: Develop and protect a public open space network.

Applicant Response: *These requests will ensure the development and protection of public open space networks because the Master Plan Amendment will update trail networks throughout the master plan. The amendment will include expansion of existing multi-use trails along the new locall roads and along the existing arroyos throughout the Master Plan.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

GOAL L-3: Maintain a balance of land uses throughout the City.

Applicant Response: *These requests will maintain a balance of land use throughout the City because the proposed R-1, R-2, C-1 zone amendment and R-4 and OS zone expansions will allow for residential development that is consistent with the adjacent residential development (Mariposa) and will bring services to an expanding area of the city. These zones will allow for a balanced land use mix within the Papillon Village Master Plan that will also be beneficial to the surrounding areas.*

POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.

Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan Amendments will expand the Master Plan area, enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and education development, and adopt a drainage master plan for the area. The amendment to the master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.

POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment with implement single-family zoning, commercial zoning, and zoning that will be appropriate for the future development of a school. The Master Plan Amendment will include an updated land use map to show where future locations of residential and school development will be and how*

there will be an expansion of the multi-modal transportation network to support families with children's lifestyles.

GOAL TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

Applicant Response: *The Master Plan supports a balanced transportation system that provides access to a variety of transportation options by updating the transportation plan in the Master Plan to meet future development. The amendment to the master plan includes the development of residential roads throughout the proposed neighborhoods, a continuation of the existing multi-use trail along Mariposa Parkway, bike lanes, and develop a connection of bike paths throughout the area to support all modes of transportation.*

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *These requests will support the design of streets and highways to respect the surrounding uses, natural features and community amenities through a trip generation study to ensure that residential development will not negatively impact level of service on adjacent roadways and the installation of needed infrastructure.*

GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.

Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a drainage master plan, multi-use trails, roadways, and sewer lines into the Papillon Village Master Plan through this proposed amendment. The amendments to the master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be updates to the streets, trails, and multi-use paths within the planned area that are supported by the SSCAFCA Quality of Life Plan and will support the quality of life for all future residents.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.

POLICY UD-1: Identify specific areas within the city where growth should be focused.

Applicant Response: *The Papillon Village Master Plan created and supports a growth area and provides a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan Amendment will create the opportunity to meet housing needs in the city, create a new school for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Papillon Village Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current TZ zone is not a zone that supports development therefore, the proposed zoning will allow for development to occur within an established master plan.*

GOAL EDP-3: Enhance the tax base.

Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the C-1 zone will bring commercial development to a developing area of the city. Currently there is no commercial development in the northwestern corner of the city where the Master Plan is located. This request will allow for development that will spur economic development, providing jobs and needed services to the surrounding communities. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

POLICY EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the developer, City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

Applicant Response: *Throughout the development of the Papillon Village Master Plan, the applicant will ensure collaboration between the City and SSCAFCA to ensure the plans are in support of the Comprehensive Plan and Quality of Life Plan.*

ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

1. A proposed zone change must be found to be consistent with health, safety, morals, and general welfare of the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing, commercial services, a school, and improving public infrastructure in a growing part of the city. This future development within the Papillon Village Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth.*

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

Applicant Response: *The proposed Zone Map Amendment, if granted, will change the existing TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zones for the future development of residential housing, retail, a school, and the expansion of multi-use trails, bike paths, and other public infrastructure in the Papillon Village Master Plan. The TZ zone is not appropriate by its design*.

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

Applicant Response: *The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's*

vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.

4. The applicant must demonstrate the existing zoning is inappropriate because:
    a. there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
    b. changed neighborhood or community conditions justify the change, or
    c. a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: *The existing zoning is inappropriate due to the changed neighborhood or community conditions with the Mariposa development, Fire Station, and Mariposa Parkway. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels.*

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant Response: *The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, commercial services, and education services in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city.*

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *The proposed Zone Map Amendment will allow the development of new residential housing options, a future school, and commercial services in a growing area of the city. The subject site is adjacent to Unser Boulevard, a principal arterial road, Mariposa Parkway, a minor arterial road, muti-modal trials, and bike paths that connect through to the surrounding Mariposa neighborhoods. The proposed zone changes will allow for the development of residential housing, commercial services, education services, expansion of multi-modal trails and bike paths, and expansion of infrastructure for future development.*

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; OR
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the site is not suitable for the use allowed in any adjacent zone due to topography, 7 | Page traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed Zone Map Amendment to change the TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zone will not create a temporary spot zone. The subject property is adjacent to R-1 and R-4 zoning to the west and surrounded by TZ zoning to the north, south, and east. The only development that surrounds the subject property currently is the Mariposa Master Plan Development, while the rest of the surrounding land is vacant. The purpose of the TZ zone is to be a transitionary zone until the appropriate zoning is determined for future development that is consistent with the City's Comprehensive Plan and Papillon Master Plan as amended. The subject property is in a growing area of the City of Rio Rancho and the surrounding TZ is subject to change as development proceeds, which would give the opportunity to develop R-2 and C-1 zoning around the subject properties in the future.*

CONCLUSION

The Papillon Village Master Plan is an important next step for this part of Rio Rancho. On behalf of AMREP Southwest, Inc., we respectfully request the Planning and Zoning Board approve this request to update the Master Plan for the subject area and implement zoning that helps realize the goals and visions of the Master Plan. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

ATTACHMENT A
Master Plan Amendment (Expansion area) Parcels

Owner_List	Block	Lot	Acrage
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	57		3.595 ac
SSLC HOLDINGS LLC ETAL	112	1	0.852 ac
SANDY DESERT PROPERTIES LLC	112	2	0.526 ac
SSLC HOLDINGS LLC ETAL	112	3	0.575 ac
SSLC HOLDINGS LLC	112	4	0.679 ac
SSLC HOLDINGS LLC	112	5	0.605 ac
SSLC HOLDINGS LLC ETAL	112	6	0.579 ac
SSLC HOLDINGS LLC ETAL	112	7	0.549 ac
SSLC HOLDINGS LLC ETAL	112	8	0.808 ac
SSLC HOLDINGS LLC ETAL	112	9	0.859 ac
TAYLOR, WARREN H	113	1	1.001 ac
WESTSIDE LAND JOINT VENTURE	113	2	0.963 ac
AMREP SOUTHWEST INC	113	3	0.983 ac
AMREP SOUTHWEST INC	113	4	0.997 ac
ZAMORA, THOMAS A, MICHAEL A AND KATALINA M	113	5	0.990 ac
AMREP SOUTHWEST INC	113	6	1.064 ac
AMREP SOUTHWEST INC	113	7	1.202 ac
AMREP SOUTHWEST INC	113	8	0.896 ac
AMREP SOUTHWEST INC	113	9	0.859 ac
AMREP SOUTHWEST INC	113	10	1.164 ac
RUIZ, LEONCIO VILLAREJO AND ANNA VILLAREJO	113	11	1.071 ac
AMREP SOUTHWEST INC	113	12	1.276 ac
AMREP SOUTHWEST INC	113	13	1.113 ac
AMREP SOUTHWEST INC	113	14	1.007 ac
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac
SEPULVEDA, JOHN AND PATRICIA REVOCABLE TRUST	113	16	0.970 ac
SEPULVEDA, JOHN AND PATRICIA REVOCABLE TRUST	113	17	1.001 ac
O'BRIEN, MARCELINA	113	18	0.986 ac
AMREP SOUTHWEST INC	113	19	0.778 ac
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	113		14.178 ac
ARROYOS LLC	113	DRAINAGE	0.160 ac
SCHENCK-WHELAN PROPERTIES LLC	114	2	1.113 ac
SCHENCK-WHELAN PROPERTIES LLC	114	3	0.872 ac
SCHENCK-WHELAN PROPERTIES LLC	114	4	0.692 ac
SCHENCK-WHELAN PROPERTIES LLC	114	5	0.645 ac
SCHENCK-WHELAN PROPERTIES LLC	114	6	0.535 ac
SCHENCK-WHELAN PROPERTIES LLC	114	7	0.530 ac
SCHENCK-WHELAN PROPERTIES LLC	114	8	0.718 ac
SCHENCK-WHELAN PROPERTIES LLC	114	9	0.698 ac
SCHENCK-WHELAN PROPERTIES LLC	114	10	0.599 ac
SCHENCK-WHELAN PROPERTIES LLC	114	11	0.528 ac
SCHENCK-WHELAN PROPERTIES LLC	114	12	0.570 ac
SCHENCK-WHELAN PROPERTIES LLC	114	13	0.624 ac
SCHENCK-WHELAN PROPERTIES LLC	114	14	0.642 ac
SCHENCK-WHELAN PROPERTIES LLC	114	15	1.055 ac

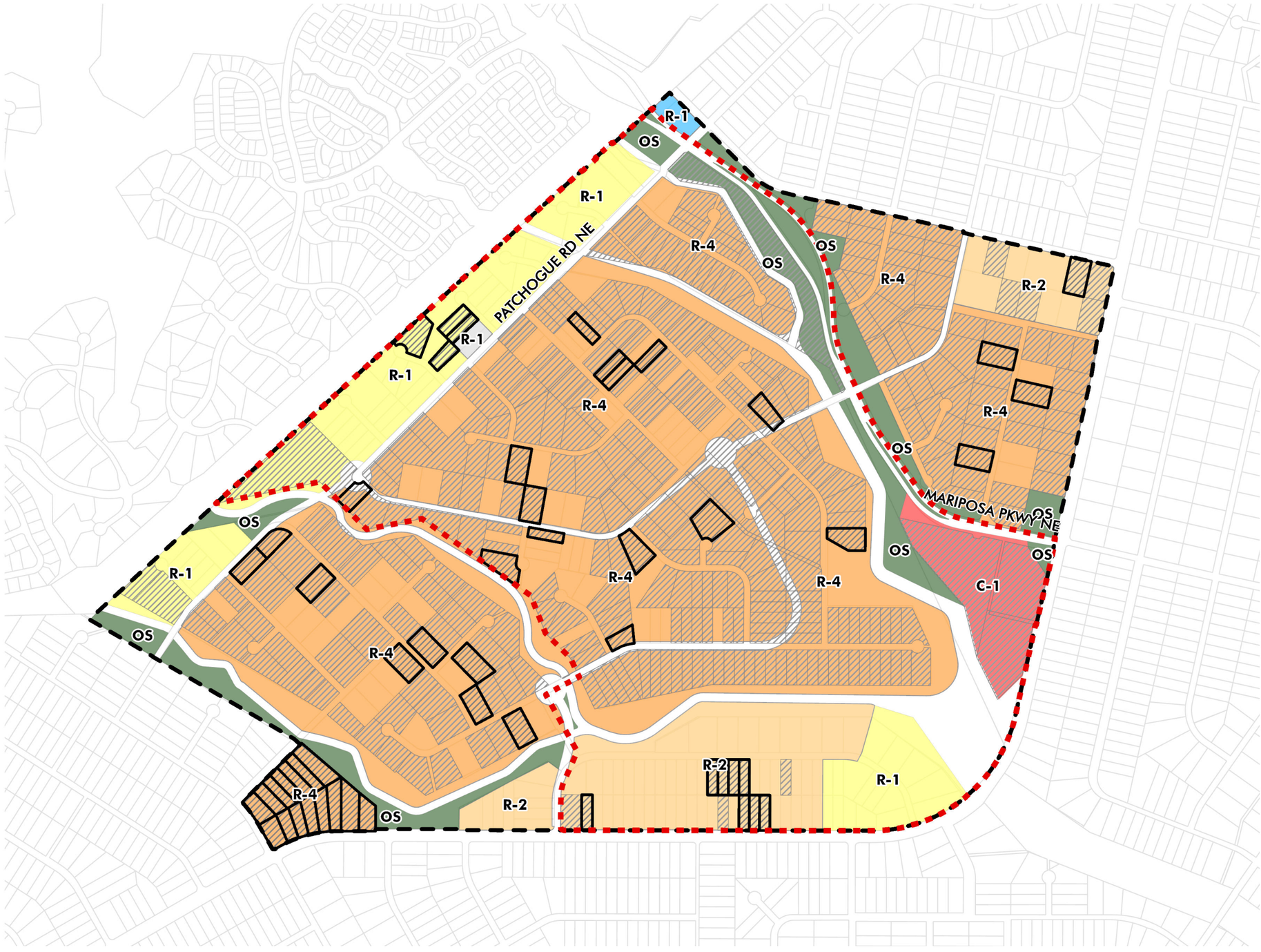
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	115		8.210 ac
AMREP SOUTHWEST INC	116	1	0.755 ac
AMREP SOUTHWEST INC	116	2	0.667 ac
CONKLIN, LAURENCE	116	3	0.759 ac
AMREP SOUTHWEST INC	116	4	0.719 ac
AMREP SOUTHWEST INC	116	5	1.083 ac
AMREP SOUTHWEST INC	116	6	1.331 ac
AMREP SOUTHWEST INC	116	7	1.051 ac
AMREP SOUTHWEST INC	116	8	1.052 ac
AMREP SOUTHWEST INC	116	9	0.791 ac
AMREP SOUTHWEST INC	116	10	0.657 ac
AMREP SOUTHWEST INC	116	11	0.696 ac
AARON, STANLEE FRANCES	117	1	0.691 ac
AMREP SOUTHWEST INC	117	2	0.976 ac
AMREP SOUTHWEST INC	117	3	0.970 ac
WICKHAM, EASTLYN	117	4	0.945 ac
AMREP SOUTHWEST INC	117	5	0.981 ac
HARLAN, JOHN	117	6	0.957 ac
AMREP SOUTHWEST INC	117	7	0.998 ac
AMREP SOUTHWEST INC	117	8	0.982 ac
AMREP SOUTHWEST INC	117	9	1.010 ac
AMREP SOUTHWEST INC	117	10	1.039 ac
NICHOLAS, HELEN	117	11	0.997 ac
ROBERTS, GENEE L AND ROPER, CAROL C	117	12	1.024 ac
BHULLAR, ARVIN & HARPREET	117	13	0.988 ac
AMREP SOUTHWEST INC	117	14	1.016 ac
AMREP SOUTHWEST INC	117	15	1.023 ac
AARON, STANLEE FRANCES	117	16	0.808 ac
AMREP SOUTHWEST INC	118	1	1.028 ac
AMREP SOUTHWEST INC	118	2	1.087 ac
AMREP SOUTHWEST INC	118	3	0.881 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	4	0.582 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	5	0.500 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	6	0.488 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	7	0.508 ac
ALLEN FAMILY TRUST AND ZIETLOW, CRAIG AND JULIE	118	8	0.504 ac
CARLTON, LARRY W & SCHELLEY J	118	9	1.257 ac
CARLTON, LARRY W & SCHELLEY J	118	10	0.994 ac
AMREP SOUTHWEST INC	118	11	0.897 ac
AMREP SOUTHWEST INC	118	12	0.953 ac
AMREP SOUTHWEST INC	118	13	0.952 ac
AMREP SOUTHWEST INC	118	14	1.248 ac
LEWIS, N. ELIA	118	15	1.005 ac
FREIGANG, ERIC	118	16	0.995 ac
AMREP SOUTHWEST INC	118	17	1.192 ac
AMREP SOUTHWEST INC	118	18	0.868 ac

AMREP SOUTHWEST INC	118	19	0.848 ac
AMREP SOUTHWEST INC	118	20	0.971 ac
MOREA, PAT	118	21	0.994 ac
AMREP SOUTHWEST INC	118	22	0.978 ac
CONNELLY, LYNN READING	118	23	1.010 ac
AMREP SOUTHWEST INC	118	24	1.020 ac
AMREP SOUTHWEST INC	118	25	0.992 ac
AMREP SOUTHWEST INC	118	26	1.310 ac
AMREP SOUTHWEST INC	118	27	1.352 ac
AMREP SOUTHWEST INC	118	28	1.178 ac
BRUH, HAROLD & MOLLIE	118	29	1.104 ac
FLORES, CRISTIAN AND NALLELY	118	30	0.942 ac
BANIEWICZ, CHOMYE T	118	31	0.875 ac
AMREP SOUTHWEST INC	118	32	0.945 ac
AMREP SOUTHWEST INC	118	33	1.002 ac
AMREP SOUTHWEST INC	118	34	1.024 ac
SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY	118		13.896 ac
ARROYOS LLC	118	DRAINAGE	0.014 ac
ARROYOS LLC	118	DRAINAGE	0.054 ac
	118	PARK	1.419 ac
AMREP SOUTHWEST INC	129	11	0.746 ac
AMREP SOUTHWEST INC	129	12	0.778 ac
AMREP SOUTHWEST INC	129	13	0.783 ac
AMREP SOUTHWEST INC	129	14	0.748 ac
AMREP SOUTHWEST INC	129	15	0.755 ac
AMREP SOUTHWEST INC	129	16	0.743 ac
AMREP SOUTHWEST INC	129	17	0.605 ac
AMREP SOUTHWEST INC	129	18	0.545 ac
AMREP SOUTHWEST INC	129	24	0.808 ac
AMREP SOUTHWEST INC	129	25	1.040 ac
AMREP SOUTHWEST INC	129	26	1.125 ac
AMREP SOUTHWEST INC	129	27	0.732 ac
AMREP SOUTHWEST INC	129	28	0.744 ac
AMREP SOUTHWEST INC	129	29	0.764 ac
AMREP SOUTHWEST INC	129	30	0.777 ac
AMREP SOUTHWEST INC	129	31	0.778 ac
AMREP SOUTHWEST INC	129	32	0.769 ac
AMREP SOUTHWEST INC	129	33	0.752 ac
AMREP SOUTHWEST INC	129	34	1.499 ac
AMREP SOUTHWEST INC	129	35	0.975 ac
AMREP SOUTHWEST INC	129	36	1.109 ac
AMREP SOUTHWEST INC	129	37	0.961 ac
AMREP SOUTHWEST INC	129	38	0.964 ac
AMREP SOUTHWEST INC	129	DRAINAGE	0.367 ac
AMREP SOUTHWEST INC	130	7	1.122 ac
AMREP SOUTHWEST INC	130	8	0.719 ac

AMREP SOUTHWEST INC	130	9	0.864 ac
AMREP SOUTHWEST INC	130	10	0.962 ac
AMREP SOUTHWEST INC	130	11	0.751 ac
AMREP SOUTHWEST INC	130	12	0.831 ac
AMREP SOUTHWEST INC	130	13	0.956 ac
AMREP SOUTHWEST INC	130	14	0.982 ac
AMREP SOUTHWEST INC	130	15	1.400 ac
AMREP SOUTHWEST INC	130	16	1.621 ac
AMREP SOUTHWEST INC	130	17	1.023 ac
AMREP SOUTHWEST INC	130	18	1.100 ac
OAKES, BARRY AND ROSALINDA	130	19	1.022 ac
AMREP SOUTHWEST INC	130	20	0.983 ac
AMREP SOUTHWEST INC	130	21	1.019 ac
AMREP SOUTHWEST INC	130	22	0.978 ac
AMREP SOUTHWEST INC	130	23	1.011 ac
LOPEZ-SQUILLINI, MYRNA	130	24	0.988 ac
AMREP SOUTHWEST INC	130	25	1.006 ac
AMREP SOUTWEST INC	130	26	0.999 ac
	130		0.032 ac
AMREP SOUTHWEST INC	131	1	1.107 ac
AMREP SOUTHWEST INC	131	2	1.061 ac
AMREP SOUTHWEST INC	131	3	1.079 ac
AMREP SOUTHWEST INC	131	4	1.020 ac
AMREP SOUTHWEST INC	131	5	0.996 ac
AMREP SOUTHWEST INC	131	6	0.984 ac
AMREP SOUTHWEST INC	131	7	0.998 ac
AMREP SOUTHWEST INC	131	8	1.009 ac
AMREP SOUTHWEST INC	131	9	0.996 ac
MARIPOSA EAST LP	131	10	1.953 ac
AMREP SOUTHWEST INC	131	11	0.950 ac
AMREP SOUTHWEST INC	131	12	1.018 ac
PUCCI, ALICE & SUE & PAUL	131	13	1.032 ac
YOUNGMARK, CHRISTOPHER P AND MARCI L	131	14	1.045 ac
AMREP SOUTHWEST INC	131	15	1.031 ac
AMREP SOUTHWEST INC	131	16	1.013 ac
HOLT, JAMES & JEAN A	131	17	1.025 ac
LUCERO, RUDY	131	18	1.048 ac
YGLESIAS, MARGUERITE	139	1	0.989 ac
AMREP SOUTHWEST INC	139	2	0.994 ac
LOPEZ, DUANE A AND LOPEZ, RHONDA C	139	3	0.983 ac
ERLING, LARRY K & EDNA A	139	4	2.021 ac
RESURRECTION LAND COMPANY LLC	139	5	1.018 ac
AMREP SOUTHWEST INC	139	6	1.137 ac
AMREP SOUTHWEST INC	139	7	1.095 ac
CACACE, CARL P	139	8	0.987 ac
GASPAROLO, THOMAS D	139	9	1.000 ac

AMREP SOUTHWEST INC	139	10	0.977 ac
AMREP SOUTHWEST INC	139	11	0.971 ac
SHUBE, RICHARD J REVOCABLE TRUST	139	12	1.970 ac
			1.954 ac
MARIPOSA COMMUNITY ASSOCIATION INC			1.885 ac
MARIPOSA COMMUNITY ASSOCIATION INC			3.439 ac
MARIPOSA COMMUNITY ASSOCIATION INC			2.790 ac
CITY OF RIO RANCHO			0.970 ac
			218.90679

ATTACHMENT B
Zone Map Amendment Parcels



Expanded Boundary

Original Boundary

Parcel Ownership

Resurrection Land CO LLC

AMREP

Proposed Land Use and Zoning

Low Density Residential (R-1)

Moderate Density Residential (R-2)

Medium Density Residential (R-4)

Commercial (C-1)

Institutional (R-1)

Open Space (OS)

Utility

PAPILLON VILLAGE
MASTER PLAN AMENDMENT
CLIENT PARCELS WITH
PROPOSED LAND USE AND ZONING

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
CONSENSUS PLANNING
SMA Souder, Miller & Associates Engineering • Environmental • Surveying

10/3/2024

1"=800'
0 200 400 800 Feet
NORTH

Owner_List	Block	Lot	Acrage
RESURRECTION LAND COMPANY LLC	110	13	0.501 ac
RESURRECTION LAND COMPANY LLC	110	14	0.503 ac
RESURRECTION LAND COMPANY LLC	110	15	0.508 ac
RESURRECTION LAND COMPANY LLC	110	16	0.495 ac
AMREP SOUTHWEST INC	110	20	0.504 ac
SCHENCK-WHELAN PROPERTIES LLC	110	40	0.495 ac
SCHENCK-WHELAN PROPERTIES LLC	110	41	0.487 ac
SCHENCK WHELAN PROPERTIES LLC	110	42	0.490 ac
AMREP SOUTHWEST INC	110	44	0.499 ac
SCHENCK-WHELAN PROPERTIES LLC	110	57	0.513 ac
AMREP SOUTHWEST INC	110	58	0.994 ac
RESURRECTION LAND COMPANY LLC	113	2	0.963 ac
AMREP SOUTHWEST INC	113	3	0.983 ac
AMREP SOUTHWEST INC	113	4	0.997 ac
AMREP SOUTHWEST INC	113	6	1.064 ac
AMREP SOUTHWEST INC	113	7	1.202 ac
AMREP SOUTHWEST INC	113	8	0.896 ac
AMREP SOUTHWEST INC	113	9	0.859 ac
AMREP SOUTHWEST INC	113	10	1.164 ac
AMREP SOUTHWEST INC	113	12	1.276 ac
AMREP SOUTHWEST INC	113	13	1.113 ac
AMREP SOUTHWEST INC	113	14	1.007 ac
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac
AMREP SOUTHWEST INC	113	19	0.778 ac
RESURRECTION LAND COMPANY LLC	114	1	
RESURRECTION LAND COMPANY LLC	114	2	1.113 ac
RESURRECTION LAND COMPANY LLC	114	3	0.872 ac
RESURRECTION LAND COMPANY LLC	114	4	0.692 ac
RESURRECTION LAND COMPANY LLC	114	5	0.645 ac
RESURRECTION LAND COMPANY LLC	114	6	0.535 ac
RESURRECTION LAND COMPANY LLC	114	7	0.530 ac
RESURRECTION LAND COMPANY LLC	114	8	0.718 ac
RESURRECTION LAND COMPANY LLC	114	9	0.698 ac
RESURRECTION LAND COMPANY LLC	114	10	0.599 ac
RESURRECTION LAND COMPANY LLC	114	11	0.528 ac
RESURRECTION LAND COMPANY LLC	114	12	0.570 ac
RESURRECTION LAND COMPANY LLC	114	13	0.624 ac
RESURRECTION LAND COMPANY LLC	114	14	0.642 ac
RESURRECTION LAND COMPANY LLC	114	15	1.055 ac
AMREP SOUTHWEST INC	116	1	0.755 ac
AMREP SOUTHWEST INC	116	2	0.667 ac
AMREP SOUTHWEST INC	116	4	0.719 ac
AMREP SOUTHWEST INC	116	5	1.083 ac

AMREP SOUTHWEST INC	116	6	1.331 ac
AMREP SOUTHWEST INC	116	7	1.051 ac
AMREP SOUTHWEST INC	116	8	1.052 ac
AMREP SOUTHWEST INC	116	9	0.791 ac
AMREP SOUTHWEST INC	116	10	0.657 ac
AMREP SOUTHWEST INC	116	11	0.696 ac
RESURRECTION LAND COMPANY LLC	117	1	0.691 ac
AMREP SOUTHWEST INC	117	2	0.976 ac
AMREP SOUTHWEST INC	117	3	0.970 ac
RESURRECTION LAND COMPANY LLC	117	4	0.945 ac
AMREP SOUTHWEST INC	117	5	0.981 ac
AMREP SOUTHWEST INC	117	7	0.998 ac
AMREP SOUTHWEST INC	117	8	0.982 ac
AMREP SOUTHWEST INC	117	9	1.010 ac
AMREP SOUTHWEST INC	117	10	1.039 ac
AMREP SOUTHWEST INC	117	14	1.016 ac
AMREP SOUTHWEST INC	117	15	1.023 ac
RESURRECTION LAND COMPANY LLC	117	16	0.808 ac
AMREP SOUTHWEST INC	118	1	1.028 ac
AMREP SOUTHWEST INC	118	2	1.087 ac
AMREP SOUTHWEST INC	118	3	0.881 ac
AMREP SOUTHWEST INC	118	11	0.897 ac
AMREP SOUTHWEST INC	118	12	0.953 ac
AMREP SOUTHWEST INC	118	13	0.952 ac
AMREP SOUTHWEST INC	118	14	1.248 ac
AMREP SOUTHWEST INC	118	17	1.192 ac
AMREP SOUTHWEST INC	118	18	0.868 ac
AMREP SOUTHWEST INC	118	19	0.848 ac
AMREP SOUTHWEST INC	118	20	0.971 ac
AMREP SOUTHWEST INC	118	22	0.978 ac
RESURRECTION LAND COMPANY LLC	118	23	1.010 ac
AMREP SOUTHWEST INC	118	24	1.020 ac
AMREP SOUTHWEST INC	118	25	0.992 ac
AMREP SOUTHWEST INC	118	26	1.310 ac
AMREP SOUTHWEST INC	118	27	1.352 ac
AMREP SOUTHWEST INC	118	28	1.178 ac
RESURRECTION LAND COMPANY LLC	118	29	1.104 ac
RESURRECTION LAND COMPANY LLC	118	31	0.875 ac
AMREP SOUTHWEST INC	118	32	0.945 ac
AMREP SOUTHWEST INC	118	33	1.002 ac
AMREP SOUTHWEST INC	118	34	1.024 ac
AMREP SOUTHWEST INC	119	1	0.508 ac
AMREP SOUTHWEST INC	119	2	0.508 ac
AMREP SOUTHWEST INC	119	3	0.508 ac

AMREP SOUTHWEST INC	119	4	0.504 ac
AMREP SOUTHWEST INC	119	5	0.493 ac
AMREP SOUTHWEST INC	119	6	0.503 ac
AMREP SOUTHWEST INC	119	7	0.510 ac
AMREP SOUTHWEST INC	119	8	0.876 ac
AMREP SOUTHWEST INC	119	9	0.914 ac
AMREP SOUTHWEST INC	119	10	0.469 ac
AMREP SOUTHWEST INC	119	11	0.497 ac
AMREP SOUTHWEST INC	119	12	0.507 ac
AMREP SOUTHWEST INC	119	13	0.489 ac
AMREP SOUTHWEST INC	119	14	0.500 ac
AMREP SOUTHWEST INC	119	15	0.496 ac
AMREP SOUTHWEST INC	119	16	0.474 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	19	0.505 ac
AMREP SOUTHWEST INC	119	20	0.495 ac
AMREP SOUTHWEST INC	119	21	0.489 ac
AMREP SOUTHWEST INC	119	22	0.499 ac
AMREP SOUTHWEST INC	119	23	0.500 ac
AMREP SOUTHWEST INC	119	24	0.498 ac
AMREP SOUTHWEST INC	119	25	0.499 ac
AMREP SOUTHWEST INC	119	26	0.467 ac
AMREP SOUTHWEST INC	119	27	0.489 ac
AMREP SOUTHWEST INC	119	28	0.501 ac
AMREP SOUTHWEST INC	119	29	0.503 ac
AMREP SOUTHWEST INC	119	30	0.543 ac
AMREP SOUTHWEST INC	119	31	0.550 ac
AMREP SOUTHWEST INC	119	32	0.602 ac
AMREP SOUTHWEST INC	119	33	0.649 ac
AMREP SOUTHWEST INC	119	34	0.651 ac
AMREP SOUTHWEST INC	119	35	0.670 ac
AMREP SOUTHWEST INC	119	36	0.754 ac
AMREP SOUTHWEST INC	119	37	0.631 ac
AMREP SOUTHWEST INC	119	38	0.615 ac
AMREP SOUTHWEST INC	119	39	0.595 ac
AMREP SOUTHWEST INC	119	40	0.704 ac
AMREP SOUTHWEST INC	120	1	0.485 ac
AMREP SOUTHWEST INC	120	2	0.493 ac
AMREP SOUTHWEST INC	120	3	0.509 ac
AMREP SOUTHWEST INC	120	4	0.492 ac
AMREP SOUTHWEST INC	120	5	0.518 ac
AMREP SOUTHWEST INC	120	6	1.109 ac
AMREP SOUTHWEST INC	120	7	1.270 ac

AMREP SOUTHWEST INC	120	8	0.725 ac
AMREP SOUTHWEST INC	120	9	1.071 ac
AMREP SOUTHWEST INC	120	10	0.951 ac
AMREP SOUTHWEST INC	120	11	0.621 ac
AMREP SOUTHWEST INC	120	12	0.768 ac
AMREP SOUTHWEST INC	120	13	1.367 ac
AMREP SOUTHWEST INC	120	14	1.336 ac
AMREP SOUTHWEST INC	120	15	1.389 ac
AMREP SOUTHWEST INC	120	16	1.383 ac
AMREP SOUTHWEST INC	120	17	0.807 ac
AMREP SOUTHWEST INC	120	18	0.513 ac
AMREP SOUTHWEST INC	120	19	0.993 ac
AMREP SOUTHWEST INC	120	20	0.991 ac
AMREP SOUTHWEST INC	120	21	0.986 ac
AMREP SOUTHWEST INC	120	22	1.585 ac
AMREP SOUTHWEST INC	120	23	0.648 ac
AMREP SOUTHWEST INC	120	24	0.634 ac
AMREP SOUTHWEST INC	120	25	1.273 ac
AMREP SOUTHWEST INC	120	26	1.221 ac
AMREP SOUTHWEST INC	120	27	1.398 ac
AMREP SOUTHWEST INC	120	28	0.520 ac
AMREP SOUTHWEST INC	120	29	0.492 ac
AMREP SOUTHWEST INC	120	30	0.508 ac
AMREP SOUTHWEST INC	120	31	0.491 ac
AMREP SOUTHWEST INC	120	32	0.489 ac
AMREP CORPORATION	120		0.840 ac
RESURRECTION LAND COMPANY LLC	120	PARK	1.317 ac
AMREP SOUTHWEST INC	121	1	0.631 ac
AMREP SOUTHWEST INC	121	2	0.647 ac
AMREP SOUTHWEST INC	121	4	1.002 ac
AMREP SOUTHWEST INC	121	5	0.676 ac
AMREP SOUTHWEST INC	121	6	0.591 ac
AMREP SOUTHWEST INC	121	9	1.160 ac
AMREP SOUTHWEST INC	121	10	0.617 ac
AMREP SOUTHWEST INC	121	11	0.606 ac
RESURRECTION LAND COMPANY LLC	121	12	0.531 ac
AMREP SOUTHWEST INC	121	16	0.495 ac
AMREP SOUTHWEST INC	121	17	0.493 ac
AMREP SOUTHWEST INC	121	18	0.485 ac
AMREP SOUTHWEST INC	121	19	0.494 ac
AMREP SOUTHWEST INC	121	21	0.486 ac
AMREP SOUTHWEST INC	121	22	0.489 ac
AMREP SOUTHWEST INC	121	23	0.720 ac
AMREP SOUTHWEST INC	121	24	0.738 ac

