Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
July 22, 2025
6:00 PM
City Hall

BOARD MEMBERS

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

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. July 8, 2025 Planning and Zoning Board Meeting Minutes
2025-0708_PZB_Minutes_BMB.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

2. **Withdrawn - Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32, 38, 42-64; and Block 24, Lots 41-49, 55-56, 58-66, 68-70. The request is to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential. Staff contact is Tamarah Martinez and staff recommends the item be withdrawn to allow for re-noticing of the item.

3. **Master Plan Amendment.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.
Location, Zoning Map.pdf
Lot Breakdown.pdf
CLEAN Plan.pdf
REDLINED Plan.pdf
Reproduction of Notices.pdf
DRAFT_Resolution_MPA_BMB.doc

4. **Master Plan.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of the Cleveland Heights Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.
Location, Zoning Map.pdf
CLEAN Master Plan.pdf
REDLINE Master Plan.pdf
Lot Breakdown.pdf
Reproduction of Notices.pdf
Resolution_DRAFT.doc

5. **Zone Map Amendment.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Authorization.pdf
Justification Letter.pdf
Reproduction of Notices.pdf
SSCAFCA Comments.pdf
Draft_Ordinance_7.22PZB_BMB.doc

6. **Variance**. The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, are requesting approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement for the construction of a pergola at the the property located at 2956 Tierra del Luna Ave NE, legally described as Tierra Del Norte, Block 4, Lot 7. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning, Location.pdf
Application.pdf
Authorization.pdf

Site Plan.pdf
Pergola.pdf
Justification.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

7. **Final Plat.** The applicant, Roger Theis, of Harvard Ventures Inc., through their agent, Bohannan Huston Inc., requests approval of a Final Plat for the Mariposa East Subdivision, on the property legally described as Mariposa East, Tract 1A-12A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Submittal Package.pdf
Plat_FINAL.pdf
Engineering Comments.pdf

8. **Postponement.** The City of Rio Rancho is requesting approval of Text Amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement. Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the request to the meeting date certain of October 14, 2025, in order to allow for more time for staff to address additional comments that were provided by stakeholders at a supplementary meeting.

9. **Postponement.** The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM). Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the application to the meeting date certain of October 14, 2025, in order to allow more time for staff to address additional comments that were provided by stakeholders at a supplementary meeting.

DISCUSSION AND DELIBERATION

10. **Preliminary Plat Amendment.** The applicant, DR Horton, through their agent, Cartesian Surveys, is requesting approval of an amendment to the previously approved Sandstone Bluffs at Cleveland Heights Preliminary Plat, Phase 1. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Letter of Authorization.pdf
Approved Prelim Plat PZB_8.13.24.pdf
REDLINED Plat.pdf
Amended Plat - Cleveland Estates, Ph 1

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 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
July 8, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0708_PZB_Minutes_BMB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JULY 8, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) June 24, 2025 Planning and Zoning Board Meeting Minutes

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

ELECTION OF OFFICERS

- Fred Radosevich nominated Scottie Richardson to serve as the Planning and Zoning Board Chair.
  YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
  NO: (None)

- Scottie Richardson nominated Robert Gabaldon to serve as the Planning and Zoning Board Vice-Chair.
  YES: Scottie Richardson, Robert Gabaldon, Fred Radosevich, Andrea Hankins, Lisa Hardisty, Sal Tortorici
  NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report - June 2025
3) Planning and Zoning Monthly Summary Plat Report - June 2025

PUBLIC HEARINGS

4) The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested 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 member, Tim Dvorak presented items #4 and #5 concurrently, recommending approval with findings and conditions, and stood for questions.

Agent, Sergio Lozoya presented on the item and stood for questions.

Robert Gabaldon moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

5) The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested 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.

Staff member, Tim Dvorak and agent, Sergio Lozoya had no further comments.

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

6) The applicant, Thomas Fitzpatrick, requested 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 member, Tamarah Martinez presented the item, recommending approval with findings and conditions, and stood for questions.

Applicant Thomas Fitzpatrick spoke on the item and stood for questions.

Member of the public, Richard Marshall spoke in favor of the item.

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

7) The applicant, Tampico Development, LLC, requested 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 member, Ben Isaacs presented items #7, #8 and #9 concurrently, recommending approval with findings, and stood for questions.

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

The following members of the public spoke against the item:

- Melissa Edwards
- Mark Bennett
- John Gehling
- Josh David

- Kimberly Jennison-Sample
- Suzanne Fessenden
- Jamie David
- Janet Burnside

Member of the public, Michael Castillo spoke against the item after being administered the oath virtually.

Scottie Richardson moved to approve Item #7. Seconded by Lisa Hardisty.

Commissioner Hardisty and Commissioner Gabaldon provided comments on the item. Applicant, Nicosha Schedlbaur answered Vice-chair Richardson's questions on paving improvements. Commissioner Tortorici's questions regarding traffic studies were addressed by Ms. Schedlbauer and Development Services Director, Amy Rincon. Chairman Radosevich provided comments on the item and his questions were answered by Ms. Schedlbauer.

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

8) The applicant, Tampico Development LLC, requested approval of the Tampico Master Plan.

Staff member, Ben Isaacs had no additional comments.

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

The following members of the public spoke against the item:
- Josh David
- Melissa Edwards

Scottie Richardson moved to approve item #8. Seconded by Robert Gabaldon.

Vice-Chair Richardson commented on the item. Commissioner Tortorici and Commissioner Hardisty provided some clarification. Vice-chair Richardson, Chairman Radosevich and Commissioner Tortorici discussed and had some questions on the process, which were answered by Development Services Director, Amy Rincon.

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

9) The applicant, Tampico Development, LLC, requested 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 member, Ben Isaacs and applicant, Nicosha Schedlbauer had no additional comments.

Robert Gabaldon moved to approve #9. Seconded by Scottie Richardson.
The motion failed by a vote of **1 FOR** and **5 AGAINST**
YES: Sal Tortorici
NO: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan.

Staff member, Liz Ruiz Carlos presented items #10 and #11 concurrently, recommending denial to the Governing Body with findings and conditions, and stood for questions.

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

The following members of the public spoke against the item:

- Eric Gregory
- Pat Jilek

Lisa Hardisty moved to approve Item #10. Seconded by Robert Gabaldon.

Commissioner Tortorici's questions on ownership discrepancies were clarified by Planning and Zoning Manager, Brian Babyak and Development Services Director, Amy Rincon. Commissioner Hardisty, Chairman Radosevich and Commissioner Hankin's questions were answered by Ms.Rincon, applicant, Jarrod Likar and agent, Jim Strozier. Ms. Rincon provided clarification on several items brought forth in the presentations.

The motion failed by a vote of **2 FOR** and **4 AGAINST**
YES: Robert Gabaldon, Andrea Hankins
NO: Scottie Richardson, Fred Radosevich, Lisa Hardisty, Sal Tortorici

11) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested 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 member, Liz Ruiz Carlos and agent, Jim Strozier had no further comments and stood for questions.

Member of the public, Randall Hooper spoke against the item:

Lisa Hardisty moved to approve Item #11. Seconded by Scottie Richardson.
The motion passed by a vote of **4 FOR** and **2 AGAINST**
YES: Scottie Richardson, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: Fred Radosevich, Lisa Hardisty

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Chairman Radosevich congratulated the newly elected Chairman and Vice-Chairman.

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Scottie Richardson.

Chairman Radosevich adjourned the meeting at 8:35 PM.

APPROVED THIS 22nd DAY OF JULY 2025.

_____
Scottie Richardson, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Withdrawn - Zone Map Amendment. The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32, 38, 42-64; and Block 24, Lots 41-49, 55-56, 58-66, 68-70. The request is to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential. Staff contact is Tamarah Martinez and staff recommends the item be withdrawn to allow for re-noticing of the item.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board withdraw the Zone Map Amendment to allow for proper notice of the request.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00003

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to separate the tracts owned by the State Land Office and create a new Master Plan for said tracts, named the "Cleveland Heights Master Plan". The tracts being removed are legally described as: Paseo Gateway, Tracts 19, 20, 21 (open space), 22, 23, 24A, 25, Parcel B (Open Space), 26, 27, and 28.

The original Paseo Gateway Master Plan was adopted in 2006. A concurrent Zone Map Amendment to rezone Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4, is being heard concurrently under case #25-100-00004. A concurrent request for the approval of the Cleveland Heights Master Plan, is also being heard under case #25-400-00002.

This item was withdrawn from the June 24, 2025 Planning and Zoning Board Meeting, and re-noticed for this meeting.

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 loss of the State Land Office parcels. The exhibits have been updated to reflect the new layout and boundaries.

In their justification, the applicant states: "the Cleveland Heights Master Plan will have sole ownership and management, which will allow more efficiency in the sale and development of the [State Land Office properties]. Modification of the tract boundaries within the Cleveland Heights Master Plan will provide uniform bulk plats, which are desirable to housing developers. The remaining parcels will make up the Paseo Gateway Master Plan. No zone changes or additional amendments are requested. The amended Paseo Gateway Master Plan reflects the separation of the State Land Office tracts. The updates to the Paseo Gateway Master Plan include updated acreage, and graphics including the Land Use and Zoning Map shown in Figure 3. "

Staff concurs and recommends the Planning and Zoning Board finds that the proposed amendments are solely to separate the State Land Office parcels from the existing Paseo Gateway Master Plan. The character of the remaining Paseo Gateway Master Plan remains unchanged. Additionally, the separation may facilitate more timely and efficient development of the affected parcels, given that they will be sectioned off into bulk plats.

Staff finds that the resulting separate Master Plan being heard concurrently will allow for two separate Master Plans, while still being compatible and allowing for cohesive development within each separately owned area. Staff recommends the Board finds that the amendment is in compliance with the Comprehensive Plan, as the general standards and regulations of the Paseo Gateway Master Plan will remain unchanged.

SITE ANALYSIS: The Paseo Gateway Master Plan currently comprises approximately 953 acres, and it is bounded by Paseo Del Volcan NE (a principal arterial) to the South, and undeveloped R-1: Single-Family Residential land to the north and west, as well as undeveloped TZ: Transitional Zoned district to the east.

The update acreage of the proposed Paseo Gateway Master Plan Area is 278.3 acres, with an updated boundary of Paseo Del Volcan NE (a principal arterial) to the South, and Iris Rd NE (a minor arterial road) and Cleveland Dr NE (a residential road) to the west.

LAND USE: There are no proposed changes in land use for the remaining Paseo Gateway Master Plan area.

GRADING & DRAINAGE: The remaining properties will still be subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan, together with it's two subsequent amendments from 2010 and 2016.

CIRCULATION: There are no proposed changes in circulation for the remaining Paseo Gateway Master Plan area.

PHASING AND FINANCING: There are no proposed changes in phasing/financing for the remaining Paseo Gateway Master Plan area.

DESIGN STANDARDS: There are no proposed changes in design standards for the remaining Paseo Gateway Master Plan area.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan and Zone Map Amendment requests. A legal advertisement was placed in the July 7, 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 #25-100-00004.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval 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 Stonegate Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The proposed Master Plan Amendment to the Paseo Gateway Master Plan does not adversely affect the intended character of the Master Plan area as the design guidelines, standards, and other regulations within Paseo Gateway are not being changed.
2. The proposed Master Plan Amendment 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:

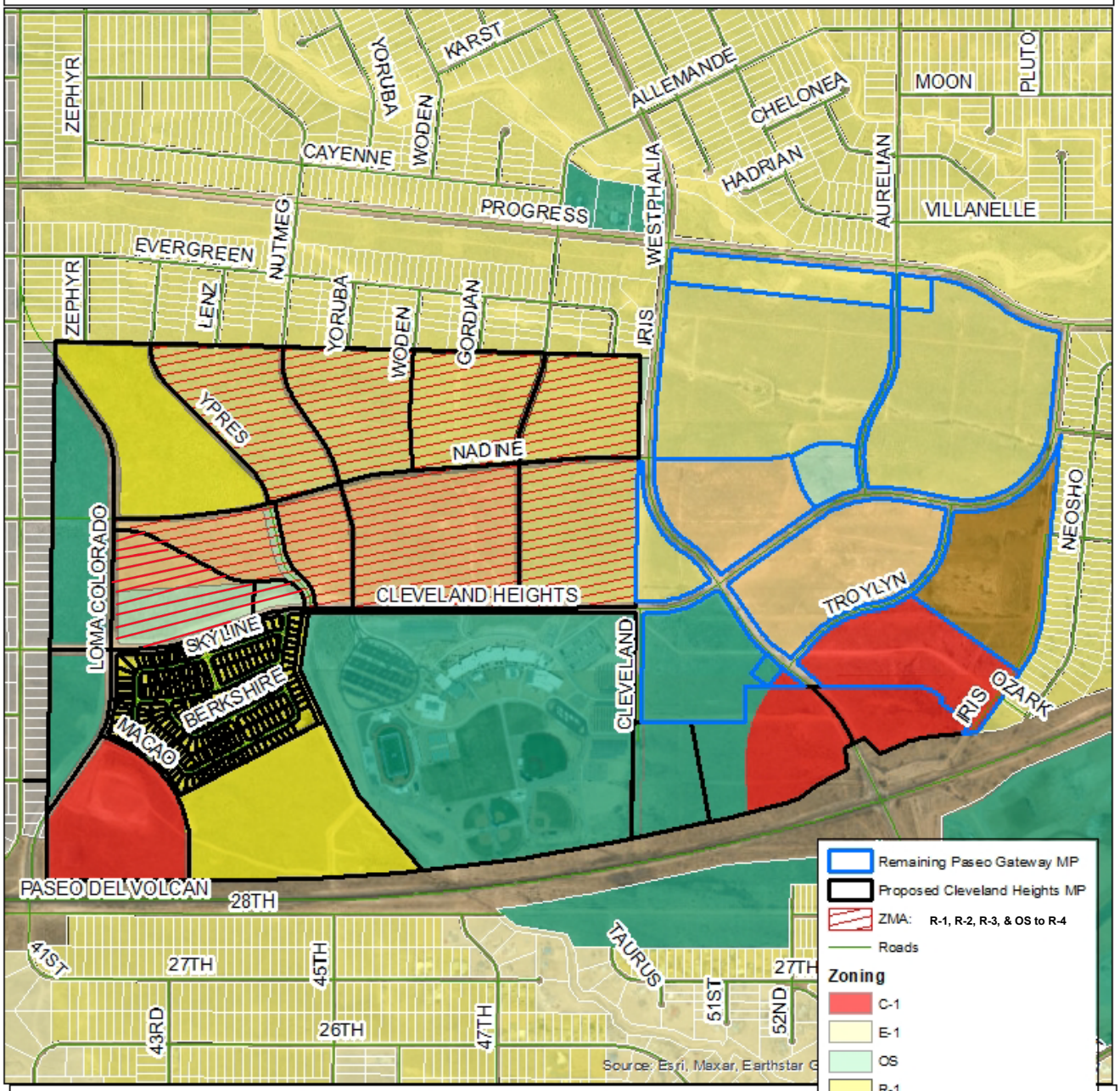
Staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Lot Breakdown.pdf
ATTACHMENT: CLEAN Plan.pdf
ATTACHMENT: REDLINED Plan.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: DRAFT_Resolution_MPA_BMB.doc

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

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



0 395 790 1,580 2,370 3,160 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 Tamarah Martinez on 6/5/2025

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 (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: Paseo Gateway, LLC.		Phone: 505 573-2868
Address: 302 8th Street, NW		E-Mail: greg@westwoodnm.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest: Lesee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) CJ

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 8th Street NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Amendment to the existing Paseo Gateway Master Plan to remove the parcels owned by the State Land Office and create a new Cleveland Heights Master Plan. Zone Map Amendment to R-4 for SLO properties within Cleveland Heights Master Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s):	Lot(s): See attached
Existing Zoning: R-1, R-2, R-3,	Proposed Zoning: R-4	
No. of existing lots: CHMP -21	No. of proposed lots: CH - 16	Total area of site (acres) PG - 284 /CH - 674 7

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: Charlene A. Johnson	Applicant: Cleveland Heights, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 6/25/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Cleveland Heights Master Plan Lots:
PG, Tract 4
PG, Tract 5
PG, Tract 6
PG, Tract 7
PG, Tract 8
PG, Tract 9
PG, Tract 10A
PG, Tract 10B
PG, Tract 10C
PG, Tract 11
PG, Tract 12
PG, Tract 13
PG, Tract 14
PG, Tract 16
PG, Tract 15
PG, Tract 17
PG, Tract B-1A
PG, Tract 3A
PG, Tract 2A
PG, Tract 1
PG, Tract 18

Paseo Gateway Master Plan Amendment:
PG, Tract 20
PG, Tract 21
PG,Tract 22
PGTract 23
PG, Tract 24A
PG, Tract 25
PG, Tract 28
PG, Tract 27
PG, Tract 26
PG,Tract 19
PG, Parcel B

CITY OF RIO RANCHO

Paseo Gateway Master Plan

AMENDED 2025

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
STATE LAND OFFICE
RIO RANCHO PUBLIC SCHOOLS
AMREP SOUTHWEST

NEW ORDINANCE

NEW RESOLUTION

TABLE OF CONTENTS

1 INTRODUCTION 1

2 EXISTING CONDITIONS 2

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1. INTRODUCTION

This document is prepared as a Master Plan for the area known as the Paseo Gateway, located in central Rio Rancho, in Sandoval County. The previous version of the Paseo Gateway Master Plan (2019) included approximately 953 acres and included land owned by the New Mexico State Land Office (NMSLO), Rio Rancho Public Schools, the existing Cleveland Heights Subdivision, and AMREP. In 2025, the lands owned by the SLO, Rio Rancho Public Schools, and Cleveland Heights Subdivision were removed from the Paseo Gateway Master Plan and are now part of the Cleveland Heights Master Plan (2024). The amended Paseo Gateway Master Plan contains 284 acres of undeveloped land owned by AMREP (see map on page 4). The goal of this Master Plan is to identify land uses, zoning, and transportation corridors. The following are the objectives of the Master Plan:

- To allow for flexibility and change on the property as more in-depth planning and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west, the V. Sue Cleveland High School, and the Cleveland Heights Master Plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various density and high quality commercial development with convenient access to housing and the high school; and
- To comply with the Rio Rancho Comprehensive Plan.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, AMREP Southwest, and Consensus Planning, Inc. Petitions for annexation and establishment of zoning, as well as a zone map amendment request were also included in conjunction with the original Master Plan approval, which occurred in 2006. Subsequent approvals of site plans and/or subdivision plats will be required to implement the specific portions of the Paseo Gateway plan area contained herein.

2. EXISTING CONDITIONS

The existing conditions for the approximately 284.5 acre Paseo Gateway Master Plan Area consider the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan.

Ownership

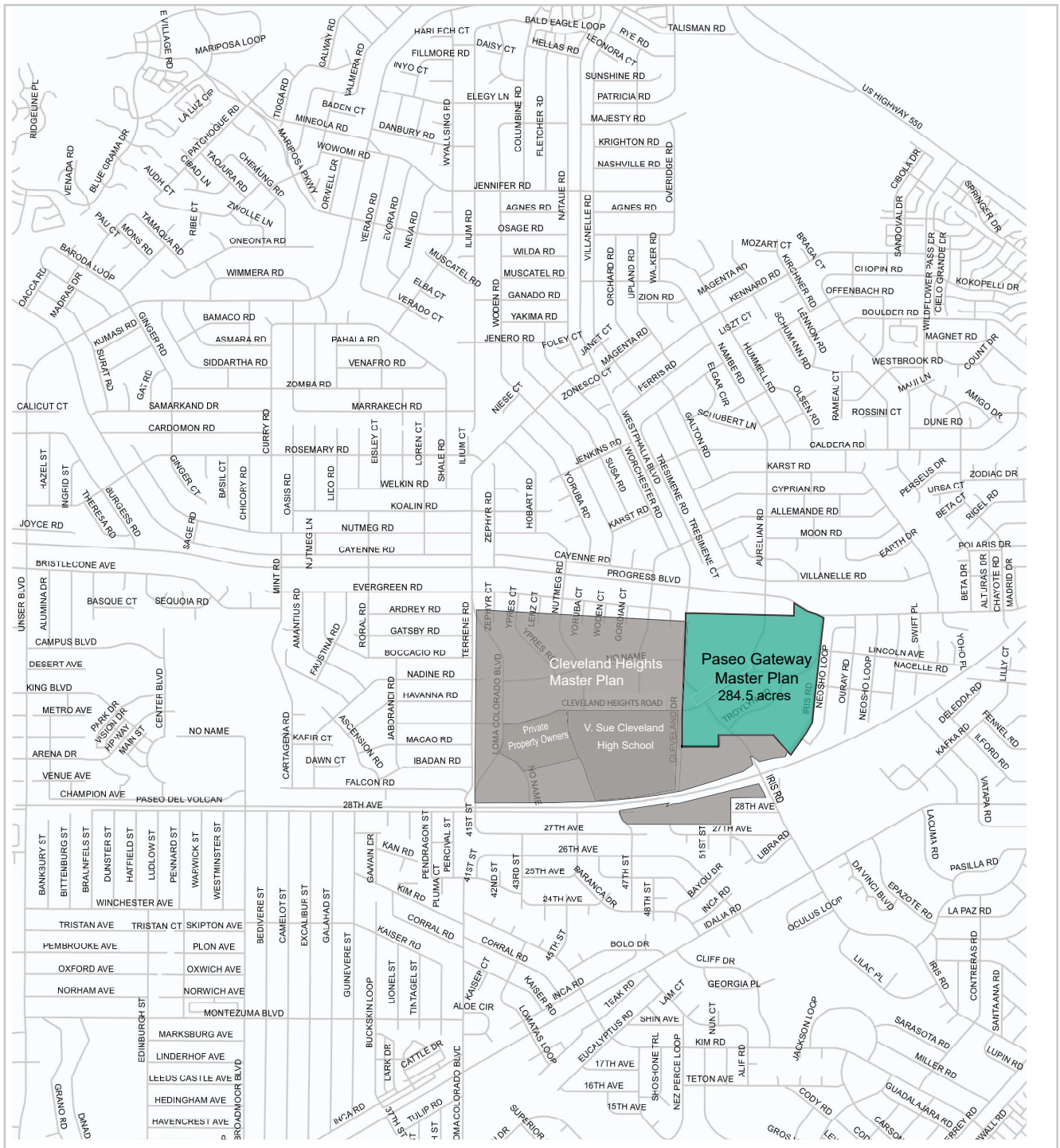
The lands of Paseo Gateway are owned by AMREP Southwest, Inc. Paseo Gateway is located at the intersection of anticipated prime development for the City's benefit. The highest and best use for these lands is mixed use, commercial, and residential of various densities.

Land Use

Surrounding land uses impacting the property are minimal. Currently, the a majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard. Northern Meadows and North Hills to the west and southwest, respectively, are the closest residential land uses to the Master Plan Area. There are a number of existing residences located south of Paseo del Volcan in the vicinity and the Cleveland Heights Subdivision located to the west of the the High School.

Transportation Corridors

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, and Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road as the primary north/south arterials. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Paseo Gateway community.



PASEO GATEWAY MASTER PLAN
Vicinity Map

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3. LAND USE AND ZONING

Land use and zoning for the Paseo Gateway Area is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following pages include the land use and zoning plans for the Master Plan. Table 1 below and the Land Use Map on page 5 show the acreage and zoning requested. Recommended land uses and zoning addresses the 284.5 acres of land of the Paseo Gateway Master Plan.

Table 1: Land Use and Zoning Acreage Distribution

Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	134.8	45.7%
Residential (R-3)	59.1	19.3%
Residential (R-6)	30.1	10.1%
Commercial (C-1)	28.6	7.8%
Mixed Use (SU)**	24.7	8.0%
Open Space (OS)	7.2	2.3%
Totals	**284.5**	**100.0%**

**SU/Special Uses require site plan approval by the Governing Body.

R-2: Residential
There are 134.8 acres planned for R-2 on Tracts 19, 20, and 23, located in the northern section of the master plan area.

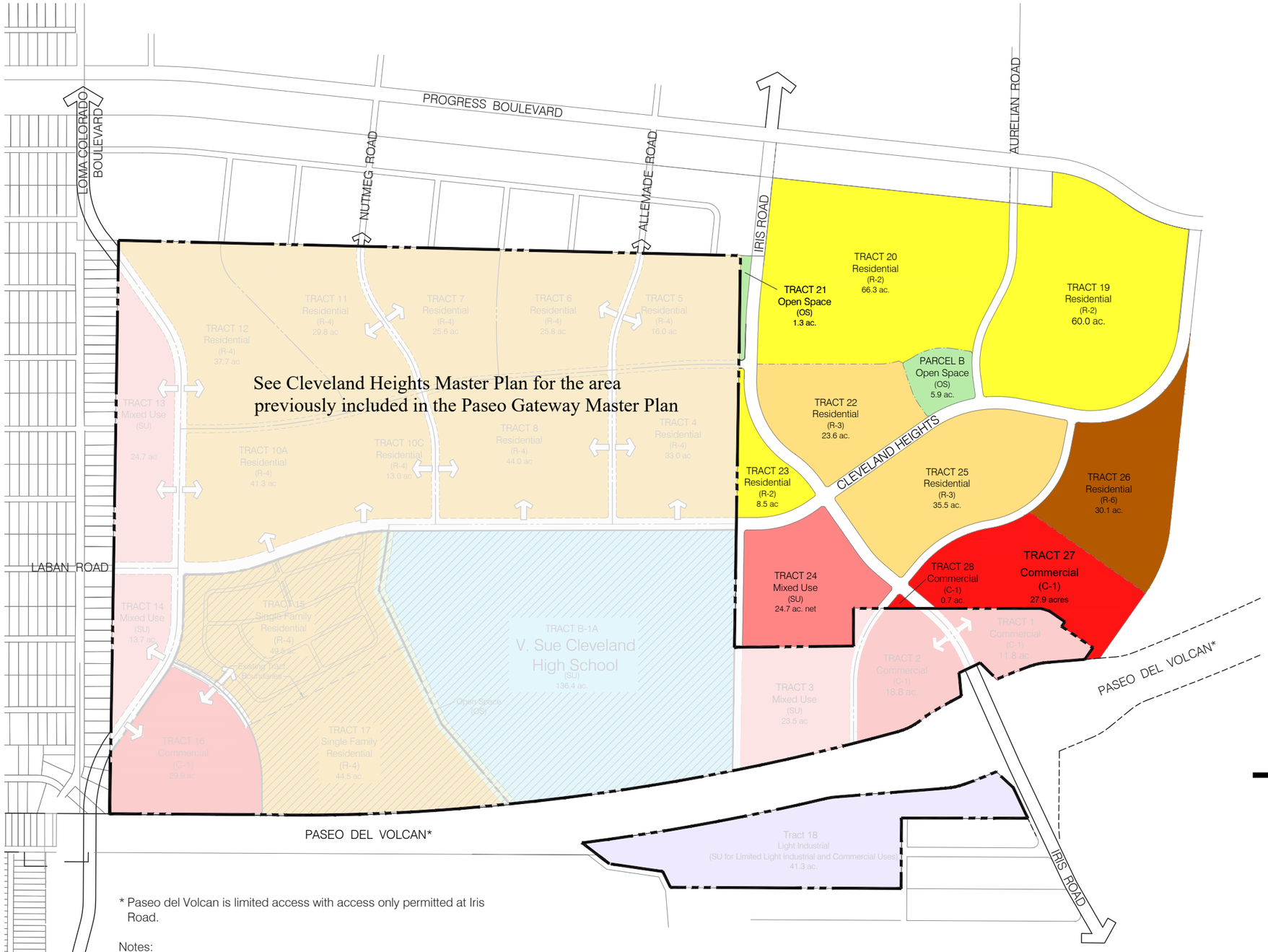
R-3: Residential
There are 59.1 acres planned for R-3 on Tracts 22 and 23, located at the center of the master plan area to the north and south of Cleveland Heights Road.

R-6: Residential
There are 30.1 acres planned for R-6 on Tract 26, located the eastern portion of the master plan area adjacent to commercially zoned property.

C-1: Commercial
There are 28.6 acres planned for C-1 on Tracts 28 and 27 at the southeast portion of the master plan area near Paseo del Volcan. The majority of Commercial is located on Tract 27 (27.9 acres).

Mixed Use (SU)
The Mixed Use designation is a Special Use zone that provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 24.7 acres dedicated to Mixed Use within the AMREP property located on Tract 24 at the southwestern portion of the master plan area.

OS: Open Space
The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 7.2 acres of OS in the master plan area located on Parcel B and Tract 21.



LAND USE / ZONING

- Residential (R-2)
- Residential (R-3)
- Residential (R-6)
- Mixed Used (SU)
- Commercial (C-1)
- Open Space/Drainage Pond (OS)

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Paseo Gateway, LLC

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

* Paseo del Volcan is limited access with access only permitted at Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.

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Scale: 1" = 400'

NORTH 200 0 400 800

March, 2023

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4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Development engineering will be required for future planned development per the City of Rio Rancho Development Process Manual (DPM).

A. Water and Sewer

Water and sewer availability will be reviewed at subdivision plat.

B. Drainage

A drainage study has been completed for the Paseo Gateway area and preliminary plans have been developed to limit drainage flows to historic rates beyond Paseo del Volcan. Detention ponds will be constructed as part of the overall development plan. Discharge will be provided via the Upper Venada Off-Channel Facility agreement with SSCAFCA executed in 2023.

C. Roadways

Primary access to the area is provided from Paseo del Volcan at Loma Colorado Boulevard, Iris Road, and Westphalia Boulevard.

5. RIO RANCHO COMPREHENSIVE PLAN

The Paseo Gateway Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Paseo Gateway Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING & ADDRESSING

This element of the Comprehensive Plan is not applicable to the Paseo Gateway Master Plan The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- ◊ Preserve water resources
- ◊ Reuse and recycle materials, and reduce waste
- ◊ Implement the use of low impact development techniques and green building practices
- ◊ Limit the use of turf in landscape areas in residential and commercial developments

The Paseo Gateway Master Plan meets these objective through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Paseo Gateway are encouraged to join green building programs and employ green building techniques.

The basic tenet of the conservation element is to maintain and improve natural resources in Rio Rancho for generations to come. Ways to achieve this include the support for recycling, water conservation, low-impact transportation alternatives, and the use of renewable resources.

Night sky compliant lighting shall be required within the Paseo Gateway Master Plan. Drought tolerant and native landscaping materials are encouraged.

Planning and design of infrastructure within the Paseo Gateway Master Plan shall minimize the alteration of natural flood plains, stream channels and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage.

LAND USE, POPULATION AND HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- ◊ 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
- ◊ Promote and support development that incorporates walkability
- ◊ Encourage adequate pedestrian connections to future transit facilities in all residential site development
- ◊ Maintain the strength, vitality, and stability of all residential neighborhoods and types
- ◊ Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity

The intent of this element is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Paseo Gateway Master Plan accomplishes the intent of the land use element by including a wide range of zoning densities, from R-1 to R-6. Master planning is one of the City's key action steps towards carrying out this element.

The Paseo Gateway Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

Land uses include office, commercial, institutional, entertainment, residential, and industrial. Paseo Gateway is located east of the City Center. Residents living in the Paseo Gateway community will have convenient access to employment, education, and commercial services.

The Paseo Gateway Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. High-end and move-up housing will be available as well as attached and detached residential options, all in close proximity to commercial services.

The Paseo Gateway Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Paseo Gateway are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Paseo Gateway Master Plan:

- ◊ A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

Prior to development, a Traffic Impact Analyses shall be provided to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within Open Space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- ◊ Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for expansion.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in development plans. Coordination with the Department of Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times.

PARKS AND RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- ◊ Be responsive to the recreational needs of the community
- ◊ Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- ◊ Create safe developments that discourage crime
- ◊ Support development that links neighborhoods and encourages the use of all modes of transportation
- ◊ Embrace the use of xeriscape landscaping

Design features within the Paseo Gateway Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure

to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the Paseo Gateway area provides for an appropriate mix of residential, commercial, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Paseo Gateway by providing an expedited development.

6. DESIGN GUIDELINES

A. Residential Design Guidelines

The design guidelines are intended to create a sense of cohesiveness and identity within the Paseo Gateway Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Paseo Gateway. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

SITE DESIGN
All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

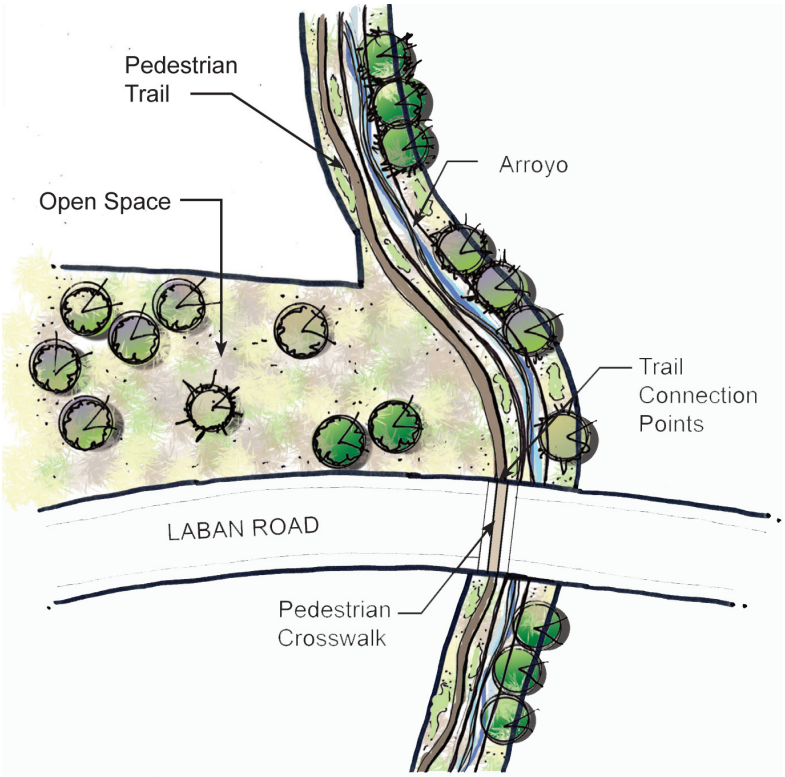
a. Sidewalk requirements shall be consistent with City of Rio Rancho standards.

b. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.



OPEN SPACE/TRAIL CHARACTER

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/ vinyl fencing are prohibited.

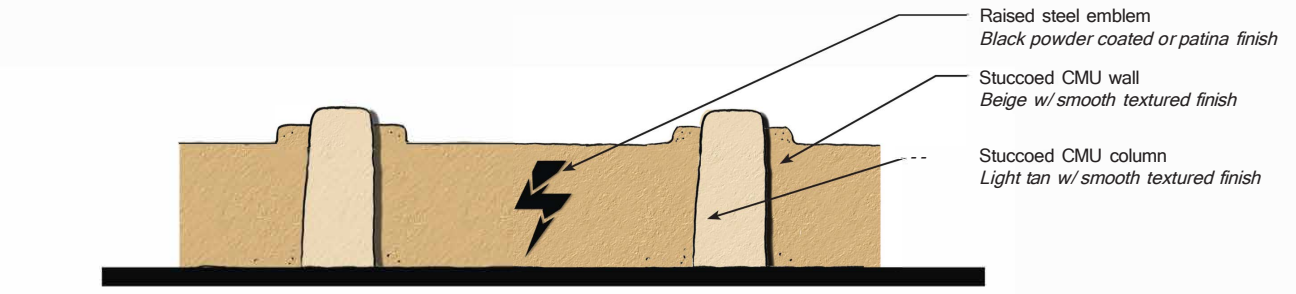
Single Family Residential

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance.

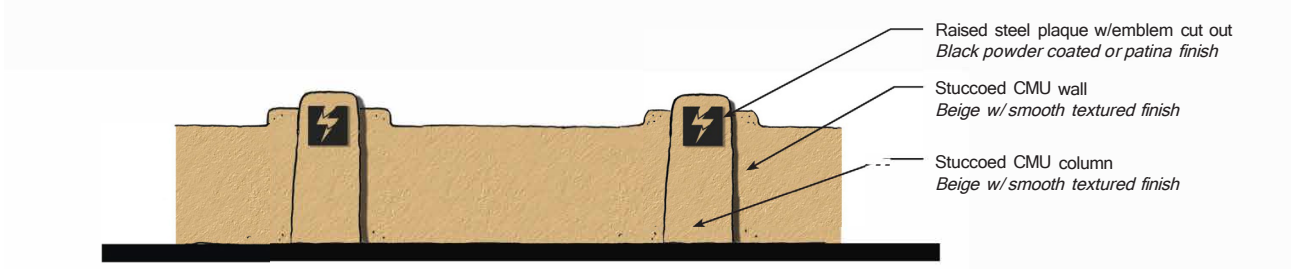
b. Single family units are prohibited from fronting or have driveway access to a collector or major local street.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.



PERIMETER WALL CONCEPT A (ILLUSTRATIVE)



PERIMITER WALL CONCEPT B (ILLUSTRATIVE)

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the Master Plan. While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall not be permitted within the front yard setback.

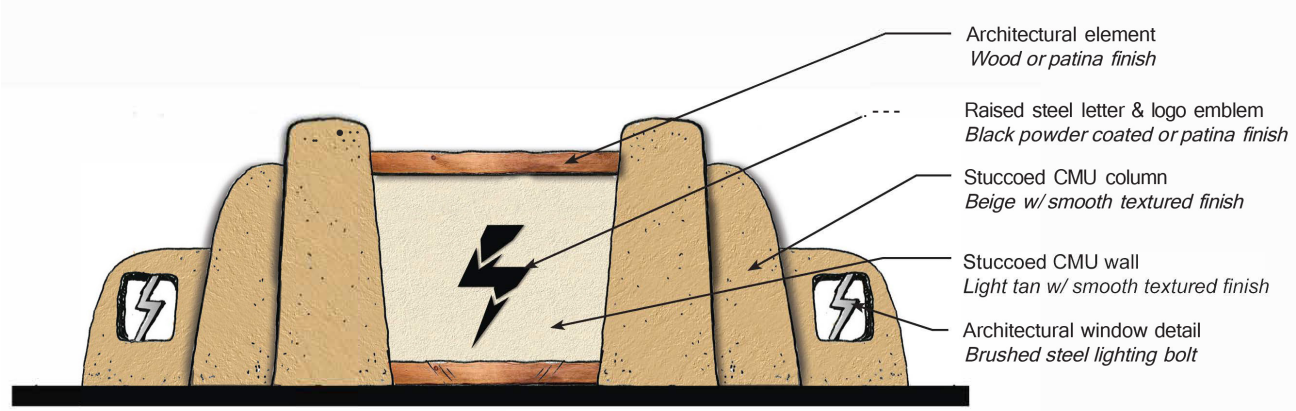
d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.

SIGNAGE

Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name (example is located below).



NEIGHBORHOOD ENTRY MONUMENT (ILLUSTRATIVE)

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program at Paseo Gateway will include project identification graphics in key locations along the perimeter of the project.

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations.

b. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the City of Rio Rancho Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Bollard lights should be used at pedestrian connections.

LANDSCAPE AND STREETSCAPE

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.
b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.
c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.
d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.
e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.
f. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.
g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.
h. Street trees shall follow City of Rio Rancho standards.

Residential

a. Street trees should be provided at a rate of 2 tree per residential lot frontage along roads throughout the Area C portion of the Paseo Gateway Plan Area.
b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.
c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.
d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.
e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

B. Tract 18 - SU/Light Industrial & Commercial Guidelines

Tract 18, in the Paseo Gateway Master Plan is a Special Use zone. The Light Industrial/ Commercial Special Use zone within the Paseo Gateway Master Plan requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

(a) mitigate negative impacts to adjacent residential properties;
(b) protect each Owner against improper development and use of the property;
(c) prevent construction of buildings of substandard materials;
(d) provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

LIMITS AND RESTRICTIONS
The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance. provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses:
SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectionaries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;
14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios
18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;
25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 200 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Code of Ordinances, Chapter 154.76.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000 square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.
2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (chain-link fencing with slats not enough to fully screen the stored materials.
3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.
2. All parking lot lighting shall be fully shielded.
3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.
4. Light fixtures shall conform to the architectural character of the buildings and other site elements.
5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.
6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.
2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.
3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.
4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.
5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.
2. Materials prohibited as the primary building material include the following:
   a. Exposed, untreated precision block or wood walls;
   b. Highly reflective surfaces; and
   c. Metal paneling.
3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.
4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

1. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.
2. Direct access from Paseo del Volcan or Iris Rd. shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.43 SU: Special use District, shall be granted by the Governing Body prior to development.

7. IMPLEMENTATION

The Implementation of the Paseo Gateway Master Plan shall occur as subplans, infrastructure planning and subdivisions are platted.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.

2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.

3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.

4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard, and Iris Road.

5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.

6. All major streets shall be dedicated upon request by the City during the subdivision process.

7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.

8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.

9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.

10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.

APPENDIX A - UPPER VENADA OFF-CHANNEL FACILITY AGREEMENT (2023)

FLOOD CONTROL COST SHARE AGREEMENT
Upper Venada Off-Channel Facility

THIS FLOOD CONTROL COST SHARE AGREEMENT ("AGREEMENT") is made this day August 18, 2023 ("EFFECTIVE DATE"), by and between the Southern Sandoval County Arroyo Flood Control Authority, New Mexico, a political subdivision of the State of New Mexico (hereinafter "SSCAFCA"), and AMREP Southwest Inc., a New Mexico corporation (hereinafter "DEVELOPER").

RECITALS

WHEREAS, SSCAFCA is empowered and directed to acquire, equip, maintain, and operate a flood control system for the benefit of the authority and the inhabitants thereof, pursuant to NMSA 1978, Sections 72-19-1 through 72-19-103, and

WHEREAS, DEVELOPER is developing certain lands within the City of Rio Rancho, New Mexico ("CITY") generally described as a portion of Paseo Gateway, and more specifically including:

> Tracts numbered 19, 20, 22, 23, 25, 26, 28, Parcel B, Lots numbered 1 through 11, inclusive, in Block numbered 204 and Lots numbered 1 through 11, inclusive, in Block numbered 205, as the same are shown and described on the plat entitled "PASEO GATEWAY TRACTS 19 TRU 28 AND PARCEL B, A REPLAT AND VACATION OF PORTIONS OF UNIT TWENTY, within Section 33, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed for record on December 3, 2008, in vol. 3, folio 2982-A (Rio Rancho Estates Plat Book No. 21, Pages 125-128, in Sandoval County, New Mexico.

(hereinafter "DEVELOPMENT"), and

WHEREAS, DEVELOPER and SSCAFCA have previously executed a Drainage Agreement dated July 16, 2020 ("DA") for construction of a flood control pond on SSCAFCA's property for the discharge of storm water from the DEVELOPMENT, paid for by DEVELOPER and operated by SSCAFCA, and

WHEREAS, all conditions by both parties have been met from the DA with the exception of the construction of the flood control facility and DEVELOPER and SSCAFCA desire to terminate the DA and replace it with this AGREEMENT, and

WHEREAS, SSCAFCA is planning to construct the Upper Venada Off-Channel Facility on Tract H in a manner consistent with the conceptual layout reflected in Conceptual Layout for Tract H Detention Ponds, attached hereto as Exhibit A ("PROJECT"), to address regional flood control and storm water drainage, including from the final DEVELOPMENT. "Tract H" means Tract H, as the same is shown and designated on the plat entitled "Blocks 119 Thru 134, Portions of Blocks 88 and 89, Reserved Tracts "H" & "I", Unit Twenty, Rio Rancho Estates, Sandoval County, New Mexico," recorded in the office of the County Clerk of Sandoval County, New Mexico on June 19, 1972 in Rio Rancho Estates Plat Book No. 2, Page 59. Final drainage volumes from the DEVELOPMENT to the PROJECT shall be based on the land treatments identified in Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo, attached hereto as Exhibit B. SSCAFCA is currently assembling financial resources needed for PROJECT design and construction, including a financial contribution from DEVELOPER.

NOW, THEREFORE, for good and adequate consideration, the receipt of which is hereby acknowledged, SSCAFCA and DEVELOPER agree as follows:

1. **Termination of DA.** The DA is hereby terminated as of the EFFECTIVE DATE and all provisions of the DA that do not by their terms survive such termination are no longer in effect. Notwithstanding the prior sentence, the DA may be reinstated (and all terms in the DA shall be in effect following such reinstatement) pursuant to Section 4(e) of this AGREEMENT.

2. **Financial Contribution.** Subject to the terms of this AGREEMENT, DEVELOPER agrees to contribute $623,000 to the ultimate construction cost incurred by SSCAFCA for construction of the PROJECT ("FINANCIAL CONTRIBUTION"). Other than the FINANCIAL CONTRIBUTION, SSCAFCA shall be solely responsible for all of the fees, costs and expenses of the PROJECT.

3. **Procedures and Project Compliance**.

    a. The FINANCIAL CONTRIBUTION shall be paid as follows:

        i. DEVELOPER will pay 25% of the FINANCIAL CONTRIBUTION to SSCAFCA within 30 days of SSCAFCA providing DEVELOPER with notice that SSCAFCA has issued a notice to proceed to the prime construction contractor responsible for the PROJECT.

        ii. DEVELOPER will pay an additional 25% of the FINANCIAL CONTRIBUTION to SSCAFCA when the construction contractor for the PROJECT reaches 50% completion (as determined by the date on which the prime construction contractor responsible for the PROJECT reaches 50% of such contractor's pay application under its contract with SSCAFCA) Such payment will be due within 30 days of SSCAFCA notifying DEVELOPER of the occurrence of the 50% completion benchmark and providing DEVELOPER with invoices from SSCAFCA's construction contractor for the services underlying such benchmark.

        iii. DEVELOPER will pay the remaining 50% of the FINANCIAL CONTRIBUTION within sixty (60) days after the date SSCAFCA issues DEVELOPER a Substantial Completion certificate and DEVELOPER verifies that all components of the PROJECT contained in such certificate are accurate.

    b. Without limiting any other provision of this AGREEMENT, SSCAFCA shall design, construct, operate and maintain the PROJECT in compliance with all applicable governmental laws, ordinances, rules or other requirements governing the PROJECT and in a capacity to accept drainage from the DEVELOPMENT in the minimum amount equivalent to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto. Notwithstanding DEVELOPER's payment of any portion of the FINANCIAL CONTRIBUTION, SSCAFCA shall at all times remain solely liable for the design, construction, operation and maintenance of the PROJECT. Offsite drainage that would naturally flow through the DEVELOPMENT to the Venada Arroyo shall be diverted to the Venada Arroyo upstream of the PROJECT by the DEVELOPER. In addition to drainage from the DEVELOPMENT, the PROJECT is a regional flood control facility that will be designed to manage stormwater from the Venada watershed west of the PROJECT.

4. **Drainage Allowance:**
    a. In consideration for the FINANCIAL CONTRIBUTION, DEVELOPER will be allowed to divert and discharge storm water from the DEVELOPMENT to the PROJECT as soon as is reasonably practicable following payment of the FINANCIAL CONTRIBUTION and in the vicinity of the location marked with an "X" on Exhibit A hereto, unless DEVELOPER and SSCAFCA agree to a different location in writing.

    b. DEVELOPER shall design the drainage plan for the DEVELOPMENT to limit the drainage from the DEVELOPMENT to the PROJECT to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto.

    c. SSCAFCA shall not be responsible for design and construction of any storm water infrastructure or energy dissipation required to discharge from the DEVELOPMENT to the PROJECT.

    d. If DEVELOPER, in its discretion, adds additional property to the DEVELOPMENT during the term of this AGREEMENT, the term "DEVELOPMENT" herein will refer to the DEVELOPMENT as increased by such property without the need to separately amend this AGREEMENT.

    e. Notwithstanding anything to the contrary in this Agreement:

        i. In the event that the PROJECT is not under contract for construction by August 31, 2025, the DA shall be reinstated between the parties, and this AGREEMENT shall automatically terminate; and

        ii. In the event that SSCAFCA does not complete the PROJECT in accordance with its contract for construction or if DEVELOPER is unable to connect to the PROJECT when it is complete for reasons directly related to SSCAFCA's design or construction of the PROJECT, SSCAFCA shall immediately return all portions of the FINANCIAL CONTRIBUTION paid to SSCAFCA, the DA shall be reinstated between the parties and this AGREEMENT shall automatically terminate.

5. **Assignment**. No party to this AGREEMENT shall assign this AGREEMENT, in whole or in part, without prior written consent of the other party. No assignment of this AGREEMENT shall relieve DEVELOPER of any of its obligations unless the assignee/successor in interest has demonstrated it is equally or more capable of performing the duties and obligations of DEVELOPER and it has the financial wherewithal to complete the obligations required of DEVELOPER in this AGREEMENT, as determined in SSCAFCA's sole discretion, at the time of such assignment. No such assignment shall be effective until all obligations under this AGREEMENT have been assumed by the assignee and the notice of such assignment, together with a copy of the assumption, have been received and approved by SSCAFCA. Notwithstanding anything to the contrary in this Agreement: (a) DEVELOPER may assign its rights and/or obligations under this AGREEMENT to a subsidiary or affiliate of DEVELOPER upon written notice to SSCAFCA, and SSCAFCA's consent will not be required for any such assignment; (b) DEVELOPER may assign its rights and/or obligations under Paragraph 4 hereof, in whole or in part, to any person or entity taking ownership of all or any portion of the DEVELOPMENT, and SSCAFCA's consent will not be required for any such assignment; and (c) any such assignment will not relieve DEVELOPER of its obligation to pay the FINANCIAL

CONTRIBUTION pursuant to the terms in Sections 2 and 3 of this AGREEMENT.

6. **Binding Effect.** The terms and provisions of this AGREEMENT, together with the documents referenced herein, share inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

7. **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of New Mexico.

8. **Authority.** Each individual signing for each of the parties hereunder warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this AGREEMENT and is authorized to execute the same.

9. **No Joint Venture.** Nothing in this AGREEMENT shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

10. **Construction and Severability.** If any part of this AGREEMENT is held invalid or unenforceable, the reminder of the AGREEMENT will remain valid and enforceable if the remainder is reasonably capable of completion.

11. **Attorney's Fees.** In the event that either party shall employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interests in any manner arising under this AGREEMENT or to recover damages from the breach of any portion of this AGREEMENT, the non-prevailing party in any action pursued, to the extent allowed by law, agrees to pay the prevailing party all reasonable costs, damages and expenses, including, attorney's fees expended or incurred in connection therewith.

12. **Indemnity and Limitations on Liability**.

    DEVELOPER shall indemnify, defend and hold harmless SSCAFCA and each officer and employee of SSCAFCA from and against any and all liability, claims, damages, losses or expenses (including attorneys' fees and expenses) ("DAMAGES") incurred by or asserted against SSCAFCA or any officer or employees of SSCAFCA caused by, resulting from or in connection with DEVELOPER's failure to comply with Section 4(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT; provided, however, that DEVELOPER shall not be in any way responsible for any DAMAGES directly attributable to portions of the DEVELOPMENT sold or transferred to persons or entities other than DEVELOPER from and after the respective dates of any such sales or transfers.

    SSCAFCA, to the extent permitted by law, shall indemnify, defend and hold harmless DEVELOPER, any of its affiliates and each officer and employee of DEVELOPER or any of its affiliates from and against any and all DAMAGES incurred by or asserted against DEVELOPER, any of its affiliates or any officer or employees of DEVELOPER or any of its affiliates caused by, resulting from or in connection with SSCAFCA's failure to comply with Section 3(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to

Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT.

The liability of the Parties shall be subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act §41-4-1 *et seq*. NMSA 1978 as amended. No provision of this Agreement establishes any waiver of immunity for alleged tortious conduct of any employee of any Party arising from the performance of this Agreement apart from that set forth in the New Mexico Tort Claims Act, NMSA 1978, §41-4-1, *et seq*.

13. **Notice**. All notices with respect to this AGREEMENT shall be in writing and shall be delivered via (i) receipted hand delivery; (ii) postage prepaid United States Mail, via certified mail, return receipt requested; or (iii) receipted overnight delivery, delivery fees prepaid, to the addresses set forth below or other such addresses as hereafter specified in writing by one party to the other:

SSCAFCA:
Executive Engineer
1041 Commercial Drive SE
Rio Rancho, NM 87124
dgatterman@ssafca.com

DEVELOPER:
AMREP Southwest Inc.
Attn: Vice President, Land Development
409 NM Highway 528 NE
Rio Rancho, NM 87124

With a required copy (which shall not constitute notice) to:
AMREP Corporation
Attn: President
850 West Chester Pike, Suite 205
Havertown, PA 19083

Any notice or communication given hereunder shall be deemed to have been given: (i) as of the date of delivery, if hand delivered; (ii) as of three (3) days following the date of delivery to the United States Postal Service, if sent by U.S. Mail; or (iii) as the day following the date of delivery to an overnight courier service, if sent by overnight delivery.

14. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, and there are no warranties, representatives or other agreements among the parties in connection with the subject matter hereof except as specifically set forth herein. This AGREEMENT can be amended or terminated only by written agreement signed by all parties. This AGREEMENT may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this AGREEMENT delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this AGREEMENT. Either party may copy this completed AGREEMENT for electronic storage, at which time the paper form of this AGREEMENT may be destroyed. Each party agrees that following the electronic storage of this AGREEMENT, any hardcopy printout of that electronically stored information will constitute an original of this AGREEMENT.

[Signatures and acknowledgments on following pages]

IN WITNESS WHEREOF, DEVELOPER and SSCAFCA hereto have executed this AGREEMENT as of the EFFECTIVE DATE.

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY:

By: Ron Abramshe
Ron Abramshe, Chair

Date: Aug. 17, 2023

ATTEST:

David Gatterman, P. E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023 by Ron Abramshe, Chair of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

My Commission Expires:

3/14/26
(SEAL)

Notary Public

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

DEVELOPER – AMREP SOUTHWEST INC.:

By: _____
Name: Jarrod Likar
Title: Vice President, Land Development

Date: 8/17/23

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on 8/17, 2023 by Jarrod Likar, Vice President, Land Development of AMREP Southwest Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/14/26

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

(SEAL)

_____
Notary Public

EXHIBIT A
PROJECT CONCEPTUAL LAYOUT

EXHIBIT "A"



May 15, 2023

Approximate connection point for stormdrain from Paseo Gateway development

1:15,122
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph

EXHIBIT B
POTENTIAL IMPACTS OF THE PROPOSED PASEO GATEWAY DEVELOPMENT ON PEAK DISCHARGE AND RUNOFF VOLUME CONTRIBUTIONS TO THE VENADA ARROYO

Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo

March 7, 2023

The purpose of this analysis is to determine the cost contribution level for the developer (AMREP) to SSCAFCA's planned upper Venada stormwater detention facility. The analysis is not a substitute for a formal drainage submittal as required by the City of Rio Rancho. Any increase in runoff volume or flow rate identified in this document will be the responsibility of the development to manage. An overview map of the project location can be seen in Figure 1.

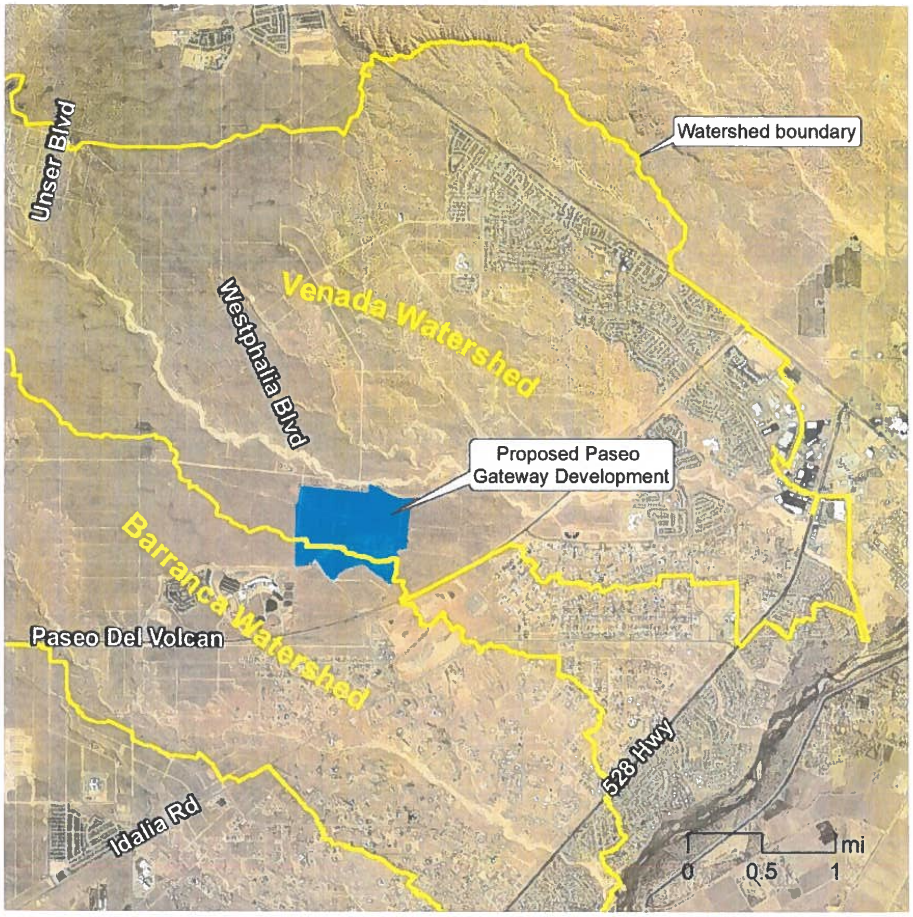


Figure 1: Overview map showing the location of the proposed Paseo Gateway development (shaded blue) within the Venada watershed (yellow outline).

1

The area in question encompasses approximately 0.41 square miles. Under current conditions, about 78% of the project area contributes flow to the Venada Arroyo; the remainder of the area is part of the Barranca watershed. The proposed development would therefore divert 0.09 square miles north to the Venada watershed. Potential impacts on peak flow and runoff volume contributions to the Venada Arroyo were assessed using HEC-HMS version 4.10 based on methods specified in SSCAFCA's Hydrology Manual v1.1.

Model assumptions are documented below.

Assumptions:

Existing Conditions

- The existing conditions scenario assumes that 0.32 square miles of the project area drain to the Venada Arroyo.
- The entire area is undeveloped (curve number = 74, no impervious surfaces).
- The area was modeled as a single basin.
- A sediment bulking factor of 1.18 was used.
- Lag time was estimated at 20 min.

Developed Conditions

- The developed conditions scenario assumes that 0.41 square miles of the project area drain to the Venada Arroyo.
- The area was modeled as a single basin.
- A sediment bulking factor of 1.06 was used.
- Lag time was estimated at 23 min.
- Land use densities for the project area are based on information obtained by SSCAFCA from the developer, AMREP Southwest, as shown in Figure 2.
- Land use categories and associated loss parameters are contained in Table 1. Values for directly connected impervious areas (DCIA) and curve numbers (CN) were based on analogous areas within the City of Rio Rancho (see Table 1 – justification for details).
- Based on the values shown in Table 1, 39% DCIA and a composite curve number of 85 were assumed for developed conditions.

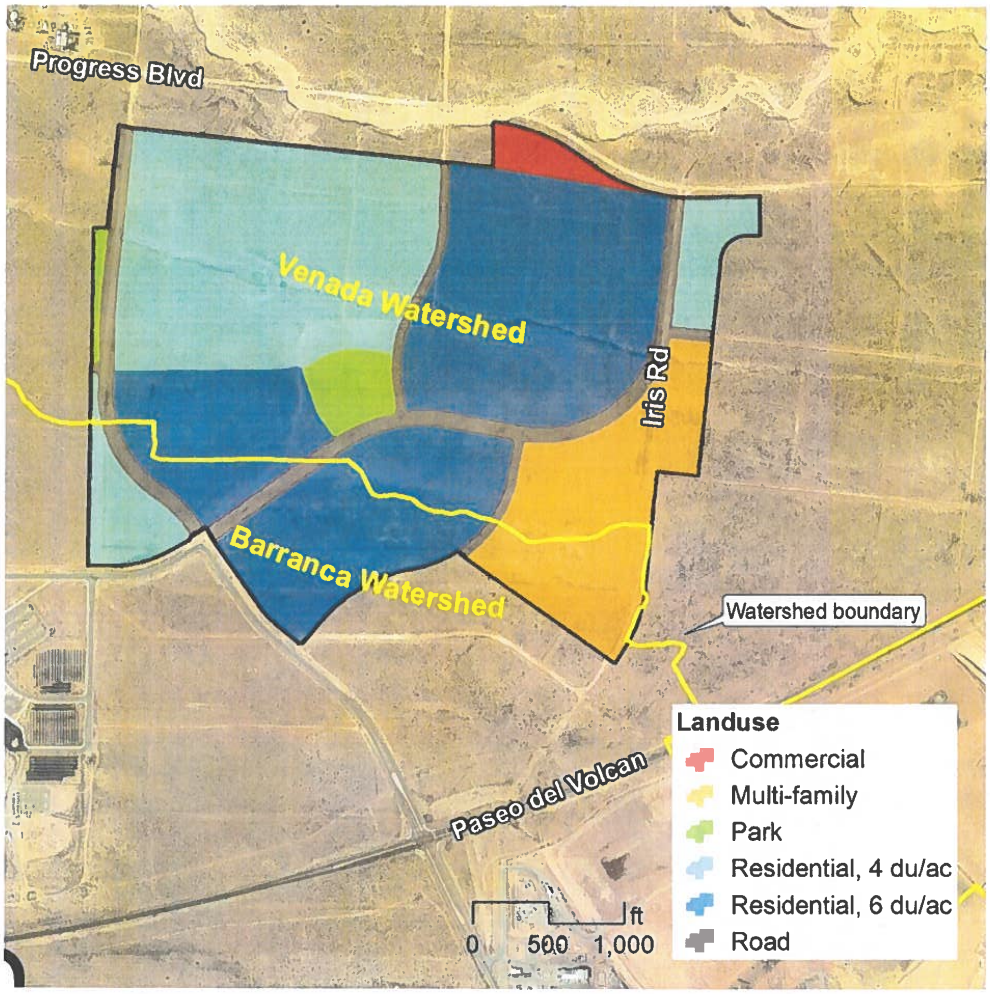


Figure 2: Land use densities used for the developed conditions scenario of the Paseo Gateway model.

Table 1: Land use categories and associated loss model parameters.

Land use	Area (ac)	% DCIA	CN	Justification
Commercial	4.2	85	77	Assumes 85% DCIA, remainder is natural desert landscaping (CN=77)
Multi-family	35.8	85	74	
Park	7.1	0	74	Equivalent to open space
Residential, 4 du/ac	81.7	21	84	Based on Northern Meadows subdivision; 22% disconnected impervious (CN=98), 10% road ROW (CN=92), 43% residential yard (CN=80), 25% open space (CN=74)
Residential, 6 du/ac	113.7	26	87	Based on High Range subdivision; 32% disconnected impervious (CN=98), 14% road ROW (CN=92), 46% residential yard (CN=80), 8% open space (CN=74)
Road	22.5	100		

Results

Table 2 lists runoff results based on the 100-year 24-hour design storm and the assumptions listed above. Estimated runoff values reported in this document are for regional planning purposes only. Loss model parameters (%DCIA, CN) were estimated based on areas with similar land use densities in the City of Rio Rancho. Substantial deviations from those assumptions will require re-analysis of the area, as will changes to the contributing area.

Table 2: Projected runoff volumes and peak flows from the Paseo Gateway area for existing and developed conditions.

Basin	Area (mi^2)	Peak discharge (cfs)	Runoff volume (ac-ft)
PG_exisiting	0.3231	163	13.4
PG_developed	0.4140	492	45.4

CITY OF RIO RANCHO

Paseo Gateway Master Plan

AMENDED ~~MARCH 2019~~ 2025

REDLINE VERSION

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
STATE LAND OFFICE
RIO RANCHO PUBLIC SCHOOLS
AMREP SOUTHWEST

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 17 **ENACTMENT NO. 19-016**

RESOLUTION AMENDING THE PASEO GATEWAY 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, and zoning 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 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, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the Paseo Gateway Master Plan in 2006; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Paseo Gateway Master Plan and 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 amendments and modifications to the Paseo Gateway Master Plan and revised Land Use Map comprised of approximately 953 acres located north of Paseo del Volcan Boulevard (Pete V. Domenici Memorial Highway), west of V. Sue Cleveland High School and east of Loma Colorado Boulevard as follows:

A. The Paseo Gateway Master Plan (Exhibit A) is revised and updated to reflect current land use and zoning within the boundaries of the Master Plan.
B. The Paseo Gateway Master Plan is hereby adopted and accepted with the changes outlined in the redline copy of the Amended December 2018 Plan

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

ADOPTED THIS 27TH DAY OF FEBRUARY, 2019.

Greggory D. Hull, Mayor

ATTEST:

Yolanda Lucero, Acting City Clerk

(SEAL)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 8 **ENACTMENT NO. 19-13**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS AN 18.6 ACRE PORTION OF PASEO GATEWAY, TRACT 17 FROM SU/MU: SPECIAL USE MIXED USE DISTRICT (11.1 AC); AND OS: OPEN SPACE (7.5 AC) TO R-4: SINGLE FAMILY RESIDENTIAL DISTRICT FOR THE ENTIRE 44.5 ACRES, VERIFYING THE GENERALIZED LAND USE MAP DESIGNATION FOR THE PROPERTY AS BEING "LOW/MEDIUM DENSITY RESIDENTIAL", IDENTIFYING CONDITIONS OF DEVELOPMENT; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 18-100-00022; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 22, 2019, 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 for the 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 February 27, 2019 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 and Change in Land Use:

A. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 44.5 acres of property located north of Paseo del Volcan, east of Loma Colorado Boulevard, and west of V. Sue Cleveland High School from R-4: Single Family Residential District; SU/MU: Special Use Mixed Use District and OS: Open Space to R-4: Single Family Residential District on land legally described as:

Paseo Gateway, Tract 17, as shown on the plat entitled "PASEO GATEWAY, PARCEL A, TRACTS 1 THRU 9, 10A, 10B, 10C, 11 THRU 18, A AND B-1A, A REPLAT OF PORTIONS OF TRACT C IN THE TOWN OF ALAMEDA GRANT UNIT SEVENTEEN AND A REPLAT OF PARCEL A-1 AND B-1 IN PASEO GATE WAY AND THE REMAINING PORTION OF TRACT C IN UNIT TWENTY WITHIN SECTIONS 32 AND 33, TOWNSHIP 13 NORTH, RANGE 3 EAST, WITHIN SECTIONS 4 AND 5, TOWNSHIP 12 NORTH RANCHGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk of Sandoval County on November 14, 2008 in Volume No. 3, Folio No. 2977-A (and in the Rio Rancho Estates Plat Book Number 21, Pages 121-124).

B. The City Comprehensive "Vision 2020" Plan, Generalized Land Use Map (GLUM), Map L-2, is hereby amended in the land described in Section 1A, above, as having a "Low/Medium Density Residential" GLUM designation.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:
The Property identified in Section 1, above is subject to all zoning regulations and requirements for development of the property in conformance with 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).

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

Section 4. Effective Date:
This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 27th DAY OF FEBRUARY, 2019.

Greggory D. Hull, Mayor

ATTEST:

Yolanda Lucero, Acting City Clerk
(SEAL)

BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
In the Matter of:
Zone Map Amendment # 18-100-00022

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS AN 18.6 ACRE PORTION OF PASEO GATEWAY, TRACT 17 FROM SU/MU: SPECIAL USE MIXED USE DISTRICT (11.1 AC); AND OS: OPEN SPACE (7.5 AC) TO R-4: SINGLE FAMILY RESIDENTIAL DISTRICT FOR THE ENTIRE 44.5 ACRES, VERIFYING THE GENERALIZED LAND USE MAP DESIGNATION FOR THE PROPERTY AS BEING "LOW/MEDIUM DENSITY RESIDENTIAL", IDENTIFYING CONDITIONS OF DEVELOPMENT; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Applicant: New Mexico State Land Office; Paseo Gateway, LLC

THIS MATTER having come before the Governing Body on this 27th day of February, 2019, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:

GENERAL FINDINGS:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a master plan and zone map amendment
2. The applicant has the authority to apply for a master plan and zone map amendment
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS in support of the General Findings include:

1. The applicant has submitted an application and narrative that meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 *Amendments*, including but not limited to:
   a. The applicant has provided sound justification for the change to R-4 for 44.5 acres of Paseo Gateway, Tract 17.
   b. The change is consistent with the amended Paseo Gateway Master Plan (PGMP) and the following adopted elements of the Comprehensive Plan:
      i. Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community;
      ii. Goal PH-4: To ensure that single family and multifamily residential neighborhoods provide an attractive living environment;
      iii. Policy PH-5: Encourage mixed use and mixed income housing opportunities in designated growth nodes throughout the city
      iv. Policy PH-7: Support residential developments with appropriate amenities for families with children.
   c. The applicant has adequately demonstrated that the proposed zoning is more advantageous to the community by providing consistent zoning to one tract of land, by providing flexible housing options for households with a variety of incomes, and by adding density of housing to support commercial land uses Staff finds that the rezoning of Tract 17 provides consistency in zoning designation for the single tract of land which is more advantageous by providing diversity of housing options for the community located near the high school and employment centers. In addition, density of housing supports nearby commercial centers.
   d. The cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the decision to change the zoning designation on the property;
   e. Location on a collector or major street was not considered in the decision to change the zoning designation on the property; and,
   f. The zone change would not be considered a "spot zone" because the proposed R-4 zoning is consistent with the existing zoning designation of the northerly portion of Tract 17.

Conditions of Approval
Should the Governing Body approve of the zone change, the following condition shall apply: Development of the subject property shall occur in accordance with the Paseo Gateway Master Plan as amended, and shall conform to R.O. 2003 Chapter 154:11 R-4: Single Family Residential District.

THEREFORE: The Zone Map Ordinance is approved as being in conformance with the City of Rio Rancho Ordinances, and the Rio Rancho Comprehensive Plan, as evidenced by adoption of Resolution No. 17, Enactment No. 19-016 and Ordinance No. 08, Enactment No. 19-016 by the Governing Body of the City of Rio Rancho on February 27, 2019, subject to the conditions, restrictions and stipulations specified therein.

March 5, 2019
Date

Greggory D. Hull, Mayor

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1. INTRODUCTION

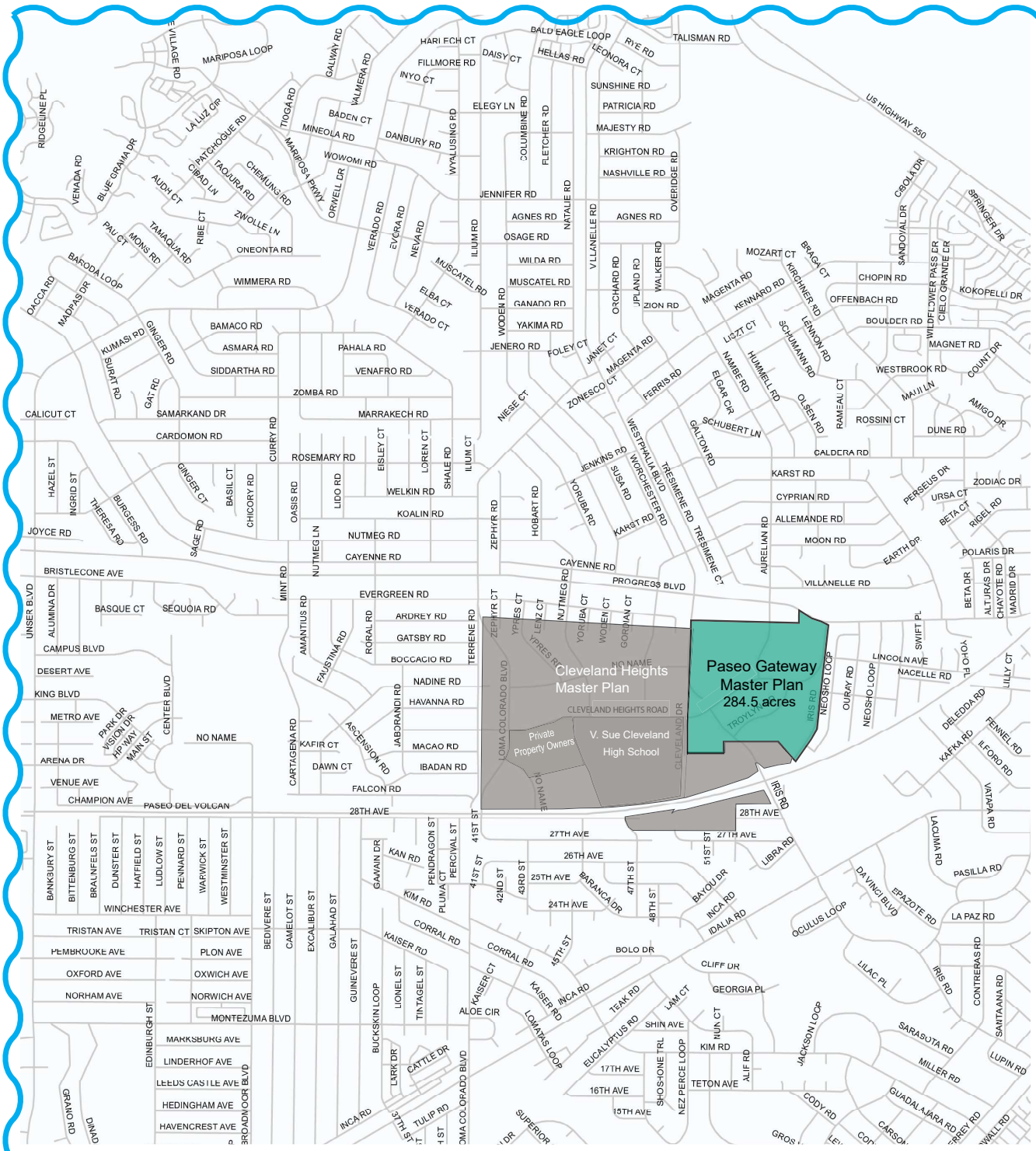
This document is prepared as a Master Plan for the area known as the Paseo Gateway, located in central Rio Rancho, in Sandoval County. The previous version of the Paseo Gateway Master Plan (2019) included approximately 953 acres and included land owned by the New Mexico State Land Office (NMSLO), Rio Rancho Public Schools, the existing Cleveland Heights Subdivision, and AMREP Southwest. ~~The Paseo Gateway Master Plan area is comprised of approximately 953 acres of lands owned by the New Mexico State Land Office ("State" or "NMSLO"), Rio Rancho Public Schools, and AMREP Southwest.~~ In 2025, the lands owned by the SLO, Rio Rancho Public Schools, and Cleveland Heights Subdivision were removed from the Paseo Gateway Master Plan and are now part of the Cleveland Heights Master Plan (2024). The amended Paseo Gateway Master Plan contains 284.5 acres of undeveloped land owned by AMREP (see map on page 4). The goal of this Master Plan is to identify land uses, zoning, and transportation corridors.~~The map located on page 4 illustrates the land ownership in the Plan Area.~~ The goal of this Master Plan is to identify land uses, zoning, and transportation corridors. The following are the objectives of the Master Plan:

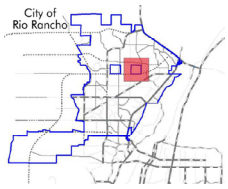
- To allow for flexibility and change on the property as more in-depth planning and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west and the V. Sue Cleveland High School located in the plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various density and high quality commercial development with convenient access to housing and the high school;
- To comply with the Rio Rancho Comprehensive Plan;
- To facilitate fulfillment of the New Mexico State Land Office obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, AMREP Southwest, and Consensus Planning, Inc. Petitions for annexation and establishment of zoning, as well as a zone map amendment request were also included in conjunction with the original Master Plan approval, which occurred in 2006. Subsequent approvals of site plans and/or subdivision plats will be required to implement the specific portions of the Paseo Gateway plan area contained herein.