AMREP SOUTHWEST INC	121	25	0.513 ac
AMREP SOUTHWEST INC	121	26	0.504 ac
AMREP SOUTHWEST INC	121	27	0.951 ac
AMREP SOUTHWEST INC	121	28	1.272 ac
RESURRECTION LAND COMPANY LLC	121	30	1.031 ac
AMREP SOUTHWEST INC	121	31	1.062 ac
AMREP SOUTHWEST INC	121	32	0.865 ac
RESURRECTION LAND COMPANY LLC	121	36	0.465 ac
RESURRECTION LAND COMPANY LLC	121	40	1.018 ac
AMREP SOUTHWEST INC	121	41	0.486 ac
AMREP SOUTHWEST INC	121	43	0.468 ac
AMREP SOUTHWEST INC	121	44	1.243 ac
AMREP SOUTHWEST INC	121	45	1.018 ac
AMREP SOUTHWEST INC	121	46	0.880 ac
AMREP SOUTHWEST INC	121	47	1.244 ac
RESURRECTION LAND COMPANY LLC	121	48	0.682 ac
RESURRECTION LAND COMPANY LLC	121	66	1.123 ac
RESURRECTION LAND COMPANY LLC	121	68	0.516 ac
RESURRECTION LAND COMPANY LLC	121	72	0.451 ac
RESURRECTION LAND COMPANY LLC	121	73	0.552 ac
AMREP SOUTHWEST INC	121	PARK	6.868 ac
AMREP SOUTHWEST INC	122	1	1.014 ac
AMREP SOUTHWEST INC	122	2	0.969 ac
AMREP SOUTHWEST INC	122	3	0.977 ac
AMREP SOUTHWEST INC	122	4	1.039 ac
AMREP SOUTHWEST INC	122	5	1.012 ac
RESURRECTION LAND COMPANY LLC	122	8	1.007 ac
AMREP SOUTHWEST INC	122	9	0.995 ac
AMREP SOUTHWEST INC	122	11	1.000 ac
AMREP SOUTHWEST INC	122	12	0.977 ac
AMREP SOUTHWEST INC	122	15	0.910 ac
AMREP SOUTHWEST INC	122	16	0.753 ac
AMREP SOUTHWEST INC	122	17	1.307 ac
AMREP SOUTHWEST INC	122	18	1.028 ac
AMREP SOUTHWEST INC	122	21	1.066 ac
AMREP SOUTHWEST INC	122	22	0.613 ac
AMREP SOUTHWEST INC	122	23	0.611 ac
AMREP SOUTHWEST INC	122	24	0.615 ac
AMREP SOUTHWEST INC	122	25	1.620 ac
AMREP SOUTHWEST INC	122	26	0.974 ac
AMREP SOUTHWEST INC	122	27	1.018 ac
RESURRECTION LAND COMPANY LLC	122	28	1.023 ac
AMREP SOUTHWEST INC	122	30	1.304 ac
AMREP SOUTHWEST INC	122	31	1.883 ac

AMREP SOUTHWEST INC	122	32	1.284 ac
AMREP SOUTHWEST INC	122	33	1.026 ac
AMREP SOUTHWEST INC	123	1	0.502 ac
AMREP SOUTHWEST INC	123	2	0.479 ac
AMREP SOUTHWEST INC	123	5	0.496 ac
AMREP SOUTHWEST INC	123	6	0.516 ac
AMREP SOUTHWEST INC	123	7	0.501 ac
AMREP SOUTHWEST INC	123	8	0.506 ac
AMREP SOUTHWEST INC	123	9	0.500 ac
AMREP SOUTHWEST INC	123	10	0.616 ac
AMREP SOUTHWEST INC	123	13	0.543 ac
AMREP SOUTHWEST INC	123	14	1.424 ac
AMREP SOUTHWEST INC	123	15	1.382 ac
AMREP SOUTHWEST INC	123	16	1.623 ac
AMREP SOUTHWEST INC	123	17	0.973 ac
AMREP SOUTHWEST INC	123	18	0.744 ac
AMREP SOUTHWEST INC	123	19	0.736 ac
AMREP SOUTHWEST INC	124	1	0.722 ac
AMREP SOUTHWEST INC	124	2	0.493 ac
RESURRECTION LAND COMPANY LLC	124	4	0.499 ac
AMREP SOUTHWEST INC	124	5	0.499 ac
AMREP SOUTHWEST INC	124	6	0.494 ac
AMREP SOUTHWEST INC	124	8	0.505 ac
AMREP SOUTHWEST INC	124	9	0.500 ac
AMREP SOUTHWEST INC	124	10	0.507 ac
AMREP SOUTHWEST INC	124	11	0.498 ac
AMREP SOUTHWEST INC	124	12	0.492 ac
AMREP SOUTHWEST INC	124	19	0.511 ac
AMREP SOUTHWEST INC	124	20	0.502 ac
AMREP SOUTHWEST INC	124	21	0.497 ac
AMREP SOUTHWEST INC	124	23	0.504 ac
RESURRECTION LAND COMPANY LLC	124	24	0.517 ac
RESURRECTION LAND COMPANY LLC	124	25	0.496 ac
AMREP SOUTHWEST INC	124	26	0.799 ac
AMREP SOUTHWEST INC	125	2	0.498 ac
AMREP SOUTHWEST INC	125	3	0.520 ac
AMREP SOUTHWEST INC	125	4	0.495 ac
AMREP SOUTHWEST INC	125	5	0.480 ac
RESURRECTION LAND COMPANY LLC	125	8	0.507 ac
AMREP SOUTHWEST INC	125	9	0.487 ac
AMREP SOUTHWEST INC	125	10	0.485 ac
AMREP SOUTHWEST INC	125	11	1.055 ac
AMREP SOUTHWEST INC	125	12	0.909 ac
AMREP SOUTHWEST INC	125	13	0.767 ac

AMREP SOUTHWEST INC	125	14	0.898 ac
AMREP SOUTHWEST INC	125	15	0.517 ac
AMREP SOUTHWEST INC	125	16	0.541 ac
AMREP SOUTHWEST INC	125	17	0.579 ac
AMREP SOUTHWEST INC	125	19	0.509 ac
AMREP SOUTHWEST INC	125	20	0.492 ac
AMREP SOUTHWEST INC	125	21	0.779 ac
AMREP SOUTHWEST INC	125	22	0.698 ac
AMREP SOUTHWEST INC	125	23	0.565 ac
AMREP SOUTHWEST INC	125	25	0.513 ac
AMREP SOUTHWEST INC	125	26	0.508 ac
AMREP SOUTHWEST INC	125	27	0.494 ac
RESURRECTION LAND COMPANY LLC	125	28	0.759 ac
AMREP SOUTHWEST INC	125	29	0.945 ac
AMREP SOUTHWEST INC	125	30	1.203 ac
RESURRECTION LAND COMPANY LLC	126	1	0.977 ac
AMREP SOUTHWEST INC	126	2	0.834 ac
AMREP SOUTHWEST INC	126	3	1.225 ac
AMREP SOUTHWEST INC	126	4	0.891 ac
AMREP SOUTHWEST INC	126	5	0.590 ac
AMREP SOUTHWEST INC	126	6	0.562 ac
AMREP SOUTHWEST INC	126	7	0.622 ac
AMREP SOUTHWEST INC	126	8	0.645 ac
AMREP SOUTHWEST INC	126	9	0.594 ac
AMREP SOUTHWEST INC	129	11	0.746 ac
AMREP SOUTHWEST INC	129	12	0.778 ac
AMREP SOUTHWEST INC	129	13	0.783 ac
AMREP SOUTHWEST INC	129	14	0.748 ac
AMREP SOUTHWEST INC	129	15	0.755 ac
AMREP SOUTHWEST INC	129	16	0.743 ac
AMREP SOUTHWEST INC	129	17	0.605 ac
AMREP SOUTHWEST INC	129	18	0.545 ac
AMREP SOUTHWEST INC	129	24	0.808 ac
AMREP SOUTHWEST INC	129	25	1.040 ac
AMREP SOUTHWEST INC	129	26	1.125 ac
AMREP SOUTHWEST INC	129	27	0.732 ac
AMREP SOUTHWEST INC	129	28	0.744 ac
AMREP SOUTHWEST INC	129	29	0.764 ac
AMREP SOUTHWEST INC	129	30	0.777 ac
AMREP SOUTHWEST INC	129	31	0.778 ac
AMREP SOUTHWEST INC	129	32	0.769 ac
AMREP SOUTHWEST INC	129	33	0.752 ac
AMREP SOUTHWEST INC	129	34	1.499 ac
AMREP SOUTHWEST INC	129	35	0.975 ac

AMREP SOUTHWEST INC	129	36	1.109 ac
AMREP SOUTHWEST INC	129	37	0.961 ac
AMREP SOUTHWEST INC	129	38	0.964 ac
AMREP SOUTHWEST INC	129	DRAINAGE	0.367 ac
AMREP SOUTHWEST INC	130	7	1.122 ac
AMREP SOUTHWEST INC	130	8	0.719 ac
AMREP SOUTHWEST INC	130	9	0.864 ac
AMREP SOUTHWEST INC	130	10	0.962 ac
AMREP SOUTHWEST INC	130	11	0.751 ac
AMREP SOUTHWEST INC	130	12	0.831 ac
AMREP SOUTHWEST INC	130	13	0.956 ac
AMREP SOUTHWEST INC	130	14	0.982 ac
AMREP SOUTHWEST INC	130	15	1.400 ac
AMREP SOUTHWEST INC	130	16	1.621 ac
AMREP SOUTHWEST INC	130	17	1.023 ac
AMREP SOUTHWEST INC	130	18	1.100 ac
RESURRECTION LAND COMPANY LLC	130	19	1.022 ac
AMREP SOUTHWEST INC	130	20	0.983 ac
AMREP SOUTHWEST INC	130	21	1.019 ac
AMREP SOUTHWEST INC	130	22	0.978 ac
AMREP SOUTHWEST INC	130	23	1.011 ac
RESURRECTION LAND COMPANY LLC	130	24	0.988 ac
AMREP SOUTHWEST INC	130	25	1.006 ac
AMREP SOUTWEST INC	130	26	0.999 ac
AMREP SOUTHWEST INC	130		4.448 ac
AMREP SOUTHWEST INC	130		7.479 ac
AMREP SOUTHWEST INC	130		4.417 ac
AMREP SOUTHWEST INC	131	1	1.107 ac
AMREP SOUTHWEST INC	131	2	1.061 ac
AMREP SOUTHWEST INC	131	3	1.079 ac
AMREP SOUTHWEST INC	131	4	1.020 ac
AMREP SOUTHWEST INC	131	5	0.996 ac
AMREP SOUTHWEST INC	131	6	0.984 ac
AMREP SOUTHWEST INC	131	7	0.998 ac
AMREP SOUTHWEST INC	131	8	1.009 ac
AMREP SOUTHWEST INC	131	9	0.996 ac
AMREP SOUTHWEST INC	131	11	0.950 ac
AMREP SOUTHWEST INC	131	12	1.018 ac
AMREP SOUTHWEST INC	131	15	1.031 ac
AMREP SOUTHWEST INC	131	16	1.013 ac
RESURRECTION LAND COMPANY LLC	131	17	1.025 ac
AMREP SOUTHWEST INC	139	2	0.994 ac
RESURRECTION LAND COMPANY LLC	139	5	1.018 ac
AMREP SOUTHWEST INC	139	6	1.137 ac

AMREP SOUTHWEST INC	139	7	1.095 ac
AMREP SOUTHWEST INC	139	10	0.977 ac
AMREP SOUTHWEST INC	139	11	0.971 ac
AMREP SOUTHWEST, INC			6.771 ac
			313.714

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

September 18, 2024

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

Re: Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Co. LLC. for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Resurrection Land Co. LLC.

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

Owner_List	Block	Lot	Acrage	ProposedZo	ExistingZoning
RESURRECTION LAND COMPANY LLC	110	13	0.501 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	14	0.503 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	15	0.508 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	16	0.495 ac	R-2	TZ
AMREP SOUTHWEST INC	110	20	0.504 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	40	0.495 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	41	0.487 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	42	0.490 ac	R-2	TZ
AMREP SOUTHWEST INC	110	44	0.499 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	110	57	0.513 ac	R-2	TZ
AMREP SOUTHWEST INC	110	58	0.994 ac	R-2	TZ
RESURRECTION LAND COMPANY LLC	113	2	0.963 ac	R-4	TZ
AMREP SOUTHWEST INC	113	3	0.983 ac	R-4	TZ
AMREP SOUTHWEST INC	113	4	0.997 ac	R-4	TZ
AMREP SOUTHWEST INC	113	6	1.064 ac	R-4	TZ
AMREP SOUTHWEST INC	113	7	1.202 ac	R-4	TZ
AMREP SOUTHWEST INC	113	8	0.896 ac	R-4	TZ
AMREP SOUTHWEST INC	113	9	0.859 ac	R-4	TZ
AMREP SOUTHWEST INC	113	10	1.164 ac	R-4	TZ
AMREP SOUTHWEST INC	113	12	1.276 ac	R-4	TZ
AMREP SOUTHWEST INC	113	13	1.113 ac	R-4	TZ
AMREP SOUTHWEST INC	113	14	1.007 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac	R-4	TZ
AMREP SOUTHWEST INC	113	19	0.778 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	1	.71 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	2	1.113 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	3	0.872 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	4	0.692 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	5	0.645 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	6	0.535 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	7	0.530 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	8	0.718 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	9	0.698 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	10	0.599 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	11	0.528 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	12	0.570 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	13	0.624 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	14	0.642 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	114	15	1.055 ac	R-4	TZ
AMREP SOUTHWEST INC	116	1	0.755 ac	R-4	TZ
AMREP SOUTHWEST INC	116	2	0.667 ac	R-4	TZ
AMREP SOUTHWEST INC	116	4	0.719 ac	R-4	TZ
AMREP SOUTHWEST INC	116	5	1.083 ac	R-4	TZ
AMREP SOUTHWEST INC	116	6	1.331 ac	R-4	TZ
AMREP SOUTHWEST INC	116	7	1.051 ac	R-4	TZ
AMREP SOUTHWEST INC	116	8	1.052 ac	R-4	TZ
AMREP SOUTHWEST INC	116	9	0.791 ac	R-4	TZ
AMREP SOUTHWEST INC	116	10	0.657 ac	R-4	TZ

AMREP SOUTHWEST INC	116	11	0.696 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	117	1	0.691 ac	R-4	TZ
AMREP SOUTHWEST INC	117	2	0.976 ac	R-4	TZ
AMREP SOUTHWEST INC	117	3	0.970 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	117	4	0.945 ac	R-4	TZ
AMREP SOUTHWEST INC	117	5	0.981 ac	R-4	TZ
AMREP SOUTHWEST INC	117	7	0.998 ac	R-4	TZ
AMREP SOUTHWEST INC	117	8	0.982 ac	R-4	TZ
AMREP SOUTHWEST INC	117	9	1.010 ac	R-4	TZ
AMREP SOUTHWEST INC	117	10	1.039 ac	R-4	TZ
AMREP SOUTHWEST INC	117	14	1.016 ac	R-4	TZ
AMREP SOUTHWEST INC	117	15	1.023 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	117	16	0.808 ac	R-4	TZ
AMREP SOUTHWEST INC	118	1	1.028 ac	R-1	TZ
AMREP SOUTHWEST INC	118	2	1.087 ac	R-1	TZ
AMREP SOUTHWEST INC	118	3	0.881 ac	R-1	TZ
AMREP SOUTHWEST INC	118	11	0.897 ac	R-4	TZ
AMREP SOUTHWEST INC	118	12	0.953 ac	R-4	TZ
AMREP SOUTHWEST INC	118	13	0.952 ac	R-4	TZ
AMREP SOUTHWEST INC	118	14	1.248 ac	R-4	TZ
AMREP SOUTHWEST INC	118	17	1.192 ac	R-4	TZ
AMREP SOUTHWEST INC	118	18	0.868 ac	R-4	TZ
AMREP SOUTHWEST INC	118	19	0.848 ac	R-4	TZ
AMREP SOUTHWEST INC	118	20	0.971 ac	R-4	TZ
AMREP SOUTHWEST INC	118	22	0.978 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	118	23	1.010 ac	R-4	TZ
AMREP SOUTHWEST INC	118	24	1.020 ac	R-4	TZ
AMREP SOUTHWEST INC	118	25	0.992 ac	R-4	TZ
AMREP SOUTHWEST INC	118	26	1.310 ac	R-4	TZ
AMREP SOUTHWEST INC	118	27	1.352 ac	R-4	TZ
AMREP SOUTHWEST INC	118	28	1.178 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	118	29	1.104 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	118	31	0.875 ac	R-4	TZ
AMREP SOUTHWEST INC	118	32	0.945 ac	R-4	TZ
AMREP SOUTHWEST INC	118	33	1.002 ac	R-4	TZ
AMREP SOUTHWEST INC	118	34	1.024 ac	R-4	TZ
AMREP SOUTHWEST INC	119	1	0.508 ac	R-4	TZ
AMREP SOUTHWEST INC	119	2	0.508 ac	R-4	TZ
AMREP SOUTHWEST INC	119	3	0.508 ac	R-4	TZ
AMREP SOUTHWEST INC	119	4	0.504 ac	R-4	TZ
AMREP SOUTHWEST INC	119	5	0.493 ac	R-4	TZ
AMREP SOUTHWEST INC	119	6	0.503 ac	R-4	TZ
AMREP SOUTHWEST INC	119	7	0.510 ac	R-4	TZ
AMREP SOUTHWEST INC	119	8	0.876 ac	R-4	TZ
AMREP SOUTHWEST INC	119	9	0.914 ac	R-4	TZ
AMREP SOUTHWEST INC	119	10	0.469 ac	R-4	TZ
AMREP SOUTHWEST INC	119	11	0.497 ac	R-4	TZ
AMREP SOUTHWEST INC	119	12	0.507 ac	R-4	TZ
AMREP SOUTHWEST INC	119	13	0.489 ac	R-4	TZ

AMREP SOUTHWEST INC	119	14	0.500 ac	R-4	TZ
AMREP SOUTHWEST INC	119	15	0.496 ac	R-4	TZ
AMREP SOUTHWEST INC	119	16	0.474 ac	R-4	TZ
AMREP SOUTHWEST INC	119	18	0.495 ac	R-4	TZ
AMREP SOUTHWEST INC	119	18	0.495 ac	R-4	TZ
AMREP SOUTHWEST INC	119	19	0.505 ac	R-4	TZ
AMREP SOUTHWEST INC	119	20	0.495 ac	R-4	TZ
AMREP SOUTHWEST INC	119	21	0.489 ac	R-4	TZ
AMREP SOUTHWEST INC	119	22	0.499 ac	R-4	TZ
AMREP SOUTHWEST INC	119	23	0.500 ac	R-4	TZ
AMREP SOUTHWEST INC	119	24	0.498 ac	R-4	TZ
AMREP SOUTHWEST INC	119	25	0.499 ac	R-4	TZ
AMREP SOUTHWEST INC	119	26	0.467 ac	R-4	TZ
AMREP SOUTHWEST INC	119	27	0.489 ac	R-4	TZ
AMREP SOUTHWEST INC	119	28	0.501 ac	R-4	TZ
AMREP SOUTHWEST INC	119	29	0.503 ac	R-4	TZ
AMREP SOUTHWEST INC	119	30	0.543 ac	R-4	TZ
AMREP SOUTHWEST INC	119	31	0.550 ac	R-4	TZ
AMREP SOUTHWEST INC	119	32	0.602 ac	R-4	TZ
AMREP SOUTHWEST INC	119	33	0.649 ac	R-4	TZ
AMREP SOUTHWEST INC	119	34	0.651 ac	R-4	TZ
AMREP SOUTHWEST INC	119	35	0.670 ac	R-4	TZ
AMREP SOUTHWEST INC	119	36	0.754 ac	R-4	TZ
AMREP SOUTHWEST INC	119	37	0.631 ac	R-4	TZ
AMREP SOUTHWEST INC	119	38	0.615 ac	R-4	TZ
AMREP SOUTHWEST INC	119	39	0.595 ac	R-4	TZ
AMREP SOUTHWEST INC	119	40	0.704 ac	R-4	TZ
AMREP SOUTHWEST INC	120	1	0.485 ac	R-4	TZ
AMREP SOUTHWEST INC	120	2	0.493 ac	R-4	TZ
AMREP SOUTHWEST INC	120	3	0.509 ac	R-4	TZ
AMREP SOUTHWEST INC	120	4	0.492 ac	R-4	TZ
AMREP SOUTHWEST INC	120	5	0.518 ac	R-4	TZ
AMREP SOUTHWEST INC	120	6	1.109 ac	R-4	TZ
AMREP SOUTHWEST INC	120	7	1.270 ac	R-4	TZ
AMREP SOUTHWEST INC	120	8	0.725 ac	R-4	TZ
AMREP SOUTHWEST INC	120	9	1.071 ac	R-4	TZ
AMREP SOUTHWEST INC	120	10	0.951 ac	R-4	TZ
AMREP SOUTHWEST INC	120	11	0.621 ac	R-4	TZ
AMREP SOUTHWEST INC	120	12	0.768 ac	R-4	TZ
AMREP SOUTHWEST INC	120	13	1.367 ac	R-4	TZ
AMREP SOUTHWEST INC	120	14	1.336 ac	R-4	TZ
AMREP SOUTHWEST INC	120	15	1.389 ac	R-4	TZ
AMREP SOUTHWEST INC	120	16	1.383 ac	R-4	TZ
AMREP SOUTHWEST INC	120	17	0.807 ac	R-4	TZ
AMREP SOUTHWEST INC	120	18	0.513 ac	R-4	TZ
AMREP SOUTHWEST INC	120	19	0.993 ac	R-4	TZ
AMREP SOUTHWEST INC	120	20	0.991 ac	R-4	TZ
AMREP SOUTHWEST INC	120	21	0.986 ac	R-4	TZ
AMREP SOUTHWEST INC	120	22	1.585 ac	R-4	TZ

AMREP SOUTHWEST INC	120		23	0.648 ac	R-4	TZ
AMREP SOUTHWEST INC	120		24	0.634 ac	R-4	TZ
AMREP SOUTHWEST INC	120		25	1.273 ac	R-4	TZ
AMREP SOUTHWEST INC	120		26	1.221 ac	R-4	TZ
AMREP SOUTHWEST INC	120		27	1.398 ac	R-4	TZ
AMREP SOUTHWEST INC	120		28	0.520 ac	R-4	TZ
AMREP SOUTHWEST INC	120		29	0.492 ac	R-4	TZ
AMREP SOUTHWEST INC	120		30	0.508 ac	R-4	TZ
AMREP SOUTHWEST INC	120		31	0.491 ac	R-4	TZ
AMREP SOUTHWEST INC	120		32	0.489 ac	R-4	TZ
AMREP CORPORATION	120	DRN		1.17 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	120	PARK		1.317 ac	R-4	TZ
AMREP SOUTHWEST INC	121		1	0.631 ac	R-4	TZ
AMREP SOUTHWEST INC	121		2	0.647 ac	R-4	TZ
AMREP SOUTHWEST INC	121		4	1.002 ac	R-4	TZ
AMREP SOUTHWEST INC	121		5	0.676 ac	R-4	TZ
AMREP SOUTHWEST INC	121		6	0.591 ac	R-4	TZ
AMREP SOUTHWEST INC	121		9	1.160 ac	R-4	TZ
AMREP SOUTHWEST INC	121		10	0.617 ac	R-4	TZ
AMREP SOUTHWEST INC	121		11	0.606 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	121		12	0.531 ac	R-4	TZ
AMREP SOUTHWEST INC	121		16	0.495 ac	R-4	TZ
AMREP SOUTHWEST INC	121		17	0.493 ac	R-4	TZ
AMREP SOUTHWEST INC	121		18	0.485 ac	R-4	TZ
AMREP SOUTHWEST INC	121		19	0.494 ac	R-4	TZ
AMREP SOUTHWEST INC	121		21	0.486 ac	R-4	TZ
AMREP SOUTHWEST INC	121		22	0.489 ac	R-4	TZ
AMREP SOUTHWEST INC	121		23	0.720 ac	R-4	TZ
AMREP SOUTHWEST INC	121		24	0.738 ac	R-4	TZ
AMREP SOUTHWEST INC	121		25	0.513 ac	R-4	TZ
AMREP SOUTHWEST INC	121		26	0.504 ac	R-4	TZ
AMREP SOUTHWEST INC	121		27	0.951 ac	R-4	TZ
AMREP SOUTHWEST INC	121		28	1.272 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	121		30	1.031 ac	R-4	TZ
AMREP SOUTHWEST INC	121		31	1.062 ac	R-4	TZ
AMREP SOUTHWEST INC	121		32	0.865 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	121		36	0.465 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	121		40	1.018 ac	R-4	TZ
AMREP SOUTHWEST INC	121		41	0.486 ac	R-4	TZ
AMREP SOUTHWEST INC	121		43	0.468 ac	R-4	TZ
AMREP SOUTHWEST INC	121		44	1.243 ac	R-4	TZ
AMREP SOUTHWEST INC	121		45	1.018 ac	R-4	TZ
AMREP SOUTHWEST INC	121		46	0.880 ac	R-4	TZ
AMREP SOUTHWEST INC	121		47	1.244 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	121		48	0.682 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	121		66	1.123 ac	R-1	TZ
RESURRECTION LAND COMPANY LLC	121		68	0.516 ac	R-1	TZ
RESURRECTION LAND COMPANY LLC	121		72	0.451 ac	R-1	TZ
RESURRECTION LAND COMPANY LLC	121		73	0.552 ac	R-1	TZ

AMREP SOUTHWEST INC	121	PARK	6.868 ac	R-1	TZ
AMREP SOUTHWEST INC	122	1	1.014 ac	R-4	TZ
AMREP SOUTHWEST INC	122	2	0.969 ac	R-4	TZ
AMREP SOUTHWEST INC	122	3	0.977 ac	R-4	TZ
AMREP SOUTHWEST INC	122	4	1.039 ac	R-4	TZ
AMREP SOUTHWEST INC	122	5	1.012 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	122	8	1.007 ac	R-4	TZ
AMREP SOUTHWEST INC	122	9	0.995 ac	R-4	TZ
AMREP SOUTHWEST INC	122	11	1.000 ac	R-4	TZ
AMREP SOUTHWEST INC	122	12	0.977 ac	R-4	TZ
AMREP SOUTHWEST INC	122	15	0.910 ac	R-4	TZ
AMREP SOUTHWEST INC	122	16	0.753 ac	R-4	TZ
AMREP SOUTHWEST INC	122	17	1.307 ac	R-4	TZ
AMREP SOUTHWEST INC	122	18	1.028 ac	R-4	TZ
AMREP SOUTHWEST INC	122	21	1.066 ac	R-4	TZ
AMREP SOUTHWEST INC	122	22	0.613 ac	R-4	TZ
AMREP SOUTHWEST INC	122	23	0.611 ac	R-4	TZ
AMREP SOUTHWEST INC	122	24	0.615 ac	R-4	TZ
AMREP SOUTHWEST INC	122	25	1.620 ac	R-4	TZ
AMREP SOUTHWEST INC	122	26	0.974 ac	R-4	TZ
AMREP SOUTHWEST INC	122	27	1.018 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	122	28	1.023 ac	R-4	TZ
AMREP SOUTHWEST INC	122	30	1.304 ac	R-4	TZ
AMREP SOUTHWEST INC	122	31	1.883 ac	R-4	TZ
AMREP SOUTHWEST INC	122	32	1.284 ac	R-4	TZ
AMREP SOUTHWEST INC	122	33	1.026 ac	R-4	TZ
AMREP SOUTHWEST INC	123	1	0.502 ac	R-4	TZ
AMREP SOUTHWEST INC	123	2	0.479 ac	R-4	TZ
AMREP SOUTHWEST INC	123	5	0.496 ac	R-4	TZ
AMREP SOUTHWEST INC	123	6	0.516 ac	R-4	TZ
AMREP SOUTHWEST INC	123	7	0.501 ac	R-4	TZ
AMREP SOUTHWEST INC	123	8	0.506 ac	R-4	TZ
AMREP SOUTHWEST INC	123	9	0.500 ac	R-4	TZ
AMREP SOUTHWEST INC	123	10	0.616 ac	R-4	TZ
AMREP SOUTHWEST INC	123	13	0.543 ac	R-4	TZ
AMREP SOUTHWEST INC	123	14	1.424 ac	R-4	TZ
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AMREP SOUTHWEST INC	123	16	1.623 ac	R-4	TZ
AMREP SOUTHWEST INC	123	17	0.973 ac	R-4	TZ
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AMREP SOUTHWEST INC	123	19	0.736 ac	R-4	TZ
AMREP SOUTHWEST INC	124	1	0.722 ac	R-4	TZ
AMREP SOUTHWEST INC	124	2	0.493 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	124	4	0.499 ac	R-4	TZ
AMREP SOUTHWEST INC	124	5	0.499 ac	R-4	TZ
AMREP SOUTHWEST INC	124	6	0.494 ac	R-4	TZ
AMREP SOUTHWEST INC	124	8	0.505 ac	R-4	TZ
AMREP SOUTHWEST INC	124	9	0.500 ac	R-4	TZ
AMREP SOUTHWEST INC	124	10	0.507 ac	R-4	TZ

AMREP SOUTHWEST INC	124	11	0.498 ac	R-4	TZ
AMREP SOUTHWEST INC	124	12	0.492 ac	R-4	TZ
AMREP SOUTHWEST INC	124	19	0.511 ac	R-4	TZ
AMREP SOUTHWEST INC	124	20	0.502 ac	R-4	TZ
AMREP SOUTHWEST INC	124	21	0.497 ac	R-4	TZ
AMREP SOUTHWEST INC	124	23	0.504 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	124	24	0.517 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	124	25	0.496 ac	R-4	TZ
AMREP SOUTHWEST INC	124	26	0.799 ac	R-4	TZ
AMREP SOUTHWEST INC	125	2	0.498 ac	R-4	TZ
AMREP SOUTHWEST INC	125	3	0.520 ac	R-4	TZ
AMREP SOUTHWEST INC	125	4	0.495 ac	R-4	TZ
AMREP SOUTHWEST INC	125	5	0.480 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	125	8	0.507 ac	R-4	TZ
AMREP SOUTHWEST INC	125	9	0.487 ac	R-4	TZ
AMREP SOUTHWEST INC	125	10	0.485 ac	R-4	TZ
AMREP SOUTHWEST INC	125	11	1.055 ac	R-4	TZ
AMREP SOUTHWEST INC	125	12	0.909 ac	R-4	TZ
AMREP SOUTHWEST INC	125	13	0.767 ac	R-4	TZ
AMREP SOUTHWEST INC	125	14	0.898 ac	R-4	TZ
AMREP SOUTHWEST INC	125	15	0.517 ac	R-4	TZ
AMREP SOUTHWEST INC	125	16	0.541 ac	R-4	TZ
AMREP SOUTHWEST INC	125	17	0.579 ac	R-4	TZ
AMREP SOUTHWEST INC	125	19	0.509 ac	R-4	TZ
AMREP SOUTHWEST INC	125	20	0.492 ac	R-4	TZ
AMREP SOUTHWEST INC	125	21	0.779 ac	R-4	TZ
AMREP SOUTHWEST INC	125	22	0.698 ac	R-4	TZ
AMREP SOUTHWEST INC	125	23	0.565 ac	R-4	TZ
AMREP SOUTHWEST INC	125	25	0.513 ac	R-4	TZ
AMREP SOUTHWEST INC	125	26	0.508 ac	R-4	TZ
AMREP SOUTHWEST INC	125	27	0.494 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	125	28	0.759 ac	R-4	TZ
AMREP SOUTHWEST INC	125	29	0.945 ac	R-4	TZ
AMREP SOUTHWEST INC	125	30	1.203 ac	R-4	TZ
RESURRECTION LAND COMPANY LLC	126	1	0.977 ac	R-4	TZ
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AMREP SOUTHWEST INC	126	3	1.225 ac	R-4	TZ
AMREP SOUTHWEST INC	126	4	0.891 ac	R-4	TZ
AMREP SOUTHWEST INC	126	5	0.590 ac	R-4	TZ
AMREP SOUTHWEST INC	126	6	0.562 ac	R-4	TZ
AMREP SOUTHWEST INC	126	7	0.622 ac	R-4	TZ
AMREP SOUTHWEST INC	126	8	0.645 ac	R-4	TZ
AMREP SOUTHWEST INC	126	9	0.594 ac	R-4	TZ
AMREP SOUTHWEST INC	129	11	0.746 ac	R-4	TZ
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AMREP SOUTHWEST INC	129	13	0.783 ac	R-4	TZ
AMREP SOUTHWEST INC	129	14	0.748 ac	R-4	TZ
AMREP SOUTHWEST INC	129	15	0.755 ac	R-4	TZ
AMREP SOUTHWEST INC	129	16	0.743 ac	R-4	TZ

AMREP SOUTHWEST INC	129		17	0.605 ac	R-4	TZ
AMREP SOUTHWEST INC	129		18	0.545 ac	R-4	TZ
AMREP SOUTHWEST INC	129		24	0.808 ac	R-4	TZ
AMREP SOUTHWEST INC	129		25	1.040 ac	R-4	TZ
AMREP SOUTHWEST INC	129		26	1.125 ac	R-4	TZ
AMREP SOUTHWEST INC	129		27	0.732 ac	R-4	TZ
AMREP SOUTHWEST INC	129		28	0.744 ac	R-4	TZ
AMREP SOUTHWEST INC	129		29	0.764 ac	R-4	TZ
AMREP SOUTHWEST INC	129		30	0.777 ac	R-4	TZ
AMREP SOUTHWEST INC	129		31	0.778 ac	R-4	TZ
AMREP SOUTHWEST INC	129		32	0.769 ac	R-4	TZ
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AMREP SOUTHWEST INC	130		17	1.023 ac	R-4	TZ
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RESURRECTION LAND COMPANY LLC	130		19	1.022 ac	R-4	TZ
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AMREP SOUTHWEST INC	130		21	1.019 ac	R-4	TZ
AMREP SOUTHWEST INC	130		22	0.978 ac	R-4	TZ
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RESURRECTION LAND COMPANY LLC	130		24	0.988 ac	R-4	TZ
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AMREP SOUTHWEST INC	130	130A2		7.86 ac	C-1	OS
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AMREP SOUTHWEST INC	131		8	1.009 ac	R-4	TZ

AMREP SOUTHWEST INC		131	9	0.996 ac	R-4	TZ
AMREP SOUTHWEST INC		131	11	0.950 ac	R-4	TZ
AMREP SOUTHWEST INC		131	12	1.018 ac	R-4	TZ
AMREP SOUTHWEST INC		131	15	1.031 ac	R-4	TZ
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AMREP SOUTHWEST INC		139	11	0.971 ac	R-2	TZ
AMREP SOUTHWEST, INC	MARE	OS4		6.82 ac	OS	OS
				314.6		



Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:

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Introduction

This document is a Master Plan for an expected 651-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

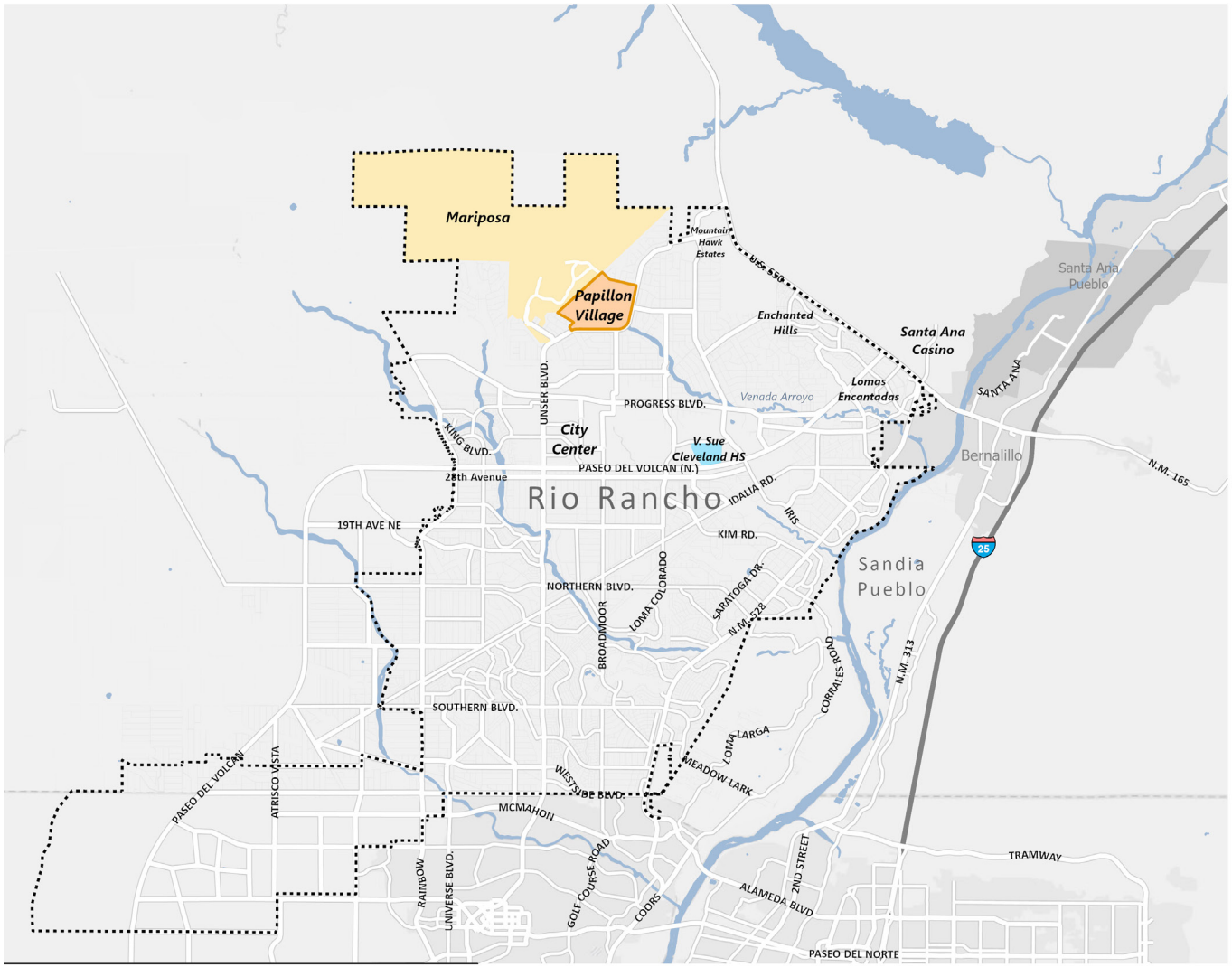
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA
Snyder, Miller & Associates

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

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Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

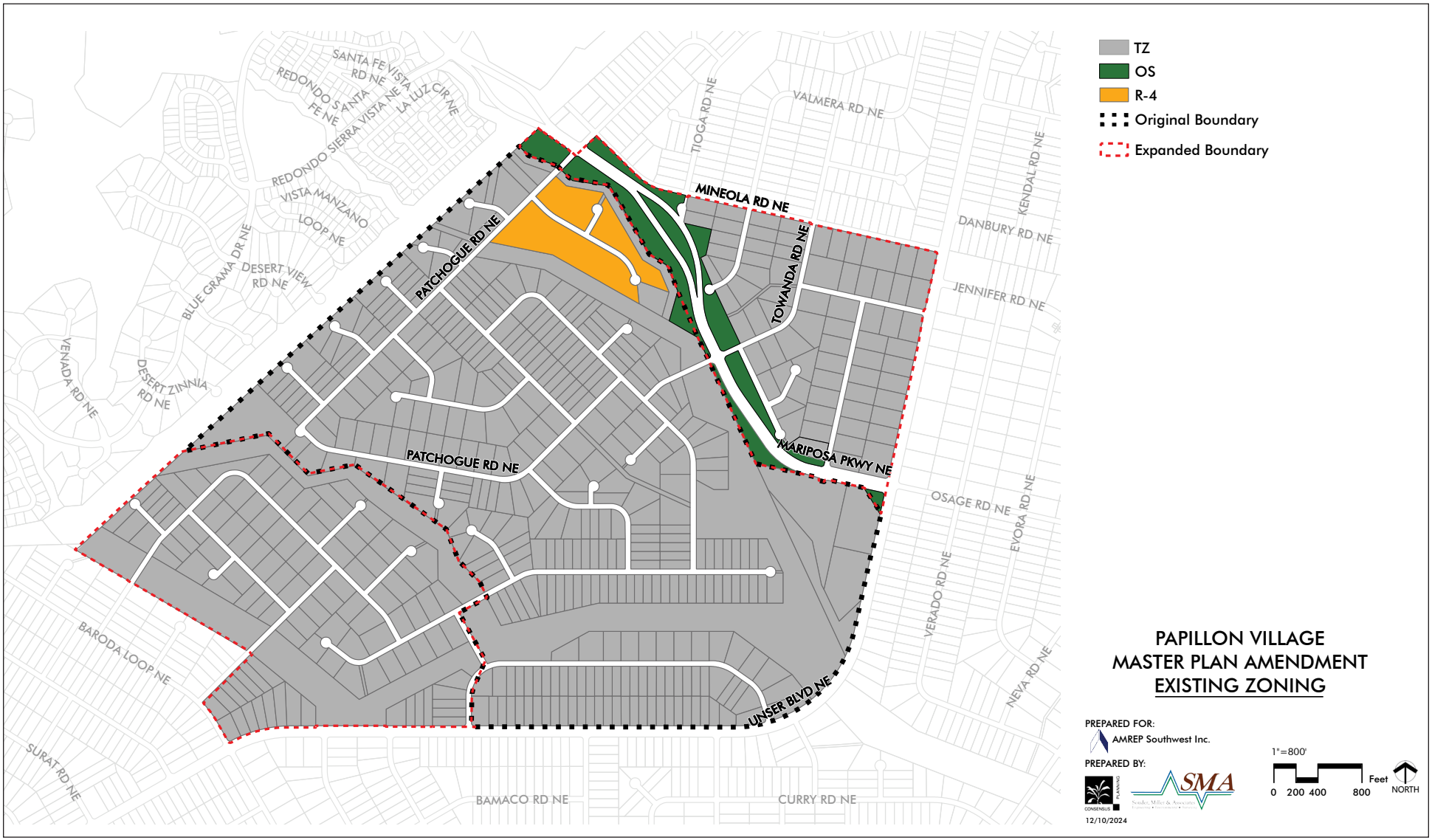
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

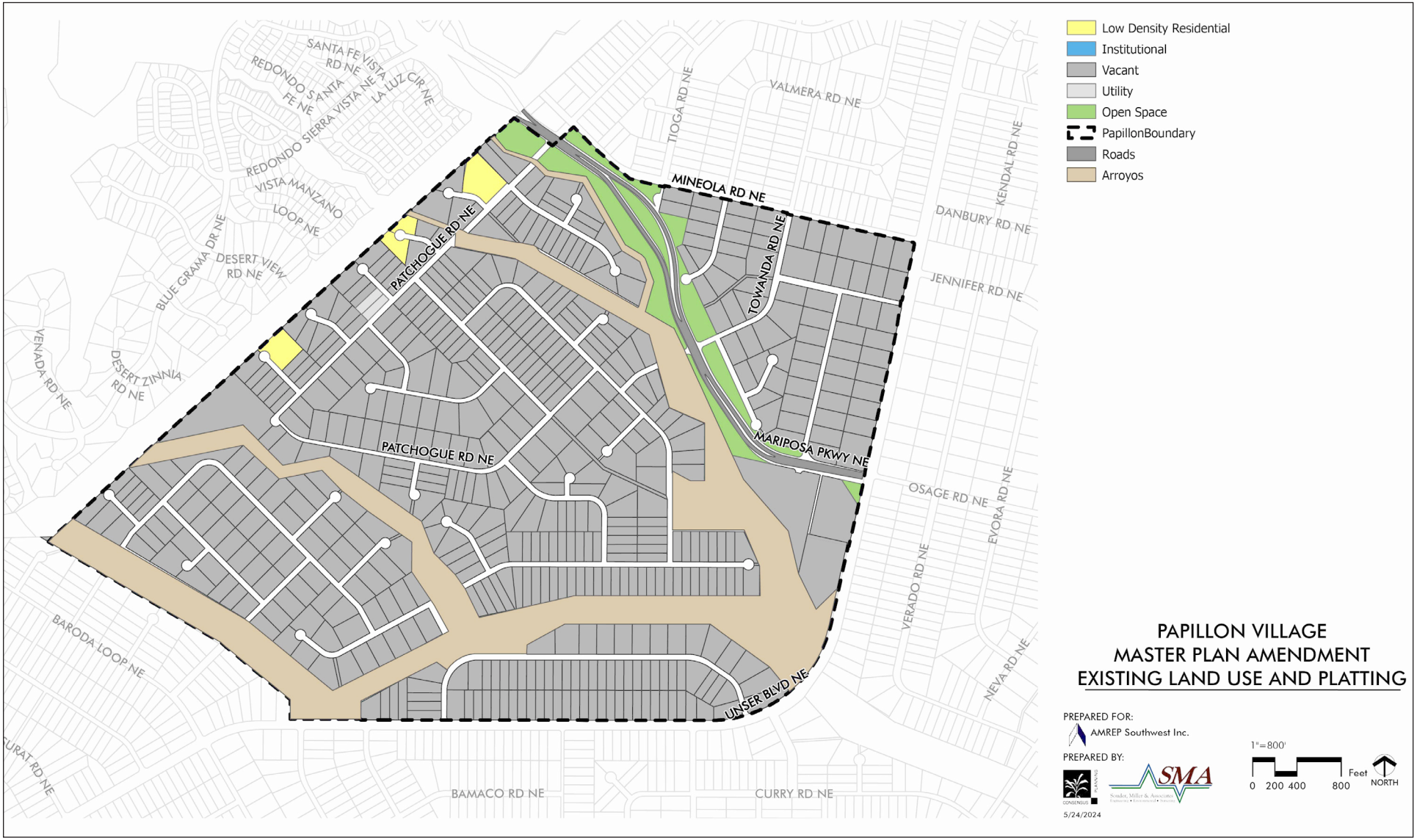
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



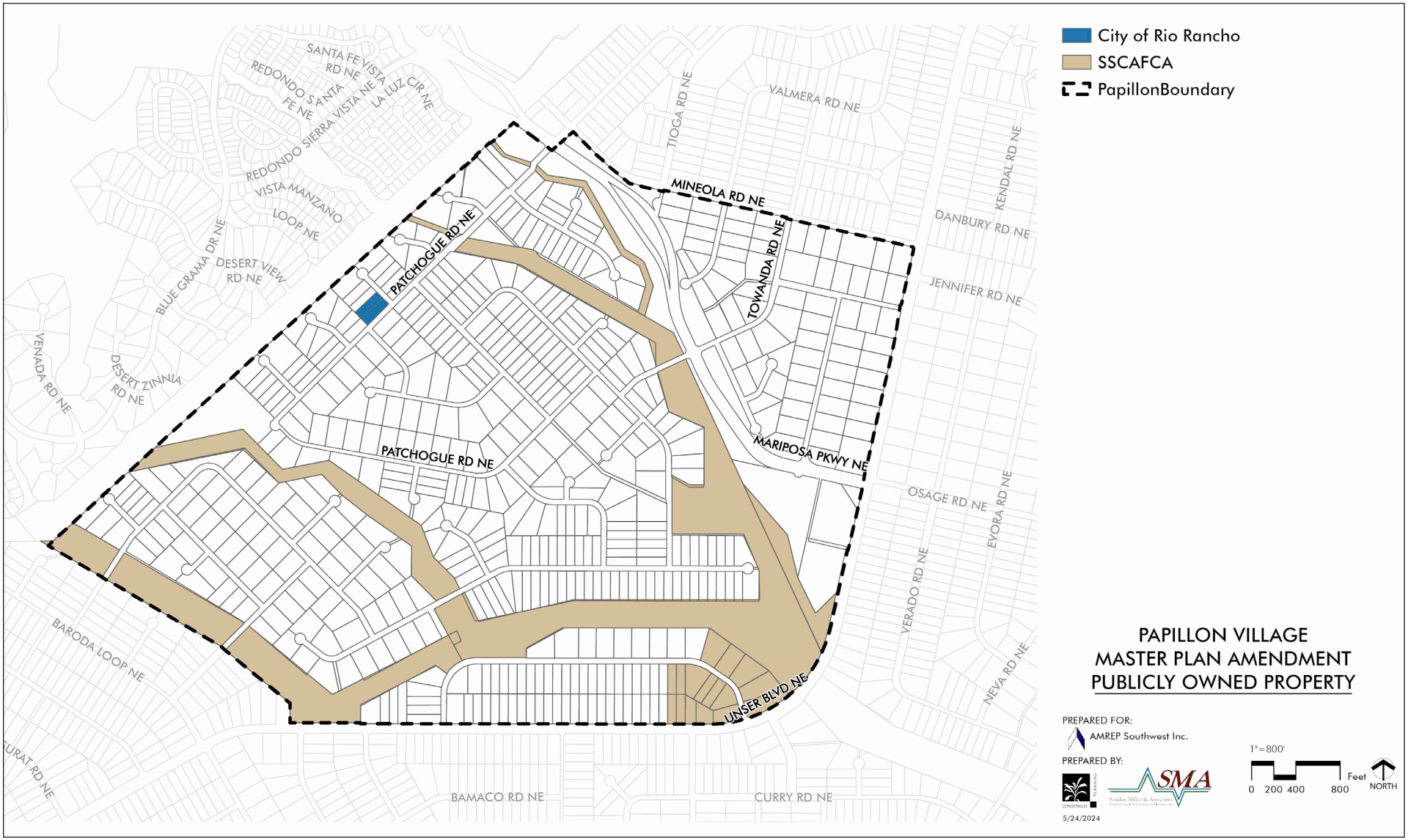
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



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Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate density residential areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 18 acres of

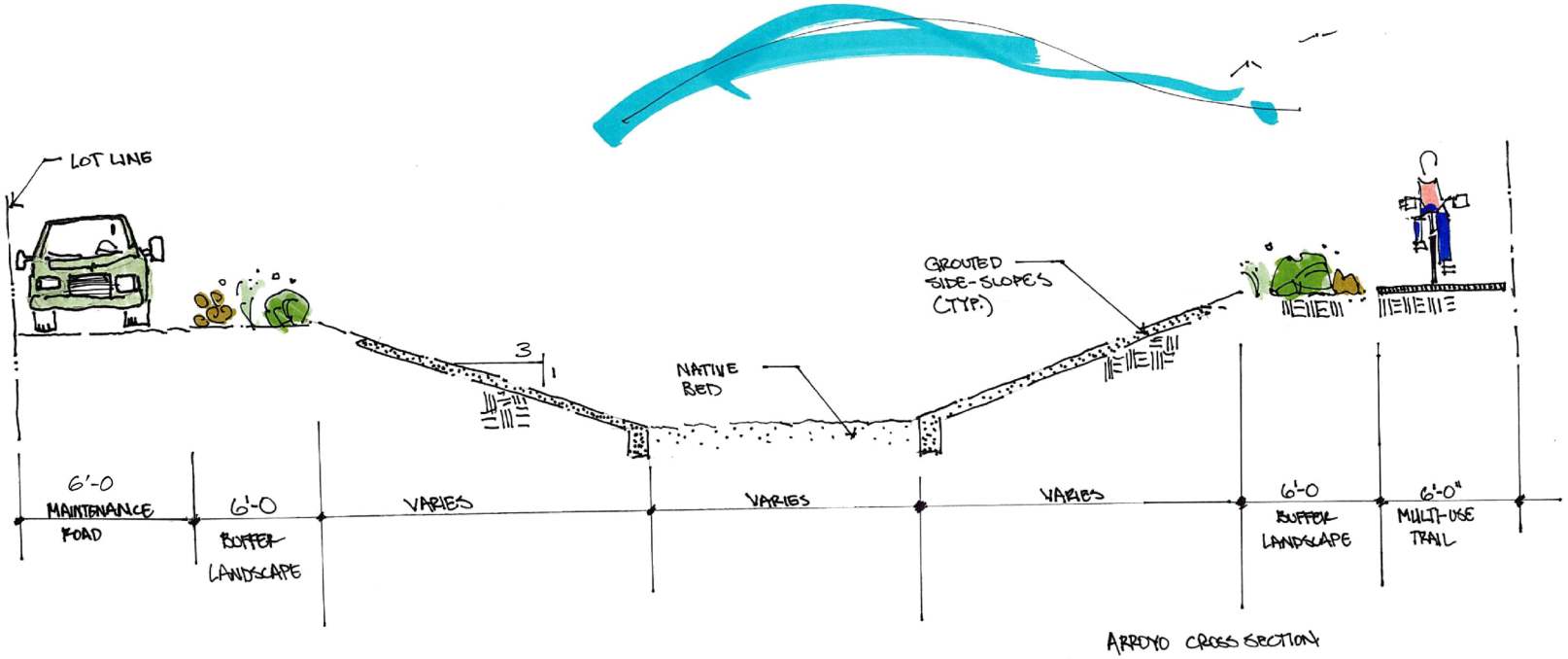


Diagram 1: Arroyo Cross Section

park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

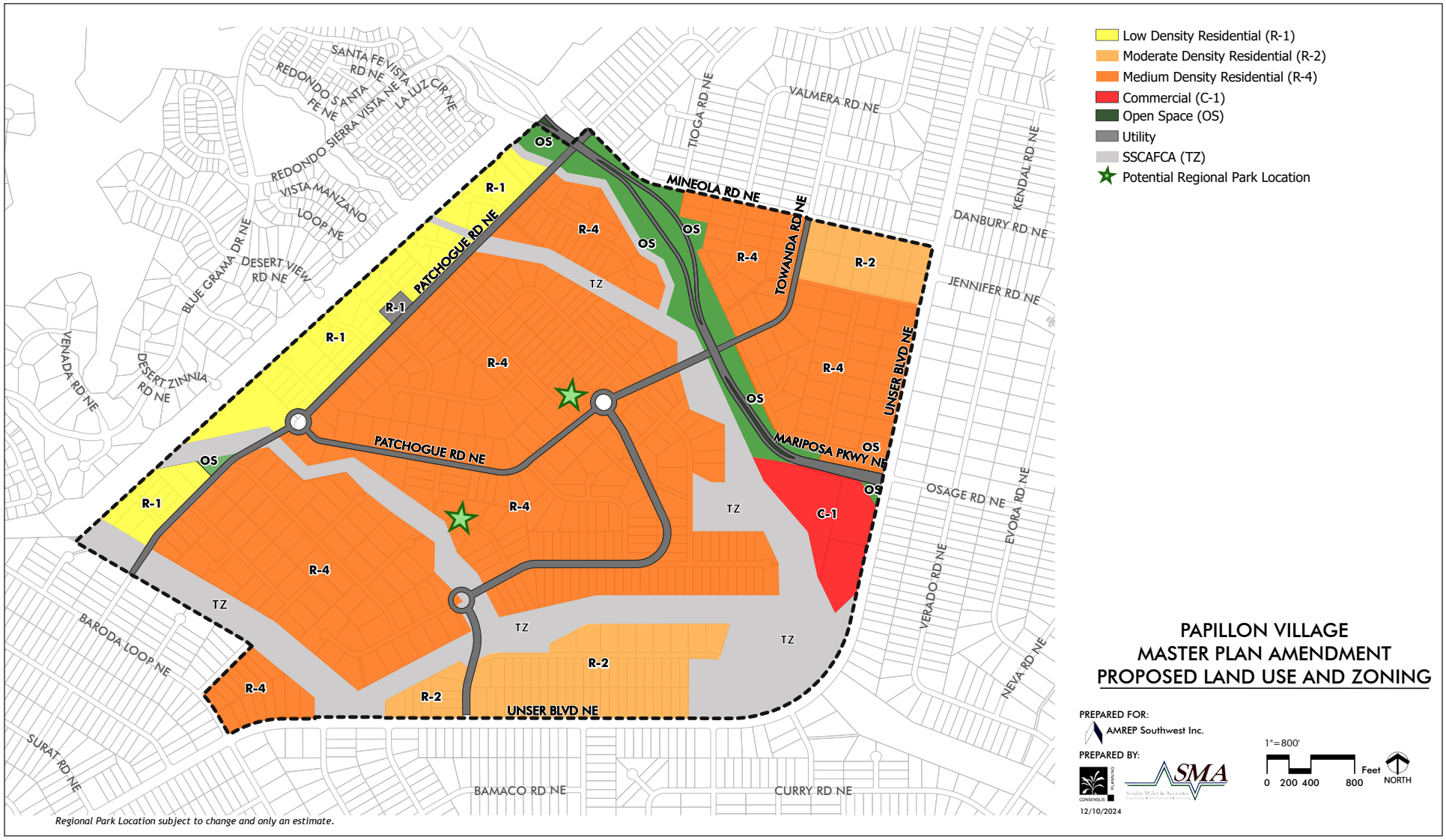
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Regional Park Location subject to change and only an estimate.

Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native seeding;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

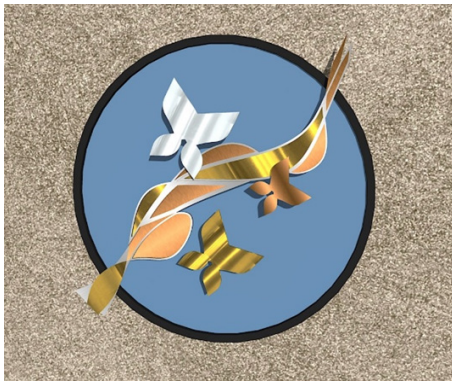
In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

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Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

OPEN SPACE AND TRAILS

The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS

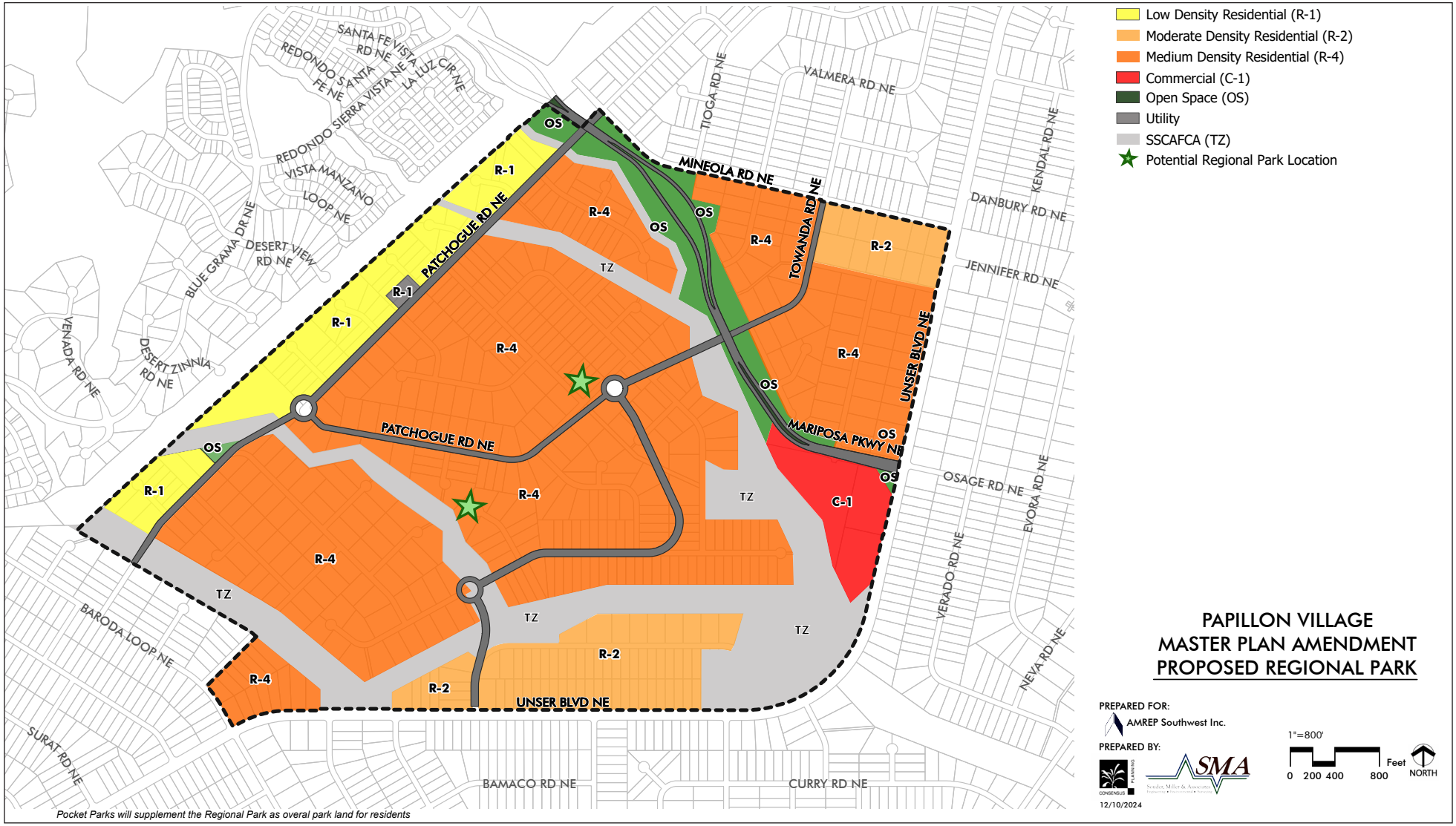
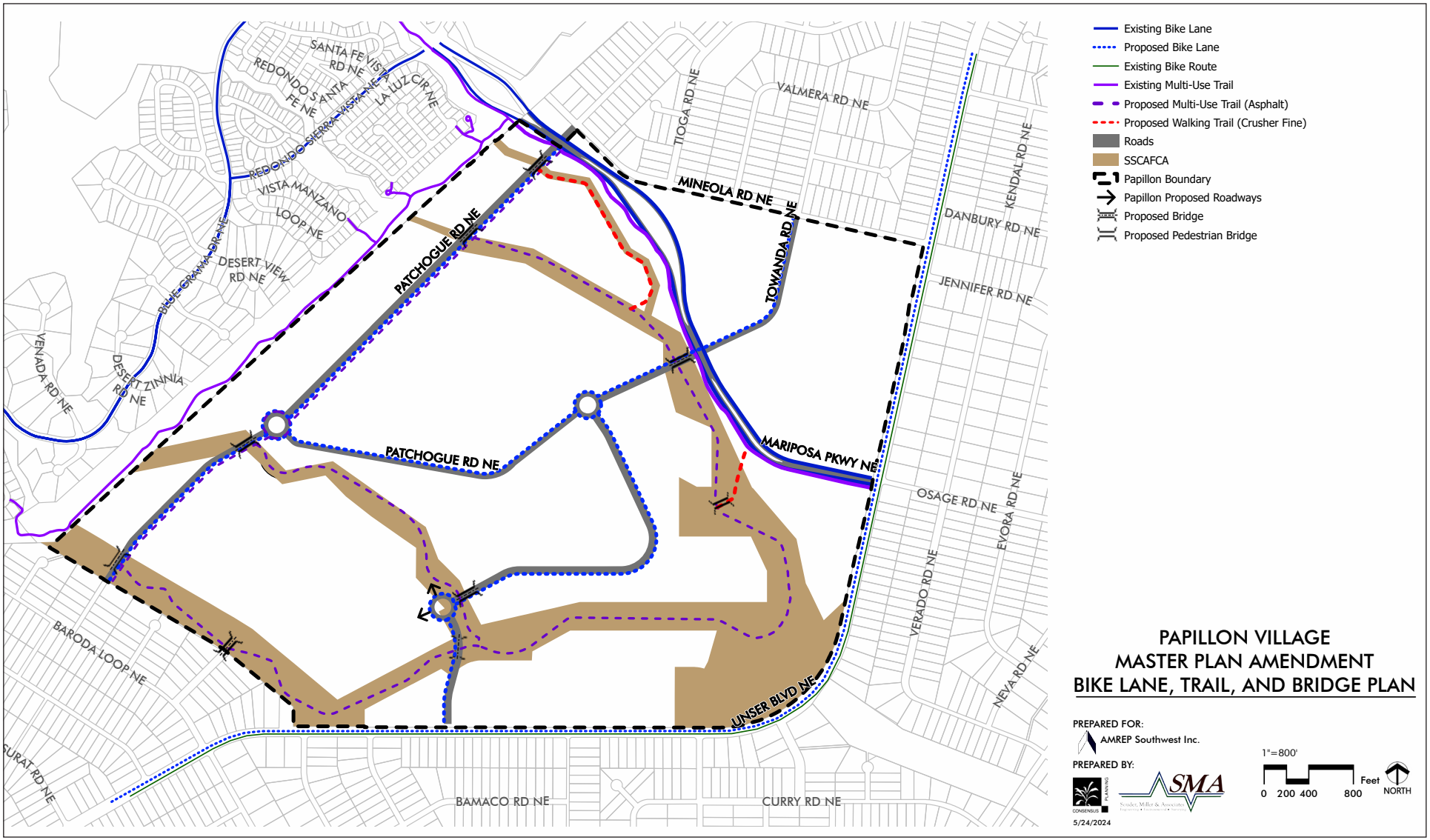


FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway underlying land use designation.



Site Photo 5: Pedestrian Pathway along Mariposa Parkway

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

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Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

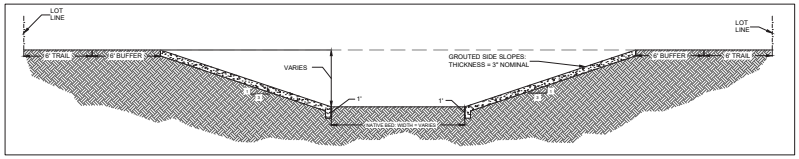
The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

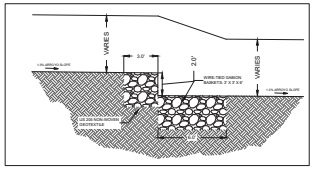
FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP



PROPOSED ARROYO CROSS SECTION



PROPOSED DROP STRUCTURES

Arroyo ID	100-Yr Flowrate (cfs)	Length (ft)	Running Slope (%)	Number of 2' Drop Structures	Drop Structure Spacing (ft)	Channel Depth (ft)	Channel Bottom Width (ft)	Flow Regime	Max W.S. Depth (ft)	Freeboard Provided (ft)	Flow Velocity (ft/sec)
Arroyo 1	181.8	4,319	1.30%	24	115	4	10	Supercritical	1.53	2.47	8.15
Arroyo 2	203.6	4,796	1.30%	25	150	4	10	Supercritical	1.63	2.37	8.41
Arroyo 3	205.3	2,544	1.28%	20	107	4	8	Supercritical	1.81	2.19	8.45
Arroyo 4	195.4	2,299	1.31%	15	144	4	10	Supercritical	1.59	2.41	8.34
Arroyo 5	465.7	2,412	0.44%	20	115	5	15	Subcritical	2.85	2.15	6.92
Arroyo 6	556.2	3,072	0.46%	19	154	5	18	Subcritical	2.86	2.14	7.31

GENERAL LEGEND

BASIN BOUNDARY

SCAFCA ROW

ARROYO EXTENTS W/ 12' OFFSETS

ARROYO 1

ARROYO 2

ARROYO 3

ARROYO 4

ARROYO 5

ARROYO 6

0 250' 500'

SCALE: 1" = 250'

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AMREP Southwest Inc.