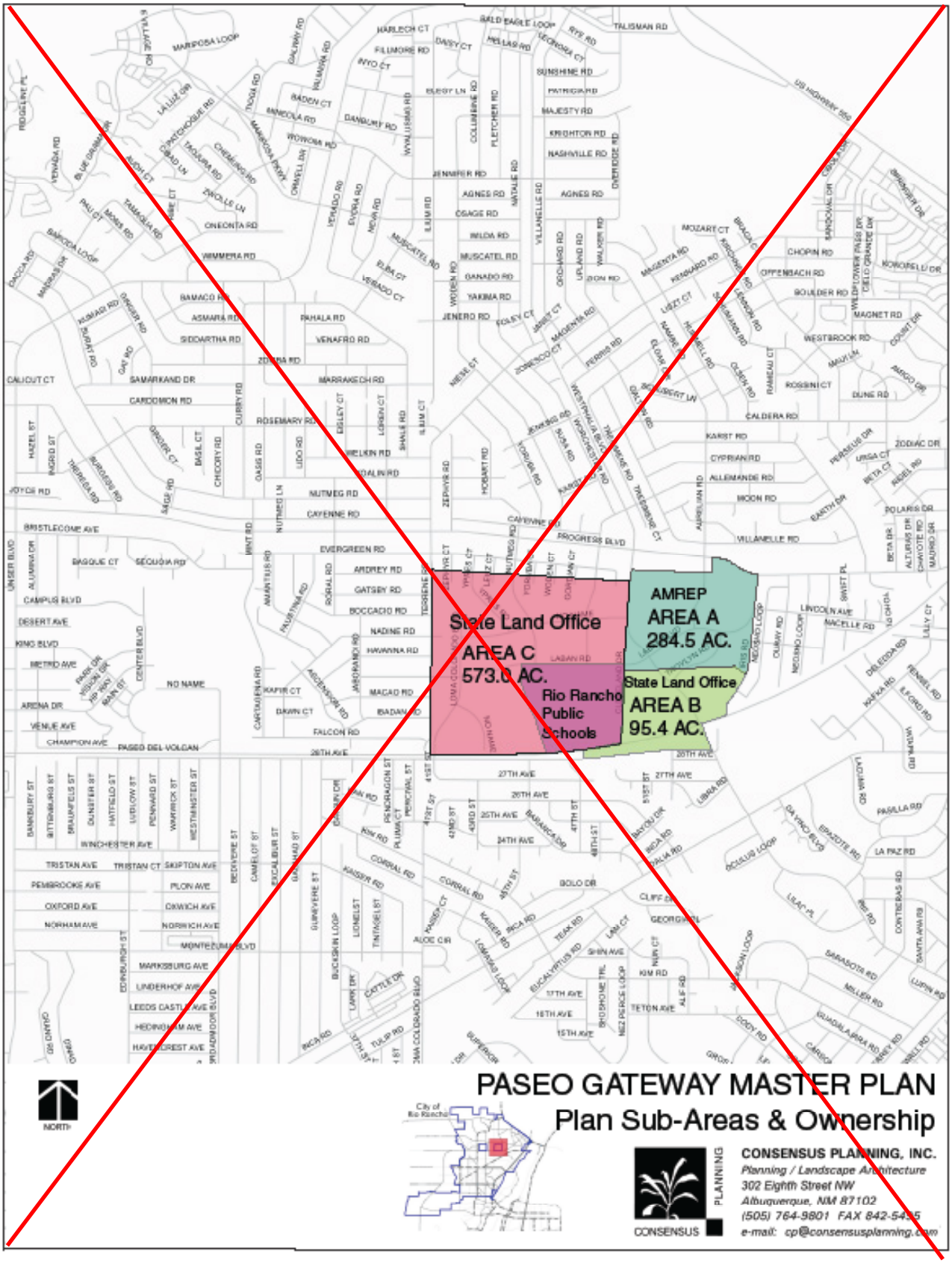

PASEO GATEWAY MASTER PLAN
PASEO GATEWAY MASTER PLAN
Site Vicinity
NORTH
City of Rio Rancho
CONSENSUS PLANNING, INC.
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CONSENSUS PLANNING
UNM Campus
UNM Sandoval Regional Medical Center





PASEO GATEWAY MASTER PLAN
Vicinity Map

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State Land Office
AREA C
573.0 AC.
AMREP
AREA A
284.5 AC.
State Land Office
AREA B
95.4 AC.
Rio Rancho
Public
Schools
PASEO GATEWAY MASTER PLAN
Plan Sub-Areas & Ownership
NORTH
City of
Rio Rancho
CONSENSUS PLANNING, INC.
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2. EXISTING CONDITIONS

The existing conditions for the approximately 284.5 acre ~~953 acre~~ Master Plan Area consider the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan. ~~The Master Plan Area consists of three subareas, with different ownership:~~

~~Area A - Owned by AMREP Southwest and consists of 284.5 acres.~~
~~Area B - Owned by the State Land Office and consists of 87.4 acres (commonly referred to as "the Trade Lands").~~
~~Area C - Owned by the State Land Office and Rio Rancho Public Schools and consists of 573.0 acres.~~

Ownership

The lands of Paseo Gateway are owned by AMREP Southwest, Inc. Paseo Gateway is located at the intersection of anticipated prime development for the City's benefit. The highest and best use for these lands is mixed use, commercial, and residential of various densities. ~~A unique aspect impacting the majority of this property is its ownership. The majority of Area C and all of Area B is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office. Due to its location in the geographic heart of the City, these 573 acres of State Land are prime for master planning for the City's benefit. The highest and best use for these lands is mixed use, with land dedicated to residential, commercial, and industrial uses. Approximately 136.4 acres have been transferred to the Rio Rancho Public Schools and developed as V. Sue Cleveland High School.~~

Land Use

Surrounding land uses impacting the property are minimal. Currently, the a majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard. There are a number of existing residences located south of Paseo del Volcan in the vicinity and the Cleveland Heights Subdivision located to the west of the the High School.~~The State Land Office parcels are subject to a State Land Office planning lease that is held by Paseo Gateway LLC.~~ Northern Meadows and North Hills to the west and southwest, respectively, are the closest residential land uses to the Master Plan Area. There are a small number of existing residences located south of Paseo del Volcan in the vicinity.

Transportation Corridors

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, ~~Westphalia Boulevard,~~ and Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road~~/Westphalia Boulevard~~ as the primary north/south arterials. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Paseo Gateway community.

3. LAND USE AND ZONING

Land use and zoning for the Paseo Gateway ~~Planning Area~~ is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following pages include the land use and zoning plans for the Master Plan ~~as a whole and by subarea.~~ Table 1 below and the Land Use Map on page 5 ~~7~~show the acreage and zoning requested.

Table 1: Land Use and Zoning Acreage Distribution ~~and Zoning for Paseo Gateway Plan Area~~

Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	134.8	45.7%
Residential (R-3)	59.1	19.3%
Residential (R-6)	30.1	10.1%
Commercial (C-1)	28.6	7.8%
Mixed Use (SU)**	24.7	8.0%
Open Space (OS)	7.2	2.3%
Totals	**284.5**	**100.0%**

Land Use/ Zoning	Size (acres)	% of Total
Residential (R-1)	41.8	4.4%
Residential (R-2)	223.2	23.4%
Residential (R-3)	138.9	14.6%
Residential (R-4)	131.7	13.8%
Residential (R-6)	30.1	3.2%
Commercial (C-1)	89.1	9.3%
Light Industrial & Commercial (SU)*	41.3	4.3%
Education Center (SU)*	136.4	14.3%
Mixed Use (SU)*	90.5	9.5%
Open Space/Pond	30.0	3.1%
Totals	**953.0**	**100.0%**

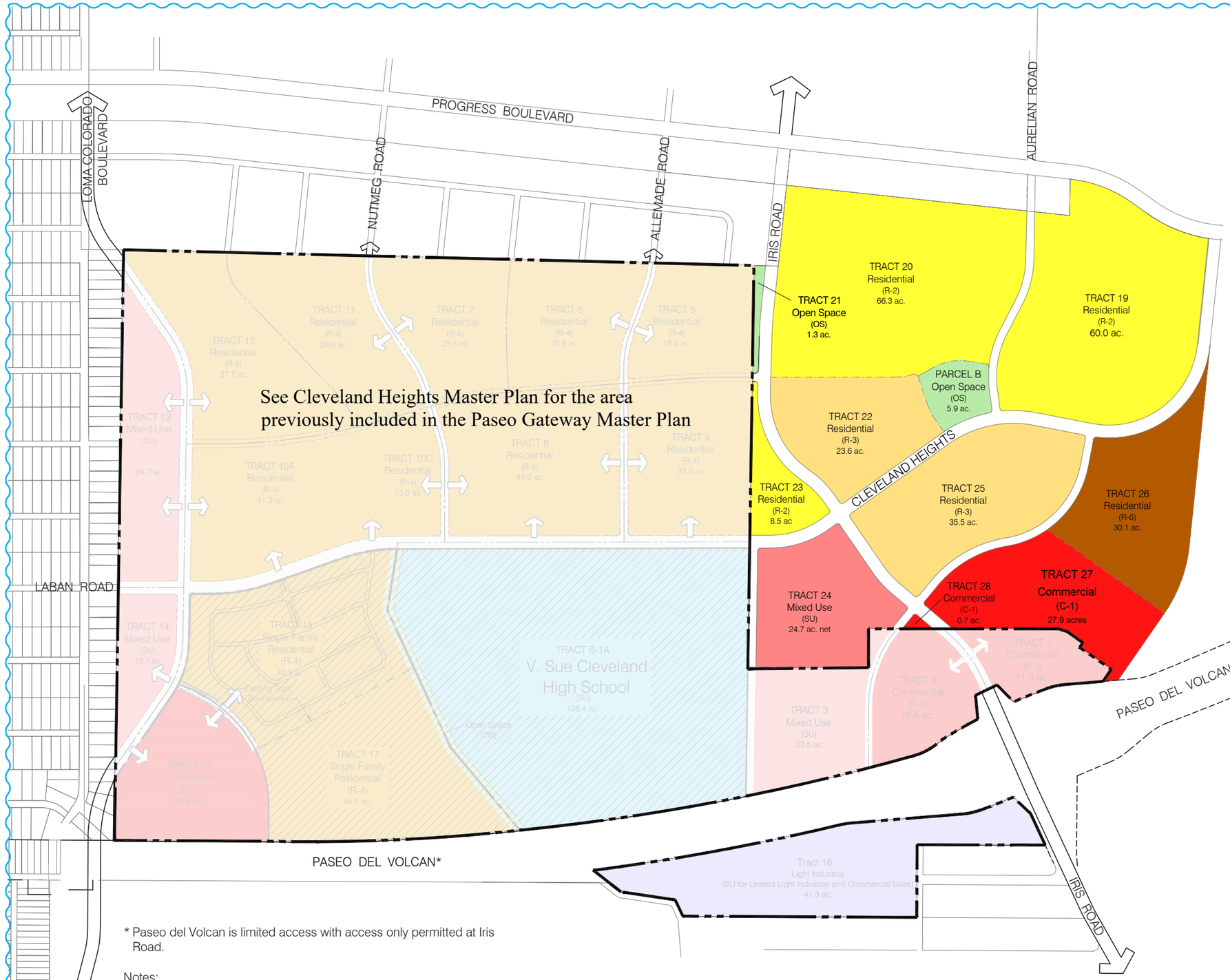
*SU/Special Uses require site plan approval by the Governing Body. Note: acreages were updated for SLO owned property based on 2008 plat. Original Master Plan acreages were approximate.

~~Area A - AMREP Southwest~~

~~Recommended land uses and zoning for Area A addresses the 284.5 acres of land owned by AMREP Southwest. The following zones are proposed for Area A.~~

~~Table 2: Land Use and Zoning Acreage Distribution for Area A~~

Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	134.8	45.7%
Residential (R-3)	59.1	19.3%
Residential (R-6)	30.1	10.1%



LAND USE / ZONING

- Residential (R-2)
- Residential (R-3)
- Residential (R-6)
- Mixed Used (SU)
- Commercial (C-1)
- Open Space/Drainage Pond (OS)

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Paseo Gateway, LLC

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

* Paseo del Volcan is limited access with access only permitted at Iris Road.

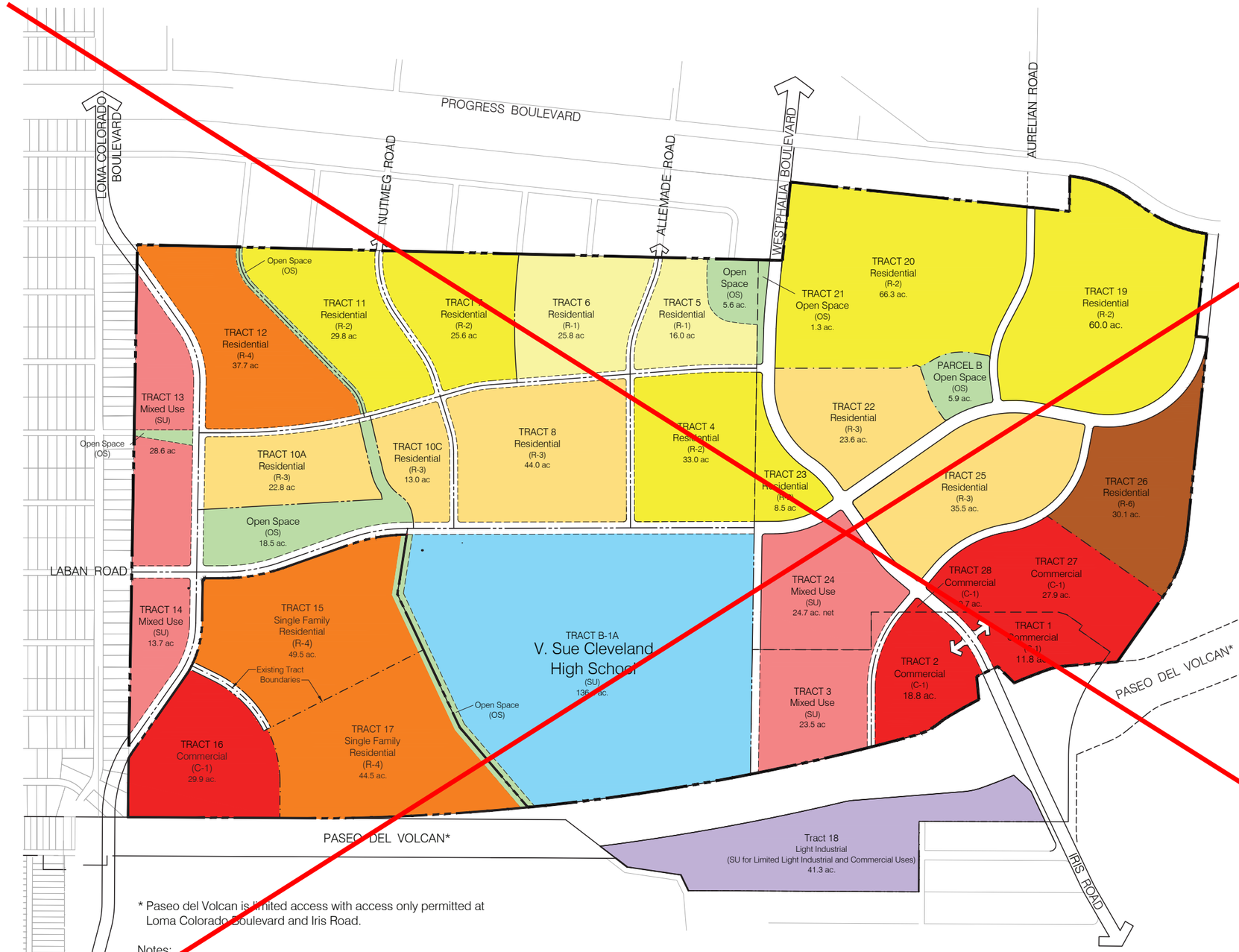
Notes:
1. All interior street locations and alignments are conceptual.

CONSENSUS PLANNING, INC.
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Scale: 1" = 400'

NORTH 200 0 400 800

March, 2023



Residential (R-1)

Residential (R-2)

Residential (R-3)

Residential (R-4)

Residential (R-6)

Mixed Used (SU)

Commercial (C-1)

Light Industrial and Commercial (SU)

Education/V. Sue Cleveland High School (SU)

Open Space/Drainage Pond (OS)

* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:

1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the SSCAFCA 2010 Drainage Management Plan.

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Cleveland Heights, LLC
Rio Rancho Public Schools
New Mexico State Land Office
AMREP Southwest

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

CONSENSUS PLANNING, INC.
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Scale: 1" = 400'

NORTH 200 0 400 800

December, 2018

Land Use/Zoning	Size (acres)	% of Total
Commercial (C-1)	28.6	7.8%
Mixed Use (SU)**	24.7	8.0%
Open Space (OS)	7.2	2.3%
Totals	**284.5**	**100.0%**

**SU/Special Uses require site plan approval by the Governing Body.

R-2: Residential
There are 134.8 acres planned for R-2 within Area A.
R-3: Residential
There are 59.1 acres planned for R-3 within Area A.

R-6: Residential
There are 30.1 acres planned for R-6 within Area A.

C-1: Commercial
There are 28.6 acres planned for C-1.

Mixed Use (SU)
The Mixed Use designation is a Special Use zone that provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 24.7 acres dedicated to Mixed Use within the AMREP property.

OS: Open Space
The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 7.2 acres of OS in Area A.

Area B - New Mexico State Land Office

Recommended land uses and zoning for Area B addresses 95.4 acres of land owned by the State Land Office. The following zones are proposed for Area B.

Table 3: Land Use and Zoning Acreage Distribution for Area B

Land Use/Zoning	Size (acres)	% of Total
Commercial (C-1)	30.6	32.1%
Mixed Use (SU)**	23.5	24.6%
Light Industrial & Commercial (SU)**	41.3	43.3%
Totals	**95.4**	**100.0%**

*Calculations based on net acreage
**SU/Special Uses require site plan approval by the Governing Body.

C-1: Commercial
There are 30.6 acres planned for C-1 in Area B. Due to the proximity of Area B to Paseo del Volcan, the C-1 lands provide a logical transition from a principal arterial north to medium and low density residential development.

Mixed Use (SU)
The Special Use Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 23.5 acres dedicated to Mixed Use within Area B.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)
Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide alocation for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive uses are as stipulated in the adopted zoning Ordinance for this area. 41.3 acres has been designated for Light Industrial (SU) in Area B.

Area C - New Mexico State Land Office and Rio Rancho Public Schools

Recommended land uses and zoning for Area C addresses the 573.0 acres of land owned by the State and Rio Rancho Public Schools. The following zones are proposed for Area C.

Table 4: Land Use and Zoning Acreage Distribution for Area C

Land Use/Zoning	Size (acres)	% of Total
Residential (R-1)	41.8	7.3%
Residential (R-2)	88.4	15.4%
Residential (R-3)	79.7	13.9%
Residential (R-4)	131.7	23.0%
Commercial (C-1)	29.9	5.2%
Mixed Use (SU)**	42.3	7.4%
Education Center (SU)**	136.4	23.8%
Open Space (OS)/ROW, Drainage	22.8	4.0%
Totals	**573.0**	**100.0%**

*Calculations based on net acreage
*SU/Special Uses require site plan approval by the Governing Body.

R-1: Residential
There are 41.8 acres planned for R-1 within Area C.

R-2: Residential
There are 88.4 acres planned for R-2 within Area C.

R-3: Residential
There are 79.7 acres planned for R-3 within Area C.

R-4: Residential
There are 131.7 acres planned for R-4 within Area C.

C-1: Commercial
The C-1 lands provide easily accessible services for the nearby residential and business areas.

~~There are 29.9 acres planned for C-1 in Area C.~~

~~**Mixed Use (SU)**~~
~~The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 42.3 acres dedicated to Mixed Use within the Area C.~~

~~**Educational Center (SU)**~~
~~Schools, recreational facilities, administrative offices, parks, and maintenance and storage facilities are permissive in the Educational Center district. Advanced education and elementary educational facilities are able to be located in this district to serve a localized or regional educational objective. The 136.4 acres designated for Educational Facilities is the site of V. Sue Cleveland High School.~~

~~**OS: Open Space**~~
~~The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 22.8 acres of OS in Area C.~~

4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Development engineering will be required for future planned development per the City of Rio Rancho Development Process Manual (DPM).

A. Water and Sewer
Water and sewer availability will be reviewed at subdivision plat.

~~A. Water~~
~~Water service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.~~

~~B. Sewer~~
~~Sewer service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.~~

~~C.~~ B. Drainage
A drainage study has been completed for the Paseo Gateway area and preliminary plans have been developed to limit drainage flows to historic rates beyond Paseo del Volcan. Detention ponds will be constructed as part of the overall development plan. Discharge will be provided via the Upper Venada Off-Channel Facility agreement with SSCAFCA executed in 2023.

~~D.~~ C. Roadways
Primary access to the area is provided from Paseo del Volcan at Loma Colorado Boulevard and Iris Road ~~and Westphalia Boulevard.~~

5. RIO RANCHO COMPREHENSIVE PLAN

The Paseo Gateway Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Paseo Gateway Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING & ADDRESSING

This element of the Comprehensive Plan is not applicable to the Paseo Gateway Master Plan The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- ◊ Preserve water resources
- ◊ Reuse and recycle materials, and reduce waste
- ◊ Implement the use of low impact development techniques and green building practices
- ◊ Limit the use of turf in landscape areas in residential and commercial developments

The Paseo Gateway Master Plan meets these objective through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Paseo Gateway are encouraged to join green building programs and employ green building techniques.

The basic tenet of the conservation element is to maintain and improve natural resources in Rio Rancho for generations to come. Ways to achieve this include the support for recycling, water conservation, low-impact transportation alternatives, and the use of renewable resources.

Night sky compliant lighting shall be required within the Paseo Gateway Master Plan. Drought tolerant and native landscaping materials are encouraged.

Planning and design of infrastructure within the Paseo Gateway Master Plan shall minimize the alteration of natural flood plains, stream channels and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage.

LAND USE, POPULATION AND HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- ◊ 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
- ◊ Promote and support development that incorporates walkability
- ◊ Encourage adequate pedestrian connections to future transit facilities in all residential site development
- ◊ Maintain the strength, vitality, and stability of all residential neighborhoods and types
- ◊ Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity

The intent of this element is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Paseo Gateway Master Plan accomplishes the intent of the land use element by including a wide range of zoning densities, from R-1 to R-6. Master planning is one of the City's key action steps towards carrying out this element.

The Paseo Gateway Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

Land uses include office, commercial, institutional, entertainment, residential, and industrial. Paseo Gateway is located east of the City Center. Residents living in the Paseo Gateway community will have convenient access to employment, education, and commercial services.

The Paseo Gateway Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. High-end and move-up housing will be available as well as attached and detached residential options, all in close proximity to commercial services.

The Paseo Gateway Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Paseo Gateway are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Paseo Gateway Master Plan:

- ◊ A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

Prior to development, a Traffic Impact Analyses shall be provided to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within Open Space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- ◊ Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for expansion.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in development plans. Coordination with the Department of Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times.

PARKS AND RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- ◊ Be responsive to the recreational needs of the community
- ◊ Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- ◊ Create safe developments that discourage crime
- ◊ Support development that links neighborhoods and encourages the use of all modes of transportation
- ◊ Embrace the use of xeriscape landscaping

Design features within the Paseo Gateway Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure

to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the Paseo Gateway area provides for an appropriate mix of residential, commercial, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Paseo Gateway by providing an expedited development.

6. Design Guidelines

A. Residential Design Guidelines for Area C

The design guidelines are intended to create a sense of cohesiveness and identity within ~~Area C of the~~ the Paseo Gateway Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Paseo Gateway. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

SITE DESIGN
All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

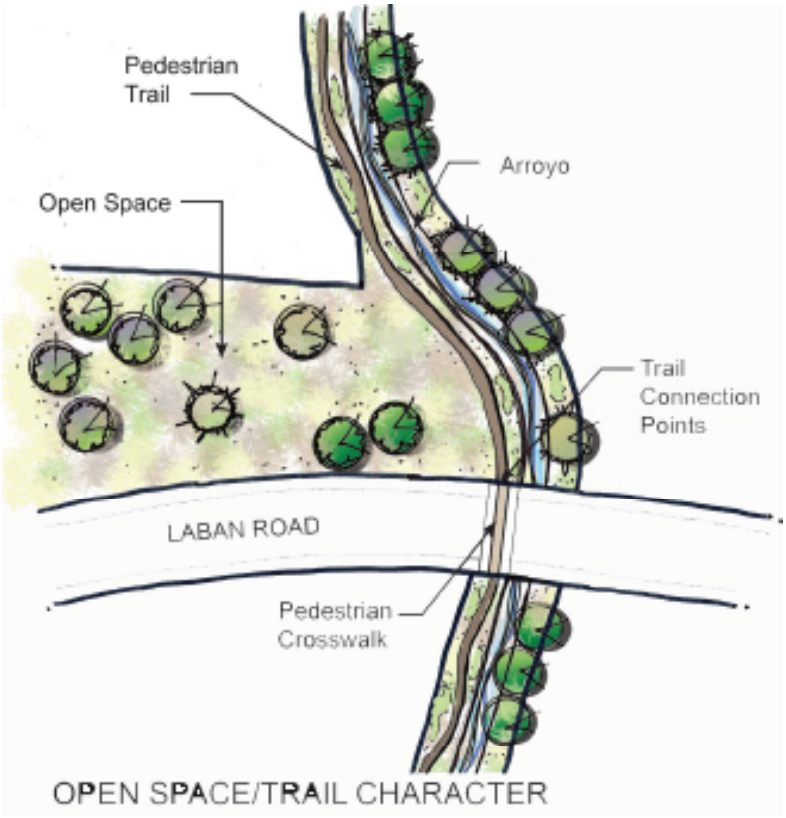
a. Sidewalk requirements shall be consistent with City of Rio Rancho standards.

b. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.



OPEN SPACE/TRAIL CHARACTER

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

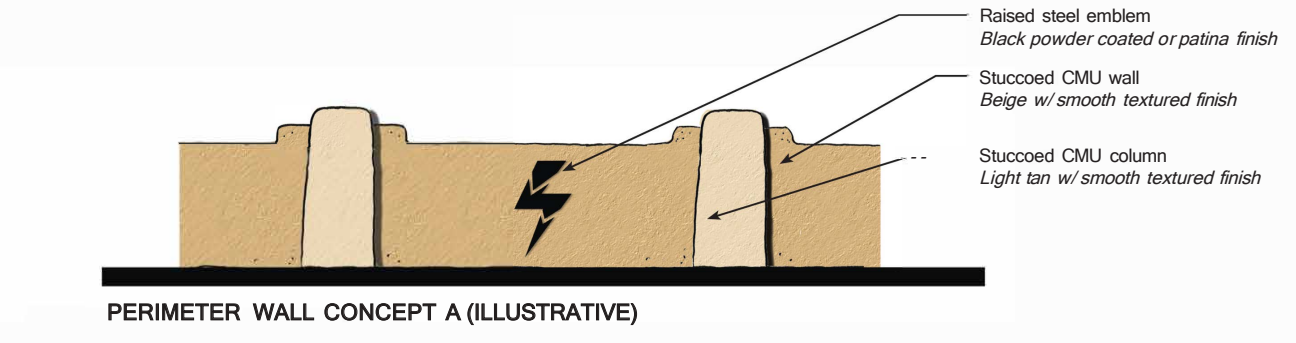
Single Family Residential

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance.

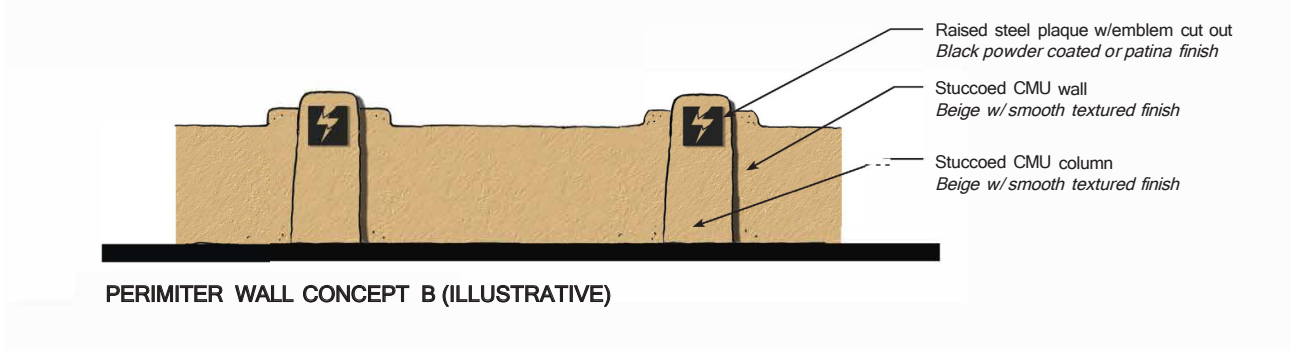
b. Single family units are prohibited from fronting or have driveway access to a collector or major local street.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.



PERIMETER WALL CONCEPT A (ILLUSTRATIVE)



PERIMITER WALL CONCEPT B (ILLUSTRATIVE)

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the Master Plan. While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall not be permitted within the front yard setback.

d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility

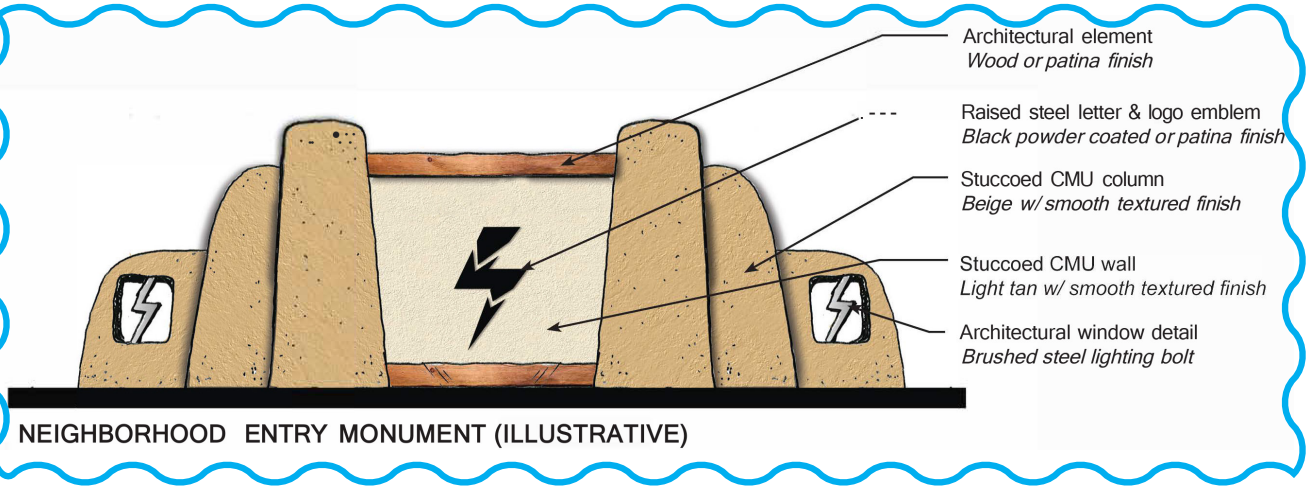
from any public street or adjacent lot.

SIGNAGE

Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name (example is located below).



NEIGHBORHOOD ENTRY MONUMENT (ILLUSTRATIVE)

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program at Paseo Gateway will include project identification graphics in key locations along the perimeter of the project.

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations.

b. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the City of Rio Rancho Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Bollard lights should be used at pedestrian connections.

LANDSCAPE AND STREETSCAPE

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.

b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.

c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall follow City of Rio Rancho standards.

Residential

a. Street trees should be provided at a rate of 2 tree per residential lot frontage along roads throughout the Area C portion of the Paseo Gateway Plan Area.

b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.

c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

B. Tract 18 - SU/Light Industrial & Commercial Guidelines
Tract 18, in the Paseo Gateway Master Plan is a Special Use zone. The Light Industrial/ Commercial Special Use zone within the Paseo Gateway Master Plan requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

(a) mitigate negative impacts to adjacent residential properties;

(b) protect each Owner against improper development and use of the property;

(c) prevent construction of buildings of substandard materials;

(d) provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

LIMITS AND RESTRICTIONS
The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance. provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses:
SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of Ordinances
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectionaries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;
14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios
18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;

25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 200 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Code of Ordinances, Chapter 154.76~~22~~.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000 square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.
2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (chain-link fencing with slats not enough to fully screen the stored materials.
3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.
2. All parking lot lighting shall be fully shielded.
3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.
4. Light fixtures shall conform to the architectural character of the buildings and other site elements.
5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.
6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.
2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.
3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.
4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.

5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.
2. Materials prohibited as the primary building material include the following:
   a. Exposed, untreated precision block or wood walls;
   b. Highly reflective surfaces; and
   c. Metal paneling.
3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.
4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

1. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.

2. Direct access from Paseo del Volcan or Iris Rd. shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.~~17~~ 43 SU: Special use District, shall be granted by the Governing Body prior to development.

7. IMPLEMENTATION

The Implementation of the Paseo Gateway Master Plan shall occur as subplans, infrastructure planning and subdivisions are platted.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.

2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.

3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.

4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard, and Iris Road ~~Westphalia Road~~.

5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.

6. All major streets shall be dedicated upon request by the City during the subdivision process.

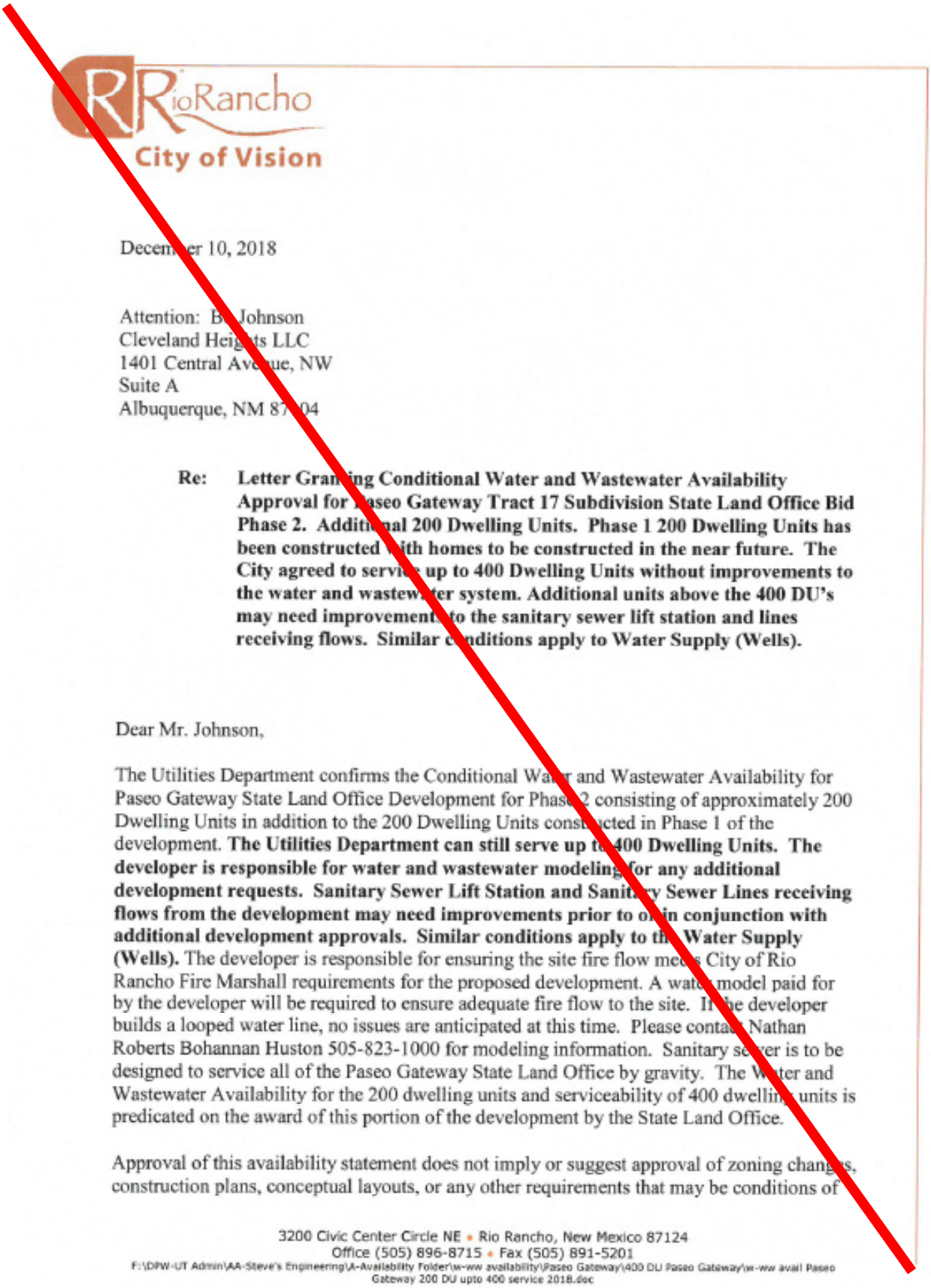
7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.

8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.

9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.

10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.

APPENDIX A - WATER/SEWER AVAILABILITY



Rio Rancho
City of Vision

December 10, 2018

Attention: B Johnson
Cleveland Heights LLC
1401 Central Avenue, NW
Suite A
Albuquerque, NM 87 04

Re: Letter Granting Conditional Water and Wastewater Availability Approval for Paseo Gateway Tract 17 Subdivision State Land Office Bid Phase 2. Additional 200 Dwelling Units. Phase 1 200 Dwelling Units has been constructed with homes to be constructed in the near future. The City agreed to service up to 400 Dwelling Units without improvements to the water and wastewater system. Additional units above the 400 DU's may need improvements to the sanitary sewer lift station and lines receiving flows. Similar conditions apply to Water Supply (Wells).

Dear Mr. Johnson,

The Utilities Department confirms the Conditional Water and Wastewater Availability for Paseo Gateway State Land Office Development for Phase 2 consisting of approximately 200 Dwelling Units in addition to the 200 Dwelling Units constructed in Phase 1 of the development. **The Utilities Department can still serve up to 400 Dwelling Units. The developer is responsible for water and wastewater modeling for any additional development requests. Sanitary Sewer Lift Station and Sanitary Sewer Lines receiving flows from the development may need improvements prior to or in conjunction with additional development approvals. Similar conditions apply to the Water Supply (Wells).** The developer is responsible for ensuring the site fire flow meets City of Rio Rancho Fire Marshall requirements for the proposed development. A water model paid for by the developer will be required to ensure adequate fire flow to the site. If the developer builds a looped water line, no issues are anticipated at this time. Please contact Nathan Roberts Bohannan Huston 505-823-1000 for modeling information. Sanitary sewer is to be designed to service all of the Paseo Gateway State Land Office by gravity. The Water and Wastewater Availability for the 200 dwelling units and serviceability of 400 dwelling units is predicated on the award of this portion of the development by the State Land Office.

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

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201
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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 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 Department 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 be 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.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos
Deputy Director
Utilities Department

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201
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FLOOD CONTROL COST SHARE AGREEMENT
Upper Venada Off-Channel Facility

THIS FLOOD CONTROL COST SHARE AGREEMENT ("AGREEMENT") is made this day August 18, 2023 ("EFFECTIVE DATE"), by and between the Southern Sandoval County Arroyo Flood Control Authority, New Mexico, a political subdivision of the State of New Mexico (hereinafter "SSCAFCA"), and AMREP Southwest Inc., a New Mexico corporation (hereinafter "DEVELOPER").

RECITALS

WHEREAS, SSCAFCA is empowered and directed to acquire, equip, maintain, and operate a flood control system for the benefit of the authority and the inhabitants thereof, pursuant to NMSA 1978, Sections 72-19-1 through 72-19-103, and

WHEREAS, DEVELOPER is developing certain lands within the City of Rio Rancho, New Mexico ("CITY") generally described as a portion of Paseo Gateway, and more specifically including:

> Tracts numbered 19, 20, 22, 23, 25, 26, 28, Parcel B, Lots numbered 1 through 11, inclusive, in Block numbered 204 and Lots numbered 1 through 11, inclusive, in Block numbered 205, as the same are shown and described on the plat entitled "PASEO GATEWAY TRACTS 19 TRU 28 AND PARCEL B, A REPLAT AND VACATION OF PORTIONS OF UNIT TWENTY, within Section 33, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed for record on December 3, 2008, in vol. 3, folio 2982-A (Rio Rancho Estates Plat Book No. 21, Pages 125-128, in Sandoval County, New Mexico.

(hereinafter "DEVELOPMENT"), and

WHEREAS, DEVELOPER and SSCAFCA have previously executed a Drainage Agreement dated July 16, 2020 ("DA") for construction of a flood control pond on SSCAFCA's property for the discharge of storm water from the DEVELOPMENT, paid for by DEVELOPER and operated by SSCAFCA, and

WHEREAS, all conditions by both parties have been met from the DA with the exception of the construction of the flood control facility and DEVELOPER and SSCAFCA desire to terminate the DA and replace it with this AGREEMENT, and

WHEREAS, SSCAFCA is planning to construct the Upper Venada Off-Channel Facility on Tract H in a manner consistent with the conceptual layout reflected in Conceptual Layout for Tract H Detention Ponds, attached hereto as Exhibit A ("PROJECT"), to address regional flood control and storm water drainage, including from the final DEVELOPMENT. "Tract H" means Tract H, as the same is shown and designated on the plat entitled "Blocks 119 Thru 134, Portions of Blocks 88 and 89, Reserved Tracts "H" & "I", Unit Twenty, Rio Rancho Estates, Sandoval County, New Mexico," recorded in the office of the County Clerk of Sandoval County, New Mexico on June 19, 1972 in Rio Rancho Estates Plat Book No. 2, Page 59. Final drainage volumes from the DEVELOPMENT to the PROJECT shall be based on the land treatments identified in Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo, attached hereto as Exhibit B. SSCAFCA is currently assembling financial resources needed for PROJECT design and construction, including a financial contribution from DEVELOPER.

NOW, THEREFORE, for good and adequate consideration, the receipt of which is hereby acknowledged, SSCAFCA and DEVELOPER agree as follows:

1. **Termination of DA.** The DA is hereby terminated as of the EFFECTIVE DATE and all provisions of the DA that do not by their terms survive such termination are no longer in effect. Notwithstanding the prior sentence, the DA may be reinstated (and all terms in the DA shall be in effect following such reinstatement) pursuant to Section 4(e) of this AGREEMENT.

2. **Financial Contribution.** Subject to the terms of this AGREEMENT, DEVELOPER agrees to contribute $623,000 to the ultimate construction cost incurred by SSCAFCA for construction of the PROJECT ("FINANCIAL CONTRIBUTION"). Other than the FINANCIAL CONTRIBUTION, SSCAFCA shall be solely responsible for all of the fees, costs and expenses of the PROJECT.

3. **Procedures and Project Compliance**.

    a. The FINANCIAL CONTRIBUTION shall be paid as follows:

        i. DEVELOPER will pay 25% of the FINANCIAL CONTRIBUTION to SSCAFCA within 30 days of SSCAFCA providing DEVELOPER with notice that SSCAFCA has issued a notice to proceed to the prime construction contractor responsible for the PROJECT.

        ii. DEVELOPER will pay an additional 25% of the FINANCIAL CONTRIBUTION to SSCAFCA when the construction contractor for the PROJECT reaches 50% completion (as determined by the date on which the prime construction contractor responsible for the PROJECT reaches 50% of such contractor's pay application under its contract with SSCAFCA) Such payment will be due within 30 days of SSCAFCA notifying DEVELOPER of the occurrence of the 50% completion benchmark and providing DEVELOPER with invoices from SSCAFCA's construction contractor for the services underlying such benchmark.

        iii. DEVELOPER will pay the remaining 50% of the FINANCIAL CONTRIBUTION within sixty (60) days after the date SSCAFCA issues DEVELOPER a Substantial Completion certificate and DEVELOPER verifies that all components of the PROJECT contained in such certificate are accurate.

    b. Without limiting any other provision of this AGREEMENT, SSCAFCA shall design, construct, operate and maintain the PROJECT in compliance with all applicable governmental laws, ordinances, rules or other requirements governing the PROJECT and in a capacity to accept drainage from the DEVELOPMENT in the minimum amount equivalent to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto. Notwithstanding DEVELOPER's payment of any portion of the FINANCIAL CONTRIBUTION, SSCAFCA shall at all times remain solely liable for the design, construction, operation and maintenance of the PROJECT. Offsite drainage that would naturally flow through the DEVELOPMENT to the Venada Arroyo shall be diverted to the Venada Arroyo upstream of the PROJECT by the DEVELOPER. In addition to drainage from the DEVELOPMENT, the PROJECT is a regional flood control facility that will be designed to manage stormwater from the Venada watershed west of the PROJECT.

4. **Drainage Allowance:**
   a. In consideration for the FINANCIAL CONTRIBUTION, DEVELOPER will be allowed to divert and discharge storm water from the DEVELOPMENT to the PROJECT as soon as is reasonably practicable following payment of the FINANCIAL CONTRIBUTION and in the vicinity of the location marked with an "X" on Exhibit A hereto, unless DEVELOPER and SSCAFCA agree to a different location in writing.

   b. DEVELOPER shall design the drainage plan for the DEVELOPMENT to limit the drainage from the DEVELOPMENT to the PROJECT to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto.

   c. SSCAFCA shall not be responsible for design and construction of any storm water infrastructure or energy dissipation required to discharge from the DEVELOPMENT to the PROJECT.

   d. If DEVELOPER, in its discretion, adds additional property to the DEVELOPMENT during the term of this AGREEMENT, the term "DEVELOPMENT" herein will refer to the DEVELOPMENT as increased by such property without the need to separately amend this AGREEMENT.

   e. Notwithstanding anything to the contrary in this Agreement:

      i. In the event that the PROJECT is not under contract for construction by August 31, 2025, the DA shall be reinstated between the parties, and this AGREEMENT shall automatically terminate; and

      ii. In the event that SSCAFCA does not complete the PROJECT in accordance with its contract for construction or if DEVELOPER is unable to connect to the PROJECT when it is complete for reasons directly related to SSCAFCA's design or construction of the PROJECT, SSCAFCA shall immediately return all portions of the FINANCIAL CONTRIBUTION paid to SSCAFCA, the DA shall be reinstated between the parties and this AGREEMENT shall automatically terminate.

5. **Assignment**. No party to this AGREEMENT shall assign this AGREEMENT, in whole or in part, without prior written consent of the other party. No assignment of this AGREEMENT shall relieve DEVELOPER of any of its obligations unless the assignee/successor in interest has demonstrated it is equally or more capable of performing the duties and obligations of DEVELOPER and it has the financial wherewithal to complete the obligations required of DEVELOPER in this AGREEMENT, as determined in SSCAFCA's sole discretion, at the time of such assignment. No such assignment shall be effective until all obligations under this AGREEMENT have been assumed by the assignee and the notice of such assignment, together with a copy of the assumption, have been received and approved by SSCAFCA. Notwithstanding anything to the contrary in this Agreement: (a) DEVELOPER may assign its rights and/or obligations under this AGREEMENT to a subsidiary or affiliate of DEVELOPER upon written notice to SSCAFCA, and SSCAFCA's consent will not be required for any such assignment; (b) DEVELOPER may assign its rights and/or obligations under Paragraph 4 hereof, in whole or in part, to any person or entity taking ownership of all or any portion of the DEVELOPMENT, and SSCAFCA's consent will not be required for any such assignment; and (c) any such assignment will not relieve DEVELOPER of its obligation to pay the FINANCIAL

CONTRIBUTION pursuant to the terms in Sections 2 and 3 of this AGREEMENT.

6. **Binding Effect.** The terms and provisions of this AGREEMENT, together with the documents referenced herein, share inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

7. **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of New Mexico.

8. **Authority.** Each individual signing for each of the parties hereunder warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this AGREEMENT and is authorized to execute the same.

9. **No Joint Venture.** Nothing in this AGREEMENT shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

10. **Construction and Severability.** If any part of this AGREEMENT is held invalid or unenforceable, the reminder of the AGREEMENT will remain valid and enforceable if the remainder is reasonably capable of completion.

11. **Attorney's Fees.** In the event that either party shall employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interests in any manner arising under this AGREEMENT or to recover damages from the breach of any portion of this AGREEMENT, the non-prevailing party in any action pursued, to the extent allowed by law, agrees to pay the prevailing party all reasonable costs, damages and expenses, including, attorney's fees expended or incurred in connection therewith.

12. **Indemnity and Limitations on Liability**.

    DEVELOPER shall indemnify, defend and hold harmless SSCAFCA and each officer and employee of SSCAFCA from and against any and all liability, claims, damages, losses or expenses (including attorneys' fees and expenses) ("DAMAGES") incurred by or asserted against SSCAFCA or any officer or employees of SSCAFCA caused by, resulting from or in connection with DEVELOPER's failure to comply with Section 4(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT; provided, however, that DEVELOPER shall not be in any way responsible for any DAMAGES directly attributable to portions of the DEVELOPMENT sold or transferred to persons or entities other than DEVELOPER from and after the respective dates of any such sales or transfers.

    SSCAFCA, to the extent permitted by law, shall indemnify, defend and hold harmless DEVELOPER, any of its affiliates and each officer and employee of DEVELOPER or any of its affiliates from and against any and all DAMAGES incurred by or asserted against DEVELOPER, any of its affiliates or any officer or employees of DEVELOPER or any of its affiliates caused by, resulting from or in connection with SSCAFCA's failure to comply with Section 3(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to

Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT.

The liability of the Parties shall be subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act §41-4-1 *et seq*. NMSA 1978 as amended. No provision of this Agreement establishes any waiver of immunity for alleged tortious conduct of any employee of any Party arising from the performance of this Agreement apart from that set forth in the New Mexico Tort Claims Act, NMSA 1978, §41-4-1, *et seq*.

13. **Notice**. All notices with respect to this AGREEMENT shall be in writing and shall be delivered via (i) receipted hand delivery; (ii) postage prepaid United States Mail, via certified mail, return receipt requested; or (iii) receipted overnight delivery, delivery fees prepaid, to the addresses set forth below or other such addresses as hereafter specified in writing by one party to the other:

SSCAFCA:
Executive Engineer
1041 Commercial Drive SE
Rio Rancho, NM 87124
dgatterman@ssafca.com

DEVELOPER:
AMREP Southwest Inc.
Attn: Vice President, Land Development
409 NM Highway 528 NE
Rio Rancho, NM 87124

With a required copy (which shall not constitute notice) to:
AMREP Corporation
Attn: President
850 West Chester Pike, Suite 205
Havertown, PA 19083

Any notice or communication given hereunder shall be deemed to have been given: (i) as of the date of delivery, if hand delivered; (ii) as of three (3) days following the date of delivery to the United States Postal Service, if sent by U.S. Mail; or (iii) as the day following the date of delivery to an overnight courier service, if sent by overnight delivery.

14. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, and there are no warranties, representatives or other agreements among the parties in connection with the subject matter hereof except as specifically set forth herein. This AGREEMENT can be amended or terminated only by written agreement signed by all parties. This AGREEMENT may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this AGREEMENT delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this AGREEMENT. Either party may copy this completed AGREEMENT for electronic storage, at which time the paper form of this AGREEMENT may be destroyed. Each party agrees that following the electronic storage of this AGREEMENT, any hardcopy printout of that electronically stored information will constitute an original of this AGREEMENT.

[Signatures and acknowledgments on following pages]

IN WITNESS WHEREOF, DEVELOPER and SSCAFCA hereto have executed this AGREEMENT as of the EFFECTIVE DATE.

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY:

By: Ron Abramshe
Ron Abramshe, Chair

Date: Aug. 17, 2023

ATTEST:

David Gatterman, P. E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023 by Ron Abramshe, Chair of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

My Commission Expires:

3/14/26
(SEAL)

Notary Public

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

DEVELOPER – AMREP SOUTHWEST INC.:

By: _____
Name: Jarrod Likar
Title: Vice President, Land Development

Date: 8/17/23

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on 8/17, 2023 by Jarrod Likar, Vice President, Land Development of AMREP Southwest Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/14/26

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

(SEAL)

_____
Notary Public

EXHIBIT A
PROJECT CONCEPTUAL LAYOUT

EXHIBIT "A"



May 15, 2023

Approximate connection point for stormdrain from Paseo Gateway development

1:15,122

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph

EXHIBIT B
POTENTIAL IMPACTS OF THE PROPOSED PASEO GATEWAY DEVELOPMENT ON PEAK DISCHARGE AND RUNOFF VOLUME CONTRIBUTIONS TO THE VENADA ARROYO

Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo

March 7, 2023

The purpose of this analysis is to determine the cost contribution level for the developer (AMREP) to SSCAFCA's planned upper Venada stormwater detention facility. The analysis is not a substitute for a formal drainage submittal as required by the City of Rio Rancho. Any increase in runoff volume or flow rate identified in this document will be the responsibility of the development to manage. An overview map of the project location can be seen in Figure 1.

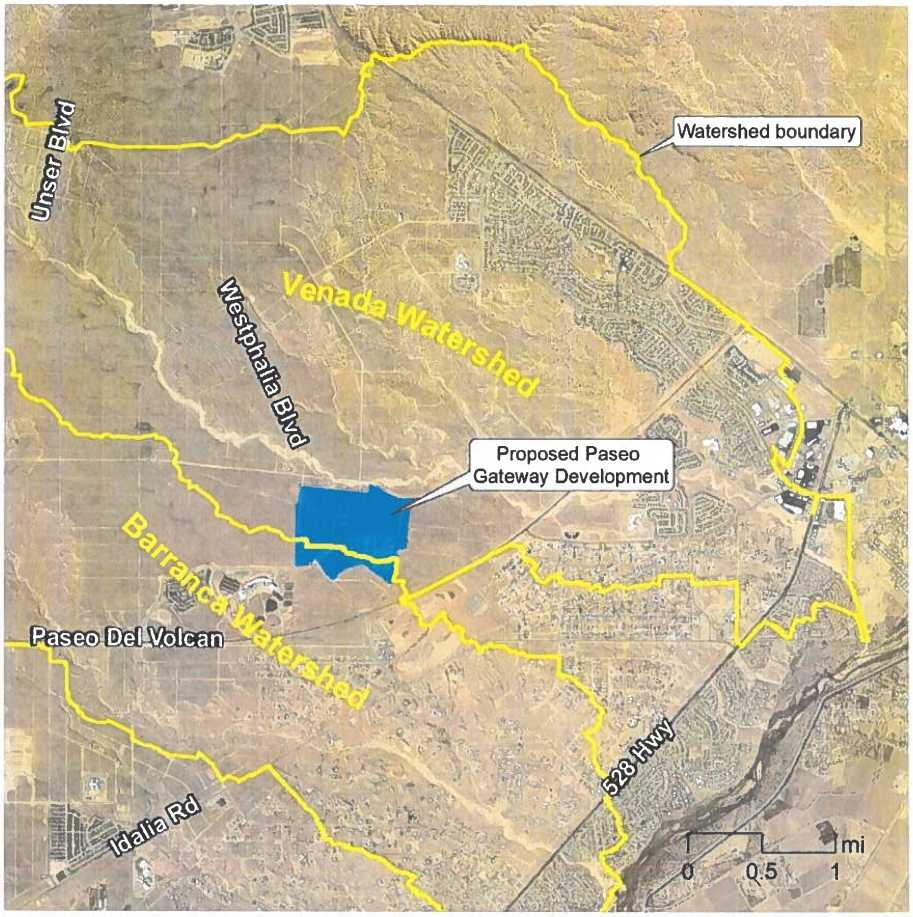


Figure 1: Overview map showing the location of the proposed Paseo Gateway development (shaded blue) within the Venada watershed (yellow outline).

1

The area in question encompasses approximately 0.41 square miles. Under current conditions, about 78% of the project area contributes flow to the Venada Arroyo; the remainder of the area is part of the Barranca watershed. The proposed development would therefore divert 0.09 square miles north to the Venada watershed. Potential impacts on peak flow and runoff volume contributions to the Venada Arroyo were assessed using HEC-HMS version 4.10 based on methods specified in SSCAFCA's Hydrology Manual v1.1.

Model assumptions are documented below.

Assumptions:

Existing Conditions

- The existing conditions scenario assumes that 0.32 square miles of the project area drain to the Venada Arroyo.
- The entire area is undeveloped (curve number = 74, no impervious surfaces).
- The area was modeled as a single basin.
- A sediment bulking factor of 1.18 was used.
- Lag time was estimated at 20 min.

Developed Conditions

- The developed conditions scenario assumes that 0.41 square miles of the project area drain to the Venada Arroyo.
- The area was modeled as a single basin.
- A sediment bulking factor of 1.06 was used.
- Lag time was estimated at 23 min.
- Land use densities for the project area are based on information obtained by SSCAFCA from the developer, AMREP Southwest, as shown in Figure 2.
- Land use categories and associated loss parameters are contained in Table 1. Values for directly connected impervious areas (DCIA) and curve numbers (CN) were based on analogous areas within the City of Rio Rancho (see Table 1 – justification for details).
- Based on the values shown in Table 1, 39% DCIA and a composite curve number of 85 were assumed for developed conditions.

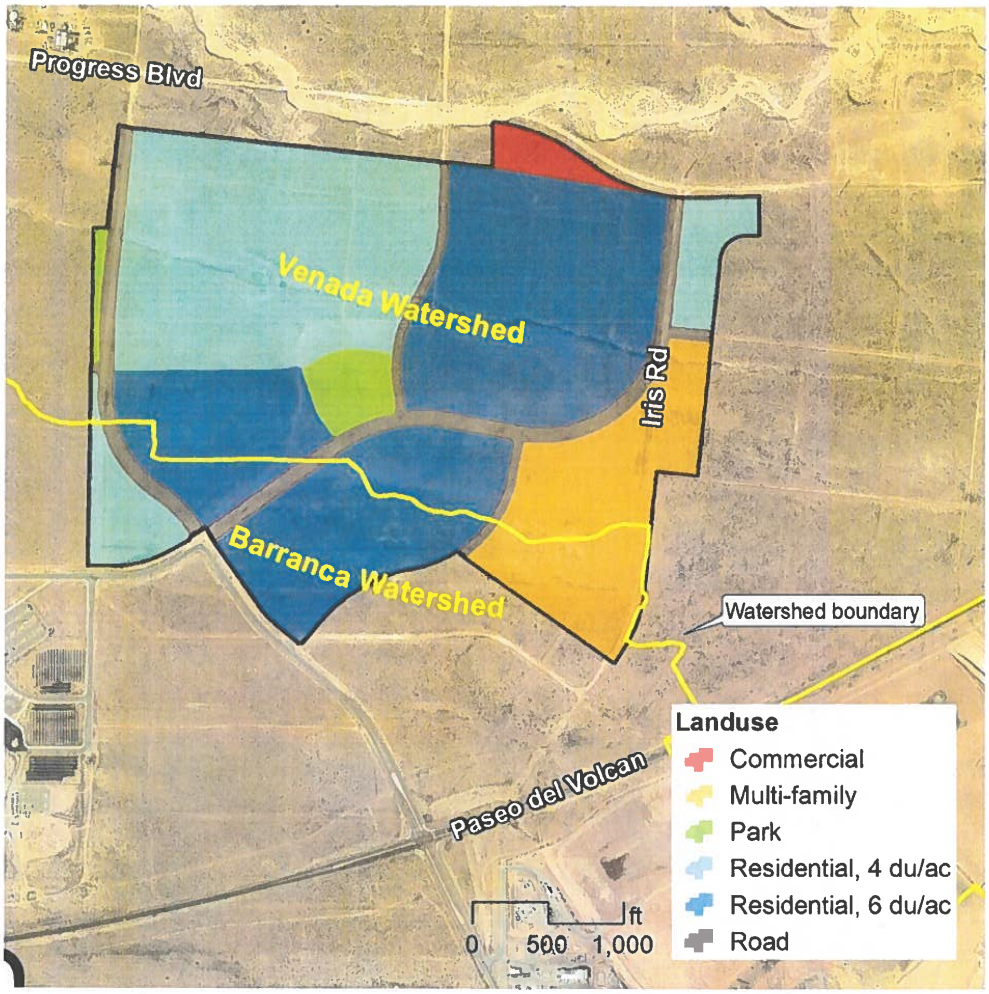


Figure 2: Land use densities used for the developed conditions scenario of the Paseo Gateway model.

Table 1: Land use categories and associated loss model parameters.

Land use	Area (ac)	% DCIA	CN	Justification
Commercial	4.2	85	77	Assumes 85% DCIA, remainder is natural desert landscaping (CN=77)
Multi-family	35.8	85	74	
Park	7.1	0	74	Equivalent to open space
Residential, 4 du/ac	81.7	21	84	Based on Northern Meadows subdivision; 22% disconnected impervious (CN=98), 10% road ROW (CN=92), 43% residential yard (CN=80), 25% open space (CN=74)
Residential, 6 du/ac	113.7	26	87	Based on High Range subdivision; 32% disconnected impervious (CN=98), 14% road ROW (CN=92), 46% residential yard (CN=80), 8% open space (CN=74)
Road	22.5	100		

Results

Table 2 lists runoff results based on the 100-year 24-hour design storm and the assumptions listed above. Estimated runoff values reported in this document are for regional planning purposes only. Loss model parameters (%DCIA, CN) were estimated based on areas with similar land use densities in the City of Rio Rancho. Substantial deviations from those assumptions will require re-analysis of the area, as will changes to the contributing area.

Table 2: Projected runoff volumes and peak flows from the Paseo Gateway area for existing and developed conditions.

Basin	Area (mi^2)	Peak discharge (cfs)	Runoff volume (ac-ft)
PG_exisiting	0.3231	163	13.4
PG_developed	0.4140	492	45.4

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

July 3, 2025

RE: **Zone Map Amendment/Master Plan Amendment/Master Plan**
Case No. 25-100-00004/#25-410-00003/#25-400-00002
Paseo Gateway & Cleveland Heights

Dear Property Owner:

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

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

The **Planning and Zoning Board** will consider the request on **Tuesday, July 22, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

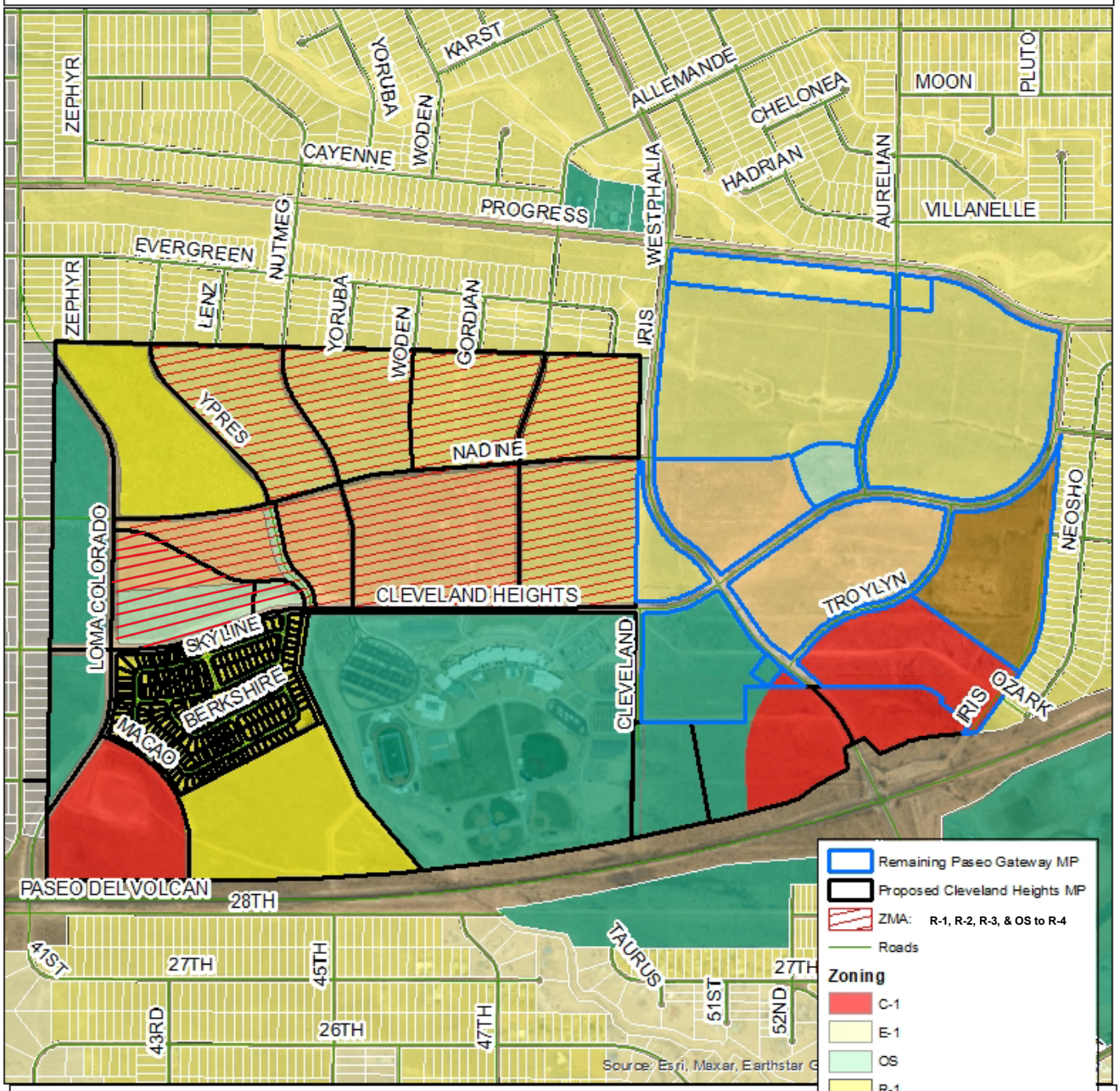
Respectfully,

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

The City of Rio Rancho

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

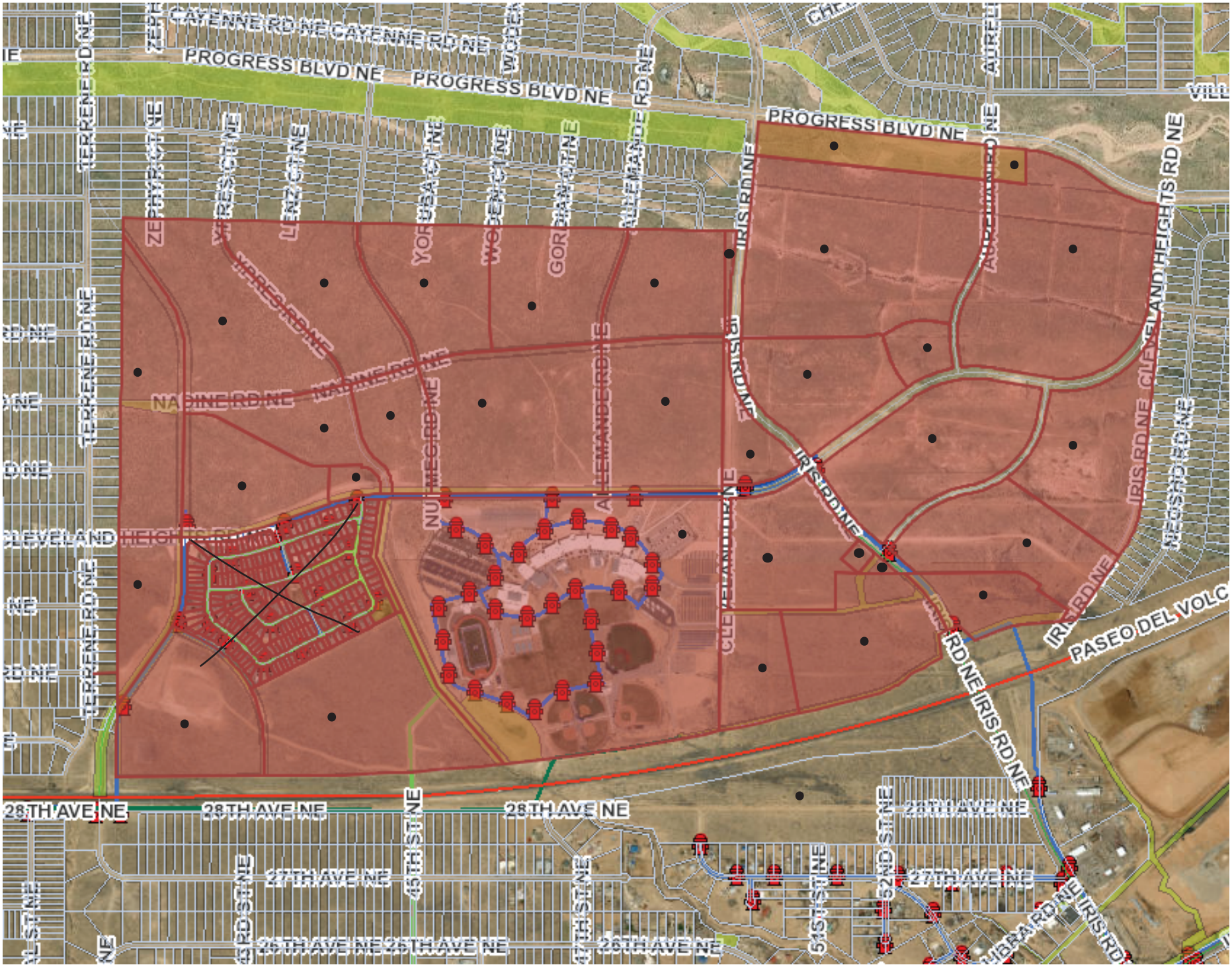
PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



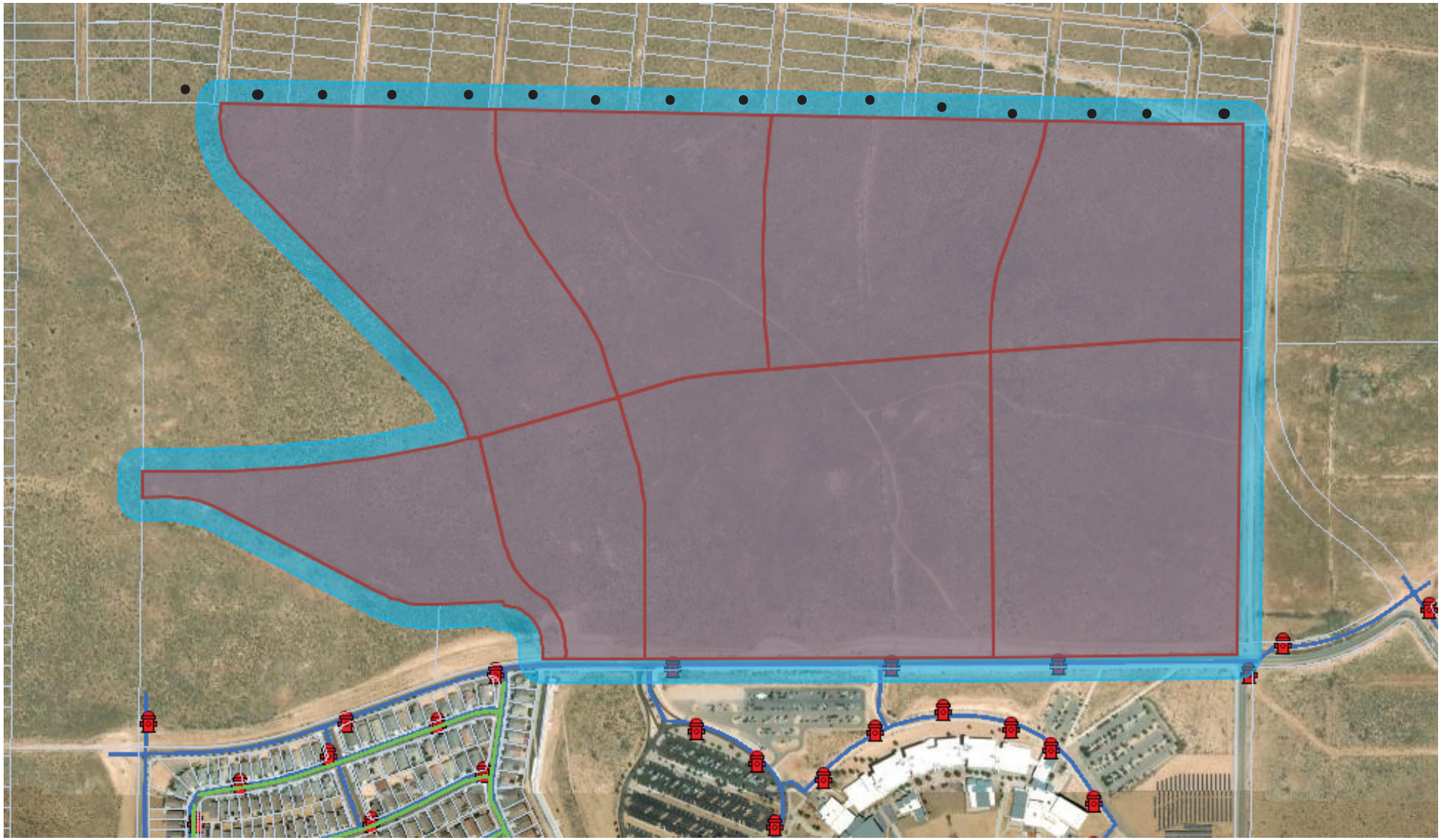
0 395 790 1,580 2,370 3,160 Feet

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 Tamarah Martinez on 6/5/2025



NOTICE MAP: × • - FIRST CLASS MAIL TO OWNERS



- ADDITIONAL MAILOUTS TO PROPERTIES WITHIN 100FT of ZMA

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 22, 2025:

Zone Map Amendment
Case #25-100-00002

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 50.442 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-31 and 45-48, Block 23, 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

Variance
Case #25-110-00013

The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, request approval of a Variance to allow for a 10-foot encroachment into the rear setback for the construction of a pergola at the property legally described as Tierra Del Norte, Block 4, Lot 7. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

Development Process Manual (DPM)

The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Text Amendment Request
Case #25-105-00001

The City of Rio Rancho is requesting approval of text amendments to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Zone Map Amendment
Case #25-100-00001

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment

Case #25-400-00002

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan. 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: July 7, 2025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE PASEO GATEWAY 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 Paseo Gateway Master Plan on May 24, 2006, under Resolution No. 43, Enactment No. 06-45, and amended on October 8, 2008 under Resolution No. 87, Enactment No. 08-080, November 12, 2008 under Resolution No. 101, Enactment 08-096, April 28, 2010 under Resolution No. 36, Enactment No. 10-040, December 10, 2014 under Resolution No. 84, Enactment No. 14-080, and on February 27, 2019 under Resolution No. 17, Enactment No. 19-016; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Paseo Gateway Master Plan, at their meeting held on July 22, 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. 25-400-00002) to the Paseo Gateway Master Plan at their meeting held August 28, 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 Paseo Gateway Master Plan, per the attached exhibit.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 28th DAY OF AUGUST, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-400-00002

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of the Cleveland Heights Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning requests approval of the Cleveland Heights Master Plan. The properties within the Master Plan area total 674.7 acres and include the properties legally described as: Paseo Gateway, Tracts 1, 2A, 3A, B-1A, 4, 5, 6, 7, 8, 10C, 10B, 10A, 11, 12, 13, 14, 15, 16, 17, and 18.

The subject properties are presently part of the Paseo Gateway Master Plan area. The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, are concurrently requesting approval of a Master Plan Amendment to the Paseo Gateway Master Plan (case #25-410-00003), to separate the tracts owned by the State Land Office and create this new Cleveland Heights Master Plan.

The original Paseo Gateway Master Plan was adopted in 2006 and has since been amended several times since, most recently in 2019. A concurrent Zone Map Amendment to rezone Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4, is being heard concurrently under case #25-100-00004.

This item was withdrawn from the June 24, 2025 Planning and Zoning Board Meeting, and was re-noticed for this meeting.

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 Cleveland Heights Master Plan identifies land uses, zoning, drainage, utilities, and transportation corridors for the area; with an overarching intention of facilitating residential

development. It seeks to change the zoning of several subject parcels so that it is compatible with both the proposed residential development, and the existing surrounding development (ie. Cleveland Heights Subdivision). The subject properties comprise approximately 674.7 acres and are comprised of lands owned by Rio Rancho Public Schools and the State Land Office.

Staff recommends the Planning and Zoning Board find that the Cleveland Heights Master Plan would comply with and further the goals and policies of the Comprehensive Plan and integrate with the adjacent Paseo Gateway Master 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."

SITE ANALYSIS: The subject property is approximately 674.7 acres of land bounded by Paseo Del Volcan NE (a principal arterial) to the South, Iris Rd NE (a minor arterial road) and Cleveland Dr NE (a residential road) to the east. The lands to the north and west are undeveloped TZ: Transitional Zoned district and R-1: Single-Family Residential Zoned district.

LAND USE: The Cleveland Heights Master Plan area currently lies within the Paseo Gateway Master Plan, and encompasses a variety of land uses. Concurrently, the applicant is requesting an amendment to the Paseo Gateway Master Plan to remove the affected parcels from the existing Paseo Gateway Master Plan. Additionally, in a concurrent separate request, the applicant seeks a Zone Map Amendment to change the subject properties from R-3, R-2, and R-1, to R-4: Single-Family Residential District, in order to allow for the proposed residential development in the new Cleveland Heights Master Plan. The land use for the affected properties would be updated to "Low/Medium Density Residential" as part of that zone map amendment request.

The proposed Zone Change will result in a re-zoning of approximately 215.222 acres to R-4: Single Family Residential zoning from R-3: Mixed Residential, R-2: Single-Family and R-1: Single-Family Residential Zoning.

GRADING & DRAINAGE: The subject properties will still be subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan, together with it's two subsequent amendments from 2010 and 2016.

CIRCULATION: The main transportation corridor serving the subject properties is Paseo del Volcan. Other existing transportation corridors include primary north-south corridors such as Unser Blvd, Broadmoor Blvd, Loma Colorado Blvd, and Iris Rd.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan Amendment and Zone Map Amendment requests. A legal advertisement was placed in the July 7, 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 #25-100-00004.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body of the Cleveland Heights Master Plan, 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 properties.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Cleveland Heights Master Plan complies with the requirements of the Comprehensive Plan and adequately integrates with the adjacent Paseo Gateway Master 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.

ALTERNATIVES:
1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The Planning & Zoning Board may continue to public hearing to request additional information or to consider testimony provided at the public hearing.

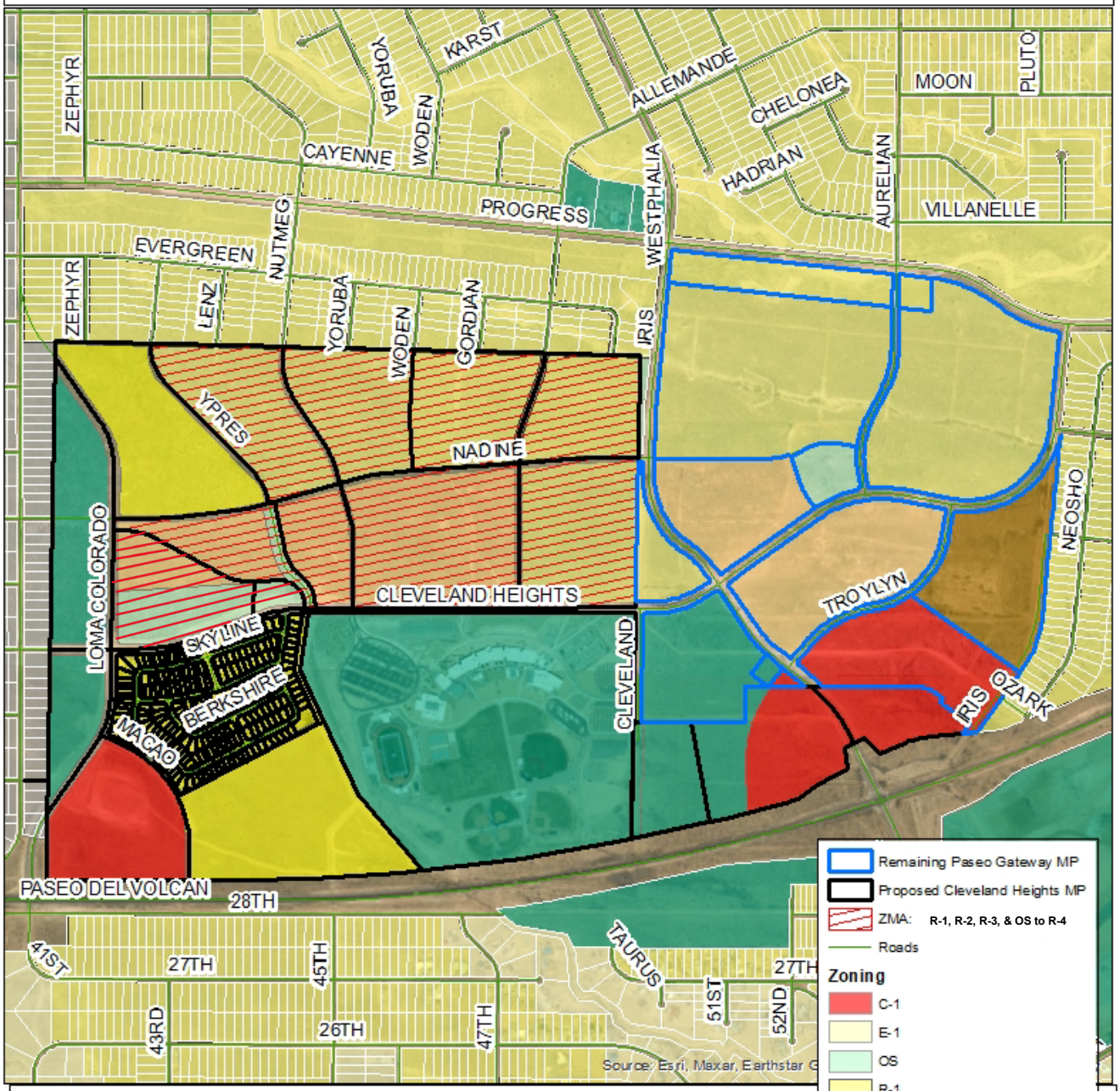
DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: CLEAN Master Plan.pdf
ATTACHMENT: REDLINE Master Plan.pdf
ATTACHMENT: Lot Breakdown.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Resolution_DRAFT.doc

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

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



0 395 790 1,580 2,370 3,160 Feet

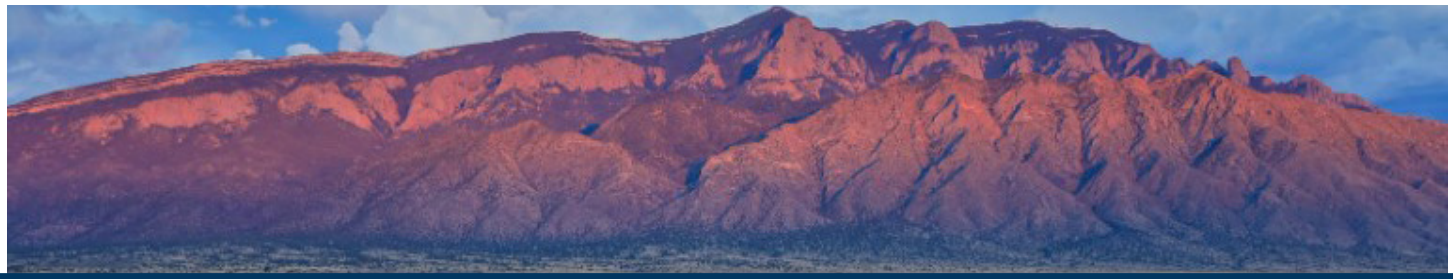
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tamarah Martinez on 6/5/2025









Cleveland Heights Master Plan

Prepared for: New Mexico State Land Office

Prepared by: Consensus Planning, Inc.
Community Design Solutions (CDS)

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Resolution*

Resolution*

Ordinance*

Ordinance*

GB Approval*

GB Approval*

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Land Use and Zoning X

Tables

Land Use and Zoning for Cleveland Heights Master Plan Area X

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1. Introduction

This document is prepared as a Master Plan for the area known as Cleveland Heights, orginally part of the Paseo Gateway Master Plan, located in central Rio Rancho, in Sandoval County. The Paseo Gateway Master Plan was comprised of 953 acres of lands owned by the New Mexico State Land Office ("State" or "NMSLO"), Rio Rancho Public Schools, and AMREP Southwest. Cleveland Heights represents the lands owned by the Rio Rancho Public Schools, NMSLO, and private property owners shown the Paseo Gateway Master Plan as Areas B and C, which comprise approximately 674.7 acres.

The objectives of the Cleveland Heights Master Plan are to identify land uses, zoning, drainage, utilities, and transportation corridors. The following are the objectives of the Master Plan:

- Change the land uses, streets, and boundary lines to comply with the current 2016 SSCAFCA Drainage Plan and the most recent Traffic Plan for the State Land Office owned parcels.
- To allow for flexibility and change on the property as more in-depth planning, subdivision platting, and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- Revise zoning from R-2, R-1, and R-3, to R-4;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west and the V. Sue Cleveland High School located within the plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high quality commercial development with convenient access to housing and the high school;
- To comply with and further the Rio Rancho Comprehensive Plan;
- Provide guidance and recommendations on drainage improvements; and
- To facilitate fulfillment of the New Mexico State Land Office obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

MASTER PLANNING PROCESS

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, Consensus Planning, Inc., and Community Design Solutions. Petitions for annexation and establishment of zoning, as well as a Zone Map Amendment request were also included in conjunction with the Master Plan approval. Subsequent approvals of site plans and/or subdivision plats will require implementation of and consistency with this Cleveland Heights Master Pan area contained herein.

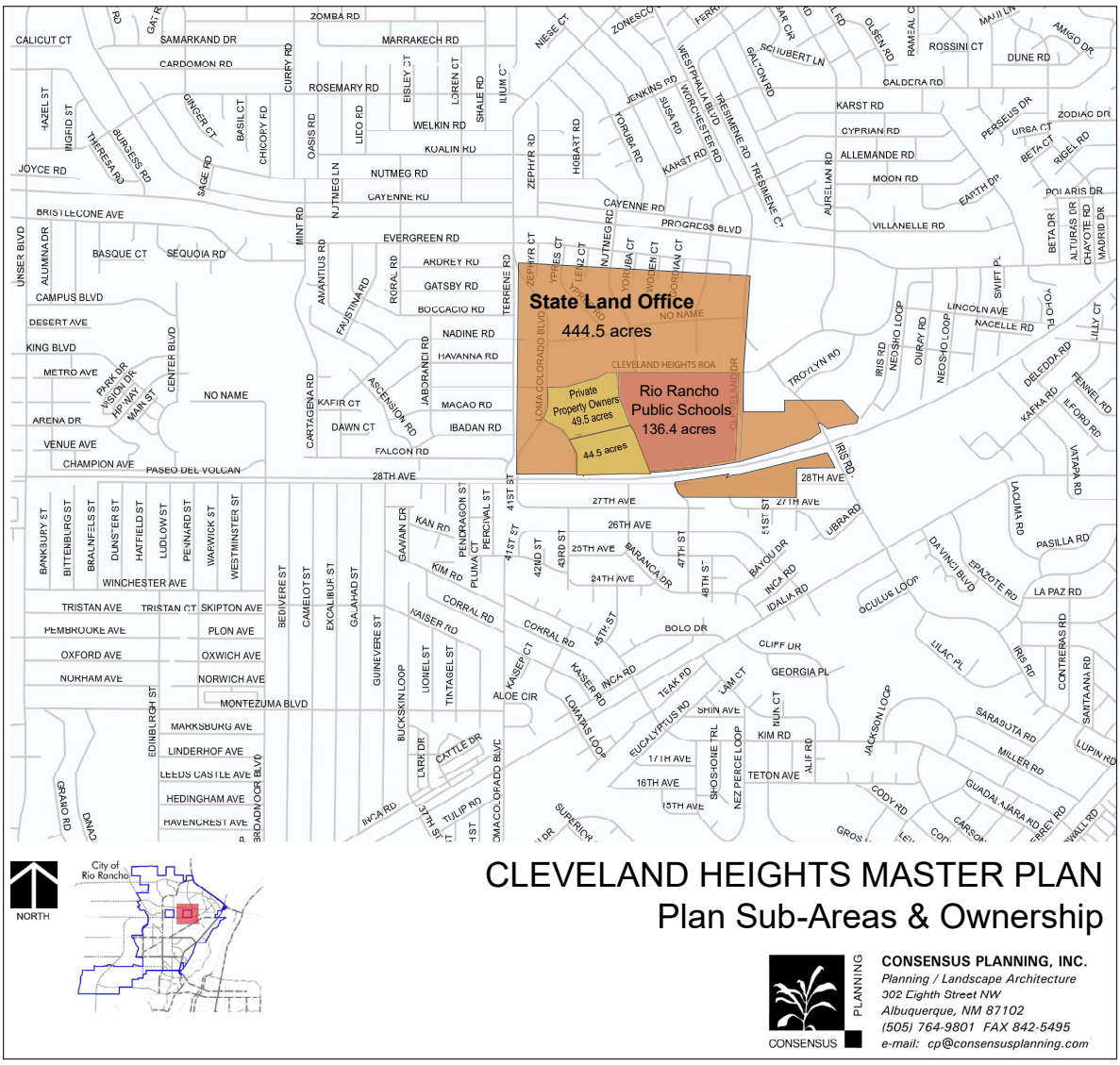
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2. Existing Conditions

The existing Conditions analysis considers the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan.

OWNERSHIP

The majority of the Cleveland Heights Master Plan area is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office and includes 444.3 acres. Due to its location in the geographic heart of the City this land is prime for master planning for the City's benefit. The highest and best use for these lands is residential, mixed-use, commercial, educational, and industrial uses. Tract 15 contains the Cleveland Heights Subdivision owned by individual property owners and Tract 17 will be developed as a single family subdivision by DR Horton. Tract 15 and 17 total 94.0 acres. V. Sue Cleveland High School is 136.4 acres and is owned by Rio Rancho Public Schools.



LAND USE

Surrounding land uses impacting the property are minimal. Currently, the majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard and the Cleveland Heights subdivision located on Tract 15. Tract 17 will be developed as a single-family subdivision in 2025. The State Land Office parcels are subject to a State Land Office planning lease that is held by Paseo Gateway, LLC. The area immediately surrounding the area is primary vacant. The nearest subdivisions to Cleveland Heights are those to the south and west. They include:

- Progress Heights;
- Rio Rancho Estates-Unit 21;
- Campus Center;
- City Center;
- University of New Mexico; and
- CNM Campus.

There are several subdivisions to the south and west of Cleveland Heights located between Unser Boulevard and Loma Colorado Boulevard.



Vicinity Subdivisions

TRANSPORTATION CORRIDORS

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, and Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road (previously Westphalia Boulevard) as the primary north/south arterials. Iris Boulevard provides the only direct connection to Paseo del Volcan. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Cleveland Heights community.

3. Land Use & Zoning

PROPOSED LAND USES and ZONING

Land use and zoning for the Planning Area is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following table contains the recommended land uses and zoning for the acres within the Cleveland Heights Master Plan. Table 3 below corresponds to the Cleveland Heights Land Use and Zoning graphic on page 8.

Table 3: Land Use and Zoning Acreage Distribution

Land Use	Zone	Size (acres)	% of Total
Moderate Density Residential	**R-4**: Single-family Residential	365.5 acres	54.2%
Commercial	**C-1**: Retail Commercial	70.1 acres	10.4%
Mixed Use	**SU**: Special Use	56.45acres	8.4%
Light Industrial & Commercial*	**SU**: Special Use	40.2 acres	5.9%
Developed Educational	**SU**: Special Use	136.4 acres	20.2%
Open Space**	-	6.1 acres	0.9%
Totals	**-**	**674.7 acres**	**100.0%**

*SU/Special Uses require site plan approval by the Governing Body.
**Open Space/Pond acreages are included in Residential and Mixed-use tracts where applicable (see Land Use/Zoning Map) and correspond to the Paseo Gateway State Land Office Drainage Management Plan. Open Space shown in Table 3 includes the existing Open Space easement along Tract 15, 17, and B-1Z. Total Open Space equals 21.6 acres.

R-4: Residential

There are a total of 316.4 acres planned for Residential development zoned R-4. They include Tracts A, B, C, D, E, and F. Tract 17 zone change to R-4 was approved by the Governing Body in 2019 and is currently being developed as single-family.

C-1: Commercial

The C-1 lands provide easily accessible services for the nearby residential and business areas. There are 70.1 acres planned for C-1 in the Cleveland Heights Master Plan area.

Mixed Use (SU)

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 56.4 acres dedicated to Mixed Use.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)

Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide a location for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive

uses are as stipulated in the adopted zoning ordinance for this area. A total of 40.2 acres has been designated for Light Industrial (SU).

Parks

Locations and size of parks will be determined by the developers and the City at the time of development. Developed parkland will meet the requirements in Rio Rancho Municipal Code 155.46 Public Sites; Open Spaces. Table 2 contains the estimated total developed parkland for the R-4 tracts of the Cleveland Heights Master Plan.

Table 2: Assumed Park Acreage for R-4 Zoned Lots

Residential (R-4) DU/acre	4.4 DU
Residential (R-4) total acreage	271.4 acres
Total Units	1,192 units
Population (DU x 2.85 persons)	3,374 persons
Park Acreage	3.37 acres

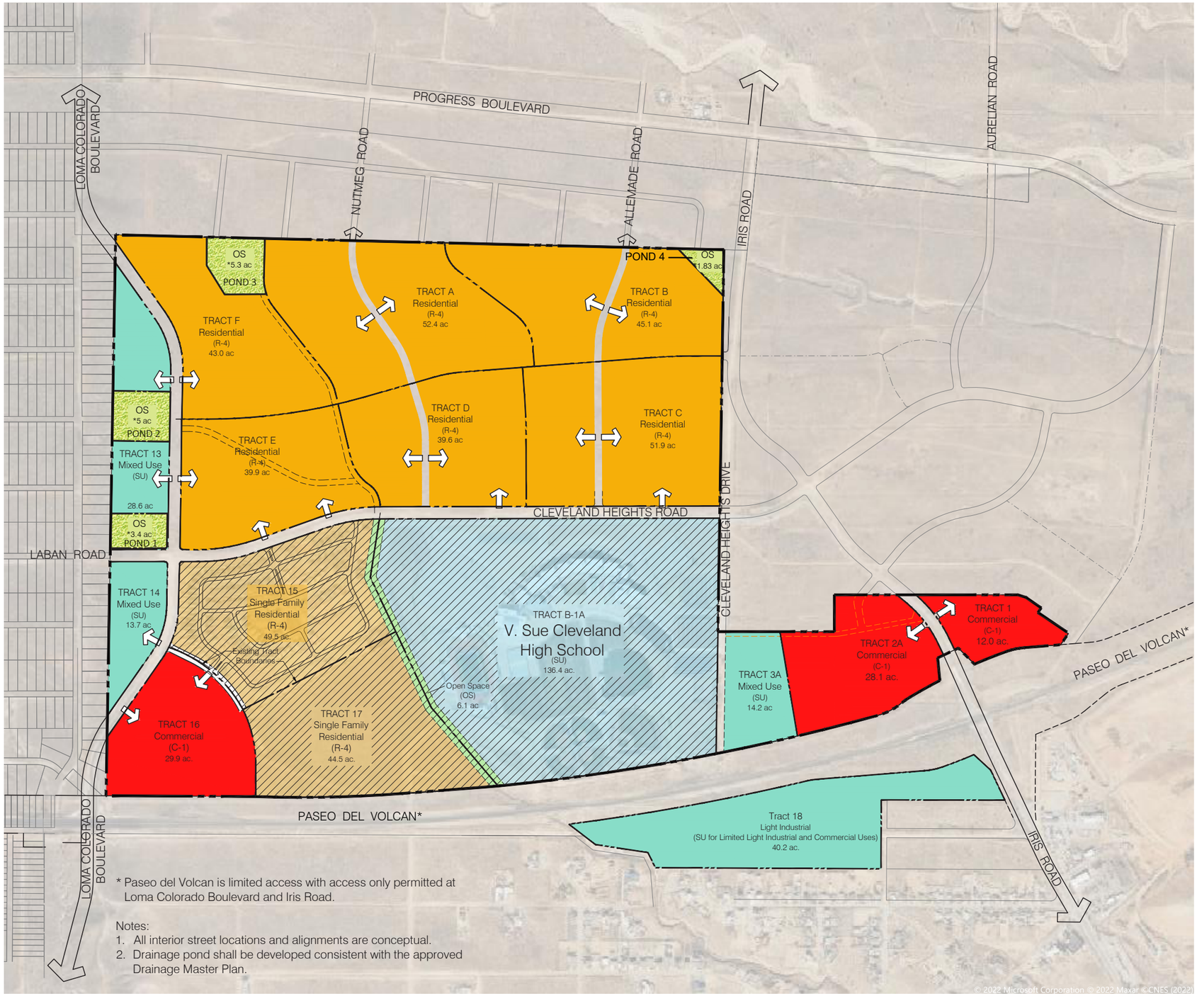
DEVELOPED LAND USES and ZONING

R-4 Residential

Tract 15 contains the existing Cleveland Heights Subdivision, totaling 49.5 acres with 216 lots and 214 single-family homes. Lot widths range from approximately 45 to 60 feet. Tract 17 is being developed as a single-family subdivision and is 44.5 acres.

Educational Center (SU)

The Educational Center Special Use Zone contains the V. Sue Cleveland High School. The NMSLO transferred ownership of the 136.4 acres of Tract B-1A to Rio Rancho Public Schools in 2008.



* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the approved Drainage Master Plan.

LAND USE / ZONING

- Property Line
- Easement Line
- Pond Boundary Line
- Residential (R-4)
- Mixed Used (SU)
- Commercial (C-1)
- Light Industrial and Commercial (SU)
- Education/V. Sue Cleveland High School (SU)
- Developed Properties
- Potential Access Point
- Drainage Pond / Open Space Easement

* Tract acreage's are inclusive of Open Space numbers.

CLEVELAND HEIGHTS

LAND USE / ZONING

Prepared For:
Paseo Gateway LLC.

Prepared By:

Consensus Planning, Inc.
Community Design Solutions, Inc.

CONSENSUS PLANNING, INC.
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Scale: 1" = 400'

NORTH 200 0 400 800

January, 2023

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4. Conformance with the Rio Rancho Comprehensive Plan

The Cleveland Heights Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Cleveland Heights Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING AND ADDRESSING

This element of the Comprehensive Plan is not applicable to the Cleveland Heights Master Plan. The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- Preserve water resources;
- Reuse and recycle materials, and reduce waste;
- Implement the use of low impact development techniques and green building practices; and
- Limit the use of turf in landscape areas in residential and commercial developments except for active recreation and parks.

The Cleveland Heights Master Plan meets these objectives through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Cleveland Heights are encouraged to join green building programs and employ green building techniques such as cool roofs, energy efficient windows, solar panels, permeable surfaces, rain harvesting, and gray-water systems.

Planning and design of infrastructure within the Cleveland Heights Master Plan shall minimize the alteration of natural flood plains, stream channels, and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage. Retention ponds shown on the Master Plan will provide flood mitigation and provide additional open space for Cleveland Heights residents.

Preservation of the natural environment in and outside of Cleveland Heights will be sustained through the use of drought tolerant and native landscaping materials. Night sky compliant lighting will ensure residents and surrounding communities will enjoy nighttime environments unobstructed.

LAND USE

The goals, policies, and actions for land use in Rio Rancho include the following:

- 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;

- Promote and support development that incorporates walkability; and
- Encourage adequate pedestrian connections to future transit facilities in all residential site development.

The Cleveland Heights Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

The Master Plan further meets the intent of the Land Use Element of the Comprehensive Plan through the assembly platted, developable parcels. Increased property taxes derived from the homes developed within Cleveland Heights will help to support the Rio Rancho School District and contribute to the viability of commercial development.

Cleveland Heights is located east of the Rio Rancho City Center. Residents living in Cleveland Heights will have convenient access to the community amenities such as City Hall, the Rio Rancho Events Center, Broadmoor Senior Center, and Sky View Campus Park. Medical services include the UNM Sandoval Regional Medical Center. Educational facilities include the UNM Health Sciences Center and Central New Mexico Community College (CNM) Rio Rancho, V. Sue Cleveland High School, and Shining Stars Preschool.

Land uses available in Cleveland Heights will include office, commercial, institutional, entertainment, residential, educational, medical, and industrial. The Cleveland Heights Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. Housing will be available to accommodate a several market rate and workforce housing options.

The Cleveland Heights Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Cleveland Heights are intended to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas (see page 14-15 for more detail on walls and landscape).

POPULATION and HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- Maintain the strength, vitality, and stability of all residential neighborhoods and types; and
- Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity.

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, well designed residential development, park, open space, and pedestrian connectivity throughout Cleveland Heights area and to V. Sue Cleveland High School. Master Planning is the City's key action steps towards carrying out this principle. The Cleveland Heights Master Plan furthers this principle by providing residential densities classified by the R-4 designation, with a minimum size of 4,000 square feet and a minimum of 40 feet wide. Each tract within the Master Plan can support subdivisions with amenities and road connectivity, similar to the existing Cleveland Heights Subdivision.

The land use and zoning concept for the Cleveland Heights Master Plan furthers the Population and Housing element by providing a residential zone, R-4 that is provides the flexibility for a variety of single-family development densities. The mixed-use SU zoned tracts can support higher-density and multi-family development at strategic points along Iris Road and Loma Colorado Boulevard.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Cleveland Heights Master Plan:

- A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish an accessible long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

A Traffic Impact Analysis (TIA) was provided to the City of Rio Rancho to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within open space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is in an area near public facilities such as Rio Rancho City Center, Sky Room Campus Park, Rio Rancho Events Center, Broadmoor Senior Center, and V. Sue Cleveland High School. As this area is developed, more public facilities will be developed.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in all development plans within Cleveland Heights. Coordination with the City's Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times. Currently, the area is served by Rio Rancho Fire and Rescue Station 5, located on Santa Fe Hills Boulevard and the Rio Rancho Police Department facility located on Quantum Road. Rio Rancho Fire and Rescue response time in 2022 was approximately 9 minutes.

PARKS and RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- Be responsive to the recreational needs of the community; and
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes both private (HOA) and public (City of Rio Rancho) park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- Create safe developments that discourage crime;
- Support development that links neighborhoods and encourages the use of all modes of transportation; and
- Embrace the use of xeriscape landscaping.

Design features within the Cleveland Heights Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors, and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape and drainage plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the Cleveland Heights area provides for an appropriate mix of residential, commercial, mixed-use, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Cleveland Heights by providing an expedited development review process. In 2021, a Zone Map Amendment from SU to C-1 for Tracts 2 and 3 (replatted to Tract 2A and 3A) at the corner of Paseo del Volcan and Iris Road. The Zone Map Amendment and associated preliminary plat will facilitate commercial development on these sites. V. Sue Cleveland High School employs 144 teachers, 39 Instructional Support Staff, and 42 Non-Instructional Support Staff.

5. Design Guidelines

RESIDENTIAL DESIGN GUIDELINES

The design guidelines are intended to create a sense of cohesiveness and identity of the Cleveland Heights Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Cleveland Heights. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

Site Design

All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

a. Sidewalk requirements shall be consistent with standards within the City of Rio Rancho Development Process Manual (DPM).

b. Safe, convenient, and pleasant pedestrian circulation shall be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways as allowed by ADA standards.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

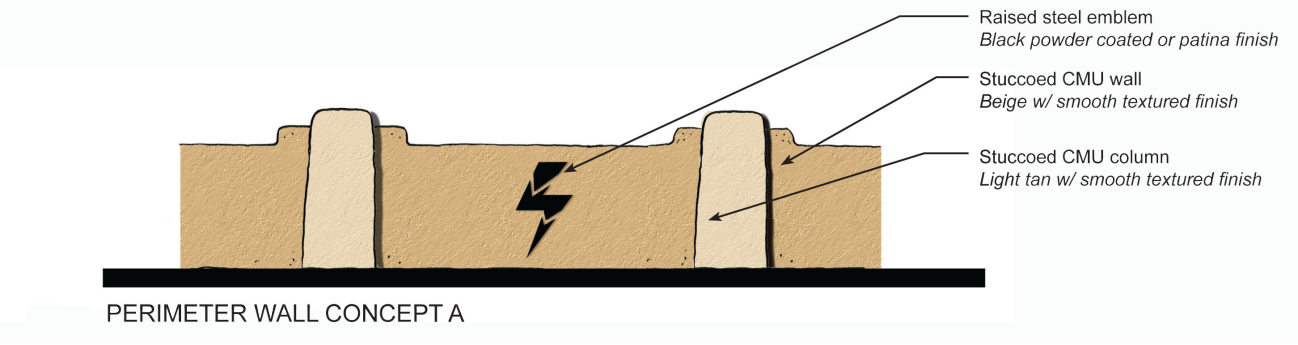
Single Family Residential

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance, Chapter 155.01 of the Rio Rancho Municipal Code.

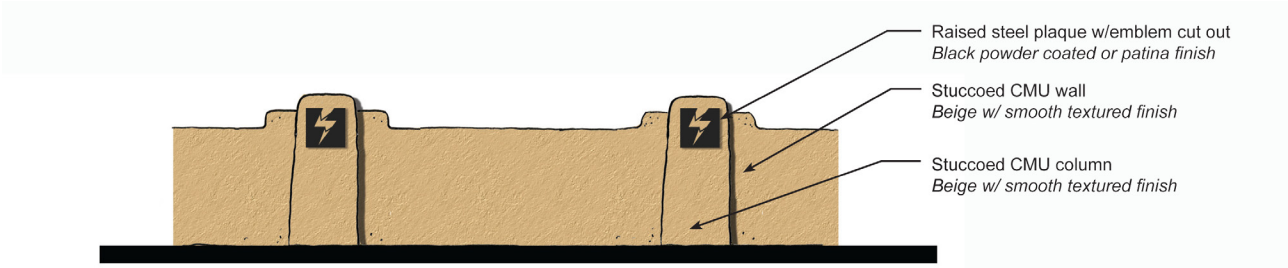
b. Single family units are prohibited from fronting or have driveway access to a collector or arterial.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho Development Process Manual (DPM).

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure access is limited to a single street frontage.



PERIMETER WALL CONCEPT A



PERIMITER WALL CONCEPT B

Architecture

The architectural standards are intended to describe the general characteristics of the Master Plan.

While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.

d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

Signage

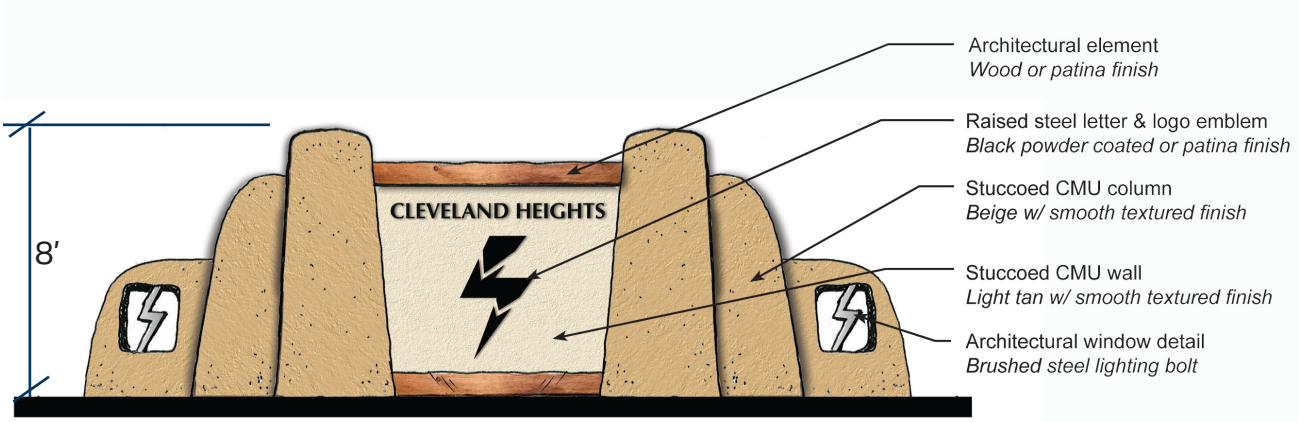
Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name.

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program for Cleveland Heights will include project identification graphics in key locations along the perimeter of the project (see Perimeter Wall concepts).



NEIGHBORHOOD ENTRY MONUMENT

Lighting

The objective of the lighting standards is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations as stated in the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

b. Street lights shall be per Rio Rancho DPM and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act and the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Pedestrian scale bollard lights should be used at pedestrian connections.

Landscape and Streetscape

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the Rio Rancho Municipal Code Chapter 52, Water Conservation Ordinance and the Chapter 154, Planning and Zoning.

b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.

c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped graded areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall follow City of Rio Rancho Municipal Code, Chapter 154.60(E)(1)(a) Landscaping.

Residential

a. Street trees should be provided at a rate of 1 tree per residential lot frontage along roads throughout the Cleveland Heights Master Plan area.

b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.

c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

Parks

The intent of the Cleveland Heights Master Plan is to allow developments to construct required park improvements as the subdivision plans are approved by the City. This approach allows each developer to determine acreage of developed parkland and design of parks for each unique subdivision.

TRACT 18 - SU/LIGHT INDUSTRIAL & COMMERCIAL GUIDELINES

Tract 18, in the Cleveland Heights Master Plan is a Special Use zone. The Cleveland Heights Master Plan will comply with the Master Plan standards for the Light Industrial/Commercial Special Use zone. The zone requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

a. Mitigate negative impacts to adjacent residential properties;

b. Protect each Owner against improper development and use of the property;

c. Prevent construction of buildings of substandard materials; and

d. Provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

Limits and Restrictions

The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance, provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses

SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectioneries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;
14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios

18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;
25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 100 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Rio Rancho Municipal Code, Chapter 154.22.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000 square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.

2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (does not include chain-link fencing.

3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.

2. All parking lot lighting shall be fully shielded.

3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.

4. Light fixtures shall conform to the architectural character of the buildings and other site elements.

5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.

6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.

2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.

3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.

4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.

5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.

2. Materials prohibited as the primary building material include the following:

    a. Exposed, untreated precision block or wood walls;

    b. Highly reflective surfaces; and

    c. Metal paneling.

3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

5. The intersection of Iris Road and Paseo del Volcan will provide access to the commercial Tract 1 and 2A.

6. Cleveland Heights Road will be the main east/west road through Cleveland Heights providing connections for Loma Colorado Boulevard, Nutmeg Road, Allemade Road, and Cleveland Heights Drive.

7. Loma Colorado provides the primary access on the west side of Cleveland Heights connecting to Paseo del Volcan and Progress Avenue.

8. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.

9. Direct access from Paseo del Volcan shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.17 SU: Special use District, shall be granted by the Governing Body prior to development.

6. Infrastructure

WATER AND SANITARY SEWER

V. Sue Cleveland High School and Cleveland Heights Subdivision are currently served by water and sanitary sewer located within the master plan area. Some undeveloped parcels within the master plan area can also be served by this existing infrastructure. Other areas will require the extension of additional infrastructure to be served. The master plan area is large and will develop over the period of many years. Developers within this master plan will work with Rio Rancho staff to coordinate water and sewer needs as development progresses. Water and sewer availability will be required at the time of subdivision and will be dependent upon the City of Rio Rancho's ability to serve at the time of development of each parcel.

ROADWAYS

The master planned area is located adjacent to Paseo Del Volcan NE (PDV) and is generally accessed via Loma Colorado Boulevard NE and Iris Boulevard NE. Sue Cleveland High School and Cleveland Heights Subdivision are located adjacent to Cleveland Heights Road NE which provides east/west connectivity between Iris and Loma Colorado. The development has reserved easements for future roadways extending to connect to the existing roadway rights of way north, east and west of the site. These offsite roadway connections are not yet developed areas and the existing roadway network north, east and west of the site are not improved roadways at this time. The existing access to PDV does provide sufficient access for the proposed development.

An east/west roadway, Nadene Road NE, through the site has been eliminated from the master plan. The connectivity that this roadway established can be provided through each parcel of land as that land is developed, allowing flexibility within the planning of each parcel. East/west movement through the site is provided sufficiently by Cleveland Heights Road NE and the additional east/west roadway was determined to not be necessary and simply increases both cost of development and costs of maintenance for the City of Rio Rancho.

DRAINAGE

The Cleveland Heights Master Plan (formerly a portion of Paseo Gateway Master Plan) is subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan (PGSLODMP) together with two subsequent amendments, 2010 and 2016 respectively.

The two amendments to the DMP have addressed the changes in intended land use through time, although these changes have not always been implemented due to intended development not proceeding for varied reasons. The 2016 amendment also reflects the change in strategy to relocate the "regional ponds" within the master plan area so that mitigation of "offsite" storm water runoff occurs at or near the west and north property boundary. This strategy reduces the infrastructure required to convey this "offsite" runoff through the properties to the previously planned location of the "regional" ponds.

The master plan area receives storm water runoff from a substantial "offsite" area resulting in runoff entering the site from the western and northern boundaries of the site. The original PGSLODMP developed a drainage management strategy that included "onsite ponds" for most of the developable area of the site together with "regional ponds" that accepted water from both the "onsite" and "offsite drainage areas". These ponds were designated as "ponds A, B and C" within the original PGSLODMP. The location of these ponds was planned such that the "offsite" flows entering the site would be intercepted by drainage infrastructure and conveyed through the site to the proposed pond locations.

The 2016 amendment revised the drainage mitigation concept to provide "regional" detention ponding of the offsite flows along the western and northern boundaries of site. This regional ponding at the boundary allows those flows to be reduced substantially by providing storage sufficient to allow the flow rate to reduced. The drainage infrastructure

required to convey the smaller flow rates is therefore reduced. The new regional ponds are shown on the Land Use and Zoning Map (page 7) as Pond 1, Pond 2, Pond 3, and Pond 4, which correspond to Ponds AP49A, AP49, and AP53 in the 2016 amendment to the PGSLODMP.

This change in drainage mitigation has necessitated revisions to the land plan so that "open space" areas allocated for the regional ponds could be relocated from the central and southern areas of the master plan to the new locations along the western and northern boundaries as reflected in the Land Use Plan.

7. Implementation

The Cleveland Heights Master Plan states that it shall occur as sub-plans, as infrastructure planning and subdivisions are platted. The Cleveland Heights Master Plan fills this requirement as a sub-plan of the Paseo Gateway Master Plan.

1. All land use decisions shall be in compliance with the adopted Cleveland Heights Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.
4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard and Iris Road.
5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.
6. All major streets shall be dedicated upon request by the City during the subdivision process.
7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.
8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.
9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.
10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.
11. Water and sewer availability will be tied to future subdivision plats.
12. Detailed Transportation Impact Studies (TIS) will be required as needed based on thresholds, with future subdivision plats.

RioRancho
City of Vision

October 11, 2023

Sheldon Greer P.E.
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109

Re: Letter Granting Conditional Water and Wastewater Availability Approval for Paseo Gateway LLC Subdivision State Land Office Phase 2 Additional 224 Dwelling Units.

Dear Mr. Greer,

The Utilities Department confirms the Conditional Water and Wastewater Availability for the State Land Office, Paseo Gateway LLC Development, Phase 2 consisting of approximately 224 Dwelling Units in addition to the 210 Dwelling Units constructed in Phase 1 of the development. The Utilities Department can still serve up to 434 Dwelling Units.

The developer is responsible for water and wastewater modeling for any additional development requests after Phase 2. Sanitary Sewer Lift Station and sanitary sewer lines receiving flows from the development may need improvements prior to or in conjunction with additional development approvals. Similar conditions apply to the Water Supply (Wells). The developer is responsible for ensuring the site fire flow meets City of Rio Rancho Fire Marshall requirements for the proposed development. A water model paid for by the developer will be required to ensure adequate fire flow to the site. If the developer builds a looped water line, no issues are anticipated at this time. Please contact Nathan Roberts Bohannan Huston 505-823-1000 for modeling information.

Condition: Sanitary sewer is to be designed to service all of the Paseo Gateway State Land Office by gravity. The Water and Wastewater Availability for the 224 dwelling units and a total availability for 434 dwelling units is predicated on the award of this portion of the development by the State Land Office (SLO). The availability is to the SLO chosen developer and is was predicated on the SLO and SLO Developer meeting any additional conditions set forth through the Development Services Department.

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

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201

water 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 Department 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 be 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.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

Steve Gallegos

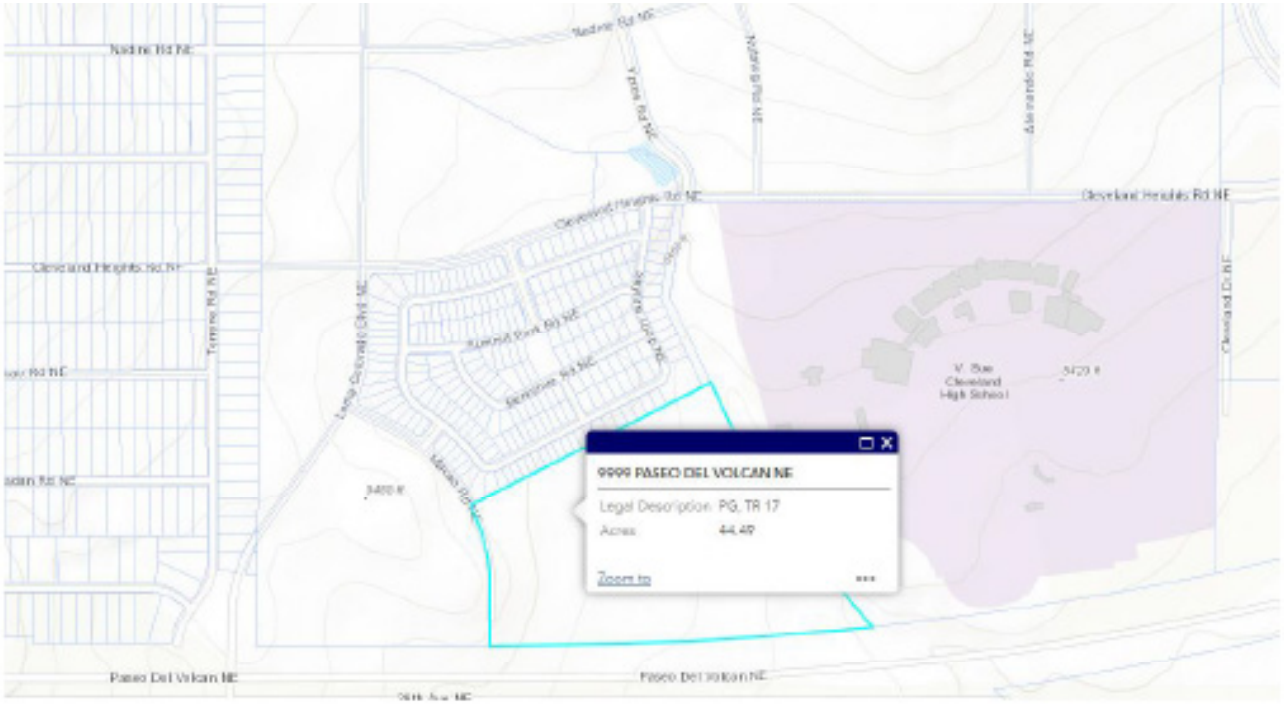
Steve Gallegos
Deputy Director
Utilities Department

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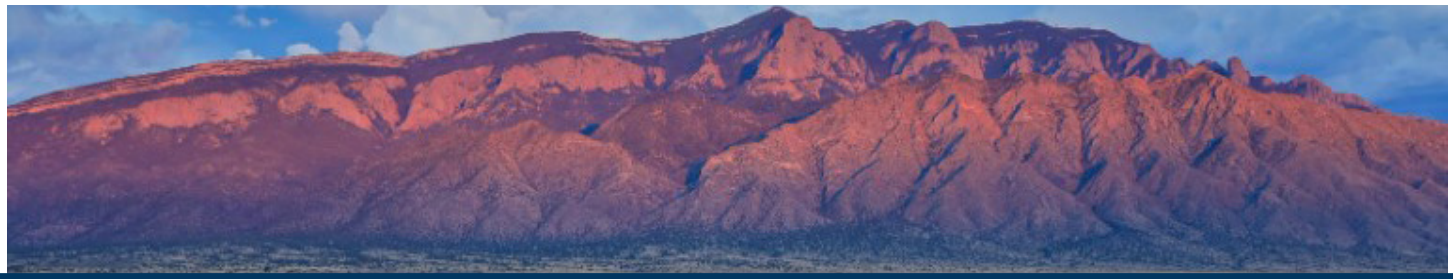
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Cleveland Heights Master Plan REDLINE VERSION

Prepared for: New Mexico State Land Office

Prepared by: Consensus Planning, Inc.
Community Design Solutions (CDS)

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Resolution*

Resolution*

Ordinance*

Ordinance*

GB Approval*

GB Approval*

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Master Plan Sub-Areas and Ownership x

Land Use and Zoning X

Tables

Land Use and Zoning for Cleveland Heights Master Plan Area X

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1. Introduction

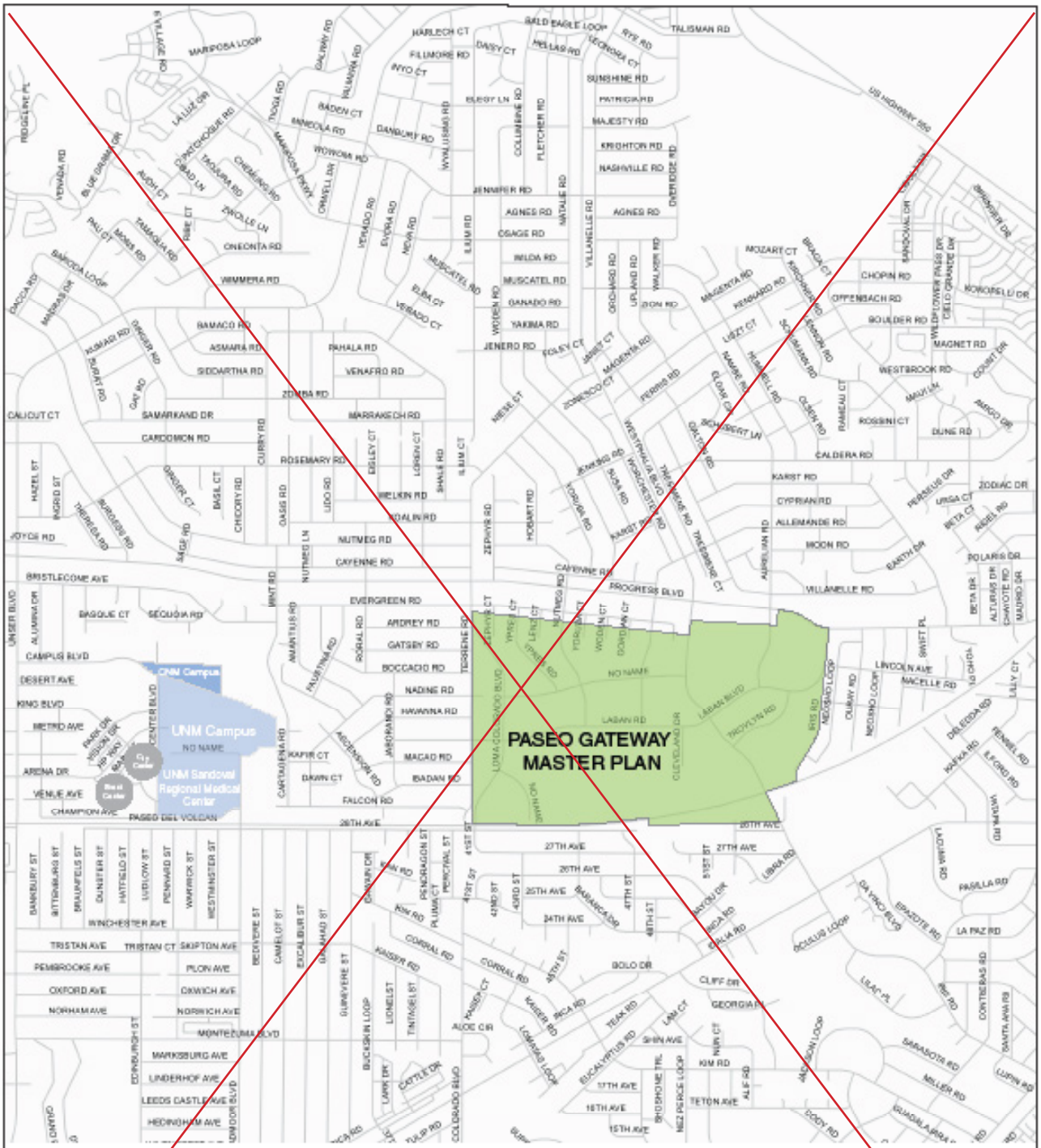
This document is prepared as a Master Plan for the area known as Cleveland Heights, orginally part of the Paseo Gateway Master Plan, located in central Rio Rancho, in Sandoval County. The Paseo Gateway Master Plan was comprised of 953 acres of lands owned by the New Mexico State Land Office ("State" or "NMSLO"), Rio Rancho Public Schools, and AMREP Southwest. ~~The map located on page 4 illustrates the land ownership in the Plan Area.~~ Cleveland Heights consists of the lands owned by the Rio Rancho Public Schools, NMSLO, and private property owners shown the Paseo Gateway Master Plan as Areas B and C, which comprise approximately 674.7 acres.

The objectives of the Cleveland Heights Master Plan are to identify land uses, zoning, drainage, utilities, and transportation corridors. The following are the objectives of the Master Plan:

- Change the land uses, streets, and boundary lines to comply with the current 2016 SSCAFCA Drainage Plan and the most recent Traffic Plan for the State Land Office owned parcels.
- To allow for flexibility and change on the property as more in-depth planning, subdivision platting, and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- Revise zoning from R-2, R-1, and R-3, to R-4;
- To correspond to existing transportation corridors identified in the City's Transportation Policy;
- To complement the land uses and public facilities proposed for the City Center development to the west and the V. Sue Cleveland High School located within the plan area;
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high quality commercial development with convenient access to housing and the high school;
- To comply with and further the Rio Rancho Comprehensive Plan;
- Provide guidance and recommendations on drainage improvements; and
- To facilitate fulfillment of the New Mexico State Land Office obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

MASTER PLANNING PROCESS

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, the State Land Commissioner, ~~AMREP Southwest~~,Consensus Planning, Inc., and Community Design Solutions. Petitions for annexation and establishment of zoning, as well as a Zone Map Amendment request were also included in conjunction with the Master Plan approval. Subsequent approvals of site plans and/or subdivision plats will require implementation Land use and zoning for the Cleveland Heights area is intended for residential north of V. Sue Cleveland High School, mixed-use along Loma Colorado Boulevard, commercial at the corner of Loma Colorado and Paseo del Volcan, and Light Industrial and Commercial south of Paseo del Volcan.



NORTH

PASEO GATEWAY MASTER PLAN

Site Vicinity

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 FAX 842-5495
e-mail: cp@consensusplanning.com

2. Existing Conditions

The existing conditions f~~or the approximately 953 acre Master Plan Area~~ analysis considers the surrounding land use pattern, zoning, transportation, infrastructure, and other site issues that affect development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning elements to the area as it relates to the general goals, objectives, and policies of the City of Rio Rancho's Comprehensive Plan.

~~Area A - Owned by AMREP Southwest and consists of 284.5 acres.~~

~~Area B - Owned by the State Land Office and consists of 87.4 acres (commonly referred to as the Trade Lands").~~

~~Area C - Owned by the State Land Office and Rio Rancho Public Schools and consists of 573.0 acres.~~

OWNERSHIP

~~A unique aspect impacting the majority of this property is its ownership.~~ The majority of ~~Area C~~ the Cleveland Heights Master Plan area is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office and includes 444.3 acres. Due to its location in the geographic heart of the City ~~this 573 acres of State land~~ is prime for master planning for the City's benefit. The highest and best use for these lands is residential, mixed-use, commercial, educational, and industrial uses. Tract 15 contains the Cleveland Heights Subdivision owned by individual property owners and Tract 17 will be developed as a single family subdivision by DR Horton. Tract 15 and 17 total 94.0 acres. V. Sue Cleveland High School is 136.4 acres and is owned by Rio Rancho Public Schools.

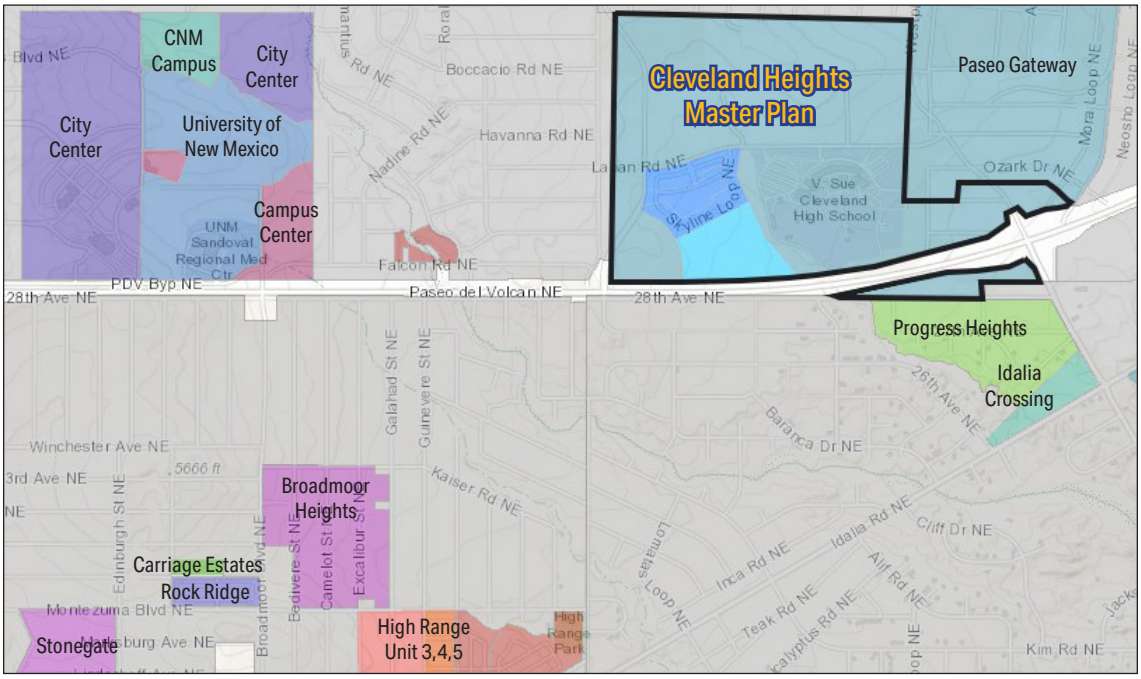




LAND USE

Surrounding land uses impacting the property are minimal. Currently, the majority of the planning area is vacant with the exception of V. Sue Cleveland High School located north of Paseo del Volcan and east of Loma Colorado Boulevard and the Cleveland Heights subdivision located on Tract 15. Tract 17 will be developed as a single-family subdivision in 2025. The State Land Office parcels are subject to a State Land Office planning lease that is held by Paseo Gateway, LLC. The area immediately surrounding the area is primary vacant.~~Northern Meadows and North Hills to the west and southwest, respectively, are the closest residential land uses to the Master Plan Area.~~ There are a small number of existing residences located south of Paseo del Volcan in the vicinity. The nearest subdivisions to Cleveland Heights include:

- Paseo Gateway;
- Progress Heights;
- Rio Rancho Estates-Unit 21;
- Campus Center;
- City Center;
- University of New Mexico; and
- CNM Campus.



Vicinity Subdivisions

TRANSPORTATION CORRIDORS

The main transportation corridor serving this property is Paseo del Volcan, a limited access principal arterial that extends from US Highway 550 to Unser Boulevard and is planned to continue west. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract commercial services and employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, Broadmoor Boulevard, Loma Colorado Boulevard, and ~~Westphaia Boulevard~~ Iris Road. The property is primarily served by Loma Colorado Boulevard and Iris Road (previously Westphalia Boulevard) as the primary north/south arterials. Iris Boulevard provides the only direct connection to Paseo del Volcan. Future street name changes shall be completed in conjunction with the City of Rio Rancho to facilitate the unique identity for the Cleveland Heights community.

3. Land Use & Zoning

PROPOSED LAND USES and ZONING

Land use and zoning for the Planning Area is intended to allow for a mix of uses that will provide convenient access to services. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens. Specific design standards for commercial uses will be determined through site plans. All commercial uses should further the conservation and natural environment element of the Comprehensive Plan.

The following table contains the recommended land uses and zoning for the acres within the Cleveland Heights Master Plan. Table 3 below corresponds to the Cleveland Heights Land Use and Zoning graphic on page 8.

Table 1: Land Use and Zoning Acreage Distribution

Land Use~~/Zoning~~	Zoning	Size (acres)	% of Total
~~Residential (R-4)~~		~~41.8 acres~~	~~4.4%~~
~~Residential (R-2)~~		~~223.2 acres~~	~~23.4%~~
~~Residential (R-3)~~		~~138.9 acres~~	~~14.6%~~
Residential ~~(R-4)~~	**R-4**: Single-family Residential	~~131.7~~ 365.5 acres	~~13.8%~~ 54.2%
Commercial ~~(C-1)~~	**C-1**: Retail Commercial	~~89.1~~ 70.1 acres	~~9.3%~~ 10.4%
Mixed Use ~~(SU)~~*	**SU**: Special Use	~~90.5~~ 56.5 acres	~~9.5%~~ 8.4%
Light Industrial & Commercial ~~(SU)~~**	**SU**: Special Use	~~41.3~~ 40.2 acres	~~4.3%~~ 5.9%
Educational ~~(SU)~~	**SU**: Special Use	136.4 acres	~~14.3%~~ 20.2%
Open Space~~/Pond~~**		6.1 acres	0.9%
Totals		**674.7 acres**	**100.0%**

Calculations based on net acreage

*SU/Special Uses require site plan approval by the Governing Body.

**Open Space/Pond acreages are included in Residential and Mixed-use tracts where applicable (see Land Use/Zoning Map) and correspond to the Paseo Gateway State Land Office Drainage Management Plan. Open Space shown in Table 3 includes the existing Open Space easement along Tract 15, 17, and B-1Z. Total Open Space equals 21.6 acres.

~~*SU/Special Uses require site plan approval by the Governing Body. Note: acreages were updated for SLO owned property based on 2008 plat. Original Master Plan acreages were approximate.~~

R-4: Residential

There are a total of 316.4 acres planned for Residential development zoned R-4. They include Tracts A, B, C, D, E, and F. Tract 17 zone change to R-4 was approved by the Governing Body in 2019 and is currently being developed as single-family.

C-1: Commercial

The C-1 lands provide easily accessible services for the nearby residential and business areas. There are 70.1 acres planned for C-1 in the Cleveland Heights Master Plan area.

Mixed Use (SU)

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 56.4 acres dedicated to Mixed Use.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)

Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide a location for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive uses are as stipulated in the adopted zoning ordinance for this area. A total of 40.2 acres has been designated for Light Industrial (SU).

Parks

Locations and size of parks will be determined by the developers and the City at the time of development. Developed parkland will meet the requirements in Rio Rancho Municipal Code 155.46 Public Sites; Open Spaces. Table 2 contains the estimated total developed parkland for the R-4 tracts of the Cleveland Heights Master Plan.

Table 2: Assumed Park Acreage for R-4 Zoned Lots

Residential (R-4) DU/acre	4.4 DU
Residential (R-4) total acreage	271.4 acres
Total Units	1,192 units
Population (DU x 2.85 persons)	3,374 persons
Park Acreage	3.37 acres

DEVELOPED LAND USES and ZONING

R-4 Residential

Tract 15 contains the existing Cleveland Heights Subdivision, totaling 49.5 acres with 216 lots and 214 single-family homes. Lot widths range from approximately 45 to 60 feet. Tract 17 is being developed as a single-family subdivision and is 44.5 acres.

Educational Center (SU)

The Educational Center Special Use Zone contains the V. Sue Cleveland High School. The NMSLO transferred ownership of the 136.4 acres of Tract B-1A to Rio Rancho Public Schools in 2008.

~~Area A - AMREP Southwest~~

~~Recommended land uses and zoning for Area A addresses the 284.5 acres of land owned by AMREP Southwest. The following zones are proposed for Area A.~~

~~Table 2: Land Use and Zoning Acreage Distribution for Area A~~

~~Land Use/Zoning~~	~~Size (acres)~~	~~% of Total~~
~~Residential (R-2)~~	~~134.8~~	~~45.7%~~
~~Residential (R-3)~~	~~59.1~~	~~19.3%~~
~~Residential (R-6)~~	~~30.1~~	~~10.1%~~
~~Commercial (C-1)~~	~~28.6~~	~~7.8%~~
~~Mixed Use (SU)**~~	~~24.7~~	~~8.0%~~
~~Open Space (OS)~~	~~7.2~~	~~2.3%~~
~~Totals~~	~~284.5~~	~~100.0%~~

~~**SU/Special Uses require site plan approval by the Governing Body.~~

~~R-2: Residential~~
~~There are 134.8 acres planned for R-2 within Area A.~~

~~Area B - New Mexico State Land Office~~

Recommended land uses and zoning for Area B addresses 95.4 acres of land owned by the State Land Office. The following zones are proposed for Area B.

Table 3: Land Use and Zoning Acreage Distribution for Area B

Land Use/Zoning	Size (acres)	% of Total
Commercial (C-1)	30.6	32.1%
Mixed Use (SU)**	23.5	24.6%
Light Industrial & Commercial (SU)**	41.3	43.3%
Totals	**95.4**	**100.0%**

*Calculations based on net acreage

**SU/Special Uses require site plan approval by the Governing Body.

C-1: Commercial

There are 30.6 acres planned for C-1 in Area B. Due to the proximity of Area B to Paseo del Volcan, the C-1 lands provide a logical transition from a principal arterial north to medium and low density residential development.

Mixed Use (SU)

The Special Use Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 23.5 acres dedicated to Mixed Use within Area B.

Light Industrial (SU for Limited Light Industrial and Commercial Uses)

Office, light industrial, manufacturing, business park facilities, and commercial are appropriate uses in the Light Industrial Special Use zone. The intent of the employment zone is to provide a location for employers to locate in an area served by principal arterials with excellent accessibility and existing infrastructure. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the Light Industrial district in this area. Permissive uses are as stipulated in the adopted zoning Ordinance for this area. 41.3 acres has been designated for Light Industrial (SU) in Area B.

Area C - New Mexico State Land Office and Rio Rancho Public Schools

Recommended land uses and zoning for Area C addresses the 573.0 acres of land owned by the State and Rio Rancho Public Schools. The following zones are proposed for Area C.

Table 4: Land Use and Zoning Acreage Distribution for Area C

Land Use/Zoning	Size (acres)	% of Total
Residential (R-1)	41.8	7.3%
Residential (R-2)	88.4	15.4%
Residential (R-3)	79.7	13.9%
Residential (R-4)	131.7	23.0%
Commercial (C-1)	29.9	5.2%
Mixed Use (SU)**	42.3	7.4%
Education Center (SU)**	121281288136.4	23.8%
Open Space (OS)/ROW, Drainage	22.8	4.0%
Totals	**573.0**	**100.0%**

*Calculations based on net acreage

*SU/Special Uses require site plan approval by the Governing Body.

R-1: Residential

There are 41.8 acres planned for R-1 within Area C.

R-2: Residential

There are 88.4 acres planned for R-2 within Area C.

R-3: Residential

There are 79.7 acres planned for R-3 within Area C

R-4: Residential

There are 131.7 acres planned for R-4 within Area C.

C-1: Commercial

The C-1 lands provide easily accessible services for the nearby residential and business areas. There are 29.9 acres planned for C-1 in Area C.

Mixed Use (SU)

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 42.3 acres dedicated to Mixed Use within the Area C.

Educational Center (SU)

Schools, recreational facilities, administrative offices, parks, and maintenance and storage facilities are permissive in the Educational Center district. Advanced education and elementary educational facilities are able to be located in this district to serve a localized or regional educational objective. The 136.4 acres designated for Educational Facilities is the site of V. Sue Cleveland High School.

OS: Open Space

The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 22.8 acres of OS in Area C.

R-3: Residential

There are 59.1 acres planned for R-3 within Area A.

R-6: Residential There are 30.1 acres planned for R-6 within Area A.

C-1: Commercial There are 28.6 acres planned for C-1.

Mixed Use (SU)

The Mixed Use designation is a Special Use zone that provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 24.7 acres dedicated to Mixed Use within the AMREP property.

OS: Open Space

The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 7.2 acres of OS in Area A.

4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Development engineering will be required for future planned development per the City of Rio Rancho Development Process Manual (DPM).

A. Water

Water service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.

B. Sewer

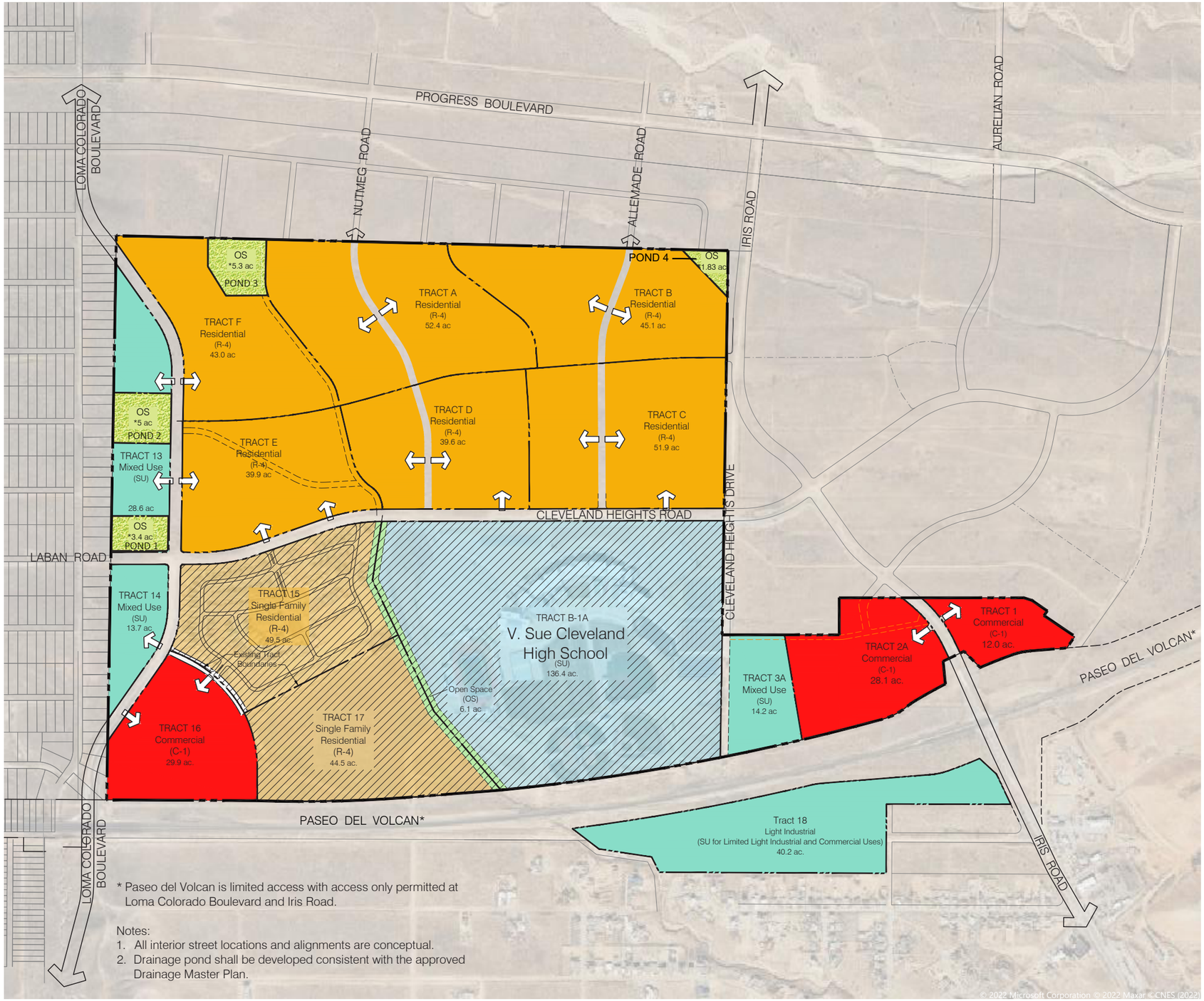
Sewer service will be provided per the existing agreement dated August 8, 2013 (included in this document as Appendix A) from lines existing in the area.

C. Drainage

A drainage study has been completed for the Paseo Gateway area and preliminary plans have been developed to limit drainage flows to historic rates beyond Paseo del Volcan. Detention ponds will be constructed as part of the overall development plan.

D. Roadways

Primary access to the area is provided from Paseo del Volcan at Loma Colorado Boulevard, Iris Road, and Westphalia Boulevard.



* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the approved Drainage Master Plan.

LAND USE / ZONING

- Property Line
- Easement Line
- Pond Boundary Line
- Residential (R-4)
- Mixed Used (SU)
- Commercial (C-1)
- Light Industrial and Commercial (SU)
- Education/V. Sue Cleveland High School (SU)
- Developed Properties
- Potential Access Point
- Drainage Pond / Open Space Easement

* Tract acreage's are inclusive of Open Space numbers.

CLEVELAND HEIGHTS

LAND USE / ZONING

Prepared For:
Paseo Gateway LLC.

Prepared By:

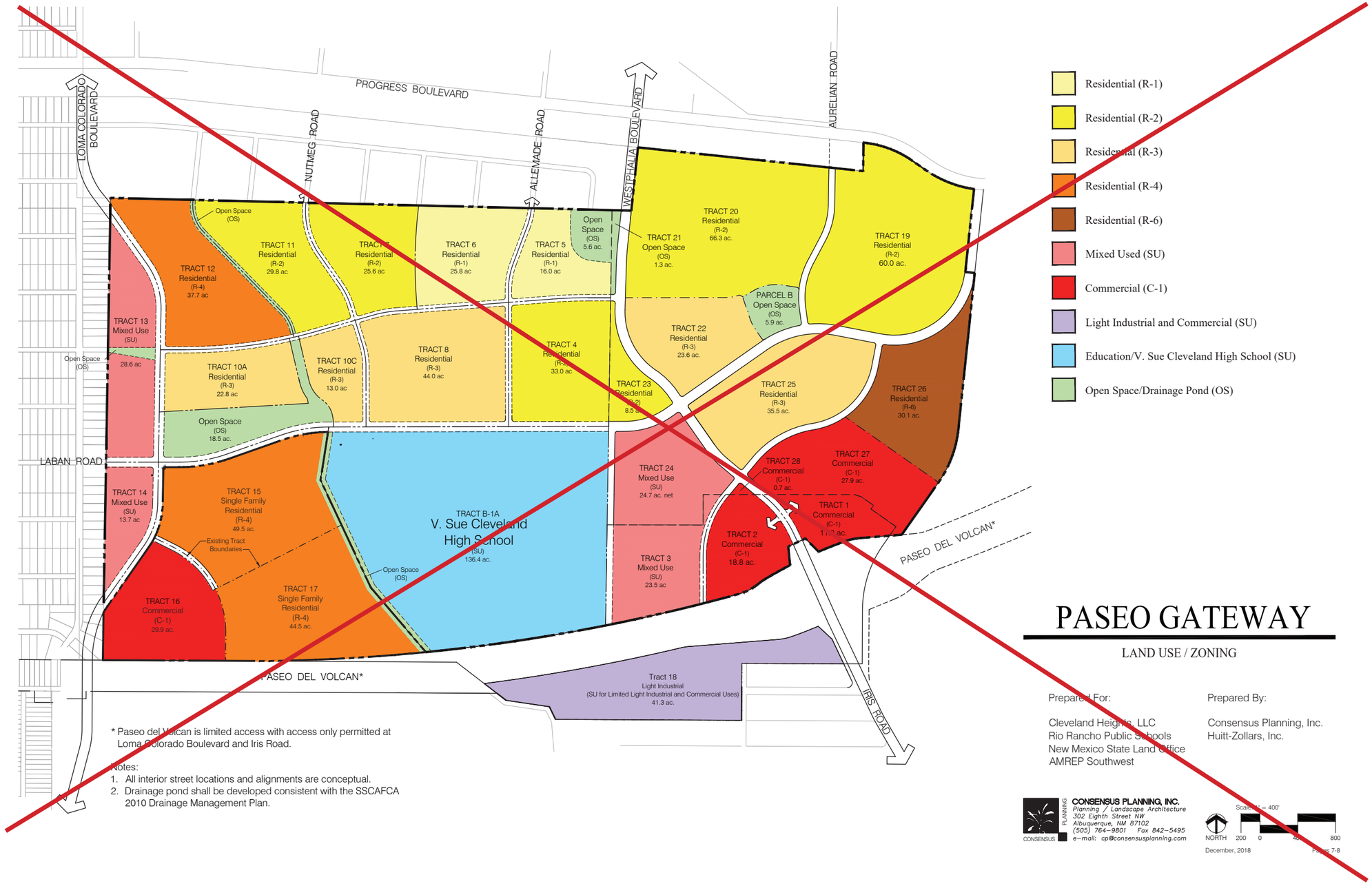
Consensus Planning, Inc.
Community Design Solutions, Inc.

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 400'

NORTH 200 0 400 800

January, 2023



* Paseo del Volcan is limited access with access only permitted at Loma Colorado Boulevard and Iris Road.

Notes:
1. All interior street locations and alignments are conceptual.
2. Drainage pond shall be developed consistent with the SSCAFCA 2010 Drainage Management Plan.

PASEO GATEWAY

LAND USE / ZONING

Prepared For:

Cleveland Heights, LLC
Rio Rancho Public Schools
New Mexico State Land Office
AMREP Southwest

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

CONSENSUS PLANNING, INC.
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Scale: 1" = 400'
NORTH 200 0 400 800

December, 2018

4. Conformance with the Rio Rancho Comprehensive Plan

The Cleveland Heights Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide the growth and development of Rio Rancho. The Cleveland Heights Master Plan will help implement the nine elements of the Rio Rancho Comprehensive Plan, as explained below.

ANNEXATIONS, ANTIQUATED PLATTING AND ADDRESSING

This element of the Comprehensive Plan is not applicable to the Cleveland Heights ~~Paseo Gateway~~ Master Plan. The property has already been annexed and platted, and will continue to be platted and addressed according to City standards as development occurs within the Plan Area.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- Preserve water resources;
- Reuse and recycle materials, and reduce waste;
- Implement the use of low impact development techniques and green building practices; and
- Limit the use of turf in landscape areas in residential and commercial developments except for active recreation and parks.

The Cleveland Heights Master Plan meets these objectives through the provision of design guidelines that require the sensitive use of landscape materials in order to conserve water, the creation of open spaces that serve dual drainage and recreational functions, such as a trail in the north/south open space corridor. Builders at Cleveland Heights ~~Paseo Gateway~~ are encouraged to join green building programs and employ green building techniques such as cool roofs, energy efficient windows, solar panels, permeable surfaces, rain harvesting, and gray-water systems.

Planning and design of infrastructure within the Cleveland Heights ~~Paseo Gateway~~ Master Plan shall minimize the alteration of natural flood plains, stream channels, and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage. Retention ponds shown on the Master Plan will provide flood mitigation and provide additional open space for ~~Paseo Gateway~~ Cleveland Heights residents.

Preservation of the natural environment in and outside of ~~Paseo Gateway~~ Cleveland Heights will be sustained through the use of drought tolerant and native landscaping materials. Night sky compliant lighting will ensure residents and surrounding communities will enjoy nighttime environments unobstructed.

LAND USE ~~POPULATION AND HOUSING~~

The goals, policies, and actions for land use ~~population and housing~~ in Rio Rancho include the following:

- 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;

- Promote and support development that incorporates walkability; and
- Encourage adequate pedestrian connections to future transit facilities in all residential site development.

~~The intent of this element is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Paseo Gateway Master Plan accomplishes the intent of the land use element by including a wide range of zoning densities, from R-1 to R-6. Master planning is one of the City's key action steps towards carrying out this element.~~

The ~~Paseo Gateway~~ Cleveland Heights Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

The Master Plan further meets the intent of the Land Use Element of the Comprehensive Plan through the assembly platted, developable parcels. Increased property taxes derived from the homes developed within Cleveland Heights will help to support the Rio Rancho School District and contribute to the viability of commercial development.

Cleveland Heights is located east of the Rio Rancho City Center. Residents living in Cleveland Heights will have convenient access to the community amenities such as City Hall, the Rio Rancho Events Center, Broadmoor Senior Center, and Sky View Campus Park. Medical services include the UNM Sandoval Regional Medical Center. Educational facilities include the UNM Health Sciences Center and Central New Mexico Community College (CNM) Rio Rancho, V. Sue Cleveland High School, and Shining Stars Preschool.

~~Land uses include office, commercial, institutional, entertainment, residential, and industrial. Paseo Gateway is located east of the City Center. Residents living in the Paseo Gateway community will have convenient access to employment, education, and commercial services.~~

Land uses available in Cleveland Heights will include office, commercial, institutional, entertainment, residential, educational, medical, and industrial. The Cleveland Heights Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. Housing will be available to accommodate a several market rate and workforce housing options.

The ~~Paseo Gateway~~ Cleveland Heights Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for ~~Paseo Gateway~~ Cleveland Heights are intended to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas (see page 14-15 for more detail on walls and landscape).

POPULATION and HOUSING (MOVED FROM LAND USE SECTION)

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- Maintain the strength, vitality, and stability of all residential neighborhoods and types; and
- Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity.

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, well designed residential development, park, open space, and pedestrian connectivity throughout ~~Paseo Gateway~~ Cleveland Heights area and

to V. Sue Cleveland High School. Master Planning is the City's key action steps towards carrying out this principle. The Cleveland Heights Master Plan furthers this principle by providing residential densities classified by the R-4 designation, with a minimum size of 4,000 square feet and a minimum of 40 feet wide. Each tract within the Master Plan can support subdivisions with amenities and road connectivity, similar to the existing Cleveland Heights Subdivision.

The land use and zoning concept for the Cleveland Heights Master Plan furthers the Population and Housing element by providing a residential zone, R-4 that is provides the flexibility for a variety of single-family development densities. The mixed-use SU zoned tracts can support higher-density and multi-family development at strategic points along Iris Road and Loma Colorado Boulevard.

TRANSPORTATION

The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Cleveland Heights Master Plan:

- A balanced transportation system that provides access to a variety of transportation options.

The transportation element hopes to establish an accessible long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged. In addition, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

A Traffic Impact Analysis (TIA) was provided to the City of Rio Rancho to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within open space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is in an area near public facilities such as Rio Rancho City Center, Sky Room Campus Park, Rio Rancho Events Center, Broadmoor Senior Center, and V. Sue Cleveland High School. As this area is developed, more public facilities will be developed.

All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in all development plans within Cleveland Heights. Coordination with the City's Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times. Currently, the area is served by Rio Rancho Fire and Rescue Station 5, located on Santa Fe Hills Boulevard and the Rio Rancho Police Department facility located on Quantum Road. Rio Rancho Fire and Rescue response time in 2022 was approximately 9 minutes.

PARKS and RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- Be responsive to the recreational needs of the community; and
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.

The Master Plan has designated land as open space with the intent that these areas will function as multi-use drainage, recreation, or trail corridors. The intent of the Master Plan is to provide the framework for the creation of a complete community that includes both private (HOA) and public (City of Rio Rancho) park and recreation areas.

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- Create safe developments that discourage crime;
- Support development that links neighborhoods and encourages the use of all modes of transportation; and
- Embrace the use of xeriscape landscaping.

Design features within the ~~Paseo Gateway~~ Cleveland Heights Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the site planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors, and open space network. Future site plans and/or subdivisions shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape and drainage plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.

The land use plan for the ~~Paseo Gateway~~ Cleveland Heights area provides for an appropriate mix of residential, commercial, mixed-use, and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NM State Road 528, US Highway 550, and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers and commercial services to Cleveland Heights by providing an expedited development review process. In 2021, a Zone Map Amendment from SU to C-1 for Tracts 2 and 3 (replatted to Tract 2A and 3A) at the corner of Paseo del Volcan and Iris Road. The Zone Map Amendment and associated preliminary plat will facilitate commercial development on these sites. V. Sue Cleveland High School employs 144 teachers, 39 Instructional Support Staff, and 42 Non-Instructional Support Staff.

5. Design Guidelines

RESIDENTIAL DESIGN GUIDELINES ~~FOR AREA C~~

The design guidelines are intended to create a sense of cohesiveness and identity of the ~~Area C of the Paseo Gateway Master Plan~~ Cleveland Heights Master Plan. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Cleveland Heights. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

Site Design

All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development.