RIO RANCHO, NEW MEXICO

PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PROPOSED ARROYO MODIFICATIONS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
DG	AgD	PJP

Date: April 2025

Scale: Horiz: 1" = 250' Vert: N/A

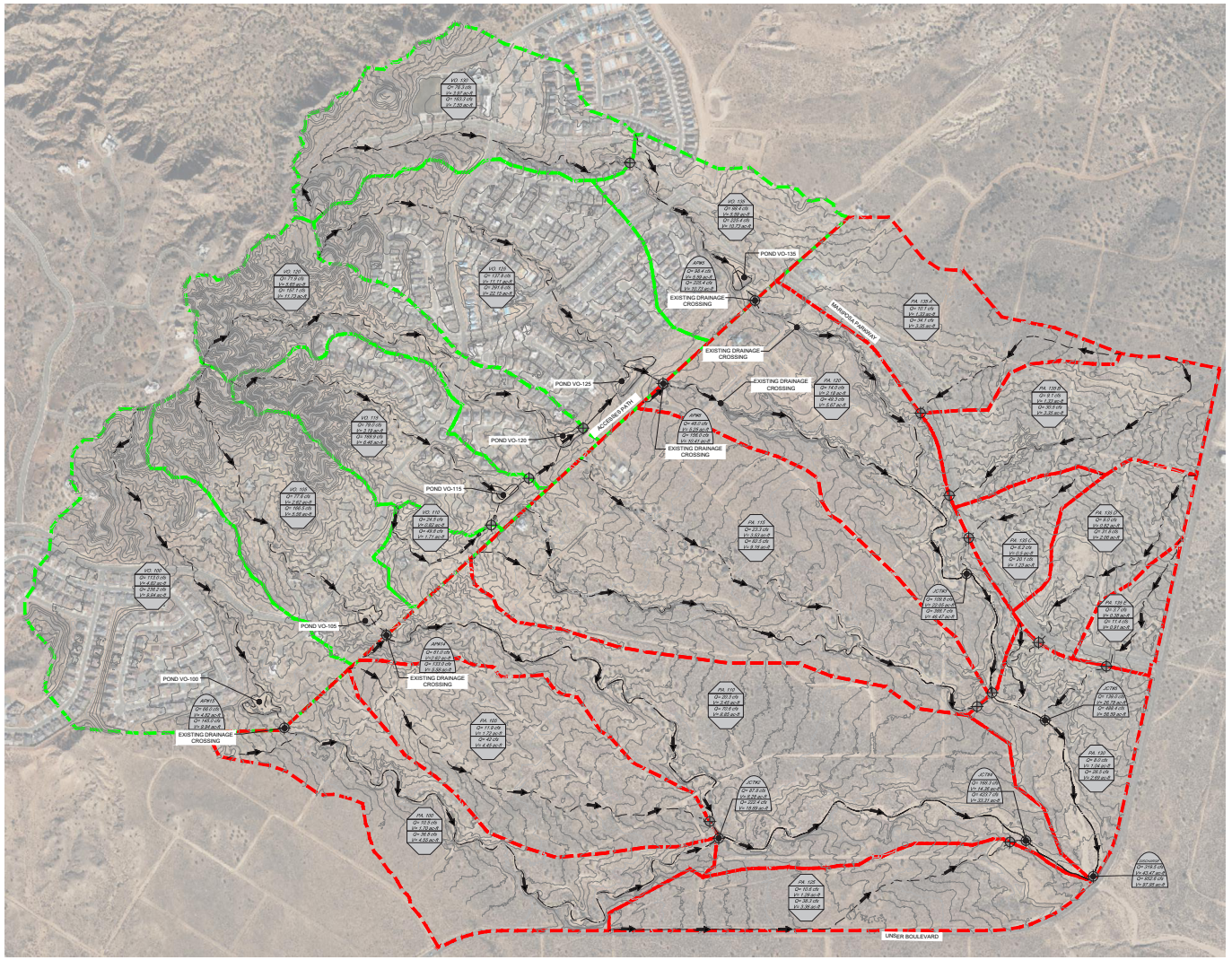
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FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



BASIN LEGEND

BASIN FLOW POINTS ON MAP
- FLOW GENERATED WITHIN BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

- FLOW EXITING BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

DIRECTION OF FLOW

ANALYSIS POINT

GENERAL LEGEND

PAPILLON VILLAGE BASIN BOUNDARY

MARIPOSA SUBDIVISION BASIN BOUNDARY

LONGEST FLOWPATH

REACHES

MAJOR CONTOUR (25')

MINOR CONTOUR (5')

0 400' 800'

SCALE: 1" = 400'

nm811 Professional Resources for Damage Prevention

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date	Description	By	Chkd

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AMREP SOUTHWEST INC.

PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PRE-DEVELOPMENT DRAINAGE BASINS

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Designed	Drawn	Checked
DO	AGD	PJP

Date: March 2025
Scale: Horiz: 1" = 400' Vert: N/A
Project No: 9429147
Sheet: BM-1

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Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

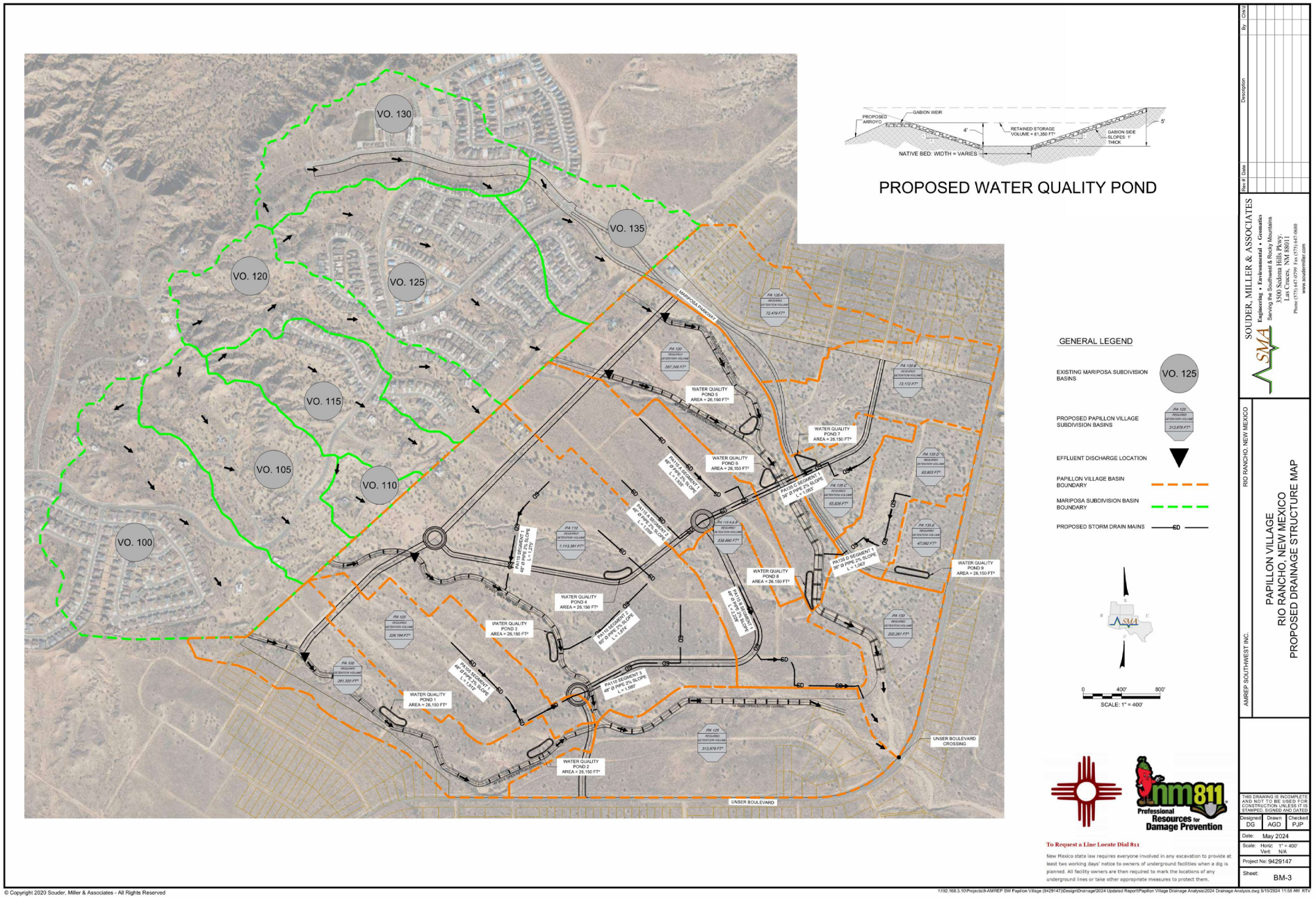
Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



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Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

PAPILLON

VILLAGE

MASTER PLAN

RIO RANCHO, NEW MEXICO

Adopted February 12, 2020

PAPILLON VILLAGE MASTER PLAN

~~Adopted February 12, 2020~~

~~Rio Rancho, New Mexico~~

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:
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Souder, Miller & Associates
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ADOPTED FEBUARY 12, 2020

PREPARED FOR:
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~~Appendices~~ ~~Appendix A: Trip Generation Study~~

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CHAPTER 1

INTRODUCTION

This document is a Master Plan for ~~a new 389~~ an expected 654 ~~-~~acre residential community located within with drainage and water feature amenities, and future school site Rio Rancho, ~~NM~~ New Mexico to the northwest of Unser Boulevard NW and southwest of ~~Mariposa Parkway~~ Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community ~~amenities including parks and trails,~~ develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), and address future infrastructure, ~~transportation,~~ and utility needs.

Planning Process

The planning process was initiated in ~~the Summer of 2018~~ 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates~~Huitt-Zollars~~, Inc. to ~~prepare this master plan~~ amend the previous Papillon Village Master Plan and supplemental information regarding ~~future~~ drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use.

~~Recommendations within the~~ The Papillon Village Master Plan was ~~were~~ developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Plan Boundary

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Mariposa Parkway intersection as a ~~preferred~~ growth node ~~and this plan will help facilitate growth within that node~~. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in **CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION** and **CHAPTER 9: CONCEPTUAL UTILITY PLAN.**

In order to facilitate ~~further~~ future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses ~~that may be used~~ as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop ~~with~~ anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached pre-recession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure ~~that there is~~ adequate land ~~planned~~ Foreseeable for ~~those uses for~~needed housing development ~~the~~in the foreseeable future.

~~Once the general location for this plan was determined, specific boundaries were established based on physical characteristics and restraints in the planning area, as well as determining an area of a size appropriate for the potential funding mechanisms anticipated to be pursued for the provision of needed infrastructure.~~ The ~~chosen~~ boundaries include two major roadways, Unser Boulevard on the south and east sides and ~~Mariposa Parkway~~ Mineola Road to the northeast. The Mariposa Parkway is adjacent the northwestern boundary ~~is also~~ and serves as the ~~boundary~~ main entrance of the Mariposa community. ~~, which ensures that this plan does not overlap with the Mariposa Master Plan and includes all surrounding lots within a plan without a gap.~~ Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical ~~restraint~~ constraint to growth in that direction ~~now~~. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

Plan Objectives

The objectives of this plan include:

- → D~~D~~esignate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- ~~→ Determine the best financing mechanism (such as a Special Assessment District or Public Improvement District) to provide water, sewer, and roadway improvements to all lots within the Master Planned Area.~~
- → Coordinate development of drainage solutions with SSCAFCA including any proposed facilities in the immediate vicinity along Mariposa Parkway.
- ~~→ Determine the ideal location and amenities to provide for future parks, open space areas, and trails.~~
- → Develop a detailed transportation plan that ~~addresses future~~ improves traffic circulation, grants~~,~~ access to pedestrian walkways and bicycle trails~~,~~ and ensures connectivity both within the planning area and to adjacent roadways ~~utilizing only existing platted roadways~~.
- → Consider the most cost-effective ways to future development.

Public Outreach

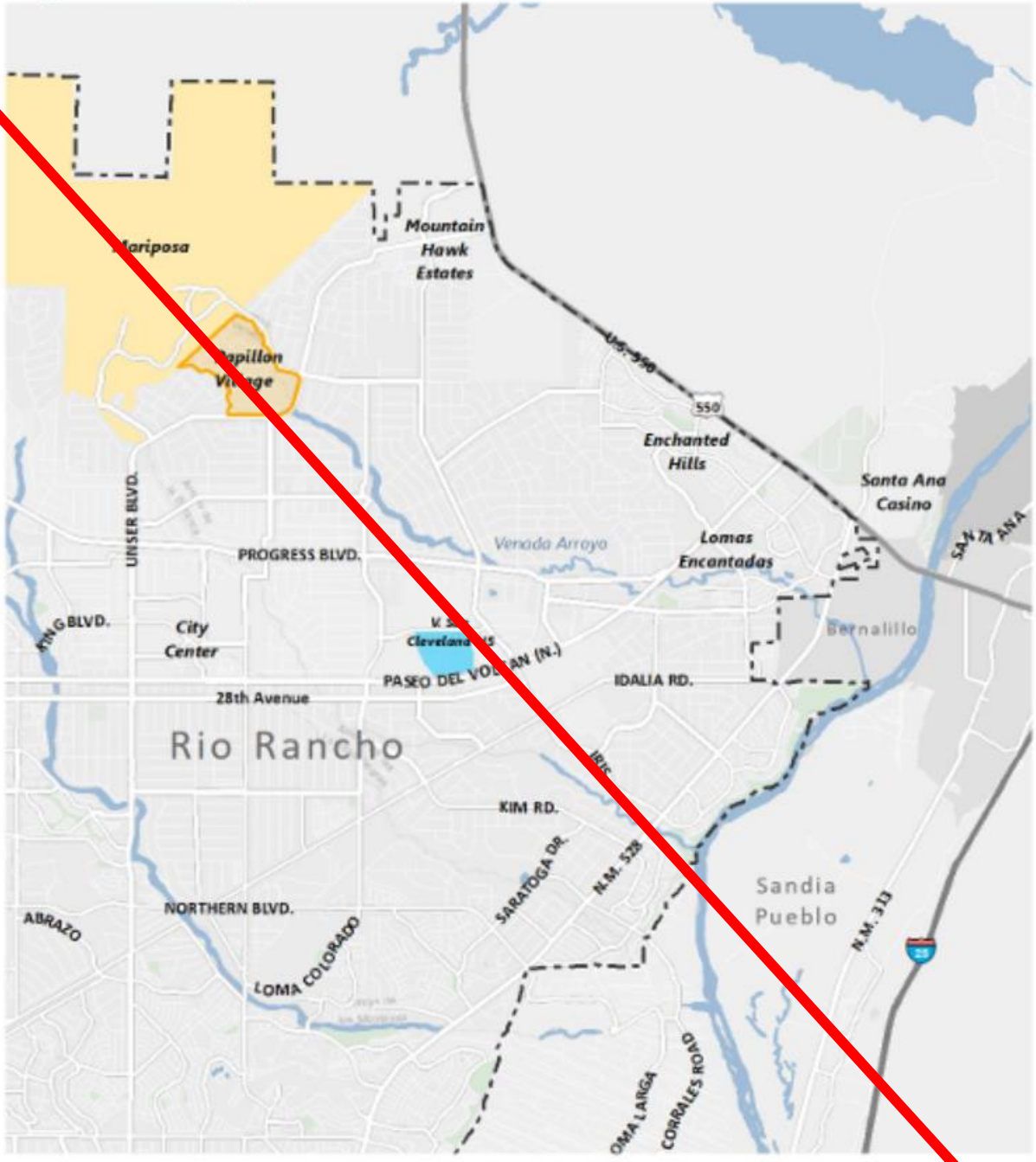
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village

planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots.

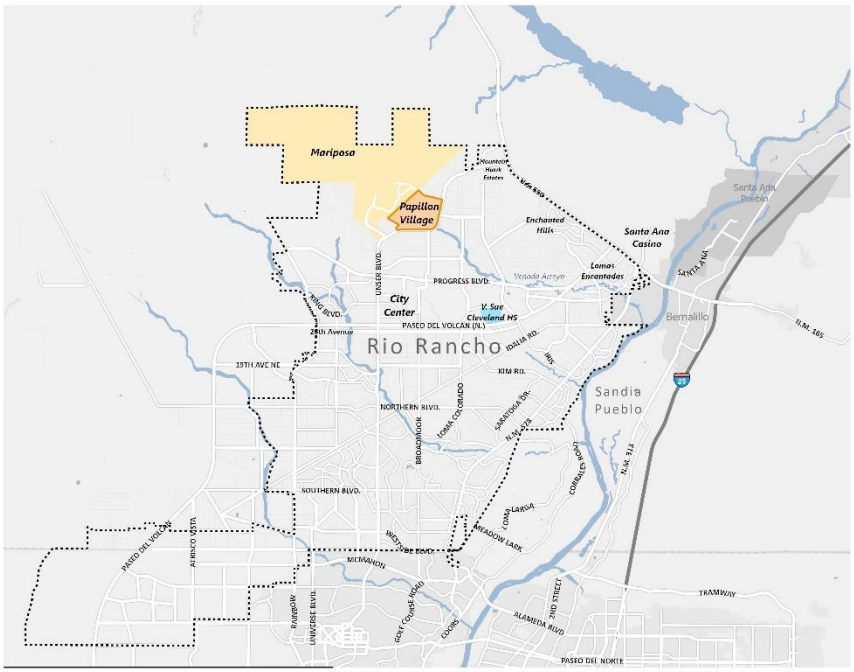
AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village ~~makes up~~ constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.

Figure 1. Context Map



Master Plan Context

Figure 1. Context Map



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

CHAPTER 2

EXISTING CONDITIONS

The ~~389 acres that make up the~~654-acre ~~-~~Master Plan Area ~~are~~is currently ~~mostly~~ undeveloped. ~~There are a few single-family homes that have been constructed to the north~~ To the west of Patchogue Road~~.~~, there are some existing single-family residences, but the land is primarily vacant. Apart from the ~~Excluding the~~ residential ~~neighborhoods~~ communities in Mariposa to the north, the ~~area~~ vicinity within a 3-mile radius of the Planning Area ~~is sparsely populated and had a 2016~~ estimated population of 2,400 people~~.~~ ~~Although relatively far away~~in ~~2016~~ 2022. Despite its ~~from~~distance from the center of Rio Rancho, this area is ~~well~~strategically-positioned to ~~support future growth~~ accommodate new housing development, given its ~~adjacency~~ proximity to Mariposa, access to Unser Boulevard, and ~~proximity to~~ nearby existing utility connections.

Location

Papillon Village is ~~in~~ located at the northern part of Rio Rancho, adjacent to the Mariposa community and ~~bounded~~ bordered by Unser Boulevard and ~~Mariposa Parkway~~ Mineola Road. The planning area is ~~approximately~~ situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location ~~provides convenient~~ offers easy access to ~~major roadways for employment~~ main road, facilitating commutes to work, schools, shopping centers, and ~~leisure activities~~ recreational facilities.

Site Topography & Drainage

~~The topography of the planning area is generally flat (approximately 3% to 5% slopes), with small, gently rolling hills leading to the site's major drainage channels.~~ Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. ~~Generally, the land slopes~~ Topographically, the landscape slopes downward from northwest to southeast, decreasing from a~~n high~~ elevation of ~~about~~ approximately 5,800 feet ~~along~~ at the northwest boundary, to ~~a low point of~~ about 5,650 feet ~~along~~ at the southern ~~boundary~~ edge.

The existing ~~dirt road~~ network ~~has been graded following~~ of dirt roads, established in the antiquating subdivision process along the 50-feet ~~existing 50-foot~~ rights-of-way ~~that were platted during the original subdivision process. Many~~

Over time, many of these roads have become eroded or ~~become~~ overgrown with vegetation ~~over the years~~. In ~~some cases~~ certain instances, the original roadway alignments ~~that were selected during the original platting may~~ no longer ~~offer the best~~ access or connectivity ~~due to the location of~~, particularly considering the arroyos ~~described~~ mentioned below. Site grading will ~~need to~~ be necessary to ~~completed to accommodate~~ facilitate future development.



~~Five~~ The site includes five intermittent~~,~~ precursor channels of the Venada Arroyo~~run through the site~~, flowing from the northwest to the southeast, ranging in width from a few feet to about 80-feet~~.~~. ~~These arroyos vary in size from a few feet wide to approximately 100 feet wide in some locations.~~ Due to ~~continued~~ ongoing erosion since the area was first platted, these arroyos have widened in recent years and ~~will need to be addressed to mitigate~~ require mitigation to manage the effects of ~~storm water runoff. As described in more detail in the **CHAPTER 8: CONCEPTUAL DRAINAGE PLAN**, SSCAFCA owns land to the southeast along the Venada Arroyo and plans to build~~ stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The papillon master plan aim to create a water detention pond ~~that will address~~ to manage stormwater flows from the multiple channels running through the site~~. This~~ and merge at the southeast corner of the master plan area. The water drainage pond facility, along with plans to ~~channelize and/or pipe stormwater flows, will address the drainage issues for the site.~~ channels, aims to resolve the site's drainage challenges while pervading their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed.

Soils and Vegetation

~~The~~ According to the United States Department of Agriculture survey, the primary soil type in the planning area is *Grieta-Sheppard loamy fine sands*. These soils ~~will~~ generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and

trails due to the sandy composition of the soil~~that requires~~, which necessitates additional trail stabilization.

The v~~V~~egetation in the planning area ~~consists of several~~ comprises various grass, shrub, and small tree species typical to this part of New Mexico. These include one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and ~~several~~ various forms of cacti~~, among others~~.

Antiquated Platting

Antiquated platting is one of the primary issues ~~throughout~~ across the undeveloped portions of northwestern Rio Rancho. ~~Starting~~ Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network ~~composed~~ of 50-foot rights-of-way. These areas were platted before Rio Rancho's subdivision controls ~~within the City of Rio Rancho required certain~~ mandated improvements ~~and dedications, including~~ such as parks, ~~s and~~ open space, and roadway access. ~~and, in many cases, the construction of roadway and access improvements. This has made development difficult in some areas~~ Consequently, some areas facing developmental challenges due to the ~~a~~ poorly connected roadway network ~~and unusual or~~ inefficient lot layouts, limited ~~as well as issues with~~ site access, a lack of infrastructure, and ~~a general lack~~ an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

Existing Zoning

The e~~E~~xisting zoning for the site is zoned T-Z: Transitional Zoning. As ~~stated in~~ per the Rio Rancho Municipal Code, the T-Z district permits low density residential uses on an "...interim basis for newly annexed areas. ~~All~~ with all provisions of the R-1 District shall apply to those areas zoned T-Z." ~~In addition~~Additionally, no further subdivision is allowed, except for the consolidation of the existing lots. ~~Because~~ ~~Since t~~The T-Z zone only allows for very low-density residential development, the area's zoning will need to be changed in the future to ~~allow for~~ accommodate medium density single-family development ~~to occur, as well as~~ and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection. ~~Some areas may also be dedicated as parks or open space in the future, which may require additional zoning changes.~~

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. ~~It should be noted that it is~~ These out parcels are not ~~a~~ part of Mariposa, nor ~~is it~~ are they owned ~~for open space purposes~~ by the City of Rio Rancho ~~or other public entity. It is~~ of open space purposes. They are privately owned, and ~~a different zone district is appropriate~~ will remain as ~~described later~~ the same zoning in ~~this Master Plan~~the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4), at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

Existing Land Use and Platting

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding

areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

Existing Infrastructure ~~& Roadways~~

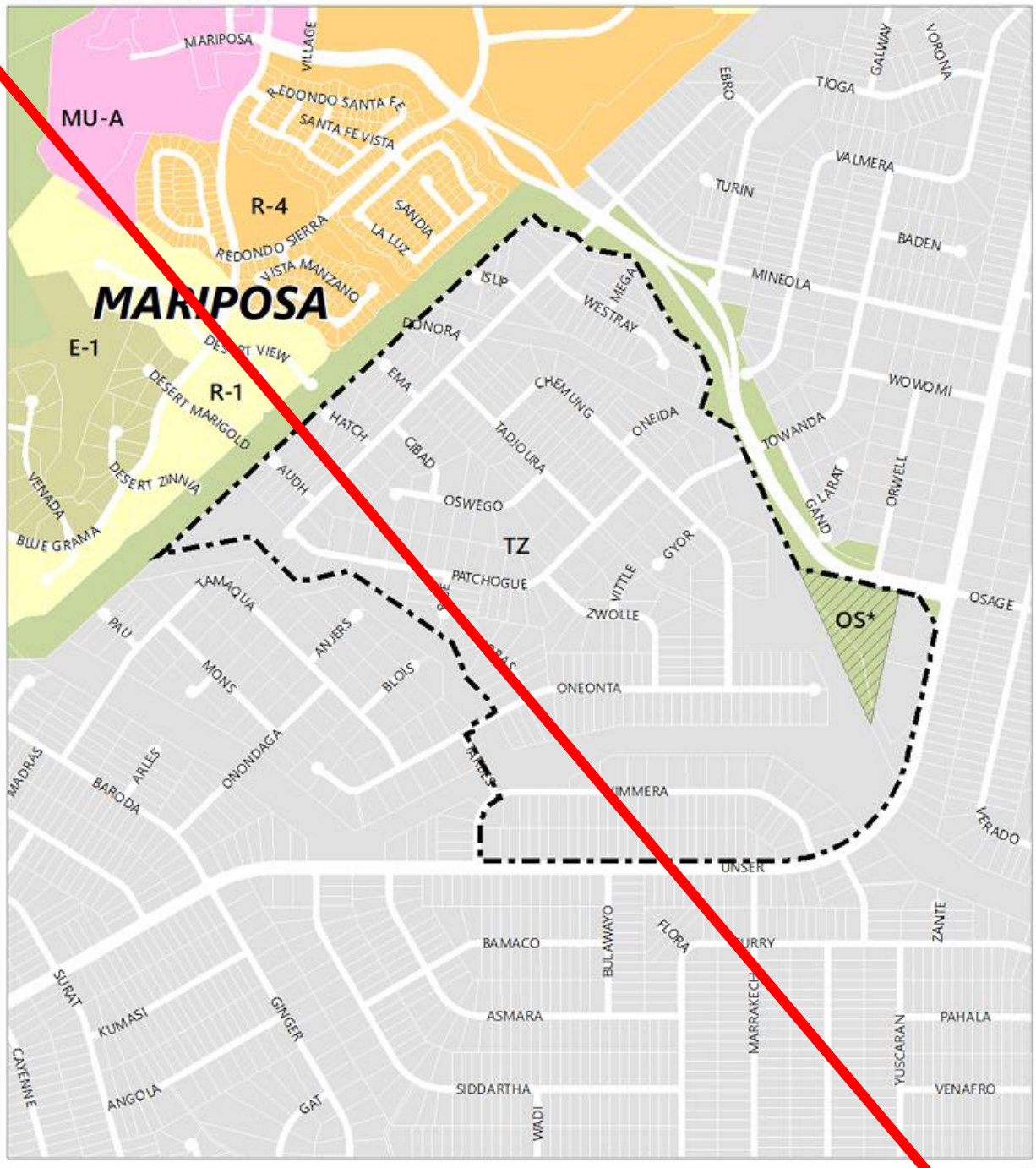
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE ~~that~~ , which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two)~~.~~ The ~~closest~~nearest ~~-~~sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in **CHAPTER 9: CONCEPTUAL UTILITY PLAN**, and **CHAPTER 10: IMPLEMENTATION & PHASING**.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most ~~likely need~~likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in **CHAPTER 7: TRANSPORTATION PLAN**.



Site Photo 2 Arroyo on Patchogue Road NE

Figure 2. Existing Zoning



Zoning

E-1 · MU-A · Planning Area
R-1 · OS
R-4 · TZ

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

* The zoning of the cross-hatched tract appears to have been mapped based on the Mariposa Master Plan, but is not part of Mariposa or owned by its developer.

Figure 2. Existing Zoning

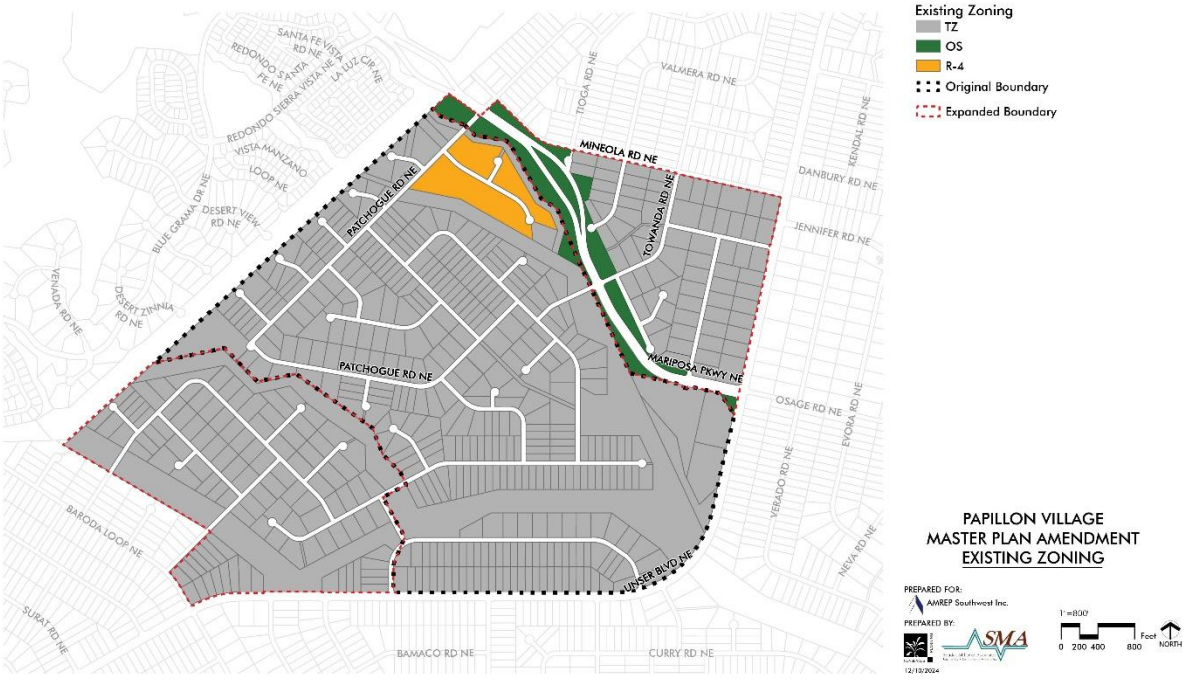


Figure 3: Existing Land Use and Plating



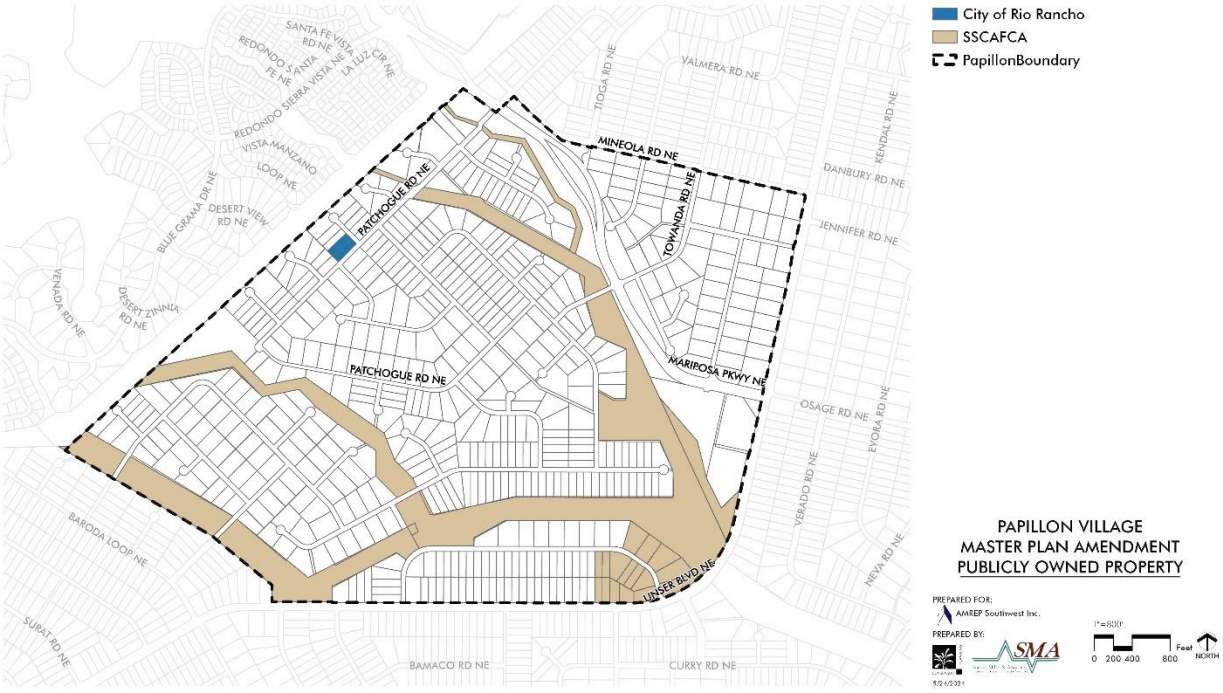
Public Ownership

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

Figure ~~3~~4: Publicly Owned Property



CHAPTER 3

PROPOSED LAND USE

The Generalized Land Use ~~Plan~~ Map (Glum) for the City of Rio Rancho ~~shows~~ identifies the Planning Area as ~~belonging to~~ if a "Future Planning" ~~area, with no~~ zone, currently without a designated land use ~~designation for the site~~. As a result, the area is ~~currently~~ zoned "T-Z: Transitional Zone," ~~which is a zoning~~ district that ~~converts to~~ R-1, R-2, R-4, C-1, and OS for ~~the purposes of~~ development purposes. To provide guidance for ~~the~~ future land use, this Plan proposes the land use ~~mix~~ shown in Table 1 and Figure ~~4~~5: proposed Land Use and Zoning, which show the location of the anticipated land use areas ~~and the land use~~ their perspective percentages.

Projected Population

Based on the American Community ~~Survey's estimated~~ Surveys (ACS) ~~2016~~ 2022 estimate of average household size of 2.64 ~~(2.74 people)~~ and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately ~~34,000~~ 5,438 residents ~~after~~ full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to ~~3,135 4,033~~ 5,830 people could call Papillon Village home.

~~Overall, single-family land uses account for a majority (319 acres or 83%) of the site, followed by 37 acres (10%) for open space and drainage, approximately 17 acres (4.5%) of commercial, and about 10 acres (3%) for parks.~~

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9) of dedicated drainage zoned TZ.