General

a. Sidewalk requirements shall be consistent with standards within the City of Rio Rancho Development Process Manual (DPM).

b. Safe, convenient, and pleasant pedestrian circulation shall be accomplished with sidewalks, trails, special pavings, and shade.

c. Pedestrian walkways shall be designed to be ADA accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).

d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways as allowed by ADA standards.

e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

Single Family Residential

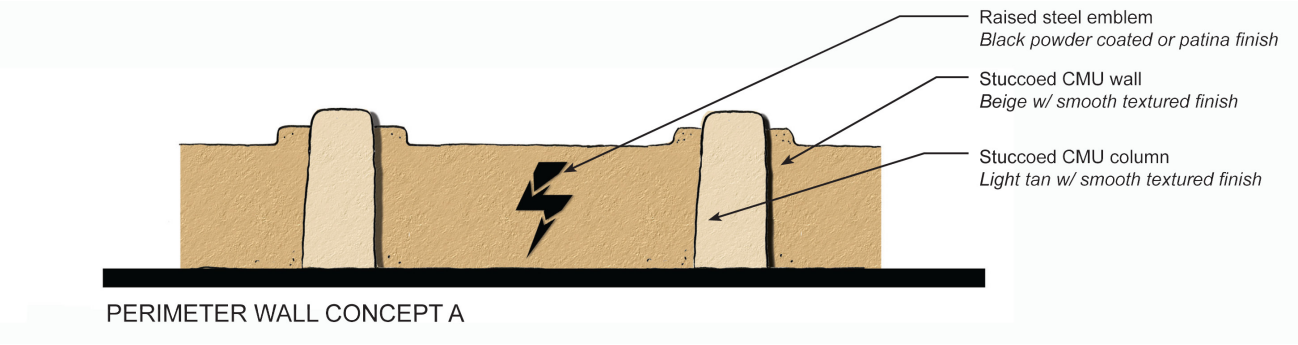
a. ~~All development shall comply with the City of Rio Rancho Subdivison Ordinance~~

a. All development shall comply with the City of Rio Rancho Subdivision Ordinance, Chapter 155.01 of the Rio Rancho Municipal Code.

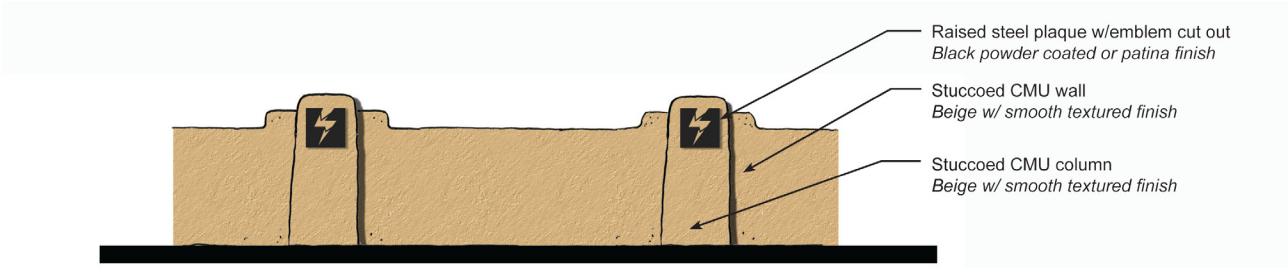
b. Single family units are prohibited from fronting or have driveway access to a collector or ~~major local street~~ arterial.

c. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho Development Process Manual (DPM).

d. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure access is limited to a single street frontage.



PERIMETER WALL CONCEPT A



PERIMITER WALL CONCEPT B

Architecture

The architectural standards are intended to describe the general characteristics of the Master Plan. While the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity.

Residential

a. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.

b. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

c. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.

d. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

Signage

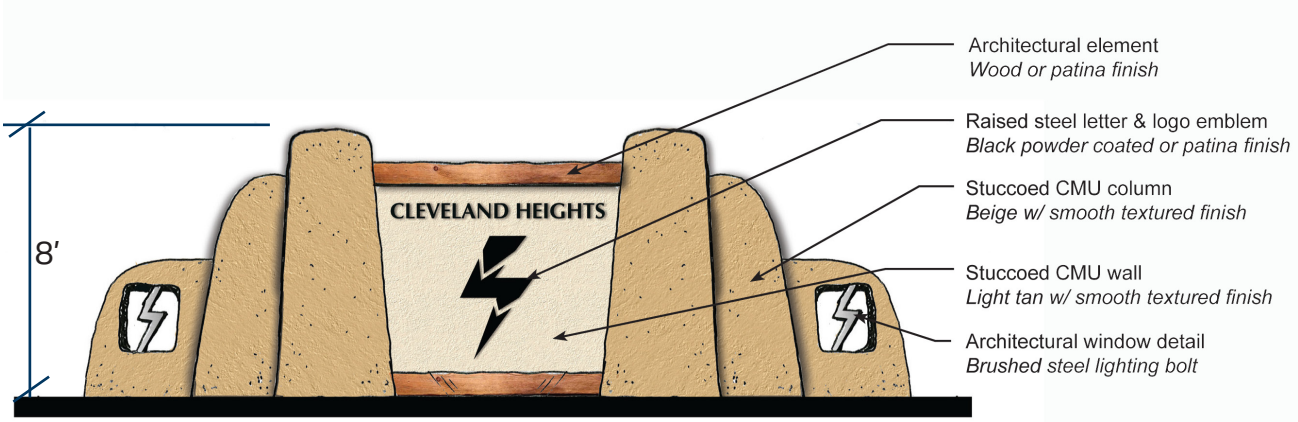
Signage should enhance the overall character and identity of the community, as well as provide directional instruction.

Residential Neighborhoods

a. All neighborhood entries shall include the specific subdivision name.

b. Freestanding neighborhood entry signs shall be monument style. The maximum height shall not exceed 8 feet.

c. The signage program for Cleveland Heights will include project identification graphics in key locations along the perimeter of the project (see Perimeter Wall concepts).



NEIGHBORHOOD ENTRY MONUMENT

Lighting

The objective of the lighting standards is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

a. Light fixtures and standards are intended to conform to local safety illumination standards and existing City regulations as stated in the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

b. Street lights shall be per Rio Rancho DPM and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.

c. Site lighting should be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act and the City of Rio Rancho Municipal Code Chapter 159, Outdoor Lighting Ordinance.

d. Lighting layout should be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

e. Pedestrian scale bollard lights should be used at pedestrian connections.

Landscape and Streetscape

Landscaping should be used to buffer attenuate noise or block undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the importance of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

a. Landscape plans shall comply with the Rio Rancho Municipal Code Chapter 52, Water Conservation Ordinance and the Chapter 154, Planning and Zoning.

b. Landscaping in accordance with an approved plan should be installed in a timely manner in accordance with the CC&Rs.

c. Turf should not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. These areas should be planted with shrubs and trees.

d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.

e. A fully automated irrigation system should be provided for all landscaped areas. The system should be designed to avoid overspraying walks, buildings, fences, etc.

f. Undeveloped graded areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses wildflowers.

g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.

h. Street trees shall follow City of Rio Rancho Municipal Code, Chapter 154.60(E)(1)(a) Landscaping.

Residential

a. Street trees should be provided at a rate of 1 tree per residential lot frontage along roads throughout the Cleveland Heights Master Plan area.

b. Street trees should be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways.

c. Homebuilders should provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence.

d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets should be the responsibility of the individual homeowner.

e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

Parks

The intent of the Cleveland Heights Master Plan is to allow developments to construct required park improvements as the subdivision plans are approved by the City. This approach allows each developer to determine acreage of developed parkland and design of parks for each unique development.

TRACT 18 - SU/LIGHT INDUSTRIAL & COMMERCIAL GUIDELINES

Tract 18, in the Cleveland Heights Master Plan is a Special Use zone. The Cleveland Heights Master Plan will comply with the Paseo Gateway Master Plan standards for the Light Industrial/Commercial Special Use zone. The zone requires a Site Plan approved by the Governing Body, and are subject to the following restrictions to insure proper use and appropriate development. Specifically to:

a. Mitigate negative impacts to adjacent residential properties;

b. Protect each Owner against improper development and use of the property;

c. Prevent construction of buildings of substandard materials; and

d. Provide standards that include signage, adequate setbacks, architecture, landscape, streetscape, lighting, access, and walls.

The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. The standards will help implement the Urban Design provisions of the City of Rio Rancho Comprehensive Plan.

Limits and Restrictions

The SU Light Industrial/Commercial Zone within the Plan Area will provide for limited industrial and commercial uses as specified by City of Rio Rancho Ordinance, provided such uses are conducted in a compatible and harmonious manner.

Permissive Uses

SU for Light Industrial and C-1/Retail Commercial uses, which includes the following land uses:

1. Light manufacturing and assembly per Code of Ordinances, conducted indoors;
2. Storage warehousing, warehouse distribution and wholesaling merchandising;
3. Self-storage facilities;
4. Laboratories, research, and experimental stations;
5. Printing, publishing, and related establishments;
6. Lot for new and used vehicle sales, parts and service per Rio Rancho Code of
7. Office and office buildings;
8. Call Centers;
9. Stores for the sale of retail goods and products;
10. Repair shops for appliances and similar goods;
11. Bakeries and confectioneries where goods are sold
12. Restaurants, except free-standing bars and lounges;
13. Banks, and money lending;

14. Film Studios, Film Production, and related use;
15. Theatres;
16. Amusement centers and bowling alleys;
17. Photography studios, except adult photo studios
18. Dry cleaning, laundry, and tailor shops;
19. Beauty shop, barber shop, spa;
20. Hotel;
21. Health clubs and gymnasiums;
22. Hospitals and health care related uses;
23. Assisted living and similar institutions;
24. Nursery schools and daycare facilities;
25. Public and private schools;
26. Libraries and museums;
27. Churches and other places of worship, Sunday school buildings and parish houses
28. Public utilities
29. Parks, recreation parks, open space, and public facilities;
30. Construction trailers per Rio Rancho Code of Ordinances; and
31. Residential uses within the building for security purposes.

Building Height: Building height shall be per the C-1, Retail Commercial, District except that the maximum height of a hotel or office building shall be 50 feet if the structure is located, at minimum, 100 feet from the nearest residentially zoned property.

Setback: There shall be a 35-foot setback from the property boundary except adjacent to the Paseo del Volcan right-of-way.

Landscaping: Landscaping shall be per the C-1, Retail Commercial, District.

Buffering and Walls: Buffering shall be provided per the C-1, Retail Commercial, District with the following modifications:

1. The required buffer yard shall be 15 feet wide.
2. Plain grey CMU block shall not be used for the buffer wall unless painted or treated (e.g. stuccoed).
3. Chain-link (with or without slats), wood or plastic/vinyl fencing shall not be used for the buffer wall.
4. Barbed wire, concertina wire and similar materials are not permitted atop the buffer wall.
5. Buffering shall also be provided along the west boundary adjacent to the tributary of the La Barranca Arroyo.
6. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.

Off-street Parking: Off-street parking shall be provided per Rio Rancho Municipal Code, Chapter 154.22.

Bicycle Parking: Each occupied building shall include bicycle racks that accommodate 0.25 bicycles per 1,000

square feet gross floor area or 3 bicycles, whichever is greater.

Equipment, Refuse and Storage Screening:

1. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.
2. Outdoor storage shall be visually screened from all property lines by a solid wall, opaque fence (does not include chain-link fencing.
3. Refuse collection shall comply with Code of Ordinances, Chapter 50.07(B). Chain-link fencing with slats shall not be permitted as a suitable enclosure for the refuse container.

Lighting: Lighting shall comply with all applicable City ordinances and should shall be further restricted by the following design standards:

1. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass on to adjacent rights-of-way and properties.
2. All parking lot lighting shall be fully shielded.
3. Bollard lights shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights of-way and properties.
4. Light fixtures shall conform to the architectural character of the buildings and other site elements.
5. Accent lighting is permitted; however, building surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being illuminated.
6. The average lighting level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured 4 feet from above the surface level of any point on Tract 18.

Signage: Signs shall comply with all applicable City ordinances and should be further restricted by the following design standards:

1. All free-standing signs shall be monument signs as defined by Code of Ordinances, Chapter 156.02 except those signs for the direction of vehicular traffic and signs advertising properties for sale or lease.
2. Blinking, moving, internally illuminated or animated signs, product advertising signs or hand painted signs shall not be permitted.
3. Building signs shall consist of individually mounted letters, shall be limited to identification of the respective building or tenant occupant and shall not be illuminated if facing residential properties.
4. Signs for business identification may be permitted in the buffer, but shall not exceed four feet in height.
5. Signs advertising properties for sale or lease and signs required for the regulation and direction of vehicular traffic shall be allowed in the buffer, but such signs shall not exceed six square feet in area nor be higher than four feet above grade.

Architecture:

1. Primary building materials shall be stucco, colored concrete or colored block. Stone, tile, metal or brick accents are also allowed.
2. Materials prohibited as the primary building material include the following:

a. Exposed, untreated precision block or wood walls;

b. Highly reflective surfaces; and

c. Metal paneling.

3. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

4. Earth tone, white, green, red, blue, and brown hues shall be the accent colors used on entry portals, front doors, window frames and trim, fascias, southwestern architectural features, and other related elements.

Access:

5. The intersection of Iris Road and Paseo del Volcan will provide access to the commercial Tract 1 and 2A.

6. Cleveland Heights Road will be the main east/west road through Cleveland Heights providing connections for Loma Colorado Boulevard, Nutmeg Road, Allemade Road, and Cleveland Heights Drive.

7. Loma Colorado provides the primary access on the west side of Cleveland Heights connecting to Paseo del Volcan and Progress Avenue.

8. Primary access to Tract 18 shall be from Iris Road. via 28th Avenue. Access to 27th Avenue and 52nd Street south of the property line shall be prohibited unless otherwise required for reasons of public health, safety, or welfare.

9. Direct access from Paseo del Volcan shall require approval by the New Mexico Department of Transportation and the City of Rio Rancho.

Site Plan: Site plan approval per Code of Ordinances, Chapter 154.43~~17~~ SU: Special use District, shall be granted by the Governing Body prior to development.

6. Infrastructure

WATER AND SANITARY SEWER

V. Sue Cleveland High School and Cleveland Heights Subdivision are currently served by water and sanitary sewer located within the master plan area. Some undeveloped parcels within the master plan area can also be served by this existing infrastructure. Other areas will require the extension of additional infrastructure to be served. The master plan area is large and will develop over the period of many years. Developers within this master plan will work with Rio Rancho staff to coordinate water and sewer needs as development progresses. Water and sewer availability will be required at the time of subdivision and will be dependent upon the City of Rio Rancho's ability to serve at the time of development of each parcel.

ROADWAYS

The master planned area is located adjacent to Paseo Del Volcan NE (PDV) and is generally accessed via Loma Colorado Boulevard NE and Iris Boulevard NE. Sue Cleveland High School and Cleveland Heights Subdivision are located adjacent to Cleveland Heights Road NE which provides east/west connectivity between Iris and Loma Colorado. The development has reserved easements for future roadways extending to connect to the existing roadway rights of way north, east and west of the site. These offsite roadway connections are not yet developed areas and the existing roadway network north, east and west of the site are not improved roadways at this time. The existing access to PDV does provide sufficient access for the proposed development.

An east/west roadway, Nadene Road NE, through the site has been eliminated from the master plan. The connectivity that this roadway established can be provided through each parcel of land as that land is developed, allowing flexibility within the planning of each parcel. East/west movement through the site is provided sufficiently by Cleveland Heights Road NE and the additional east/west roadway was determined to not be necessary and simply increases both cost of development and costs of maintenance for the City of Rio Rancho.

DRAINAGE

The Cleveland Heights Master Plan (formerly a portion of Paseo Gateway Master Plan) is subject to the approved 2009 Paseo Gateway State Land Office Drainage Management Plan (PGSLODMP) together with two subsequent amendments, 2010 and 2016 respectively.

The two amendments to the DMP have addressed the changes in intended land use through time, although these changes have not always been implemented due to intended development not proceeding for varied reasons. The 2016 amendment also reflects the change in strategy to relocate the "regional ponds" within the master plan area so that mitigation of "offsite" storm water runoff occurs at or near the west and north property boundary. This strategy reduces the infrastructure required to convey this "offsite" runoff through the properties to the previously planned location of the "regional" ponds.

The master plan area receives storm water runoff from a substantial "offsite" area resulting in runoff entering the site from the western and northern boundaries of the site. The original PGSLODMP developed a drainage management strategy that included "onsite ponds" for most of the developable area of the site together with "regional ponds" that accepted water from both the "onsite" and "offsite drainage areas". These ponds were designated as "ponds A, B and C" within the original PGSLODMP. The location of these ponds was planned such that the "offsite" flows entering the site would be intercepted by drainage infrastructure and conveyed through the site to the proposed pond locations.

The 2016 amendment revised the drainage mitigation concept to provide "regional" detention ponding of the offsite flows along the western and northern boundaries of site. This regional ponding at the boundary allows those flows to be reduced substantially by providing storage sufficient to allow the flow rate to reduced. The drainage infrastructure

required to convey the smaller flow rates is therefore reduced. The new regional ponds are shown on the Land Use and Zoning Map (page 7) as Pond 1, Pond 2, Pond 3, and Pond 4, which correspond to Ponds AP49A, AP49, and AP53 in the 2016 amendment to the PGSLODMP.

This change in drainage mitigation has necessitated revisions to the land plan so that "open space" areas allocated for the regional ponds could be relocated from the central and southern areas of the master plan to the new locations along the western and northern boundaries as reflected in the Land Use Plan.

7. Implementation

The Cleveland Heights ~~Paseo Gateway~~ Master Plan states that it shall occur as sub-plans, as infrastructure planning and subdivisions are platted. The Cleveland Heights Master Plan fills this requirement as a sub-plan of the Paseo Gateway Master Plan.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Development Services.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Development Services, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.
4. Access to Paseo Del Volcan will be restricted to Loma Colorado Boulevard and Iris Road.
5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.
6. All major streets shall be dedicated upon request by the City during the subdivision process.
7. Designated open space, improved to meet City of Rio Rancho Park Design Standards in the Development Process Manual, may count towards the trail requirements established by the City of Rio Rancho.
8. A 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.
9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.
10. It is anticipated that the property will be platted to correspond with development. In conjunction with platting actions, Development Agreement(s) may be prepared outlining infrastructure costs and requirements for the development.
11. Water and sewer availability will be tied to future subdivision plats.
12. Detailed Transportation Impact Studies (TIS) will be required as needed based on thresholds, with future subdivision plats.

RioRancho
City of Vision

October 11, 2023

Sheldon Greer P.E.
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109

Re: Letter Granting Conditional Water and Wastewater Availability Approval for Paseo Gateway LLC Subdivision State Land Office Phase 2 Additional 224 Dwelling Units.

Dear Mr. Greer,

The Utilities Department confirms the Conditional Water and Wastewater Availability for the State Land Office, Paseo Gateway LLC Development, Phase 2 consisting of approximately 224 Dwelling Units in addition to the 210 Dwelling Units constructed in Phase 1 of the development. The Utilities Department can still serve up to 434 Dwelling Units.

The developer is responsible for water and wastewater modeling for any additional development requests after Phase 2. Sanitary Sewer Lift Station and sanitary sewer lines receiving flows from the development may need improvements prior to or in conjunction with additional development approvals. Similar conditions apply to the Water Supply (Wells). The developer is responsible for ensuring the site fire flow meets City of Rio Rancho Fire Marshall requirements for the proposed development. A water model paid for by the developer will be required to ensure adequate fire flow to the site. If the developer builds a looped water line, no issues are anticipated at this time. Please contact Nathan Roberts Bohannan Huston 505-823-1000 for modeling information.

Condition: Sanitary sewer is to be designed to service all of the Paseo Gateway State Land Office by gravity. The Water and Wastewater Availability for the 224 dwelling units and a total availability for 434 dwelling units is predicated on the award of this portion of the development by the State Land Office (SLO). The availability is to the SLO chosen developer and is was predicated on the SLO and SLO Developer meeting any additional conditions set forth through the Development Services Department.

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

3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-6201

water 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 Department 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 be 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.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

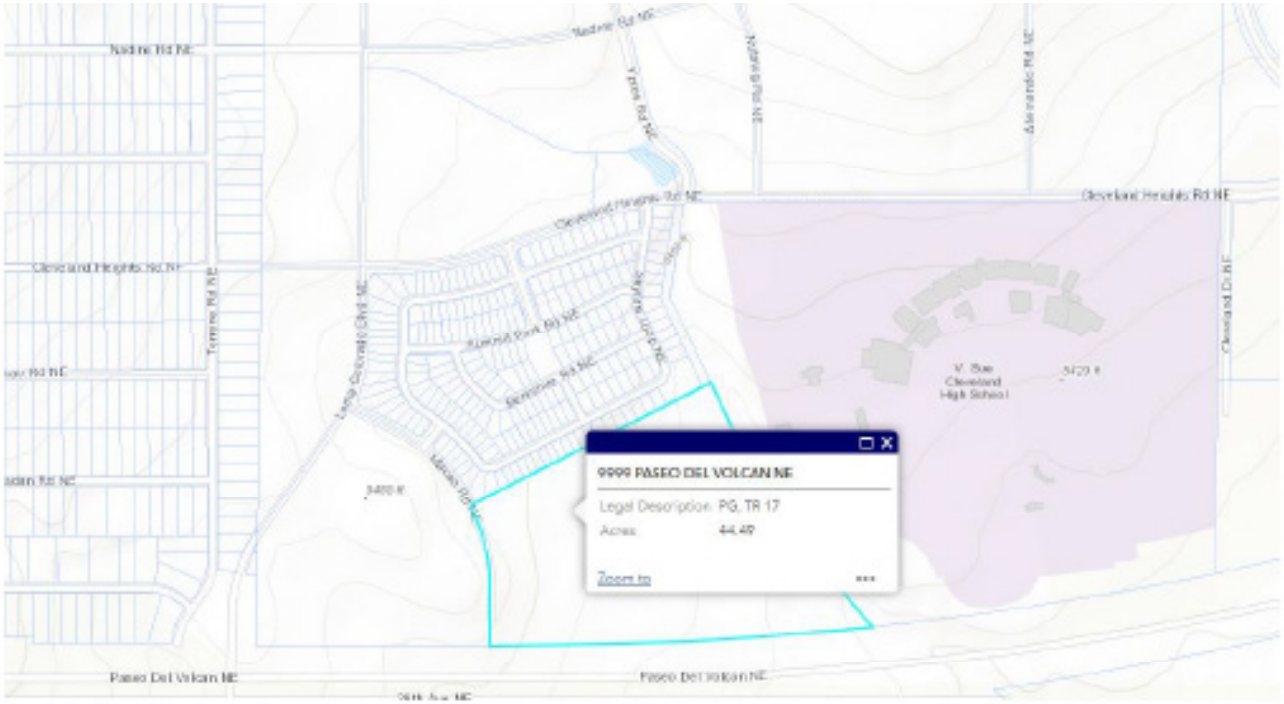
Steve Gallegos

Steve Gallegos
Deputy Director
Utilities Department

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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: Paseo Gateway, LLC.		Phone: 505 573-2868
Address: 302 8th Street, NW		E-Mail: greg@westwoodnm.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest: Lesee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) CJ

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 8th Street NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Amendment to the existing Paseo Gateway Master Plan to remove the parcels owned by the State Land Office and create a new Cleveland Heights Master Plan. Zone Map Amendment to R-4 for SLO properties within Cleveland Heights Master Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s):	Lot(s): See attached
Existing Zoning: R-1, R-2, R-3,	Proposed Zoning: R-4	
No. of existing lots: CHMP -21	No. of proposed lots: CH - 16	Total area of site (acres) PG - 284 /CH - 674 7

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: Charlene A. Johnson	Applicant: Cleveland Heights, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 6/25/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Cleveland Heights Master Plan Lots:
PG, Tract 4
PG, Tract 5
PG, Tract 6
PG, Tract 7
PG, Tract 8
PG, Tract 9
PG, Tract 10A
PG, Tract 10B
PG, Tract 10C
PG, Tract 11
PG, Tract 12
PG, Tract 13
PG, Tract 14
PG, Tract 16
PG, Tract 15
PG, Tract 17
PG, Tract B-1A
PG, Tract 3A
PG, Tract 2A
PG, Tract 1
PG, Tract 18

Paseo Gateway Master Plan Amendment:
PG, Tract 20
PG, Tract 21
PG,Tract 22
PGTract 23
PG, Tract 24A
PG, Tract 25
PG, Tract 28
PG, Tract 27
PG, Tract 26
PG,Tract 19
PG, Parcel B

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

July 3, 2025

RE: **Zone Map Amendment/Master Plan Amendment/Master Plan**
Case No. 25-100-00004/#25-410-00003/#25-400-00002
Paseo Gateway & Cleveland Heights

Dear Property Owner:

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

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

The **Planning and Zoning Board** will consider the request on **Tuesday, July 22, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

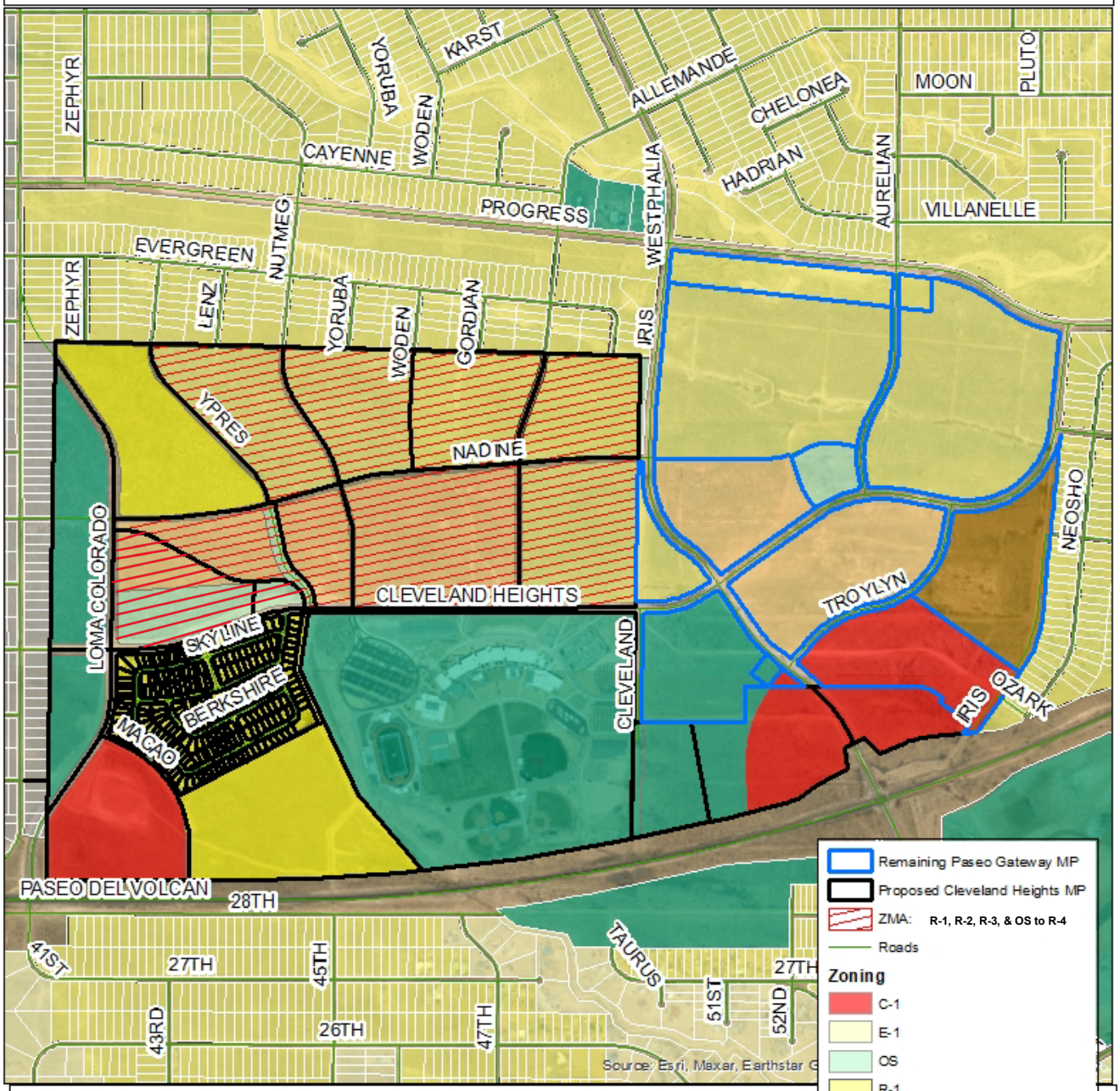
Respectfully,

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

The City of Rio Rancho

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

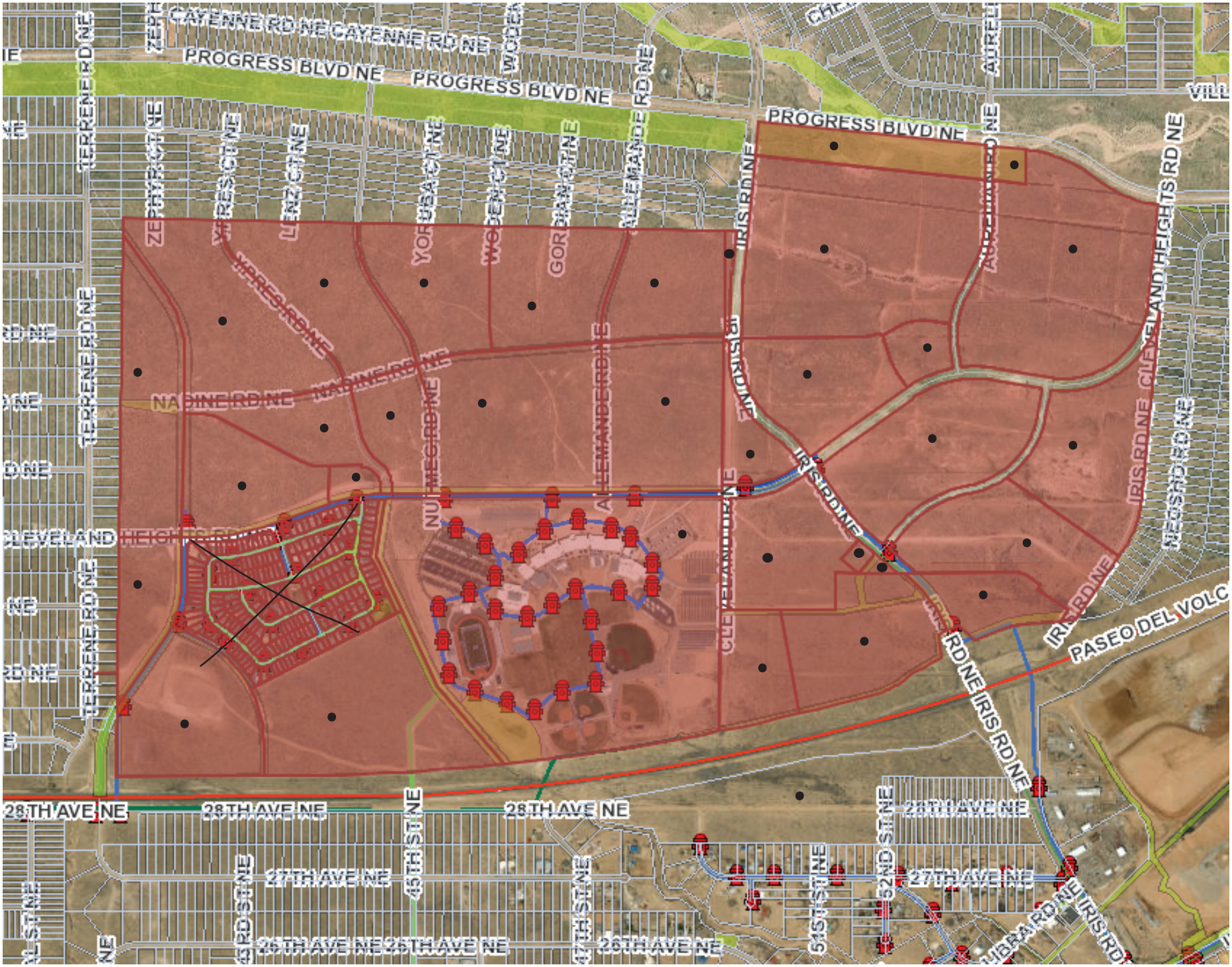
PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



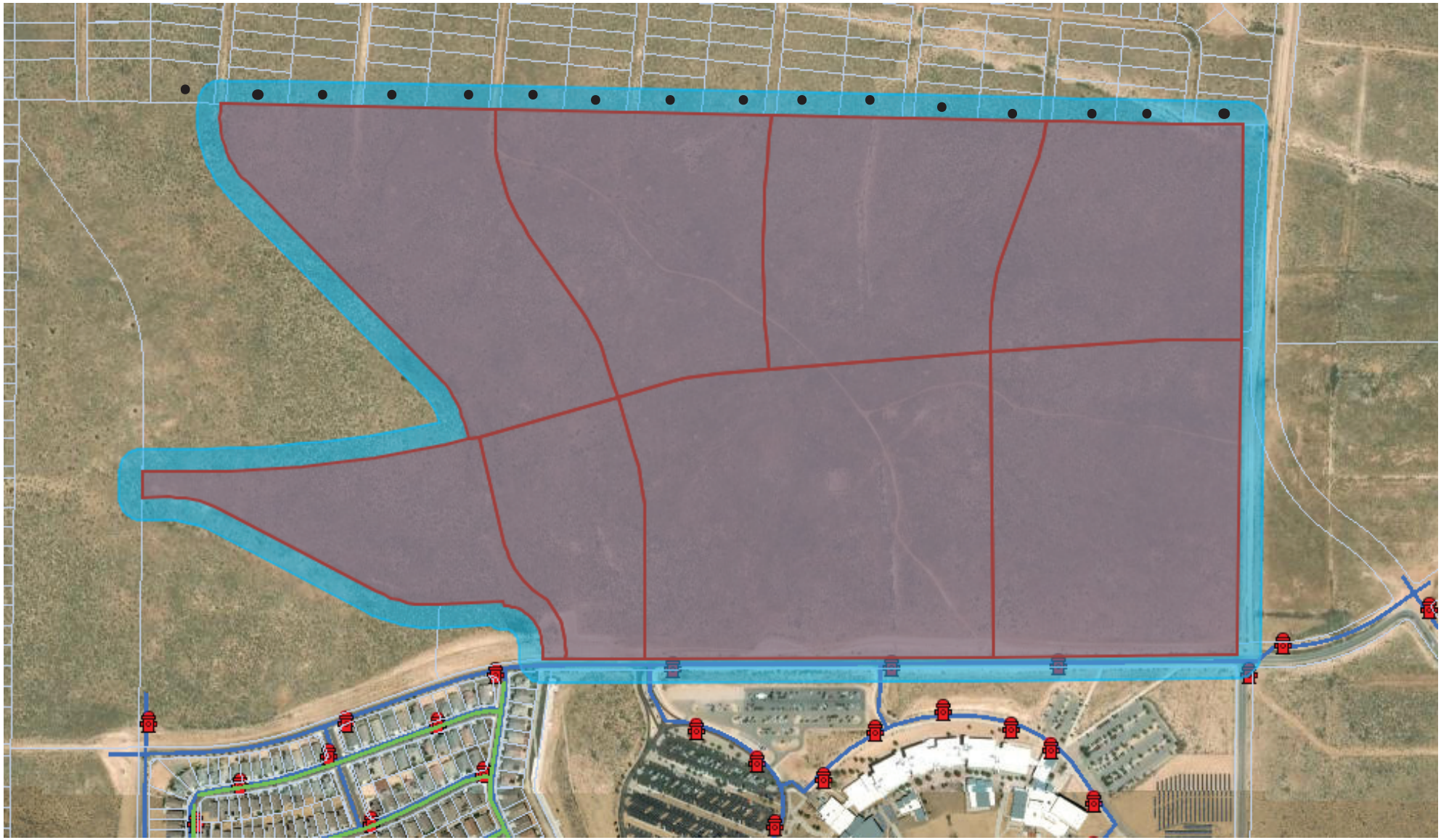
0 395 790 1,580 2,370 3,160 Feet

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 Tamarah Martinez on 6/5/2025



NOTICE MAP: × • - FIRST CLASS MAIL TO OWNERS



- ADDITIONAL MAILOUTS TO PROPERTIES WITHIN 100FT of ZMA

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 22, 2025:

Zone Map Amendment
Case #25-100-00002

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 50.442 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-31 and 45-48, Block 23, 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

Variance
Case #25-110-00013

The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, request approval of a Variance to allow for a 10-foot encroachment into the rear setback for the construction of a pergola at the property legally described as Tierra Del Norte, Block 4, Lot 7. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

Development Process Manual (DPM)

The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Text Amendment Request
Case #25-105-00001

The City of Rio Rancho is requesting approval of text amendments to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Zone Map Amendment
Case #25-100-00001

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment

Case #25-400-00002

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan. 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: July 7, 2025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE CLEVELAND HEIGHTS 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 has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Cleveland Heights Master Plan (Case No. 25-400-00002) at their meeting held on July 22, 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 28, 2025, has reviewed the proposed Cleveland Heights Master Plan and determined that the Master 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 Cleveland Heights Master Plan (planning area comprising approximately 674.7 acres), attached hereto.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 28th DAY OF AUGUST, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-100-0004

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, for Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3: Mixed Residential to R-4: Single-Family Residential; Tracts 11, 7, and 4, from R-2: Single-Family Residential to R-4: Single-Family Residential; Tracts 5 and 6 from R-1: Single-Family residential to R-4: Single-Family residential; and Tracts 9 and 10A from OS: Open Space to R-4 Single-Family residential.

The properties total 234.128 acres and the area is bounded by Cleveland High School to the south, and Iris Rd NE (a minor arterial road) to the east. The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Low/Medium Density Residential, High Density Residential, and Park, Open Space, Drainage" and will be amended to the "Low/Medium Density Residential" land uses for all tracts involved.

This item was withdrawn from the June 24, 2025 Planning and Zoning Board Meeting, and re-noticed for this meeting.

Concurrent to this Zone Map Amendment request, is an amendment to the Paseo Gateway Master Plan, under case #25-410-00002, as well as a request to create the Cleveland Heights Master Plan, under case #25-400-00002. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing Master Plan. The parcels removed from the Paseo Gateway Master Plan will create the new Cleveland Heights Master Plan.

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: "This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho as follows. The zone change furthers several Rio Rancho Comprehensive Plan goals and policies furthering residential development in Rio Rancho; the zone change will allow for medium-density residential development in an area that will support the future commercial development near Paseo del Volcan and Iris Road; the zone change to R-4 will provide the flexibility for desirable single-family development; development of these tracts will catalyze additional development on adjacent vacant sites, jumpstarting the overall development of both the Paseo Gateway Master Plan and the Cleveland Heights Master Plan areas."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would enable additional housing dwellings in the City of Rio Rancho, thereby providing residents with both increased, and varied housing options, in a growing area of the City; consistent with the morals and welfare of the City.

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

The applicant states: "If granted, the Zone Map Amendment will provide a stable zoning and land use pattern for the Cleveland Heights Master Plan area. Currently, the area has mixed zoning with R-1, R-2, R-3, and R-4. The proposed zoning will enable single-family development complementary to the surrounding residential development to the south, also zoned R-4. The R-4 zone will reinforce the desired density of the area as expressed in the prior Paseo Gateway Master Plan, which has identified this area as residential and open space. Future residential development made possible by the change of zoning will provide customers for the future commercial development on Paseo del Volcan and Iris Road. Development in this area will also facilitate infrastructure improvements in this area including drainage, roadways, and water and sewer extensions."

Staff recommends the Planning and Zoning Board finds that the applicant has provided sound justification for stability of land use and zoning, as the request will enable stable and consistent R-4 single-family zoning across the subject properties. The zoning change may enable further residential development in this area, which will expand infrastructure that can serve future commercial development as well, given that the subject properties are within close proximity to undeveloped commercial properties.

Staff recommends the Board finds that the proposed zoning will still accomplish the original intent of this area, as far as allowing for residential development, but may also potentially encourage future commercial growth to fulfill the needs of the surrounding community, contributing to a stability in land use.

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

The applicant states: "The proposed Zone Map Amendment is consistent with the Rio Rancho Comprehensive Plan and the intent of Cleveland Heights Master Plan. The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:"

- Land Use Policy L-2: 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 rezoning of this site furthers this policy because it will serve as a catalyst to further develop the Cleveland Heights Master Plan to the north of the existing developments of V. Sue Cleveland High School and the Cleveland Heights Subdivision).
- Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.; (the zone change furthers this goal by providing a flexible zone that will support development).
- Goal PH-7: Support residential developments with appropriate amenities for families with children; (the rezoning of the parcels within the Cleveland Heights Master Plan supports the development of residential subdivisions that will include amenities such as neighborhood parks, playgrounds, and multi-use trails which will serve the generational needs of the community).
- Goal TR-1: Support transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements; (the zone change will facilitate the construction or extension of roadways such as Loma Colorado, Cleveland Heights Road, Nutmeg Road, and Allemade Road as the subdivisions within Cleveland Heights are designed and developed).

The applicant goes on to state, "The Zone Map Amendment meets the intent of the Paseo Gateway Master Plan by providing complementary land uses for the V. Sue Cleveland High School and the City Center. The zoning will not change the primary land use intended for this area, which is residential. The Cleveland Heights Master Plan and Zone Map Amendment furthers the implementation of the Paseo Gateway Master Plan, which states that implementation of the Plan shall occur as sub-plans as infrastructure planning and subdivision platting occurs. The Cleveland Heights Master Plan will encourage future residential development, which will support the future commercial and mixed-use areas at the western and southern perimeters of the Master Plan area."

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board find that the proposed zone change promotes and furthers goals and policies of the Population and Housing Element of the City Comprehensive Plan, including those listed by the applicant, as well as Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Staff recommends the Board find that the zone change also meets the Goals and Objectives of the Paseo Gateway Master Plan and the now proposed Cleveland Heights Master Plan, in that it maintains the desired residential land-use for the subject properties. Furthermore, the zoning is complementary to that of existing development in the area (ie. the R-4 Cleveland Heights Subdivision to the south).

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 Paseo Gateway Master Plan Amendment and Cleveland Heights Master Plan requests (cases #25-410-02 and #24-400-02).

(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.

In response to criteria C, the applicant states that: "criteria 'c' applies to this zone change request, as R-4 is a more advantageous zoning category than the existing zoning, and there is a public need for the residential development facilitated by the R-4 zone. The Paseo Gateway Master Plan zoning was developed in 2006. Since then, residential development has been limited to the Cleveland Heights single-family development west of V. Sue Cleveland High School, which is zoned R-4. Tracts 15, 16, and 17 were rezoned R-4 in 2019. The approval of the zone change for the tracts to the north will make future residential development consistent with this existing development and provide desirable single-family housing in an appropriate area of the City. The open space tracts are no longer needed for drainage per the 2016 Paseo Gateway State Land Office Drainage Study and are better utilized for residential uses."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is more advantageous for the community as it facilitates residential development on lots that already in close proximity to an existing R-4 neighborhood. Additionally, the drainage open spaces are no longer necessary.

(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, "This zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and the removal of open space tracts that are no longer needed for drainage."

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, "this Criterion is not applicable, as the request is not for apartment, office, or commercial zoning."

Staff recommends that the Planning and Zoning Board find that the criterion is not applicable.

(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 requested zone change request is not a “spot zone “. The zone change is for an area encompassing 288 acres of the old Paseo Gateway Master Plan area, now covered by the new Cleveland Heights Master Plan."

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment is not a spot zone, as their already exists R-4 to the north east and south east of the subject properties; one area of which has already been developed into the Cleveland Heights Subdivision.

Staff recommends that the Board finds that pending approval of these concurrent plan amendment requests, the proposed Zone Map Amendment would facilitate realization of these Master and Comprehensive Plans.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north are zoned R-1: Single-Family Residential, the properties to the west are zoned OS: Open-Space and R-4: Single-Family Residential, the properties to the South are zoned SU (Cleveland Heights High School) and R-4: Single-Family Residential (Cleveland Heights Subdivision), and the properties to the east are zoned R-2: Single-Family Residential and R-3: Mixed-Residential.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Master Plan Amendment and Master Plan requests. A legal advertisement was placed in the July 7, 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 - Comments within document.
DSD Engineering - No adverse comments.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - Shall Follow IFC 2021, Appendix D for Fire Apparatus access roads, a Fire 1 Plan shall be submitted to the Fire Marshal bjohnson@rrnm.gov, Fire 1 Plan check list is located on the City of Rio Rancho Fire Marshals website. Fire Hydrants shall be no more than 500 ft apart. Further requirements may be required upon development.
Police Department - No comments provided.
SSCAFCA - See attached comments.
MRCOG - No adverse comments.
Parks, Recreation, and Community Services - No comments on the proposed ZMA. Per the PG Master Plan and Cleveland Hts Master Plan - The amended master plan/s remove any specific indications about where actual park land, required by ordinance, may be included in the proposed land uses in the master plan area. While open space and drainage areas are shown (which cannot be used for required, improved park land), and trail improvements are mentioned, the actual park requirements are not adequately discussed. If it is the intent of the applicant to have each developer purchasing developable sections of the plan area – to construct any required park improvements, it should be stated in the new plans. If the applicant intends park land to be developed in order to meet ordinance requirements overall, possible locations should be described and shown in the amended plans.

IMPACT:

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

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the

applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

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

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by furthering goals of the existing Paseo Gateway Master Plan, the proposed Cleveland Heights Master Plan, and the City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated March 27, 2025, for the proposed zone change and that the Zone Map Amendment would provide for a more advantageous zoning designation.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and the Paseo Gateway Plan, and would be consistent with the proposed Cleveland Heights Master Plan.
4. The applicant has demonstrated that the proposed R-4: Single-Family zoning designation would be a more advantageous zone for the subject properties, as it furthers goals of the Paseo Gateway Master Plan, the proposed Cleveland Heights Master Plan, and of the City's Comprehensive Plan.
5. The requested zone map amendment would not create a "spot zone."

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

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

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

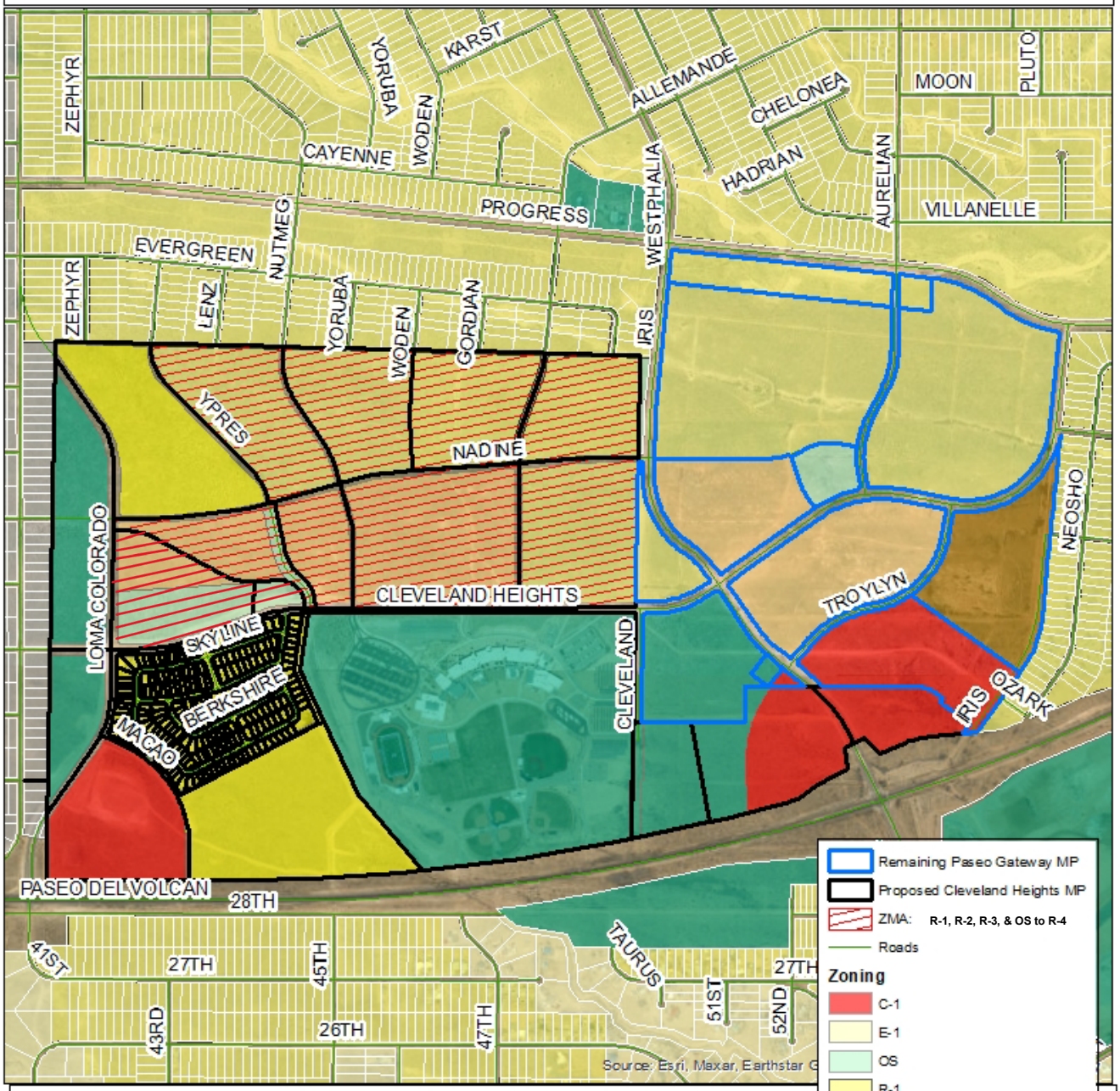
Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: SSCAFCA Comments.pdf
ATTACHMENT: Draft_Ordinance_7.22PZB_BMB.doc

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

PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



0 395 790 1,580 2,370 3,160 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 Tamarah Martinez on 6/5/2025

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 (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: Paseo Gateway, LLC.		Phone: 505 573-2868
Address: 302 8th Street, NW		E-Mail: greg@westwoodnm.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest: Lesee	List Owners: New Mexico State Land Office	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 8th Street NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Amendment to the existing Paseo Gateway Master Plan to remove the parcels owned by the State Land Office and create a new Cleveland Heights Master Plan. Zone Map Amendment to R-4 for SLO properties within Cleveland Heights Master Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s):	Lot(s): See attached
Existing Zoning: R-1, R-2, R-3,	Proposed Zoning: R-4	
No. of existing lots: CHMP -13	No. of proposed lots: CH - 6	Total area of site (acres) PG - 284 /CH - 669

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: Charlene A. Johnson	Applicant: Cleveland Heights, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 3/27/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Cleveland Heights Master Plan Lots:

PG, Tract 4
PG, Tract 5
PG, Tract 6
PG, Tract 7
PG, Tract 8
PG, Tract 10A
PG, Tract 10C
PG, Tract 11
PG, Tract 12
PG, Tract 13
PG, Tract 14
PG, Tract 16
PG, Tract 15
PG, Tract 17
PG, Tract B-1A
PG, Tract 3A
Tract 2A
PG, Tract 1
PG, Tract 18

Paseo Gateway Master Plan Amendment:

PG, Tract 20
PG, Tract 21
PG,Tract 22
PGTract 23
PG, Tract 24
PG, Tract 25
PG, Tract 28
PG, Tract 27
PG, Tract 26
PG,Tract 19
PG, Parcel B

Stephanie Garcia Richard
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

November 20, 2024

Mayor Greggory D. Hull
City of Rio Rancho Council Members
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Amendment to Paseo Gateway Master Plan, Approval of Cleveland Heights Master Plan, and Zone Map Amendment (Planning and Development Lease, No. BL-1952)

Dear Mayor Hull and City Council Members,

As the owner of the properties outlined in the following request, the State Land Office hereby authorizes its lessee Paseo Gateway, LLC and Paseo Gateway, LLC's contractor Consensus Planning, Inc. to act as the agent for the following requests:

- Approval of the Cleveland Heights Master for Tracts 4, 5, 6, 7, 8, 10C, 10A, 12, 13, 14, 16, 18, and two open space tracts currently contained within the Paseo Gateway Master Plan.

- Approval of a Zone Map Amendment to R-4 from the existing zoning of R-3 (Tracts 10A, 10C, and Tract 8), R-2 (Tracts 11, 7, and 4) and R-1 (Tracts 6 and 5).

The State Land Office has approved the requested Cleveland Heights Master Plan and Zone Map Amendment, and with that approval the lease authorizes Paseo Gateway, LLC to seek the City's approval and make such additional amendments as the City may require.

Please call Consensus Planning at (505) 764-9801 with any questions or concerns.

Sincerely,

Michael Sage Digitally signed by Michael Sage
Date: 2024.11.21 08:25:36 -07'00'

Michael R. Sage
Assistant Commissioner, Commercial Resources Division
(505) 827-5708
msage@nmslo.gov

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

June 25, 2025

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

Re: Request for approval of a Paseo Gateway Master Plan Amendment, Cleveland Heights Master Plan, and Zone Map Amendment

Dear Chairman, Radosevich:

The purpose of this letter is to request approval for an amendment to the Paseo Gateway Master Plan to separate the tracts owned by the State Land Office and create a new Master Plan named Cleveland Heights. In addition, as part of the Cleveland Heights Master Plan, a Zone Map Amendment (zone change) is requested for the ten of the eleven tracts in the northwest portion of the current Paseo Gateway Master Plan area. The Cleveland Heights area will be comprised of the tracts within Area B and C of the current Paseo Gateway Master Plan, which comprises approximately 674.7 acres of the total 953 acres of the total Paseo Gateway Master Plan area. The current iteration of the Master Plan was adopted in 2019 through *Ordinance 94-071; 06-07; 06-37; 08-83*. The legal description for the subject property is *PG, TR 3*.

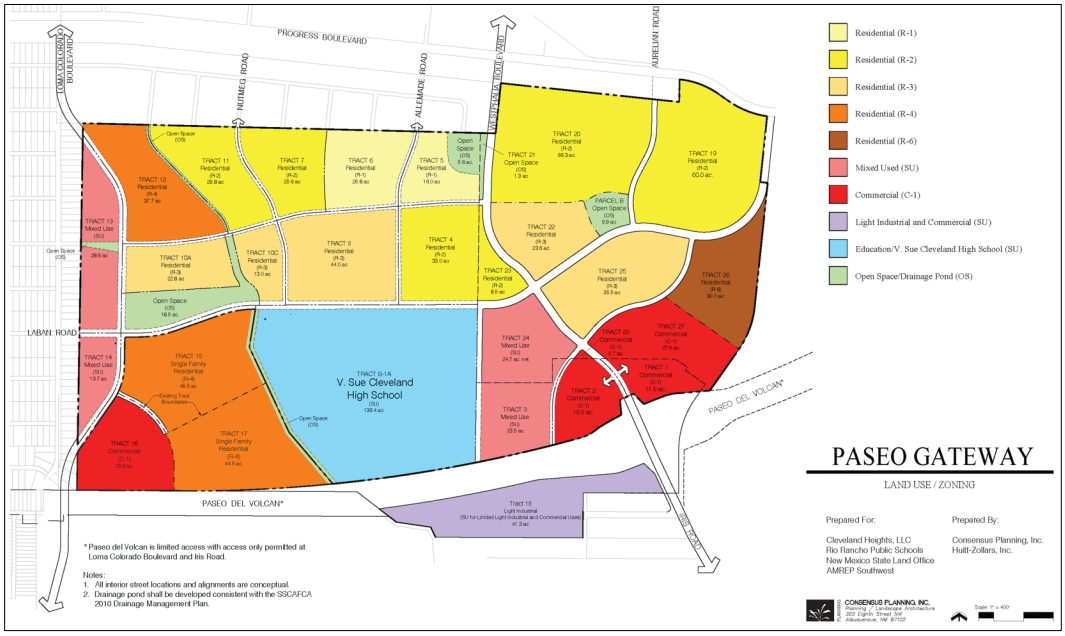


Figure 1: Current Paseo Gateway Land Use/Zoning Map, 2019.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

REQUESTS

The request to create the Cleveland Heights Master Plan contains three parts:

1. Amendment to the Paseo Gateway Master Plan to remove tracts: 19, 20, 21 (open space), 22, 23, 24, 25, Parcel B (Open Space), 26, 27, 28.
2. Approval of the Cleveland Heights Master Plan including the reconfiguration of Tracts 4, 5, 6, 7, 8, 9, 10C, 10B, 10A, 11, 12, 13, 14, and two open space tracts. The tracts at the northern portion of the Master Plan area will be consolidated and reconfigured as bulk Tracts A, B, C, D, E, and F.
3. A Zone Map Amendment to R-4 from the existing zoning of R-3 (Tracts 8, 10A, 10B, and 10C), Open Space (Tracts 9 and 10A), R-2 (Tracts 11, 7, and 4) and R-1 (Tracts 6 and 5).

The Applicant will submit a preliminary plat that consolidates the lots and removes the Open Space tracts no longer necessary for drainage considerations.

OWNERSHIP

The tracts for the Cleveland Heights Master Plan area are owned by the New Mexico State Land Office and Paseo Gateway, LLC. is the lessee. Tract B-1A contains V. Sue Cleveland High School and is owned by Rio Rancho Public Schools. The remainder of Paseo Gateway Tracts are owned by AMREP Southwest. Consensus Planning, Inc. is the authorized agent for this request.

CASE HISTORY

2006- Paseo Gateway Master Plan is adopted, land for the Paseo Gateway Area is annexed into the City of Rio Rancho, and zoning is established.

2014 – Resolution No. 84, Enactment No. 14-080 amended the Paseo Gateway Master Plan for the Green 2V project with minor text revisions and an update to the proposed land use and zoning for Tracts 15, 16, and 17. The amended plan included updates to the existing conditions section of the Plan, and updates to the Land Use and Zoning Map.

2014 – Ordinance No. 27, Enactment No. 14-21 amended the Paseo Gateway Zone Map for Tracts 15, 16, and 17 from M-1: Light industrial to R-4, C1, SU: Mixed Use, and OS: Open Space.

2019 – Ordinance No. 91, Enactment No. 08-83 amended the Paseo Gateway Zone Map for an 18.6-acre portion of Tract 17 from SU: Mixed Use and OS: Open Space to R-4: Single Family Residential District for the entire 44.5 acres.

2022 – Ordinance No. 1, Enactment No. 22-01 amended the Paseo Gateway Zone Map of Tract 3 from S-U: Special Use for Mixed Use to C-1: Retail Commercial District. A preliminary plat submitted concurrent to the Zone Map Amendment adjusting the lot line between Tract 3 and Tract 2.

MASTER PLAN and MASTER PLAN AMENDMENT REQUEST

The Applicant is proposing to create the new Cleveland Heights Master Plan as a separate plan with the remaining portion to remain as the Paseo Gateway Master Plan. The tracts that will comprise the Cleveland Heights Master Plan will be re-platted to consolidate lots and remove open space tracts. The Cleveland Heights Master Plan reflects the changes with the 2016 Paseo Gateway State Land Office Drainage Management Plan (*see Figure 2*).

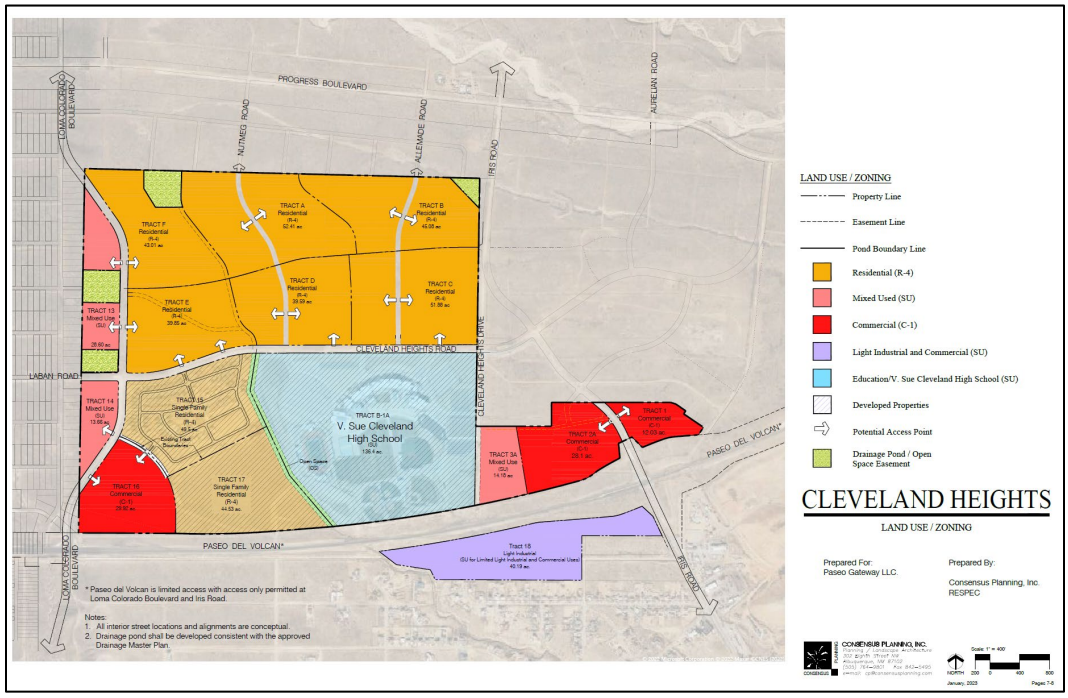


Figure 2: Proposed Cleveland Heights Master Plan Land Use and Zoning.

The Cleveland Heights Master Plan contains the following changes to the existing land use and zoning patterns:

- Modification of tract boundaries to create larger bulk parcels. The proposed boundaries are in alignment with the proposed drainage within the 2016 Paseo Gateway State Land Office Drainage Master Plan and the existing and proposed roadways in the area.
- Consolidation of the northern tracts 4-9, 10A, 10B, 10C, and 11-12 into tracts A, B, C, D, E, and F. The tract boundaries will be adjusted to align with existing development to the south and will be rezoned as R-4.
- Removal of the east west "Future Road" and easement from Iris Road to Loma Colorado.
- Removal of the following open space/drainage tracts:
    - 18.5-acre open space tract in the center of the property;
    - 5.6-acre open space tract on the eastern portion; and

- The open space corridor running from north to south along the eastern portion and the small open space on the western portion of the master plan area.

- Open space reconfigured to include four detention ponds on the northern, western, and eastern portions of the master plan area. These open space tracts are incorporated as part of the Paseo Gateway State Land Office Drainage Master Plan. Drainage easements will be incorporated into the proposed layout linking the ponds.

Cleveland Heights Master Plan will have sole ownership and management, which will allow more efficiency in the sale and development of the properties. Modification of the tract boundaries within the Cleveland Heights Master Plan will provide uniform bulk plats, which are desirable to housing developers.

The remaining parcels will make up the Paseo Gateway Master Plan. No zone changes or additional amendments are requested. The amended Paseo Gateway Master Plan reflects the separation of the State Land Office tracts. The updates to the Paseo Gateway Master Plan include updated acreage, and graphics including the Land Use and Zoning Map shown in Figure 3.

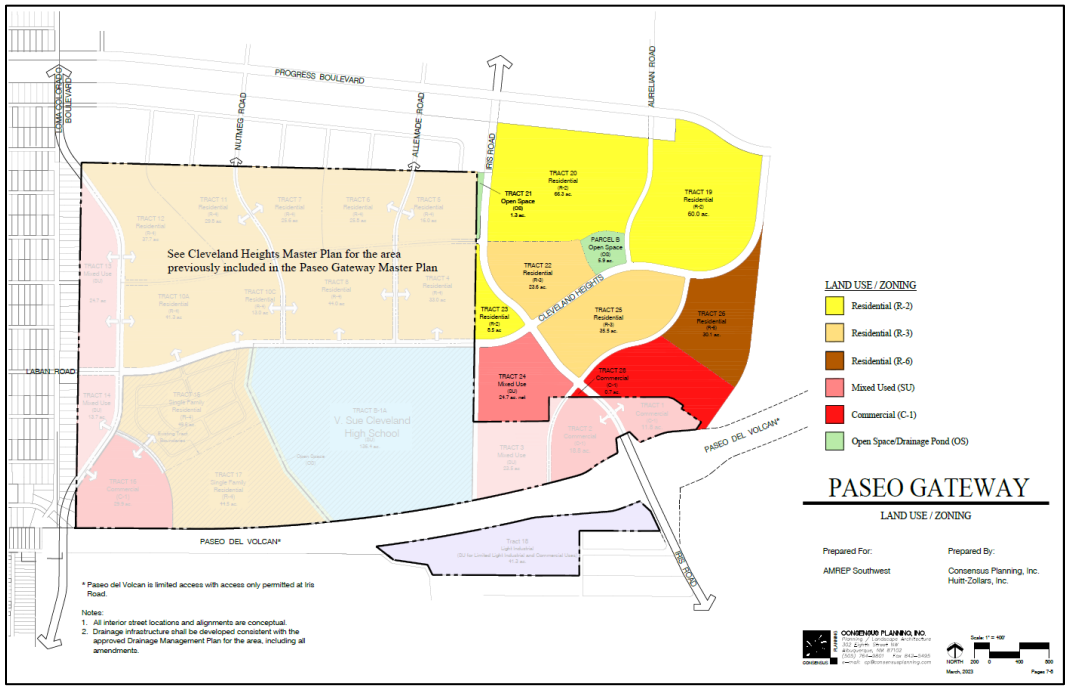


Figure 3: Amended Paseo Gateway Master Plan Land Use and Zoning Graphic.

ZONE MAP AMENDMENT POLICY COMPLIANCE

The following policies are addressed for deciding zone map change applications pursuant to the City Zoning Code:

1. ***A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.***

   Applicant Response**:** This proposed zone change is consistent with the health, safety, morals, and general welfare of Rio Rancho as follows:

   - The zone change furthers several Rio Rancho Comprehensive Plan goals and policies furthering residential development in Rio Rancho (*see also Criterion 3*).
   - The zone change will allow for medium-density residential development in an area that will support the future commercial development near Paseo del Volcan and Iris Road.
   - The zone change to R-4 will provide the flexibility for desirable single-family development.
   - Development of these tracts will catalyze additional development on adjacent vacant sites, jumpstarting the overall development of both the Paseo Gateway Master Plan and the Cleveland Heights Master Plan areas.

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**:** If granted, the Zone Map Amendment will provide a stable zoning and land use pattern for the Cleveland Heights Master Plan area. Currently, the area has mixed zoning with R-1, R-2, R-3, and R-4. The proposed zoning will enable single-family development complementary to the surrounding residential development to the south, also zoned R-4. The R-4 zone will reinforce the desired density of the area as expressed in the prior Paseo Gateway Master Plan, which has identified this area as residential and open space. Future residential development made possible by the change of zoning will provide customers for the future commercial development on Paseo del Volcan and Iris Road. Development in this area will also facilitate infrastructure improvements in this area including drainage, roadways, and water and sewer extensions.

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.***

Applicant Response: The proposed Zone Map Amendment is consistent with the Rio Rancho Comprehensive Plan and the intent of Cleveland Heights Master Plan.

The zone change furthers principles of the Rio Rancho Comprehensive Plan in the following ways:

Land Use Policy L-2: 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: The rezoning of this site furthers this policy because it will serve as a catalyst to further develop the Cleveland Heights Master Plan to the north of the existing developments of V. Sue Cleveland High School and the Cleveland Heights Subdivision. Future development of the area will provide public-right-of-way circulation that will connect to Loma Colorado Boulevard, Laban Road, and Paseo del Volcan. The Paseo Gateway State Land Office Drainage Plan was completed in 2016. It included an extensive drainage study and identified the most advantageous drainage system for the area. Drainage ponds will provide opportunities for open space areas in the north and western sections of Cleveland Heights. As this area is developed, utilities will be extended to this area that will comply with City of Rio Rancho standards.

Population and Housing Element Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The zone change furthers this goal by providing a flexible zone that will support development. Future developers will be required to provide master plans for the individual subdivisions similar to the existing development on Tract 15, which contains 216 lots with 214 single family homes and includes a park, playground, sidewalks, adequate street circulation, and drainage facilities.

Population And Housing Element Policy 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: The rezoning of the parcels within the Cleveland Heights Master Plan supports the development of residential subdivisions that will include amenities such as neighborhood parks, playgrounds, and multi-use trails which will serve the generational needs of the community. Development standards within the Master Plan provide the guidelines for development within Cleveland Heights and comply with standards within the R-4 zone.

Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.

Applicant Response: The zone change will facilitate the construction or extension of roadways such as Loma Colorado, Cleveland Heights Road, Nutmeg Road, and Allemade Road as the subdivisions within Cleveland Heights are designed and developed. These roadways will enhance the livability of residents in the area by providing access to commercial located at the corner of Iris Road and Paseo del Volcan as well as areas developing around this area. Transportation studies will be required for subdivisions as they are designed to ensure they meet all federal, state, and local requirements.

Consistency with the Paseo Gateway Master Plan
The Zone Map Amendment meets the intent of the Paseo Gateway Master Plan by providing complementary land uses for the V. Sue Cleveland High School and the City Center. The zoning will not change the primary land use intended for this area, which is residential. The Cleveland Heights Master Plan and Zone Map Amendment furthers the implementation of the Paseo Gateway Master Plan, which states that implementation of the Plan shall occur as *sub-plans as infrastructure planning and subdivision platting occurs*. The Cleveland Heights Master Plan will encourage future residential development, which will support the future commercial and mixed-use areas at the western and southern perimeters of the Master Plan area.

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 pattern 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,***
    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**:** Criteria "c" applies to this zone change request, as R-4 is a more advantageous zoning category than the existing zoning, and there is a public need for the residential development facilitated by the R-4 zone. The Paseo Gateway Master Plan zoning was developed in 2006. Since then, residential development has been limited to the Cleveland Heights single-family development west of V. Sue Cleveland High School, which is zoned R-4. Tracts 15, 16, and 17 were rezoned R-4 in 2019. The approval of the zone change for the tracts to the north will make future residential development consistent with this existing development and provide desirable single-family housing in an appropriate area of the City. The open space tracts are no longer needed for drainage per the 2016 Paseo Gateway State Land Office Drainage Study and are better utilized for residential uses.

5. ***The cost of land or economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.***

   Applicant Response: This zone change is not based on economic considerations, and they are not the determining factors for this request. The change of zone is based on allowing for consistent residential development and the removal of open space tracts that are no longer needed for drainage.

6. ***Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.***

   Applicant Response: This Criterion is not applicable, as the request is not for apartment, office, or commercial zoning.

7. ***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."***

   Applicant Response: The requested zone change request is not a "spot zone ". The zone change is for an area encompassing 341 acres of the old Paseo Gateway Master Plan area, now covered by the new Cleveland Heights Master Plan.

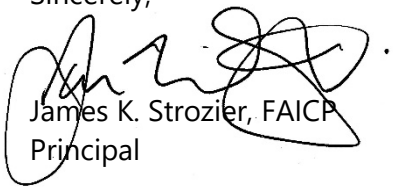
Conclusion

The requested approval of the Cleveland Heights Master Plan, Paseo Gateway Master Plan Amendment, and the Zone Map Amendment to R-4 will further support the development of this area in Rio Rancho while meeting the intent of the Paseo Gateway Master Plan and Rio Rancho Comprehensive Plan. It will provide consistency of zoning and single ownership, which will expedite development of the parcels. The replat of the existing parcels is consistent with the 2016 Paseo Gateway State Land Office Drainage Master Plan and will provide flexibility for future development. Based upon the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend

CONSENSUS PLANNING

approval of this request. Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,



James K. Strozier, FAICP
Principal

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

July 3, 2025

RE: **Zone Map Amendment/Master Plan Amendment/Master Plan**
Case No. 25-100-00004/#25-410-00003/#25-400-00002
Paseo Gateway & Cleveland Heights

Dear Property Owner:

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

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

The **Planning and Zoning Board** will consider the request on **Tuesday, July 22, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

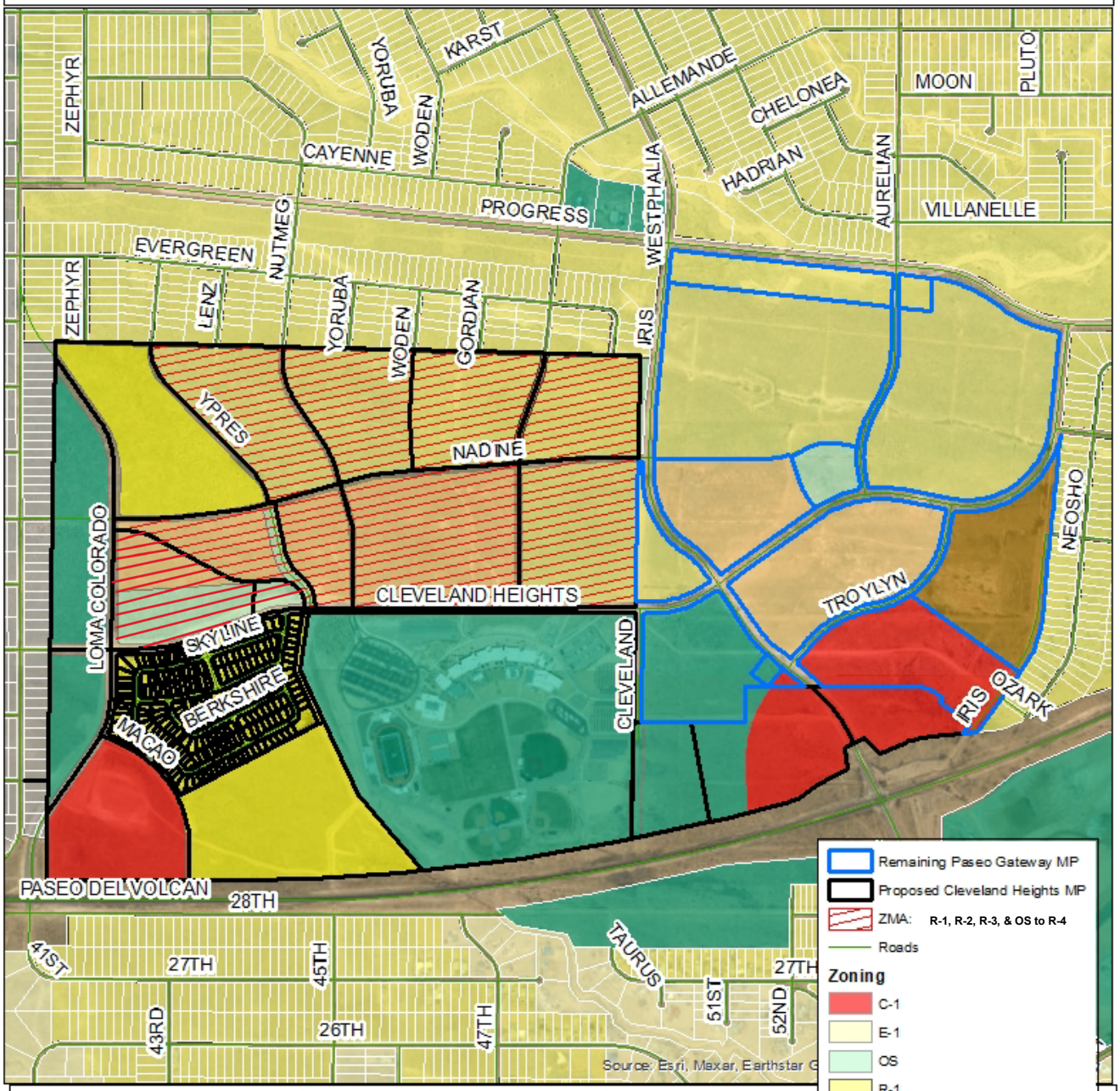
Respectfully,

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

The City of Rio Rancho

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

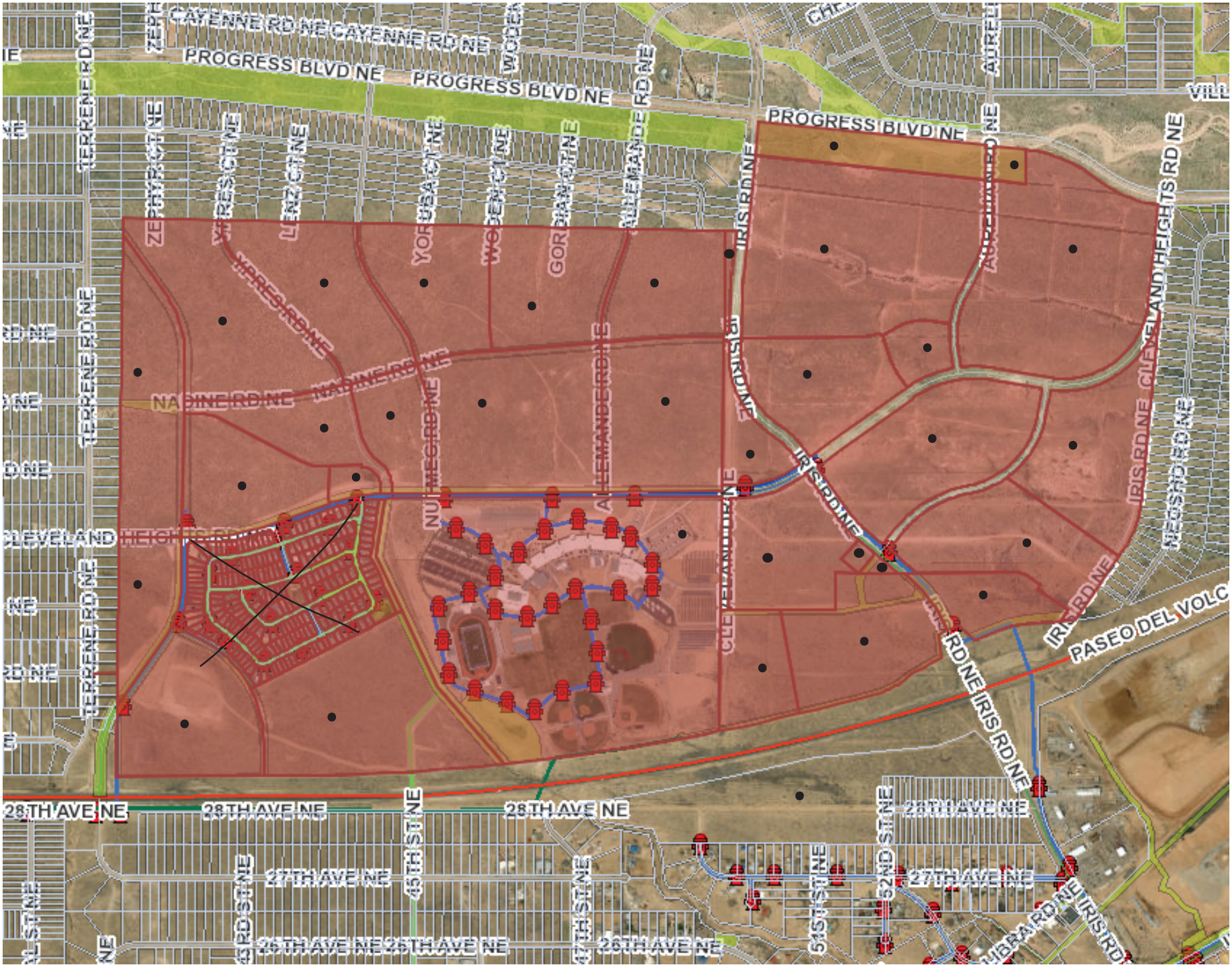
PASEO GATEWAY (MASTER PLAN AMENDMENT)
CLEVELAND HEIGHTS (NEW MASTER PLAN)
ZONE MAP AMENDMENT: R-1, R-2, & R-3 RESIDENTIAL & OS TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT



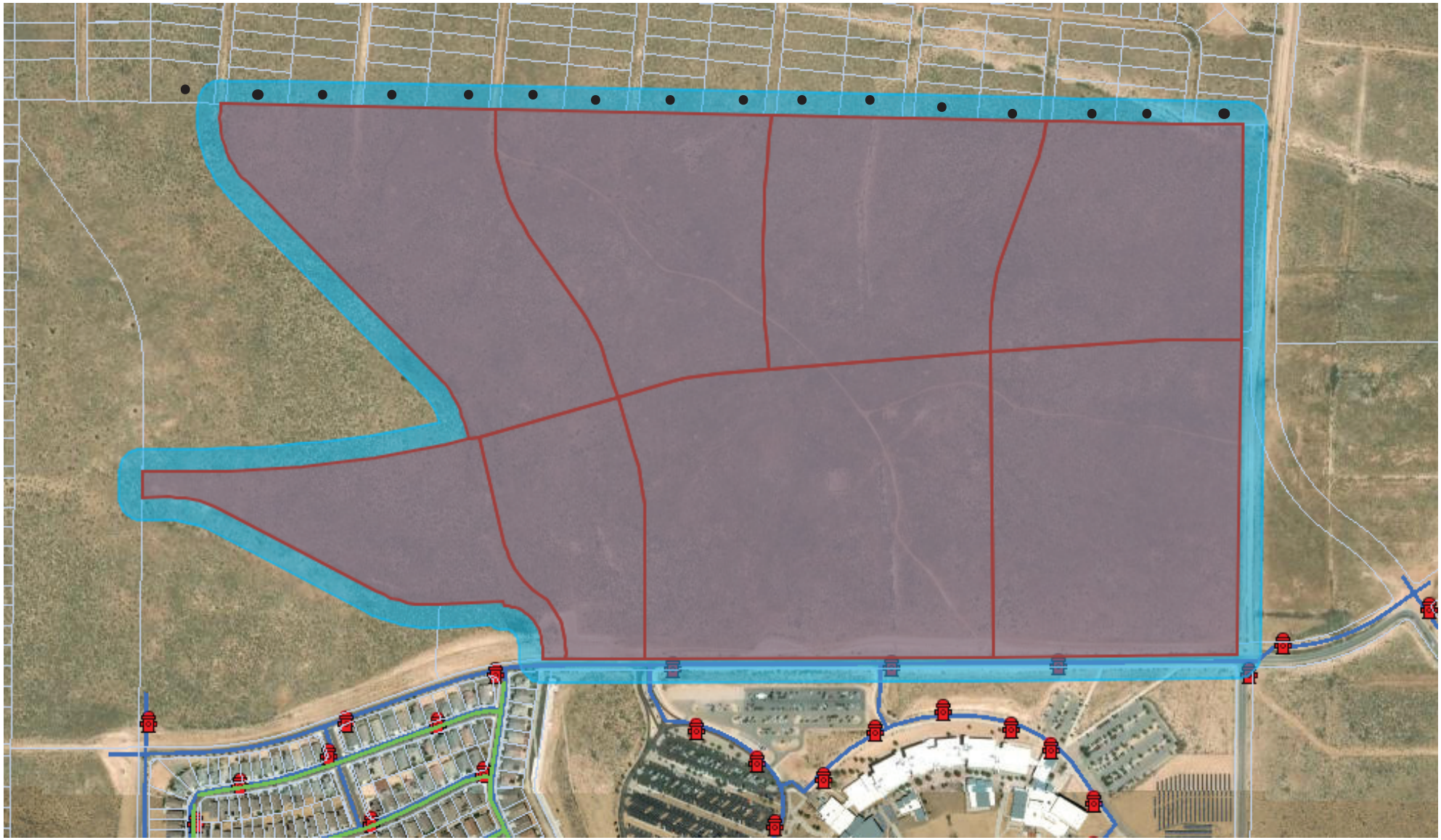
0 395 790 1,580 2,370 3,160 Feet

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 Tamarah Martinez on 6/5/2025



NOTICE MAP: × • - FIRST CLASS MAIL TO OWNERS



- ADDITIONAL MAILOUTS TO PROPERTIES WITHIN 100FT of ZMA

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 22, 2025:

Zone Map Amendment
Case #25-100-00002

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 50.442 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-31 and 45-48, Block 23, 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

Variance
Case #25-110-00013

The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, request approval of a Variance to allow for a 10-foot encroachment into the rear setback for the construction of a pergola at the property legally described as Tierra Del Norte, Block 4, Lot 7. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

Development Process Manual (DPM)

The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Text Amendment Request
Case #25-105-00001

The City of Rio Rancho is requesting approval of text amendments to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Zone Map Amendment
Case #25-100-00001

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment

Case #25-400-00002

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan. 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: July 7, 2025

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 4, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson
(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/Master Plan: DSD #25-100-00004/#25-410-00003/#25-400-00002

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, a Master Plan Amendment to the Paseo Gateway Master Plan, and approval of the Cleveland Heights Master Plan. The Zone Map Amendment is for PG, 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. The amendment to the Paseo Gateway Master Plan is to remove the State Land Office parcels from the existing plan. The parcels will be reworked into the new Cleveland Heights Master Plan.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, April 14, 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

Please ensure all design and discharge assumptions align with the attached agreement for discharging into the SSCAFCA facility.

- Free discharge into the SSCAFCA facility is not permitted. Per the agreement with SSCAFCA, the allowable peak discharge and runoff volume for the Paseo Gateway Development are limited to 492 cfs and 45.4 acre-feet, respectively. Refer to Exhibit B.
- The agreement covers a total development area of 0.41 square miles (~262.4 acres). Please refer to Exhibit B – Figure 2 in the agreement for the extents of the development area.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com

Reviewer

4/10/25

Date

FLOOD CONTROL COST SHARE AGREEMENT
Upper Venada Off-Channel Facility

THIS FLOOD CONTROL COST SHARE AGREEMENT ("AGREEMENT") is made this day August 18, 2023 ("EFFECTIVE DATE"), by and between the Southern Sandoval County Arroyo Flood Control Authority, New Mexico, a political subdivision of the State of New Mexico (hereinafter "SSCAFCA"), and AMREP Southwest Inc., a New Mexico corporation (hereinafter "DEVELOPER").

RECITALS

WHEREAS, SSCAFCA is empowered and directed to acquire, equip, maintain, and operate a flood control system for the benefit of the authority and the inhabitants thereof, pursuant to NMSA 1978, Sections 72-19-1 through 72-19-103, and

WHEREAS, DEVELOPER is developing certain lands within the City of Rio Rancho, New Mexico ("CITY") generally described as a portion of Paseo Gateway, and more specifically including:

> Tracts numbered 19, 20, 22, 23, 25, 26, 28, Parcel B, Lots numbered 1 through 11, inclusive, in Block numbered 204 and Lots numbered 1 through 11, inclusive, in Block numbered 205, as the same are shown and described on the plat entitled "PASEO GATEWAY TRACTS 19 TRU 28 AND PARCEL B, A REPLAT AND VACATION OF PORTIONS OF UNIT TWENTY, within Section 33, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico" filed for record on December 3, 2008, in vol. 3, folio 2982-A (Rio Rancho Estates Plat Book No. 21, Pages 125-128, in Sandoval County, New Mexico.

(hereinafter "DEVELOPMENT"), and

WHEREAS, DEVELOPER and SSCAFCA have previously executed a Drainage Agreement dated July 16, 2020 ("DA") for construction of a flood control pond on SSCAFCA's property for the discharge of storm water from the DEVELOPMENT, paid for by DEVELOPER and operated by SSCAFCA, and

WHEREAS, all conditions by both parties have been met from the DA with the exception of the construction of the flood control facility and DEVELOPER and SSCAFCA desire to terminate the DA and replace it with this AGREEMENT, and

WHEREAS, SSCAFCA is planning to construct the Upper Venada Off-Channel Facility on Tract H in a manner consistent with the conceptual layout reflected in Conceptual Layout for Tract H Detention Ponds, attached hereto as Exhibit A ("PROJECT"), to address regional flood control and storm water drainage, including from the final DEVELOPMENT. "Tract H" means Tract H, as the same is shown and designated on the plat entitled "Blocks 119 Thru 134, Portions of Blocks 88 and 89, Reserved Tracts "H" & "I", Unit Twenty, Rio Rancho Estates, Sandoval County, New Mexico," recorded in the office of the County Clerk of Sandoval County, New Mexico on June 19, 1972 in Rio Rancho Estates Plat Book No. 2, Page 59. Final drainage volumes from the DEVELOPMENT to the PROJECT shall be based on the land treatments identified in Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo, attached hereto as Exhibit B. SSCAFCA is currently assembling financial resources needed for PROJECT design and construction, including a financial contribution from DEVELOPER.

NOW, THEREFORE, for good and adequate consideration, the receipt of which is hereby acknowledged, SSCAFCA and DEVELOPER agree as follows:

1. **Termination of DA.** The DA is hereby terminated as of the EFFECTIVE DATE and all provisions of the DA that do not by their terms survive such termination are no longer in effect. Notwithstanding the prior sentence, the DA may be reinstated (and all terms in the DA shall be in effect following such reinstatement) pursuant to Section 4(e) of this AGREEMENT.

2. **Financial Contribution.** Subject to the terms of this AGREEMENT, DEVELOPER agrees to contribute $623,000 to the ultimate construction cost incurred by SSCAFCA for construction of the PROJECT ("FINANCIAL CONTRIBUTION"). Other than the FINANCIAL CONTRIBUTION, SSCAFCA shall be solely responsible for all of the fees, costs and expenses of the PROJECT.

3. **Procedures and Project Compliance**.

    a. The FINANCIAL CONTRIBUTION shall be paid as follows:

        i. DEVELOPER will pay 25% of the FINANCIAL CONTRIBUTION to SSCAFCA within 30 days of SSCAFCA providing DEVELOPER with notice that SSCAFCA has issued a notice to proceed to the prime construction contractor responsible for the PROJECT.

        ii. DEVELOPER will pay an additional 25% of the FINANCIAL CONTRIBUTION to SSCAFCA when the construction contractor for the PROJECT reaches 50% completion (as determined by the date on which the prime construction contractor responsible for the PROJECT reaches 50% of such contractor's pay application under its contract with SSCAFCA) Such payment will be due within 30 days of SSCAFCA notifying DEVELOPER of the occurrence of the 50% completion benchmark and providing DEVELOPER with invoices from SSCAFCA's construction contractor for the services underlying such benchmark.

        iii. DEVELOPER will pay the remaining 50% of the FINANCIAL CONTRIBUTION within sixty (60) days after the date SSCAFCA issues DEVELOPER a Substantial Completion certificate and DEVELOPER verifies that all components of the PROJECT contained in such certificate are accurate.

    b. Without limiting any other provision of this AGREEMENT, SSCAFCA shall design, construct, operate and maintain the PROJECT in compliance with all applicable governmental laws, ordinances, rules or other requirements governing the PROJECT and in a capacity to accept drainage from the DEVELOPMENT in the minimum amount equivalent to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto. Notwithstanding DEVELOPER's payment of any portion of the FINANCIAL CONTRIBUTION, SSCAFCA shall at all times remain solely liable for the design, construction, operation and maintenance of the PROJECT. Offsite drainage that would naturally flow through the DEVELOPMENT to the Venada Arroyo shall be diverted to the Venada Arroyo upstream of the PROJECT by the DEVELOPER. In addition to drainage from the DEVELOPMENT, the PROJECT is a regional flood control facility that will be designed to manage stormwater from the Venada watershed west of the PROJECT.

4. **Drainage Allowance:**
    a. In consideration for the FINANCIAL CONTRIBUTION, DEVELOPER will be allowed to divert and discharge storm water from the DEVELOPMENT to the PROJECT as soon as is reasonably practicable following payment of the FINANCIAL CONTRIBUTION and in the vicinity of the location marked with an "X" on Exhibit A hereto, unless DEVELOPER and SSCAFCA agree to a different location in writing.

    b. DEVELOPER shall design the drainage plan for the DEVELOPMENT to limit the drainage from the DEVELOPMENT to the PROJECT to a 100-year, 24-hour recurrence interval storm calculated using the assumptions and figures provided by SSCAFCA in Exhibit B attached hereto.

    c. SSCAFCA shall not be responsible for design and construction of any storm water infrastructure or energy dissipation required to discharge from the DEVELOPMENT to the PROJECT.

    d. If DEVELOPER, in its discretion, adds additional property to the DEVELOPMENT during the term of this AGREEMENT, the term "DEVELOPMENT" herein will refer to the DEVELOPMENT as increased by such property without the need to separately amend this AGREEMENT.

    e. Notwithstanding anything to the contrary in this Agreement:

        i. In the event that the PROJECT is not under contract for construction by August 31, 2025, the DA shall be reinstated between the parties, and this AGREEMENT shall automatically terminate; and

        ii. In the event that SSCAFCA does not complete the PROJECT in accordance with its contract for construction or if DEVELOPER is unable to connect to the PROJECT when it is complete for reasons directly related to SSCAFCA's design or construction of the PROJECT, SSCAFCA shall immediately return all portions of the FINANCIAL CONTRIBUTION paid to SSCAFCA, the DA shall be reinstated between the parties and this AGREEMENT shall automatically terminate.

5. **Assignment**. No party to this AGREEMENT shall assign this AGREEMENT, in whole or in part, without prior written consent of the other party. No assignment of this AGREEMENT shall relieve DEVELOPER of any of its obligations unless the assignee/successor in interest has demonstrated it is equally or more capable of performing the duties and obligations of DEVELOPER and it has the financial wherewithal to complete the obligations required of DEVELOPER in this AGREEMENT, as determined in SSCAFCA's sole discretion, at the time of such assignment. No such assignment shall be effective until all obligations under this AGREEMENT have been assumed by the assignee and the notice of such assignment, together with a copy of the assumption, have been received and approved by SSCAFCA. Notwithstanding anything to the contrary in this Agreement: (a) DEVELOPER may assign its rights and/or obligations under this AGREEMENT to a subsidiary or affiliate of DEVELOPER upon written notice to SSCAFCA, and SSCAFCA's consent will not be required for any such assignment; (b) DEVELOPER may assign its rights and/or obligations under Paragraph 4 hereof, in whole or in part, to any person or entity taking ownership of all or any portion of the DEVELOPMENT, and SSCAFCA's consent will not be required for any such assignment; and (c) any such assignment will not relieve DEVELOPER of its obligation to pay the FINANCIAL

CONTRIBUTION pursuant to the terms in Sections 2 and 3 of this AGREEMENT.

6. **Binding Effect.** The terms and provisions of this AGREEMENT, together with the documents referenced herein, share inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

7. **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of New Mexico.

8. **Authority.** Each individual signing for each of the parties hereunder warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this AGREEMENT and is authorized to execute the same.

9. **No Joint Venture.** Nothing in this AGREEMENT shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

10. **Construction and Severability.** If any part of this AGREEMENT is held invalid or unenforceable, the reminder of the AGREEMENT will remain valid and enforceable if the remainder is reasonably capable of completion.

11. **Attorney's Fees.** In the event that either party shall employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interests in any manner arising under this AGREEMENT or to recover damages from the breach of any portion of this AGREEMENT, the non-prevailing party in any action pursued, to the extent allowed by law, agrees to pay the prevailing party all reasonable costs, damages and expenses, including, attorney's fees expended or incurred in connection therewith.

12. **Indemnity and Limitations on Liability**.

    DEVELOPER shall indemnify, defend and hold harmless SSCAFCA and each officer and employee of SSCAFCA from and against any and all liability, claims, damages, losses or expenses (including attorneys' fees and expenses) ("DAMAGES") incurred by or asserted against SSCAFCA or any officer or employees of SSCAFCA caused by, resulting from or in connection with DEVELOPER's failure to comply with Section 4(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT; provided, however, that DEVELOPER shall not be in any way responsible for any DAMAGES directly attributable to portions of the DEVELOPMENT sold or transferred to persons or entities other than DEVELOPER from and after the respective dates of any such sales or transfers.

    SSCAFCA, to the extent permitted by law, shall indemnify, defend and hold harmless DEVELOPER, any of its affiliates and each officer and employee of DEVELOPER or any of its affiliates from and against any and all DAMAGES incurred by or asserted against DEVELOPER, any of its affiliates or any officer or employees of DEVELOPER or any of its affiliates caused by, resulting from or in connection with SSCAFCA's failure to comply with Section 3(b) of this Agreement. The prior sentence shall survive the expiration or termination of this AGREEMENT, except to the extent that the terms of the DA are reinstated pursuant to

Section 4(e) herein, then the prior sentence shall not survive termination of this AGREEMENT.

The liability of the Parties shall be subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act §41-4-1 *et seq*. NMSA 1978 as amended. No provision of this Agreement establishes any waiver of immunity for alleged tortious conduct of any employee of any Party arising from the performance of this Agreement apart from that set forth in the New Mexico Tort Claims Act, NMSA 1978, §41-4-1, *et seq*.

13. **Notice**. All notices with respect to this AGREEMENT shall be in writing and shall be delivered via (i) receipted hand delivery; (ii) postage prepaid United States Mail, via certified mail, return receipt requested; or (iii) receipted overnight delivery, delivery fees prepaid, to the addresses set forth below or other such addresses as hereafter specified in writing by one party to the other:

SSCAFCA:
Executive Engineer
1041 Commercial Drive SE
Rio Rancho, NM 87124
dgatterman@ssafca.com

DEVELOPER:
AMREP Southwest Inc.
Attn: Vice President, Land Development
409 NM Highway 528 NE
Rio Rancho, NM 87124

With a required copy (which shall not constitute notice) to:
AMREP Corporation
Attn: President
850 West Chester Pike, Suite 205
Havertown, PA 19083

Any notice or communication given hereunder shall be deemed to have been given: (i) as of the date of delivery, if hand delivered; (ii) as of three (3) days following the date of delivery to the United States Postal Service, if sent by U.S. Mail; or (iii) as the day following the date of delivery to an overnight courier service, if sent by overnight delivery.

14. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, and there are no warranties, representatives or other agreements among the parties in connection with the subject matter hereof except as specifically set forth herein. This AGREEMENT can be amended or terminated only by written agreement signed by all parties. This AGREEMENT may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this AGREEMENT delivered by facsimile, e-mail or other means of electronic transmission (to which a signed PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this AGREEMENT. Either party may copy this completed AGREEMENT for electronic storage, at which time the paper form of this AGREEMENT may be destroyed. Each party agrees that following the electronic storage of this AGREEMENT, any hardcopy printout of that electronically stored information will constitute an original of this AGREEMENT.

[Signatures and acknowledgments on following pages]

IN WITNESS WHEREOF, DEVELOPER and SSCAFCA hereto have executed this AGREEMENT as of the EFFECTIVE DATE.

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY:

By: Ron Abramshe
Ron Abramshe, Chair

Date: Aug. 17, 2023

ATTEST:

David Gatterman, P. E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023 by Ron Abramshe, Chair of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

My Commission Expires:

3/14/26
(SEAL)

Notary Public

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

DEVELOPER – AMREP SOUTHWEST INC.:

By: _____
Name: Jarrod Likar
Title: Vice President, Land Development

Date: 8/17/23

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on 8/17, 2023 by Jarrod Likar, Vice President, Land Development of AMREP Southwest Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/14/26

CARLA SALAZAR
Notary Public - State of New Mexico
Commission # 1137598
My Comm. Expires Mar 14, 2026

(SEAL)

_____
Notary Public

EXHIBIT A
PROJECT CONCEPTUAL LAYOUT

EXHIBIT "A"



May 15, 2023

Approximate connection point for stormdrain from Paseo Gateway development

1:15,122

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph

EXHIBIT B

POTENTIAL IMPACTS OF THE PROPOSED PASEO GATEWAY DEVELOPMENT ON PEAK DISCHARGE AND RUNOFF VOLUME CONTRIBUTIONS TO THE VENADA ARROYO

Potential Impacts of the Proposed Paseo Gateway Development on Peak Discharge and Runoff Volume Contributions to the Venada Arroyo

March 7, 2023

The purpose of this analysis is to determine the cost contribution level for the developer (AMREP) to SSCAFCA's planned upper Venada stormwater detention facility. The analysis is not a substitute for a formal drainage submittal as required by the City of Rio Rancho. Any increase in runoff volume or flow rate identified in this document will be the responsibility of the development to manage. An overview map of the project location can be seen in Figure 1.

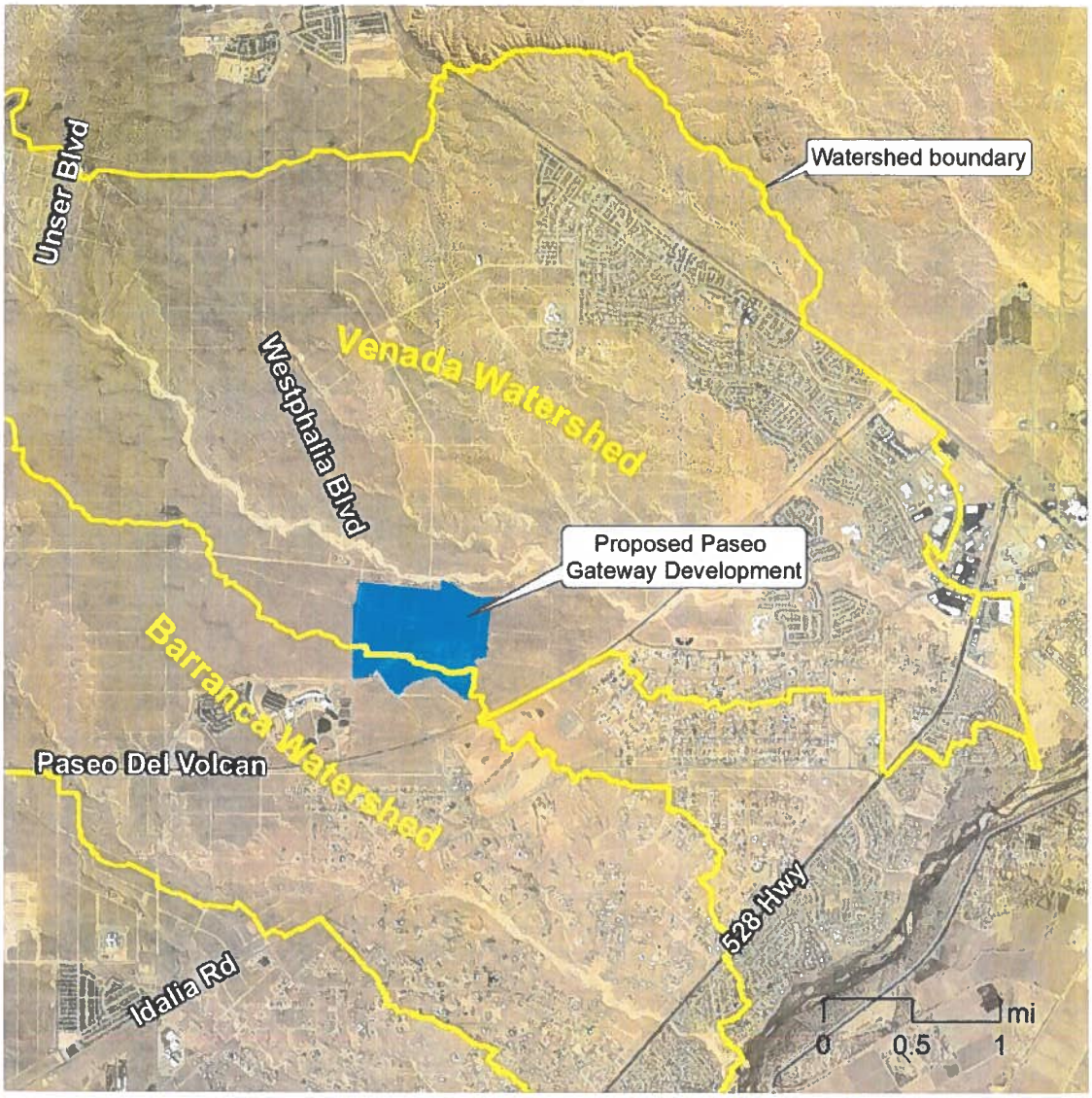


Figure 1: Overview map showing the location of the proposed Paseo Gateway development (shaded blue) within the Venada watershed (yellow outline).

The area in question encompasses approximately 0.41 square miles. Under current conditions, about 78% of the project area contributes flow to the Venada Arroyo; the remainder of the area is part of the Barranca watershed. The proposed development would therefore divert 0.09 square miles north to the Venada watershed. Potential impacts on peak flow and runoff volume contributions to the Venada Arroyo were assessed using HEC-HMS version 4.10 based on methods specified in SSCAFCA's Hydrology Manual v1.1.

Model assumptions are documented below.

Assumptions:

Existing Conditions

- The existing conditions scenario assumes that 0.32 square miles of the project area drain to the Venada Arroyo.
- The entire area is undeveloped (curve number = 74, no impervious surfaces).
- The area was modeled as a single basin.
- A sediment bulking factor of 1.18 was used.
- Lag time was estimated at 20 min.

Developed Conditions

- The developed conditions scenario assumes that 0.41 square miles of the project area drain to the Venada Arroyo.
- The area was modeled as a single basin.
- A sediment bulking factor of 1.06 was used.
- Lag time was estimated at 23 min.
- Land use densities for the project area are based on information obtained by SSCAFCA from the developer, AMREP Southwest, as shown in Figure 2.
- Land use categories and associated loss parameters are contained in Table 1. Values for directly connected impervious areas (DCIA) and curve numbers (CN) were based on analogous areas within the City of Rio Rancho (see Table 1 – justification for details).
- Based on the values shown in Table 1, 39% DCIA and a composite curve number of 85 were assumed for developed conditions.

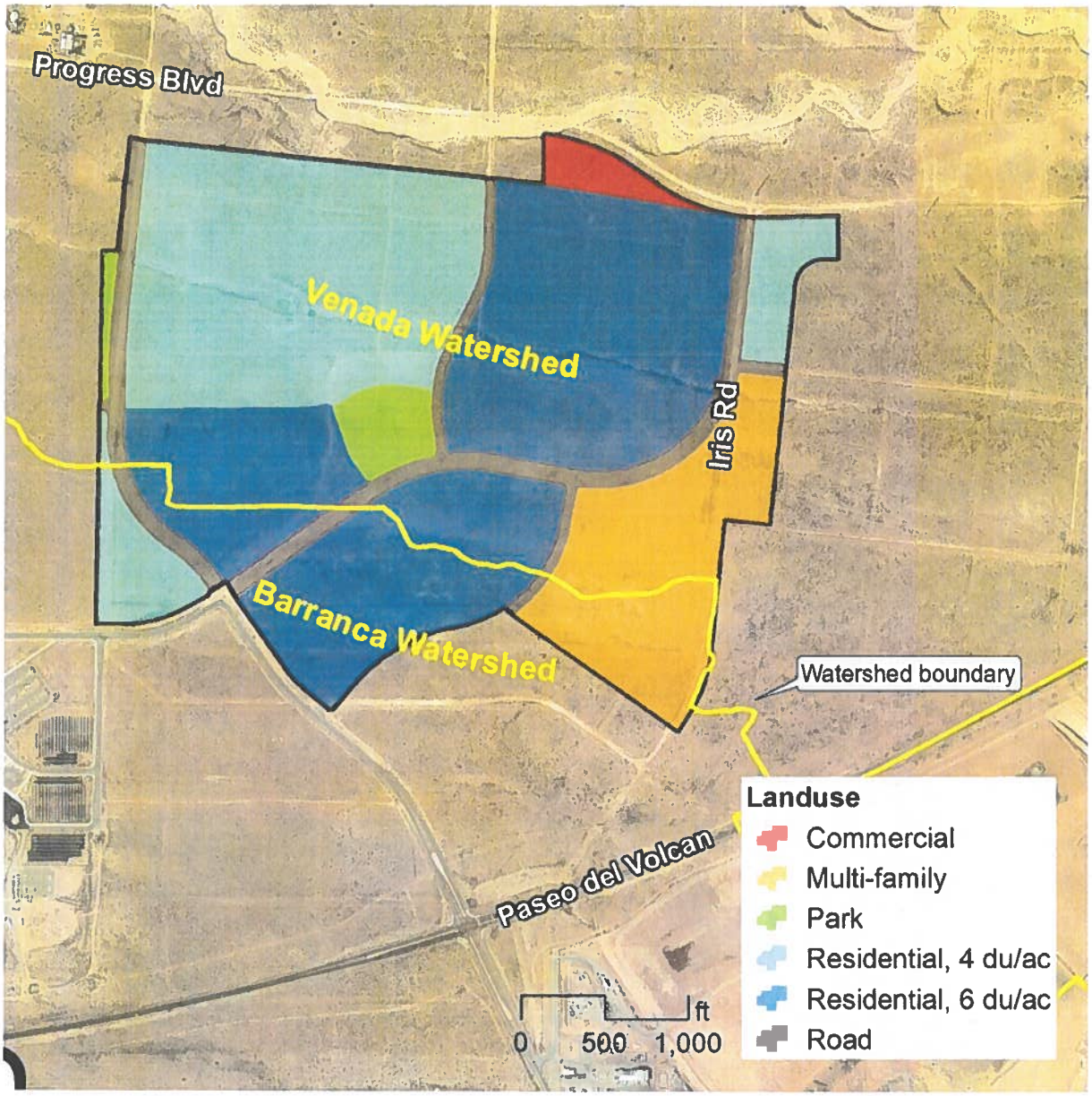


Figure 2: Land use densities used for the developed conditions scenario of the Paseo Gateway model.

Table 1: Land use categories and associated loss model parameters.

Land use	Area (ac)	% DCIA	CN	Justification
Commercial	4.2	85	77	Assumes 85% DCIA, remainder is natural desert landscaping (CN=77)
Multi-family	35.8	85	74	
Park	7.1	0	74	Equivalent to open space
Residential, 4 du/ac	81.7	21	84	Based on Northern Meadows subdivision; 22% disconnected impervious (CN=98), 10% road ROW (CN=92), 43% residential yard (CN=80), 25% open space (CN=74)
Residential, 6 du/ac	113.7	26	87	Based on High Range subdivision; 32% disconnected impervious (CN=98), 14% road ROW (CN=92), 46% residential yard (CN=80), 8% open space (CN=74)
Road	22.5	100		

Results

Table 2 lists runoff results based on the 100-year 24-hour design storm and the assumptions listed above. Estimated runoff values reported in this document are for regional planning purposes only. Loss model parameters (%DCIA, CN) were estimated based on areas with similar land use densities in the City of Rio Rancho. Substantial deviations from those assumptions will require re-analysis of the area, as will changes to the contributing area.

Table 2: Projected runoff volumes and peak flows from the Paseo Gateway area for existing and developed conditions.

Basin	Area (mi^2)	Peak discharge (cfs)	Runoff volume (ac-ft)
PG_exisiting	0.3231	163	13.4
PG_developed	0.4140	492	45.4

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS PASEO GATEWAY, TRACTS 10A, 10B, 10C, AND 8, FROM R-3: MIXED-RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL; TRACTS 11, 7, AND 4, FROM R-2: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL; TRACTS 5 AND 6, FROM R-1: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL; AND TRACTS 9 AND 10A FROM OPEN SPACE 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 properties has been submitted by the City of Rio Rancho, and assigned City Case No. 24-100-00004; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Cleveland Heights Master Plan on August 28, 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 22, 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 28, 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 234.128 acres from R-3: Mixed-Residential District, R-2: Single-Family Residential, R-1: Single-Family Residential, and OS: Open Space, to R-4: Single-Family Residential, on the lands legally described as:

Paseo Gateway, Tracts 10A, 10B, 10C, 8, 7, 11, 4, 5, 6, and 9, as shown on the plat entitled “PASEO GATEWAY, PARCEL A, TRACTS 1 THRU 9, 10A, 10B, 10C, 11 THRU 18, A AND B-1A, A REPLAT OF PORTIONS OF TRACT C IN THE TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on November 14, 2008 (RRE Book 21, Pages 121-124).

B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A above, as a "Low/Medium Density Residential" land use.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The property identified in Section 1, above, is subject to all requirements of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11 (as of the effective date of the ordinance or as subsequently amended).
B. The property identified in Section 1, above, is subject to all requirements, regulations, and design standards of the Cleveland Heights 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)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00013

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, are requesting approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement for the construction of a pergola at the the property located at 2956 Tierra del Luna Ave NE, legally described as Tierra Del Norte, Block 4, Lot 7. Staff contact is Michelle Costilla and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, are requesting approval of a Variance to the R-2 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning Section 154.50 Zoning Table for the construction of a 168 sq ft pergola. The property is located at 2956 Tierra Del Luna Ave NE, and is legally described as Tierra Del Norte, Block 4, Lot 7.

The subject property is a corner lot located to the west of Tierra del Norte Lp, a residential road which is off of Broadmoor Blvd NE, a minor arterial road. The property is approximately 69 ft. wide, and approximately 0.1819 acres. It is zoned R-2: Single-Family Residential per Ordinance No. 23, Enactment 21-25 and it is located within the Tierra Del Norte Master Plan and the Lomas Negras Specific Area Plan.

While a City Building Inspector was at the property inspecting the home, the pergola was red tagged, as there was no permit on file for it. The build is 98% complete as the applicant was not aware that a permit was required prior to starting their project. A permit was pulled for the pergola but it was not able to be approved due to it being within the rear setback. The applicant is requesting a Variance to permit the 168 sf pergola 5 feet away from the rear property line, which will be encroaching 10 feet into the 15 foot setback.

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

1. The 14' W x 12' D pergola that is 98% completely built is currently 5' off of the back property line. If the offset was 15', it would be too close to the house, as there is not enough room in the back yard for a 15' set back. The pergola would be directly in the center of the drainage swale and prohibit proper drainage.
The property on the back side of the property wall of this property has a rock hill that extends 33LF (laterally) away from the adjoining property wall. There is an additional 13' between the retaining wall at the bottom of the rock hill to the home that is currently being built. The distance to the nearest structure on the back side of the home at 2956 Tierra Luna Ave, Rio Rancho is 51' away

from the pergola that is being built that was Red Tagged by the Building Inspector. (see photos attached to depict the situation)

2. Neither the owner, nor the pergola contractor created the lot dimensions or drainage swale criteria that made the standard setbacks impractical to enhance the homeowners quality of life by adding a pergola to their back yard.

3. This variance application does not constitute a grant of special privileges, as there are other structures of this type utilizing similar or less set back distances for pergolas and sheds in excess of 120 square feet in this community and all throughout the City of Rio Rancho.

4. Authorizing the variance for this application will substantially improve the quality of life for the new residents who relocated to Rio Rancho from Indiana. They specifically wanted to have this pergola built so that they could enjoy sitting in their back yard and the take in the sun sets and weather that New Mexico has to offer, which is why they decided to relocate to Rio Rancho, NM. This structure is not detrimental to any persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general. On the contrary, it is an architectural enhancement to the community that exhibits pride in ownership and living in Rio Rancho."

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

Staff recommends the Planning and Zoning Board find that the lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with Chapter 154. Furthermore, the justification is based off a self imposed hardship of failing to obtain a permit, which resulted in the premature construction. The strict application of the minimum rear setback requirement of 15 ft would not result in a hardship that would deprive the owner of the reasonable use of their land.

SURROUNDING LAND USE/ZONING:
Properties to the north, east, south, and west are all within the Tierra Del Norte subdivision and are zoned R-2: Single-Family Residential per the same Ordinance as the subject property.

NOTIFICATIONS:
Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 7, 2025. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided

Fire and Rescue	X	No comments provided
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:

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

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the R-2: Single Family District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

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

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The pergola, as identified in the included building permit application #25-5961, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The pergola shall comply with all other requirements under R.O 2003 154.50 and 154.70.

ALTERNATIVES:

The Planning and Zoning Board may:

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

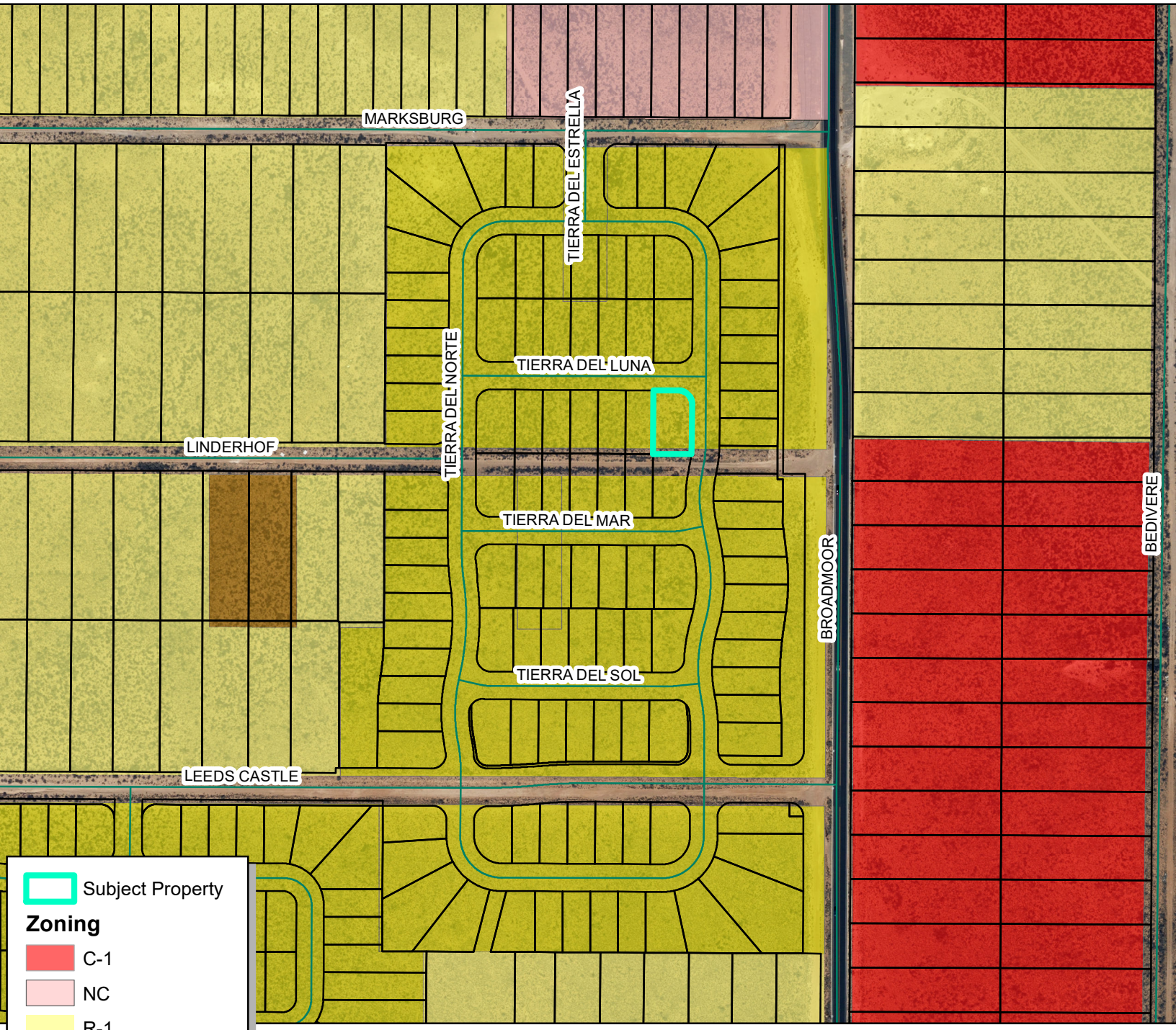
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board deny the

requested Variance.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Pergola.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact.docx

TIERRA DEL NORTE, BLOCK 4, LOT 7



Subject Property

Zoning

- C-1
- NC
- R-1
- R-2
- R-5
- R-6

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

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

0 225 450 900
Feet

Map created by: Michelle Costilla 7/2/2025

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

Zoning Variance Application

Fee: $200.00

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

Property Location or Address: 2956 TIERRA LUNA AVE, RIO RANCHO, NM 87144

Legal Description: _____

Subdivision: TIERRA DEL NORTE Block: 4 Lot: 7

Parcel Size: .182 ACRES Zoning: _____

Description for request: BUILDING A NEW PERGOLA WITH A 5' SETBACK FROM THE REAR PROPERTY WALL.

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

Property Owner

Name (Print): JOSEPH & TERESA DAMUSH

Address: 2956 TIERRA LUNA AVE, RIO RANCHO, NM 87144

Phone: 317-201-3668 Fax: _____

***Signature: _____

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

Applicant

Name (Print): FUSION CONCEPTS, LLC - MARCHE KARGER

Address: 4405 JAGER DR NE STE C4 PMB 2127, RIO RANCHO, NM 87144

Phone: 505-523-8855 Fax: N/A

Signature: _____

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. _____ Application Date: _____ Receipt: _____

Staff Signature: _____

Hearing Date: _____

CamScanner

June 25, 2025

City of Rio Rancho

Development Service | Planning and Zoning Division

To Whom it may concern,

Joe and Teresa Damush provide authorization for Marche Karger with Fusion Concepts, LLC (NM General Contractor's License #419811) to act as our agent on our behalf to apply for the Zone Variance application for our pergola that is built in our backyard.

Joe Damush

_____

Teresa Damush

_____

Date: 06/26/25

_____

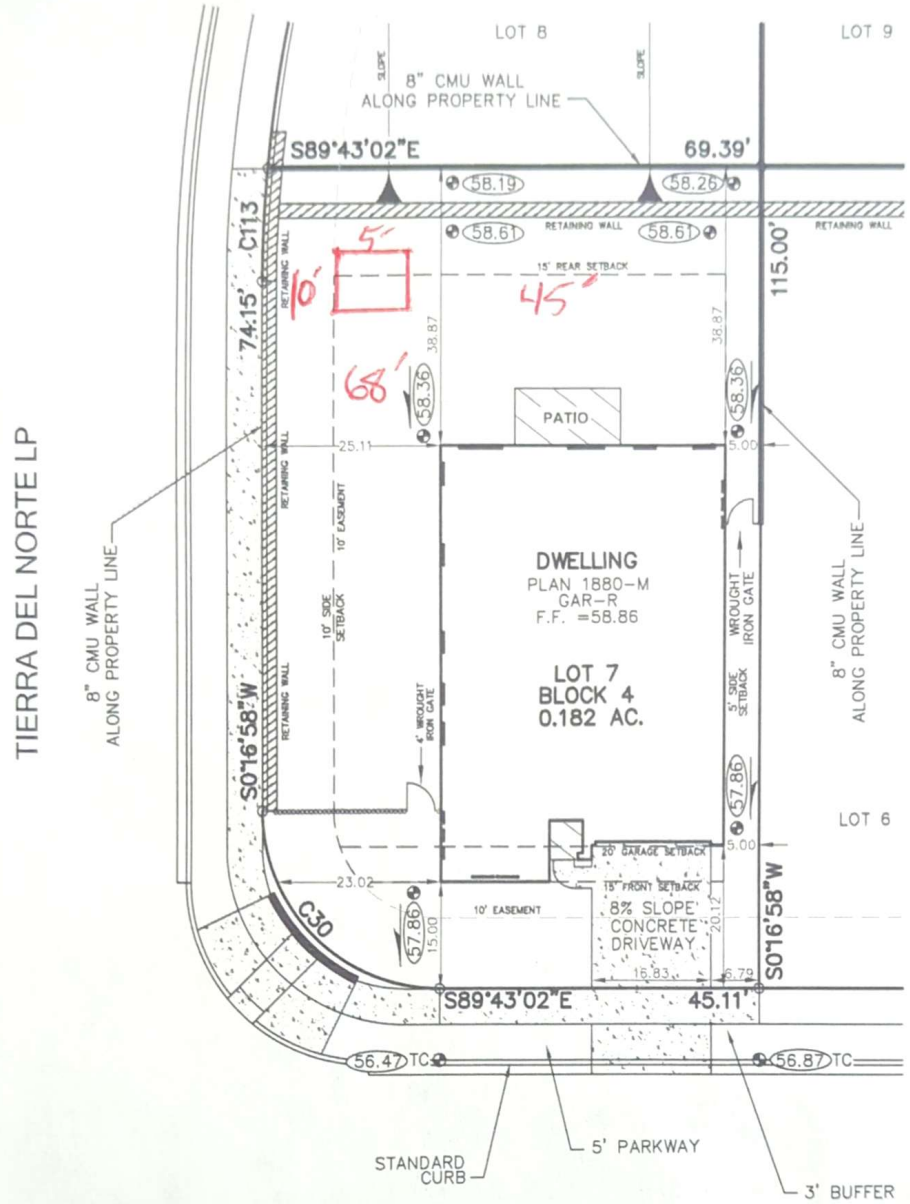
DocuSign Envelope ID: 64504C73-14A2-422D-A390-7733883C2DF8

5/31/2024 | 10:16 AM P

Joseph G. Damuth Jr

5/31/2024 | 10:17 AM PD

Teresa M Damuth



TIERRA DEL NORTE LP

2956 TIERRA DEL LUNA AVE.

N

WALL NOTE:
ALL WALLS AND GATES WILL BE LESS THAN SIX FEET IN HEIGHT

CONCRETE TABLE (SQ. FT.)	
DRIVEWAY INSIDE PROPERTY:	335
TOTAL FRONT YARD:	1,066

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C30	25.00'	39.27'	90°00'00"	S44°43'02"E	35.36'
C113	175.00'	15.67'	5°11'43"	N2°52'50"E	15.66'

SCALE: 1" = 20'

2.5 10 40
0 5 20

HAKES BROTHERS ABQ, LLC.
8220 San Pedro Dr NE Suite 410
Albuquerque, NM 87113
(505)797-6652

SITE PLAN

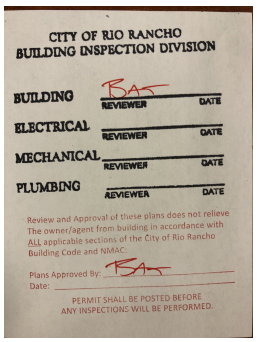
LOT 7, BLK. 4, 2956 TIERRA DEL LUNA AVE.
TIERRA DEL NORTE SUBDIVISION

CamScanner

2956 Tierra Luna Ave, Rio Rancho, NM 87144



06/13/2025


CITY OF RIO RANCHO
BUILDING INSPECTION DIVISION

BUILDING REVIEWER DATE

ELECTRICAL REVIEWER DATE

MECHANICAL REVIEWER DATE

PLUMBING REVIEWER DATE

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

Plans Approved By:

Date:

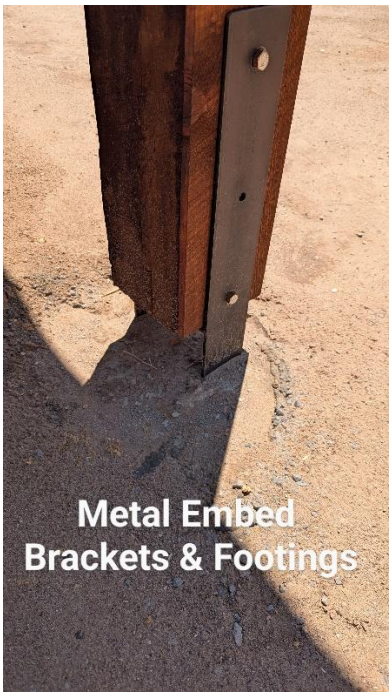
PERMIT SHALL BE POSTED BEFORE ANY INSPECTIONS WILL BE PERFORMED.

The drawings are sufficient for the review but may require modifications once inspections are conducted. Structure built without permits and inspections may need modifications as well.

14’ W x 12’ D Pitched Covered Roof Pergola

- **(4) 18”w x 18”w x 24”d footings**
- **(4) 36” tall welded metal embed brackets** – ¼” Thick Steel
  - 18” of bracket encased in 24” deep concrete footing
- **(4) 8”w x 8”w x 8’ h vertical wooden columns**
- **(4) 6”w x 8”h x 11’L Headers** (mechanically fastened to vertical columns with ½” x 12” lag screws that are counter sunk in header)
- **(10) 4”w x 6”h x 7’3”L Rafters spaced @ 36” O.C.** (mechanically fastened to vertical headers with ½” x 8” lag screws that are counter sunk and 3/8” x 5” lag screws into Ridge Beam)
- **(1) 4”w x 8”h x 12’L Ridge Beam** (mechanically fastened to King Pin Studs with ½” x 12” lag screws to King Pin Stud that are counter sunk)
- **(2) 6” x 6” x 2’L King Pin Studs** (mechanically fastened to Ridge Beam and Header on each end with ½” x 12” lag screws that are counter sunk)

- **(4) 6” x 6” Roof Bracing** (mechanically fastened from vertical column to header with ½” x 5” lag screws that are counter sunk)
- **Roofing – 4:12 Metal Standing Seam Pitched Roof**
  - 1” x 10” Roof Planking
  - Rolled Waterproof Underlayment – 7 Mil thickness
  - 29 Gauge Metal Standing Seam Roofing Panels – Overlapped 3” Each Panel
  - Roof Flashing with Drip Edge



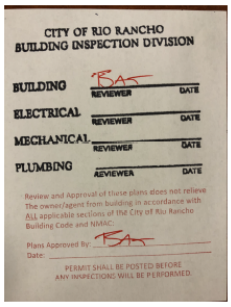
Metal Embed Brackets

- **36” Tall x 4” wide x 1/4 “ thick welded steel**
- **18” above concrete / 18” encased in concrete below the surface**

Lag Bolt Installation

- **(2) 1/2 “ x 10” lag bolts**
- **(2) 1/2 “ x 3 ½” lag screws in each vertical column**

06/13/2025


CITY OF RIO RANCHO
BUILDING INSPECTION DIVISION

BUILDING REVIEWER DATE
ELECTRICAL REVIEWER DATE
MECHANICAL REVIEWER DATE
PLUMBING REVIEWER DATE

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

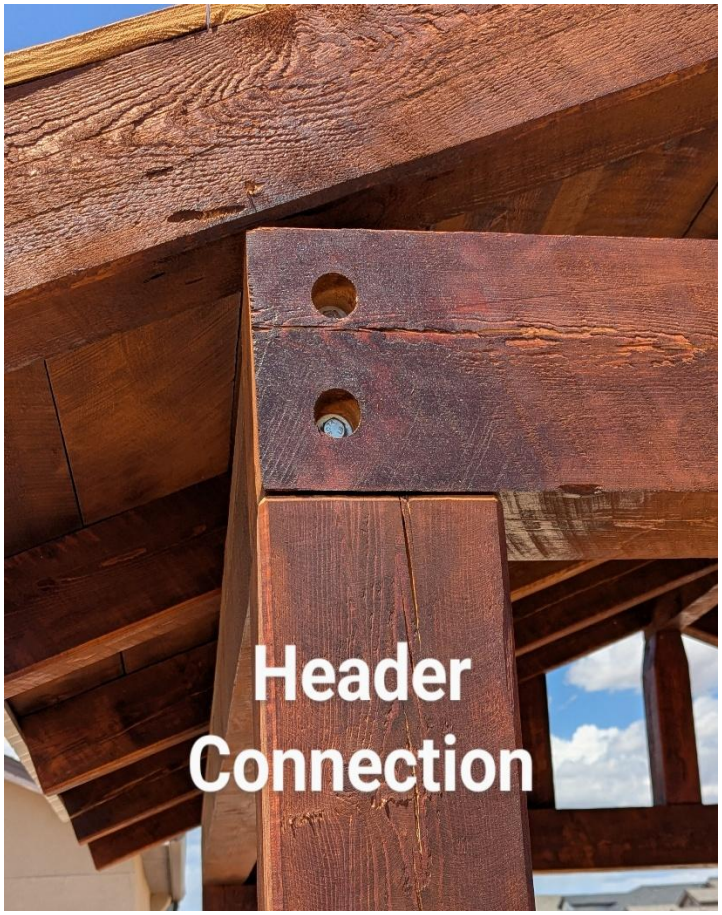
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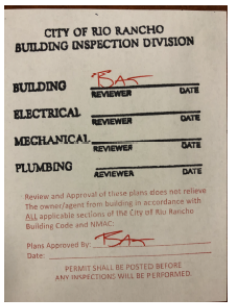
The drawings are sufficient for the review but may require modifications once inspections are conducted. Structure built without permits and inspections may need modifications as well.

Side View – Columns, Headers, Rafters, Roof Planking, Metal Roofing





06/13/2025


CITY OF RIO RANCHO
BUILDING INSPECTION DIVISION

BUILDING BA REVIEWER DATE

ELECTRICAL REVIEWER DATE

MECHANICAL REVIEWER DATE

PLUMBING REVIEWER DATE

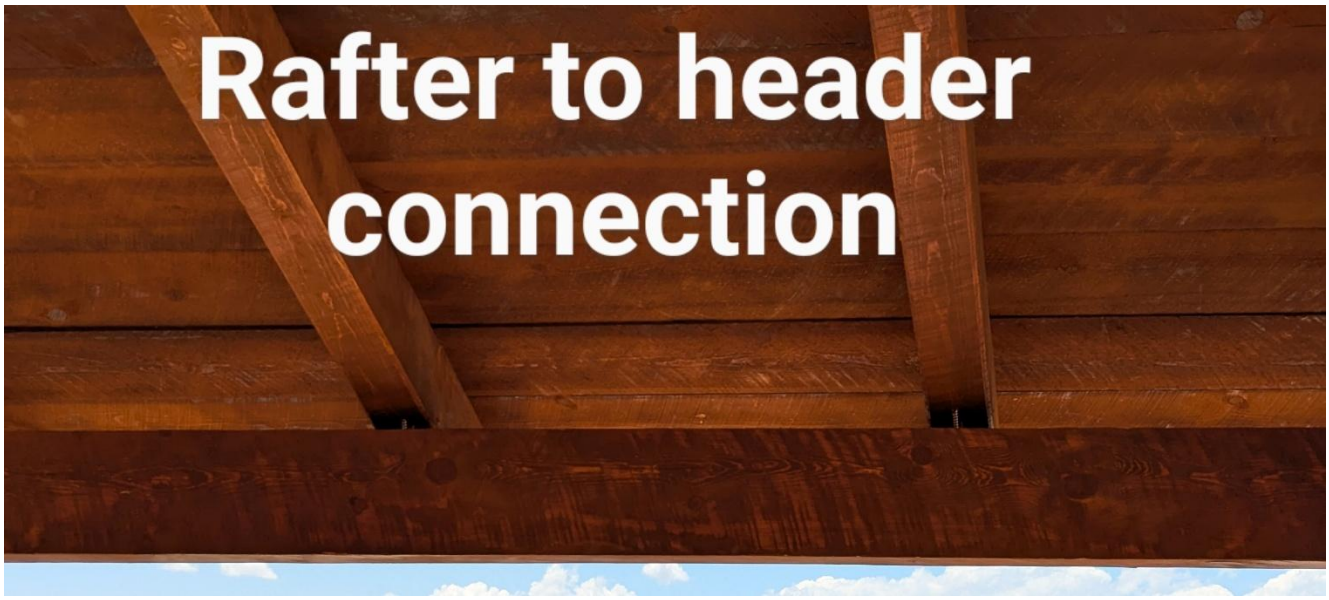
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Plans Approved By: BA

Date:

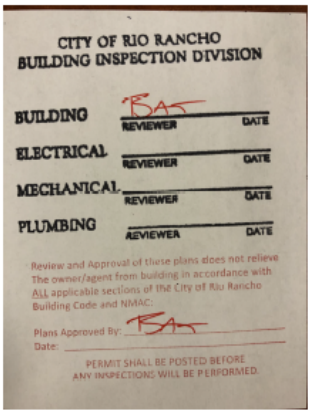
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06/13/2025


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06/13/2025

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BUILDING INSPECTION DIVISION

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Date:

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The drawings are sufficient for the review but may require modifications once inspections are conducted. Structure built without permits and inspections may need modifications as well.

2956 Tierra Luna Ave, Rio Rancho, NM 87144

Zone Variance Justification

1) The 14’ W x 12’ D pergola that is 98% completely built is currently 5’ off of the back property line. If the offset was 15’, it would be too close to the house, as there is not enough room in the back yard for a 15’ set back. The pergola would be directly in the center of the drainage swale and prohibit proper drainage.
   The property on the back side of the property wall of this property has a rock hill that extends 33LF (laterally) away from the adjoining property wall. There is an additional 13’ between the retaining wall at the bottom of the rock hill to the home that is currently being built. The distance to the nearest structure on the back side of the home at 2956 Tierra Luna Ave, Rio Rancho is 51’ away from the pergola that is being built that was Red Tagged by the Building Inspector. (see photos attached to depict the situation)

2) Neither the owner, nor the pergola contractor created the lot dimensions or drainage swale criteria that made the standard setbacks impractical to enhance the homeowners quality of life by adding a pergola to their back yard.

3) This variance application does not constitute a grant of special privileges, as there are other structures of this type utilizing similar or less set back distances for pergolas and sheds in excess of 120 square feet in this community and all throughout the City of Rio Rancho.

4) Authorizing the variance for this application will substantially improve the quality of life for the new residents who relocated to Rio Rancho from Indiana. They specifically wanted to have this pergola built so that they could enjoy sitting in their back yard and the take in the sun sets and weather that New Mexico has to offer, which is why they decided to relocate to Rio Rancho, NM. This structure is not detrimental to any persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general. On the contrary, it is an architectural enhancement to the community that exhibits pride in ownership and living in Rio Rancho.

Existing Drainage Swale Location at 2956 Tierra Luna Ave, Rio Rancho

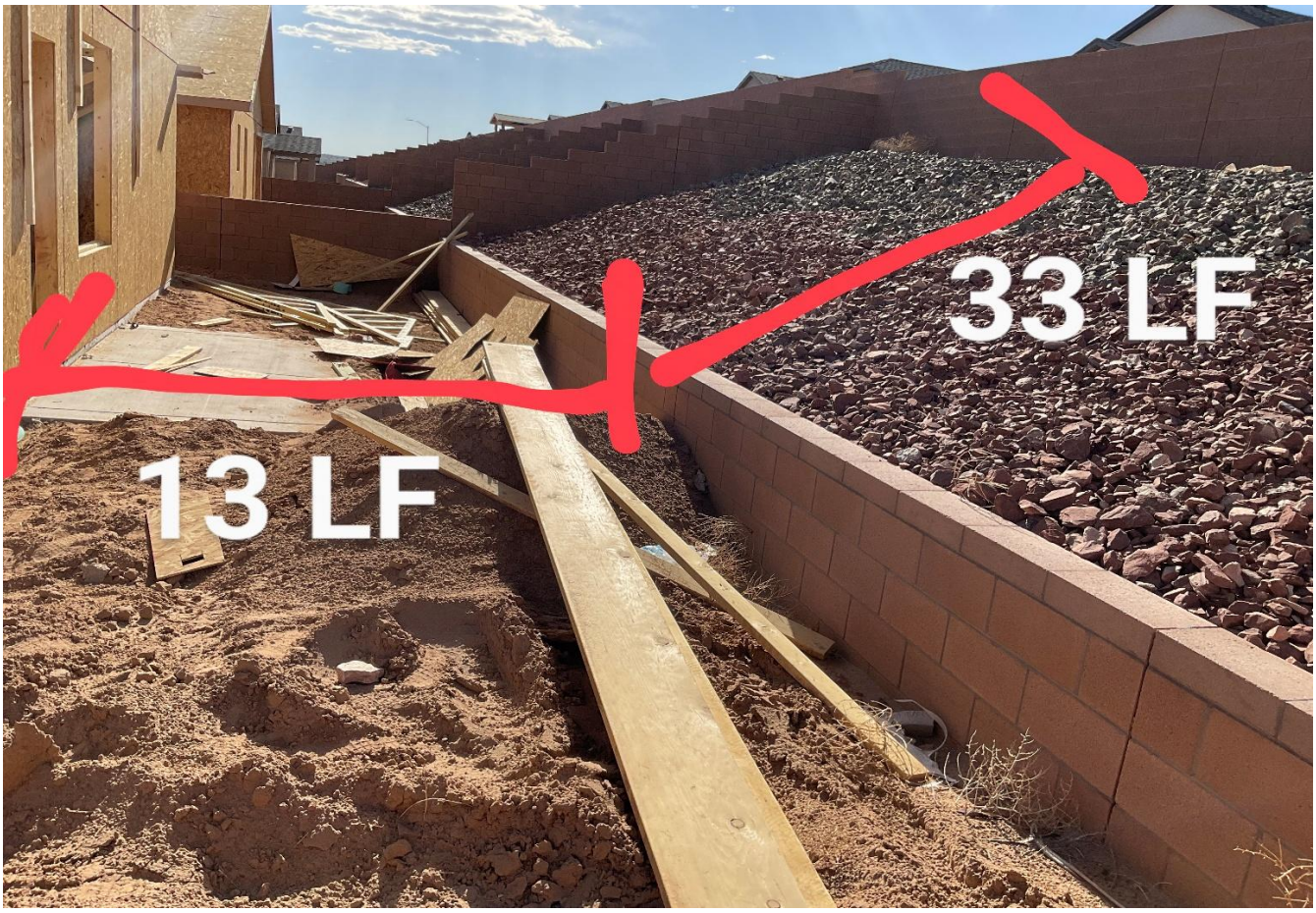


Back side of property wall of 2956 Tierra Luna Ave, Rio Rancho



<u>Neighbor's property behind 2956 Tierra Luna Ave, Rio Rancho</u>

- **13 LF from house to retaining wall**
- **33 LF from retaining wall to property wall of 2956 Tierra Luna Ave, 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

RE: Variance
Case No. 25-110-00013 (Tierra Del Norte, Block 4, Lot 7)

Dear Property Owner:

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

The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, request approval of a Variance to allow for a 10-foot encroachment into the rear setback for the construction of a pergola at the property legally described as Tierra Del Norte, Block 4, Lot 7. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, July 22, 2025** at 6:00 pm at the **City Hall Council Chambers and Virtually** through the **zoom link and number below.** The public has the option to participate virtually or in person.

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

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

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

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

Respectfully,

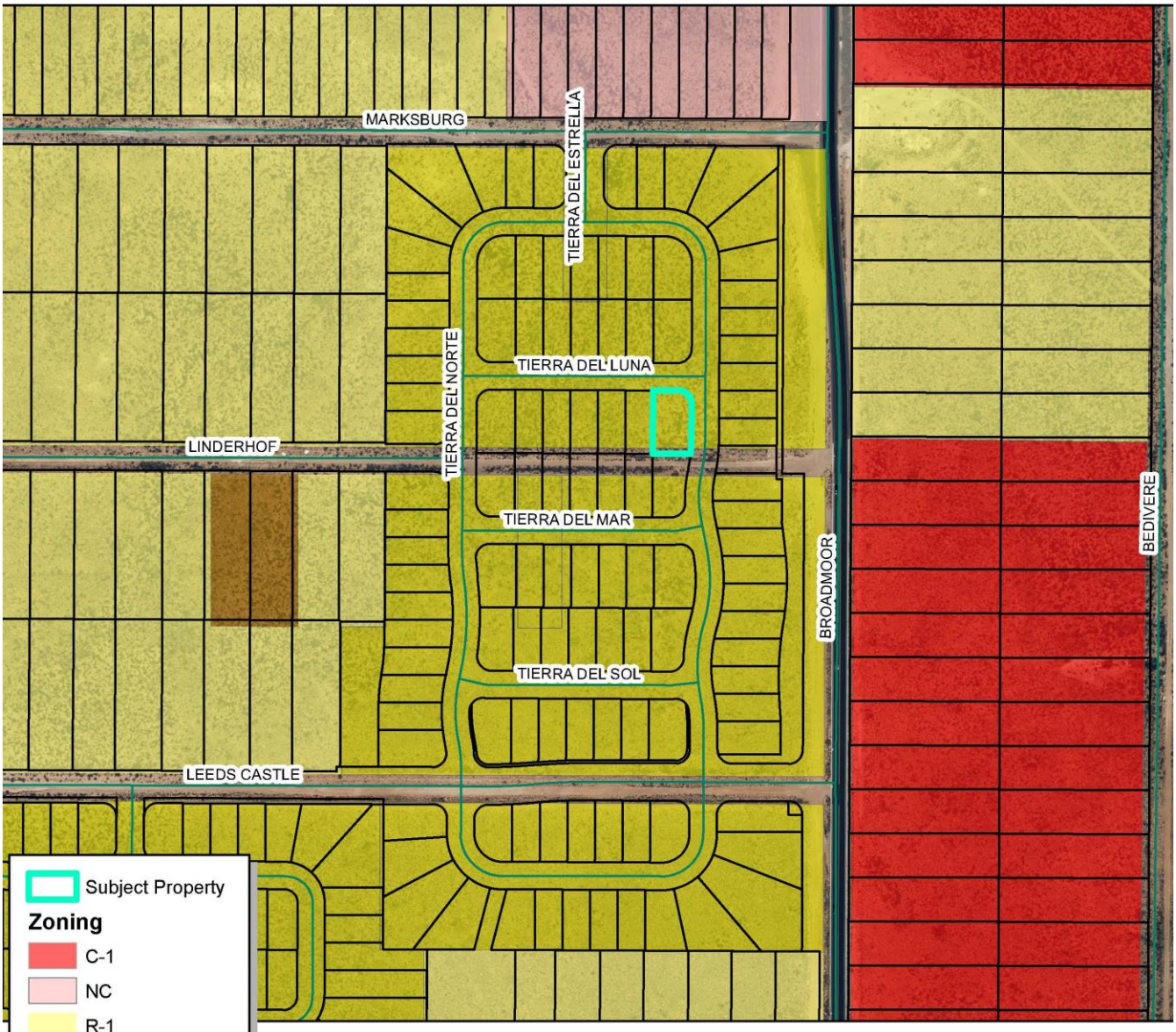


Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho

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

TIERRA DEL NORTE, BLOCK 4, LOT 7

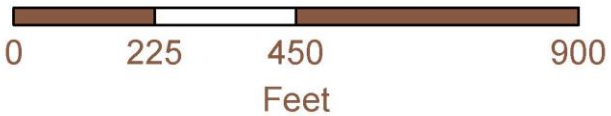






RioRancho City of Vision

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



Map created by: Michelle Costilla 7/2/2025

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 22, 2025**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

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

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**July 22, 2025**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 ft of a site where a land development decision is required by the Planning and Zoning Board. The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, request approval of a Variance to allow for a 10-foot encroachment into the rear setback for the construction of a pergola at the property legally described as Tierra Del Norte, Block 4, Lot 7. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

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

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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 22, 2025:

Zone Map Amendment
Case #25-100-00002

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 50.442 acres from TZ: Transitional Zoning to R-3: Mixed Residential, for the property legally described as, Unit 21, Block 22, Lots 7-31 and 45-48, Block 23, 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

Variance
Case #25-110-00013

The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, request approval of a Variance to allow for a 10-foot encroachment into the rear setback for the construction of a pergola at the property legally described as Tierra Del Norte, Block 4, Lot 7. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

Development Process Manual (DPM)

The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Text Amendment Request
Case #25-105-00001

The City of Rio Rancho is requesting approval of text amendments to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Zone Map Amendment
Case #25-100-00001

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for PG, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4.

Master Plan
Case #25-410-00003

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of the Cleveland Heights Master Plan.

Master Plan Amendment

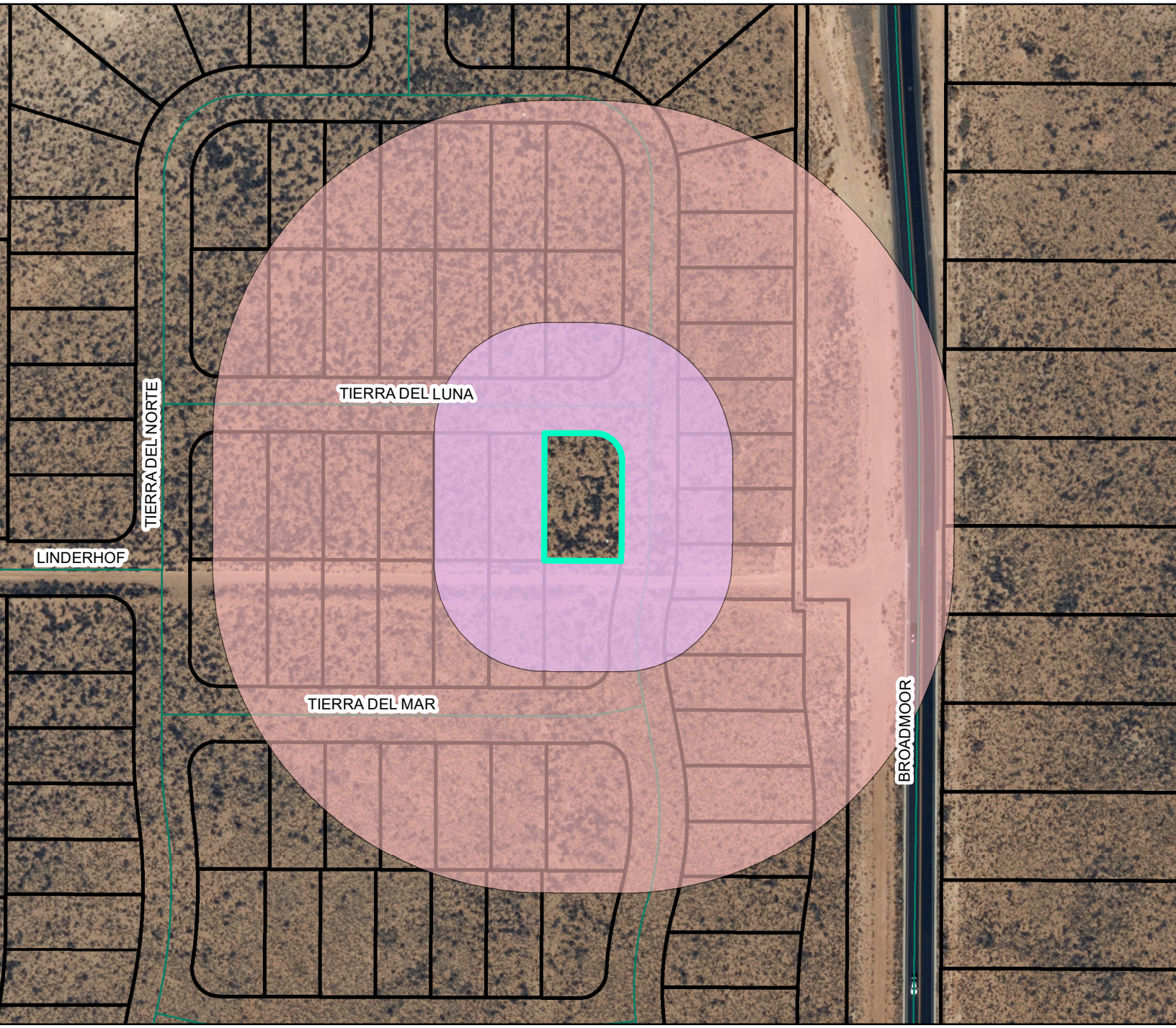
Case #25-400-00002

The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan, to remove the State Land Office parcels from the existing plan. 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: July 7, 2025

TIERRA DEL NORTE, BLOCK 4, LOT 7



Subject Property
100 ft.
300 ft.

GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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

0 112.5 225 450
Feet

Map created by: Michelle Costilla 7/2/2025

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00013

REQUEST FOR VARIANCE TO ALLOW FOR A 10-FOOT ENCROACHMENT INTO THE REAR PROPERTY LINE SETBACK FOR A PERGOLA AT THE SUBJECT PROPERTY OF TIERRA DEL NORTE, BLOCK 4, LOT 7

Applicant: Joseph and Teresa Damush

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd 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 Variance requests.
2. The applicant has the authority to make an application to request a Variance to the R-2 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The pergola, as identified in the included building permit application #25-5961, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The pergola shall comply with all other requirements under R.O 2003 154.50 and 154.70.

THEREFORE, the application to allow for an encroachment of 10 feet into the rear property line setback, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on July 22, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00013

REQUEST FOR VARIANCE TO ALLOW FOR A 10-FOOT ENCROACHMENT INTO THE REAR PROPERTY LINE SETBACK FOR A PERGOLA AT THE SUBJECT PROPERTY OF TIERRA DEL NORTE, BLOCK 4, LOT 7

Applicant: Joseph and Teresa Damush

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GENERAL FINDINGS OF FACT:

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2. The applicant has the authority to make an application to request a Variance to the R-2 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application to allow for an encroachment of 10 feet into the rear property line setback, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on July 22, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-00004

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Roger Theis, of Harvard Ventures Inc., through their agent, Bohannan Huston Inc., requests approval of a Final Plat for the Mariposa East Subdivision, on the property legally described as Mariposa East, Tract 1A-12A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
A preliminary plat for the Mariposa East Subdivision was approved by the Planning and Zoning Board on February 8, 2022, under Case No. 21-210-00028. The subject property is within the Mariposa Master Planned area. The subject property consists of approximately 46.87 acres, is legally described as Mariposa East, Tract 1A-12A, and is currently zoned R-4: Single-Family Residential, per Ordinance No. 33, Enactment No. 19-08.

The plat was amended and approved by the Planning and Zoning Board at their August 23, 2022 meeting, and then extended at the January 5, 2023 Planning and Zoning Board Meeting. The plat was extended a second time at the January 9, 2024 Planning and Zoning Board Meeting, and a third time at the January 14, 2025 Planning and Zoning Board Meeting.

Mariposa East would create 186 R-4: Single-Family Residential lots and 19 tracts, as well as dedicate 9.0625 acres of ROW to the City of Rio Rancho. The proposed subdivision is located northeast of Monarch Way NE (a major collector).

I. GENERAL INFORMATION:
A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Qwest, Sparklight, PNM, Ezee Fiber, the City of Rio Rancho, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter was issued by the City of Rio Rancho Utilities Department for the Mariposa East Subdivision, on August 12, 2021.
C. Drainage: The drainage report, submitted with the preliminary plat application, shows that drainage on the subject property will be divided into 7 proposed onsite basins. The Proposed Basins Map, Exhibit E, illustrates the drainage basin locations, developed flow rates and flow directions for the propose development as well as the proposed street configurations.
D. Roads and Sidewalks: The proposed streets will be standard local street sections with 5' wide sidewalks, in accordance with the approved Mariposa Master Plan, and will have ROW widths from 50' to 68'.
E. Recreation Facilities/Open Space: There will be a pocket park and multiple small open space areas.

F. Easements: There will be a ten foot wide public utility easement within all new lots adjacent to road right-of-way. In addition, 20' and 30' wide public drainage and sewer easements will be granted to the City.
G. Public Site Dedications: None
H. Vacations: N/A
I. Variances: A subdivision variance to §155.43, requiring 5 foot minimum easements on side and rear lot lines was approved in conjunction with the preliminary plat application, at the February 8, 2022 Planning and Zoning Board Meeting, under Case #22-280-00001.

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed preliminary plat contains lots which would measure approximately 5,748 sf to 13,790 sf in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 40 ft. 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

IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan” (5.6.3, Policy L-1).

Chapter 10, Urban Design Element, section 10.3.8, and Goal UD 5 encourages development which adds density and is located near existing facilities. In addition, Chapter 5 (5.6.3), Policy L-3 and L-4 contain stated goals which “Promote and support development that incorporates walkability” and “Encourage adequate pedestrian connections to future transit facilities in all residential site development.”

This application would be an action in meeting the policy of encouraging development, and is part of the Mariposa Master Planned Area. Staff recommends the Planning and Zoning Board find that this criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Fire and Rescue, and SSCAFCA reviewed this application and related infrastructure plans. Staff recommends the Planning and Zoning Board find this criteria has been met.

VI. CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT
The Planning and Zoning Board approved the Preliminary Plat for Mariposa East on February 8, 2022, as well as the subsequent plat amendment at their August 23, 2022 meeting; and then extended at the January 5, 2023 Planning and Zoning Board Meeting. The plat was extended a second time at the January 9, 2024 Planning and Zoning Board Meeting, and a third time at the January 14, 2025 Planning and Zoning Board Meeting. Staff recommends the Planning and Zoning Board find this criteria has been met.

SURROUNDING LAND USE/ZONING:
Surrounding lots are part of the Mariposa Master Planned Area. The lots to the west, north, and east are zoned R-4: Single-Family Residential.

IMPACT:

Staff recommends the Planning and Zoning Board approve the Final Plat subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction to approve the applicant's request for Final Plat.
2. The applicant has the authority to make an application to request Final Plat approval.
3. Due process was provided to the applicant.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155 Subdivisions.
2. The Final Plat conforms to the R-4: Single-Family Residential Zoning District.
3. The Final Plat is consistent with the Preliminary Plat Amendment as approved by the Planning and Zoning Board on August 23, 2022
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat if the infrastructure is not complete and accepted prior to recording.
5. Applicant shall address all reviewer comments, including any Engineering comments, as well as the following:
   a. Add Ezee Fiber as a Utility Company Signature line
   b. Remove Development Services Director as signatory
   c. Update City Clerk signature block to read: "...The plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on..."