~~Medium Density Residential~~

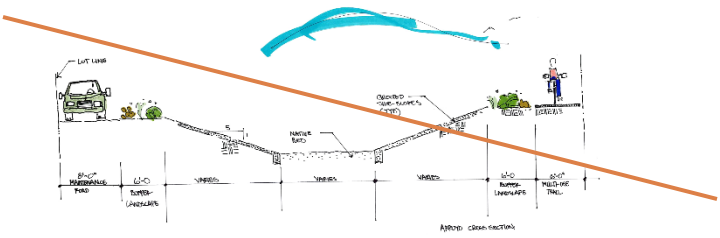
~~The majority of Overall, the Planning Area will consist of single-family homes on lot sizes generally ranging between 3,000 and 5,000 square feet. This is equivalent to the R-2, R-3, and R-4 zone districts from the City of Rio Rancho Zoning Code. Multifamily residential uses are not a planned component. Rezoning of this area to allow for~~

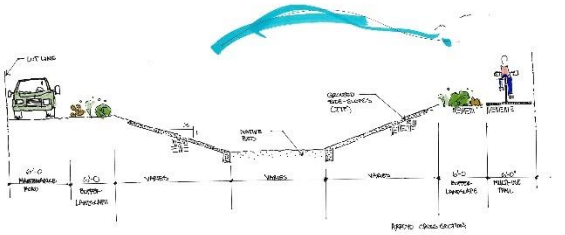
~~medium-density residential will facilitate the re-development of the antiquated platting with new subdivisions and related infrastructure that otherwise does not exist and may not for a long time.~~

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

Open Space & Drainage

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL DRAINAGE PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.





Medium-Density Residential (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

Low/Moderate-Density Residential (R-1/R-2) ~~Density Residential~~

~~Along the northwestern boundary of the plan area, several lots are proposed as low density residential. This area northwest of Patchogue Road already contains single-family homes on the existing large lots, so keeping this area low density helps protect the character of the existing development with a transition across the roadway to the medium density residential rather than building on smaller lots immediately adjacent to these homes.~~

~~Low density residential is also proposed for the southern portion of the plan area between the Venada Arroyo and Unser Boulevard. AMREP Southwest does not own many of these lots, so the proposed land use reflects the existing ownership and likely development pattern. It is anticipated to continue to correspond to the densities and uses allowed by its existing zoning unless a developer or landowner purchases additional lots in a consolidation effort. The current zone allows for low-density single-family homes, with a density of about 4 DUs/acre or less, although the average gross density is generally much lower.~~

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

Commercial, Office, and Mixed-Use

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning ~~appears to have been~~ was established alongside ~~in conjunction with~~ the adoption of the Mariposa Master Plan. ~~, but the property was not included in the Mariposa development.~~ The subdivision plat dedicating the right-of-way for Mariposa ~~Parkway includes the allowance for~~allows for an entry with curb returns to this property, facilitating additional ~~which is consistent with additional~~ roadway access or a commercial driveway. ~~Due to~~ Given its location with access to the major roadways, the site is well-suited for commercial, office, or mixed uses ~~are appropriate~~.

Parks

As described in more detail in **CHAPTER 6: COMMUNITY AMENITIES**, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately ~~10~~ 18 acres of park space ~~(3%)~~ will be dedicated to support the estimated ~~3,000+~~5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

~~Open Space & Drainage~~

~~As described in the **CHAPTER 2: EXISTING CONDITIONS**, and **CHAPTER 9: CONCEPTUAL DRAINAGE PLAN**, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 37 acres, or 10% percent of the Master Plan Area will be dedicated to open space and drainage areas. If needed for additional ponding, a portion of the medium density residential just north of the proposed Unser Dam location could accommodate that expansion.~~

Future Zoning

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use

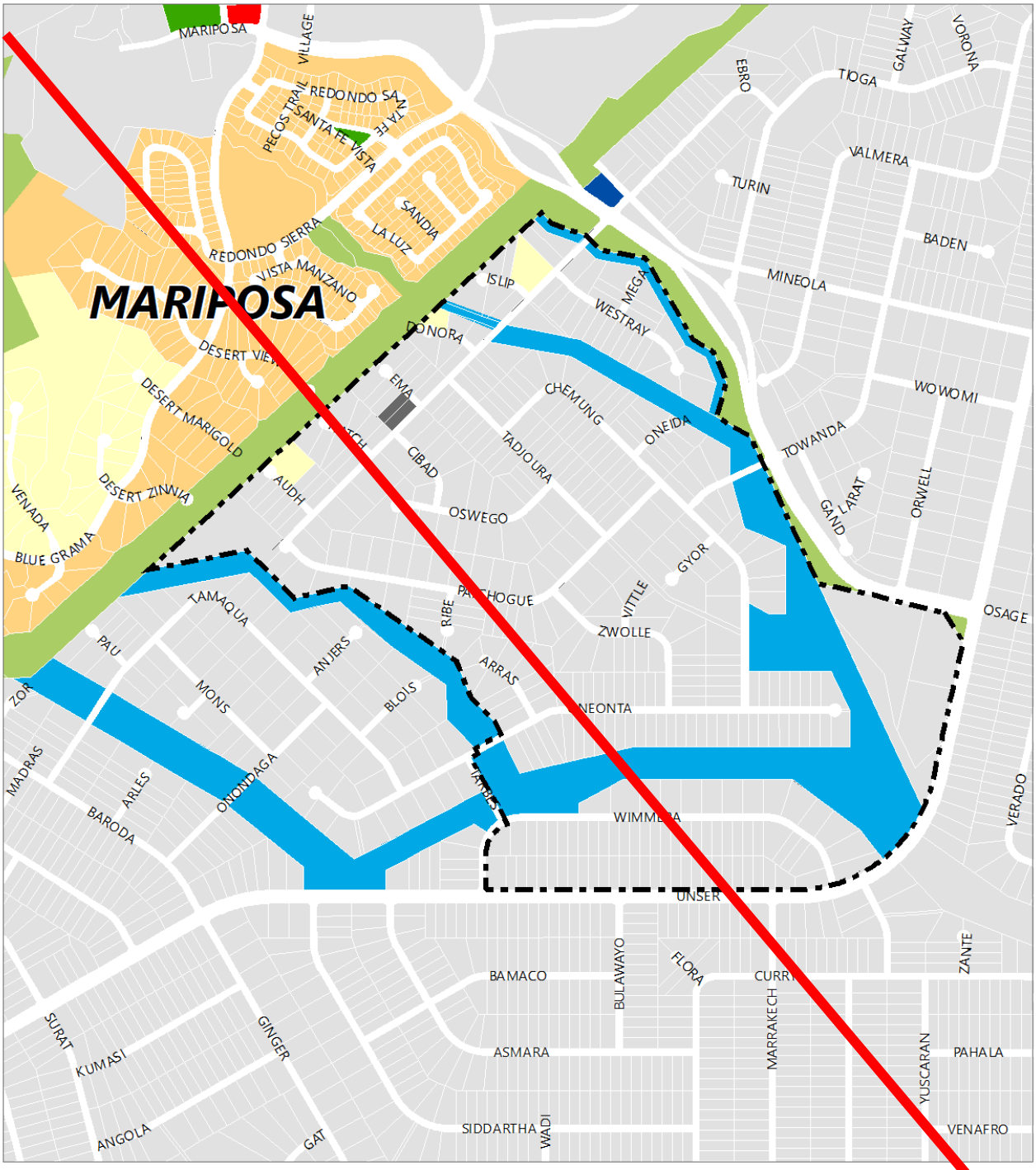
map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection.

Table 1. Overview of Land Uses and Estimated Number of Housing Units

LAND USE	ANTICPATED DUs/ACRE	TOTAL ACRES	PERCENT TOTAL	ANTICIPATED UNITS
Low Density Residential (LD)	1.5	70	18%	107
Medium Density Residential (MD)*	4.1	249	65%	1000
Commercial, Office, Mixed-Use (C)	N/A	17	4.5%	N/A
Parks (P)	N/A	10	3%	N/A
Open Space & Drainage (OS)	N/A	37	10%	N/A
Utility (U)	N/A	1.5	0.5%	N/A
Totals	**3.2**	**384.5**	**101%**	**1107**

*Notes: Totals may not add to 100% due to rounding. *Includes roads, right-of-way, and additional drainage features.*

~~Figure 3. Existing Land Use~~



Land Use

Land Use

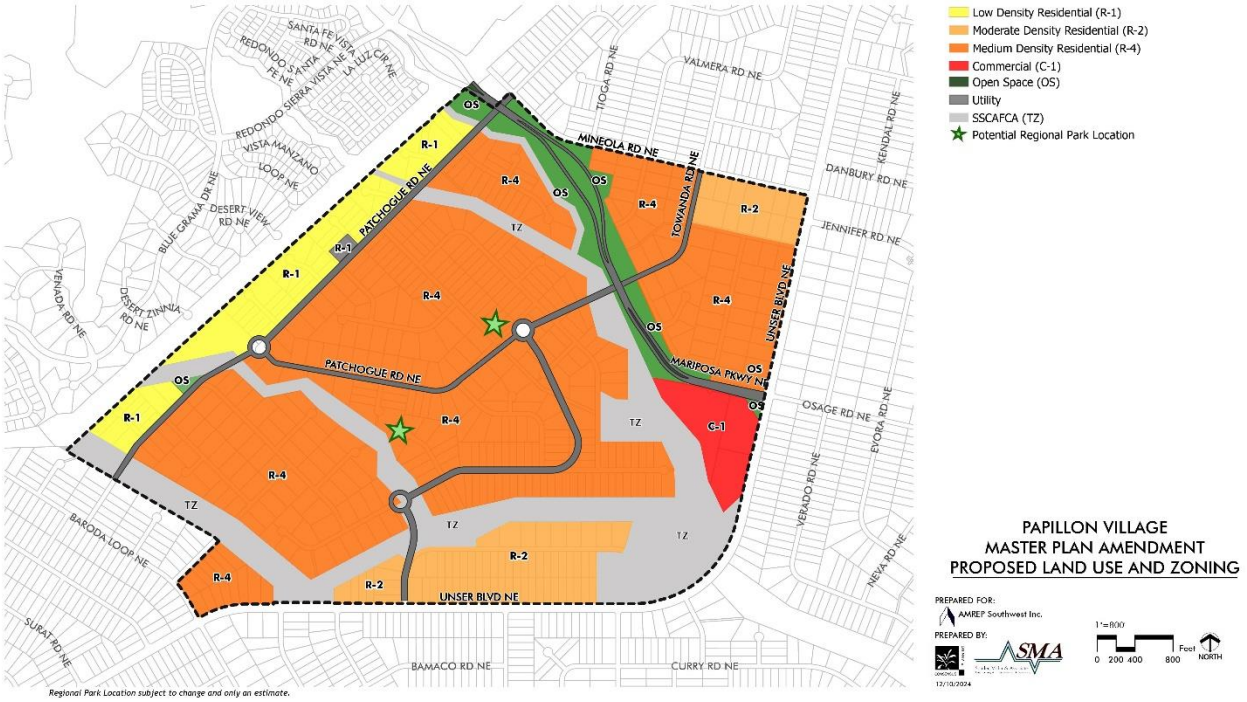
- Low Density Residential
- Medium Density Residential
- Commercial, Office, Mixed-Use
- Institutional
- Parks
- Open Space
- Drainage
- Utilities
- Vacant
- Planning Area

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

Figure 5: Proposed Land Use and Zoning



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CHAPTER 4

COMPREHENSIVE PLAN INTEGRATION

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- **GOAL A-1:** Eliminate antiquated platting within the City of Rio Rancho where desirable.
- **POLICY A-2:** Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- **POLICY A-3:** Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- **Action A-4:** Process Street name Change applications to address numbered streets that conflict with the street naming policy

The Master Plan ~~proposes to facilitate~~ facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

~~As described in other chapters, t~~The Master Plan aims ~~seeks~~ to preserve and enhance natural features whenever possible, with a special focus on ~~especially regarding~~ open space, natural drainage systems, and water reuse. At the southeast corner of the master plan area, a 6-acre recreational space has been designated for a new water retention pond, complete with landscaping. The ~~Plan~~ effort supports the ~~furthers the~~ following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **GOAL CON-1:** Preserve water resources.
- **GOAL CON-2:** Preserve vegetation and natural resources.
- **POLICY Con-9**: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- **POLICY CON-12:** Develop and protect a public open space network.
- **ACTION CON-10:** Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

~~The conceptual drainage plan (see **FIGURE 6**, page 23) retains the primary channel of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.~~

Land Use

As described in CHAPTER 3: LAND USE, ~~much of~~ the planning area ~~is proposed to support~~ primarily supports medium density single-family residential ~~uses, with additional~~ development. Additional land ~~set aside for~~ commercial activities near the intersection of Mariposa Parkway and Unser Boulevard ~~intersection, as well as~~. The plan also includes a water detention pond with landscape design, along with pocket parks, parks, open space, and trails. These proposed land uses ~~further~~ align with the following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **Goal L-1**: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- ~~**POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.~~
- ~~**POLICY L-3:** Promote and support development that incorporates walkability.~~

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that ~~respects~~ works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use-related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. ~~The City~~ In 2024~~2~~, the (ACS) estimates City of Rio Rancho ~~is home of approximately 112 thousand~~with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports

several housing goals of the Comprehensive Plan including:

- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-5**: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide ~~another~~ new housing ~~option~~options for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multimodal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7 supports many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **Goal TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- **POLICY L-3:** Promote and support development that incorporates walkability.
- **POLICY L-4:** Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- **POLICY TR-11**: Ensure all rights-of-way and transportation facilities are ADA-compliant
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure~~.~~

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate

public facilities necessary to support a proposed land use.

- **POLICY EDP-6:** Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and **CHAPTER 10: IMPLEMENTATION & PHASING** outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

- **POLICY PR-2:** Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

- **GOAL CON-3:** Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.

- **POLICY CON-9:** Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution.

- **POLICY CON-12:** Develop and protect a public open space network.

- **ACTION PR-5:** Develop a comprehensive bicycle and pedestrian transportation master plan.

~~The Master Plan Area will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.~~
The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons ~~and~~ 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- **GOAL UD-1:** Create focused growth areas

where existing public infrastructure can support higher density development.

- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

- **POLICY UD-1:** Identify specific areas within the city where growth should be focused.

- **Policy L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

- **Policy L-2:** Promote and support neighborhood scale retail activities that are consistent with residential development.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract ~~additional employers.~~ Business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.

- **Policy EDP-6:** Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

- **Policy EDP-8:** Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

- **Action EDR-4:** Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the

- Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated ~~spending by new residents.~~ also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

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CHAPTER 5

DEVELOPMENT GUIDELINES

The Papillon Village is uniquely situated in proximity to the Mariposa Master Planned Community with assets such as the natural terrain and views of the Sandia Mountains. In order to take advantage of the location and assets, the Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee ~~may be utilized~~. Fire hydrants every 500' in residential area, every 300' in commercial area. All dead ends, cu-de-sacs shall follow requirements set in 2021 IFC, appendix D. Roads must be paved with active hydrants before any homes are allowed to be occupied.

Community Amenities

As described in more detail in **CHAPTER 6: COMMUNITY FACILITIES**, ~~a~~two neighborhood parks, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bile lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway and in the Mariposa community.

Street Lighting

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting

Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and downlit to ~~limit~~ minimize light pollution and minimize impacts such as light trespass.

Landscape Design

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element ~~to create~~ in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native ~~species~~seeding;
- Site landscaping must be installed in a timely manner after development occurs;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.

In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.



Diagram 2: Water Quality Pond

Residential Design

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly

and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

Commercial and Mixed Use

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged. Adequate pedestrian connections should be provided through parking areas, especially larger ones. Pedestrian and bicycle connections should also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas.

In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Perimeter Wall Emblem

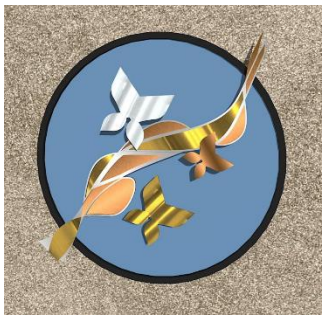
The emblem will be placed throughout the community on perimeter walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.

Round-a-Bout Sculptures

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.



Rendering 2: Sculptures



Rendering 1: Emblem

Entry Monuments

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and

includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3: Mounments

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CHAPTER 6

COMMUNITY AMENITIES

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (~~currently~~ 3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing ~~that connects to~~ regional trail facilities., ~~which includes trails located in Mariposa to the northwest of Papillon Village.~~

Parks

At full build-out, the total population in the Planning Area ~~could~~ expected reach ~~approximately 3,135~~ 5,830 people. This translates to about ~~10~~ 17.5 acres of ~~required~~ park land and ~~16~~23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total of 18 acres ~~will be~~ located in the ~~western~~ central part of the development with easy ~~access~~accessiblity via Patchogue Road. The ~~generalized~~ location for ~~such a~~ these parks ~~is~~ are ~~shown on~~ outlined in Figure ~~4~~ 7 in CHAPTER ~~3~~6: ~~LAND USE~~COMMUNITY AMENITIES. ~~The identified location~~ Strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo ~~that could be utilized~~ suitable for a trail connection ~~provides great~~, this park will enhance ~~accessibility~~ connectivity for the residents of Papillon Village~~, as well as others to the north and west. The 5 to 10-acre park will be considered a neighborhood-scale park with these amenities.~~ and surrounding communities. A ~~Several~~ significant number of smaller "pocket" parks will also be created ~~— some of~~

which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these ~~micro-parks~~ pocket parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood parks shall be dedicated to the city.

Open Space and Trails

The trail system within the development area will be established based on the ~~Open space will follow the~~ existing arroyo channels ~~on~~along the edges of the planning area ~~and will have, a~~serving a dual ~~use~~ function as active open space and stormwater management. ~~This translates to~~ The plan allocates approximately about ~~37~~ 18 acres of open space and 116.5 acres of drainage which combined is much~~open space~~ greater than the ~~far and approximately 16~~23.2 acres of ~~park~~open space land required to serve~~with~~ approximately ~~4,000~~5,830 potential residents in this community – which exceed~~ing~~s the City of Rio Rancho ~~exceeding the City's~~ Comprehensive Plan goal of ~~34~~ acres of open space per 1,000 residents.

Trails are planned ~~to follow~~ throughout the ~~proposed open space area in the south~~ southern part of the Master Plan area~~. These trails~~ which will ~~connect~~ link to the existing multi-use trail ~~on~~ along the eastern boundary ~~of the Planning Area~~ that runs parallel to Mariposa Parkway~~, which then connects to a second multi-use trail that runs along the southern boundary of Mariposa along the northern boundary of Papillon Village.~~ and continue along Unser Blvd. Access to these trails ~~from individual residences and subdivisions~~ will be ~~via~~ provided through a comprehensive sidewalk network that is ~~part of~~ integrated into the proposed ~~the overall~~ infrastructure ~~and roadway development proposed. There may also be an opportunity~~ road development. Additionally, there is potential to extend these connections ~~to further connect~~ to the Mariposa trails ~~and create~~ creating a larger network ~~for the area, including future planning of~~ that may also incorporate other nearby arroyo corridors ~~nearby~~.

Trails will be constructed to ~~follow~~meet City of Rio Rancho standards, with a minimum width of 10 feet, 2-~~foot~~feet buffer ("recovery zone") on each side, signage, and pavement markings.

Schools

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:



Site Photo 4: Trail along Mariposa Parkway

- Vista Grande Elementary School, 3.3 miles to the east;
- Cielo Azul Elementary School 2.9 to the south;
- Colinas del Norte Elementary School 4.3 miles to the south;
- Sandia Vista Elementary 4.8 miles to the;
- Mountain View Middle School 5.3 to the east;
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed, given the slow growth at Mariposa. With a projected population of approximately ~~3,135~~ 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional ~~500~~800 students that will need to be served by area schools after full build out.

Figure 6: ~~Bike Lane, Trail, and Bridge Plan~~ Regional Parks

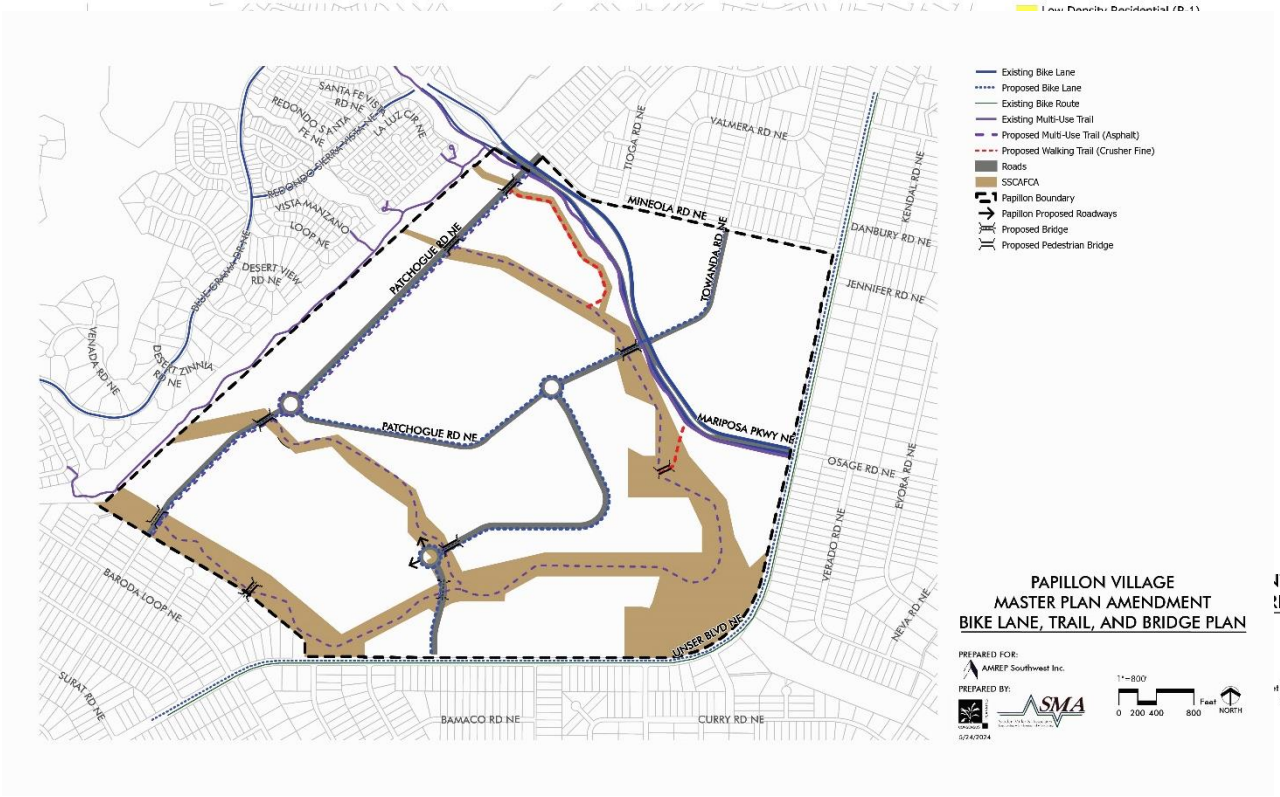


Figure 7: Bike Lane, Trail, and Bridge Plan

This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location ~~and~~ as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the underlying land use designation.

Site Photo 5: Pedestrian Pathway along Mariposa Parkway



CHAPTER 7

TRANSPORTATION PLAN

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a ~~trip generation~~ traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function one of as the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

Major Roadways

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, ~~along~~ adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of ~~731~~2,678 cars per day in ~~2017~~2022. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of ~~1,558~~ 2,623 cars per day in ~~2017~~2022. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding ~~Papillion~~ Papillon exists and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

~~For its principal access route, Papillion Village will rely upon Mariposa Parkway which has previously been constructed to the ultimate typical section.~~ Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Gram~~m~~a Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Gram~~m~~a Road shall be classified as a Minor Arterial. Blue Gra~~m~~ma is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently ~~all~~ share Mariposa Parkway, as the area develops and the connection from Blue Gra~~m~~ma to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Gra~~m~~ma and that second and access to Unser.

The Unser Boulevard and Mariposa Parkway intersection shall be signalized as traffic patterns exceed the current stop condition threshold. Additionally, the future Blue Gramma Road extension to Unser Boulevard may warrant signalization at future time.

Subdivision Access & Entryways

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to ~~the planning area~~ Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

Trip Generation Study

In 2024, ~~A trip generation study was conducted by Huitt-Zollars, Inc. as part of the Planning Process based on 1,000 single family residences and approximately 20 acres of commercial. The largest traffic impacts result from the proposed commercial uses, which are located at the Mariposa Parkway and Unser Boulevard intersection, where the additional traffic can be handled without adverse impacts.~~

~~The traffic counts at the three proposed access points to the residential component of Papillon Village range from 680 AWDT to 1240 AWDT, which will be managed through the improvements expected during development of the planning area.~~

~~Full Traffic Impact Analyses will be performed later as development is pursued to ensure the correct solutions are implemented based on specific needs.~~

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 15 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- AM Peak Hour: 636 trips
- PM Peak Hour: 1,050 trips

Trip Distribution and Traffic Assignments:
Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- 1% to the west/north on U.S. Highway 550
- 54% to the east/south on U.S. Highway 550
- 45% to the south on Unser Boulevard

Intersection Analysis

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

Proposed Local Roads

~~No new rights-of-way are proposed for Papillon Village at this time. Existing platted roadways within Papillion will be improved to City of Rio Rancho Standards as phased development occurs. Should future development or subdivision applications consider platting additional rights-of-way or creating new subdivision entrances off from existing roadways, those proposal will be evaluated at that time and shall meet City of Rio Rancho standards for design and spacing.~~

~~Specific pedestrian amenities such as wider meandering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals.~~
Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and westbound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua

Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

Unser Boulevard Access Management

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every ¼-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

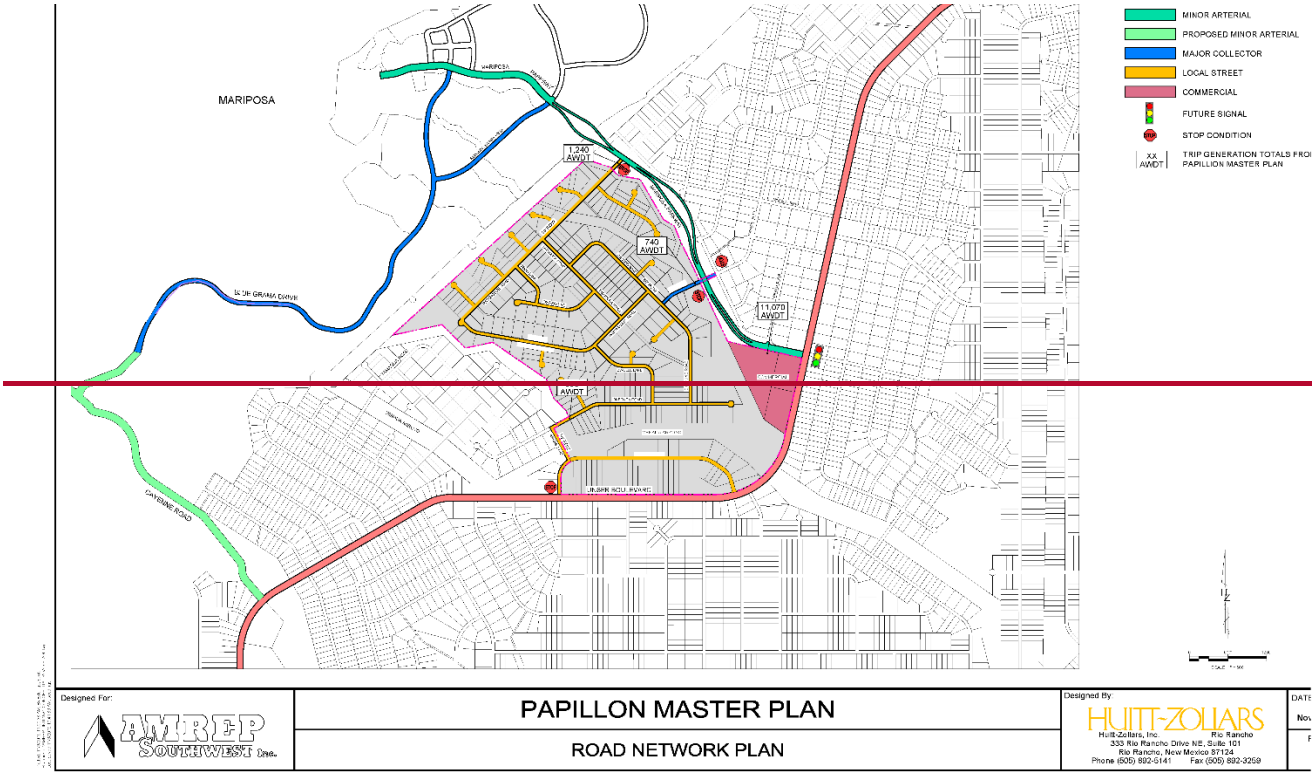
The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

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Figure 2. Transportation Conditions & Site Access



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CHAPTER 8

CONCEPTUAL DRAINAGE PLAN

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

Stormwater Management

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Off-site flows from Mariposa Subdivision will be intercepted from existing detention ponds through proposed storm drains and routed through the project site. ~~Off-site flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the storm drainage system. All offsite flows are assumed to be restricted to historical flowrates. First flush flow for the entire site shall be managed by Unser Dam. Developed onsite flows will be collected by an internal storm drain system and discharge into a proposed detention pond known as Unser Dam. The Unser Dam will collect onsite and off-site flows with a total watershed area of 1.8 square miles. It will discharge toward existing culverts in Unser Boulevard with an existing capacity of 500 CFS. Based on the preliminary design (Easterling, 2013 & 2014), Unser Dam will be a non-jurisdictional earthen dam with a 100-year runoff volume of 46 acre- feet~~. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision. The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge

rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the predevelopment flowrates within the Papillon Village drainage basins. The predevelopment Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.

The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

Floodplains

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. ~~Many of these~~ The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in Figure ~~6~~7 and Figure 8.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

Figure ~~67~~. ~~Conceptual Drainage Plan~~

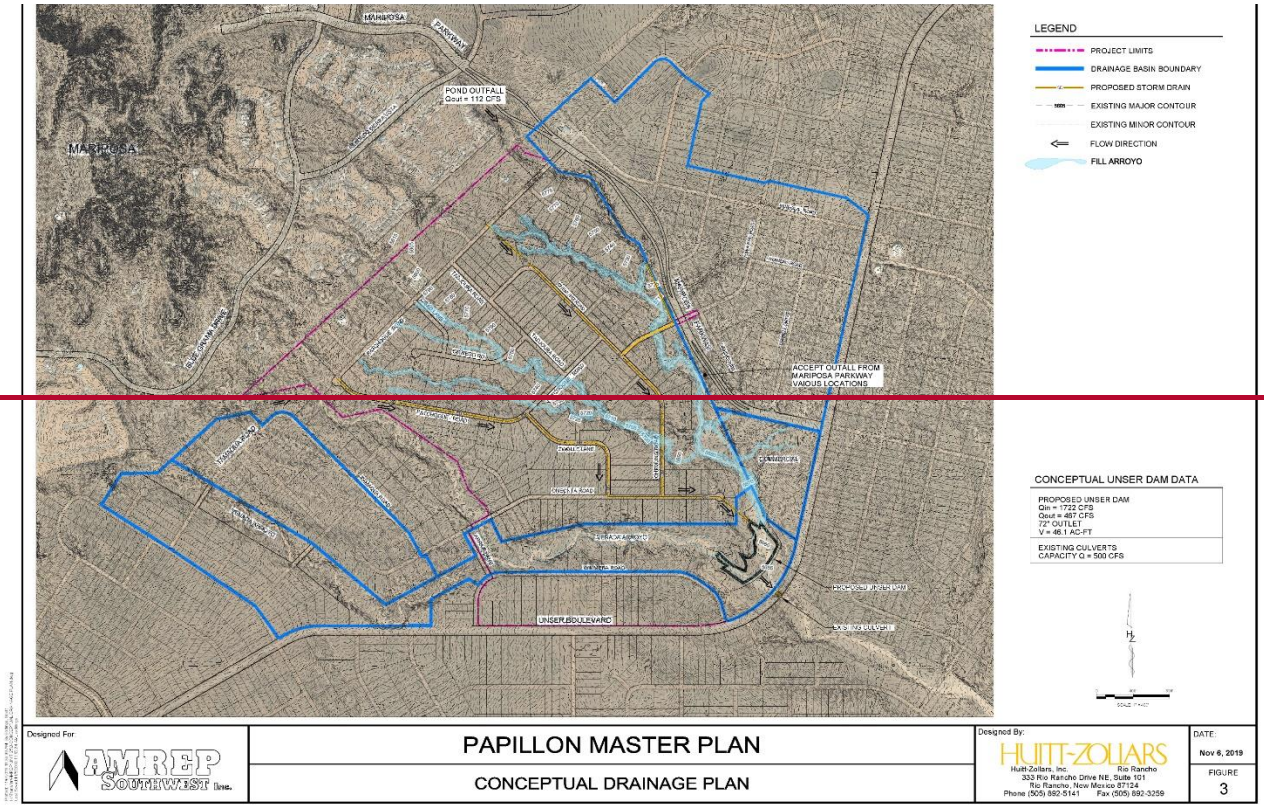


Figure ~~67~~. Proposed Arroyo Modifications

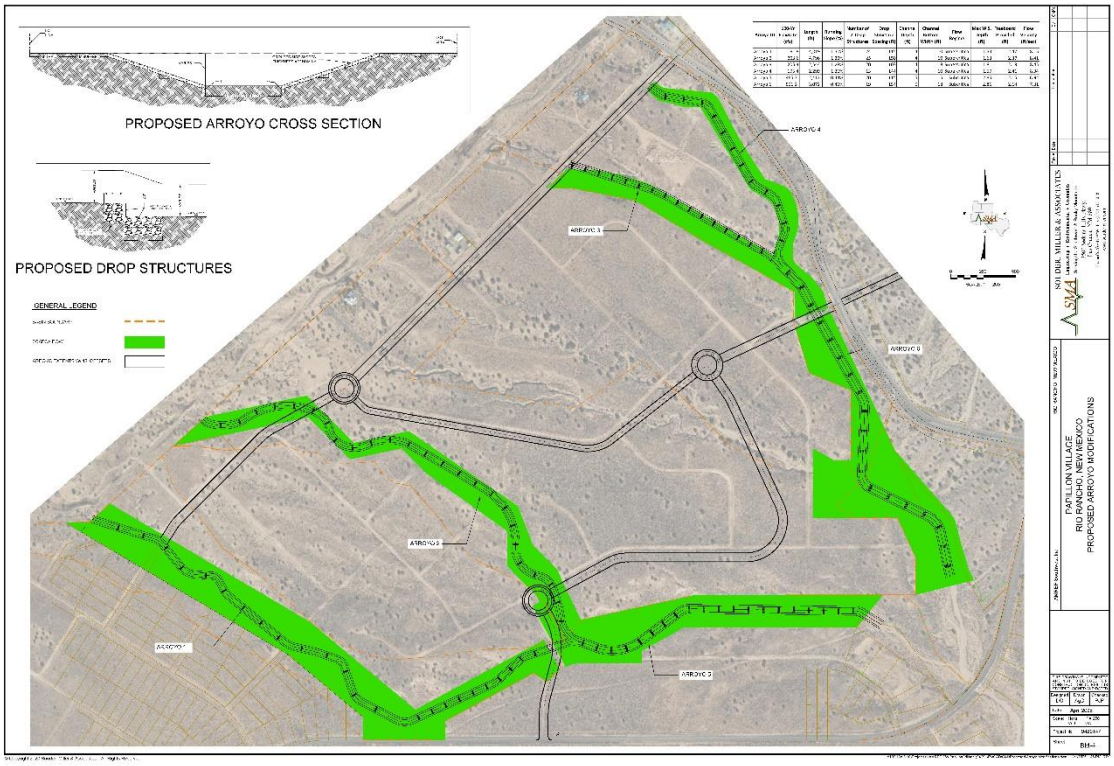
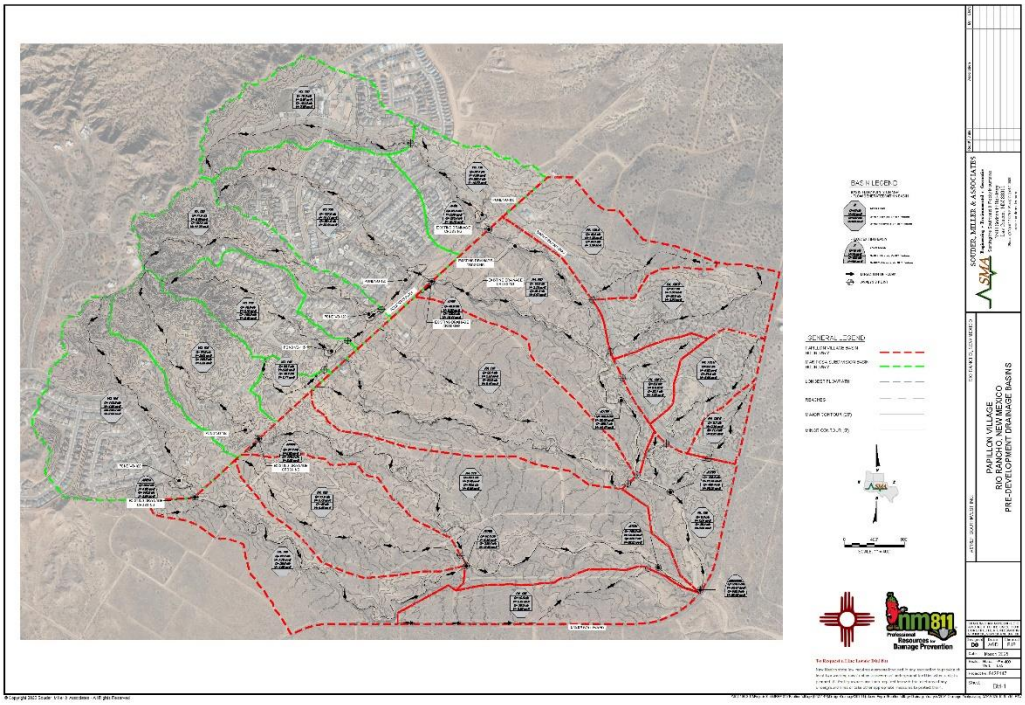


Figure ~~68~~. Pre-development Drainage Basins Map



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CHAPTER 9

CONCEPTUAL UTILITY PLAN

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

Water

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'.

Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. ~~The Conceptual Utility Plan (Figure 7)~~ The Figure 9: Proposed Drainage Structure shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and

connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to ~~Papillion~~ Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the ~~Papillion~~ Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

Water Quality Pond

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.

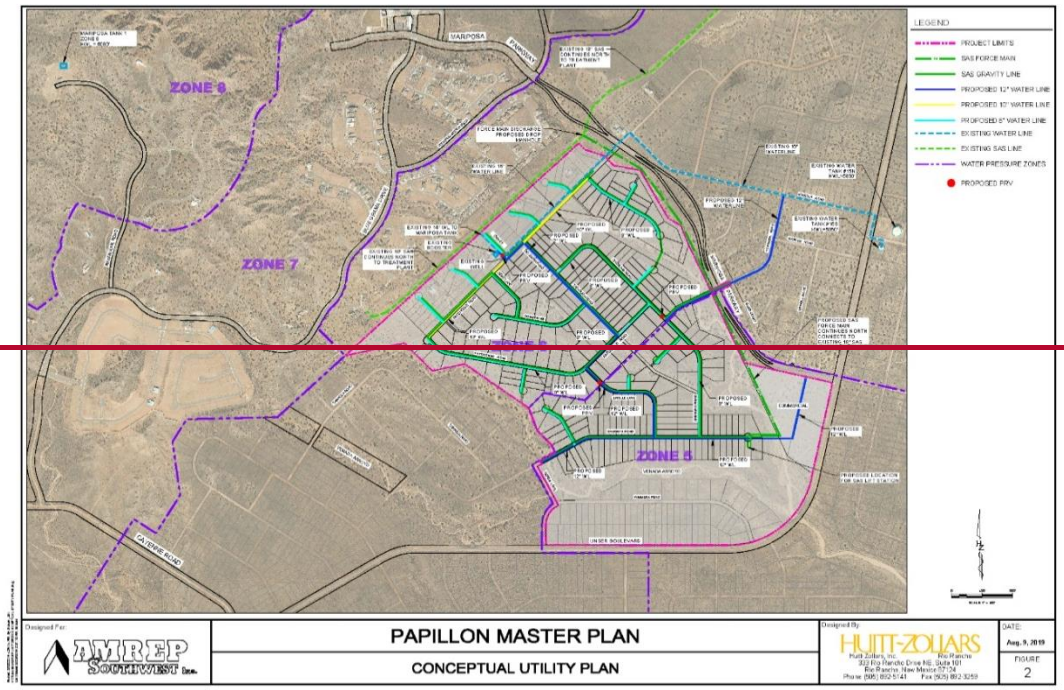
Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multiuse paved and soft-surface trails, shade structures and site furnishings.

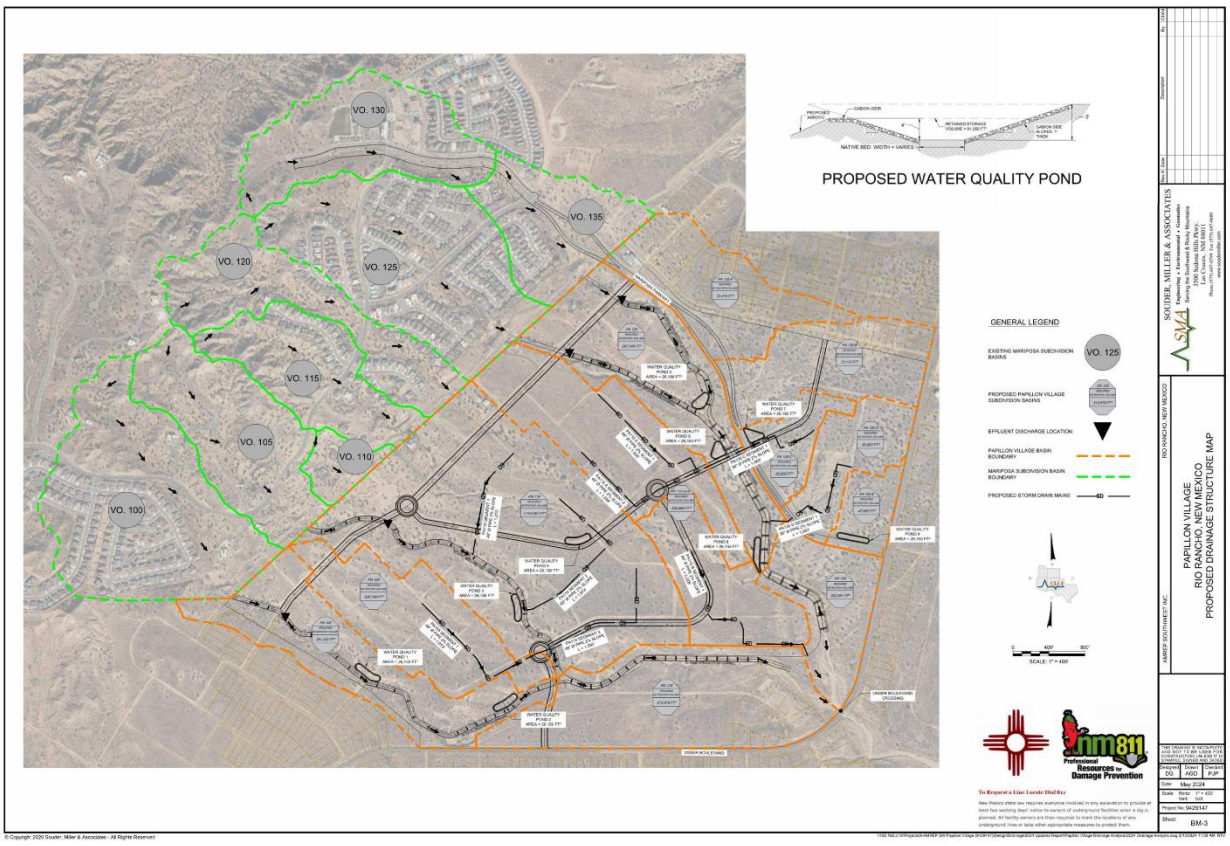
Sewer

Sewer service for ~~Papillion~~ Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillion sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase.

The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of ~~Papillion~~ Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

Figure 3. Conceptual Utility Plan





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CHAPTER 10

IMPLEMENTATION & PHASING

The implementation of the Papillon Village Master Plan will occur during future replatting, ~~through zone map amendments,~~ and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build-out of the Planning Area.

Implementation Actions

1. The majority property owner will pursue the establishment of a SAD or PID to provide financing for infrastructure improvements.
2. Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.
3. The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

~~4. Prior to replatting or any development, the majority property owners will initiate rezoning of affected parcels to follow the adopted land use plan.~~

~~5.~~4. To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

~~6.~~5. ~~Incorporation~~The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

Phasing

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: ~~Phase 2:~~ Construction of major infrastructure, drainage, and transportation improvements.

~~**Phase 3:** Rezoning of the land and replatting of existing lots into new layout.~~

Phase 4: Home building and community development.

Infrastructure Financing Mechanisms

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a

Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new subdivision, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are ~~particularly~~ needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PID on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD.

The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to ~~specially~~especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather ~~that~~ than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

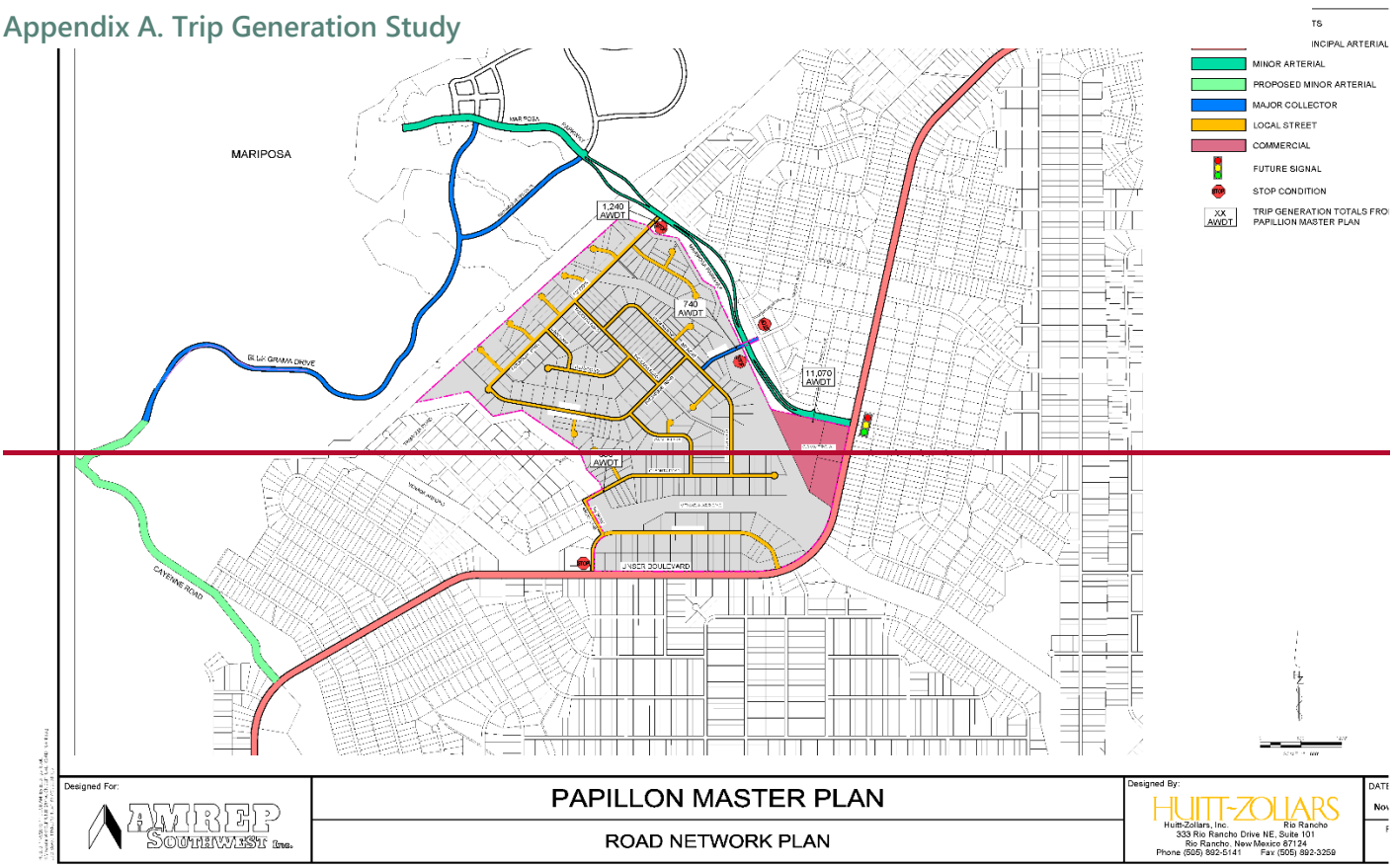
If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments ~~on~~of their properties.

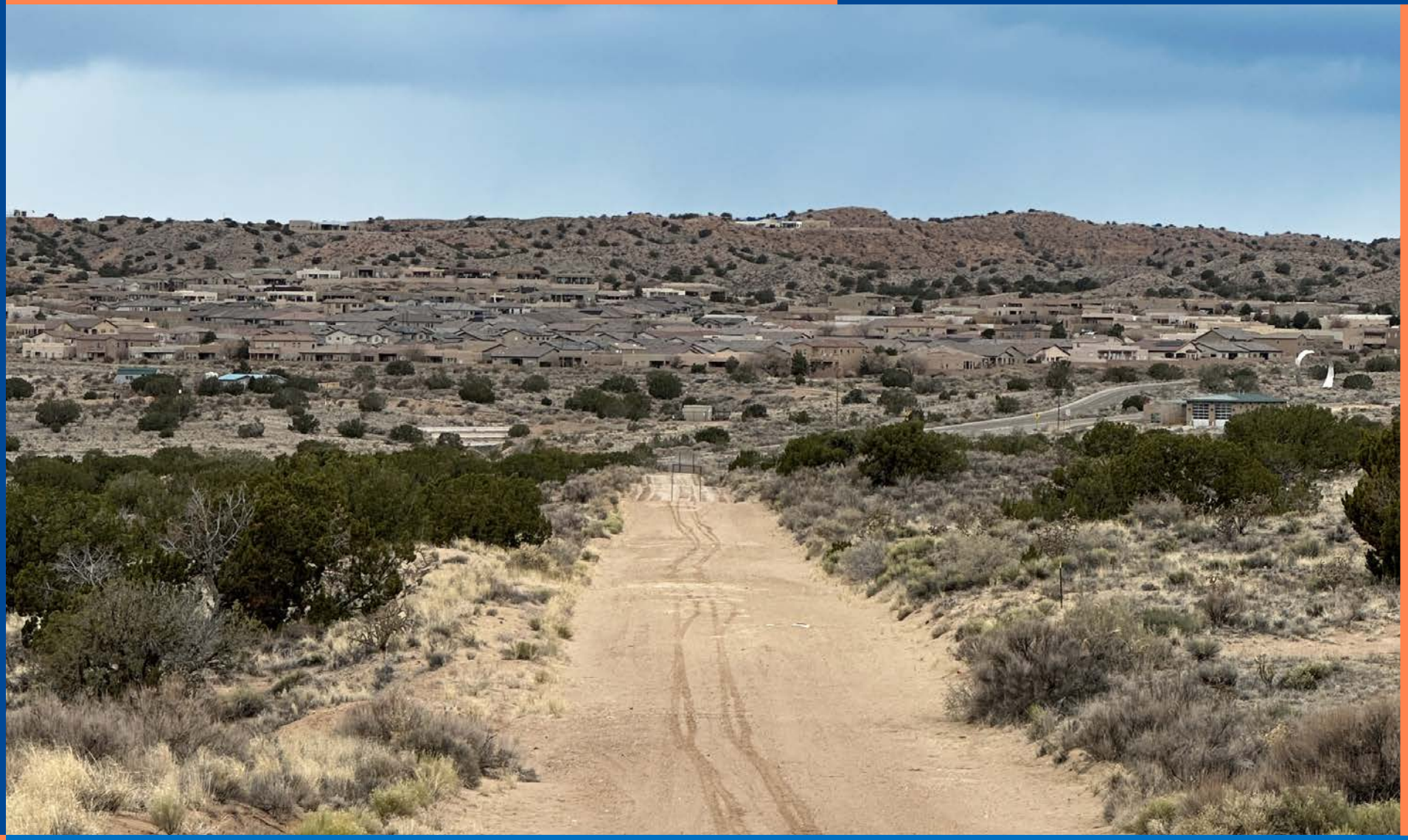
~~APPENDICES~~

~~Appendix A. Trip Generation Study~~

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Appendix A. Trip Generation Study





Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:

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302 8th Street NW
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Souder, Miller & Associates
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ADOPTED FEBUARY 12, 2020

PREPARED FOR:

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PREPARED BY:

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Introduction

This document is a Master Plan for an expected 651-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Arroyo

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined ~~based, in part, on~~ by the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

tracts?

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

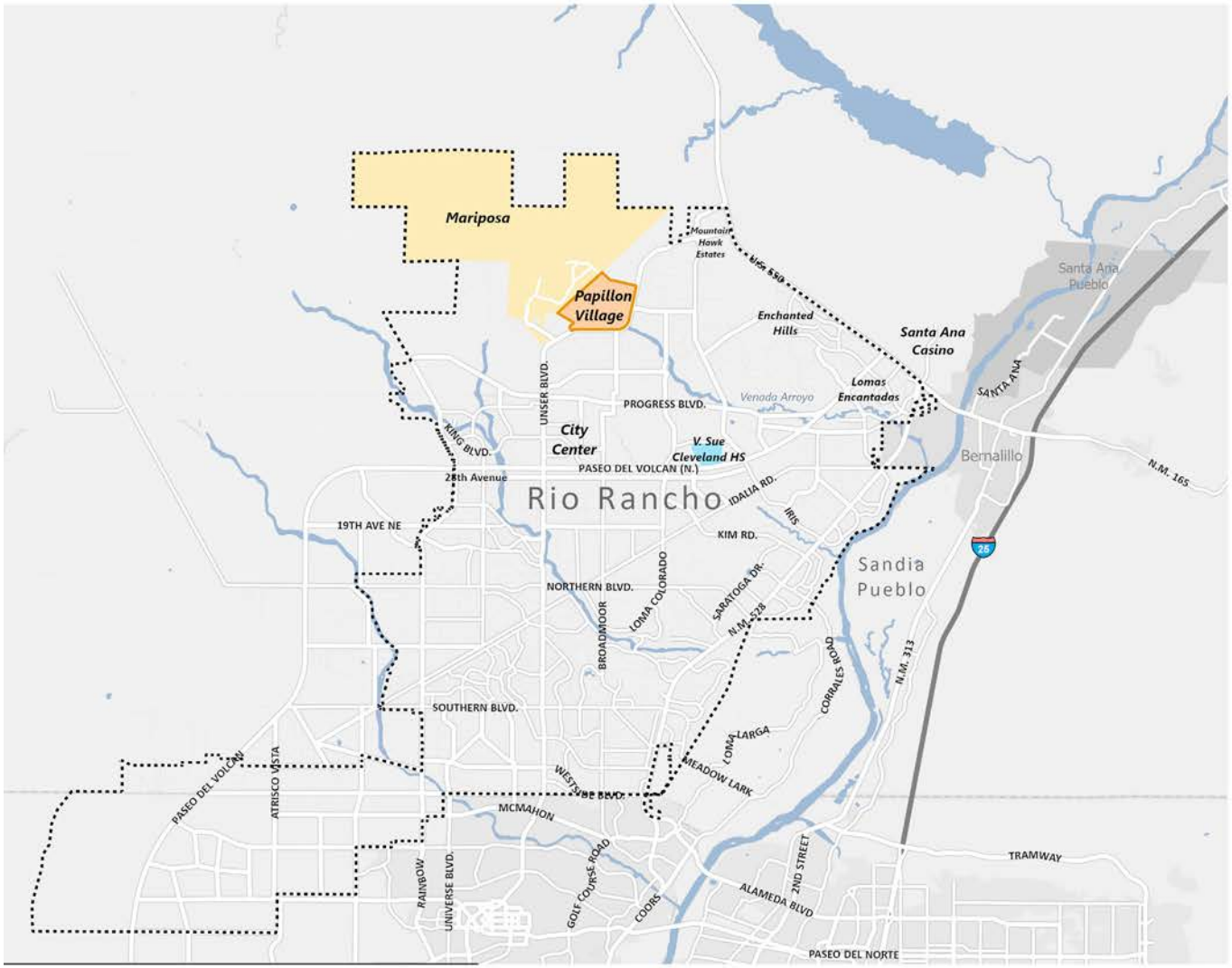
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

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Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

There are an existing network of roads?

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

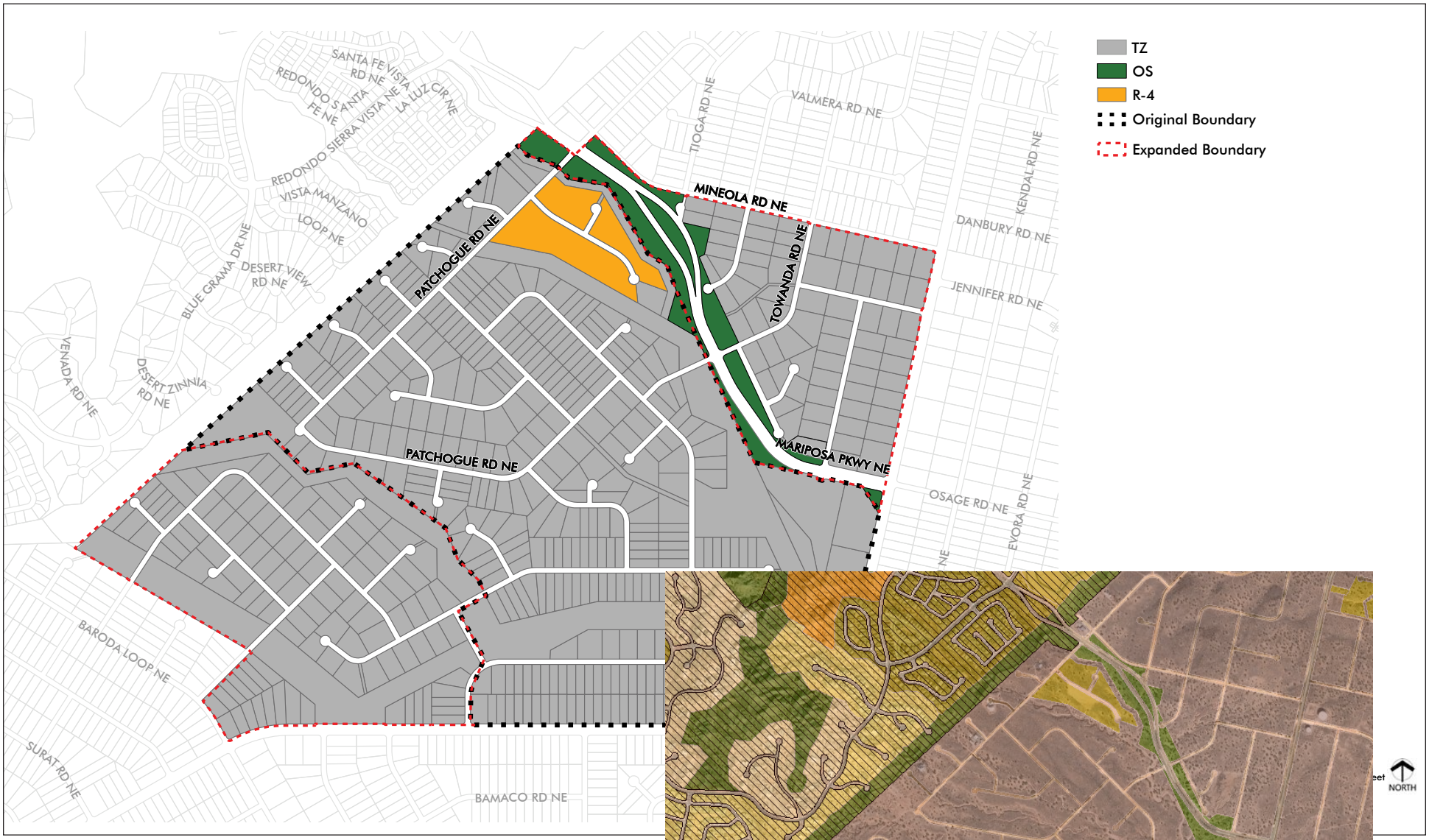
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development. Parkway

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

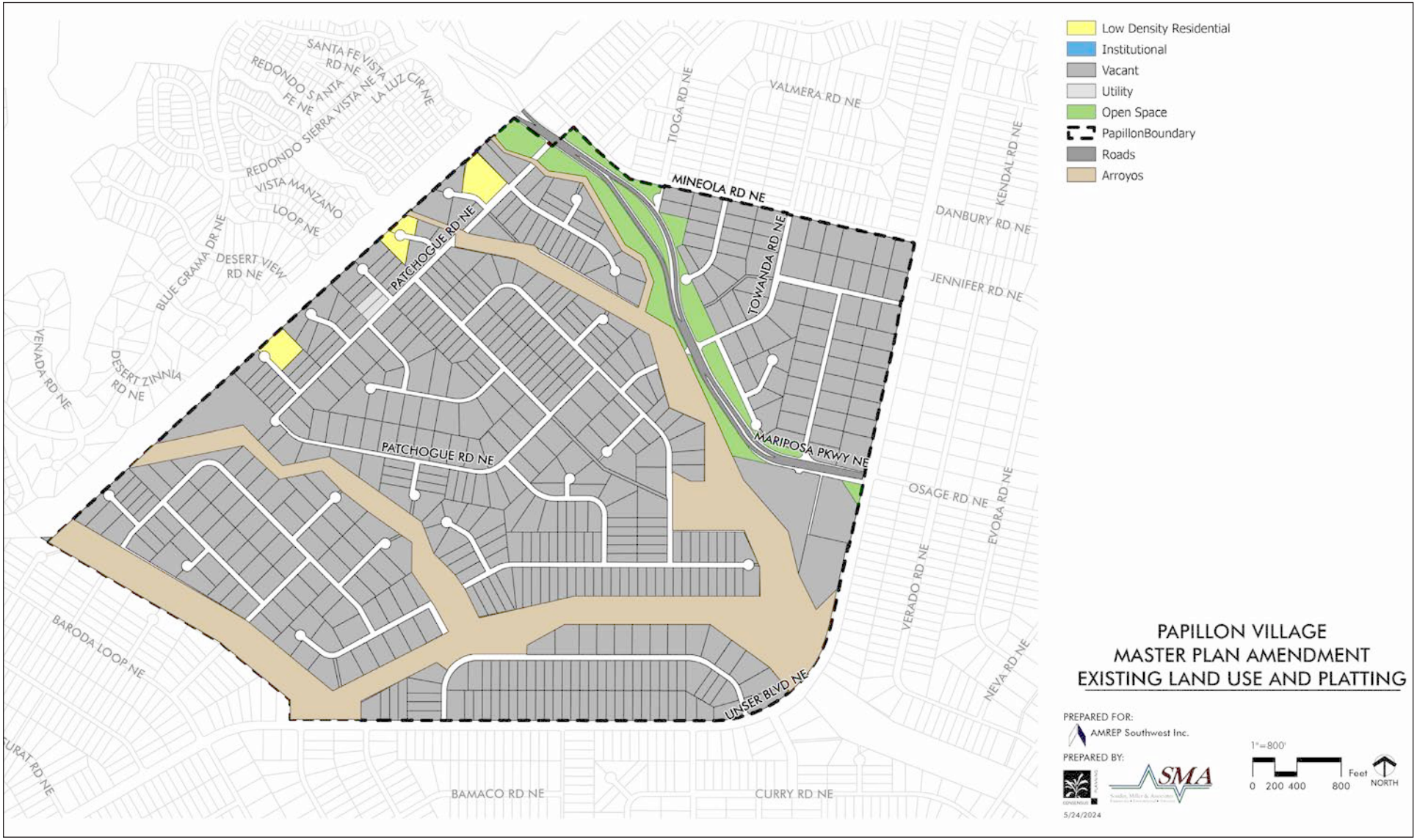
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



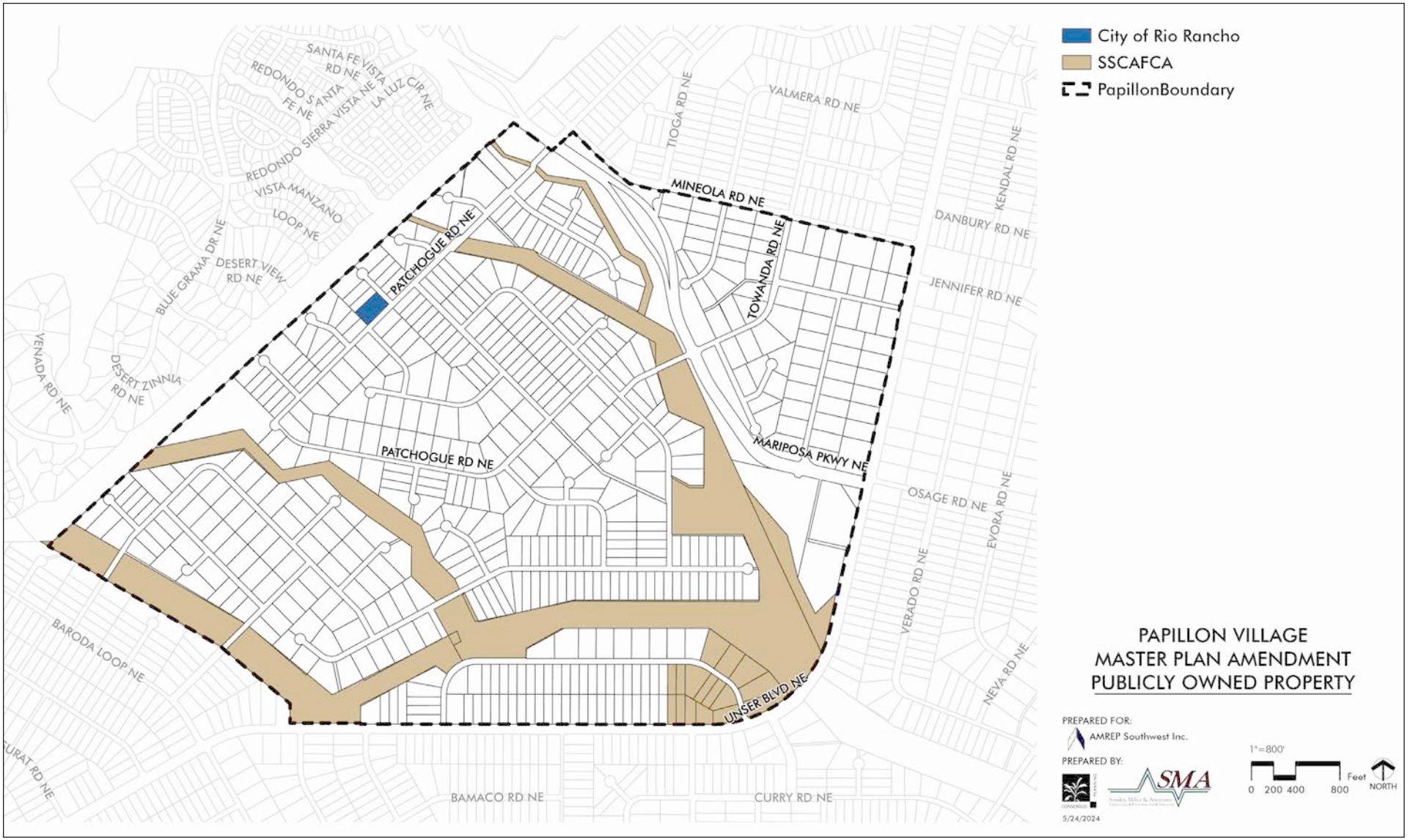
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