ALTERNATIVES:

The Planning and Zoning Board may:

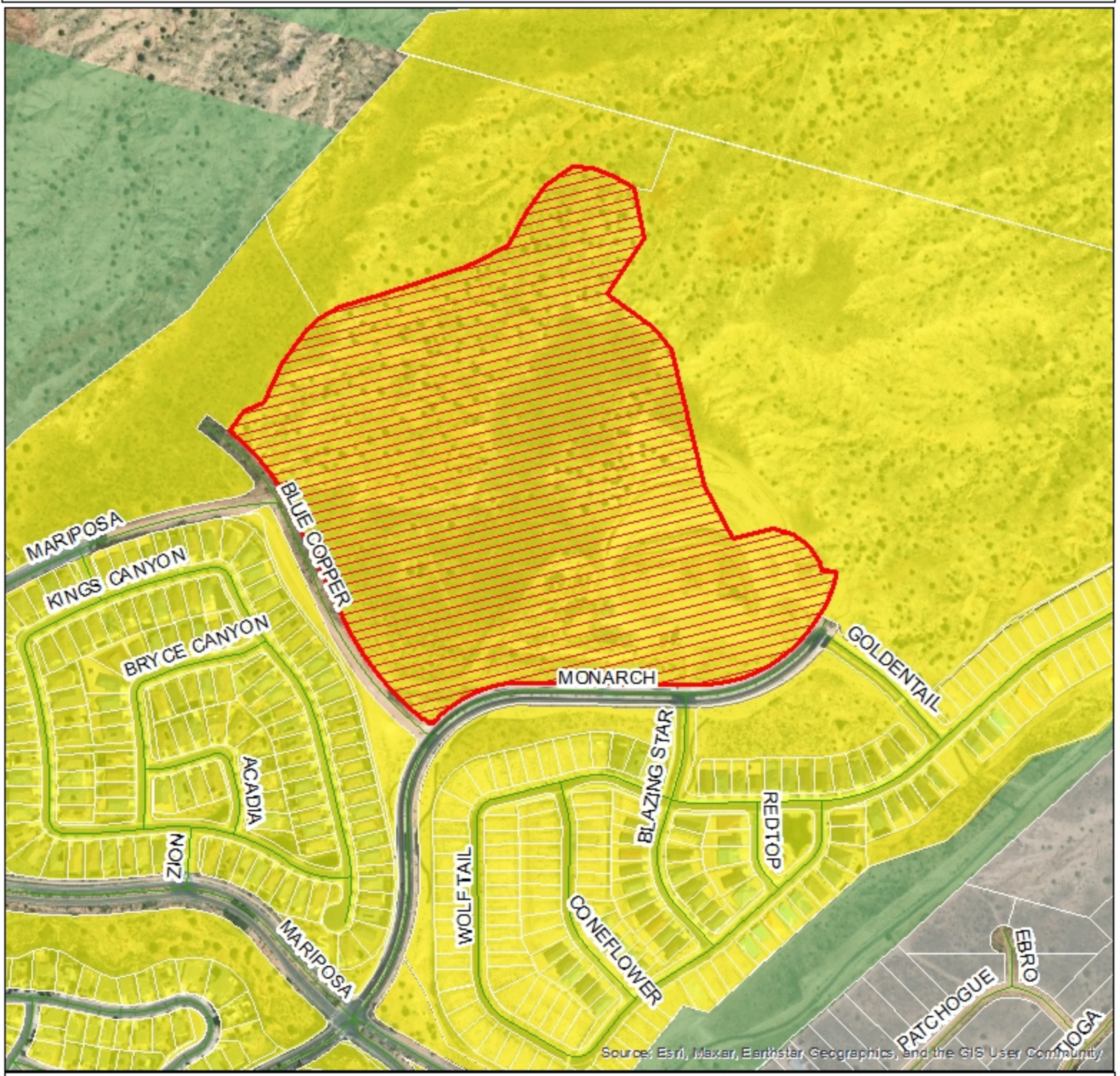
1. Approve the Final Plat with findings and conditions.
2. Approve the Final Plat with modifications to the findings and conditions.
3. Deny the Final Plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Final Plat with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Submittal Package.pdf
ATTACHMENT: Plat_FINAL.pdf
ATTACHMENT: Engineering Comments.pdf

MARIPOSA EAST
TRACT 1A-12A
FINAL PLAT



City of Vision

0 145 290 580 870 1,160 Feet

Subject Property
Roads
Zoning
OS
R-4
TZ

N
W E
S

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

Map Created by Tim Dvorak on 7/14/2025

Bohannan Huston
great people supporting great communities

New Mexico:
Albuquerque | Las Cruces
Colorado:
Denver | Grand Junction
800.877.5332
bhinc.com

June 26, 2025

Amy Rincon
Planning Director
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Final Plat Submittal – Plat for Monarch at Mariposa East Tract 1A-12A (Monarch Phase 1)

Dear Amy,

Bohannan Huston, Inc. (BHI) are submitting a final plat for the above-noted site. Enclosed for the planning departments review are copies of the following information:

- Final Plat
- Final Plat Checklist
- Application
- Agent Letter of Authorization

Once all comments have been addressed, CAD files, certifications, and all necessary signatures will be provided. This final plat is being presented to the Municipal Planner for the purpose of obtaining City review and approval. It represents 186 Residential Lots and 19 tracts.

Please feel free to give me a call at (505)823-1000 should you have any questions or require any additional information regarding this submittal.

Sincerely,

Josh Lutz, PE
Senior Project Manager
Community Development and Planning

Cc: Roger Theis, Harvard Ventures Inc. (w/encl)

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: Roger Theis, Harvard Ventures Inc.		Phone: 480-699-3484
Address: 17700 N. Pacesetter Way Suite 100		E-Mail: RTheis@HarvardInvestments.com
City: Scottsdale	State: AZ	Zip: 85255
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Josh Lutz, Bohannan Huston, Inc.		Phone: 505-823-1000
Address: 7500 Jefferson St NE		E-Mail: jlutz@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

Final Plat Submittal for Phase 1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Monarch at Mariposa East	Block(s):	Lot(s):
Existing Zoning: R-1 Single Family Residential	Proposed Zoning:	
No. of existing lots: 1	No. of proposed lots: 186	Total area of site (acres) 46.8699

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: Josh Lutz, PE	Applicant:	Agent: ✓
Signature:		Date: June 26, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118 FAX: 480.348.8976

October 12, 2020

Ms. Amy Rincon
Development Review Committee
City of Rio Rancho
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Authorization for submittal of DRC and Preliminary Plat – Tract 1A-12, Tract 1A-13, Tract 1A-14 and Tract 1A-15, Mariposa NM

Dear Amy:

Mariposa East, LP authorizes Bohannan Huston, Inc. to act as its agent to submit for DRC, Preliminary Plat and Final Plat for Tract 1A-12, Tract 1A-13, Tract 1A-14 and Tract 1A-15, Mariposa NM.

Please contact me if you should have any questions or require any additional information regarding the submittal.

Mariposa East, LP
By: ABQ-GP, L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager

By: _____
Timothy P. Brislin, Vice President

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – *1 copy*

Yes	No	
☒	☐	Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – *7 copies*

Yes	No	
☒	☐	Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – *7 paper copies (folded) NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes	No	
A.		**IDENTIFICATION**
☒	☐	Subdivision name
☒	☐	Date of Plat
☒	☐	Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
☒	☐	North Arrow
☒	☐	Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
☒	☐	Reference To:
		(A) Federal Section
		(B) Projected Section
		(C) Land Grant
		(D) County and City Control Systems

Yes No

☒ ☐ Disclosure Statement

B. MONUMENTS

☒ ☐ Subdivision Control Monuments

(A) Centerline Monumentation

(B) Block Control with Surveyor's Registration Number

(C) Type of Corners Found or Set

(D) Bond

☒ ☐ Permanent Survey Monuments

(A) Type of Monuments

(B) Monuments, Existing or Set

(C) X and Y Coordinates (N.M.S.P.)

(D) Reference Zone

(E) Delta Alpha

(F) Combined Ground to Grid Factor

(G) Bond

☒ ☐ Bench Marks

(A) Location Found or Set

(B) Bond

C. PERIMETER

☒ ☐ Written Description, Metes & Bounds

☒ ☐ Bearing in Degrees, Minutes & Seconds

☒ ☐ Distances in Feet & Hundredths

☒ ☐ Record Distances & Bearings

Yes	No	
☒	☐	Measured Distances & Bearings
☒	☐	Basis for Bearings Shall Be Grid or Rotation Factor to Grid
☒	☐	Total Gross Acreage of Subdivision
☒	☐	Property Corners Found or Set
☒	☐	Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

☐	☒	Block Identification
☒	☐	Lot Identification
☒	☐	Bearing on Non-Radial Lines
☒	☐	Bearing on Non-Perpendicular Lines
☒	☐	Distances Lot Perimeter

E. ADJACENT LAND

☒	☐	The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
☒	☐	Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
☒	☐	Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

☒	☐	Name of Streets (Ensure No Duplication)
☒	☐	Right-of-Way Width Noted
☒	☐	Centerline Data, Tangent Distances & Bearings
☒	☐	Centerline Data, Curves, Radius, Central Angles, Arc
☒	☐	Mileage of Streets Created: Total, Full-Width, Half-Width
☒	☐	Street Vacation Application Number

Yes	No	
☒	☐	Private Streets or Access Easements so Designated
☒	☐	Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility

G. EASEMENTS

☒	☐	All Easements of Record or Apparent are Shown
☒	☐	Location by Distance & Bearing
☒	☐	Dimension
☒	☐	Purpose
☒	☐	Proposed Shown in Dashed Lines and Labeled
☒	☐	Existing Shown in Dashed Lines and Labeled with Recordation Data
☒	☐	Vacated Shown in Ghost Lines and Labeled
☒	☐	Apparent Shown and Labeled
☒	☐	Limitations

H. DRAINAGE RIGHT-OF-WAY

☐	☒	Location
☐	☒	Dimension

I. PUBLIC AREAS

☐	☒	Location
☐	☒	Dimension
☐	☒	Purpose

J. FREE CONSENT

☒	☐	Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes	No	
K.		**CERTIFICATIONS**
☐	☒	Jurisdictional Affidavit
☒	☐	Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
☐	☒	Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
☐	☒	Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
☐	☒	Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
☐	☒	Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
☐	☒	Certification of County Treasurer that all current and previous property taxes have been paid in full
☐	☒	Certification of County Clerk noting date, time and recording information
L.		**DEDICATION**
☐	☒	Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
☐	☒	Notary signature
M.		**ACKNOWLEDGMENT**
☐	☒	Acknowledged in the manner required for the acknowledgment of deeds
☐	☒	Notary signature
N.		**SURVEY**
☐	☒	Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes	No	
☐	☒	Digital submittals are required and must contain a minimum of the following: Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane, Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

☐ ☒ Content

(A) A single drawing in model space showing only parcel lines, street center lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

☐ ☒ File format

(A) DXF files in ASCII format. Other formats directly compatible with Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

☐ ☒ File names

(A) <DSD Project#>.dxf used as a standard naming convention

☐ ☒ Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Final Construction Plans – *7 copies*

Yes	No	
☐	☒	Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – *3 copies*

Yes	No	
☐	☒	Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – *3 copies*

Yes	No	
☐	☒	Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – *3 copies*

Yes	No	
☐	☒	Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.
☐	☒	Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway.

Infrastructure List – *7 copies*

Yes	No	
☐	☒	List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – *2 copies*

Yes	No	
☐	☒	List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

Development Agreement – *3 copies*

Yes	No	
☐	☒	Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – *3 copies*

Yes	No	
☐	☒	Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): Josh Lutz ☐ Applicant ☒ Agent

Signature: _____ Date: 06-26-2025

For Office Use Only

I have reviewed the Final Plat Application and find it ☐ complete ☐ incomplete.

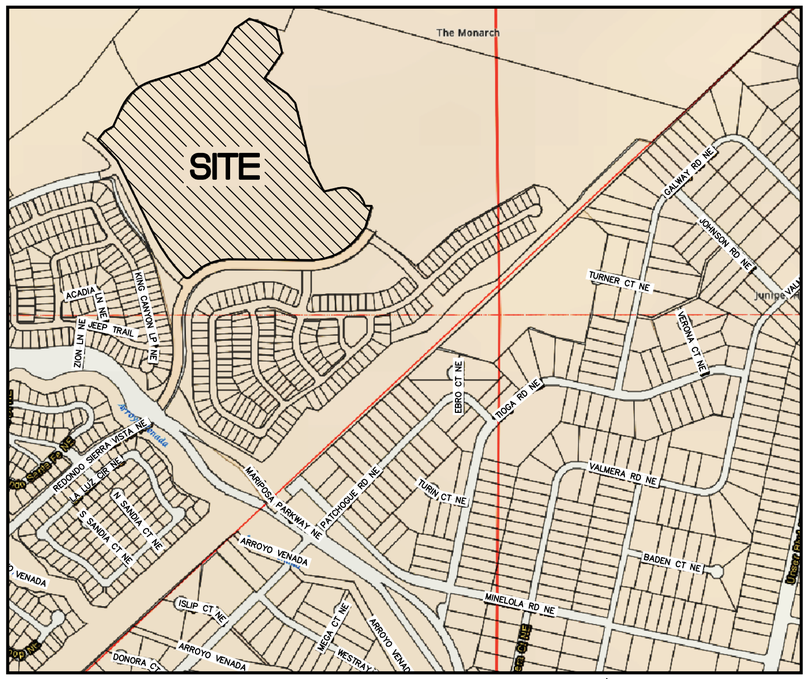
Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____

_____



Vicinity Map

N.T.S.

Documents

1. PLAT FOR TRACTS 1A–12 THRU 1A–15, MARIPOSA EAST, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON FEBRUARY 9, 2006, IN VOLUME 3, FOLIO 2632–B (RRE BOOK 19, PAGES 65–72).
2. PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JULY 2, 2021, IN VOLUME 3, FOLIO 4715 (RRE BK. 31, PG. 21–23).

Free Consent & Dedication

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

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR CAMBERWELL LANE NE, DESERT MARBLE TRAIL NE, DESERT MARBLE COURT NE, DESERT MARBLE LANE NE, BRUSHFOOT WAY NE, CHECKERSPOT LANE NE & FIRETIP WAY NE TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____

MARIPOSA EAST, LP — DATE
AN ARIZONA LIMITED PARTNERSHIP
BY: ABQ–GP, LLC ITS GENERAL PARTNER
BY: HARVARD VENTURES, INC., ITS MANAGER
TIM BRISLIN, MANAGER

STATE OF)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TIM BRISLIN, MANAGER, MARIPOSA EAST, LP

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 12, Township 13 North, Range 2 East, N.M.P.M.
Subdivision: Monarch Phase I
Owner: Mariposa East LP
UPC #: 1–012–077–338–121

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Legal Description

TRACT 1A–12A OF MONARCH, PHASE I, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO ON JULY 2, 2021, IN VOLUME 3, FOLIO 4715 (RRE BOOK 31, PAGES 21–23).

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTIONS 7, 12 & 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, NMPM.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	186
NUMBER OF TRACTS CREATED:	19
MILES OF ROAD CREATED:	1.4683 MILES
ACREAGE DEDICATED BY THIS PLAT	9.0625 ACRES
TOTAL PLATTED ACREAGE:	46.8699 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999628211677.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD (7/2/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23).

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD:

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

DEVELOPMENT SERVICES DEPARTMENT:

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS–WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS–WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER — DATE

Filing Information

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

_____
Brian Martinez — Date
N.M.R.P.S. No. 18374

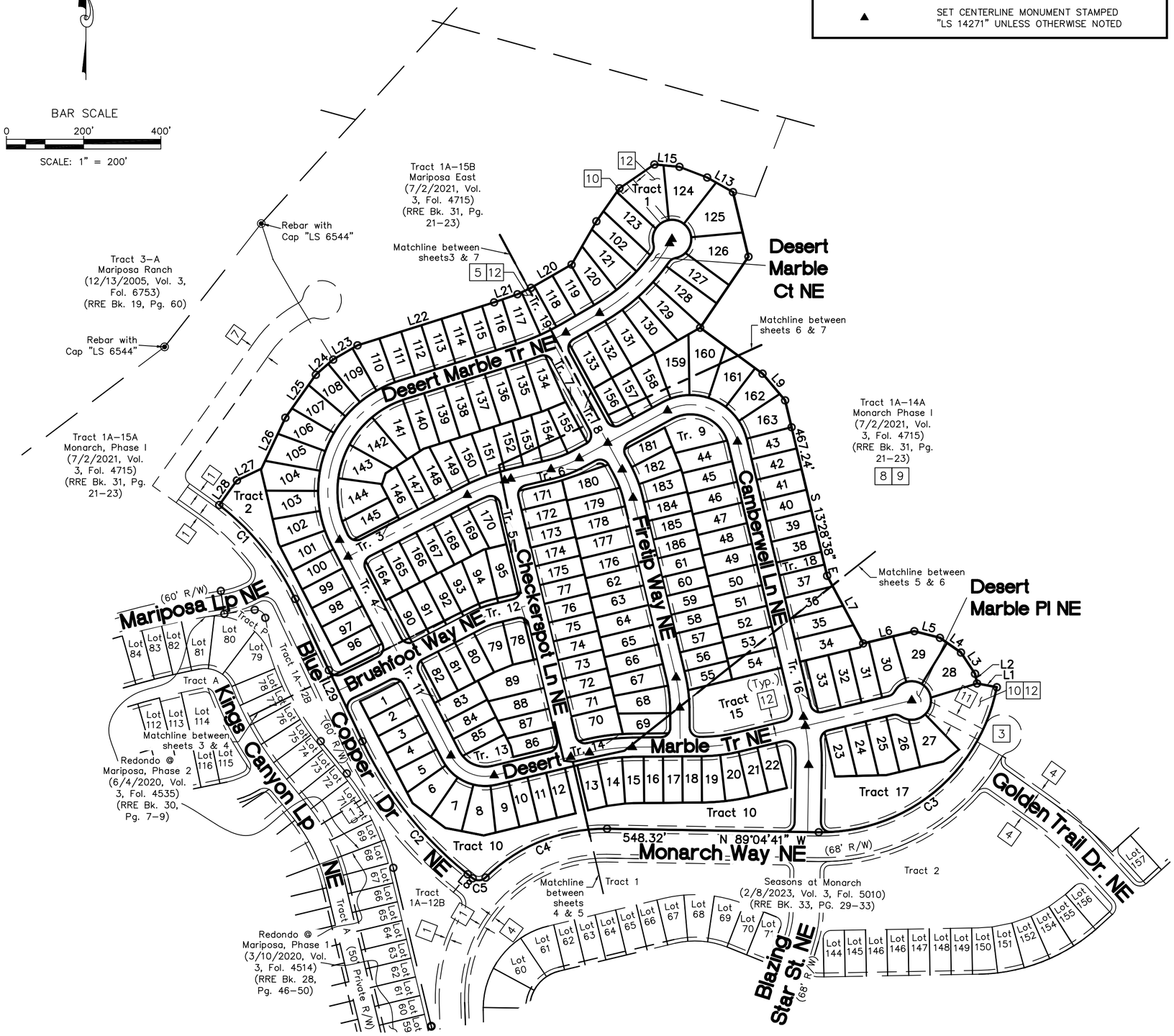
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

BAR SCALE
0 200' 400'
SCALE: 1" = 200'



Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

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

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A, Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

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

Tract 1A–15A Monarch, Phase I (7/2/2021, Vol. 3, Fol. 4715) (RRE Bk. 31, Pg. 21–23)

Tract 1A–15B Mariposa East (7/2/2021, Vol. 3, Fol. 4715) (RRE Bk. 31, Pg. 21–23)

Tract 2 30,634 Sq. Ft. 0.7033 Acres

Lot 101 7,378 Sq. Ft. 0.1694 Acres
Lot 102 7,829 Sq. Ft. 0.1797 Acres
Lot 103 8,179 Sq. Ft. 0.1878 Acres
Lot 104 9,386 Sq. Ft. 0.2155 Acres
Lot 105 8,780 Sq. Ft. 0.2016 Acres
Lot 106 8,206 Sq. Ft. 0.1884 Acres
Lot 107 7,894 Sq. Ft. 0.1812 Acres
Lot 108 8,163 Sq. Ft. 0.1874 Acres
Lot 109 8,117 Sq. Ft. 0.1863 Acres
Lot 110 7,811 Sq. Ft. 0.1793 Acres
Lot 111 6,808 Sq. Ft. 0.1563 Acres
Lot 112 6,598 Sq. Ft. 0.1515 Acres
Lot 113 6,599 Sq. Ft. 0.1515 Acres
Lot 114 6,599 Sq. Ft. 0.1515 Acres
Lot 115 6,599 Sq. Ft. 0.1515 Acres
Lot 116 6,607 Sq. Ft. 0.1517 Acres
Lot 117 7,261 Sq. Ft. 0.1667 Acres
Lot 139 7,535 Sq. Ft. 0.1730 Acres
Lot 140 7,670 Sq. Ft. 0.1761 Acres
Lot 141 9,379 Sq. Ft. 0.2153 Acres
Lot 142 9,154 Sq. Ft. 0.2102 Acres
Lot 143 8,350 Sq. Ft. 0.1917 Acres
Lot 144 9,253 Sq. Ft. 0.2124 Acres
Lot 145 7,463 Sq. Ft. 0.1713 Acres
Lot 146 6,507 Sq. Ft. 0.1494 Acres
Lot 147 6,382 Sq. Ft. 0.1465 Acres
Lot 148 6,591 Sq. Ft. 0.1513 Acres
Lot 149 6,531 Sq. Ft. 0.1499 Acres
Lot 150 6,427 Sq. Ft. 0.1476 Acres
Lot 151 6,275 Sq. Ft. 0.1440 Acres
Lot 152 6,026 Sq. Ft. 0.1383 Acres
Lot 153 6,098 Sq. Ft. 0.1400 Acres
Lot 154 7,272 Sq. Ft. 0.1669 Acres
Lot 155 6,597 Sq. Ft. 0.1514 Acres
Lot 134 8,140 Sq. Ft. 0.1869 Acres
Lot 135 7,631 Sq. Ft. 0.1752 Acres
Lot 136 7,535 Sq. Ft. 0.1730 Acres
Lot 137 7,535 Sq. Ft. 0.1730 Acres
Lot 138 7,535 Sq. Ft. 0.1730 Acres
Lot 96 6,609 Sq. Ft. 0.1517 Acres
Lot 97 6,600 Sq. Ft. 0.1515 Acres
Lot 98 6,600 Sq. Ft. 0.1515 Acres
Lot 99 6,600 Sq. Ft. 0.1515 Acres
Lot 100 6,600 Sq. Ft. 0.1515 Acres
Lot 90 6,475 Sq. Ft. 0.1486 Acres
Lot 91 6,476 Sq. Ft. 0.1487 Acres
Lot 92 6,476 Sq. Ft. 0.1487 Acres
Lot 93 7,088 Sq. Ft. 0.1627 Acres
Lot 94 7,905 Sq. Ft. 0.1815 Acres
Lot 95 7,911 Sq. Ft. 0.1816 Acres
Lot 164 5,976 Sq. Ft. 0.1372 Acres
Lot 165 6,000 Sq. Ft. 0.1377 Acres
Lot 166 6,000 Sq. Ft. 0.1377 Acres
Lot 167 6,000 Sq. Ft. 0.1377 Acres
Lot 168 6,000 Sq. Ft. 0.1377 Acres
Lot 169 6,028 Sq. Ft. 0.1384 Acres
Lot 170 7,727 Sq. Ft. 0.1774 Acres

Tract 3 1,024 Sq. Ft. 0.0235 Acres
Tract 4 3,547 Sq. Ft. 0.0814 Acres
Tract 5 2,259 Sq. Ft. 0.0519 Acres
Tract 7 4,238 Sq. Ft. 0.0973 Acres
Tract 8 2,311 Sq. Ft. 0.0531 Acres
Tract 19 14,985 Sq. Ft. 0.1144 Acres

Desert Marble Trail NE (50' R/W)
Blue Copper Dr NE (60' R/W)
Desert Marble Trail NE (50' R/W)
Camberwell Ln NE (50' R/W)
Brushfoot Way NE

Matchline - See Sheet 6 of 8
Matchline - See Sheet 7 of 8
Matchline - See Sheet 6 of 8
Matchline - See Sheet 4 of 8

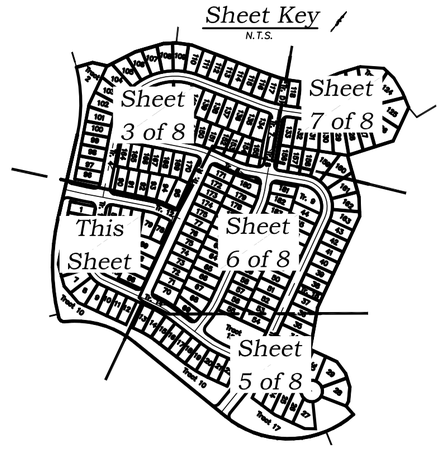
Sheet Key
N.T.S.
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Sheet 7 of 8
Sheet 4 of 8
Sheet 6 of 8
Sheet 5 of 8

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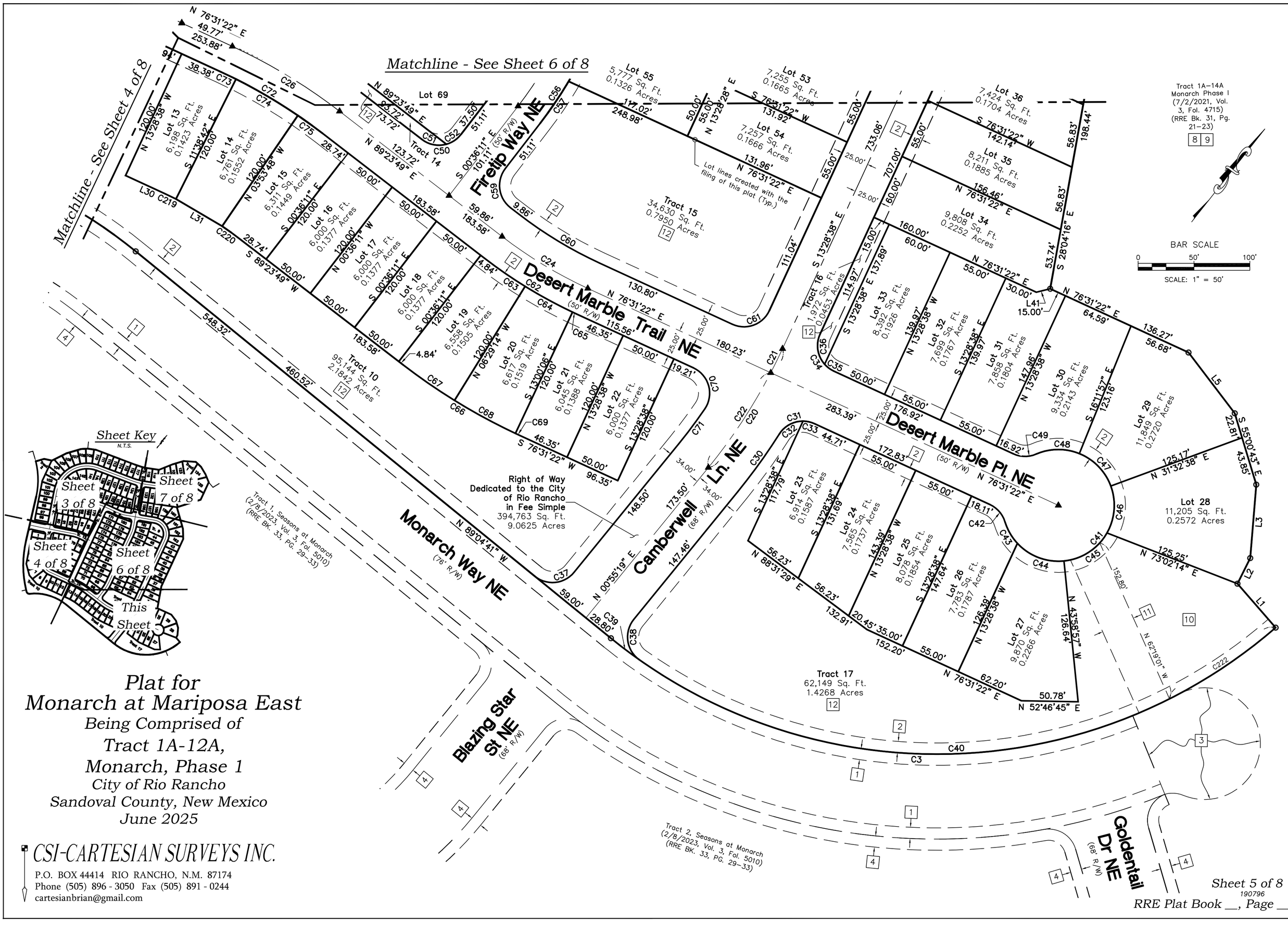
Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025



Line Table		
Line #	Direction	Length (ft)
L1	S 79°12'53" E	52.06'
L2	S 11°44'03" E	25.59'
L3	S 33°32'17" E	65.98'
L4	S 55°00'43" E	66.66'
L5	S 75°28'48" E	68.32'
L6	N 76°31'22" E	136.27'
L7	S 28°04'16" E	198.44'
L8	N 51°27'28" W	16.57'
L9	S 40°11'35" E	90.53'
L10	S 53°39'01" E	200.70'
L11	S 34°13'16" W	222.50'
L12	S 13°28'38" E	172.04'
L13	S 60°29'50" E	76.70'
L14	S 68°57'27" E	76.96'
L15	S 84°35'11" E	65.22'
L16	N 64°53'54" E	38.74'
L17	N 55°41'16" E	109.56'
L18	N 34°57'09" E	104.16'
L19	N 29°52'53" E	129.31'
L20	N 60°07'17" E	121.25'
L21	N 70°52'04" E	64.21'
L22	N 72°31'54" E	370.65'
L23	N 59°41'54" E	73.03'
L24	N 48°46'54" E	59.75'
L25	N 35°21'14" E	136.36'
L26	N 25°08'55" E	145.70'
L27	N 64°20'49" E	70.56'
L28	N 35°43'02" E	78.45'
L29	S 25°17'23" E	407.82'
L30	S 76°31'22" W	38.38'
L31	S 82°13'45" W	47.97'
L32	S 76°31'22" W	19.99'
L33	S 68°13'05" W	52.59'
L34	S 76°31'22" W	65.00'
L35	N 64°42'42" E	26.06'
L36	N 62°41'03" E	54.75'
L37	N 13°21'41" W	50.00'
L38	N 14°32'30" W	50.01'
L39	S 19°37'01" E	21.48'
L40	S 13°28'38" E	27.92'
L41	N 37°53'59" E	12.80'
L42	N 76°31'22" E	55.74'
L43	S 30°16'32" W	12.64'
L44	S 17°57'20" W	33.01'



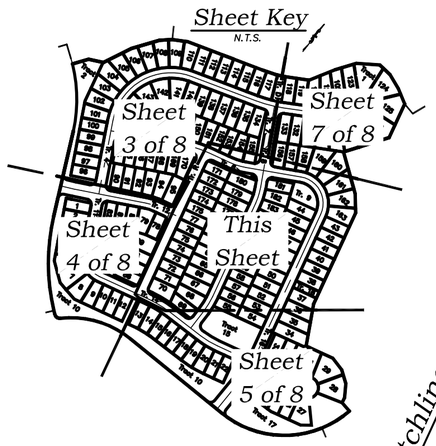
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Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

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Plat for
Tracts 1A-12A-1 and 1A-12A-2, Monarch Phase 2
Being Comprised of
Tract 1A-12A, Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
May 2024



Matchline - See Sheet 3 of 8

Matchline - See Sheet 7 of 8

Matchline - See Sheet 4 of 8

Matchline - See Sheet 5 of 8

Camberwell Ln NE (50' R/W)

Checkerspot Ln NE (50' R/W)

Firetip Way NE (50' R/W)

Camberwell Ln NE (50' R/W)

Tract 5, 2,259 Sq. Ft., 0.0519 Acres

Tract 6, 2,866 Sq. Ft., 0.0658 Acres

Tract 9, 12,096 Sq. Ft., 0.2777 Acres

Tract 12, 1,040 Sq. Ft., 0.0239 Acres

Tract 13

Tract 14, 2,205 Sq. Ft., 0.0506 Acres

Tract 18, 4,073 Sq. Ft., 0.0935 Acres

Tract 1A-14A
Monarch Phase I
(7/2/2021, Vol. 3, Fol. 4715)
(RRE Bk. 31, Pg. 21-23)

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

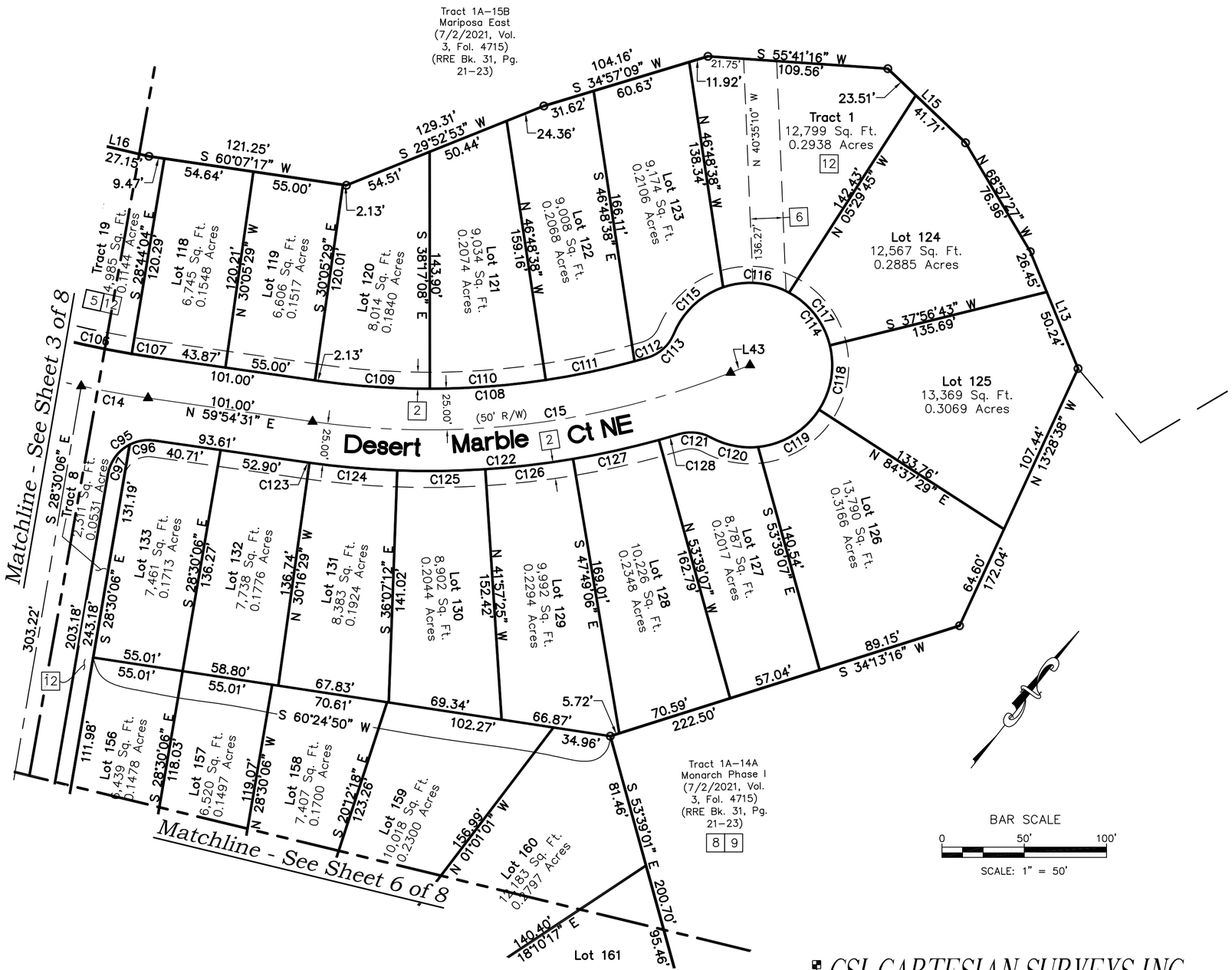
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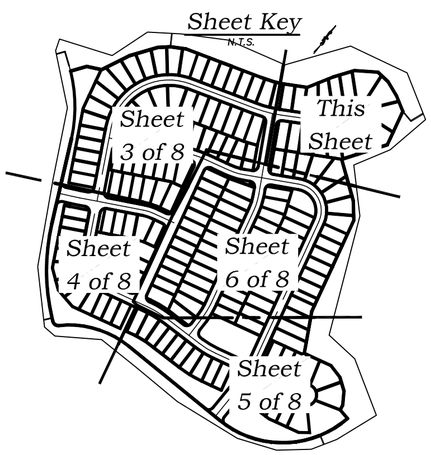
Sheet 6 of 8
190796
RRE Plat Book __, Page __

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Easement Notes

1. EXISTING 10' P.U.E. (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
2. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
3. EXISTING TEMPORARY TURN AROUND EASEMENT (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
4. EXISTING 10' PUE (02/08/2023, VOL. 3, FOL. 5010) (RRE BK. 33, PG. 29–33)
5. PUBLIC PEDESTRIAN EASEMENT TO THE HOMEOWNERS ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
6. 20' STORM DRAIN EASEMENT TO THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
7. EXISTING PRIVATE ROADWAY EASEMENT BENEFITING TRACT 1A–15B (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
8. EXISTING 30' FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF RIO RANCHO, CONFINED AND DELINEATED TO WITHIN FUTURE PUBLIC RIGHT OF WAY OR EASEMENTS DEFINED BY FUTURE PLATTING ACTIONS WITHIN TRACT 1A–14 (2/19/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
9. EXISTING 30' FLOATING PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO, CONFINED AND DELINEATED TO WITHIN FUTURE PUBLIC RIGHT OF WAY OR EASEMENTS DEFINED BY FUTURE PLATTING ACTIONS WITHIN TRACTS 1A–13, 1A–14, 1A–21, OS–11 AND OS–A1 (2/19/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
10. 10' FLOATING PEDESTRIAN EASEMENT TO THE HOMEOWNERS ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
11. 30' STORM DRAIN AND SANITARY SEWER EASEMENT TO THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
12. PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT





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190796

RRE Plat Book __, Page __

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	315.71'	679.81'	26°36'31"	312.88'	N 38°59'40" W
C2	443.04'	970.00'	26°10'10"	439.20'	S 38°22'23" E
C3	646.18'	462.00'	80°08'12"	594.78'	N 50°51'13" E
C4	348.27'	438.00'	45°33'27"	339.16'	S 68°08'36" W
C5	36.29'	25.00'	83°10'40"	33.19'	N 86°57'12" E
C6	229.13'	125.00'	105°01'28"	198.37'	N 65°59'22" W
C7	479.28'	275.00'	99°51'25"	420.88'	S 22°36'45" W
C8	120.76'	500.00'	13°50'19"	120.47'	S 69°36'12" W
C9	103.82'	500.00'	11°53'49"	103.64'	S 68°37'57" W
C10	16.94'	500.00'	1°56'30"	16.94'	S 75°33'07" W
C11	78.67'	300.00'	15°01'28"	78.44'	N 69°00'38" E
C12	132.29'	600.00'	12°37'57"	132.02'	N 66°13'29" E
C13	91.05'	600.00'	8°41'41"	90.96'	N 68°11'37" E
C14	41.23'	600.00'	3°56'15"	41.23'	N 61°52'38" E
C15	258.60'	500.00'	29°37'59"	255.72'	N 45°05'31" E
C16	132.93'	100.00'	76°09'41"	123.35'	S 65°23'48" E
C17	35.39'	1000.00'	2°01'39"	35.39'	N 63°41'52" E
C18	48.31'	200.00'	13°50'19"	48.19'	S 69°36'12" W
C19	78.67'	300.00'	15°01'28"	78.44'	N 20°59'22" W
C20	125.66'	500.00'	14°23'58"	125.33'	N 06°16'39" W
C21	23.95'	500.00'	2°44'40"	23.95'	N 12°06'18" W
C22	101.71'	500.00'	11°39'17"	101.53'	N 04°54'19" W
C23	78.64'	350.00'	12°52'27"	78.48'	N 07°02'25" W
C24	89.88'	400.00'	12°52'27"	89.69'	N 82°57'35" E
C25	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C26	112.35'	500.00'	12°52'27"	112.11'	S 82°57'35" W
C27	37.12'	1049.00'	2°01'39"	37.12'	N 63°41'52" E
C28	36.59'	1034.00'	2°01'39"	36.59'	N 63°41'52" E
C29	34.19'	966.00'	2°01'39"	34.18'	N 63°41'52" E
C30	63.36'	534.00'	6°47'54"	63.32'	N 02°28'37" W
C31	35.95'	25.00'	82°23'56"	32.93'	S 35°19'24" W
C32	25.35'	25.00'	58°06'18"	24.28'	S 23°10'35" W
C33	10.60'	25.00'	24°17'38"	10.52'	S 64°22'33" W
C34	39.27'	25.00'	90°00'00"	35.36'	S 58°28'38" E
C35	10.29'	25.00'	23°34'41"	10.22'	N 88°18'42" E
C36	28.98'	25.00'	66°25'19"	27.39'	S 46°41'18" E
C37	39.27'	25.00'	90°00'00"	35.36'	N 45°55'19" E
C38	41.00'	25.00'	93°57'46"	36.56'	S 46°03'33" E
C39	31.95'	462.00'	3°57'46"	31.95'	N 88°56'27" E
C40	614.22'	462.00'	76°10'27"	569.98'	N 48°52'20" E
C41	241.19'	50.00'	276°22'46"	66.67'	N 13°28'38" W
C42	21.03'	25.00'	48°11'23"	20.41'	N 79°22'57" W
C43	22.55'	50.00'	25°50'19"	22.36'	S 68°12'25" E
C44	46.12'	50.00'	52°51'00"	44.50'	N 72°26'56" E
C45	47.73'	50.00'	54°41'42"	45.94'	N 18°40'34" E
C46	43.45'	50.00'	49°47'05"	42.09'	N 33°33'49" W
C47	41.66'	50.00'	47°44'35"	40.47'	N 82°19'39" W
C48	39.68'	50.00'	45°28'04"	38.65'	S 51°04'01" W
C49	21.03'	25.00'	48°11'23"	20.41'	N 52°25'40" E
C50	39.27'	25.00'	90°00'00"	35.36'	N 44°23'49" E
C51	23.18'	25.00'	53°07'48"	22.36'	N 62°49'55" E
C52	16.09'	25.00'	36°52'12"	15.81'	N 17°49'55" E
C53	73.03'	325.00'	12°52'27"	72.87'	N 07°02'25" W
C54	57.58'	325.00'	10°09'03"	57.50'	N 05°40'42" W
C55	15.45'	325.00'	2°43'25"	15.45'	N 12°06'56" W
C56	84.26'	375.00'	12°52'27"	84.08'	N 07°02'25" W
C57	45.28'	375.00'	6°55'08"	45.26'	N 04°03'45" W
C58	38.98'	375.00'	5°57'19"	38.96'	N 10°29'59" W
C59	39.27'	25.00'	90°00'00"	35.36'	S 45°36'11" E
C60	84.26'	375.00'	12°52'27"	84.08'	N 82°57'35" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C62	95.50'	425.00'	12°52'27"	95.30'	N 82°57'35" E
C63	43.65'	425.00'	5°53'03"	43.63'	N 86°27'17" E
C64	48.32'	425.00'	6°30'52"	48.30'	N 80°15'20" E
C65	3.53'	425.00'	0°28'32"	3.53'	N 76°45'38" E
C66	122.46'	545.00'	12°52'27"	122.20'	N 82°57'35" E
C67	55.97'	545.00'	5°53'02"	55.94'	N 86°27'17" E
C68	61.97'	545.00'	6°30'52"	61.93'	N 80°15'20" E
C69	4.53'	545.00'	0°28'33"	4.53'	N 76°45'38" E
C70	43.48'	25.00'	99°39'08"	38.20'	N 53°39'04" W
C71	38.61'	466.00'	4°44'49"	38.60'	N 01°27'05" W
C72	106.73'	475.00'	12°52'27"	106.51'	S 82°57'35" W
C73	15.19'	475.00'	1°49'56"	15.19'	S 77°26'20" W
C74	64.24'	475.00'	7°44'55"	64.19'	S 82°13'45" W
C75	27.30'	475.00'	3°17'37"	27.30'	S 87°45'01" W
C76	166.16'	125.00'	76°09'41"	154.19'	S 65°23'48" E
C77	16.80'	125.00'	7°41'57"	16.78'	S 31°09'56" E
C78	44.48'	125.00'	20°23'18"	44.25'	S 45°12'34" E
C79	44.66'	125.00'	20°28'11"	44.42'	S 65°38'18" E
C80	44.62'	125.00'	20°27'05"	44.38'	S 86°05'56" E
C81	15.60'	125.00'	7°09'10"	15.59'	N 80°05'57" E
C82	99.69'	75.00'	76°09'41"	92.52'	S 65°23'48" E
C83	84.59'	75.00'	64°37'28"	80.18'	S 71°09'54" E
C84	15.10'	75.00'	11°32'13"	15.08'	S 33°05'04" E
C85	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C86	23.18'	25.00'	53°07'48"	22.36'	N 49°57'28" E
C87	16.09'	25.00'	36°52'12"	15.81'	N 04°57'28" E
C88	39.26'	25.00'	89°58'35"	35.35'	S 58°27'56" E
C89	16.09'	25.00'	36°52'12"	15.81'	S 31°54'44" E
C90	23.17'	25.00'	53°06'23"	22.35'	S 76°54'02" E
C91	117.75'	525.00'	12°51'02"	117.50'	S 82°58'18" W
C92	119.99'	535.00'	12°51'02"	119.74'	S 82°58'18" W
C93	95.52'	535.00'	10°13'46"	95.39'	S 81°39'40" W
C94	24.48'	535.00'	2°37'17"	24.47'	S 88°05'11" W
C95	38.58'	25.00'	88°24'37"	34.86'	S 15°42'12" W
C96	15.39'	25.00'	35°16'49"	15.15'	S 42°16'06" W
C97	23.18'	25.00'	53°07'48"	22.36'	S 01°56'12" E
C98	36.40'	25.00'	83°24'41"	33.27'	N 70°12'27" W
C99	13.97'	25.00'	32°00'29"	13.79'	S 84°05'27" W
C100	22.43'	25.00'	51°24'12"	21.68'	N 54°12'12" W
C101	48.59'	625.00'	4°27'15"	48.57'	N 70°18'50" E
C102	8.12'	625.00'	0°44'41"	8.12'	N 72°10'07" E
C103	40.46'	625.00'	3°42'34"	40.46'	N 69°56'29" E
C104	126.77'	575.00'	12°37'57"	126.52'	N 66°13'29" E
C105	66.86'	575.00'	6°39'46"	66.83'	N 69°12'34" E
C106	46.29'	575.00'	4°36'45"	46.28'	N 63°34'19" E
C107	13.62'	575.00'	1°21'26"	13.62'	N 60°35'14" E
C108	201.82'	475.00'	24°20'37"	200.30'	N 47°44'12" E
C109	67.93'	475.00'	8°11'39"	67.87'	N 55°48'41" E
C110	70.67'	475.00'	8°31'29"	70.61'	N 47°27'07" E
C111	55.12'	475.00'	6°38'57"	55.09'	N 39°51'54" E
C112	8.09'	475.00'	0°58'31"	8.09'	N 36°03'10" E
C113	22.46'	25.00'	51°29'01"	21.72'	N 09°49'24" E
C114	241.06'	50.00'	276°14'04"	66.76'	N 57°48'05" W
C115	42.46'	50.00'	48°39'38"	41.20'	S 08°24'42" W
C116	41.37'	50.00'	47°24'18"	40.20'	S 56°26'40" W
C117	41.71'	50.00'	47°47'54"	40.51'	N 75°57'14" W
C118	40.74'	50.00'	46°40'46"	39.62'	N 28°42'54" W
C119	44.92'	50.00'	51°28'14"	43.42'	N 20°21'36" E
C120	29.86'	50.00'	34°13'14"	29.42'	N 63°12'20" E

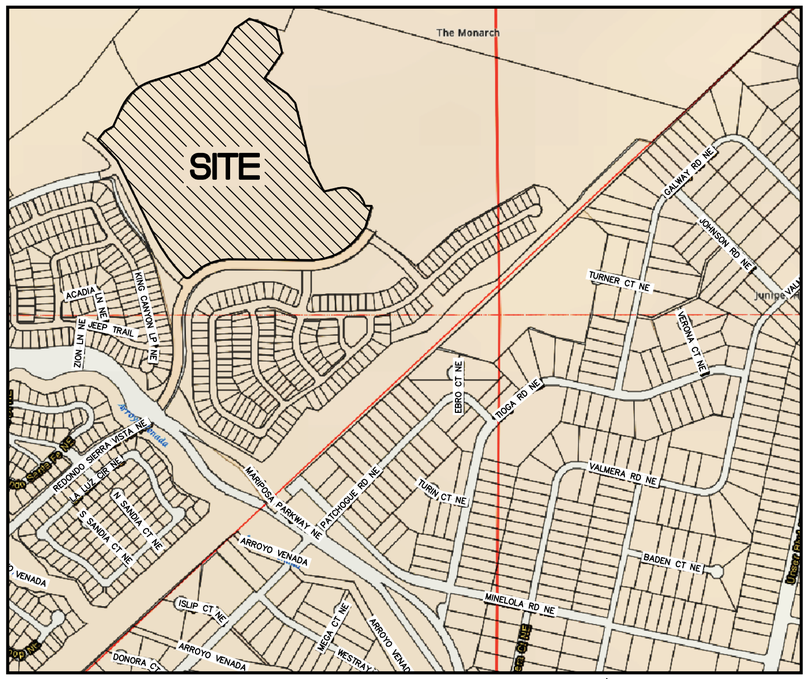
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	19.79'	25.00'	45°21'48"	19.28'	S 57°38'03" W
C122	228.67'	525.00'	24°57'22"	226.87'	N 47°25'50" E
C123	1.68'	525.00'	0°11'00"	1.68'	N 59°49'01" E
C124	53.56'	525.00'	5°50'42"	53.54'	N 56°48'10" E
C125	53.48'	525.00'	5°50'13"	53.46'	N 50°57'42" E
C126	53.71'	525.00'	5°51'42"	53.69'	N 45°06'45" E
C127	53.45'	525.00'	5°50'01"	53.43'	N 39°15'53" E
C128	12.79'	525.00'	1°23'44"	12.79'	N 35°39'01" E
C129	522.85'	300.00'	99°51'25"	459.14'	S 22°36'45" W
C130	39.23'	300.00'	7°29'32"	39.20'	S 23°34'11" E
C131	52.45'	300.00'	10°01'00"	52.38'	S 14°48'55" E
C132	52.45'	300.00'	10°01'00"	52.38'	S 04°47'55" E
C133	52.45'	300.00'	10°01'00"	52.38'	S 05°13'05" W
C134	52.45'	300.00'	10°01'00"	52.38'	S 15°14'06" W
C135	52.45'	300.00'	10°01'00"	52.38'	S 25°15'06" W
C136	52.45'	300.00'	10°01'00"	52.38'	S 35°16'07" W
C137	52.45'	300.00'	10°01'00"	52.38'	S 45°17'07" W
C138	52.45'	300.00'	10°01'00"	52.38'	S 55°18'07" W
C139	52.45'	300.00'	10°01'00"	52.38'	S 65°19'08" W
C140	11.59'	300.00'	2°12'49"	11.59'	S 71°26'03" W
C141	433.95'	250.00'	99°27'13"	381.49'	S 22°48'51" W
C142	38.37'	250.00'	8°47'38"	38.33'	S 22°30'56" E
C143	113.21'	250.00'	25°56'44"	112.24'	S 05°08'45" E
C144	92.18'	250.00'	21°07'37"	91.66'	S 18°23'25" W
C145	92.07'	250.00'	21°06'01"	91.55'	S 39°30'14" W
C146	92.13'	250.00'	21°06'52"	91.61'	S 60°36'41" W
C147	5.99'	250.00'	1°22'20"	5.99'	S 71°51'17" W
C148	39.45'	25.00'	90°24'12"	35.48'	S 72°06'51" E
C149	18.58'	25.00'	42°35'10"	18.16'	S 48°12'20" E
C150	20.86'	25.00'	47°49'02"	20.26'	N 86°35'34" E
C151	39.27'	25.00'	90°00'00"	35.36'	S 17°41'03" W
C152	23.18'	25.00'	53°07'48"	22.36'	S 00°45'03" E
C153	16.09'	25.00'	36°52'12"	15.81'	S 44°14'57" W
C154	39.27'	25.00'	90°00'00"	35.36'	S 72°18'57" E
C155	34.24'	25.00'	78°27'47"	31.62'	S 66°32'51" E
C156	5.03'	25.00'	11°32'13"	5.03'	N 68°27'09" E
C157	39.27'	25.00'	90°00'00"	35.36'	N 17°41'03" E
C158	39.27'	25.00'	90°00'00"	35.36'	S 17°41'03" W
C159	32.65'	25.00'	74°50'18"	30.38'	S 10°06'11" W
C160	6.62'	25.00'	15°09'42"	6.60'	S 55°06'11" W
C161	39.27'	25.00'	90°00'00"	35.36'	N 72°18'57" W
C162	28.98'	25.00'	66°25'19"	27.39'	N 84°06'18" W
C163	10.29'	25.00'	23°34'41"	10.22'	N 39°06'18" W
C164	39.27'	25.00'	90°00'05"	35.36'	S 19°42'39" W
C165	39.27'	25.00'	89°59'55"	35.35'	S 70°17'21" E
C166	39.27'	25.00'	90°00'00"	35.36'	N 58°28'38" W
C167	16.09'	25.00'	36°52'12"	15.81'	N 85°02'32" W
C168	23.18'	25.00'	53°07'48"	22.36'	N 40°02'32" W
C169	42.27'	175.00'	13°50'19"	42.17'	S 69°36'12" W
C170	54.34'	225.00'	13°50'19"	54.21'	S 69°36'12" W
C171	20.70'	225.00'	5°16'19"	20.70'	S 65°19'12" W
C172	33.64'	225.00'	8°34'00"	33.61'	S 72°14'22" W
C173	85.22'	325.00'	15°01'28"	84.98'	N 69°00'38" E
C174	72.11'	275.00'	15°01'28"	71.91'	N 69°00'38" E
C175	52.41'	275.00'	10°55'13"	52.33'	N 71°03'45" E
C176	19.70'	275.00'	4°06'15"	19.69'	N 63°33'01" E
C177	43.00'	25.00'	98°33'17"	37.89'	N 62°45'17" W
C178	21.91'	25.00'	50°12'29"	21.21'	N 38°34'53" W
C179	21.10'	25.00'	48°20'48"	20.47'	N 87°51'32" W
C180	43.80'	475.00'	5°17'02"	43.79'	S 65°19'33" W

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	39.27'	25.00'	90°00'00"	35.36'	S 31°31'22" W
C182	16.09'	25.00'	36°52'12"	15.81'	S 04°57'28" W
C183	23.18'	25.00'	53°07'48"	22.36'	S 49°57'28" W
C184	126.80'	525.00'	13°50'19"	126.50'	S 69°36'12" W
C185	19.11'	525.00'	2°05'08"	19.11'	S 63°43'37" W
C186	48.63'	525.00'	5°18'25"	48.61'	S 67°25'23" W
C187	48.63'	525.00'	5°18'25"	48.61'	S 72°43'49" W
C188	10.44'	525.00'	1°08'20"	10.44'	S 75°57'12" W
C189	39.27'	25.00'	90°00'00"	35.36'	N 16°29'54" E
C190	4.14'	25.00'	9°29'14"	4.13'	N 56°45'17" E
C191	35.13'	25.00'	80°30'46"	32.31'	N 11°45'17" E
C192	39.27'	25.00'	90°00'00"	35.36'	S 73°30'06" E
C193	23.18'	25.00'	53°07'48"	22.36'	S 55°04'00" E
C194	16.09'	25.00'	36°52'12"	15.81'	N 79°56'00" E
C195	39.27'	25.00'	90°00'00"	35.36'	N 73°30'06" W
C196	72.11'	275.00'	15°01'28"	71.91'	N 20°59'22" W
C197	33.64'	275.00'	7°00'33"	33.62'	N 16°58'55" W
C198	38.47'	275.00'	8°00'55"	38.44'	N 24°29'39" W
C199	85.22'	325.00'	15°01'28"	84.98'	N 20°59'22" W
C200	31.09'	325.00'	5°28'52"	31.08'	N 16°13'04" W
C201	47.84'	325.00'	8°26'00"	47.79'	N 23°10'30" W
C202	6.30'	325.00'	1°06'36"	6.30'	N 27°56'48" W
C203	39.27'	25.00'	90°00'00"	35.36'	S 16°29'54" W
C204	16.08'	25.00'	36°50'47"	15.80'	S 10°04'42" E
C205	23.19'	25.00'	53°09'13"	22.37'	S 34°55'18" W
C206	183.30'	100.00'	105°01'28"	158.70'	N 65°59'22" W
C207	174.26'	100.00'	99°50'30"	153.03'	N 68°34'51" W
C208	9.05'	100.00'	5°10'58"	9.04'	N 16°04'07" W
C209	274.95'	150.00'	105°01'28"	238.04'	N 65°59'22" W
C210	21.72'	150.00'	8°17'48"	21.70'	S 65°38'48" W
C211	50.23'	150.00'	19°11'17"	50.00'	S 79°23'21" W
C212	50.23'	150.00'	19°11'17"	50.00'	N 81°25'22" W
C213	50.23'	150.00'	19°11'17"	50.00'	N 62°14'05" W
C214	50.23'	150.00'	19°11'17"	50.00'	N 43°02'47" W
C215	50.23'	150.00'	19°11'17"	50.00'	N 23°51'30" W
C216	2.06'	150.00'	0°47'13"	2.06'	N 13°52'15" W
C217	17.36'	25.00'	39°47'31"	17.02'	N 56°37'36" E
C218	21.91'	25.00'	50°12'29"	21.21'	N 11°37'36" E
C219	11.35'	355.00'	1°49'56"	11.35'	S 77°26'20" W
C220	20.41'	355.00'	3°17'37"	20.40'	S 87°45'01" W
C221	21.11'	335.00'	3°36'37"	21.10'	N 74°43'03" E
C222	114.65'	454.82'	14°26'35"	114.35'	N 17°57'46" E

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

RRE Plat Book __, Page __



Vicinity Map

N.T.S.

Documents

1. PLAT FOR TRACTS 1A–12 THRU 1A–15, MARIPOSA EAST, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON FEBRUARY 9, 2006, IN VOLUME 3, FOLIO 2632–B (RRE BOOK 19, PAGES 65–72).
2. PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JULY 2, 2021, IN VOLUME 3, FOLIO 4715 (RRE BK. 31, PG. 21–23).

Indexing Information

Section 12, Township 13 North, Range 2 East, N.M.P.M.
Subdivision: Monarch Phase I
Owner: Mariposa East LP
UPC #: 1–012–077–338–121

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Legal Description

TRACT 1A–12A OF MONARCH, PHASE I, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO ON JULY 2, 2021, IN VOLUME 3, FOLIO 4715 (RRE BOOK 31, PAGES 21–23).

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTIONS 7, 12 & 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, NMPM.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	186
NUMBER OF TRACTS CREATED:	19
MILES OF ROAD CREATED:	1.4683 MILES
ACREAGE DEDICATED BY THIS PLAT	9.0625 ACRES
TOTAL PLATTED ACREAGE:	46.8699 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999628211677.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD (7/2/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23).

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Free Consent & Dedication

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

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR CAMBERWELL LANE NE, DESERT MARBLE TRAIL NE, DESERT MARBLE COURT NE, DESERT MARBLE LANE NE, BRUSHFOOT WAY NE, CHECKERSPOT LANE NE & FIRETIP WAY NE TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
MARIPOSA EAST, LP — DATE
AN ARIZONA LIMITED PARTNERSHIP
BY: ABQ–GP, LLC ITS GENERAL PARTNER
BY: HARVARD VENTURES, INC., ITS MANAGER
TIM BRISLIN, MANAGER

STATE OF }
} SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TIM BRISLIN, MANAGER, MARIPOSA EAST, LP

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD:

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

DEVELOPMENT SERVICES DEPARTMENT:

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS–WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS–WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER — DATE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

_____
Brian Martinez — Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
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Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
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June 2025

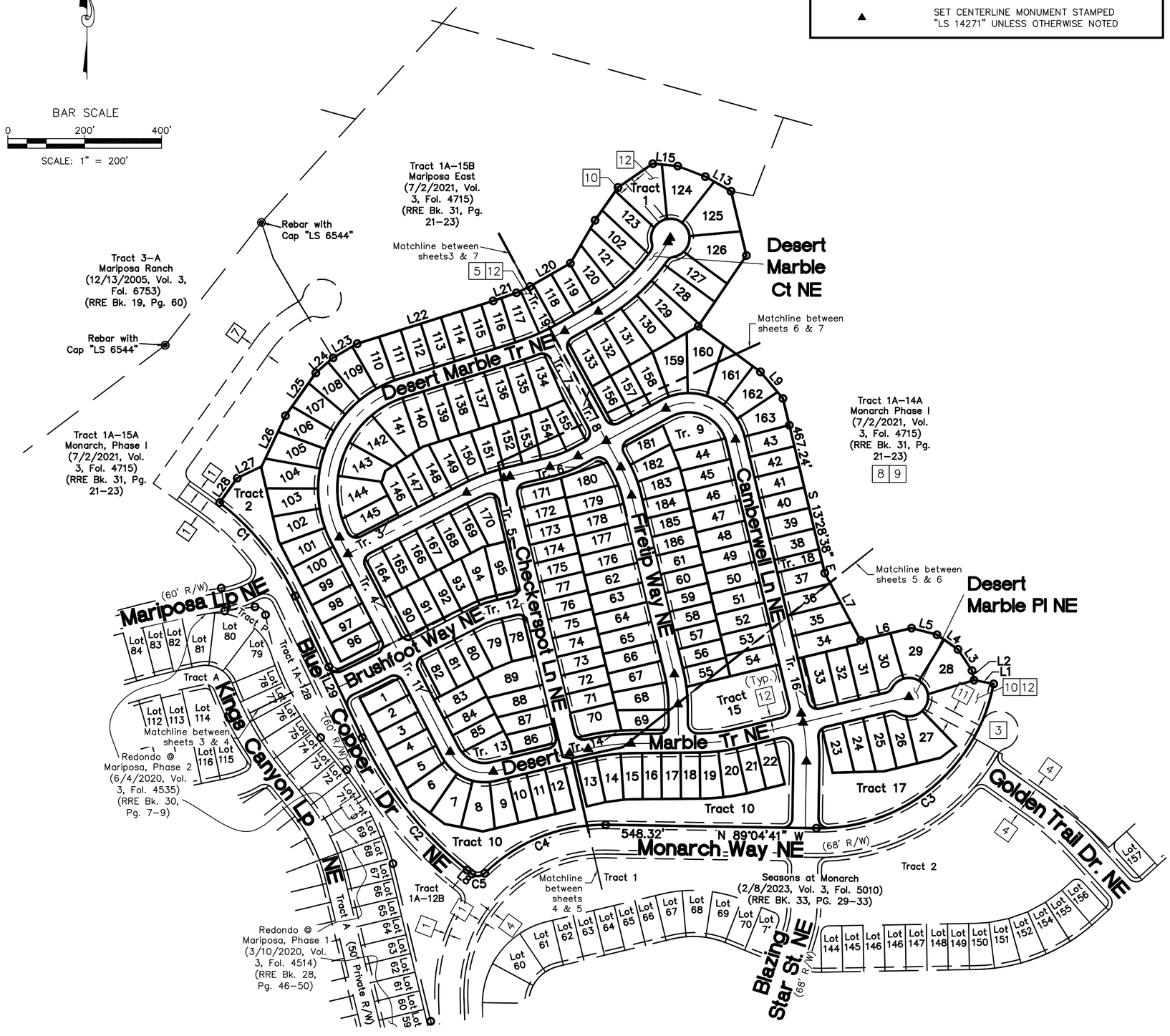
BAR SCALE

0 200' 400'

SCALE: 1" = 200'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED



Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

CSI-CARTESIAN SURVEYS INC.
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cartesianbrian@gmail.com

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A, Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

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

Tract 1A–15A Monarch, Phase I (7/2/2021, Vol. 3, Fol. 4715) (RRE Bk. 31, Pg. 21–23)

Tract 1A–15B Mariposa East (7/2/2021, Vol. 3, Fol. 4715) (RRE Bk. 31, Pg. 21–23)

Tract 2 30,634 Sq. Ft. 0.7033 Acres

Lot 101 7,378 Sq. Ft. 0.1694 Acres
Lot 102 7,829 Sq. Ft. 0.1797 Acres
Lot 103 8,179 Sq. Ft. 0.1878 Acres
Lot 104 9,386 Sq. Ft. 0.2155 Acres
Lot 105 8,780 Sq. Ft. 0.2016 Acres
Lot 106 8,206 Sq. Ft. 0.1884 Acres
Lot 107 7,894 Sq. Ft. 0.1812 Acres
Lot 108 8,163 Sq. Ft. 0.1874 Acres
Lot 109 8,117 Sq. Ft. 0.1863 Acres
Lot 110 7,811 Sq. Ft. 0.1793 Acres
Lot 111 6,808 Sq. Ft. 0.1563 Acres
Lot 112 6,598 Sq. Ft. 0.1515 Acres
Lot 113 6,599 Sq. Ft. 0.1515 Acres
Lot 114 6,599 Sq. Ft. 0.1515 Acres
Lot 115 6,599 Sq. Ft. 0.1515 Acres
Lot 116 6,607 Sq. Ft. 0.1517 Acres
Lot 117 7,261 Sq. Ft. 0.1667 Acres
Lot 96 6,609 Sq. Ft. 0.1517 Acres
Lot 97 6,600 Sq. Ft. 0.1515 Acres
Lot 98 6,600 Sq. Ft. 0.1515 Acres
Lot 99 6,600 Sq. Ft. 0.1515 Acres
Lot 100 6,600 Sq. Ft. 0.1515 Acres
Lot 134 8,140 Sq. Ft. 0.1869 Acres
Lot 135 7,631 Sq. Ft. 0.1752 Acres
Lot 136 7,535 Sq. Ft. 0.1730 Acres
Lot 137 7,535 Sq. Ft. 0.1730 Acres
Lot 138 7,535 Sq. Ft. 0.1730 Acres
Lot 139 7,535 Sq. Ft. 0.1730 Acres
Lot 140 7,670 Sq. Ft. 0.1761 Acres
Lot 141 9,379 Sq. Ft. 0.2153 Acres
Lot 142 9,154 Sq. Ft. 0.2102 Acres
Lot 143 8,350 Sq. Ft. 0.1917 Acres
Lot 144 9,253 Sq. Ft. 0.2124 Acres
Lot 145 7,463 Sq. Ft. 0.1713 Acres
Lot 146 6,507 Sq. Ft. 0.1494 Acres
Lot 147 6,382 Sq. Ft. 0.1465 Acres
Lot 148 6,591 Sq. Ft. 0.1513 Acres
Lot 149 6,531 Sq. Ft. 0.1499 Acres
Lot 150 6,427 Sq. Ft. 0.1476 Acres
Lot 151 6,275 Sq. Ft. 0.1440 Acres
Lot 152 6,026 Sq. Ft. 0.1383 Acres
Lot 153 6,098 Sq. Ft. 0.1400 Acres
Lot 154 7,272 Sq. Ft. 0.1669 Acres
Lot 155 6,597 Sq. Ft. 0.1514 Acres
Lot 90 6,475 Sq. Ft. 0.1486 Acres
Lot 91 6,476 Sq. Ft. 0.1487 Acres
Lot 92 6,476 Sq. Ft. 0.1487 Acres
Lot 93 7,088 Sq. Ft. 0.1627 Acres
Lot 94 7,905 Sq. Ft. 0.1815 Acres
Lot 95 7,911 Sq. Ft. 0.1816 Acres
Lot 164 5,976 Sq. Ft. 0.1372 Acres
Lot 165 6,000 Sq. Ft. 0.1377 Acres
Lot 166 6,000 Sq. Ft. 0.1377 Acres
Lot 167 6,000 Sq. Ft. 0.1377 Acres
Lot 168 6,000 Sq. Ft. 0.1377 Acres
Lot 169 6,028 Sq. Ft. 0.1384 Acres
Lot 170 7,727 Sq. Ft. 0.1774 Acres

Tract 3 1,024 Sq. Ft. 0.0235 Acres
Tract 4 3,547 Sq. Ft. 0.0814 Acres
Tract 5 2,259 Sq. Ft. 0.0519 Acres
Tract 7 4,238 Sq. Ft. 0.0973 Acres
Tract 8 2,311 Sq. Ft. 0.0531 Acres
Tract 9 14,985 Sq. Ft. 0.3441 Acres

Desert Marble Trail NE (50' R/W)
Blue Copper Dr NE (60' R/W)
Desert Marble Trail NE (50' R/W)
Camberwell Ln NE (50' R/W)
Brushfoot Way NE

Matchline - See Sheet 6 of 8
Matchline - See Sheet 7 of 8
Matchline - See Sheet 6 of 8
Matchline - See Sheet 4 of 8

Sheet Key N.T.S.
This Sheet
Sheet 7 of 8
Sheet 4 of 8
Sheet 6 of 8
Sheet 5 of 8

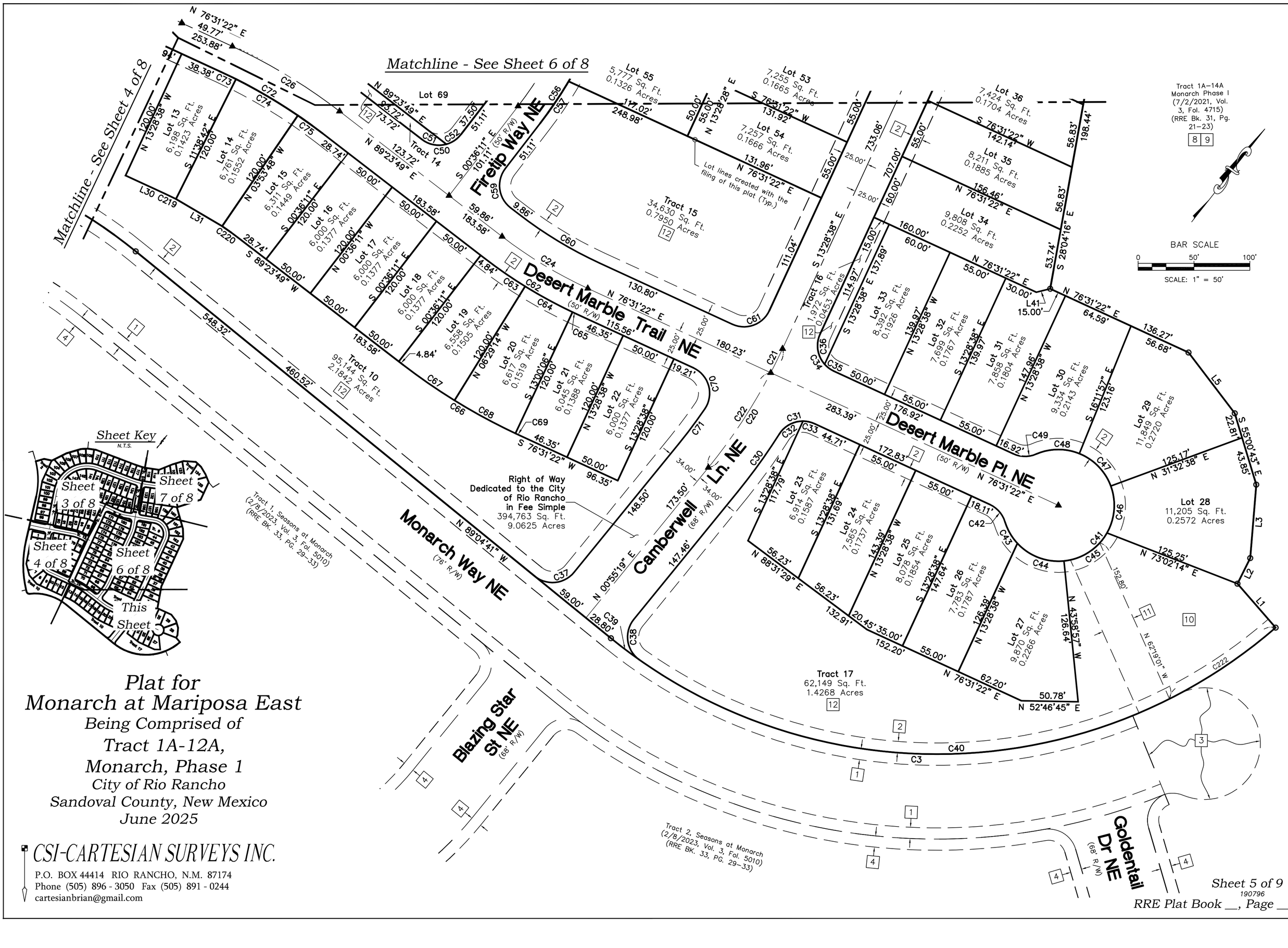
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025



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

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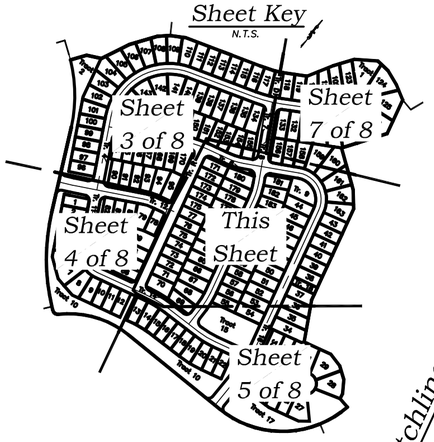


Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

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Plat for
Tracts 1A-12A-1 and 1A-12A-2, Monarch Phase 2
Being Comprised of
Tract 1A-12A, Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
May 2024

Sheet Key
N.T.S.