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Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

occupy

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate density residential areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

not a type of disctrict

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 18 acres of

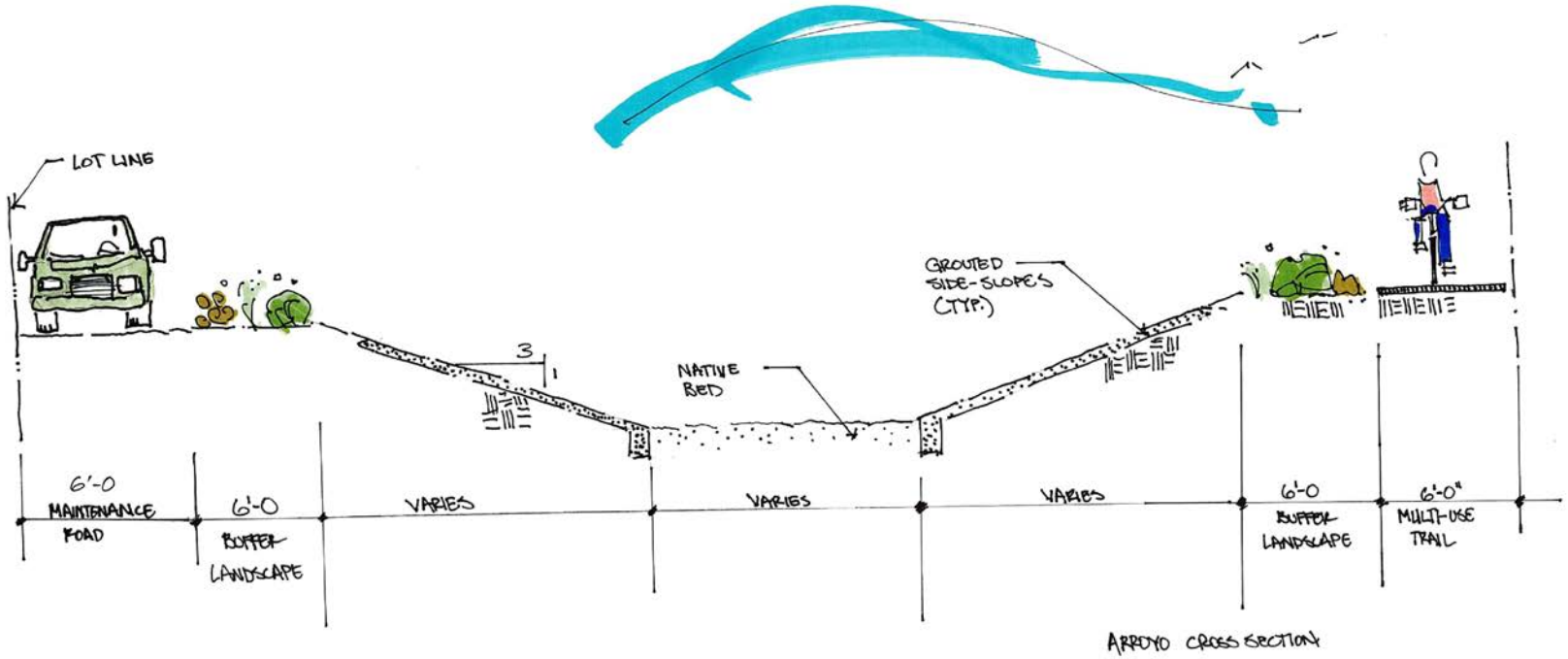


Diagram 1: Arroyo Cross Section

park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

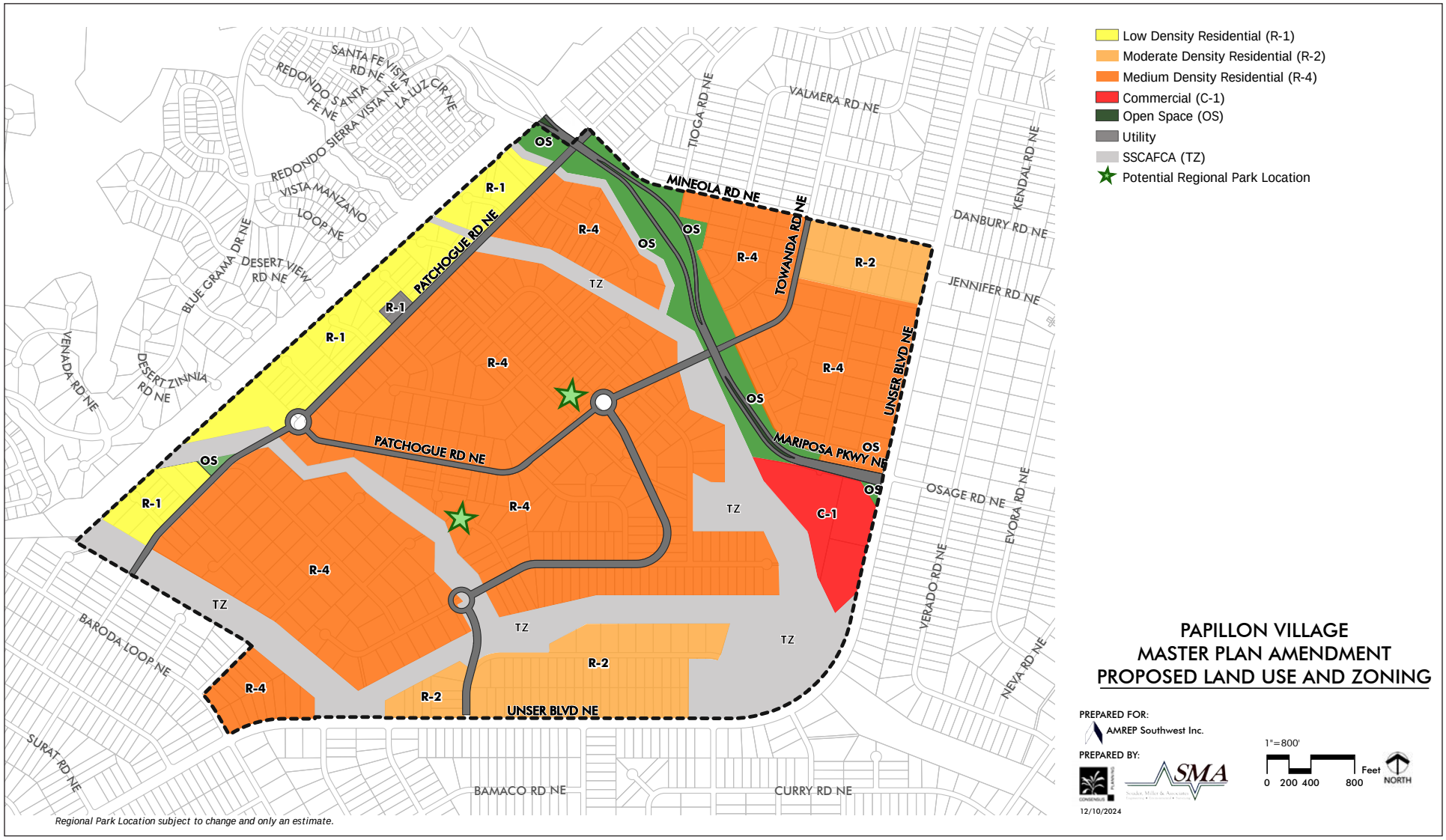
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

and DPM

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated ~~with native seeding;~~ per APWA 1012
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

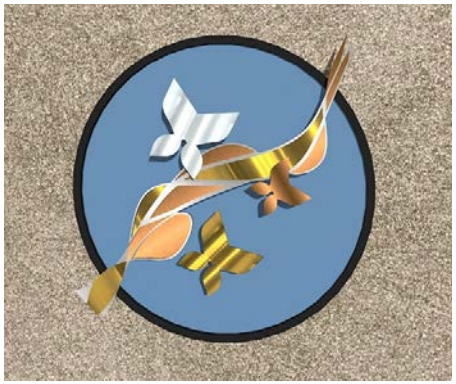
In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

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Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/ vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

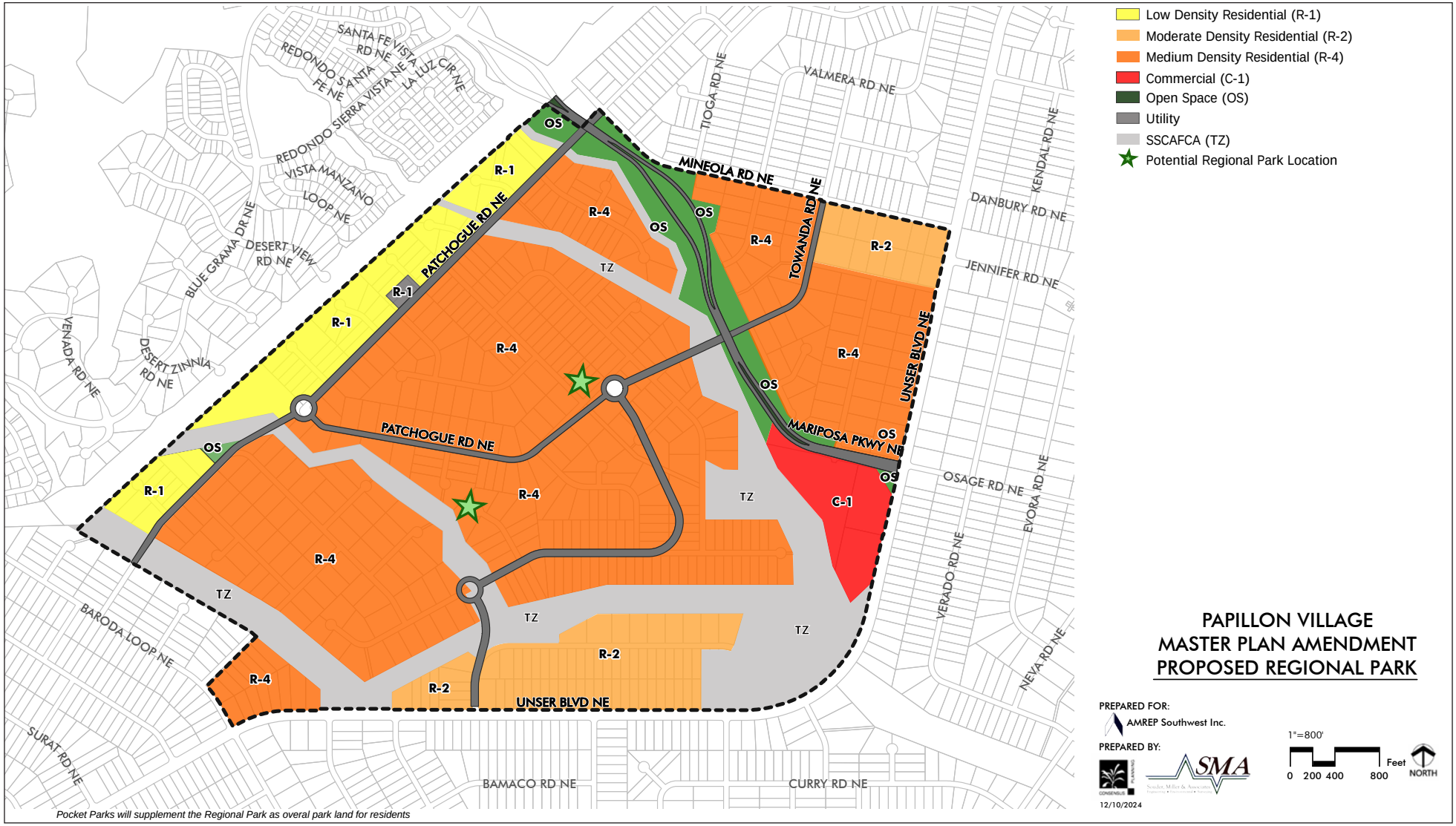
A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

verify; softer language needed

OPEN SPACE AND TRAILS

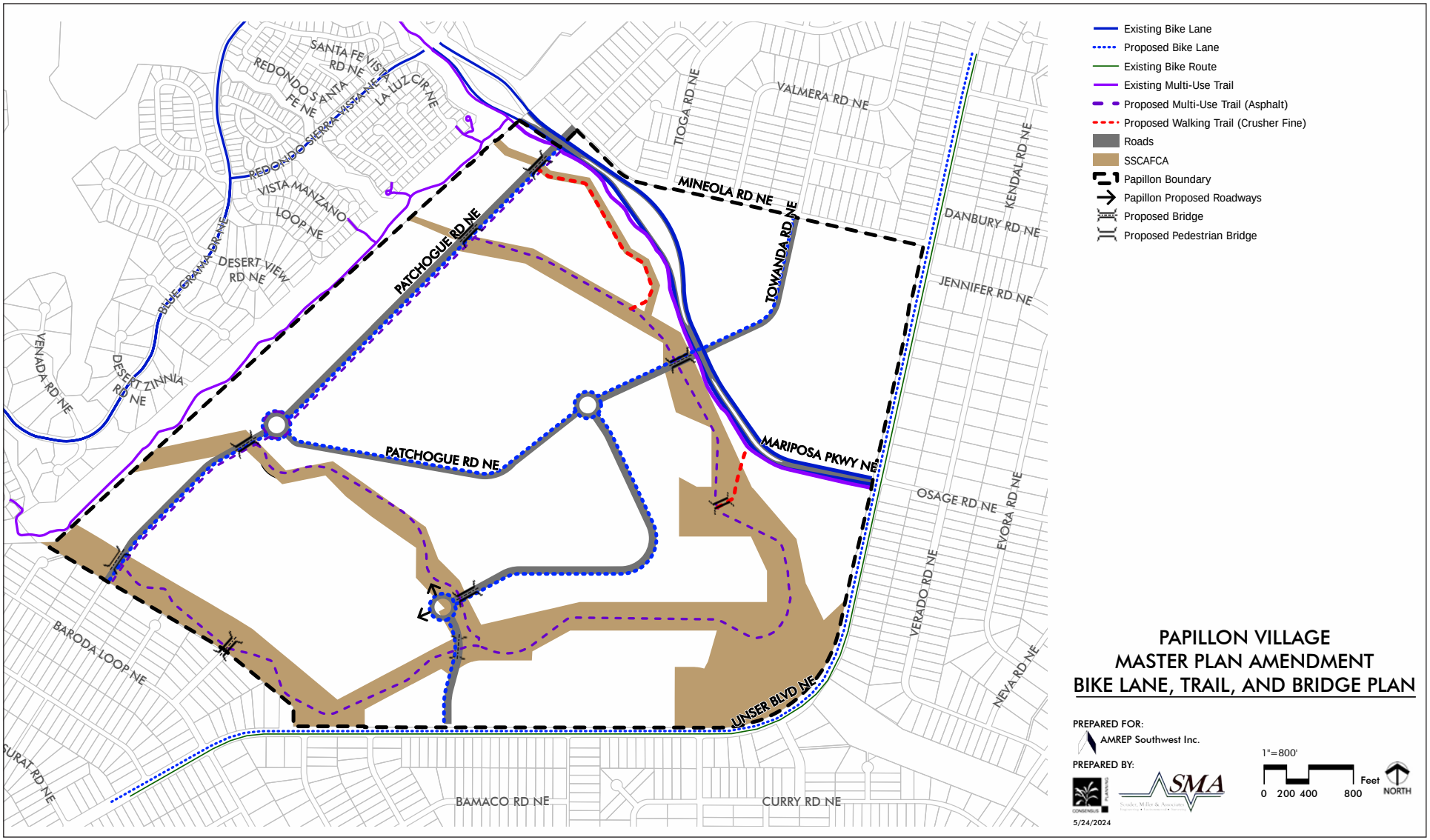
The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS



Pocket Parks will supplement the Regional Park as overal park land for residents

FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

miles

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway
underlying land use designation.



Site Photo 5: Pedestrian Pathway along Mariposa Parkway

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

For trans., drainage, water ans sewer chapters add language indicating that the development will be required to comply with applicable ordinances and the DPM.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Grama

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY put year

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

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Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA. verify; softer language needed

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

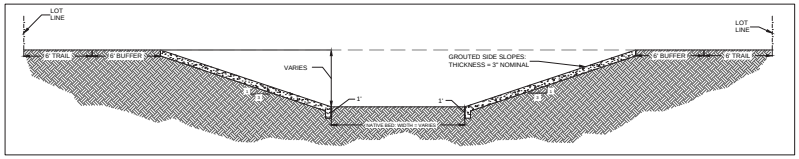
The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

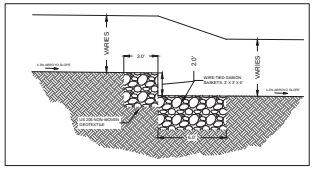
FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP



PROPOSED ARROYO CROSS SECTION



PROPOSED DROP STRUCTURES

Arroyo ID	100-Yr Flowrate (cfs)	Length (ft)	Running Slope (%)	Number of 2' Drop Structures	Drop Structure Spacing (ft)	Channel Depth (ft)	Channel Bottom Width (ft)	Flow Regime	Max W.S. Depth (ft)	Freeboard Provided (ft)	Flow Velocity (ft/sec)
Arroyo 1	181.8	4,319	1.30%	24	115	4	10	Supercritical	1.53	2.47	8.15
Arroyo 2	203.6	4,796	1.30%	25	150	4	10	Supercritical	1.63	2.37	8.41
Arroyo 3	205.3	2,544	1.28%	20	107	4	8	Supercritical	1.81	2.19	8.45
Arroyo 4	195.4	2,299	1.31%	15	144	4	10	Supercritical	1.59	2.41	8.34
Arroyo 5	465.7	2,412	0.44%	20	115	5	15	Subcritical	2.85	2.15	6.92
Arroyo 6	556.2	3,072	0.46%	19	154	5	18	Subcritical	2.86	2.14	7.31

GENERAL LEGEND

BASIN BOUNDARY

SCAFCA ROW

ARROYO EXTENTS W/ 12' OFFSETS

ARROYO 1

ARROYO 2

ARROYO 3

ARROYO 4

ARROYO 5

ARROYO 6

0 250' 500'

SCALE: 1" = 250'

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PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PROPOSED ARROYO MODIFICATIONS

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Designed	Drawn	Checked
DG	AgD	PJP

Date: April 2025

Scale: Horiz: 1" = 250' Vert: N/A

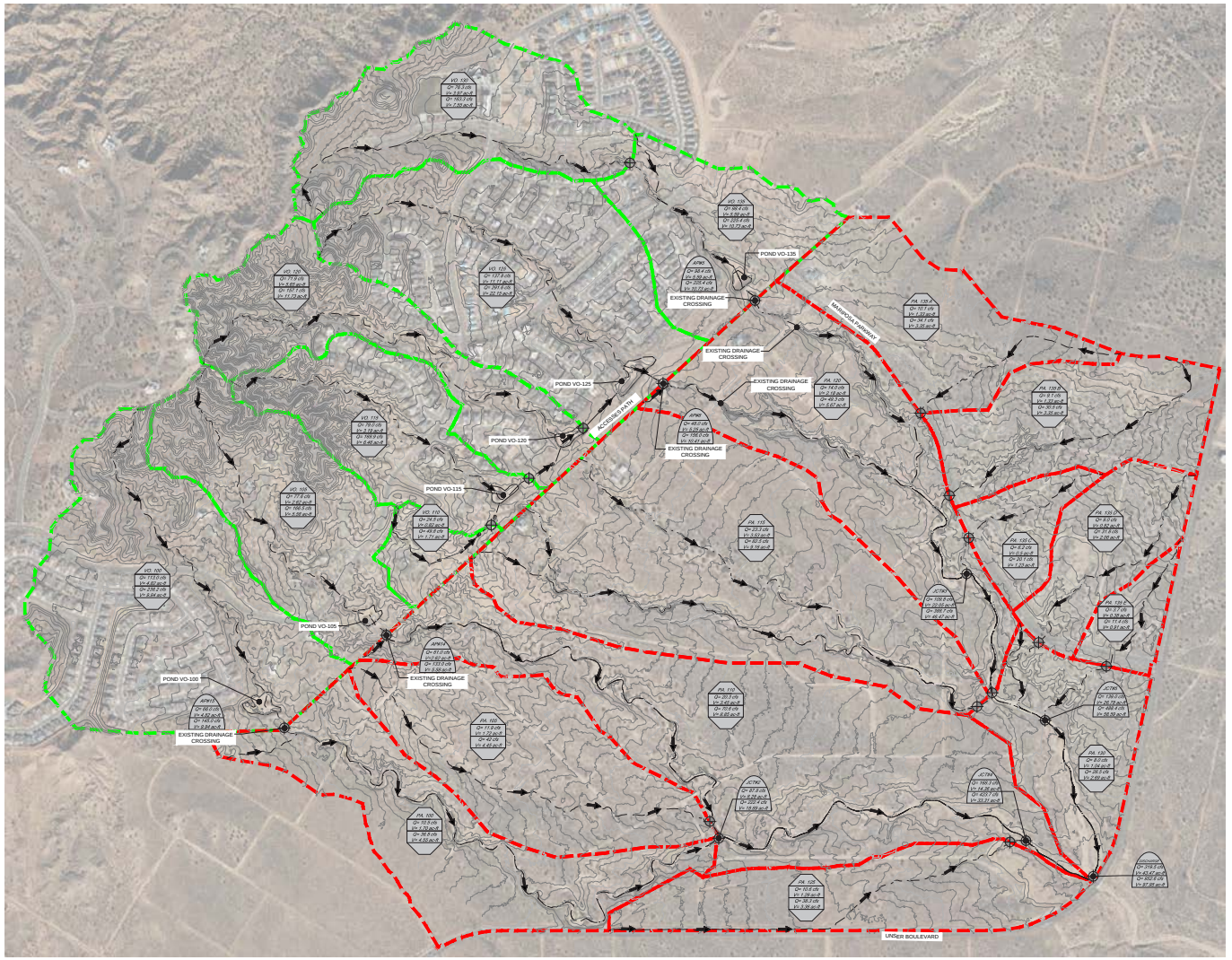
Project No: 9429147

Sheet: BM-4

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FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



BASIN LEGEND

BASIN FLOW POINTS ON MAP
- FLOW GENERATED WITHIN BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

- FLOW EXITING BASIN

BASIN LABEL
Q=10 Yr Flowrate, V=10 Yr Volume
Q=100 Yr Flowrate, V=100 Yr Volume

DIRECTION OF FLOW

ANALYSIS POINT

GENERAL LEGEND

PAPILLON VILLAGE BASIN BOUNDARY

MARIPOSA SUBDIVISION BASIN BOUNDARY

LONGEST FLOWPATH

REACHES

MAJOR CONTOUR (25')

MINOR CONTOUR (5')

0 400' 800'

SCALE: 1" = 400'

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

nm811 Professional Resources for Damage Prevention

No.	Description	By	Date

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PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PRE-DEVELOPMENT DRAINAGE BASINS

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Designed	Drawn	Checked
DO	AGD	PJP

Date: March 2025
Scale: Horiz: 1" = 400' Vert: N/A
Project No: 9429147
Sheet: BM-1

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\\192.168.3.10\Projects\9-AMREP SW Papillon Village (9429147)\Design\Drainage\2024 Updated Report\Papillon Village Drainage Analysis\2024 Drainage Analysis.dwg 3/14/2025 10:16 AM RTV

Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

Add that all of this is subject to a water and wastewater availability.

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

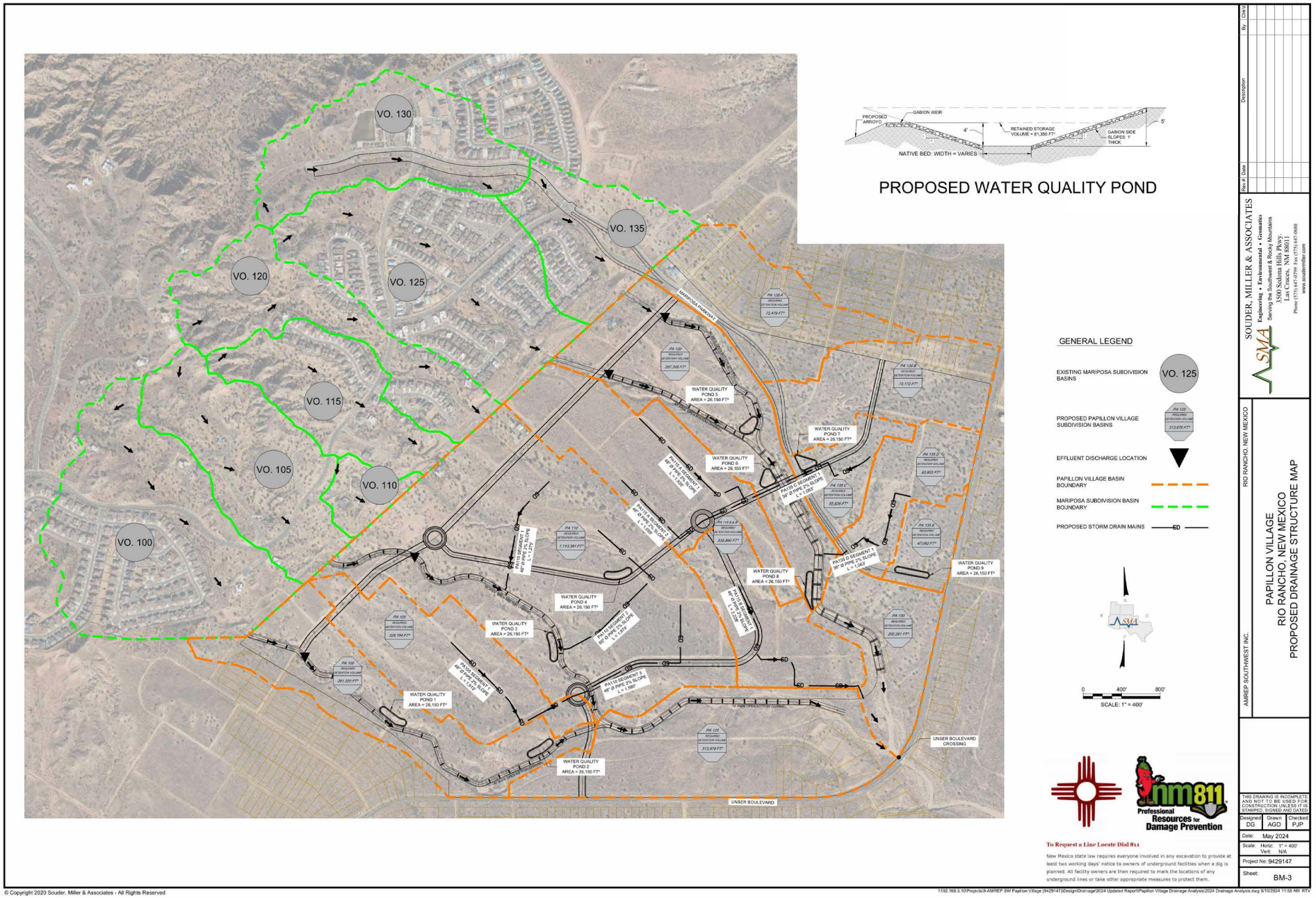
INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

repeated

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



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Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

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

June 4, 2025

TO: AMREP Southwest, Inc, Consensus Planning Inc.

RE: Zone Map Amendment/Master Plan Amendment (24-100-00012/24-410-00003)

The following are the comments and feedback received in regards to the application; please respond to staff comments and provide the requested changes.

Planning and Zoning Division:

1. Update proposed land use/zoning figures to coincide with CORR zoning colors
2. More information needed in regards to Park location(s), maintenance/dedication; during which phases will parks be built? When will the HOA be established?
3. Additionally, are the parks regional parks or neighborhood parks? Ensure the terminology is consistent throughout the document.
4. Are pocket parks included in the 18 acres, or in addition to the 18 acres? Rework the language to clarify.
5. Add language that all signage is subject to sign-code criteria (or provide us with exact dimensions for anything bigger than the sign-code allows for); Round-about sculptures and Entry Monuments are also subject to sign-code criteria and approval by Public Works.
6. Unser may need to be paved.
7. Where is the sewer exhibit? Add language that everything is subject to waste-water availability.

Parks, Community & Recreation Services: No comments on the ZMA at this time.
Comments on specific sections of the updated master plan:
Ch. 3/Ch. 6 - talk about (approximately) 18 acres dedicated to park and 18 for open space and that it will be integrated into the regional trail system and open space areas – note that while ponds and open spaces may be partially co-located, any required developed park land acreage shall not be part of a pond/drainage system. Tentative locations for two parks are shown - any public parks or private pocket parks must meet City standards, federal, state and local laws where applicable (location of parks must consider the effect of slope/cross slope on pedestrian routes ADA compliance and minimizing runoff from any grass lawns or other irrigation, etc.).

Ch. 6/Ch. 7 - The City will not own or maintain the proposed crusher fine or similar trails/paths, or related trail amenities such as pedestrian bridges, shade structures and site furnishings that follow the drainage/arroyo system. The draft master plan implies that these improvements will be coordinated, owned and maintained by the Developer, HOA and SSCAFCA.

Ch. 10 - No pocket parks will be funded by a PID/SAD if the City is required to be the property owner for the funding mechanism to be implemented.

No recommendation for or against approval. PRCS defers to DSD and the City Manager's Office for any recommendations, requirements, resubmissions or approvals.

Fire & Rescue Department:

Approved with requirements:
- Follow the IFC 2021 Appendix D for Fire Access
- Fire Hydrant spacing every 500 ft.
- A Fire 1 Plan shall be submitted to the Fire Marshals office before full plan set is submitted for plan review

Engineering: See attached redlined plan.

SSCAFCA: See attachment with markups.

Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho
(505)-896-8785, lruizcarlos@rrnm.gov

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 18, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Zone Map Amendment/Master Plan Amendment: DSD #24-100-00012/#24-410-00003

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan. The applicant concurrently requests a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, April 29, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

See attached document for markups.

Andy Edmondson
Reviewer

4-29-25
Date

The City of Rio Rancho

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

June 23, 2025

RE: **Zone Map Amendment & Master Plan Amendment**
Case No. 24-100-00012 & 24-410-00003
Papillon Master Plan

Dear Property Owner:

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

The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment and Master Plan Amendment for the Papillon Master Plan. The Zone Map Amendment is for all parcels shown on the attached exhibit owned by the applicant. The Master Plan Amendment expands the boundary of the Papillon Master Plan and includes other updates to the conditions, development guidelines, and requirements within the Master Plan.

The **Planning and Zoning Board** will consider the request on **Tuesday, July 8, 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 parcels for the Zone Map Amendment identified. The exhibit identifies the original boundary and the expanded boundary of the Master Plan

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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.

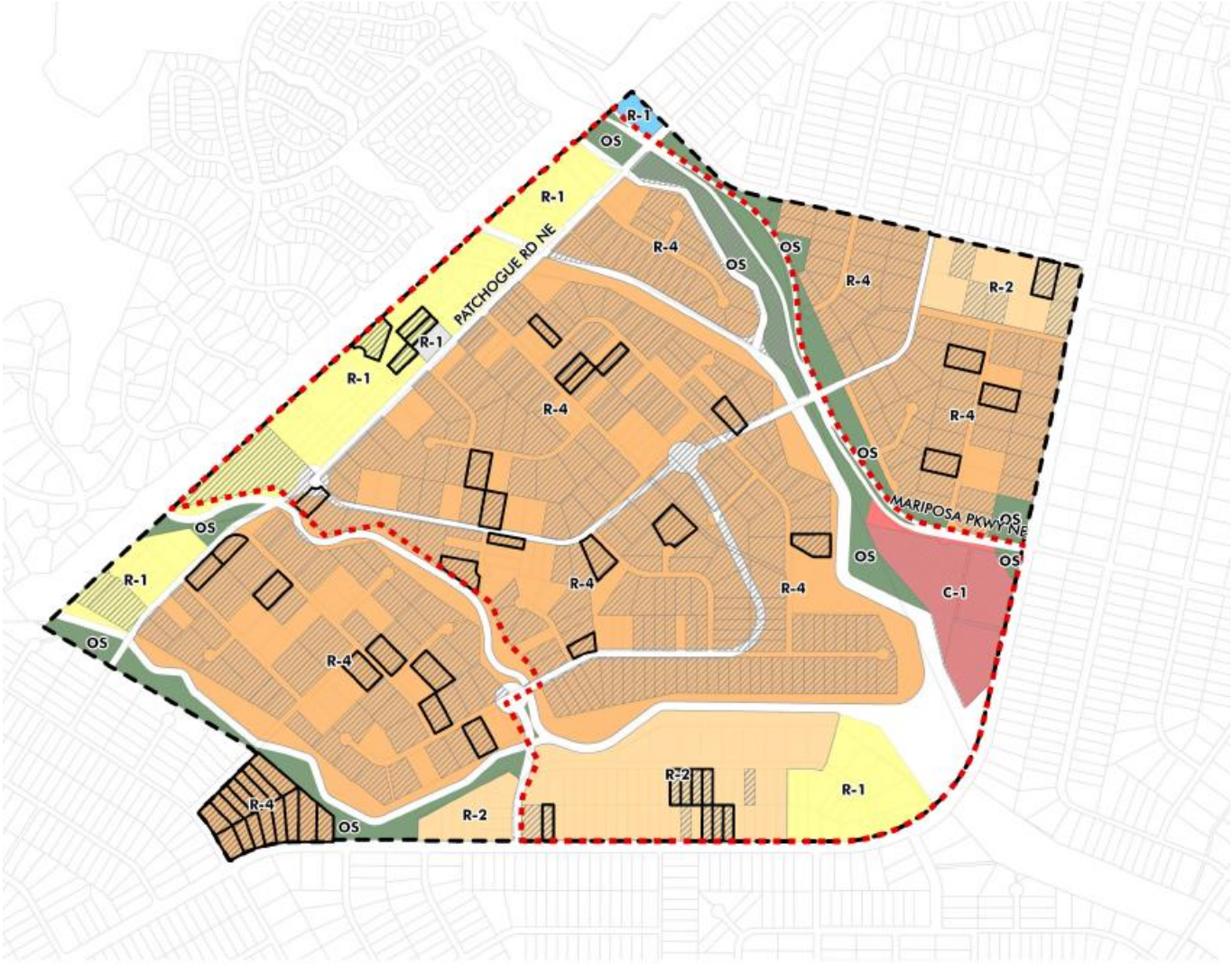
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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



Expanded Boundary
Original Boundary

Parcel Ownership
Resurrection Land CO LLC
AMREP

Proposed Land Use and Zoning
Low Density Residential (R-1)
Moderate Density Residential (R-2)
Medium Density Residential (R-4)
Commercial (C-1)
Institutional (R-1)
Open Space (OS)
Utility

PAPILLON VILLAGE
MASTER PLAN AMENDMENT
CLIENT PARCELS WITH
PROPOSED LAND USE AND ZONING

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

10/3/2024

1"=800'
0 200 400 800 Feet
NORTH

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

Owner List	Block	Lot	Acrage
RESURRECTION LAND COMPANY LLC	110	13	0.501 ac
RESURRECTION LAND COMPANY LLC	110	14	0.503 ac
RESURRECTION LAND COMPANY LLC	110	15	0.508 ac
RESURRECTION LAND COMPANY LLC	110	16	0.495 ac
AMREP SOUTHWEST INC	110	20	0.504 ac
SCHENCK-WHELAN PROPERTIES LLC	110	40	0.495 ac
SCHENCK-WHELAN PROPERTIES LLC	110	41	0.487 ac
SCHENCK WHELAN PROPERTIES LLC	110	42	0.490 ac
AMREP SOUTHWEST INC	110	44	0.499 ac
SCHENCK-WHELAN PROPERTIES LLC	110	57	0.513 ac
AMREP SOUTHWEST INC	110	58	0.994 ac
RESURRECTION LAND COMPANY LLC	113	2	0.963 ac
AMREP SOUTHWEST INC	113	3	0.983 ac
AMREP SOUTHWEST INC	113	4	0.997 ac
AMREP SOUTHWEST INC	113	6	1.064 ac
AMREP SOUTHWEST INC	113	7	1.202 ac
AMREP SOUTHWEST INC	113	8	0.896 ac
AMREP SOUTHWEST INC	113	9	0.859 ac
AMREP SOUTHWEST INC	113	10	1.164 ac
AMREP SOUTHWEST INC	113	12	1.276 ac
AMREP SOUTHWEST INC	113	13	1.113 ac
AMREP SOUTHWEST INC	113	14	1.007 ac
RESURRECTION LAND COMPANY LLC	113	15	0.983 ac
AMREP SOUTHWEST INC	113	19	0.778 ac
RESURRECTION LAND COMPANY LLC	114	1	
RESURRECTION LAND COMPANY LLC	114	2	1.113 ac
RESURRECTION LAND COMPANY LLC	114	3	0.872 ac
RESURRECTION LAND COMPANY LLC	114	4	0.692 ac
RESURRECTION LAND COMPANY LLC	114	5	0.645 ac
RESURRECTION LAND COMPANY LLC	114	6	0.535 ac
RESURRECTION LAND COMPANY LLC	114	7	0.530 ac
RESURRECTION LAND COMPANY LLC	114	8	0.718 ac
RESURRECTION LAND COMPANY LLC	114	9	0.698 ac
RESURRECTION LAND COMPANY LLC	114	10	0.599 ac
RESURRECTION LAND COMPANY LLC	114	11	0.528 ac
RESURRECTION LAND COMPANY LLC	114	12	0.570 ac
RESURRECTION LAND COMPANY LLC	114	13	0.624 ac
RESURRECTION LAND COMPANY LLC	114	14	0.642 ac
RESURRECTION LAND COMPANY LLC	114	15	1.055 ac
AMREP SOUTHWEST INC	116	1	0.755 ac
AMREP SOUTHWEST INC	116	2	0.667 ac
AMREP SOUTHWEST INC	116	4	0.719 ac
AMREP SOUTHWEST INC	116	5	1.083 ac
AMREP SOUTHWEST INC	116	6	1.331 ac
AMREP SOUTHWEST INC	116	7	1.051 ac
AMREP SOUTHWEST INC	116	8	1.052 ac
AMREP SOUTHWEST INC	116	9	0.791 ac
AMREP SOUTHWEST INC	116	10	0.657 ac
AMREP SOUTHWEST INC	116	11	0.696 ac
RESURRECTION LAND COMPANY LLC	117	1	0.691 ac
AMREP SOUTHWEST INC	117	2	0.976 ac
AMREP SOUTHWEST INC	117	3	0.970 ac
RESURRECTION LAND COMPANY LLC	117	4	0.945 ac
AMREP SOUTHWEST INC	117	5	0.981 ac
AMREP SOUTHWEST INC	117	7	0.998 ac
AMREP SOUTHWEST INC	117	8	0.982 ac
AMREP SOUTHWEST INC	117	9	1.010 ac
AMREP SOUTHWEST INC	117	10	1.039 ac
AMREP SOUTHWEST INC	117	14	1.016 ac
AMREP SOUTHWEST INC	117	15	1.023 ac
RESURRECTION LAND COMPANY LLC	117	16	0.808 ac
AMREP SOUTHWEST INC	118	1	1.028 ac
AMREP SOUTHWEST INC	118	2	1.087 ac
AMREP SOUTHWEST INC	118	3	0.881 ac
AMREP SOUTHWEST INC	118	11	0.897 ac
AMREP SOUTHWEST INC	118	12	0.953 ac
AMREP SOUTHWEST INC	118	13	0.952 ac
AMREP SOUTHWEST INC	118	14	1.248 ac
AMREP SOUTHWEST INC	118	17	1.192 ac
AMREP SOUTHWEST INC	118	18	0.868 ac
AMREP SOUTHWEST INC	118	19	0.848 ac
AMREP SOUTHWEST INC	118	20	0.971 ac
AMREP SOUTHWEST INC	118	22	0.978 ac
RESURRECTION LAND COMPANY LLC	118	23	1.010 ac
AMREP SOUTHWEST INC	118	24	1.020 ac
AMREP SOUTHWEST INC	118	25	0.992 ac
AMREP SOUTHWEST INC	118	26	1.310 ac
AMREP SOUTHWEST INC	118	27	1.352 ac
AMREP SOUTHWEST INC	118	28	1.178 ac
RESURRECTION LAND COMPANY LLC	118	29	1.104 ac
RESURRECTION LAND COMPANY LLC	118	31	0.875 ac
AMREP SOUTHWEST INC	118	32	0.945 ac
AMREP SOUTHWEST INC	118	33	1.002 ac
AMREP SOUTHWEST INC	118	34	1.024 ac
AMREP SOUTHWEST INC	119	1	0.508 ac
AMREP SOUTHWEST INC	119	2	0.508 ac
AMREP SOUTHWEST INC	119	3	0.508 ac
AMREP SOUTHWEST INC	119	4	0.504 ac
AMREP SOUTHWEST INC	119	5	0.493 ac
AMREP SOUTHWEST INC	119	6	0.503 ac
AMREP SOUTHWEST INC	119	7	0.510 ac
AMREP SOUTHWEST INC	119	8	0.876 ac
AMREP SOUTHWEST INC	119	9	0.914 ac
AMREP SOUTHWEST INC	119	10	0.469 ac
AMREP SOUTHWEST INC	119	11	0.497 ac
AMREP SOUTHWEST INC	119	12	0.507 ac
AMREP SOUTHWEST INC	119	13	0.489 ac
AMREP SOUTHWEST INC	119	14	0.500 ac
AMREP SOUTHWEST INC	119	15	0.496 ac
AMREP SOUTHWEST INC	119	16	0.474 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	18	0.495 ac
AMREP SOUTHWEST INC	119	19	0.505 ac
AMREP SOUTHWEST INC	119	20	0.495 ac
AMREP SOUTHWEST INC	119	21	0.489 ac
AMREP SOUTHWEST INC	119	22	0.499 ac
AMREP SOUTHWEST INC	119	23	0.500 ac
AMREP SOUTHWEST INC	119	24	0.498 ac
AMREP SOUTHWEST INC	119	25	0.499 ac
AMREP SOUTHWEST INC	119	26	0.467 ac
AMREP SOUTHWEST INC	119	27	0.489 ac
AMREP SOUTHWEST INC	119	28	0.501 ac
AMREP SOUTHWEST INC	119	29	0.503 ac
AMREP SOUTHWEST INC	119	30	0.543 ac
AMREP SOUTHWEST INC	119	31	0.550 ac
AMREP SOUTHWEST INC	119	32	0.602 ac
AMREP SOUTHWEST INC	119	33	0.649 ac
AMREP SOUTHWEST INC	119	34	0.651 ac
AMREP SOUTHWEST INC	119	35	0.670 ac
AMREP SOUTHWEST INC	119	36	0.754 ac
AMREP SOUTHWEST INC	119	37	0.631 ac
AMREP SOUTHWEST INC	119	38	0.615 ac
AMREP SOUTHWEST INC	119	39	0.595 ac
AMREP SOUTHWEST INC	119	40	0.704 ac
AMREP SOUTHWEST INC	120	1	0.485 ac
AMREP SOUTHWEST INC	120	2	0.493 ac
AMREP SOUTHWEST INC	120	3	0.509 ac
AMREP SOUTHWEST INC	120	4	0.492 ac
AMREP SOUTHWEST INC	120	5	0.518 ac
AMREP SOUTHWEST INC	120	6	1.109 ac
AMREP SOUTHWEST INC	120	7	1.270 ac
AMREP SOUTHWEST INC	120	8	0.725 ac
AMREP SOUTHWEST INC	120	9	1.071 ac
AMREP SOUTHWEST INC	120	10	0.951 ac
AMREP SOUTHWEST INC	120	11	0.621 ac
AMREP SOUTHWEST INC	120	12	0.768 ac
AMREP SOUTHWEST INC	120	13	1.367 ac
AMREP SOUTHWEST INC	120	14	1.336 ac
AMREP SOUTHWEST INC	120	15	1.389 ac
AMREP SOUTHWEST INC	120	16	1.383 ac
AMREP SOUTHWEST INC	120	17	0.807 ac
AMREP SOUTHWEST INC	120	18	0.513 ac
AMREP SOUTHWEST INC	120	19	0.993 ac
AMREP SOUTHWEST INC	120	20	0.991 ac
AMREP SOUTHWEST INC	120	21	0.986 ac
AMREP SOUTHWEST INC	120	22	1.585 ac
AMREP SOUTHWEST INC	120	23	0.648 ac
AMREP SOUTHWEST INC	120	24	0.634 ac
AMREP SOUTHWEST INC	120	25	1.273 ac
AMREP SOUTHWEST INC	120	26	1.221 ac
AMREP SOUTHWEST INC	120	27	1.398 ac
AMREP SOUTHWEST INC	120	28	0.520 ac
AMREP SOUTHWEST INC	120	29	0.492 ac
AMREP SOUTHWEST INC	120	30	0.508 ac
AMREP SOUTHWEST INC	120	31	0.491 ac
AMREP SOUTHWEST INC	120	32	0.489 ac
AMREP CORPORATION	120		0.840 ac
RESURRECTION LAND COMPANY LLC	120	PARK	1.317 ac
AMREP SOUTHWEST INC	121	1	0.631 ac
AMREP SOUTHWEST INC	121	2	0.647 ac
AMREP SOUTHWEST INC	121	4	1.002 ac
AMREP SOUTHWEST INC	121	5	0.676 ac
AMREP SOUTHWEST INC	121	6	0.591 ac
AMREP SOUTHWEST INC	121	9	1.160 ac
AMREP SOUTHWEST INC	121	10	0.617 ac
AMREP SOUTHWEST INC	121	11	0.606 ac
RESURRECTION LAND COMPANY LLC	121	12	0.531 ac
AMREP SOUTHWEST INC	121	16	0.495 ac
AMREP SOUTHWEST INC	121	17	0.493 ac
AMREP SOUTHWEST INC	121	18	0.485 ac
AMREP SOUTHWEST INC	121	19	0.494 ac
AMREP SOUTHWEST INC	121	21	0.486 ac
AMREP SOUTHWEST INC	121	22	0.489 ac
AMREP SOUTHWEST INC	121	23	0.720 ac
AMREP SOUTHWEST INC	121	24	0.738 ac

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

AMREP SOUTHWEST INC	121	25	0.513 ac
AMREP SOUTHWEST INC	121	26	0.504 ac
AMREP SOUTHWEST INC	121	27	0.951 ac
AMREP SOUTHWEST INC	121	28	1.272 ac
RESURRECTION LAND COMPANY LLC	121	30	1.031 ac
AMREP SOUTHWEST INC	121	31	1.062 ac
AMREP SOUTHWEST INC	121	32	0.865 ac
RESURRECTION LAND COMPANY LLC	121	36	0.465 ac
RESURRECTION LAND COMPANY LLC	121	40	1.018 ac
AMREP SOUTHWEST INC	121	41	0.486 ac
AMREP SOUTHWEST INC	121	43	0.468 ac
AMREP SOUTHWEST INC	121	44	1.243 ac
AMREP SOUTHWEST INC	121	45	1.018 ac
AMREP SOUTHWEST INC	121	46	0.880 ac
AMREP SOUTHWEST INC	121	47	1.244 ac
RESURRECTION LAND COMPANY LLC	121	48	0.682 ac
RESURRECTION LAND COMPANY LLC	121	66	1.123 ac
RESURRECTION LAND COMPANY LLC	121	68	0.516 ac
RESURRECTION LAND COMPANY LLC	121	72	0.451 ac
RESURRECTION LAND COMPANY LLC	121	73	0.552 ac
AMREP SOUTHWEST INC	121	PARK	6.868 ac
AMREP SOUTHWEST INC	122	1	1.014 ac
AMREP SOUTHWEST INC	122	2	0.969 ac
AMREP SOUTHWEST INC	122	3	0.977 ac
AMREP SOUTHWEST INC	122	4	1.039 ac
AMREP SOUTHWEST INC	122	5	1.012 ac
RESURRECTION LAND COMPANY LLC	122	8	1.007 ac
AMREP SOUTHWEST INC	122	9	0.995 ac
AMREP SOUTHWEST INC	122	11	1.000 ac
AMREP SOUTHWEST INC	122	12	0.977 ac
AMREP SOUTHWEST INC	122	15	0.910 ac
AMREP SOUTHWEST INC	122	16	0.753 ac
AMREP SOUTHWEST INC	122	17	1.307 ac
AMREP SOUTHWEST INC	122	18	1.028 ac
AMREP SOUTHWEST INC	122	21	1.066 ac
AMREP SOUTHWEST INC	122	22	0.613 ac
AMREP SOUTHWEST INC	122	23	0.611 ac
AMREP SOUTHWEST INC	122	24	0.615 ac
AMREP SOUTHWEST INC	122	25	1.620 ac
AMREP SOUTHWEST INC	122	26	0.974 ac
AMREP SOUTHWEST INC	122	27	1.018 ac
RESURRECTION LAND COMPANY LLC	122	28	1.023 ac
AMREP SOUTHWEST INC	122	30	1.304 ac
AMREP SOUTHWEST INC	122	31	1.883 ac
AMREP SOUTHWEST INC	122	32	1.284 ac
AMREP SOUTHWEST INC	122	33	1.026 ac
AMREP SOUTHWEST INC	123	1	0.502 ac
AMREP SOUTHWEST INC	123	2	0.479 ac
AMREP SOUTHWEST INC	123	5	0.496 ac
AMREP SOUTHWEST INC	123	6	0.516 ac
AMREP SOUTHWEST INC	123	7	0.501 ac
AMREP SOUTHWEST INC	123	8	0.506 ac
AMREP SOUTHWEST INC	123	9	0.500 ac
AMREP SOUTHWEST INC	123	10	0.616 ac
AMREP SOUTHWEST INC	123	13	0.543 ac
AMREP SOUTHWEST INC	123	14	1.424 ac
AMREP SOUTHWEST INC	123	15	1.382 ac
AMREP SOUTHWEST INC	123	16	1.623 ac
AMREP SOUTHWEST INC	123	17	0.973 ac
AMREP SOUTHWEST INC	123	18	0.744 ac
AMREP SOUTHWEST INC	123	19	0.736 ac
AMREP SOUTHWEST INC	124	1	0.722 ac
AMREP SOUTHWEST INC	124	2	0.493 ac
RESURRECTION LAND COMPANY LLC	124	4	0.499 ac
AMREP SOUTHWEST INC	124	5	0.499 ac
AMREP SOUTHWEST INC	124	6	0.494 ac
AMREP SOUTHWEST INC	124	8	0.505 ac
AMREP SOUTHWEST INC	124	9	0.500 ac
AMREP SOUTHWEST INC	124	10	0.507 ac
AMREP SOUTHWEST INC	124	11	0.498 ac
AMREP SOUTHWEST INC	124	12	0.492 ac
AMREP SOUTHWEST INC	124	19	0.511 ac
AMREP SOUTHWEST INC	124	20	0.502 ac
AMREP SOUTHWEST INC	124	21	0.497 ac
AMREP SOUTHWEST INC	124	23	0.504 ac
RESURRECTION LAND COMPANY LLC	124	24	0.517 ac
RESURRECTION LAND COMPANY LLC	124	25	0.496 ac
AMREP SOUTHWEST INC	124	26	0.799 ac
AMREP SOUTHWEST INC	125	2	0.498 ac
AMREP SOUTHWEST INC	125	3	0.520 ac
AMREP SOUTHWEST INC	125	4	0.495 ac
AMREP SOUTHWEST INC	125	5	0.480 ac
RESURRECTION LAND COMPANY LLC	125	8	0.507 ac
AMREP SOUTHWEST INC	125	9	0.487 ac
AMREP SOUTHWEST INC	125	10	0.485 ac
AMREP SOUTHWEST INC	125	11	1.055 ac
AMREP SOUTHWEST INC	125	12	0.909 ac
AMREP SOUTHWEST INC	125	13	0.767 ac
AMREP SOUTHWEST INC	125	14	0.898 ac
AMREP SOUTHWEST INC	125	15	0.517 ac
AMREP SOUTHWEST INC	125	16	0.541 ac
AMREP SOUTHWEST INC	125	17	0.579 ac
AMREP SOUTHWEST INC	125	19	0.509 ac
AMREP SOUTHWEST INC	125	20	0.492 ac
AMREP SOUTHWEST INC	125	21	0.779 ac
AMREP SOUTHWEST INC	125	22	0.698 ac
AMREP SOUTHWEST INC	125	23	0.565 ac
AMREP SOUTHWEST INC	125	25	0.513 ac
AMREP SOUTHWEST INC	125	26	0.508 ac
AMREP SOUTHWEST INC	125	27	0.494 ac
RESURRECTION LAND COMPANY LLC	125	28	0.759 ac
AMREP SOUTHWEST INC	125	29	0.945 ac
AMREP SOUTHWEST INC	125	30	1.203 ac
RESURRECTION LAND COMPANY LLC	126	1	0.977 ac
AMREP SOUTHWEST INC	126	2	0.834 ac
AMREP SOUTHWEST INC	126	3	1.225 ac
AMREP SOUTHWEST INC	126	4	0.891 ac
AMREP SOUTHWEST INC	126	5	0.590 ac
AMREP SOUTHWEST INC	126	6	0.562 ac
AMREP SOUTHWEST INC	126	7	0.622 ac
AMREP SOUTHWEST INC	126	8	0.645 ac
AMREP SOUTHWEST INC	126	9	0.594 ac
AMREP SOUTHWEST INC	129	11	0.746 ac
AMREP SOUTHWEST INC	129	12	0.778 ac
AMREP SOUTHWEST INC	129	13	0.783 ac
AMREP SOUTHWEST INC	129	14	0.748 ac
AMREP SOUTHWEST INC	129	15	0.755 ac
AMREP SOUTHWEST INC	129	16	0.743 ac
AMREP SOUTHWEST INC	129	17	0.605 ac
AMREP SOUTHWEST INC	129	18	0.545 ac
AMREP SOUTHWEST INC	129	24	0.808 ac
AMREP SOUTHWEST INC	129	25	1.040 ac
AMREP SOUTHWEST INC	129	26	1.125 ac
AMREP SOUTHWEST INC	129	27	0.732 ac
AMREP SOUTHWEST INC	129	28	0.744 ac
AMREP SOUTHWEST INC	129	29	0.764 ac
AMREP SOUTHWEST INC	129	30	0.777 ac
AMREP SOUTHWEST INC	129	31	0.778 ac
AMREP SOUTHWEST INC	129	32	0.769 ac
AMREP SOUTHWEST INC	129	33	0.752 ac
AMREP SOUTHWEST INC	129	34	1.499 ac
AMREP SOUTHWEST INC	129	35	0.975 ac
AMREP SOUTHWEST INC	129	36	1.109 ac
AMREP SOUTHWEST INC	129	37	0.961 ac
AMREP SOUTHWEST INC	129	38	0.964 ac
AMREP SOUTHWEST INC	129	DRAINAGE	0.367 ac
AMREP SOUTHWEST INC	130	7	1.122 ac
AMREP SOUTHWEST INC	130	8	0.719 ac
AMREP SOUTHWEST INC	130	9	0.864 ac
AMREP SOUTHWEST INC	130	10	0.962 ac
AMREP SOUTHWEST INC	130	11	0.751 ac
AMREP SOUTHWEST INC	130	12	0.831 ac
AMREP SOUTHWEST INC	130	13	0.956 ac
AMREP SOUTHWEST INC	130	14	0.982 ac
AMREP SOUTHWEST INC	130	15	1.400 ac
AMREP SOUTHWEST INC	130	16	1.621 ac
AMREP SOUTHWEST INC	130	17	1.023 ac
AMREP SOUTHWEST INC	130	18	1.100 ac
RESURRECTION LAND COMPANY LLC	130	19	1.022 ac
AMREP SOUTHWEST INC	130	20	0.983 ac
AMREP SOUTHWEST INC	130	21	1.019 ac
AMREP SOUTHWEST INC	130	22	0.978 ac
AMREP SOUTHWEST INC	130	23	1.011 ac
RESURRECTION LAND COMPANY LLC	130	24	0.988 ac
AMREP SOUTHWEST INC	130	25	1.006 ac
AMREP SOUTWEST INC	130	26	0.999 ac
AMREP SOUTHWEST INC	130		4.448 ac
AMREP SOUTHWEST INC	130		7.479 ac
AMREP SOUTHWEST INC	130		4.417 ac
AMREP SOUTHWEST INC	131	1	1.107 ac
AMREP SOUTHWEST INC	131	2	1.061 ac
AMREP SOUTHWEST INC	131	3	1.079 ac
AMREP SOUTHWEST INC	131	4	1.020 ac
AMREP SOUTHWEST INC	131	5	0.996 ac
AMREP SOUTHWEST INC	131	6	0.984 ac
AMREP SOUTHWEST INC	131	7	0.998 ac
AMREP SOUTHWEST INC	131	8	1.009 ac
AMREP SOUTHWEST INC	131	9	0.996 ac
AMREP SOUTHWEST INC	131	11	0.950 ac
AMREP SOUTHWEST INC	131	12	1.018 ac
AMREP SOUTHWEST INC	131	15	1.031 ac
AMREP SOUTHWEST INC	131	16	1.013 ac
RESURRECTION LAND COMPANY LLC	131	17	1.025 ac
AMREP SOUTHWEST INC	139	2	0.994 ac
RESURRECTION LAND COMPANY LLC	139	5	1.018 ac
AMREP SOUTHWEST INC	139	6	1.137 ac
AMREP SOUTHWEST INC	139	7	1.095 ac
AMREP SOUTHWEST INC	139	10	0.977 ac
AMREP SOUTHWEST INC	139	11	0.971 ac
AMREP SOUTHWEST, INC			6.771 ac
			313.714

Yellow dashed box around lots that are requested to be changed to R-1: Single Family Residential

Dark Yellow box around lots that are being requested to change to a R-2: Single Family Residential Zoning

Red box around lots that are being requested to change to C-1: Retail Commercial Zoning

All other listed lots are being requested to be changed to an R-4: Single Family Residential Zoning

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, July 8, 2025:

Variance
Case #25-110-00012
The applicant, Thomas Fitzpatrick, requests approval of a Variance request to the maximum height allowed in the front setback area 4' to allow for the construction of a 5' fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.49 acres.

Zone Map Amendment
Case #24-100-00012
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Master Plan Amendment
Case #24-410-00003
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU-C1: Special Use for Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Master Plan
Case $25-400-00004
The applicant, Tampico Development, LLC, requests approval of the Tampico Master Plan at the location legally described as Unit 17, Block 87, Tract A and EDC, Tract B.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La

Barranca Specific Area Plan requests that the plan reflects the proposed change in zoning as per request #25-100-00003.

Preliminary Plat
Case #25-210-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, comprised of 77 Lots and 8 Tracts zoned SU: Special Use District for Planned Residential Development.

Subdivision Variance
Case #25-280-00003
The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements inside all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision.

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

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

Journal: June 23, 2025

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR 307.78 ACRES WITHIN THE PAPILLON MASTER PLAN AREA, FROM APPROXIMATELY 12.181 ACRES FROM TZ: TRANSITIONAL ZONING TO R-2: SINGLE-FAMILY RESIDENTIAL ON THE PROPERTIES LEGALLY DESCRIBED AS: UNIT 25, BLOCK 110, LOTS 13-16, 20, 40-42, 44, 57-58; BLOCK 139, LOTS 2, 5-7, 10-11; APPROXIMATELY 12.506 ACRES FROM TZ: TRANSITIONAL ZONING TO R-1: SINGLE-FAMILY RESIDENTIAL ON THE PROPERTIES LEGALLY DESCRIBED AS: UNIT 25, BLOCK 118, LOTS 1-3; BLOCK 121, LOTS 66, 68, 72-73, TRACT PARK; APPROXIMATELY 266.193 ACRES FROM TZ: TRANSITIONAL ZONING AND OS: OPEN SPACE TO R-4: SINGLE-FAMILY RESIDENTIAL ON THE PROPERTIES LEGALLY DESCRIBED AS: UNIT 25, BLOCK 113, LOTS 2-4, 6-10, 12-15, 19; BLOCK 114, LOTS 1-15; BLOCK 116, LOTS 1-2, 4-11; BLOCK 117, LOTS 1-5, 7-10, 14-16; BLOCK 118; LOTS 1-3, 11-14, 17-20, 22-29, 31-34; BLOCK 118, LOTS 11-14, 17-20, 22-29, 31-34; BLOCK 119, LOTS 1-40; BLOCK 120, LOTS 1-32, TRACTS DRN AND PARK; BLOCK 121, LOTS 1-2, 4-6, 9-12, 16-19, 21-28, 30-32, 36, 40-41, 43-48; BLOCK 122, LOTS 1-9, 11-12, 15-18, 21-28, 30-33; BLOCK 123, LOTS 1-2, 5-10, 13-19; BLOCK 124, 1-2, 4-12, 19-21, 23-26; BLOCK 125, LOTS 2-5, 8-17, 19-23, 25-30; BLOCK 126, LOTS 1-9; BLOCK 129, LOTS 11-18, 24-38, TRACT DRAINAGE; BLOCK 130, LOTS 7-36, TRACTS E1, 130A2, CC1; BLOCK 131, LOTS 1-9, 11-12, 15-17; APPROXIMATELY 16.9 ACRES FROM TZ: TRANSITIONAL ZONING AND OS: OPEN SPACE TO C-1: RETAIL COMMERCIAL ON THE PROPERTIES LEGALLY DESCRIBED AS: UNIT 25, BLOCK 130, TRACTS E1, 130A2, AND CC1; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 24-100-00012; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Papillon Master Plan on February 12, 2020 under Resolution No. 10, Enactment No. 20-008, and amended on August 14, 2025 under Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 8, 2025, regarding proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where

applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

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

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

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

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 12.506 acres from TZ: Transitional Zoning to R-1: Single-Family Residential on the properties legally described as:

Unit 25, Block 118, Lots 1-3; Block 121, Lots 66, 68, 72-73, Tract PARK, as shown on the plat entitled “BLOCKS 110 THRU 130, A PORTION OF BLOCK 57, COMMERCIAL TRACT “E” MULTIPLE TRACT “C,” UNIT TWENTY-FIVE, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on March 5, 1971 (RRE Book 2, Page 52).

B. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 12.181 acres from TZ: Transitional Zoning to R-2: Single-Family Residential on the properties legally described as:

Unit 25, Block 110, Lots 13-16, 20, 40-42, 44, 57-58; Block 139, Lots 2, 5-7, 10-11, as shown on the plats entitled “BLOCKS 110 THRU 130, A PORTION OF BLOCK 57, COMMERCIAL TRACT “E” MULTIPLE TRACT “C,” UNIT TWENTY-FIVE, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on March 5, 1971 (RRE Book 2, Page 52) and “BLOCKS 131 THRU 141 & 143 THRU 150 PORTIONS OF BLOCKS 25, 26, 27 & 142 UNIT TWENTY-FIVE RIO RANCHO ESTATES SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New

Mexico on March 5, 1971 (RRE Book 2, Page 53).

C. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 266.193 acres from TZ: Transitional Zoning and OS: Open Space to R-4: Single-Family Residential on the properties legally described as:

Unit 25, Block 113, Lots 2-4, 6-10, 12-15, 19; Block 114, Lots 1-15; Block 116, Lots 1-2, 4-11; Block 117, Lots 1-5, 7-10, 14-16; Block 118; Lots 1-3, 11-14, 17-20, 22-29, 31-34; Block 118, Lots 11-14, 17-20, 22-29, 31-34; Block 119, Lots 1-40; Block 120, Lots 1-32, Tracts DRN and PARK; Block 121, Lots 1-2, 4-6, 9-12, 16-19, 21-28, 30-32, 36, 40-41, 43-48; Block 122, Lots 1-9, 11-12, 15-18, 21-28, 30-33; Block 123, Lots 1-2, 5-10, 13-19; Block 124, 1-2, 4-12, 19-21, 23-26; Block 125, Lots 2-5, 8-17, 19-23, 25-30; Block 126, Lots 1-9; Block 129, Lots 11-18, 24-38, Tract DRAINAGE; Block 130, Lots 7-36, Tracts E1, 130A2, CC1; Block 131, Lots 1-9, 11-12, 15-17, as shown on the plat entitled “BLOCKS 110 THRU 130, A PORTION OF BLOCK 57, COMMERCIAL TRACT “E” MULTIPLE TRACT “C,” UNIT TWENTY-FIVE, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on March 5, 1971 (RRE Book 2, Page 52).

D. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 16.9 acres from TZ: Transitional Zoning and OS: Open Space to C-1: Retail Commercial on the properties legally described as:

Unit 25, Block 130, Tracts E1, 130A2, and CC1, as shown on the plat entitled “BLOCKS 110 THRU 130, A PORTION OF BLOCK 57, COMMERCIAL TRACT “E” MULTIPLE TRACT “C,” UNIT TWENTY-FIVE, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on March 5, 1971 (RRE Book 2, Page 52).

E. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A, 1B, and 1C above, from “Future Planning” and “Open Space, Drainage”, to the "Low/Medium Density Residential," land use.

F. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1D above, from “Future Planning” and “Open Space, Drainage”, to the "Commercial, Mixed-Use, and Office" land use.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The property identified in Section 1A, above, is subject to all requirements of the R-1: Single-Family Residential District set forth in R.O. 2003 Section 154.08;

B. The property identified in Section 1B, above, is subject to all requirements of the R-2: Single-Family Residential District set forth in R.O. 2003 Section 154.09;

C. The property identified in Section 1C, above, is subject to all requirements of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11

D. The property identified in Section 1D, above, is subject to all requirements of the C-1: Retail Commercial District set forth in R.O. 2003 Section 154.24; (as of the effective date of the ordinance or as subsequently amended).

E. The properties identified in Section 1, above, are subject to all requirements, regulations, and design standards of the Papillon Master Plan.

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

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Outlook

Re: P&Z Agenda

From cassandantonio@aol.com <cassandantonio@aol.com>
Date Tue 7/8/2025 12:08 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Caution! This message was sent from outside your organization. Report

You don't often get email from cassandantonio@aol.com. Learn why this is important

Hello again,

I am going to try to make the meeting tonight, but in case I can't, I'd like to provide some input, even though it appears staff is recommending a DO NOT PASS at this time on the Papillon Village Amended Masterplan and zoning proposal.

I am the chair of the SSCAFCA Board of Directors. One of the few reasons AMREP is having to amend the original masterplan is because they assumed that the SSCAFCA Board was going approve conveyance of our arroyos to them so that they could fill them in and pipe stormwater through underground pipes. The SSCAFCA Board voted to deny their request. This was an example of them putting the cart before the horse, and I told them that when they presented their proposal to us.

After reviewing their amended masterplan, they are once again putting the cart before the horse. Yes, they have been working with SSCAFCA staff on their drainage plan because staff feels they have an obligation to do so; however, AMREP will once again have to approach the SSCAFCA Board for approval of their plan to channelize our arroyos. They claim in their masterplan that SSCAFCA has indicated that their drainage plan complies with our Quality of Life Master Plan. Though it may comply with regards to trails, it does not comply with our objectives to keep our arroyo systems natural and to preserve wildlife corridors and habitat. I can't say how the current SSCAFCA Board will vote on their amended proposal. However, there is a risk that AMREP will once again be forced to amend their masterplan if the Board decides to vote no. I am frankly surprised that AMREP didn't include this condition/caveat in their amended masterplan after their first experience with the SSCAFCA Board.

Thank you for your time,
Cassandra D'Antonio

On Tuesday, July 8, 2025 at 10:23:41 AM MDT, LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov> wrote:

> Hello,
>
> The documents are included under item 11, as items 10 and 11 are being presented concurrently. I also included them as attachments to this email.
>
> Let me know if you have any follow-up questions.