Matchline - See Sheet 3 of 8

Matchline - See Sheet 7 of 8

Matchline - See Sheet 4 of 8

Matchline - See Sheet 5 of 8

Camberwell Ln NE (50' R/W)

Checkerspot Ln NE (50' R/W)

Firetip Way NE (50' R/W)

Camberwell Ln NE (50' R/W)

Tract 1A-14A
Monarch Phase I
(7/2/2021, Vol. 3, Fol. 4715)
(RRE Bk. 31, Pg. 21-23)
8 | 9

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

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Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Easement Notes

1. EXISTING 10' P.U.E. (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
2. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
3. EXISTING TEMPORARY TURN AROUND EASEMENT (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
4. EXISTING 10' PUE (02/08/2023, VOL. 3, FOL. 5010) (RRE BK. 33, PG. 29–33)
5. PUBLIC PEDESTRIAN EASEMENT TO THE HOMEOWNERS ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
6. 20' STORM DRAIN EASEMENT TO THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
7. EXISTING PRIVATE ROADWAY EASEMENT BENEFITING TRACT 1A–15B (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
8. EXISTING 30' FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF RIO RANCHO, CONFINED AND DELINEATED TO WITHIN FUTURE PUBLIC RIGHT OF WAY OR EASEMENTS DEFINED BY FUTURE PLATTING ACTIONS WITHIN TRACT 1A–14 (2/19/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
9. EXISTING 30' FLOATING PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO, CONFINED AND DELINEATED TO WITHIN FUTURE PUBLIC RIGHT OF WAY OR EASEMENTS DEFINED BY FUTURE PLATTING ACTIONS WITHIN TRACTS 1A–13, 1A–14, 1A–21, OS–11 AND OS–A1 (2/19/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
10. 10' FLOATING PEDESTRIAN EASEMENT TO THE HOMEOWNERS ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
11. 30' STORM DRAIN AND SANITARY SEWER EASEMENT TO THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
12. PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT



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190796

RRE Plat Book __, Page __

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	315.71'	679.81'	26°36'31"	312.88'	N 38°59'40" W
C2	443.04'	970.00'	26°10'10"	439.20'	S 38°22'23" E
C3	646.18'	462.00'	80°08'12"	594.78'	N 50°51'13" E
C4	348.27'	438.00'	45°33'27"	339.16'	S 68°08'36" W
C5	36.29'	25.00'	83°10'40"	33.19'	N 86°57'12" E
C6	229.13'	125.00'	105°01'28"	198.37'	N 65°59'22" W
C7	479.28'	275.00'	99°51'25"	420.88'	S 22°36'45" W
C8	120.76'	500.00'	13°50'19"	120.47'	S 69°36'12" W
C9	103.82'	500.00'	11°53'49"	103.64'	S 68°37'57" W
C10	16.94'	500.00'	1°56'30"	16.94'	S 75°33'07" W
C11	78.67'	300.00'	15°01'28"	78.44'	N 69°00'38" E
C12	132.29'	600.00'	12°37'57"	132.02'	N 66°13'29" E
C13	91.05'	600.00'	8°41'41"	90.96'	N 68°11'37" E
C14	41.23'	600.00'	3°56'15"	41.23'	N 61°52'38" E
C15	258.60'	500.00'	29°37'59"	255.72'	N 45°05'31" E
C16	132.93'	100.00'	76°09'41"	123.35'	S 65°23'48" E
C17	35.39'	1000.00'	2°01'39"	35.39'	N 63°41'52" E
C18	48.31'	200.00'	13°50'19"	48.19'	S 69°36'12" W
C19	78.67'	300.00'	15°01'28"	78.44'	N 20°59'22" W
C20	125.66'	500.00'	14°23'58"	125.33'	N 06°16'39" W
C21	23.95'	500.00'	2°44'40"	23.95'	N 12°06'18" W
C22	101.71'	500.00'	11°39'17"	101.53'	N 04°54'19" W
C23	78.64'	350.00'	12°52'27"	78.48'	N 07°02'25" W
C24	89.88'	400.00'	12°52'27"	89.69'	N 82°57'35" E
C25	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C26	112.35'	500.00'	12°52'27"	112.11'	S 82°57'35" W
C27	37.12'	1049.00'	2°01'39"	37.12'	N 63°41'52" E
C28	36.59'	1034.00'	2°01'39"	36.59'	N 63°41'52" E
C29	34.19'	966.00'	2°01'39"	34.18'	N 63°41'52" E
C30	63.36'	534.00'	6°47'54"	63.32'	N 02°28'37" W
C31	35.95'	25.00'	82°23'56"	32.93'	S 35°19'24" W
C32	25.35'	25.00'	58°06'18"	24.28'	S 23°10'35" W
C33	10.60'	25.00'	24°17'38"	10.52'	S 64°22'33" W
C34	39.27'	25.00'	90°00'00"	35.36'	S 58°28'38" E
C35	10.29'	25.00'	23°34'41"	10.22'	N 88°18'42" E
C36	28.98'	25.00'	66°25'19"	27.39'	S 46°41'18" E
C37	39.27'	25.00'	90°00'00"	35.36'	N 45°55'19" E
C38	41.00'	25.00'	93°57'46"	36.56'	S 46°03'33" E
C39	31.95'	462.00'	3°57'46"	31.95'	N 88°56'27" E
C40	614.22'	462.00'	76°10'27"	569.98'	N 48°52'20" E
C41	241.19'	50.00'	276°22'46"	66.67'	N 13°28'38" W
C42	21.03'	25.00'	48°11'23"	20.41'	N 79°22'57" W
C43	22.55'	50.00'	25°50'19"	22.36'	S 68°12'25" E
C44	46.12'	50.00'	52°51'00"	44.50'	N 72°26'56" E
C45	47.73'	50.00'	54°41'42"	45.94'	N 18°40'34" E
C46	43.45'	50.00'	49°47'05"	42.09'	N 33°33'49" W
C47	41.66'	50.00'	47°44'35"	40.47'	N 82°19'39" W
C48	39.68'	50.00'	45°28'04"	38.65'	S 51°04'01" W
C49	21.03'	25.00'	48°11'23"	20.41'	N 52°25'40" E
C50	39.27'	25.00'	90°00'00"	35.36'	N 44°23'49" E
C51	23.18'	25.00'	53°07'48"	22.36'	N 62°49'55" E
C52	16.09'	25.00'	36°52'12"	15.81'	N 17°49'55" E
C53	73.03'	325.00'	12°52'27"	72.87'	N 07°02'25" W
C54	57.58'	325.00'	10°09'03"	57.50'	N 05°40'42" W
C55	15.45'	325.00'	2°43'25"	15.45'	N 12°06'56" W
C56	84.26'	375.00'	12°52'27"	84.08'	N 07°02'25" W
C57	45.28'	375.00'	6°55'08"	45.26'	N 04°03'45" W
C58	38.98'	375.00'	5°57'19"	38.96'	N 10°29'59" W
C59	39.27'	25.00'	90°00'00"	35.36'	S 45°36'11" E
C60	84.26'	375.00'	12°52'27"	84.08'	N 82°57'35" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C62	95.50'	425.00'	12°52'27"	95.30'	N 82°57'35" E
C63	43.65'	425.00'	5°53'03"	43.63'	N 86°27'17" E
C64	48.32'	425.00'	6°30'52"	48.30'	N 80°15'20" E
C65	3.53'	425.00'	0°28'32"	3.53'	N 76°45'38" E
C66	122.46'	545.00'	12°52'27"	122.20'	N 82°57'35" E
C67	55.97'	545.00'	5°53'02"	55.94'	N 86°27'17" E
C68	61.97'	545.00'	6°30'52"	61.93'	N 80°15'20" E
C69	4.53'	545.00'	0°28'33"	4.53'	N 76°45'38" E
C70	43.48'	25.00'	99°39'08"	38.20'	N 53°39'04" W
C71	38.61'	466.00'	4°44'49"	38.60'	N 01°27'05" W
C72	106.73'	475.00'	12°52'27"	106.51'	S 82°57'35" W
C73	15.19'	475.00'	1°49'56"	15.19'	S 77°26'20" W
C74	64.24'	475.00'	7°44'55"	64.19'	S 82°13'45" W
C75	27.30'	475.00'	3°17'37"	27.30'	S 87°45'01" W
C76	166.16'	125.00'	76°09'41"	154.19'	S 65°23'48" E
C77	16.80'	125.00'	7°41'57"	16.78'	S 31°09'56" E
C78	44.48'	125.00'	20°23'18"	44.25'	S 45°12'34" E
C79	44.66'	125.00'	20°28'11"	44.42'	S 65°38'18" E
C80	44.62'	125.00'	20°27'05"	44.38'	S 86°05'56" E
C81	15.60'	125.00'	7°09'10"	15.59'	N 80°05'57" E
C82	99.69'	75.00'	76°09'41"	92.52'	S 65°23'48" E
C83	84.59'	75.00'	64°37'28"	80.18'	S 71°09'54" E
C84	15.10'	75.00'	11°32'13"	15.08'	S 33°05'04" E
C85	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C86	23.18'	25.00'	53°07'48"	22.36'	N 49°57'28" E
C87	16.09'	25.00'	36°52'12"	15.81'	N 04°57'28" E
C88	39.26'	25.00'	89°58'35"	35.35'	S 58°27'56" E
C89	16.09'	25.00'	36°52'12"	15.81'	S 31°54'44" E
C90	23.17'	25.00'	53°06'23"	22.35'	S 76°54'02" E
C91	117.75'	525.00'	12°51'02"	117.50'	S 82°58'18" W
C92	119.99'	535.00'	12°51'02"	119.74'	S 82°58'18" W
C93	95.52'	535.00'	10°13'46"	95.39'	S 81°39'40" W
C94	24.48'	535.00'	2°37'17"	24.47'	S 88°05'11" W
C95	38.58'	25.00'	88°24'37"	34.86'	S 15°42'12" W
C96	15.39'	25.00'	35°16'49"	15.15'	S 42°16'06" W
C97	23.18'	25.00'	53°07'48"	22.36'	S 01°56'12" E
C98	36.40'	25.00'	83°24'41"	33.27'	N 70°12'27" W
C99	13.97'	25.00'	32°00'29"	13.79'	S 84°05'27" W
C100	22.43'	25.00'	51°24'12"	21.68'	N 54°12'12" W
C101	48.59'	625.00'	4°27'15"	48.57'	N 70°18'50" E
C102	8.12'	625.00'	0°44'41"	8.12'	N 72°10'07" E
C103	40.46'	625.00'	3°42'34"	40.46'	N 69°56'29" E
C104	126.77'	575.00'	12°37'57"	126.52'	N 66°13'29" E
C105	66.86'	575.00'	6°39'46"	66.83'	N 69°12'34" E
C106	46.29'	575.00'	4°36'45"	46.28'	N 63°34'19" E
C107	13.62'	575.00'	1°21'26"	13.62'	N 60°35'14" E
C108	201.82'	475.00'	24°20'37"	200.30'	N 47°44'12" E
C109	67.93'	475.00'	8°11'39"	67.87'	N 55°48'41" E
C110	70.67'	475.00'	8°31'29"	70.61'	N 47°27'07" E
C111	55.12'	475.00'	6°38'57"	55.09'	N 39°51'54" E
C112	8.09'	475.00'	0°58'31"	8.09'	N 36°03'10" E
C113	22.46'	25.00'	51°29'01"	21.72'	N 09°49'24" E
C114	241.06'	50.00'	276°14'04"	66.76'	N 57°48'05" W
C115	42.46'	50.00'	48°39'38"	41.20'	S 08°24'42" W
C116	41.37'	50.00'	47°24'18"	40.20'	S 56°26'40" W
C117	41.71'	50.00'	47°47'54"	40.51'	N 75°57'14" W
C118	40.74'	50.00'	46°40'46"	39.62'	N 28°42'54" W
C119	44.92'	50.00'	51°28'14"	43.42'	N 20°21'36" E
C120	29.86'	50.00'	34°13'14"	29.42'	N 63°12'20" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	19.79'	25.00'	45°21'48"	19.28'	S 57°38'03" W
C122	228.67'	525.00'	24°57'22"	226.87'	N 47°25'50" E
C123	1.68'	525.00'	0°11'00"	1.68'	N 59°49'01" E
C124	53.56'	525.00'	5°50'42"	53.54'	N 56°48'10" E
C125	53.48'	525.00'	5°50'13"	53.46'	N 50°57'42" E
C126	53.71'	525.00'	5°51'42"	53.69'	N 45°06'45" E
C127	53.45'	525.00'	5°50'01"	53.43'	N 39°15'53" E
C128	12.79'	525.00'	1°23'44"	12.79'	N 35°39'01" E
C129	522.85'	300.00'	99°51'25"	459.14'	S 22°36'45" W
C130	39.23'	300.00'	7°29'32"	39.20'	S 23°34'11" E
C131	52.45'	300.00'	10°01'00"	52.38'	S 14°48'55" E
C132	52.45'	300.00'	10°01'00"	52.38'	S 04°47'55" E
C133	52.45'	300.00'	10°01'00"	52.38'	S 05°13'05" W
C134	52.45'	300.00'	10°01'00"	52.38'	S 15°14'06" W
C135	52.45'	300.00'	10°01'00"	52.38'	S 25°15'06" W
C136	52.45'	300.00'	10°01'00"	52.38'	S 35°16'07" W
C137	52.45'	300.00'	10°01'00"	52.38'	S 45°17'07" W
C138	52.45'	300.00'	10°01'00"	52.38'	S 55°18'07" W
C139	52.45'	300.00'	10°01'00"	52.38'	S 65°19'08" W
C140	11.59'	300.00'	2°12'49"	11.59'	S 71°26'03" W
C141	433.95'	250.00'	99°27'13"	381.49'	S 22°48'51" W
C142	38.37'	250.00'	8°47'38"	38.33'	S 22°30'56" E
C143	113.21'	250.00'	25°56'44"	112.24'	S 05°08'45" E
C144	92.18'	250.00'	21°07'37"	91.66'	S 18°23'25" W
C145	92.07'	250.00'	21°06'01"	91.55'	S 39°30'14" W
C146	92.13'	250.00'	21°06'52"	91.61'	S 60°36'41" W
C147	5.99'	250.00'	1°22'20"	5.99'	S 71°51'17" W
C148	39.45'	25.00'	90°24'12"	35.48'	S 72°06'51" E
C149	18.58'	25.00'	42°35'10"	18.16'	S 48°12'20" E
C150	20.86'	25.00'	47°49'02"	20.26'	N 86°35'34" E
C151	39.27'	25.00'	90°00'00"	35.36'	S 17°41'03" W
C152	23.18'	25.00'	53°07'48"	22.36'	S 00°45'03" E
C153	16.09'	25.00'	36°52'12"	15.81'	S 44°14'57" W
C154	39.27'	25.00'	90°00'00"	35.36'	S 72°18'57" E
C155	34.24'	25.00'	78°27'47"	31.62'	S 66°32'51" E
C156	5.03'	25.00'	11°32'13"	5.03'	N 68°27'09" E
C157	39.27'	25.00'	90°00'00"	35.36'	N 17°41'03" E
C158	39.27'	25.00'	90°00'00"	35.36'	S 17°41'03" W
C159	32.65'	25.00'	74°50'18"	30.38'	S 10°06'11" W
C160	6.62'	25.00'	15°09'42"	6.60'	S 55°06'11" W
C161	39.27'	25.00'	90°00'00"	35.36'	N 72°18'57" W
C162	28.98'	25.00'	66°25'19"	27.39'	N 84°06'18" W
C163	10.29'	25.00'	23°34'41"	10.22'	N 39°06'18" W
C164	39.27'	25.00'	90°00'05"	35.36'	S 19°42'39" W
C165	39.27'	25.00'	89°59'55"	35.35'	S 70°17'21" E
C166	39.27'	25.00'	90°00'00"	35.36'	N 58°28'38" W
C167	16.09'	25.00'	36°52'12"	15.81'	N 85°02'32" W
C168	23.18'	25.00'	53°07'48"	22.36'	N 40°02'32" W
C169	42.27'	175.00'	13°50'19"	42.17'	S 69°36'12" W
C170	54.34'	225.00'	13°50'19"	54.21'	S 69°36'12" W
C171	20.70'	225.00'	5°16'19"	20.70'	S 65°19'12" W
C172	33.64'	225.00'	8°34'00"	33.61'	S 72°14'22" W
C173	85.22'	325.00'	15°01'28"	84.98'	N 69°00'38" E
C174	72.11'	275.00'	15°01'28"	71.91'	N 69°00'38" E
C175	52.41'	275.00'	10°55'13"	52.33'	N 71°03'45" E
C176	19.70'	275.00'	4°06'15"	19.69'	N 63°33'01" E
C177	43.00'	25.00'	98°33'17"	37.89'	N 62°45'17" W
C178	21.91'	25.00'	50°12'29"	21.21'	N 38°34'53" W
C179	21.10'	25.00'	48°20'48"	20.47'	N 87°51'32" W
C180	43.80'	475.00'	5°17'02"	43.79'	S 65°19'33" W

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	39.27'	25.00'	90°00'00"	35.36'	S 31°31'22" W
C182	16.09'	25.00'	36°52'12"	15.81'	S 04°57'28" W
C183	23.18'	25.00'	53°07'48"	22.36'	S 49°57'28" W
C184	126.80'	525.00'	13°50'19"	126.50'	S 69°36'12" W
C185	19.11'	525.00'	2°05'08"	19.11'	S 63°43'37" W
C186	48.63'	525.00'	5°18'25"	48.61'	S 67°25'23" W
C187	48.63'	525.00'	5°18'25"	48.61'	S 72°43'49" W
C188	10.44'	525.00'	1°08'20"	10.44'	S 75°57'12" W
C189	39.27'	25.00'	90°00'00"	35.36'	N 16°29'54" E
C190	4.14'	25.00'	9°29'14"	4.13'	N 56°45'17" E
C191	35.13'	25.00'	80°30'46"	32.31'	N 11°45'17" E
C192	39.27'	25.00'	90°00'00"	35.36'	S 73°30'06" E
C193	23.18'	25.00'	53°07'48"	22.36'	S 55°04'00" E
C194	16.09'	25.00'	36°52'12"	15.81'	N 79°56'00" E
C195	39.27'	25.00'	90°00'00"	35.36'	N 73°30'06" W
C196	72.11'	275.00'	15°01'28"	71.91'	N 20°59'22" W
C197	33.64'	275.00'	7°00'33"	33.62'	N 16°58'55" W
C198	38.47'	275.00'	8°00'55"	38.44'	N 24°29'39" W
C199	85.22'	325.00'	15°01'28"	84.98'	N 20°59'22" W
C200	31.09'	325.00'	5°28'52"	31.08'	N 16°13'04" W
C201	47.84'	325.00'	8°26'00"	47.79'	N 23°10'30" W
C202	6.30'	325.00'	1°06'36"	6.30'	N 27°56'48" W
C203	39.27'	25.00'	90°00'00"	35.36'	S 16°29'54" W
C204	16.08'	25.00'	36°50'47"	15.80'	S 10°04'42" E
C205	23.19'	25.00'	53°09'13"	22.37'	S 34°55'18" W
C206	183.30'	100.00'	105°01'28"	158.70'	N 65°59'22" W
C207	174.26'	100.00'	99°50'30"	153.03'	N 68°34'51" W
C208	9.05'	100.00'	5°10'58"	9.04'	N 16°04'07" W
C209	274.95'	150.00'	105°01'28"	238.04'	N 65°59'22" W
C210	21.72'	150.00'	8°17'48"	21.70'	S 65°38'48" W
C211	50.23'	150.00'	19°11'17"	50.00'	S 79°23'21" W
C212	50.23'	150.00'	19°11'17"	50.00'	N 81°25'22" W
C213	50.23'	150.00'	19°11'17"	50.00'	N 62°14'05" W
C214	50.23'	150.00'	19°11'17"	50.00'	N 43°02'47" W
C215	50.23'	150.00'	19°11'17"	50.00'	N 23°51'30" W
C216	2.06'	150.00'	0°47'13"	2.06'	N 13°52'15" W
C217	17.36'	25.00'	39°47'31"	17.02'	N 56°37'36" E
C218	21.91'	25.00'	50°12'29"	21.21'	N 11°37'36" E
C219	11.35'	355.00'	1°49'56"	11.35'	S 77°26'20" W
C220	20.41'	355.00'	3°17'37"	20.40'	S 87°45'01" W
C221	21.11'	335.00'	3°36'37"	21.10'	N 74°43'03" E
C222	114.65'	454.82'	14°26'35"	114.35'	N 17°57'46" E

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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1384	6,030
Lot 2	0.1377	6,000
Lot 3	0.1377	6,000
Lot 4	0.1377	6,000
Lot 5	0.1551	6,755
Lot 6	0.1912	8,327
Lot 7	0.1951	8,498
Lot 8	0.1916	8,348
Lot 9	0.1538	6,698
Lot 10	0.1377	6,000
Lot 11	0.1377	6,000
Lot 12	0.1377	6,000
Lot 13	0.1423	6,198
Lot 14	0.1552	6,761
Lot 15	0.1449	6,311
Lot 16	0.1377	6,000
Lot 17	0.1377	6,000
Lot 18	0.1377	6,000
Lot 19	0.1505	6,558
Lot 20	0.1519	6,617
Lot 21	0.1388	6,045
Lot 22	0.1377	6,000
Lot 23	0.1587	6,914
Lot 24	0.1737	7,565
Lot 25	0.1854	8,078
Lot 26	0.1787	7,783
Lot 27	0.2266	9,870
Lot 28	0.2572	11,205
Lot 29	0.2720	11,849
Lot 30	0.2143	9,334
Lot 31	0.1804	7,858
Lot 32	0.1767	7,699
Lot 33	0.1926	8,392
Lot 34	0.2252	9,808
Lot 35	0.1885	8,211
Lot 36	0.1704	7,424
Lot 37	0.1680	7,317
Lot 38	0.1525	6,643
Lot 39	0.1515	6,600
Lot 40	0.1515	6,600
Lot 41	0.1515	6,600
Lot 42	0.1515	6,600
Lot 43	0.1532	6,674
Lot 44	0.1715	7,470
Lot 45	0.1666	7,259
Lot 46	0.1662	7,239
Lot 47	0.1663	7,242
Lot 48	0.1663	7,245
Lot 49	0.1664	7,247
Lot 50	0.1664	7,249
Lot 51	0.1665	7,251
Lot 52	0.1665	7,253
Lot 53	0.1665	7,255
Lot 54	0.1666	7,257
Lot 55	0.1326	5,777
Lot 56	0.1321	5,752
Lot 57	0.1321	5,754
Lot 58	0.1321	5,756
Lot 59	0.1322	5,757
Lot 60	0.1322	5,759

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 61	0.1322	5,761
Lot 62	0.1725	7,513
Lot 63	0.1725	7,513
Lot 64	0.1725	7,513
Lot 65	0.1725	7,513
Lot 66	0.1725	7,513
Lot 67	0.1777	7,740
Lot 68	0.1888	8,226
Lot 69	0.1554	6,769
Lot 70	0.1891	8,236
Lot 71	0.1377	6,000
Lot 72	0.1377	6,000
Lot 73	0.1377	6,000
Lot 74	0.1377	6,000
Lot 75	0.1377	6,000
Lot 76	0.1377	6,000
Lot 77	0.1377	6,000
Lot 78	0.1447	6,301
Lot 79	0.1781	7,758
Lot 80	0.1452	6,325
Lot 81	0.1320	5,750
Lot 82	0.1320	5,748
Lot 83	0.1593	6,940
Lot 84	0.1434	6,248
Lot 85	0.1425	6,208
Lot 86	0.1385	6,033
Lot 87	0.1503	6,547
Lot 88	0.1807	7,873
Lot 89	0.2618	11,404
Lot 90	0.1486	6,475
Lot 91	0.1487	6,476
Lot 92	0.1487	6,476
Lot 93	0.1627	7,088
Lot 94	0.1815	7,905
Lot 95	0.1816	7,911
Lot 96	0.1517	6,609
Lot 97	0.1515	6,600
Lot 98	0.1515	6,600
Lot 99	0.1515	6,600
Lot 100	0.1515	6,600
Lot 101	0.1694	7,378
Lot 102	0.1797	7,829
Lot 103	0.1878	8,179
Lot 104	0.2155	9,386
Lot 105	0.2016	8,780
Lot 106	0.1884	8,206
Lot 107	0.1812	7,894
Lot 108	0.1874	8,163
Lot 109	0.1863	8,117
Lot 110	0.1793	7,811
Lot 111	0.1563	6,808
Lot 112	0.1515	6,598
Lot 113	0.1515	6,599
Lot 114	0.1515	6,599
Lot 115	0.1515	6,599
Lot 116	0.1517	6,607
Lot 117	0.1667	7,261
Lot 118	0.1548	6,745
Lot 119	0.1517	6,606
Lot 120	0.1840	8,014

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 121	0.2074	9,034
Lot 122	0.2068	9,008
Lot 123	0.2106	9,174
Lot 124	0.2885	12,567
Lot 125	0.3069	13,369
Lot 126	0.3166	13,790
Lot 127	0.2017	8,787
Lot 128	0.2348	10,226
Lot 129	0.2294	9,992
Lot 130	0.2044	8,902
Lot 131	0.1924	8,383
Lot 132	0.1776	7,738
Lot 133	0.1713	7,461
Lot 134	0.1869	8,140
Lot 135	0.1752	7,631
Lot 136	0.1730	7,535
Lot 137	0.1730	7,535
Lot 138	0.1730	7,535
Lot 139	0.1730	7,535
Lot 140	0.1761	7,670
Lot 141	0.2153	9,379
Lot 142	0.2102	9,154
Lot 143	0.1917	8,350
Lot 144	0.2124	9,253
Lot 145	0.1713	7,463
Lot 146	0.1494	6,507
Lot 147	0.1465	6,382
Lot 148	0.1513	6,591
Lot 149	0.1499	6,531
Lot 150	0.1476	6,427
Lot 151	0.1440	6,275
Lot 152	0.1383	6,026
Lot 153	0.1400	6,098
Lot 154	0.1669	7,272
Lot 155	0.1514	6,597
Lot 156	0.1478	6,439
Lot 157	0.1497	6,520
Lot 158	0.1700	7,407
Lot 159	0.2300	10,018
Lot 160	0.2797	12,183
Lot 161	0.2158	9,402
Lot 162	0.2062	8,981
Lot 163	0.2036	8,869
Lot 164	0.1372	5,976
Lot 165	0.1377	6,000
Lot 166	0.1377	6,000
Lot 167	0.1377	6,000
Lot 168	0.1377	6,000
Lot 169	0.1384	6,028
Lot 170	0.1774	7,727
Lot 171	0.1373	5,981
Lot 172	0.1377	6,000
Lot 173	0.1377	6,000
Lot 174	0.1377	6,000
Lot 175	0.1377	6,000
Lot 176	0.1725	7,513
Lot 177	0.1725	7,513
Lot 178	0.1729	7,532
Lot 179	0.1637	7,133
Lot 180	0.1847	8,045

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 181	0.1400	6,097
Lot 182	0.1499	6,531
Lot 183	0.1431	6,236
Lot 184	0.1324	5,768
Lot 185	0.1323	5,764
Lot 186	0.1323	5,762
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	9.0625	394,763
Tract 1	0.2938	12,799
Tract 2	0.7033	30,634
Tract 3	0.0235	1,024
Tract 4	0.0814	3,547
Tract 5	0.0519	2,259
Tract 6	0.0658	2,866
Tract 7	0.0973	4,238
Tract 8	0.0531	2,311
Tract 9	0.2777	12,096
Tract 10	2.1842	95,144
Tract 11	0.0457	1,991
Tract 12	0.0239	1,040
Tract 13	0.1732	7,544
Tract 14	0.0506	2,205
Tract 15	0.7950	34,630
Tract 16	0.0453	1,972
Tract 17	1.4268	62,149
Tract 18	0.0935	4,073
Tract 19	0.1144	4,985

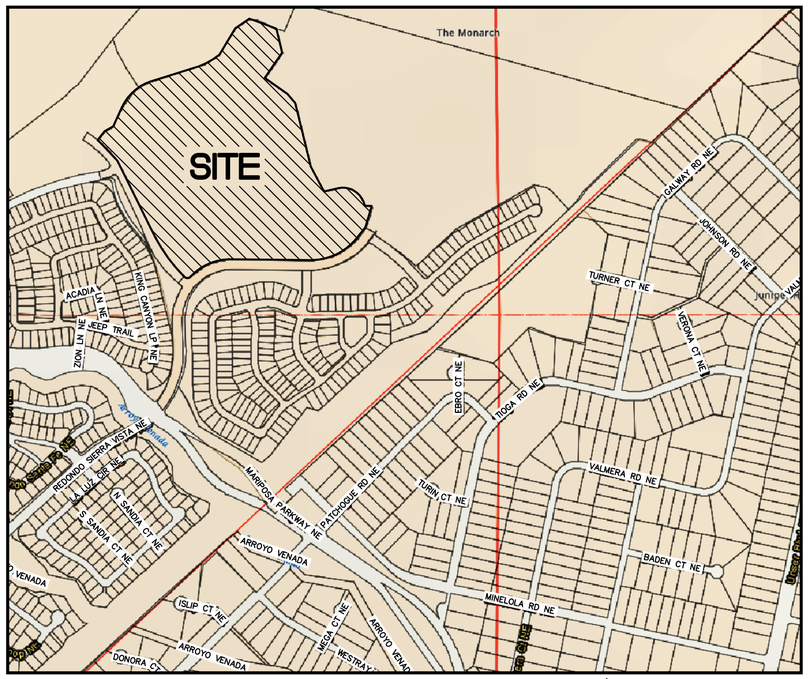
Line Table		
Line #	Direction	Length (ft)
L1	S 79°12'53" E	52.06'
L2	S 11°44'03" E	25.59'
L3	S 33°32'17" E	65.98'
L4	S 55°00'43" E	66.66'
L5	S 75°28'48" E	68.32'
L6	N 76°31'22" E	136.27'
L7	S 28°04'16" E	198.44'
L8	N 51°27'28" W	16.57'
L9	S 40°11'35" E	90.53'
L10	S 53°39'01" E	200.70'
L11	S 34°13'16" W	222.50'
L12	S 13°28'38" E	172.04'
L13	S 60°29'50" E	76.70'
L14	S 68°57'27" E	76.96'
L15	S 84°35'11" E	65.22'
L16	N 64°53'54" E	38.74'
L17	N 55°41'16" E	109.56'
L18	N 34°57'09" E	104.16'
L19	N 29°52'53" E	129.31'
L20	N 60°07'17" E	121.25'
L21	N 70°52'04" E	64.21'
L22	N 72°31'54" E	370.65'
L23	N 59°41'54" E	73.03'
L24	N 48°46'54" E	59.75'
L25	N 35°21'14" E	136.36'
L26	N 25°08'55" E	145.70'
L27	N 64°20'49" E	70.56'
L28	N 35°43'02" E	78.45'
L29	S 25°17'23" E	407.82'
L30	S 76°31'22" W	38.38'
L31	S 82°13'45" W	47.97'
L32	S 76°31'22" W	19.99'
L33	S 68°13'05" W	52.59'
L34	S 76°31'22" W	65.00'
L35	N 64°42'42" E	26.06'
L36	N 62°41'03" E	54.75'
L37	N 13°21'41" W	50.00'
L38	N 14°32'30" W	50.01'
L39	S 19°37'01" E	21.48'
L40	S 13°28'38" E	27.92'
L41	N 37°53'59" E	12.80'
L42	N 76°31'22" E	55.74'
L43	S 30°16'32" W	12.64'
L44	S 17°57'20" W	33.01'

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

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RRE Plat Book __, Page __

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025



Vicinity Map

N.T.S.

Indexing Information

Section 12, Township 13 North, Range 2 East, N.M.P.M.
Subdivision: Monarch Phase I
Owner: Mariposa East LP
UPC #: 1-012-077-338-121

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Legal Description

TRACT 1A-12A OF MONARCH, PHASE I, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO ON JULY 2, 2021, IN VOLUME 3, FOLIO 4715 (RRE BOOK 31, PAGES 21-23).

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTIONS 7, 12 & 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, NMPM.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	186
NUMBER OF TRACTS CREATED:	19
MILES OF ROAD CREATED:	1.4683 MILES
ACREAGE DEDICATED BY THIS PLAT	9.0625 ACRES
TOTAL PLATTED ACREAGE:	46.8699 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999628211677.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD (7/2/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21-23).

Documents

1. PLAT FOR TRACTS 1A-12 THRU 1A-15, MARIPOSA EAST, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON FEBRUARY 9, 2006, IN VOLUME 3, FOLIO 2632-B (RRE BOOK 19, PAGES 65-72).
2. PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JULY 2, 2021, IN VOLUME 3, FOLIO 4715 (RRE BK. 31, PG. 21-23).

include the dedication of HOA tracts to the HOA

Free Consent & Dedication

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

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR CAMBERWELL LANE NE, DESERT MARBLE TRAIL NE, DESERT MARBLE COURT NE, DESERT MARBLE LANE NE, BRUSHFOOT WAY NE, CHECKERSPOT LANE NE & FIRETIP WAY NE TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
MARIPOSA EAST, LP — DATE
AN ARIZONA LIMITED PARTNERSHIP
BY: ABQ-GP, LLC ITS GENERAL PARTNER
BY: HARVARD VENTURES, INC., ITS MANAGER
TIM BRISLIN, MANAGER

STATE OF }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TIM BRISLIN, MANAGER, MARIPOSA EAST, LP

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD:

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

DEVELOPMENT SERVICES DEPARTMENT:

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS-WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS-WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER — DATE

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

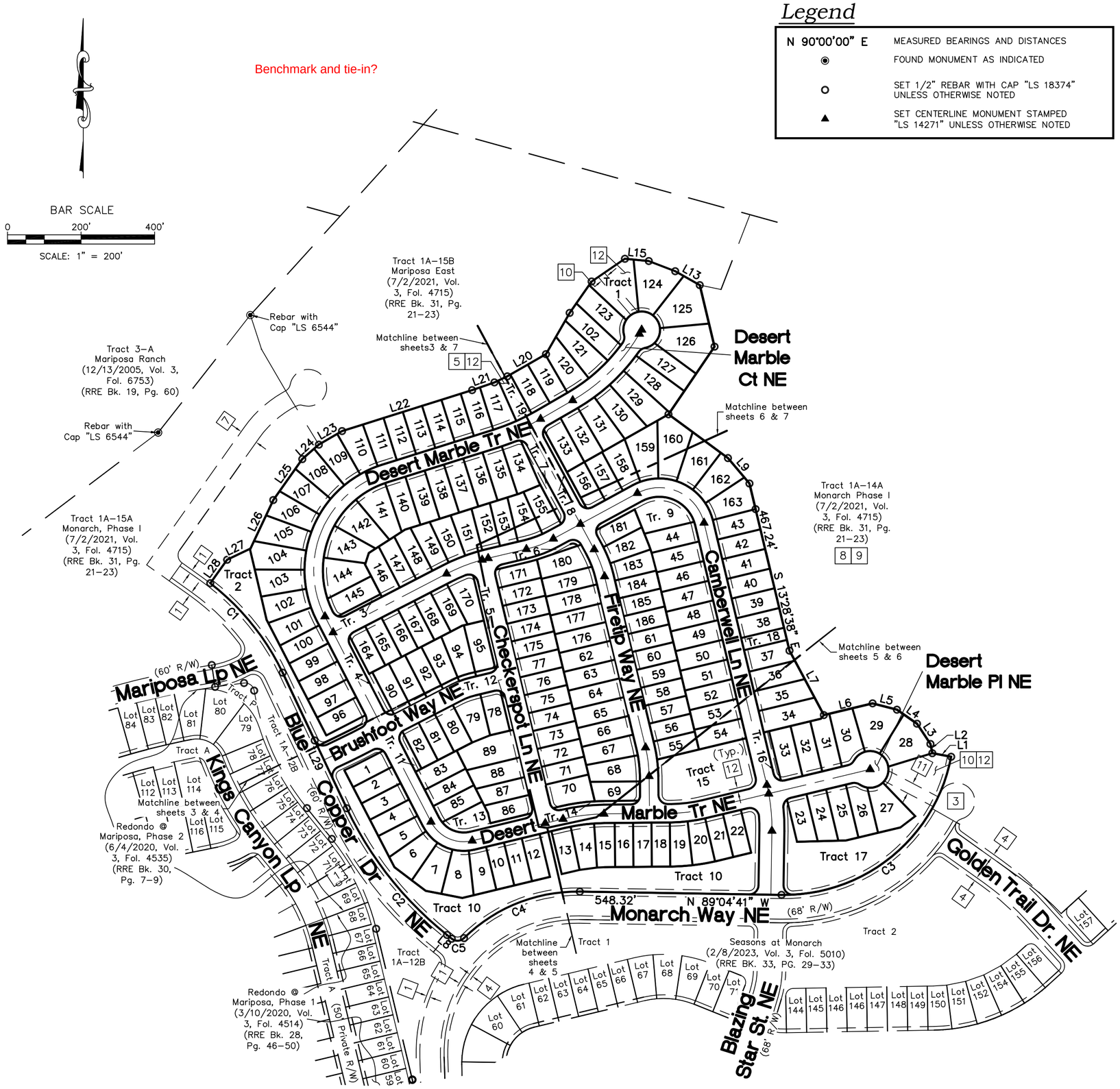
_____
Brian Martinez — Date
N.M.R.P.S. No. 18374

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

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED



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Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A, Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

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

Tract 1A–15A Monarch, Phase I (7/2/2021, Vol. 3, Fol. 4715) (RRE Bk. 31, Pg. 21–23)

Tract 1A–15B Mariposa East (7/2/2021, Vol. 3, Fol. 4715) (RRE Bk. 31, Pg. 21–23)

Tract 2 30,634 Sq. Ft. 0.7033 Acres

Lot 101 7,378 Sq. Ft. 0.1694 Acres
Lot 102 7,829 Sq. Ft. 0.1797 Acres
Lot 103 8,179 Sq. Ft. 0.1878 Acres
Lot 104 9,386 Sq. Ft. 0.2155 Acres
Lot 105 8,780 Sq. Ft. 0.2016 Acres
Lot 106 8,206 Sq. Ft. 0.1884 Acres
Lot 107 7,894 Sq. Ft. 0.1812 Acres
Lot 108 8,163 Sq. Ft. 0.1874 Acres
Lot 109 8,117 Sq. Ft. 0.1863 Acres
Lot 110 7,811 Sq. Ft. 0.1793 Acres
Lot 111 6,808 Sq. Ft. 0.1563 Acres
Lot 112 6,598 Sq. Ft. 0.1515 Acres
Lot 113 6,599 Sq. Ft. 0.1515 Acres
Lot 114 6,599 Sq. Ft. 0.1515 Acres
Lot 115 6,599 Sq. Ft. 0.1515 Acres
Lot 116 6,607 Sq. Ft. 0.1517 Acres
Lot 117 7,261 Sq. Ft. 0.1667 Acres
Lot 139 7,535 Sq. Ft. 0.1730 Acres
Lot 140 7,670 Sq. Ft. 0.1761 Acres
Lot 141 9,379 Sq. Ft. 0.2153 Acres
Lot 142 9,154 Sq. Ft. 0.2102 Acres
Lot 143 8,350 Sq. Ft. 0.1917 Acres
Lot 144 9,253 Sq. Ft. 0.2124 Acres
Lot 145 7,463 Sq. Ft. 0.1713 Acres
Lot 146 6,507 Sq. Ft. 0.1494 Acres
Lot 147 6,382 Sq. Ft. 0.1465 Acres
Lot 148 6,591 Sq. Ft. 0.1513 Acres
Lot 149 6,531 Sq. Ft. 0.1499 Acres
Lot 150 6,427 Sq. Ft. 0.1476 Acres
Lot 151 6,275 Sq. Ft. 0.1440 Acres
Lot 152 6,026 Sq. Ft. 0.1383 Acres
Lot 153 6,098 Sq. Ft. 0.1400 Acres
Lot 154 7,272 Sq. Ft. 0.1669 Acres
Lot 155 6,597 Sq. Ft. 0.1514 Acres
Lot 134 8,140 Sq. Ft. 0.1869 Acres
Lot 135 7,631 Sq. Ft. 0.1752 Acres
Lot 136 7,535 Sq. Ft. 0.1730 Acres
Lot 137 7,535 Sq. Ft. 0.1730 Acres
Lot 138 7,535 Sq. Ft. 0.1730 Acres
Lot 96 6,609 Sq. Ft. 0.1517 Acres
Lot 97 6,600 Sq. Ft. 0.1515 Acres
Lot 98 6,600 Sq. Ft. 0.1515 Acres
Lot 99 6,600 Sq. Ft. 0.1515 Acres
Lot 100 6,600 Sq. Ft. 0.1515 Acres
Lot 90 6,475 Sq. Ft. 0.1486 Acres
Lot 91 6,476 Sq. Ft. 0.1487 Acres
Lot 92 6,476 Sq. Ft. 0.1487 Acres
Lot 93 7,088 Sq. Ft. 0.1627 Acres
Lot 94 7,905 Sq. Ft. 0.1815 Acres
Lot 95 7,911 Sq. Ft. 0.1816 Acres
Lot 164 5,976 Sq. Ft. 0.1372 Acres
Lot 165 6,000 Sq. Ft. 0.1377 Acres
Lot 166 6,000 Sq. Ft. 0.1377 Acres
Lot 167 6,000 Sq. Ft. 0.1377 Acres
Lot 168 6,000 Sq. Ft. 0.1377 Acres
Lot 169 6,028 Sq. Ft. 0.1384 Acres
Lot 170 7,727 Sq. Ft. 0.1774 Acres

Tract 3 1,024 Sq. Ft. 0.0235 Acres
Tract 4 3,547 Sq. Ft. 0.0814 Acres
Tract 5 2,259 Sq. Ft. 0.0519 Acres
Tract 7 4,238 Sq. Ft. 0.0973 Acres
Tract 8 2,311 Sq. Ft. 0.0531 Acres
Tract 19 14,985 Sq. Ft. 0.1144 Acres

Desert Marble Trail NE (50' R/W)
Blue Copper Dr NE (60' R/W)
Desert Marble Trail NE (50' R/W)
Camberwell Ln NE (50' R/W)
Brushfoot Way NE

Matchline - See Sheet 6 of 8
Matchline - See Sheet 7 of 8
Matchline - See Sheet 6 of 8
Matchline - See Sheet 4 of 8

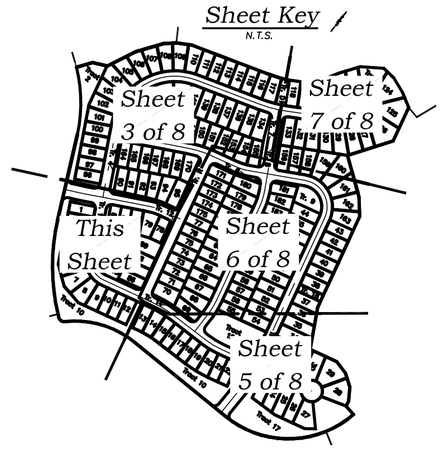
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N.T.S.
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Sheet 7 of 8
Sheet 4 of 8
Sheet 6 of 8
Sheet 5 of 8

CSI-CARTESIAN SURVEYS INC.
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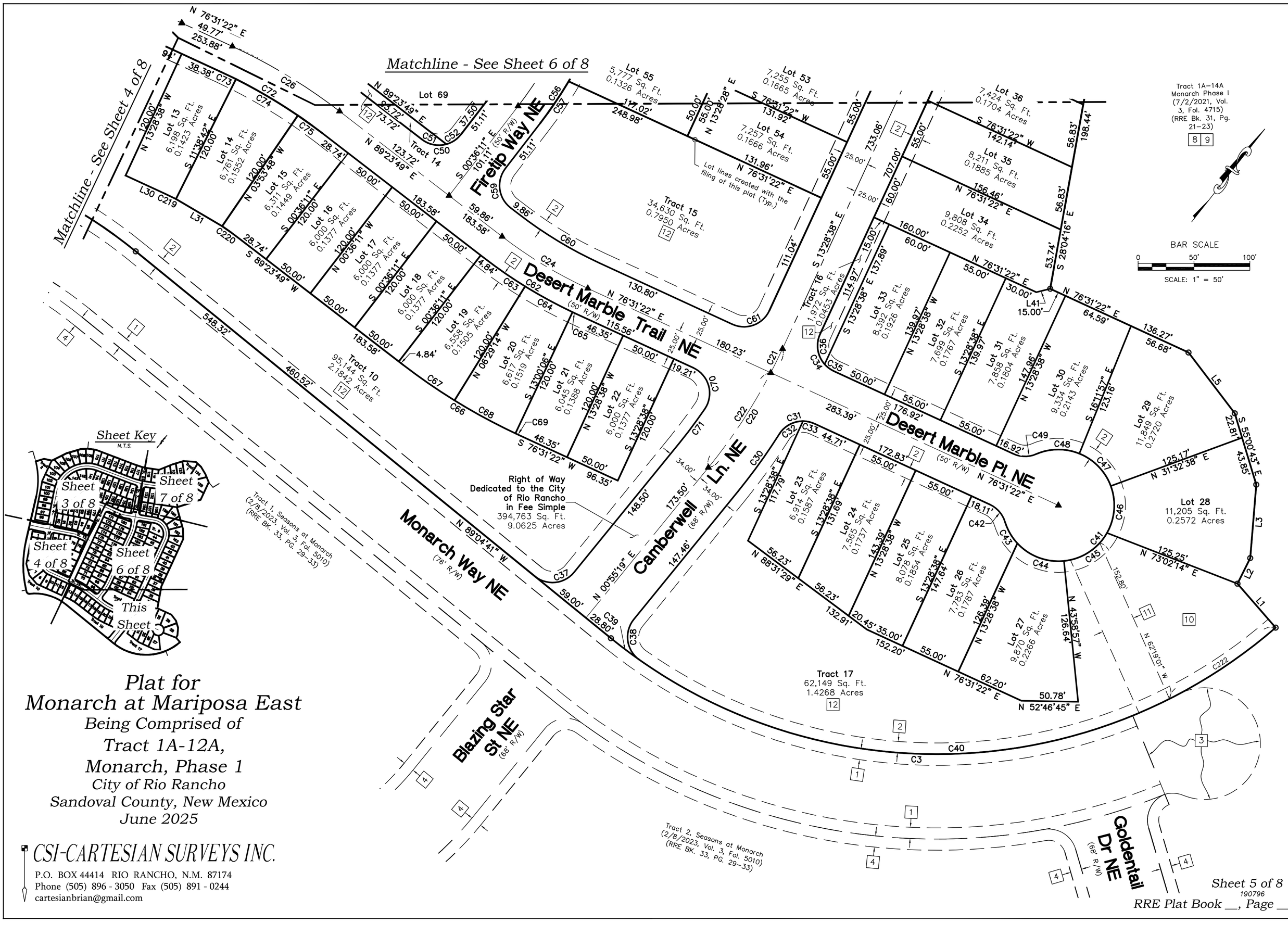
Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025



Line Table		
Line #	Direction	Length (ft)
L1	S 79°12'53" E	52.06'
L2	S 11°44'03" E	25.59'
L3	S 33°32'17" E	65.98'
L4	S 55°00'43" E	66.66'
L5	S 75°28'48" E	68.32'
L6	N 76°31'22" E	136.27'
L7	S 28°04'16" E	198.44'
L8	N 51°27'28" W	16.57'
L9	S 40°11'35" E	90.53'
L10	S 53°39'01" E	200.70'
L11	S 34°13'16" W	222.50'
L12	S 13°28'38" E	172.04'
L13	S 60°29'50" E	76.70'
L14	S 68°57'27" E	76.96'
L15	S 84°35'11" E	65.22'
L16	N 64°53'54" E	38.74'
L17	N 55°41'16" E	109.56'
L18	N 34°57'09" E	104.16'
L19	N 29°52'53" E	129.31'
L20	N 60°07'17" E	121.25'
L21	N 70°52'04" E	64.21'
L22	N 72°31'54" E	370.65'
L23	N 59°41'54" E	73.03'
L24	N 48°46'54" E	59.75'
L25	N 35°21'14" E	136.36'
L26	N 25°08'55" E	145.70'
L27	N 64°20'49" E	70.56'
L28	N 35°43'02" E	78.45'
L29	S 25°17'23" E	407.82'
L30	S 76°31'22" W	38.38'
L31	S 82°13'45" W	47.97'
L32	S 76°31'22" W	19.99'
L33	S 68°13'05" W	52.59'
L34	S 76°31'22" W	65.00'
L35	N 64°42'42" E	26.06'
L36	N 62°41'03" E	54.75'
L37	N 13°21'41" W	50.00'
L38	N 14°32'30" W	50.01'
L39	S 19°37'01" E	21.48'
L40	S 13°28'38" E	27.92'
L41	N 37°53'59" E	12.80'
L42	N 76°31'22" E	55.74'
L43	S 30°16'32" W	12.64'
L44	S 17°57'20" W	33.01'



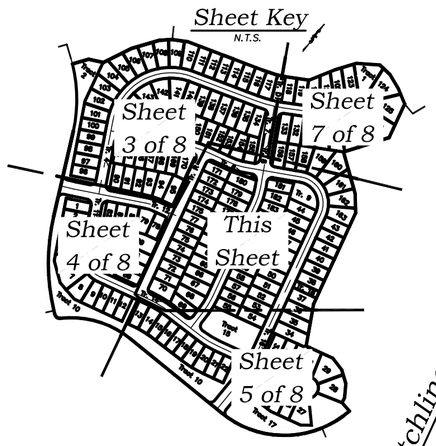
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Plat for
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City of Rio Rancho
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June 2025

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Plat for
Tracts 1A-12A-1 and 1A-12A-2, Monarch Phase 2
Being Comprised of
Tract 1A-12A, Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
May 2024



Matchline - See Sheet 3 of 8

Matchline - See Sheet 7 of 8

Matchline - See Sheet 4 of 8

Matchline - See Sheet 5 of 8

Camberwell Ln NE (50' R/W)

Checkerspot Ln NE (50' R/W)

Firetip Way NE (50' R/W)

Camberwell Ln NE (50' R/W)

Tract 5, 2,259 Sq. Ft., 0.0519 Acres

Tract 6, 2,866 Sq. Ft., 0.0658 Acres

Tract 9, 12,096 Sq. Ft., 0.2777 Acres

Tract 12, 1,040 Sq. Ft., 0.0239 Acres

Tract 13

Tract 14, 2,205 Sq. Ft., 0.0506 Acres

Tract 18, 4,073 Sq. Ft., 0.0935 Acres

Tract 1A-14A
Monarch Phase I
(7/2/2021, Vol. 3, Fol. 4715)
(RRE Bk. 31, Pg. 21-23)

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

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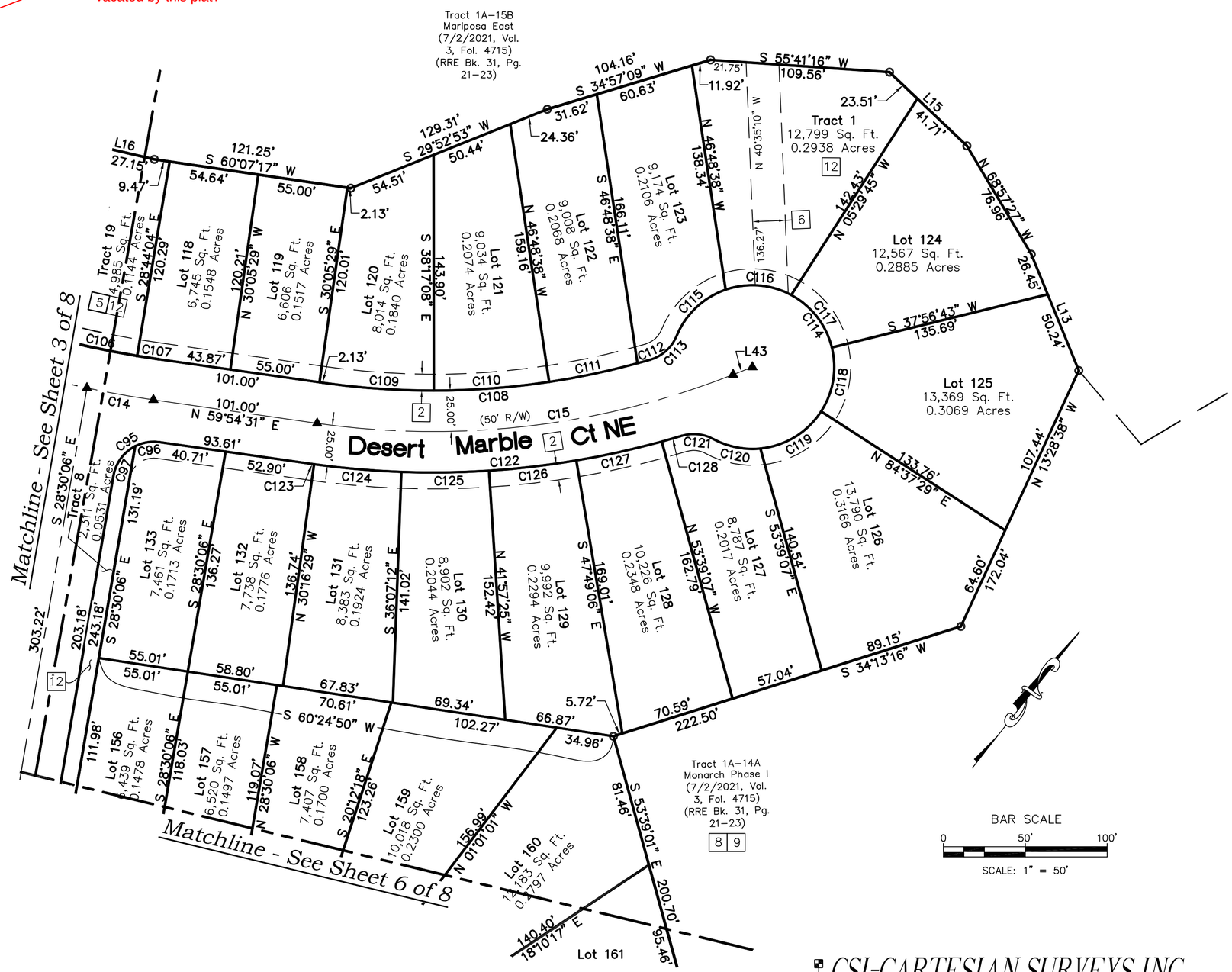
Sheet 6 of 8
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RRE Plat Book __, Page __

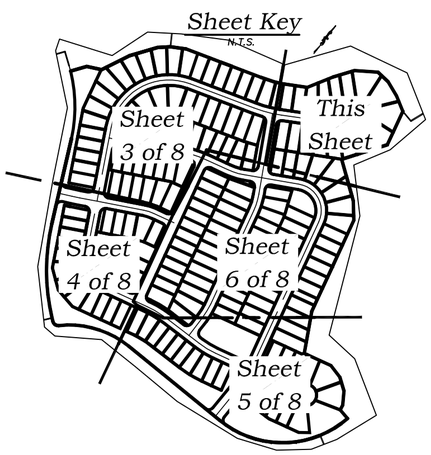
Plat for
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Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Easement Notes

1. EXISTING 10' P.U.E. (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
2. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
3. EXISTING TEMPORARY TURN AROUND EASEMENT (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
4. EXISTING 10' PUE (02/08/2023, VOL. 3, FOL. 5010) (RRE BK. 33, PG. 29–33)
5. PUBLIC PEDESTRIAN EASEMENT TO THE HOMEOWNERS ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
6. 20' STORM DRAIN EASEMENT TO THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
7. EXISTING PRIVATE ROADWAY EASEMENT BENEFITING TRACT 1A–15B (07/02/2021, VOL. 3, FOL. 4715) (RRE BK. 31, PG. 21–23)
8. EXISTING 30' FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF RIO RANCHO, CONFINED AND DELINEATED TO WITHIN FUTURE PUBLIC RIGHT OF WAY OR EASEMENTS DEFINED BY FUTURE PLATTING ACTIONS WITHIN TRACT 1A–14 (2/19/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
9. EXISTING 30' FLOATING PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RIO RANCHO, CONFINED AND DELINEATED TO WITHIN FUTURE PUBLIC RIGHT OF WAY OR EASEMENTS DEFINED BY FUTURE PLATTING ACTIONS WITHIN TRACTS 1A–13, 1A–14, 1A–21, OS–11 AND OS–A1 (2/19/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
10. 10' FLOATING PEDESTRIAN EASEMENT TO THE HOMEOWNERS ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
11. 30' STORM DRAIN AND SANITARY SEWER EASEMENT TO THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
12. PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT

are these necessary or do they need to be vacated by this plat?





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190796

RRE Plat Book __, Page __

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	315.71'	679.81'	26°36'31"	312.88'	N 38°59'40" W
C2	443.04'	970.00'	26°10'10"	439.20'	S 38°22'23" E
C3	646.18'	462.00'	80°08'12"	594.78'	N 50°51'13" E
C4	348.27'	438.00'	45°33'27"	339.16'	S 68°08'36" W
C5	36.29'	25.00'	83°10'40"	33.19'	N 86°57'12" E
C6	229.13'	125.00'	105°01'28"	198.37'	N 65°59'22" W
C7	479.28'	275.00'	99°51'25"	420.88'	S 22°36'45" W
C8	120.76'	500.00'	13°50'19"	120.47'	S 69°36'12" W
C9	103.82'	500.00'	11°53'49"	103.64'	S 68°37'57" W
C10	16.94'	500.00'	1°56'30"	16.94'	S 75°33'07" W
C11	78.67'	300.00'	15°01'28"	78.44'	N 69°00'38" E
C12	132.29'	600.00'	12°37'57"	132.02'	N 66°13'29" E
C13	91.05'	600.00'	8°41'41"	90.96'	N 68°11'37" E
C14	41.23'	600.00'	3°56'15"	41.23'	N 61°52'38" E
C15	258.60'	500.00'	29°37'59"	255.72'	N 45°05'31" E
C16	132.93'	100.00'	76°09'41"	123.35'	S 65°23'48" E
C17	35.39'	1000.00'	2°01'39"	35.39'	N 63°41'52" E
C18	48.31'	200.00'	13°50'19"	48.19'	S 69°36'12" W
C19	78.67'	300.00'	15°01'28"	78.44'	N 20°59'22" W
C20	125.66'	500.00'	14°23'58"	125.33'	N 06°16'39" W
C21	23.95'	500.00'	2°44'40"	23.95'	N 12°06'18" W
C22	101.71'	500.00'	11°39'17"	101.53'	N 04°54'19" W
C23	78.64'	350.00'	12°52'27"	78.48'	N 07°02'25" W
C24	89.88'	400.00'	12°52'27"	89.69'	N 82°57'35" E
C25	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C26	112.35'	500.00'	12°52'27"	112.11'	S 82°57'35" W
C27	37.12'	1049.00'	2°01'39"	37.12'	N 63°41'52" E
C28	36.59'	1034.00'	2°01'39"	36.59'	N 63°41'52" E
C29	34.19'	966.00'	2°01'39"	34.18'	N 63°41'52" E
C30	63.36'	534.00'	6°47'54"	63.32'	N 02°28'37" W
C31	35.95'	25.00'	82°23'56"	32.93'	S 35°19'24" W
C32	25.35'	25.00'	58°06'18"	24.28'	S 23°10'35" W
C33	10.60'	25.00'	24°17'38"	10.52'	S 64°22'33" W
C34	39.27'	25.00'	90°00'00"	35.36'	S 58°28'38" E
C35	10.29'	25.00'	23°34'41"	10.22'	N 88°18'42" E
C36	28.98'	25.00'	66°25'19"	27.39'	S 46°41'18" E
C37	39.27'	25.00'	90°00'00"	35.36'	N 45°55'19" E
C38	41.00'	25.00'	93°57'46"	36.56'	S 46°03'33" E
C39	31.95'	462.00'	3°57'46"	31.95'	N 88°56'27" E
C40	614.22'	462.00'	76°10'27"	569.98'	N 48°52'20" E
C41	241.19'	50.00'	276°22'46"	66.67'	N 13°28'38" W
C42	21.03'	25.00'	48°11'23"	20.41'	N 79°22'57" W
C43	22.55'	50.00'	25°50'19"	22.36'	S 68°12'25" E
C44	46.12'	50.00'	52°51'00"	44.50'	N 72°26'56" E
C45	47.73'	50.00'	54°41'42"	45.94'	N 18°40'34" E
C46	43.45'	50.00'	49°47'05"	42.09'	N 33°33'49" W
C47	41.66'	50.00'	47°44'35"	40.47'	N 82°19'39" W
C48	39.68'	50.00'	45°28'04"	38.65'	S 51°04'01" W
C49	21.03'	25.00'	48°11'23"	20.41'	N 52°25'40" E
C50	39.27'	25.00'	90°00'00"	35.36'	N 44°23'49" E
C51	23.18'	25.00'	53°07'48"	22.36'	N 62°49'55" E
C52	16.09'	25.00'	36°52'12"	15.81'	N 17°49'55" E
C53	73.03'	325.00'	12°52'27"	72.87'	N 07°02'25" W
C54	57.58'	325.00'	10°09'03"	57.50'	N 05°40'42" W
C55	15.45'	325.00'	2°43'25"	15.45'	N 12°06'56" W
C56	84.26'	375.00'	12°52'27"	84.08'	N 07°02'25" W
C57	45.28'	375.00'	6°55'08"	45.26'	N 04°03'45" W
C58	38.98'	375.00'	5°57'19"	38.96'	N 10°29'59" W
C59	39.27'	25.00'	90°00'00"	35.36'	S 45°36'11" E
C60	84.26'	375.00'	12°52'27"	84.08'	N 82°57'35" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C62	95.50'	425.00'	12°52'27"	95.30'	N 82°57'35" E
C63	43.65'	425.00'	5°53'03"	43.63'	N 86°27'17" E
C64	48.32'	425.00'	6°30'52"	48.30'	N 80°15'20" E
C65	3.53'	425.00'	0°28'32"	3.53'	N 76°45'38" E
C66	122.46'	545.00'	12°52'27"	122.20'	N 82°57'35" E
C67	55.97'	545.00'	5°53'02"	55.94'	N 86°27'17" E
C68	61.97'	545.00'	6°30'52"	61.93'	N 80°15'20" E
C69	4.53'	545.00'	0°28'33"	4.53'	N 76°45'38" E
C70	43.48'	25.00'	99°39'08"	38.20'	N 53°39'04" W
C71	38.61'	466.00'	4°44'49"	38.60'	N 01°27'05" W
C72	106.73'	475.00'	12°52'27"	106.51'	S 82°57'35" W
C73	15.19'	475.00'	1°49'56"	15.19'	S 77°26'20" W
C74	64.24'	475.00'	7°44'55"	64.19'	S 82°13'45" W
C75	27.30'	475.00'	3°17'37"	27.30'	S 87°45'01" W
C76	166.16'	125.00'	76°09'41"	154.19'	S 65°23'48" E
C77	16.80'	125.00'	7°41'57"	16.78'	S 31°09'56" E
C78	44.48'	125.00'	20°23'18"	44.25'	S 45°12'34" E
C79	44.66'	125.00'	20°28'11"	44.42'	S 65°38'18" E
C80	44.62'	125.00'	20°27'05"	44.38'	S 86°05'56" E
C81	15.60'	125.00'	7°09'10"	15.59'	N 80°05'57" E
C82	99.69'	75.00'	76°09'41"	92.52'	S 65°23'48" E
C83	84.59'	75.00'	64°37'28"	80.18'	S 71°09'54" E
C84	15.10'	75.00'	11°32'13"	15.08'	S 33°05'04" E
C85	39.27'	25.00'	90°00'00"	35.36'	N 31°31'22" E
C86	23.18'	25.00'	53°07'48"	22.36'	N 49°57'28" E
C87	16.09'	25.00'	36°52'12"	15.81'	N 04°57'28" E
C88	39.26'	25.00'	89°58'35"	35.35'	S 58°27'56" E
C89	16.09'	25.00'	36°52'12"	15.81'	S 31°54'44" E
C90	23.17'	25.00'	53°06'23"	22.35'	S 76°54'02" E
C91	117.75'	525.00'	12°51'02"	117.50'	S 82°58'18" W
C92	119.99'	535.00'	12°51'02"	119.74'	S 82°58'18" W
C93	95.52'	535.00'	10°13'46"	95.39'	S 81°39'40" W
C94	24.48'	535.00'	2°37'17"	24.47'	S 88°05'11" W
C95	38.58'	25.00'	88°24'37"	34.86'	S 15°42'12" W
C96	15.39'	25.00'	35°16'49"	15.15'	S 42°16'06" W
C97	23.18'	25.00'	53°07'48"	22.36'	S 01°56'12" E
C98	36.40'	25.00'	83°24'41"	33.27'	N 70°12'27" W
C99	13.97'	25.00'	32°00'29"	13.79'	S 84°05'27" W
C100	22.43'	25.00'	51°24'12"	21.68'	N 54°12'12" W
C101	48.59'	625.00'	4°27'15"	48.57'	N 70°18'50" E
C102	8.12'	625.00'	0°44'41"	8.12'	N 72°10'07" E
C103	40.46'	625.00'	3°42'34"	40.46'	N 69°56'29" E
C104	126.77'	575.00'	12°37'57"	126.52'	N 66°13'29" E
C105	66.86'	575.00'	6°39'46"	66.83'	N 69°12'34" E
C106	46.29'	575.00'	4°36'45"	46.28'	N 63°34'19" E
C107	13.62'	575.00'	1°21'26"	13.62'	N 60°35'14" E
C108	201.82'	475.00'	24°20'37"	200.30'	N 47°44'12" E
C109	67.93'	475.00'	8°11'39"	67.87'	N 55°48'41" E
C110	70.67'	475.00'	8°31'29"	70.61'	N 47°27'07" E
C111	55.12'	475.00'	6°38'57"	55.09'	N 39°51'54" E
C112	8.09'	475.00'	0°58'31"	8.09'	N 36°03'10" E
C113	22.46'	25.00'	51°29'01"	21.72'	N 09°49'24" E
C114	241.06'	50.00'	276°14'04"	66.76'	N 57°48'05" W
C115	42.46'	50.00'	48°39'38"	41.20'	S 08°24'42" W
C116	41.37'	50.00'	47°24'18"	40.20'	S 56°26'40" W
C117	41.71'	50.00'	47°47'54"	40.51'	N 75°57'14" W
C118	40.74'	50.00'	46°40'46"	39.62'	N 28°42'54" W
C119	44.92'	50.00'	51°28'14"	43.42'	N 20°21'36" E
C120	29.86'	50.00'	34°13'14"	29.42'	N 63°12'20" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	19.79'	25.00'	45°21'48"	19.28'	S 57°38'03" W
C122	228.67'	525.00'	24°57'22"	226.87'	N 47°25'50" E
C123	1.68'	525.00'	0°11'00"	1.68'	N 59°49'01" E
C124	53.56'	525.00'	5°50'42"	53.54'	N 56°48'10" E
C125	53.48'	525.00'	5°50'13"	53.46'	N 50°57'42" E
C126	53.71'	525.00'	5°51'42"	53.69'	N 45°06'45" E
C127	53.45'	525.00'	5°50'01"	53.43'	N 39°15'53" E
C128	12.79'	525.00'	1°23'44"	12.79'	N 35°39'01" E
C129	522.85'	300.00'	99°51'25"	459.14'	S 22°36'45" W
C130	39.23'	300.00'	7°29'32"	39.20'	S 23°34'11" E
C131	52.45'	300.00'	10°01'00"	52.38'	S 14°48'55" E
C132	52.45'	300.00'	10°01'00"	52.38'	S 04°47'55" E
C133	52.45'	300.00'	10°01'00"	52.38'	S 05°13'05" W
C134	52.45'	300.00'	10°01'00"	52.38'	S 15°14'06" W
C135	52.45'	300.00'	10°01'00"	52.38'	S 25°15'06" W
C136	52.45'	300.00'	10°01'00"	52.38'	S 35°16'07" W
C137	52.45'	300.00'	10°01'00"	52.38'	S 45°17'07" W
C138	52.45'	300.00'	10°01'00"	52.38'	S 55°18'07" W
C139	52.45'	300.00'	10°01'00"	52.38'	S 65°19'08" W
C140	11.59'	300.00'	2°12'49"	11.59'	S 71°26'03" W
C141	433.95'	250.00'	99°27'13"	381.49'	S 22°48'51" W
C142	38.37'	250.00'	8°47'38"	38.33'	S 22°30'56" E
C143	113.21'	250.00'	25°56'44"	112.24'	S 05°08'45" E
C144	92.18'	250.00'	21°07'37"	91.66'	S 18°23'25" W
C145	92.07'	250.00'	21°06'01"	91.55'	S 39°30'14" W
C146	92.13'	250.00'	21°06'52"	91.61'	S 60°36'41" W
C147	5.99'	250.00'	1°22'20"	5.99'	S 71°51'17" W
C148	39.45'	25.00'	90°24'12"	35.48'	S 72°06'51" E
C149	18.58'	25.00'	42°35'10"	18.16'	S 48°12'20" E
C150	20.86'	25.00'	47°49'02"	20.26'	N 86°35'34" E
C151	39.27'	25.00'	90°00'00"	35.36'	S 17°41'03" W
C152	23.18'	25.00'	53°07'48"	22.36'	S 00°45'03" E
C153	16.09'	25.00'	36°52'12"	15.81'	S 44°14'57" W
C154	39.27'	25.00'	90°00'00"	35.36'	S 72°18'57" E
C155	34.24'	25.00'	78°27'47"	31.62'	S 66°32'51" E
C156	5.03'	25.00'	11°32'13"	5.03'	N 68°27'09" E
C157	39.27'	25.00'	90°00'00"	35.36'	N 17°41'03" E
C158	39.27'	25.00'	90°00'00"	35.36'	S 17°41'03" W
C159	32.65'	25.00'	74°50'18"	30.38'	S 10°06'11" W
C160	6.62'	25.00'	15°09'42"	6.60'	S 55°06'11" W
C161	39.27'	25.00'	90°00'00"	35.36'	N 72°18'57" W
C162	28.98'	25.00'	66°25'19"	27.39'	N 84°06'18" W
C163	10.29'	25.00'	23°34'41"	10.22'	N 39°06'18" W
C164	39.27'	25.00'	90°00'05"	35.36'	S 19°42'39" W
C165	39.27'	25.00'	89°59'55"	35.35'	S 70°17'21" E
C166	39.27'	25.00'	90°00'00"	35.36'	N 58°28'38" W
C167	16.09'	25.00'	36°52'12"	15.81'	N 85°02'32" W
C168	23.18'	25.00'	53°07'48"	22.36'	N 40°02'32" W
C169	42.27'	175.00'	13°50'19"	42.17'	S 69°36'12" W
C170	54.34'	225.00'	13°50'19"	54.21'	S 69°36'12" W
C171	20.70'	225.00'	5°16'19"	20.70'	S 65°19'12" W
C172	33.64'	225.00'	8°34'00"	33.61'	S 72°14'22" W
C173	85.22'	325.00'	15°01'28"	84.98'	N 69°00'38" E
C174	72.11'	275.00'	15°01'28"	71.91'	N 69°00'38" E
C175	52.41'	275.00'	10°55'13"	52.33'	N 71°03'45" E
C176	19.70'	275.00'	4°06'15"	19.69'	N 63°33'01" E
C177	43.00'	25.00'	98°33'17"	37.89'	N 62°45'17" W
C178	21.91'	25.00'	50°12'29"	21.21'	N 38°34'53" W
C179	21.10'	25.00'	48°20'48"	20.47'	N 87°51'32" W
C180	43.80'	475.00'	5°17'02"	43.79'	S 65°19'33" W

Plat for
Monarch at Mariposa East
Being Comprised of
Tract 1A-12A,
Monarch, Phase 1
City of Rio Rancho
Sandoval County, New Mexico
June 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	39.27'	25.00'	90°00'00"	35.36'	S 31°31'22" W
C182	16.09'	25.00'	36°52'12"	15.81'	S 04°57'28" W
C183	23.18'	25.00'	53°07'48"	22.36'	S 49°57'28" W
C184	126.80'	525.00'	13°50'19"	126.50'	S 69°36'12" W
C185	19.11'	525.00'	2°05'08"	19.11'	S 63°43'37" W
C186	48.63'	525.00'	5°18'25"	48.61'	S 67°25'23" W
C187	48.63'	525.00'	5°18'25"	48.61'	S 72°43'49" W
C188	10.44'	525.00'	1°08'20"	10.44'	S 75°57'12" W
C189	39.27'	25.00'	90°00'00"	35.36'	N 16°29'54" E
C190	4.14'	25.00'	9°29'14"	4.13'	N 56°45'17" E
C191	35.13'	25.00'	80°30'46"	32.31'	N 11°45'17" E
C192	39.27'	25.00'	90°00'00"	35.36'	S 73°30'06" E
C193	23.18'	25.00'	53°07'48"	22.36'	S 55°04'00" E
C194	16.09'	25.00'	36°52'12"	15.81'	N 79°56'00" E
C195	39.27'	25.00'	90°00'00"	35.36'	N 73°30'06" W
C196	72.11'	275.00'	15°01'28"	71.91'	N 20°59'22" W
C197	33.64'	275.00'	7°00'33"	33.62'	N 16°58'55" W
C198	38.47'	275.00'	8°00'55"	38.44'	N 24°29'39" W
C199	85.22'	325.00'	15°01'28"	84.98'	N 20°59'22" W
C200	31.09'	325.00'	5°28'52"	31.08'	N 16°13'04" W
C201	47.84'	325.00'	8°26'00"	47.79'	N 23°10'30" W
C202	6.30'	325.00'	1°06'36"	6.30'	N 27°56'48" W
C203	39.27'	25.00'	90°00'00"	35.36'	S 16°29'54" W
C204	16.08'	25.00'	36°50'47"	15.80'	S 10°04'42" E
C205	23.19'	25.00'	53°09'13"	22.37'	S 34°55'18" W
C206	183.30'	100.00'	105°01'28"	158.70'	N 65°59'22" W
C207	174.26'	100.00'	99°50'30"	153.03'	N 68°34'51" W
C208	9.05'	100.00'	5°10'58"	9.04'	N 16°04'07" W
C209	274.95'	150.00'	105°01'28"	238.04'	N 65°59'22" W
C210	21.72'	150.00'	8°17'48"	21.70'	S 65°38'48" W
C211	50.23'	150.00'	19°11'17"	50.00'	S 79°23'21" W
C212	50.23'	150.00'	19°11'17"	50.00'	N 81°25'22" W
C213	50.23'	150.00'	19°11'17"	50.00'	N 62°14'05" W
C214	50.23'	150.00'	19°11'17"	50.00'	N 43°02'47" W
C215	50.23'	150.00'	19°11'17"	50.00'	N 23°51'30" W
C216	2.06'	150.00'	0°47'13"	2.06'	N 13°52'15" W
C217	17.36'	25.00'	39°47'31"	17.02'	N 56°37'36" E
C218	21.91'	25.00'	50°12'29"	21.21'	N 11°37'36" E
C219	11.35'	355.00'	1°49'56"	11.35'	S 77°26'20" W
C220	20.41'	355.00'	3°17'37"	20.40'	S 87°45'01" W
C221	21.11'	335.00'	3°36'37"	21.10'	N 74°43'03" E
C222	114.65'	454.82'	14°26'35"	114.35'	N 17°57'46" E

CSI-CARTESIAN SURVEYS INC.
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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

RRE Plat Book __, Page __

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The City of Rio Rancho is requesting approval of Text Amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement. Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the request to the meeting date certain of October 14, 2025, in order to allow for more time for staff to address additional comments that were provided by stakeholders at a supplementary meeting.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning & Zoning Board postpone the text amendment request to the meeting date certain of October 14, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM). Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the application to the meeting date certain of October 14, 2025, in order to allow more time for staff to address additional comments that were provided by stakeholders at a supplementary meeting.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends postponement of the Resolution request to the date certain of October 14, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00005

AGENDA DATE:
July 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Amendment. The applicant, DR Horton, through their agent, Cartesian Surveys, is requesting approval of an amendment to the previously approved Sandstone Bluffs at Cleveland Heights Preliminary Plat, Phase 1. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, through their agent, Cartesian Surveys, is requesting approval of an amendment to the previously approved Sandstone Bluffs at Cleveland Heights Preliminary Plat Phase 1. The existing approved plat consists of approximately 44.5389 acres; on the tract legally described as PG, Tract 17.

The subject property is zoned entirely R-4: Single-Family Residential, and creates 123 single-family residential lots. The subject property also falls within the Paseo Gateway Master Plan Area, adopted as amended under Resolution No. 91, Enactment 19-016.

The original preliminary plat was heard and approved by the Planning and Zoning Board at their August 13, 2024 meeting.

The proposed amendment to the preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision Phase 1, includes the following changes:
1. Name change to Cleveland Estates, Phase 1
2. Plat references to tract 17A updated to tract 17
3. Lot 30 revised to be a tract (Tract U)
4. Tract S is now shown as ROW to be dedicated to the City of Rio Rancho.
5. Removal of Tract L
6. Phase line adjustment and rearrangement of lots 194 through 206 (now lots 193 through 205)
7. Removal of Tract I
8. Tract A now shown as ROW to be dedicated to the City of Rio Rancho
9. Additional easements added and other mislabeled easements have been corrected
10. Public Utility Easements revised to add Ezee Fiber
11. Lot count has been updated from 124 to 123.

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the amendments to preliminary plat case no. 22-210-00005 subject to the following findings of fact and conditions of approval:

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

CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12 months following approval of the original preliminary plat, August 13, 2024, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
3. Impact Fee assessment will be based on the date of the original preliminary plat approval and valid for four(4) years from the date of that approval.
4. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
5. Public Approvals signature blocks shall be added, to include Planning and Zoning Board approval (Planning and Zoning Board Chair), City Clerk (Noel C. Davis), and Sandoval County Treasurer (Jennifer A. Taylor)
6. Parcel Tables will be updated to include lots 193-205, and tracts Q and R
7. The lot count on the plat shall be updated to reflect the current lot count (123).

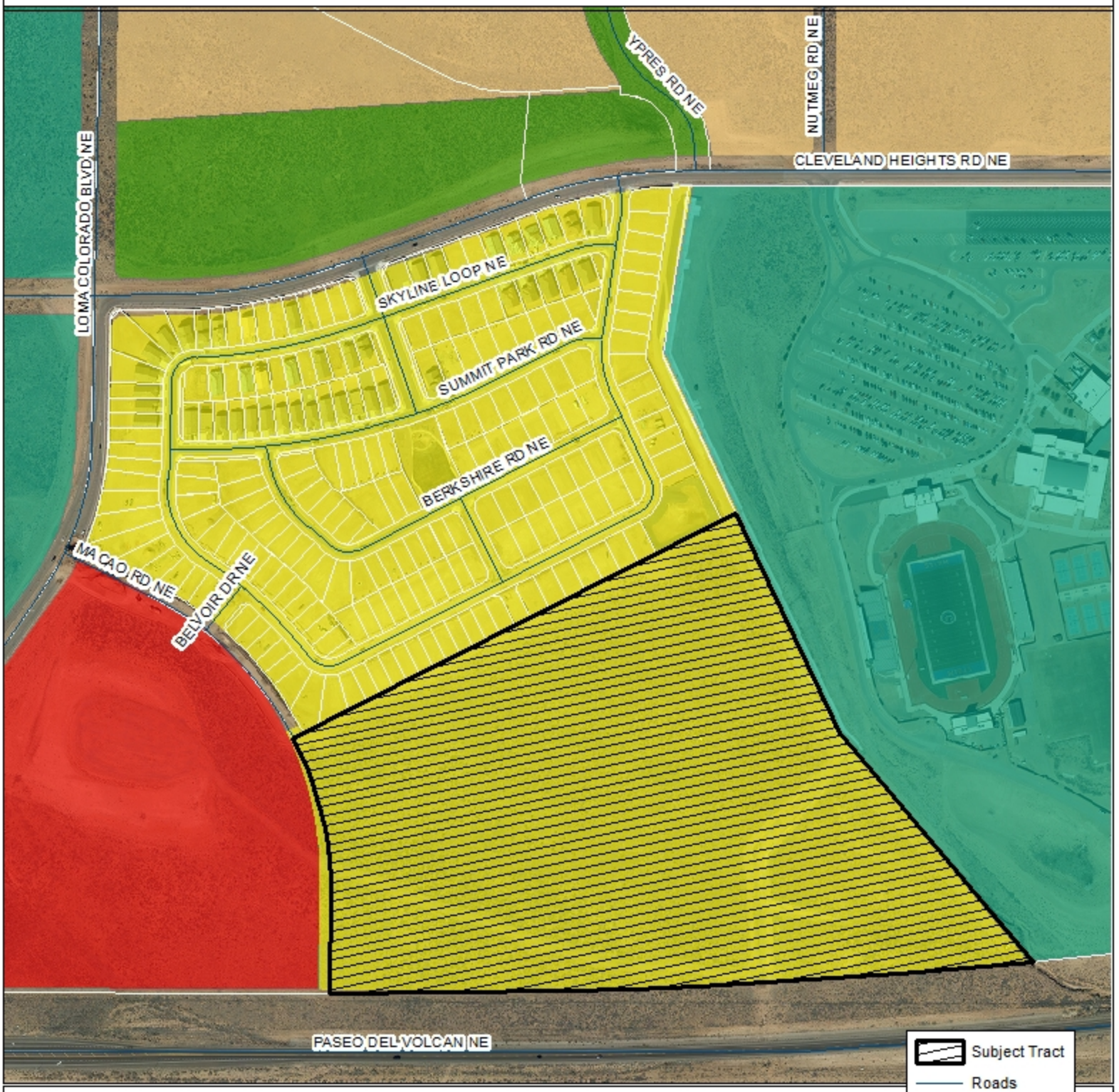
ALTERNATIVES:
The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment for the Sandstone Bluffs at Cleveland Heights Subdivision Phase 1, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Approved Prelim Plat PZB_8.13.24.pdf
ATTACHMENT: REDLINED Plat.pdf
ATTACHMENT: Amended Plat - Cleveland Estates, Ph 1

SANDSTONE BLUFFS AT CLEVELAND HEIGHTS PG, TRACT 17 PRELIMINARY PLAT



Rio Rancho City of Vision

0 130 260 520 780 1,040 Feet

N W E S

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

Map Created by:Liz Ruiz Carlos on 7/5/2024

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

PLANNING & ZONING LAND USE APPLICATION

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

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☒ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ 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
		X Plat Amendment	☐ 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: DR Horton		Phone: 505-798-7608
Address: 8440 Wyoming Blvd NE, Suite A		E-Mail: fxgarcia@drhorton.com
City: Albuquerque	State: NM	Zip: 87113
Proprietary Interest:	List Owners: DR Horton	
Deed or Ownership Verification Provided: (Initials) TD	Letter of Authorization Provided: (Initials) TD	

Agent Name: Cartesian Surveys		Phone: 505-896-3050 ext 105
Address: PO Box 44414		E-Mail: cartesianamber@gmail.com
City: Rio Rancho	State: NM	ZIP Code: 87174

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

Plat amendment for preliminary plat approved on August 13, 2024 (Item 24-210-0005) and request for Final Plat.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Paseo Gateway	Block(s): N/A	Lot(s): Tract 17
Existing Zoning: R-2 (single family residential)	Proposed Zoning: R-2 (single family residential)	
No. of existing lots: 1	No. of proposed lots: 110 & 11 Tracts	Total area of site (acres) 44.5389

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: Amber Palmer	Applicant:	Agent: X
Signature: Amber Palmer		Date: 7/2/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Todd Demarets
DR Horton, Inc.
8440 Wyoming Blvd NE, Suite A
Albuquerque, NM 87113

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

RE: Letter of Authorization

To Whom it may concern,

I, Todd Demarets, representing DR Horton, Inc., the owner in fee simple of the below described property, do hereby give CSI - Cartesian Surveys, Inc. authorization to represent us as agent for the subdivision plat of said property and any platting related actions, to subdivide the existing tract, granting and vacating easements, and dedicating right of way where necessary.

The subject property is described as:

Tract 17, of Paseo Gateway, located north of Paseo del Volcan and East of Loma Colorado Blvd NE, in the City of Rio Rancho, Sandoval County.

Thank You,

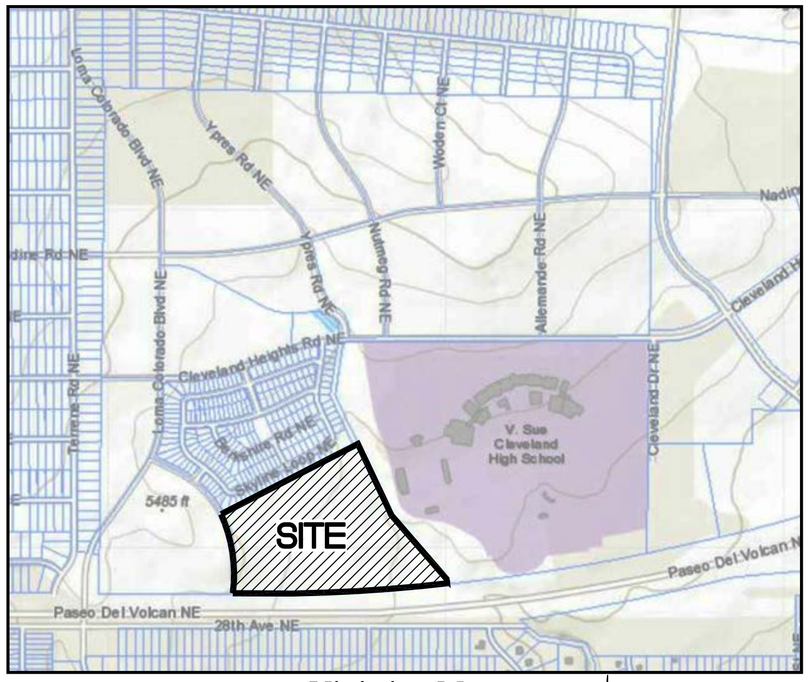
Todd Demarets
DR Horton, Inc.

6/18/25
Date

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024



Vicinity Map

N.T.S.

Legal Description

TRACT NUMBERED SEVENTEEN–A (17A) OF CLEVELAND HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON _____, 20__, IN VOLUME 3, FOLIO _____ (RRE BOOK____, PAGES _____).

Indexing Information

Section 32, Township 13 North, Range 3 East, N.M.P.M.
Subdivision: Cleveland Heights
Owner: D.R. Horton, Inc.
UPC #:1–014–073–203–054 (Tract 17)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME ____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022 AND MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST, N.M.P.M.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF TRACTS CREATED:	14
NUMBER OF LOTS CREATED:	124
MILES OF ROAD CREATED:	0.7464 MILES
ACREAGE IN ROADS:	5.2700 ACRES
ACREAGE DEDICATED BY THIS PLAT	5.2700 ACRES
TOTAL PLATTED ACREAGE:	44.5389 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999666313, WITH AN ORIGIN OF (0,0).
7. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 18374".

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Free Consent and Dedication

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

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN MACAO RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

AND

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR PEAKVIEW LOOP, FAIRMOUNT STREET, MEADOW PARK, AND REDSTONE RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE
D.R. HORTON, INC.

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS–WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS–WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

Plat for
Sandstone Bluffs at
Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Skyline Loop (50' R/W)
Fairmount St (50' R/W)
Peakview Loop (50' R/W)
Meadow Park (50' R/W)
Redstone Road (50' R/W)
Macao Rd (34' R/W)
Paseo Del Volcan (R/W Varies)

Cleveland Hts. Sub. Unit 15C (5/5/2020, Vol. 3, Fol. 4528) (RRE Bk. 30, Pg. 4–6)
Cleveland Hts. Sub. Unit 15A (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)
Tract B–1A Paseo Gateway (11/4/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 2, Pg. 121–124)

Tract 17A–1

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

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

See Detail "F" on sheet 4 of 6 for dimensions
See sheet 4 of 6 for dimensions
Phase Line
Rebar With Cap "LS 12651"
Aluminum Cap "LS 11462" N: 1567846.72' E: 1521685.42'

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

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Detail "A" n.t.s.

Detail "B" n.t.s.

Detail "C" n.t.s.

Detail "D" n.t.s.

Redstone Rd (Tract A)

Fairmount Street (50' R/W)

Peakview Loop (50' R/W)

Meadow Park (50' R/W)

Macao Road

Matchline - See Sheet 4 of 6

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

Right of Way Dedication to the City of Rio Rancho In Fee Simple
167 Sq. Ft.
0.0038 Acres

Tract 17A–1
1,116,998 Sq. Ft.
25.6428 Acres

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

CSI-CARTESIAN SURVEYS INC.
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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Tract B-1A
Paseo Gateway
(11/4/2008, Vol. 3, Fol. 2977-A) (RRE Bk. 2, Pg. 121-124

Tract S

Tract M

Tract A

Tract Q

Tract F

Tract 17A-1
922,743 Sq. Ft.
21.1833 Acres

Peakview Loop (50' R/W)

Meadow Park (50' R/W)

Tr. I
Cleveland Hts. Sub. Unit 15A
(10/18/2018, Vol. 3, Fol. 4305)
(RRE Bk. 28, Pg. 34-36)

Block 4
Cleveland Hts. Sub. Unit 15C
(5/5/2020, Vol. 3, Fol. 4528)
(RRE Bk. 30, Pg. 4-6)

Lot 30 | Lot 31 | Lot 32 | Lot 33 | Lot 34 | Lot 35 | Lot 36 | Lot 37 | Lot 38 | Lot 39 | Lot 40 | Lot 41 | Lot 42 | Lot 43 | Lot 44 | Lot 45

Lot 29 | Lot 28 | Lot 27 | Lot 26 | Lot 25 | Lot 24 | Lot 23 | Lot 22 | Lot 21 | Lot 20

Lot 140 | Lot 141 | Lot 142 | Lot 143 | Lot 144 | Lot 145 | Lot 146 | Lot 147 | Lot 148

Lot 139 | Lot 138 | Lot 137 | Lot 136 | Lot 135 | Lot 134 | Lot 133 | Lot 132 | Lot 131 | Lot 130 | Lot 129 | Lot 128

Lot 183 | Lot 182 | Lot 181 | Lot 180 | Lot 179

Lot 184 | Lot 185 | Lot 186 | Lot 187 | Lot 188 | Lot 189 | Lot 190 | Lot 191 | Lot 192 | Lot 193

Lot 200 | Lot 199 | Lot 198 | Lot 197 | Lot 196 | Lot 195 | Lot 194

Lot 201

See Detail "D" on this sheet

See Detail "F"

Matchline - See Sheet 3 of 6

Detail "E"
n.t.s.

Detail "F"
n.t.s.

CSI-CARTESIAN SURVEYS INC.
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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	105.11'	75.00'	80°18'02"	96.72'	S 22°55'04" W
C2	225.61'	1169.22'	11°03'20"	225.26'	N 11°42'17" W
C3	78.82'	1169.22'	3°51'45"	78.81'	N 04°14'44" W
C4	362.57'	1000.00'	20°46'25"	360.59'	N 16°34'00" W
C5	476.07'	1000.00'	27°16'38"	471.59'	N 13°18'54" W
C6	113.51'	1000.00'	6°30'12"	113.45'	N 02°55'41" W
C7	101.72'	250.00'	23°18'42"	101.02'	N 84°30'14" W
C8	76.49'	249.98'	17°31'50"	76.19'	S 81°36'47" E
C9	78.86'	50.00'	90°22'00"	70.94'	N 44°26'18" E
C10	83.53'	75.00'	63°48'47"	79.28'	S 31°09'42" W
C11	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C12	20.32'	75.00'	15°31'25"	20.26'	S 32°44'36" E
C13	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C14	28.90'	75.00'	22°04'36"	28.72'	N 13°56'35" W
C15	91.54'	225.00'	23°18'42"	90.91'	N 84°30'14" W
C16	84.20'	275.00'	17°32'31"	83.87'	S 81°37'08" E
C17	31.58'	1194.22'	1°30'54"	31.58'	N 03°04'06" W
C18	38.25'	25.00'	87°39'58"	34.63'	S 40°00'26" W
C19	49.14'	30.00'	93°50'29"	43.82'	N 49°14'20" W
C20	181.46'	1194.22'	8°42'22"	181.29'	N 12°52'46" W
C21	149.16'	1144.22'	7°28'09"	149.05'	N 13°29'53" W
C22	301.96'	1034.00'	16°43'55"	300.89'	N 18°35'12" W
C23	72.94'	1034.00'	4°02'30"	72.92'	N 08°12'00" W
C24	45.01'	1034.00'	2°29'39"	45.01'	N 04°55'55" W
C25	44.40'	1034.00'	2°27'37"	44.40'	N 00°54'23" W
C26	45.00'	30.00'	85°56'20"	40.90'	S 53°11'25" E
C27	40.84'	25.00'	93°36'14"	36.45'	N 37°02'18" E
C28	27.43'	30.00'	52°22'54"	26.48'	S 36°24'42" E
C29	17.57'	30.00'	33°33'26"	17.32'	S 79°22'52" E
C30	16.09'	25.00'	36°52'12"	15.81'	N 65°24'19" E
C31	24.75'	25.00'	56°44'02"	23.76'	N 18°36'12" E
C32	103.86'	1034.00'	5°45'18"	103.82'	N 24°04'31" W
C33	44.35'	1034.00'	2°27'27"	44.35'	N 19°58'08" W
C34	44.35'	1034.00'	2°27'27"	44.35'	N 17°30'41" W
C35	44.35'	1034.00'	2°27'27"	44.35'	N 15°03'14" W
C36	44.35'	1034.00'	2°27'27"	44.35'	N 12°35'47" W
C37	20.70'	1034.00'	1°08'49"	20.70'	N 10°47'39" W
C38	38.24'	25.00'	87°37'59"	34.62'	S 52°20'35" E
C39	11.14'	25.00'	25°31'14"	11.04'	S 21°17'12" E
C40	27.10'	25.00'	62°06'46"	25.79'	S 65°06'12" E
C41	111.89'	275.00'	23°18'42"	111.12'	N 84°30'14" W
C42	68.84'	224.98'	17°31'50"	68.57'	S 81°36'47" E
C43	39.43'	25.00'	90°22'00"	35.47'	N 44°26'18" E
C44	38.00'	25.00'	87°05'59"	34.45'	N 46°04'19" E
C45	1.43'	25.00'	3°16'01"	1.43'	N 00°53'19" E
C46	58.88'	1194.22'	2°49'30"	58.88'	N 15°49'12" W
C47	44.44'	1194.22'	2°07'56"	44.44'	N 13°20'29" W
C48	44.44'	1194.22'	2°07'56"	44.44'	N 11°12'33" W
C49	33.69'	1194.22'	1°37'00"	33.69'	N 09°20'05" W
C50	70.08'	50.00'	80°18'02"	64.48'	S 22°55'04" W
C51	57.25'	50.00'	65°36'34"	54.18'	S 15°34'20" W
C52	12.82'	50.00'	14°41'29"	12.79'	S 55°43'21" W
C53	140.15'	100.00'	80°18'02"	128.96'	S 22°55'04" W
C54	21.09'	100.00'	12°04'59"	21.05'	S 57°01'35" W
C55	32.18'	100.00'	18°26'08"	32.04'	S 41°46'02" W
C56	25.69'	100.00'	14°43'12"	25.62'	S 25°11'22" W
C57	30.47'	100.00'	17°27'39"	30.36'	S 09°05'57" W
C58	30.72'	100.00'	17°36'05"	30.60'	S 08°25'55" E
C59	18.97'	1144.22'	0°56'59"	18.97'	N 16°45'28" W
C60	49.08'	1144.22'	2°27'27"	49.07'	N 15°03'14" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	49.08'	1144.22'	2°27'27"	49.07'	N 12°35'47" W
C62	32.04'	1144.22'	1°36'15"	32.04'	N 10°33'56" W
C63	111.37'	100.00'	63°48'47"	105.71'	S 31°09'42" W
C64	55.69'	50.00'	63°48'47"	52.85'	S 31°09'42" W
C65	10.70'	100.00'	6°07'47"	10.69'	S 02°19'12" W
C66	37.38'	100.00'	21°25'02"	37.16'	S 16°05'37" W
C67	32.85'	100.00'	18°49'20"	32.70'	S 36°12'48" W
C68	30.44'	100.00'	17°26'37"	30.33'	S 54°20'47" W
C69	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C70	19.27'	50.00'	22°04'36"	19.15'	N 13°56'35" W
C71	39.77'	50.00'	45°34'23"	38.73'	S 85°51'16" W
C72	40.47'	50.00'	46°22'39"	39.38'	N 48°10'13" W
C73	39.27'	25.00'	90°00'00"	35.36'	S 71°55'55" E
C74	16.09'	25.00'	36°52'12"	15.81'	S 45°22'01" E
C75	23.18'	25.00'	53°07'48"	22.36'	N 89°37'59" E
C76	39.27'	25.00'	90°00'00"	35.36'	N 18°04'05" E
C77	23.18'	25.00'	53°07'48"	22.36'	N 36°30'11" E
C78	16.09'	25.00'	36°52'12"	15.81'	N 08°29'49" W
C79	13.55'	50.00'	15°31'25"	13.51'	S 32°44'36" E
C80	27.09'	100.00'	15°31'25"	27.01'	S 32°44'36" E
C81	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C82	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C83	59.92'	50.00'	68°40'02"	56.40'	N 59°18'54" W
C84	20.32'	50.00'	23°16'59"	20.18'	S 74°42'35" W
C85	30.37'	50.00'	34°47'55"	29.90'	N 42°22'51" W
C86	38.44'	50.00'	44°03'04"	37.50'	N 81°48'21" W
C87	11.43'	50.00'	13°06'02"	11.41'	S 69°37'06" W
C88	17.57'	30.00'	33°33'26"	17.32'	S 67°03'42" W
C89	27.45'	30.00'	52°25'11"	26.50'	S 24°04'24" W
C90	17.57'	30.00'	33°33'26"	17.32'	N 79°22'52" W
C91	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C92	39.30'	25.00'	90°04'44"	35.38'	S 47°56'39" E
C93	9.24'	28.00'	18°54'42"	9.20'	S 46°32'17" E
C94	38.53'	100.00'	22°04'36"	38.29'	N 13°56'35" W
C95	34.04'	100.00'	19°30'07"	33.87'	N 12°39'20" W
C96	4.49'	100.00'	2°34'29"	4.49'	N 23°41'38" W
C97	31.56'	30.00'	60°17'03"	30.13'	N 32°27'37" W
C98	28.09'	50.00'	32°11'14"	27.72'	S 79°09'42" W
C99	35.73'	50.00'	40°56'43"	34.98'	N 64°16'20" W
C100	16.42'	50.00'	18°49'05"	16.35'	N 34°23'26" W
C101	45.02'	30.00'	85°58'37"	40.91'	S 40°51'07" W
C102	9.14'	28.00'	18°42'17"	9.10'	N 41°06'08" E
C103	239.94'	47.99'	286°26'17"	57.47'	N 87°13'49" E
C104	20.90'	28.00'	42°45'36"	20.41'	S 72°20'58" E
C105	20.90'	28.00'	42°45'36"	20.41'	N 08°39'39" W
C106	239.97'	48.00'	286°26'55"	57.47'	N 49°29'42" E
C107	224.81'	18042.00'	0°42'50"	224.81'	N 88°53'54" E
C108	1665.10'	19800.00'	4°49'06"	1664.61'	N 86°45'14" E
C109	75.40'	18202.29'	0°14'14"	75.40'	N 89°23'22" E
C110	1.98'	18152.29'	0°00'22"	1.98'	N 87°00'47" E
C111	195.36'	18042.00'	0°37'13"	195.36'	N 88°56'42" E
C112	29.45'	18042.00'	0°05'37"	29.45'	N 88°35'17" E
C113	1604.11'	19800.00'	4°38'31"	1603.67'	N 86°50'31" E
C114	419.91'	1034.00'	23°16'04"	417.03'	N 15°19'08" W
C115	60.99'	19800.00'	0°10'35"	60.99'	N 84°25'58" E
C116	75.25'	18177.29'	0°14'14"	75.25'	N 89°23'22" E
C117	39.37'	25.00'	90°14'13"	35.43'	N 42°12'50" E
C118	7.33'	25.00'	16°47'35"	7.30'	N 80°51'44" W
C119	10.40'	25.00'	23°49'27"	10.32'	S 84°22'40" E
C120	9.41'	29.32'	18°22'46"	9.37'	N 77°56'02" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	8.66'	29.78'	16°39'33"	8.63'	S 77°04'25" W
C122	30.86'	28.00'	63°08'30"	29.32'	N 09°55'59" W
C123	17.05'	18152.29'	0°03'14"	17.05'	N 86°59'22" E
C124	13.61'	28.00'	27°51'26"	13.48'	N 35°33'59" E
C125	15.07'	18152.29'	0°02'51"	15.07'	N 86°59'11" E
C126	27.94'	1034.00'	1°32'54"	27.94'	N 02°54'39" W
C127	117.95'	1034.00'	6°32'09"	117.89'	N 06°57'10" W

Line Table		
Line #	Direction	Length (ft)
L1	S 40°30'18" E	106.46'
L2	N 24°58'53" W	24.70'
L3	N 41°15'11" E	16.39'
L4	S 05°38'42" W	15.69'
L5	S 57°27'02" E	29.84'
L6	N 72°10'14" W	36.64'
L7	S 75°35'33" W	49.12'
L8	S 87°51'29" W	50.00'
L9	S 34°59'49" W	8.56'
L10	N 49°29'42" E	131.00'
L11	S 65°01'07" W	95.00'
L12	N 83°50'25" E	83.50'
L13	N 87°07'25" E	67.81'
L14	N 02°54'17" W	19.24'
L15	S 65°01'07" W	110.00'
L16	N 24°58'53" W	135.00'
L17	S 40°40'22" E	23.19'
L18	S 83°50'25" W	25.82'
L19	S 83°50'25" W	78.68'
L20	N 69°39'18" E	109.14'
L21	S 00°44'28" W	12.07'
L22	N 49°29'42" E	122.00'
L23	N 44°44'29" W	27.07'
L25	N 02°59'24" W	12.00'
L26	S 86°17'56" W	44.96'
L27	S 02°54'17" E	59.35'
L28	N 49°29'42" E	96.92'
L29	N 41°30'14" W	25.30'

*L24 INTENTIONALLY OMITTED

Lot Width at 15' Front Setback	
Lot	Lot Width (ft)
5	40.00'
6	40.00'
29	45.14'
30	42.16'
31	41.63'
32	45.00'
129	45.25'
168	44.21'
169	42.22'
182	47.42'
183	45.47'
184	44.18'

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho

Sandoval County, New Mexico

July 2024

Documents

1. PLAT FOR PARCEL A, TRACTS 1 THRU 9, 10–A, 10–B, 10–C, 11 THRU 18, A AND B–1–A, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 14, 2008, IN VOL. 3, FOL. 2977–A (RRE BK. 21, PG. 121–124).
2. PLAT FOR TRACTS 19 THRU 28 AND PARCEL B, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 3, 2008, IN VOL. 3, FOL. 2982–A (RRE BK. 21, PG. 125–128).
3. PLAT FOR BLOCKS 98 THRU 121 AND PORTIONS OF BLOCKS 94 THRU 97, RIO RANCHO ESTATES, UNIT 21, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 25, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 35.
4. PLAT FOR BLOCKS 1 THRU 41, MULTIPLE TRACTS "AA" AND "BB" AND COMMERCIAL TRACTS "A", "B", AND "C", RIO RANCHO ESTATES, UNIT 20, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 16, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 32.
5. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 18, 2018, IN VOL. 3, FOL. 4305 (RRE BK. 28, PG. 34–36).
6. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15B, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 26, 2019, IN VOL. 3, FOL. 4424 (RRE BK. 29, PG. 41–43).
7. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15C, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 5, 2020, IN VOL. 3, FOL. 4528 (RRE BK. 30, PG. 4–6).
8. PLAT OF RECORD FOR CLEVELAND HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON _____, 20__, IN VOL. 3, FOL. _____ (RRE BK. ___, PG. _____).

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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1195	5,207
Lot 2	0.1182	5,149
Lot 3	0.1182	5,149
Lot 4	0.1194	5,199
Lot 5	0.1278	5,566
Lot 6	0.1189	5,177
Lot 7	0.1140	4,965
Lot 8	0.1136	4,950
Lot 9	0.1136	4,950
Lot 10	0.1136	4,950
Lot 11	0.1136	4,950
Lot 12	0.1136	4,950
Lot 13	0.1136	4,950
Lot 14	0.1136	4,950
Lot 15	0.1136	4,950
Lot 16	0.1136	4,950
Lot 17	0.1136	4,950
Lot 18	0.1123	4,890
Lot 19	0.1123	4,890
Lot 20	0.1136	4,950
Lot 21	0.1136	4,950
Lot 22	0.1136	4,950
Lot 23	0.1136	4,950
Lot 24	0.1136	4,950
Lot 25	0.1136	4,950
Lot 26	0.1136	4,950
Lot 27	0.1136	4,950
Lot 28	0.1136	4,950
Lot 29	0.1127	4,910
Lot 30	0.2946	12,833
Lot 31	0.2223	9,682
Lot 32	0.1125	4,900
Lot 33	0.1136	4,950
Lot 34	0.1136	4,950
Lot 35	0.1136	4,950
Lot 36	0.1136	4,950
Lot 37	0.1136	4,950
Lot 38	0.1136	4,950
Lot 39	0.1136	4,950
Lot 40	0.1136	4,950
Lot 41	0.1136	4,950
Lot 42	0.1136	4,950
Lot 43	0.1136	4,950
Lot 44	0.1396	6,081
Lot 45	0.1136	4,950
Lot 128	0.1289	5,614
Lot 129	0.1460	6,359
Lot 130	0.1136	4,950
Lot 131	0.1136	4,950
Lot 132	0.1136	4,950
Lot 133	0.1136	4,950
Lot 134	0.1136	4,950
Lot 135	0.1136	4,950
Lot 136	0.1136	4,950
Lot 137	0.1136	4,950

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 138	0.1136	4,950
Lot 139	0.1171	5,103
Lot 140	0.1130	4,924
Lot 141	0.1136	4,950
Lot 142	0.1136	4,950
Lot 143	0.1136	4,950
Lot 144	0.1136	4,950
Lot 145	0.1136	4,950
Lot 146	0.1136	4,950
Lot 147	0.1136	4,950
Lot 148	0.1136	4,950
Lot 149	0.1136	4,950
Lot 150	0.1136	4,950
Lot 151	0.1136	4,950
Lot 152	0.1136	4,950
Lot 153	0.1136	4,950
Lot 154	0.1136	4,950
Lot 155	0.1136	4,950
Lot 156	0.1136	4,950
Lot 157	0.1136	4,950
Lot 158	0.1136	4,950
Lot 159	0.1136	4,950
Lot 160	0.1136	4,950
Lot 161	0.1136	4,950
Lot 162	0.1135	4,943
Lot 163	0.1615	7,036
Lot 164	0.1380	6,012
Lot 165	0.1356	5,906
Lot 166	0.1340	5,839
Lot 167	0.1399	6,094
Lot 168	0.2632	11,463
Lot 169	0.2220	9,669
Lot 170	0.1147	4,996
Lot 171	0.1136	4,950
Lot 172	0.1136	4,950
Lot 173	0.1136	4,950
Lot 174	0.1136	4,950
Lot 175	0.1136	4,950
Lot 176	0.1136	4,950
Lot 177	0.1136	4,950
Lot 178	0.1136	4,950
Lot 179	0.1136	4,950
Lot 180	0.1136	4,950
Lot 181	0.1136	4,950
Lot 182	0.1985	8,645
Lot 183	0.3025	13,175
Lot 184	0.1490	6,490
Lot 185	0.1136	4,950
Lot 186	0.1136	4,950
Lot 187	0.1136	4,950
Lot 188	0.1136	4,950
Lot 189	0.1136	4,950
Lot 190	0.1136	4,950
Lot 191	0.1136	4,950
Lot 192	0.1184	5,156

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 193	0.1243	5,416
Lot 194	0.1136	4,950
Lot 195	0.1136	4,950
Lot 196	0.1136	4,950
Lot 197	0.1136	4,950
Lot 198	0.1136	4,950
Lot 199	0.1136	4,950
Lot 200	0.1139	4,960
Lot 201	0.1917	8,350
Lot 202	0.1708	7,440
Lot 203	0.1495	6,511
Lot 204	0.1361	5,930
Lot 205	0.1308	5,696
Lot 206	0.1225	5,335
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	0.6126	26,684
Right of Way Dedication to the City of Rio Rancho in Fee Simple	0.0038	167
Tract 17A–1	20.9318	911,790
Tract A	4.6536	202,709
Tract B	0.0089	386
Tract C	0.3407	14,843
Tract D	0.0109	476
Tract E	0.0109	476
Tract F	0.1239	5,398
Tract I	0.0084	364
Tract M	0.0633	2,756
Tract N	0.0851	3,708
Tract O	0.0967	4,213
Tract Q	0.0287	1,248
Tract R	0.2656	11,569
Tract S	1.8577	80,920

Easement Notes

1. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
2. EXISTING 68' WIDE PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
3. EXISTING 100' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
4. TEMPORARY TURN AROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT
5. EXISTING DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
6. INTENTIONALLY OMITTED
7. EXISTING 50' RADIUS TEMPORARY TURN–AROUND EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
8. EXISTING 10' PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
9. EXISTING 15' SLOPE AND CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF TRACT 15 TO BE MAINTAINED BY THE TRACT 15 HOA UNTIL TRACT 17 IS DEVELOPED (3/16/2018, VOL. 3, FOL. 4189)
10. 20' SECONDARY FIRE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
11. EXISTING 40' SANITARY SEWER, DRAINAGE AND P.U.E. FOR THE USE OF THE CITY OF RIO RANCHO AND MAINTAINED BY THE CITY OF RIO RANCHO (3/16/2018, VOL. 3, FOL. 4199)
12. EXISTING 10' P.U.E. (5/5/2020, VOL. 3, FOL. 4528) (RRE BK. 30, PG 4–6)
13. EXISTING BLANKET LANDSCAPE, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT (5/5/2000, VOL. 3, FOL.4528) (RRE BK. 30, PG. 4–6)
14. EXISTING DRAINAGE EASEMENT, OWNED AND MAINTAINED BY THE CLEVELAND HEIGHTS HOMEOWNERS ASSOCIATION (10/18/2018, VOL. 3, FOLIO 4305) (RRE BK. 28, PG. 34–36)

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of

Tract 17A, Cleveland Heights

City of Rio Rancho

Sandoval County, New Mexico

July 2024

Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Sparklight for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

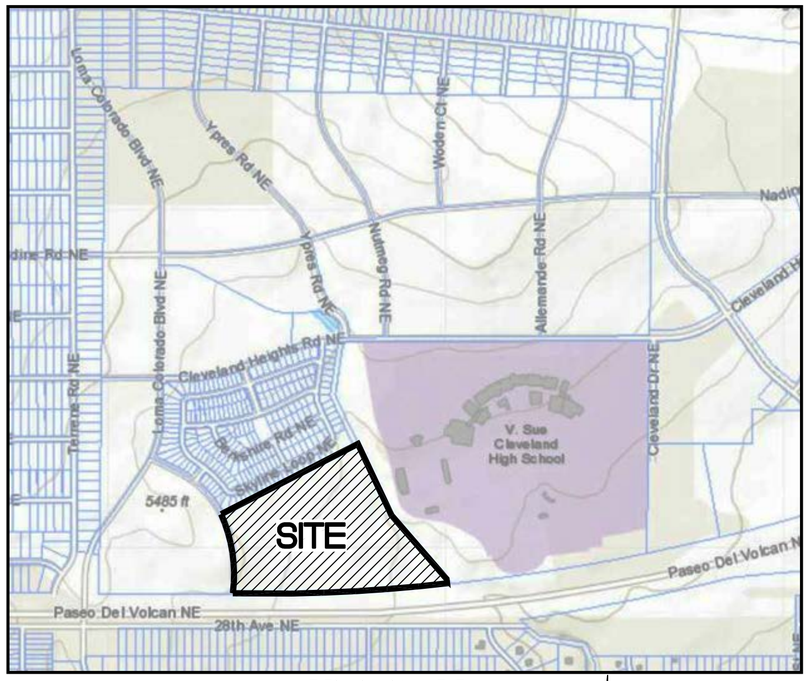
E. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

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



Vicinity Map

N.T.S.

Legal Description

TRACT NUMBERED SEVENTEEN–A (17A) OF CLEVELAND HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON _____, 20__, IN VOLUME 3, FOLIO _____ (RRE BOOK ____, PAGES _____).

Revised to remove references to plat previously including Tract 17, and update to current legal description for Tract 17, as it was sold to DR Horton

Free Consent and Dedication

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

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN MACAO RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

AND

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR PEAKVIEW LOOP, FAIRMOUNT STREET, MEADOW PARK, AND REDSTONE RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE
D.R. HORTON, INC.

STATE OF NEW MEXICO)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 32, Township 13 North, Range 3 East, N.M.P.M.
Subdivision: Cleveland Heights
Owner: D.R. Horton, Inc.
UPC #:1–014–073–203–054 (Tract 17)

Tract 17 was removed from the plat which made it a part of Cleveland Heights

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

Filing Information

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022 AND MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST, N.M.P.M.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF TRACTS CREATED:	14
NUMBER OF LOTS CREATED:	124
MILES OF ROAD CREATED:	0.7464 MILES
ACREAGE IN ROADS:	5.2700 ACRES
ACREAGE DEDICATED BY THIS PLAT	5.2700 ACRES
TOTAL PLATTED ACREAGE:	44.5389 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999666313, WITH AN ORIGIN OF (0,0).
7. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 18374".

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL DAVIS–WESTLAKE, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL DAVIS–WESTLAKE, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Name Change to Cleveland Estates, Phase 1

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Revised to Tract 17, since it was removed from Plat

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

Plat for
Sandstone Bluffs at Cleveland Heights, Phase 1
Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Name Change to Cleveland Estates, Phase 1

Revised to be a Tract (now Tract U), rather than Lot 30

Revised to Tract 17, since it was removed from Plat

Now shown as right of way being dedicated to the City of Rio Rancho

Now shown as right of way being dedicated to the City of Rio Rancho

Phase line adjustment and rearrange of Lots 194 thru 206 (now Lots 193 thru 205)

Removal of Tract L

Removal of Tract I

Tract 17A–1

Revised to Tract 17-A

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

Skyline Loop (50' R/W)
Fairmount St (50' R/W)
Peakview Loop (50' R/W)
Meadow Park (50' R/W)
Macao Rd (34' R/W)
Redstone Road (50' R/W)
Paseo Del Volcan (R/W Varies)

Cleveland Hts. Sub. Unit 15A (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)
Cleveland Hts. Sub. Unit 15C (5/5/2020, Vol. 3, Fol. 4528) (RRE Bk. 30, Pg. 4–6)
Tract B–1A Paseo Gateway (11/4/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 2, Pg. 121–124)

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

Rebar With Cap "LS 12651"

Aluminum Cap "LS 11462"
N: 1567846.72'
E: 1521685.42'

Rebar With Cap "LS 12651"

See Detail "F" on sheet 4 of 6 for dimensions

See sheet 4 of 6 for dimensions

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RRE Plat Book __, Page __

Plat for
Sandstone Bluffs at Cleveland Heights, Phase 1
Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Name Change to Cleveland Estates, Phase 1

Revised to Tract 17, since it was removed from Plat

Now shown as right of way being dedicated to the City of Rio Rancho

Now shown as right of way being dedicated to the City of Rio Rancho

Now shown as right of way being dedicated to the City of Rio Rancho

Phase line adjustment and lot changes as noted on sheet 2

Removal of Tract I

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

Right of Way Dedication to the City of Rio Rancho In Fee Simple
167 Sq. Ft.
0.0038 Acres

Tract 17A–1
1,116,998 Sq. Ft.
25.6428 Acres

Tract 17A–1
1,116,998 Sq. Ft.
25.6428 Acres

Matchline - See Sheet 4 of 6

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

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Plat for
Sandstone Bluffs at Cleveland Heights, Phase 1
Being Comprised of
Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Name Change to Cleveland Estates, Phase 1

Now shown as right of way being dedicated to the City of Rio Rancho

Renamed to Tract 17-C

Revised to Tract 17, since it was removed from Plat

Now Tract U, as noted on Sheet 2

Tract B-1A
Paseo Gateway
(11/4/2008, Vol. 3, Fol. 2977-A) (RRE Bk. 2, Pg. 121-124

Tract S

Tract A

Peakview Loop
(50' R/W)

Meadow Park
(50' R/W)

Tract M

Tract Q

Tract F

Tract 17A-1
922,743 Sq. Ft.
21.1833 Acres

Addition of Tract L

Now shown as right of way being dedicated to the City of Rio Rancho

Now shown as right of way being dedicated to the City of Rio Rancho

Now shown as right of way being dedicated to the City of Rio Rancho

Phase line Change and Lot Changes as noted on Sheet 2

Tr. I
Cleveland Hts. Sub. Unit 15A
(10/18/2018, Vol. 3, Fol. 4305)
(RRE Bk. 28, Pg. 34-36)

Block 4
Cleveland Hts. Sub. Unit 15C
(5/5/2020, Vol. 3, Fol. 4528)
(RRE Bk. 30, Pg. 4-6)

Lot 20 | Lot 21 | Lot 22 | Lot 23 | Lot 24 | Lot 25 | Lot 26 | Lot 27 | Lot 28 | Lot 29 | Lot 30 | Lot 31 | Lot 32 | Lot 33 | Lot 34 | Lot 35 | Lot 36 | Lot 37 | Lot 38 | Lot 39 | Lot 40 | Lot 41 | Lot 42 | Lot 43 | Lot 44 | Lot 45 | Lot 128 | Lot 129 | Lot 130 | Lot 131 | Lot 132 | Lot 133 | Lot 134 | Lot 135 | Lot 136 | Lot 137 | Lot 138 | Lot 139 | Lot 140 | Lot 141 | Lot 142 | Lot 143 | Lot 144 | Lot 145 | Lot 146 | Lot 147 | Lot 148 | Lot 179 | Lot 180 | Lot 181 | Lot 182 | Lot 183 | Lot 184 | Lot 185 | Lot 186 | Lot 187 | Lot 188 | Lot 189 | Lot 190 | Lot 191 | Lot 192 | Lot 193 | Lot 194 | Lot 195 | Lot 196 | Lot 197 | Lot 198 | Lot 199 | Lot 200 | Lot 201

Matchline - See Sheet 3 of 6

See Detail "D" on this sheet

See Detail "F"

Detail "E"
n.t.s.

Detail "F"
n.t.s.

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

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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	105.11'	75.00'	80°18'02"	96.72'	S 22°55'04" W
C2	225.61'	1169.22'	11°03'20"	225.26'	N 11°42'17" W
C3	78.82'	1169.22'	3°51'45"	78.81'	N 04°14'44" W
C4	362.57'	1000.00'	20°46'25"	360.59'	N 16°34'00" W
C5	476.07'	1000.00'	27°16'38"	471.59'	N 13°18'54" W
C6	113.51'	1000.00'	6°30'12"	113.45'	N 02°55'41" W
C7	101.72'	250.00'	23°18'42"	101.02'	N 84°30'14" W
C8	76.49'	249.98'	17°31'50"	76.19'	S 81°36'47" E
C9	78.86'	50.00'	90°22'00"	70.94'	N 44°26'18" E
C10	83.53'	75.00'	63°48'47"	79.28'	S 31°09'42" W
C11	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C12	20.32'	75.00'	15°31'25"	20.26'	S 32°44'36" E
C13	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C14	28.90'	75.00'	22°04'36"	28.72'	N 13°56'35" W
C15	91.54'	225.00'	23°18'42"	90.91'	N 84°30'14" W
C16	84.20'	275.00'	17°32'31"	83.87'	S 81°37'08" E
C17	31.58'	1194.22'	1°30'54"	31.58'	N 03°04'06" W
C18	38.25'	25.00'	87°39'58"	34.63'	S 40°00'26" W
C19	49.14'	30.00'	93°50'29"	43.82'	N 49°14'20" W
C20	181.46'	1194.22'	8°42'22"	181.29'	N 12°52'46" W
C21	149.16'	1144.22'	7°28'09"	149.05'	N 13°29'53" W
C22	301.96'	1034.00'	16°43'55"	300.89'	N 18°35'12" W
C23	72.94'	1034.00'	4°02'30"	72.92'	N 08°12'00" W
C24	45.01'	1034.00'	2°29'39"	45.01'	N 04°55'55" W
C25	44.40'	1034.00'	2°27'37"	44.40'	N 00°54'23" W
C26	45.00'	30.00'	85°56'20"	40.90'	S 53°11'25" E
C27	40.84'	25.00'	93°36'14"	36.45'	N 37°02'18" E
C28	27.43'	30.00'	52°22'54"	26.48'	S 36°24'42" E
C29	17.57'	30.00'	33°33'26"	17.32'	S 79°22'52" E
C30	16.09'	25.00'	36°52'12"	15.81'	N 65°24'19" E
C31	24.75'	25.00'	56°44'02"	23.76'	N 18°36'12" E
C32	103.86'	1034.00'	5°45'18"	103.82'	N 24°04'31" W
C33	44.35'	1034.00'	2°27'27"	44.35'	N 19°58'08" W
C34	44.35'	1034.00'	2°27'27"	44.35'	N 17°30'41" W
C35	44.35'	1034.00'	2°27'27"	44.35'	N 15°03'14" W
C36	44.35'	1034.00'	2°27'27"	44.35'	N 12°35'47" W
C37	20.70'	1034.00'	1°08'49"	20.70'	N 10°47'39" W
C38	38.24'	25.00'	87°37'59"	34.62'	S 52°20'35" E
C39	11.14'	25.00'	25°31'14"	11.04'	S 21°17'12" E
C40	27.10'	25.00'	62°06'46"	25.79'	S 65°06'12" E
C41	111.89'	275.00'	23°18'42"	111.12'	N 84°30'14" W
C42	68.84'	224.98'	17°31'50"	68.57'	S 81°36'47" E
C43	39.43'	25.00'	90°22'00"	35.47'	N 44°26'18" E
C44	38.00'	25.00'	87°05'59"	34.45'	N 46°04'19" E
C45	1.43'	25.00'	3°16'01"	1.43'	N 00°53'19" E
C46	58.88'	1194.22'	2°49'30"	58.88'	N 15°49'12" W
C47	44.44'	1194.22'	2°07'56"	44.44'	N 13°20'29" W
C48	44.44'	1194.22'	2°07'56"	44.44'	N 11°12'33" W
C49	33.69'	1194.22'	1°37'00"	33.69'	N 09°20'05" W
C50	70.08'	50.00'	80°18'02"	64.48'	S 22°55'04" W
C51	57.25'	50.00'	65°36'34"	54.18'	S 15°34'20" W
C52	12.82'	50.00'	14°41'29"	12.79'	S 55°43'21" W
C53	140.15'	100.00'	80°18'02"	128.96'	S 22°55'04" W
C54	21.09'	100.00'	12°04'59"	21.05'	S 57°01'35" W
C55	32.18'	100.00'	18°26'08"	32.04'	S 41°46'02" W
C56	25.69'	100.00'	14°43'12"	25.62'	S 25°11'22" W
C57	30.47'	100.00'	17°27'39"	30.36'	S 09°05'57" W
C58	30.72'	100.00'	17°36'05"	30.60'	S 08°25'55" E
C59	18.97'	1144.22'	0°56'59"	18.97'	N 16°45'28" W
C60	49.08'	1144.22'	2°27'27"	49.07'	N 15°03'14" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	49.08'	1144.22'	2°27'27"	49.07'	N 12°35'47" W
C62	32.04'	1144.22'	1°36'15"	32.04'	N 10°33'56" W
C63	111.37'	100.00'	63°48'47"	105.71'	S 31°09'42" W
C64	55.69'	50.00'	63°48'47"	52.85'	S 31°09'42" W
C65	10.70'	100.00'	6°07'47"	10.69'	S 02°19'12" W
C66	37.38'	100.00'	21°25'02"	37.16'	S 16°05'37" W
C67	32.85'	100.00'	18°49'20"	32.70'	S 36°12'48" W
C68	30.44'	100.00'	17°26'37"	30.33'	S 54°20'47" W
C69	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C70	19.27'	50.00'	22°04'36"	19.15'	N 13°56'35" W
C71	39.77'	50.00'	45°34'23"	38.73'	S 85°51'16" W
C72	40.47'	50.00'	46°22'39"	39.38'	N 48°10'13" W
C73	39.27'	25.00'	90°00'00"	35.36'	S 71°55'55" E
C74	16.09'	25.00'	36°52'12"	15.81'	S 45°22'01" E
C75	23.18'	25.00'	53°07'48"	22.36'	N 89°37'59" E
C76	39.27'	25.00'	90°00'00"	35.36'	N 18°04'05" E
C77	23.18'	25.00'	53°07'48"	22.36'	N 36°30'11" E
C78	16.09'	25.00'	36°52'12"	15.81'	N 08°29'49" W
C79	13.55'	50.00'	15°31'25"	13.51'	S 32°44'36" E
C80	27.09'	100.00'	15°31'25"	27.01'	S 32°44'36" E
C81	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C82	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C83	59.92'	50.00'	68°40'02"	56.40'	N 59°18'54" W
C84	20.32'	50.00'	23°16'59"	20.18'	S 74°42'35" W
C85	30.37'	50.00'	34°47'55"	29.90'	N 42°22'51" W
C86	38.44'	50.00'	44°03'04"	37.50'	N 81°48'21" W
C87	11.43'	50.00'	13°06'02"	11.41'	S 69°37'06" W
C88	17.57'	30.00'	33°33'26"	17.32'	S 67°03'42" W
C89	27.45'	30.00'	52°25'11"	26.50'	S 24°04'24" W
C90	17.57'	30.00'	33°33'26"	17.32'	N 79°22'52" W
C91	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C92	39.30'	25.00'	90°04'44"	35.38'	S 47°56'39" E
C93	9.24'	28.00'	18°54'42"	9.20'	S 46°32'17" E
C94	38.53'	100.00'	22°04'36"	38.29'	N 13°56'35" W
C95	34.04'	100.00'	19°30'07"	33.87'	N 12°39'20" W
C96	4.49'	100.00'	2°34'29"	4.49'	N 23°41'38" W
C97	31.56'	30.00'	60°17'03"	30.13'	N 32°27'37" W
C98	28.09'	50.00'	32°11'14"	27.72'	S 79°09'42" W
C99	35.73'	50.00'	40°56'43"	34.98'	N 64°16'20" W
C100	16.42'	50.00'	18°49'05"	16.35'	N 34°23'26" W
C101	45.02'	30.00'	85°58'37"	40.91'	S 40°51'07" W
C102	9.14'	28.00'	18°42'17"	9.10'	N 41°06'08" E
C103	239.94'	47.99'	286°26'17"	57.47'	N 87°13'49" E
C104	20.90'	28.00'	42°45'36"	20.41'	S 72°20'58" E
C105	20.90'	28.00'	42°45'36"	20.41'	N 08°39'39" W
C106	239.97'	48.00'	286°26'55"	57.47'	N 49°29'42" E
C107	224.81'	18042.00'	0°42'50"	224.81'	N 88°53'54" E
C108	1665.10'	19800.00'	4°49'06"	1664.61'	N 86°45'14" E
C109	75.40'	18202.29'	0°14'14"	75.40'	N 89°23'22" E
C110	1.98'	18152.29'	0°00'22"	1.98'	N 87°00'47" E
C111	195.36'	18042.00'	0°37'13"	195.36'	N 88°56'42" E
C112	29.45'	18042.00'	0°05'37"	29.45'	N 88°35'17" E
C113	1604.11'	19800.00'	4°38'31"	1603.67'	N 86°50'31" E
C114	419.91'	1034.00'	23°16'04"	417.03'	N 15°19'08" W
C115	60.99'	19800.00'	0°10'35"	60.99'	N 84°25'58" E
C116	75.25'	18177.29'	0°14'14"	75.25'	N 89°23'22" E
C117	39.37'	25.00'	90°14'13"	35.43'	N 42°12'50" E
C118	7.33'	25.00'	16°47'35"	7.30'	N 80°51'44" W
C119	10.40'	25.00'	23°49'27"	10.32'	S 84°22'40" E
C120	9.41'	29.32'	18°22'46"	9.37'	N 77°56'02" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	8.66'	29.78'	16°39'33"	8.63'	S 77°04'25" W
C122	30.86'	28.00'	63°08'30"	29.32'	N 09°55'59" W
C123	17.05'	18152.29'	0°03'14"	17.05'	N 86°59'22" E
C124	13.61'	28.00'	27°51'26"	13.48'	N 35°33'59" E
C125	15.07'	18152.29'	0°02'51"	15.07'	N 86°59'11" E
C126	27.94'	1034.00'	1°32'54"	27.94'	N 02°54'39" W
C127	117.95'	1034.00'	6°32'09"	117.89'	N 06°57'10" W

Line Table		
Line #	Direction	Length (ft)
L1	S 40°30'18" E	106.46'
L2	N 24°58'53" W	24.70'
L3	N 41°15'11" E	16.39'
L4	S 05°38'42" W	15.69'
L5	S 57°27'02" E	29.84'
L6	N 72°10'14" W	36.64'
L7	S 75°35'33" W	49.12'
L8	S 87°51'29" W	50.00'
L9	S 34°59'49" W	8.56'
L10	N 49°29'42" E	131.00'
L11	S 65°01'07" W	95.00'
L12	N 83°50'25" E	83.50'
L13	N 87°07'25" E	67.81'
L14	N 02°54'17" W	19.24'
L15	S 65°01'07" W	110.00'
L16	N 24°58'53" W	135.00'
L17	S 40°40'22" E	23.19'
L18	S 83°50'25" W	25.82'
L19	S 83°50'25" W	78.68'
L20	N 69°39'18" E	109.14'
L21	S 00°44'28" W	12.07'
L22	N 49°29'42" E	122.00'
L23	N 44°44'29" W	27.07'
L25	N 02°59'24" W	12.00'
L26	S 86°17'56" W	44.96'
L27	S 02°54'17" E	59.35'
L28	N 49°29'42" E	96.92'
L29	N 41°30'14" W	25.30'

*L24 INTENTIONALLY OMITTED

Lot Width at 15' Front Setback	
Lot	Lot Width (ft)
5	40.00'
6	40.00'
29	45.14'
30	42.16'
31	41.63'
32	45.00'
129	45.25'
168	44.21'
169	42.22'
182	47.42'
183	45.47'
184	44.18'

Name Change to Cleveland Estates, Phase 1

Plat for Sandstone Bluffs at Cleveland Heights, Phase 1

Being Comprised of Tract 17A, Cleveland Heights

City of Rio Rancho
Sandoval County, New Mexico
July 2024

Revised to Tract 17, since it was removed from Plat

Documents

1. PLAT FOR PARCEL A, TRACTS 1 THRU 9, 10–A, 10–B, 10–C, 11 THRU 18, A AND B–1–A, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 14, 2008, IN VOL. 3, FOL. 2977–A (RRE BK. 21, PG. 121–124).
2. PLAT FOR TRACTS 19 THRU 28 AND PARCEL B, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 3, 2008, IN VOL. 3, FOL. 2982–A (RRE BK. 21, PG. 125–128).
3. PLAT FOR BLOCKS 98 THRU 121 AND PORTIONS OF BLOCKS 94 THRU 97, RIO RANCHO ESTATES, UNIT 21, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 25, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 35.
4. PLAT FOR BLOCKS 1 THRU 41, MULTIPLE TRACTS "AA" AND "BB" AND COMMERCIAL TRACTS "A", "B", AND "C", RIO RANCHO ESTATES, UNIT 20, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 16, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 32.
5. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 18, 2018, IN VOL. 3, FOL. 4305 (RRE BK. 28, PG. 34–36).
6. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15B, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 26, 2019, IN VOL. 3, FOL. 4424 (RRE BK. 29, PG. 41–43).
7. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15C, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 5, 2020, IN VOL. 3, FOL. 4528 (RRE BK. 30, PG. 4–6).
8. ~~PLAT OF RECORD FOR CLEVELAND HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON _____, 20__, IN VOL. 3, FOL. _____ (RRE BK. ___, PG. _____).~~

Tract 17 no longer included in this plat

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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1195	5,207
Lot 2	0.1182	5,149
Lot 3	0.1182	5,149
Lot 4	0.1194	5,199
Lot 5	0.1278	5,566
Lot 6	0.1189	5,177
Lot 7	0.1140	4,965
Lot 8	0.1136	4,950
Lot 9	0.1136	4,950
Lot 10	0.1136	4,950
Lot 11	0.1136	4,950
Lot 12	0.1136	4,950
Lot 13	0.1136	4,950
Lot 14	0.1136	4,950
Lot 15	0.1136	4,950
Lot 16	0.1136	4,950
Lot 17	0.1136	4,950
Lot 18	0.1123	4,890
Lot 19	0.1123	4,890
Lot 20	0.1136	4,950
Lot 21	0.1136	4,950
Lot 22	0.1136	4,950
Lot 23	0.1136	4,950
Lot 24	0.1136	4,950
Lot 25	0.1136	4,950
Lot 26	0.1136	4,950
Lot 27	0.1136	4,950
Lot 28	0.1136	4,950
Lot 29	0.1127	4,910
Lot 30	0.2946	12,833
Lot 31	0.2223	9,682
Lot 32	0.1125	4,900
Lot 33	0.1136	4,950
Lot 34	0.1136	4,950
Lot 35	0.1136	4,950
Lot 36	0.1136	4,950
Lot 37	0.1136	4,950
Lot 38	0.1136	4,950
Lot 39	0.1136	4,950
Lot 40	0.1136	4,950
Lot 41	0.1136	4,950
Lot 42	0.1136	4,950
Lot 43	0.1136	4,950
Lot 44	0.1396	6,081
Lot 45	0.1136	4,950
Lot 128	0.1289	5,614
Lot 129	0.1460	6,359
Lot 130	0.1136	4,950
Lot 131	0.1136	4,950
Lot 132	0.1136	4,950
Lot 133	0.1136	4,950
Lot 134	0.1136	4,950
Lot 135	0.1136	4,950
Lot 136	0.1136	4,950
Lot 137	0.1136	4,950

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 138	0.1136	4,950
Lot 139	0.1171	5,103
Lot 140	0.1130	4,924
Lot 141	0.1136	4,950
Lot 142	0.1136	4,950
Lot 143	0.1136	4,950
Lot 144	0.1136	4,950
Lot 145	0.1136	4,950
Lot 146	0.1136	4,950
Lot 147	0.1136	4,950
Lot 148	0.1136	4,950
Lot 149	0.1136	4,950
Lot 150	0.1136	4,950
Lot 151	0.1136	4,950
Lot 152	0.1136	4,950
Lot 153	0.1136	4,950
Lot 154	0.1136	4,950
Lot 155	0.1136	4,950
Lot 156	0.1136	4,950
Lot 157	0.1136	4,950
Lot 158	0.1136	4,950
Lot 159	0.1136	4,950
Lot 160	0.1136	4,950
Lot 161	0.1136	4,950
Lot 162	0.1135	4,943
Lot 163	0.1615	7,036
Lot 164	0.1380	6,012
Lot 165	0.1356	5,906
Lot 166	0.1340	5,839
Lot 167	0.1399	6,094
Lot 168	0.2632	11,463
Lot 169	0.2220	9,669
Lot 170	0.1147	4,996
Lot 171	0.1136	4,950
Lot 172	0.1136	4,950
Lot 173	0.1136	4,950
Lot 174	0.1136	4,950
Lot 175	0.1136	4,950
Lot 176	0.1136	4,950
Lot 177	0.1136	4,950
Lot 178	0.1136	4,950
Lot 179	0.1136	4,950
Lot 180	0.1136	4,950
Lot 181	0.1136	4,950
Lot 182	0.1985	8,645
Lot 183	0.3025	13,175
Lot 184	0.1490	6,490
Lot 185	0.1136	4,950
Lot 186	0.1136	4,950
Lot 187	0.1136	4,950
Lot 188	0.1136	4,950
Lot 189	0.1136	4,950
Lot 190	0.1136	4,950
Lot 191	0.1136	4,950
Lot 192	0.1184	5,156

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 193	0.1243	5,416
Lot 194	0.1136	4,950
Lot 195	0.1136	4,950
Lot 196	0.1136	4,950
Lot 197	0.1136	4,950
Lot 198	0.1136	4,950
Lot 199	0.1136	4,950
Lot 200	0.1139	4,960
Lot 201	0.1917	8,350
Lot 202	0.1708	7,440
Lot 203	0.1495	6,511
Lot 204	0.1361	5,930
Lot 205	0.1308	5,696
Lot 206	0.1225	5,335
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	0.6126	26,684
Right of Way Dedication to the City of Rio Rancho in Fee Simple	0.0038	167
Tract 17A–1	20.9318	911,790
Tract A	4.6536	202,709
Tract B	0.0089	386
Tract C	0.3407	14,843
Tract D	0.0109	476
Tract E	0.0109	476
Tract F	0.1239	5,398
Tract I	0.0084	364
Tract M	0.0633	2,756
Tract N	0.0851	3,708
Tract O	0.0967	4,213
Tract Q	0.0287	1,248
Tract R	0.2656	11,569
Tract S	1.8577	80,920

Easement Notes

1. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
2. EXISTING 68' WIDE PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
3. EXISTING 100' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
4. TEMPORARY TURN AROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT
5. EXISTING DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
6. INTENTIONALLY OMITTED
7. EXISTING 50' RADIUS TEMPORARY TURN–AROUND EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
8. EXISTING 10' PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124)
9. EXISTING 15' SLOPE AND CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF TRACT 15 TO BE MAINTAINED BY THE TRACT 15 HOA UNTIL TRACT 17 IS DEVELOPED (3/16/2018, VOL. 3, FOL. 4189)
10. 20' SECONDARY FIRE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
11. EXISTING 40' SANITARY SEWER, DRAINAGE AND P.U.E. FOR THE USE OF THE CITY OF RIO RANCHO AND MAINTAINED BY THE CITY OF RIO RANCHO (3/16/2018, VOL. 3, FOL. 4199)
12. EXISTING 10' P.U.E. (5/5/2020, VOL. 3, FOL. 4528) (RRE BK. 30, PG 4–6)
13. EXISTING BLANKET LANDSCAPE, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT (5/5/2000, VOL. 3, FOL.4528) (RRE BK. 30, PG. 4–6)
14. EXISTING DRAINAGE EASEMENT, OWNED AND MAINTAINED BY THE CLEVELAND HEIGHTS HOMEOWNERS ASSOCIATION (10/18/2018, VOL. 3, FOLIO 4305) (RRE BK. 28, PG. 34–36)

Plat for
Sandstone Bluffs at Cleveland Heights, Phase 1
Being Comprised of Tract 17A, Cleveland Heights
City of Rio Rancho
Sandoval County, New Mexico
July 2024

Revised to Tract 17, since it was removed from Plat

Name Change to Cleveland Estates, Phase 1

additional easements added and corrected other mislabeled easements

Revised to add EZEE fiber info

Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Sparklight for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

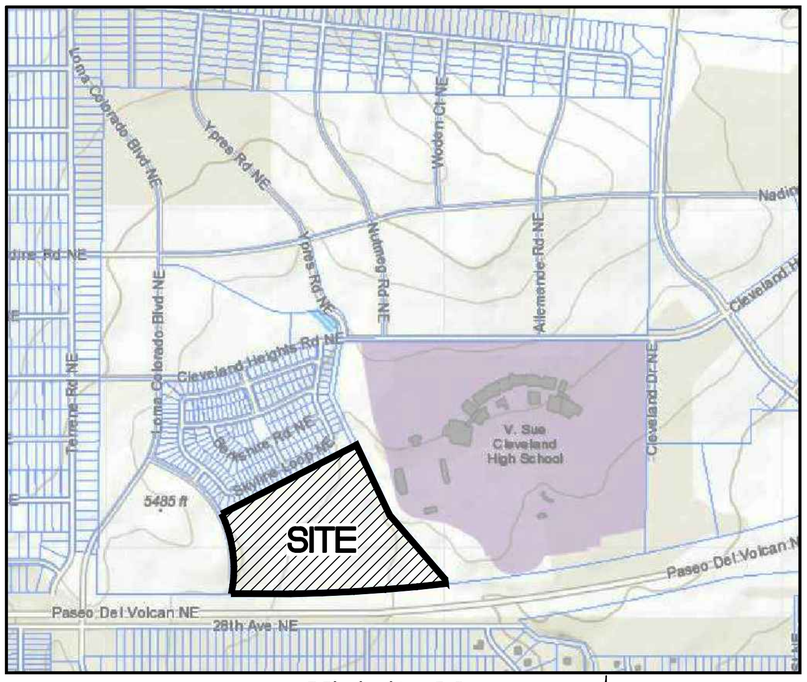
E. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

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



Vicinity Map

N.T.S.

Legal Description

TRACT NUMBERED SEVENTEEN (17) OF PASEO GATEWAY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON NOVEMBER 14, 2008, IN VOLUME 3, FOLIO 2977–A (RRE BOOK 21, PAGES 121–124).

Free Consent and Dedication

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

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR PEAKVIEW LOOP, FAIRMOUNT STREET, MEADOW PARK, AND REDSTONE RD TO THE CITY OF RIO RANCHO IN FEE SIMPLE.

_____
TODD DEMARETS DATE
D.R. HORTON, INC.

STATE OF NEW MEXICO)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: TODD DEMARETS, D.R. HORTON, INC.

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 32, Township 13 North, Range 3 East, N.M.P.M.
Subdivision: Paseo Gateway
Owner: D.R. Horton, Inc.
UPC #: 1014073203054

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022 AND MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST, N.M.P.M.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF TRACTS CREATED:	11
NUMBER OF LOTS CREATED:	110
MILES OF ROAD CREATED:	1.3522 MILES
ACREAGE IN ROADS:	4.7174 ACRES
ACREAGE DEDICATED BY THIS PLAT	7.1876 ACRES
TOTAL PLATTED ACREAGE:	44.5389 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999666313, WITH AN ORIGIN OF (0,0).

Documents

1. PLAT FOR TRACTS A–1 AND B–1, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERKS OFFICE ON DECEMBER 20, 2005 IN VOLUME 3, FOLIO 2615–B (RRE BOOK 19, PAGE 57A AND 57B.
2. PLAT FOR PARCEL A, TRACTS 1 THRU 9, 10–A, 10–B, 10–C, 11 THRU 18, A AND B–1–A, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON NOVEMBER 14, 2008, IN VOL. 3, FOL. 2977–A (RRE BK. 21, PG. 121–124).
3. PLAT FOR TRACTS 19 THRU 28 AND PARCEL B, PASEO GATEWAY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 3, 2008, IN VOL. 3, FOL. 2982–A (RRE BK. 21, PG. 125–128).
4. PLAT FOR BLOCKS 98 THRU 121 AND PORTIONS OF BLOCKS 94 THRU 97, RIO RANCHO ESTATES, UNIT 21, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 25, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 35.
5. PLAT FOR BLOCKS 1 THRU 41, MULTIPLE TRACTS "AA" AND "BB" AND COMMERCIAL TRACTS "A", "B", AND "C", RIO RANCHO ESTATES, UNIT 20, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON APRIL 16, 1970, IN RIO RANCHO ESTATES BK. 2, PG. 32.
6. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15A, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 18, 2018, IN VOL. 3, FOL. 4305 (RRE BK. 28, PG. 34–36).
7. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15B, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 26, 2019, IN VOL. 3, FOL. 4424 (RRE BK. 29, PG. 41–43).
8. FINAL PLAT FOR CLEVELAND HEIGHTS SUBDIVISION, UNIT 15C, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 5, 2020, IN VOL. 3, FOL. 4528 (RRE BK. 30, PG. 4–6).
9. PARTIAL RELINQUISHMENT, RELEASE AND QUITCLAIM DEED FOR LOTS 2, 3 AND 4, WITHIN SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST AND SECTION 32 TOWNSHIP 22 SOUTH, RANGE 3 EAST, N.M.P.M., (NOW KNOWN AS PASEO GATEWAY), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 25, 2024 IN BOOK 427, PAGE 13258, AS DOCUMENT NO. 2024013258.
10. SPECIAL WARRANTY DEED AND RESERVATION OF RIGHTS FOR THE SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 27, 2024, IN BOOK 427, PAGE 13409, AS DOCUMENT NO. 2024013409.

Filing Information

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Plat for Cleveland Estates, Phase 1

Being Comprised of

Tract 17, Paseo Gateway

City of Rio Rancho
Sandoval County, New Mexico
July 2025

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Sheet Key

Sheet 6
Sheet 5
Sheet 7
Phase 2
Phase Line
Paseo del Volcan

Skyline Loop (50' R/W)
Fairmount St (50' R/W)
Peakview Loop (50' R/W)
Meadow Park (50' R/W)
Redstone Rd (90' R/W)
Macao Rd

Block 3 Cleveland Hts. Sub. Unit 15C (5/5/2020, Vol. 3, Fol. 4528) (RRE Bk. 30, Pg. 4–6)
Block 4 Cleveland Hts. Sub. Unit 15C (5/5/2020, Vol. 3, Fol. 4528) (RRE Bk. 30, Pg. 4–6)
Tr. I Cleveland Hts. Sub. Unit 15A (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)

Tract B–1A Paseo Gateway (11/14/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 21, Pg. 121–124)

34' ROW Dedicated By Plat (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)

Right of Way Dedicated to the of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres
Tract 16, Cleveland Heights (11/14/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 21, Pg. 121–124)

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
205,490 Sq. Ft.
4.7174 Acres

Tract 17–A
906,720 Sq. Ft.
20.8154 Acres

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
80,920 Sq. Ft.
1.8577 Acres

See sheet 3 of 7 for this area

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

N 63°04'05" E
1,496.29'
N 24°58'53" W
727.89'
733.00'
S 40°30'18" E
765.86'
901.98'
N 00°19'25" E
300.66'
N 89°40'35" W
424.43'
458.43'

Rebar With Cap "LS 12651"
Aluminum Cap "LS 11462" N: 1567846.72' E: 1521685.42'

Paseo Del Volcan (R/W Varies)

CSI-CARTESIAN SURVEYS INC.
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Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Detail "C"
n.t.s.

Peakview Loop
(50' R/W)

Lot 127
Tract L
Tract 17–A
10.48'
7.75'
L52
14
L51
2.75'
C59
13
L28
L29
L31
C34
11

Matchline - See Sheet 4 of 7

Matchline - See Sheet 5 of 7

Matchline - See Sheet 3 of 7

Meadow Park
(50' R/W)

Lot 182
Lot 183
Lot 184
Lot 185
Lot 186
Lot 187
Lot 188
Lot 189
Lot 190
Lot 191
Lot 192
Lot 193
Lot 194
Lot 195
Lot 196
Lot 197
Lot 198
Lot 199
Lot 200
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Lot 131
Lot 130
Lot 129
Lot 128
Lot 127
Lot 33
Lot 34
Lot 35
Lot 36
Lot 37
Lot 38
Lot 39
Lot 40
Lot 41
Lot 42
Lot 43
Lot 44
Tract Q
Tract F
Tract L
Tract 17–A
Tract 17–C

Peakview Loop
(50' R/W)

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
80,920 Sq. Ft.
1.8577 Acres

Tract B–1A
Paseo Gateway
(11/14/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 21, Pg. 121–124)

See Detail "B" on this sheet for easement dimensions

See Detail "C" on this sheet for easement dimensions

See Detail "A" on this sheet

Detail "A"
N.T.S.
Lot 192
N 65°01'07" E
108.26'
Tract L
C246
C72
C245
C220
Meadow Park
(50' R/W)
L27
Tract 17–A

Sheet Key
Sheet 6
Sheet 7
This Sheet
Phase Line
Phase 2
Paseo del Volcan

Detail "B"
n.t.s.
Lot 43
Lot 44
Tract F
Tract 17–C
Peakview Loop
(50' R/W)
20.00'

See Sheet 2 of 7

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

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

Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Detail "D"
n.t.s.

Detail "E"
n.t.s.

Sheet Key

This Sheet

Sheet 5

Sheet 7

Phase 2

Phase Line

Paseo del Volcan

Fairmount Street (50' R/W)

Peakview Loop (50' R/W)

Lot 18

Lot 19

Tract D

Tract E

Tract U

Tract M

Tract B

Tract B-1A
Paseo Gateway
(11/14/2008, Vol. 3, Fol. 2977-A) (RRE Bk. 21, Pg. 121-124)

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
80,920 Sq. Ft.
1.8577 Acres

Cleveland Hts. Sub. Unit 15A
(10/18/2018, Vol. 3, Fol. 4305)
(RRE Bk. 28, Pg. 34-36)

Block 4
Cleveland Hts. Sub. Unit 15C
(5/5/2020, Vol. 3, Fol. 4528)
(RRE Bk. 30, Pg. 4-6)

Matchline - See Sheet 7 of 9

Matchline - See Sheet 5 of 9

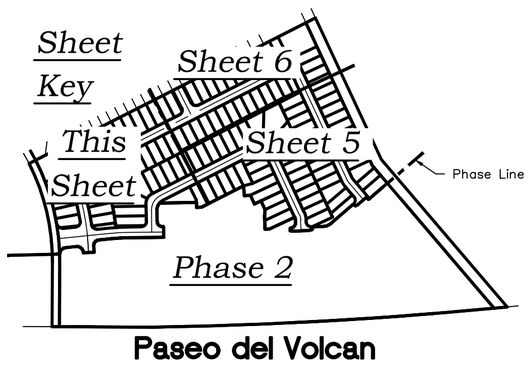
See Detail "E" on this sheet

See Detail "D" on this sheet

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

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Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
July 2025



Matchline - See Sheet 4 of 7

Matchline - See Sheet 3 of 7

Block 3
Cleveland Hts. Sub. Unit 15C
(5/5/2020, Vol. 3, Fol. 4528)
(RRE Bk. 30, Pg. 4-6)

Peakview Loop
(50' R/W)

Meadow Park
(50' R/W)

Peakview Loop
(50' R/W)

Macao Rd
(34' R/W)

Redstone Rd
(R/W Varies)

Redstone Rd
(R/W Varies)

Tract C

Tract 16
Paseo Gateway
(11/14/2008, Vol. 3, Fol. 2977-A) (RRE Bk. 21, Pg. 121-124)

Tract O

Tract R

Tract B

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
26,684 Sq. Ft.
0.6126 Acres

Right of Way Dedicated to the City of Rio Rancho in Fee Simple
205,490 Sq. Ft.
4.7174 Acres

See Detail "F" on this sheet

Detail "F"
n.t.s.

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

See Sheet 2 of 7 for this Area

CSI-CARTESIAN SURVEYS INC.
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1604.11'	19800.00'	4°38'31"	1603.67'	N 86°50'31" E
C2	492.25'	1034.00'	27°16'35"	487.61'	N 13°18'52" W
C3	156.48'	18157.36'	0°29'38"	156.48'	N 89°25'23" E
C4	94.40'	1000.00'	5°24'31"	94.36'	S 86°57'57" W
C5	101.52'	18157.36'	0°19'13"	101.52'	N 89°30'36" E
C6	54.97'	18157.36'	0°10'24"	54.97'	N 89°15'47" E
C7	476.07'	1000.00'	27°16'38"	471.59'	N 13°18'54" W
C8	45.02'	30.00'	85°58'37"	40.91'	S 41°16'23" W
C9	36.80'	1034.00'	2°02'20"	36.80'	N 00°41'45" W
C10	49.14'	30.00'	93°50'29"	43.82'	N 48°49'04" W
C11	1665.10'	19800.00'	4°49'06"	1664.61'	N 86°45'14" E
C12	32.57'	50.00'	37°19'25"	32.00'	N 68°09'24" E
C13	20.32'	75.00'	15°31'25"	20.26'	S 32°44'36" E
C14	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C15	8.81'	25.00'	20°11'42"	8.77'	N 82°34'58" W
C16	60.99'	19800.00'	0°10'35"	60.99'	N 84°25'58" E
C17	8.92'	25.00'	20°26'20"	8.87'	S 82°42'17" E
C18	87.33'	1169.22'	4°16'47"	87.31'	N 04°02'13" W
C19	8.71'	25.00'	19°57'30"	8.66'	N 77°05'48" E
C20	120.36'	75.00'	91°57'02"	107.86'	N 70°57'24" W
C21	83.53'	75.00'	63°48'47"	79.28'	S 31°09'42" W
C22	28.98'	75.00'	22°08'11"	28.80'	N 13°54'48" W
C23	104.81'	75.00'	80°04'01"	96.49'	S 23°02'04" W
C24	220.84'	1169.22'	10°49'19"	220.51'	N 11°35'16" W
C25	111.13'	1034.00'	6°09'29"	111.08'	N 23°52'25" W
C26	44.68'	1034.00'	2°28'32"	44.67'	N 19°33'25" W
C27	44.35'	1034.00'	2°27'27"	44.35'	N 17°05'25" W
C28	44.35'	1034.00'	2°27'27"	44.35'	N 14°37'58" W
C29	44.35'	1034.00'	2°27'27"	44.35'	N 12°10'31" W
C30	20.70'	1034.00'	1°08'49"	20.70'	N 10°22'23" W
C31	72.94'	1034.00'	4°02'30"	72.92'	N 07°46'43" W
C32	72.95'	1034.00'	4°02'33"	72.94'	N 03°44'12" W
C33	8.57'	24.90'	19°42'57"	8.53'	S 76°57'18" W
C34	13.04'	45.95'	16°15'33"	13.00'	N 61°08'07" E
C35	35.41'	50.00'	40°34'23"	34.67'	S 19°32'30" W
C36	20.84'	28.00'	42°39'01"	20.37'	N 29°07'46" E
C37	239.97'	48.00'	286°26'55"	57.47'	N 87°13'49" E
C38	20.89'	28.00'	42°44'56"	20.41'	S 34°37'10" E
C39	20.90'	28.00'	42°45'36"	20.41'	S 72°20'58" E
C40	239.97'	48.00'	286°26'55"	57.47'	N 49°29'42" E
C41	20.90'	28.00'	42°45'36"	20.41'	N 08°39'39" W
C42	13.61'	28.00'	27°51'26"	13.48'	N 35°33'59" E
C43	30.86'	28.00'	63°08'30"	29.32'	N 09°55'59" W
C44	44.47'	28.00'	90°59'56"	39.94'	N 03°59'44" E
C45	76.24'	48.00'	90°59'56"	68.47'	N 03°59'44" E
C46	13.25'	48.00'	15°49'03"	13.21'	N 41°35'11" E
C47	62.98'	48.00'	75°10'53"	58.56'	N 03°54'48" W
C48	13.55'	50.00'	15°31'25"	13.51'	S 32°44'36" E
C49	27.09'	100.00'	15°31'25"	27.01'	S 32°44'36" E
C50	8.59'	1169.22'	0°25'16"	8.59'	N 05°57'59" W
C51	78.74'	1169.22'	3°51'30"	78.72'	N 03°49'35" W
C52	4.91'	18132.36'	0°00'56"	4.91'	N 89°11'03" E
C53	39.30'	25.00'	90°04'18"	35.38'	S 45°46'21" E
C54	20.28'	50.00'	23°14'24"	20.14'	S 51°26'53" W
C55	55.69'	50.00'	63°48'47"	52.85'	S 31°09'42" W
C56	31.67'	50.00'	36°17'08"	31.14'	S 44°55'31" W
C57	24.02'	50.00'	27°31'39"	23.79'	S 13°01'08" W
C58	55.69'	50.00'	63°48'47"	52.85'	S 31°09'42" W
C59	39.27'	25.00'	90°00'00"	35.36'	N 04°29'42" E
C60	172.63'	18099.12'	0°32'47"	172.63'	N 88°57'30" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	63.97'	50.00'	73°18'25"	59.70'	N 61°38'06" W
C62	16.27'	50.00'	18°38'37"	16.20'	S 72°23'24" W
C63	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C64	28.35'	50.00'	32°29'20"	27.97'	N 45°41'48" W
C65	3.90'	50.00'	4°28'15"	3.90'	N 27°13'01" W
C66	33.10'	50.00'	37°55'43"	32.50'	N 80°54'20" W
C67	14.89'	50.00'	17°03'44"	14.83'	S 71°35'57" W
C68	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C69	39.27'	25.00'	90°00'00"	35.36'	S 71°55'55" E
C70	23.18'	25.00'	53°07'48"	22.36'	N 89°37'59" E
C71	16.09'	25.00'	36°52'12"	15.81'	S 45°22'01" E
C72	1.41'	25.00'	3°13'22"	1.41'	N 88°36'30" E
C73	37.93'	25.00'	86°56'07"	34.40'	S 46°18'46" E
C74	39.34'	25.00'	90°09'29"	35.40'	S 47°55'27" E
C75	18.84'	50.00'	21°35'18"	18.73'	N 35°46'32" W
C76	61.40'	50.00'	70°21'44"	57.62'	N 81°45'03" W
C77	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C78	24.61'	50.00'	28°12'24"	24.37'	S 77°10'17" W
C79	80.24'	50.00'	91°57'02"	71.90'	N 70°57'24" W
C80	20.43'	50.00'	23°24'27"	20.29'	N 36°41'07" W
C81	35.20'	50.00'	40°20'11"	34.48'	N 68°33'26" W
C82	56.50'	18157.36'	0°10'42"	56.50'	N 86°54'28" E
C83	4.91'	100.00'	2°48'46"	4.91'	N 04°15'05" W
C84	33.73'	100.00'	19°19'25"	33.57'	N 15°19'11" W
C85	38.64'	100.00'	22°08'11"	38.40'	N 13°54'48" W
C86	15.99'	50.00'	18°19'15"	15.92'	N 11°58'40" W
C87	3.35'	50.00'	3°50'35"	3.35'	N 23°03'36" W
C88	39.36'	25.00'	90°12'48"	35.42'	N 42°12'22" E
C89	19.34'	50.00'	22°09'51"	19.22'	N 13°53'58" W
C90	21.07'	25.00'	48°17'02"	20.45'	N 23°23'49" E
C91	18.31'	25.00'	41°58'10"	17.91'	N 68°31'25" E
C92	39.38'	25.00'	90°15'11"	35.43'	N 44°22'54" E
C93	51.23'	18132.36'	0°09'43"	51.23'	N 89°35'21" E
C94	16.54'	50.00'	18°56'59"	16.46'	S 53°35'35" W
C95	31.67'	50.00'	36°17'31"	31.14'	S 25°58'20" W
C96	23.42'	50.00'	26°50'05"	23.20'	S 05°35'28" E
C97	71.63'	50.00'	82°04'35"	65.66'	S 22°01'47" W
C98	13.77'	1144.22'	0°41'22"	13.77'	N 18°39'50" W
C99	49.08'	1144.22'	2°27'27"	49.07'	N 17°05'25" W
C100	49.08'	1144.22'	2°27'27"	49.07'	N 14°37'58" W
C101	193.04'	1144.22'	9°39'58"	192.81'	N 14°10'31" W
C102	24.75'	25.00'	56°44'02"	23.76'	N 19°01'29" E
C103	16.09'	25.00'	36°52'12"	15.81'	N 65°49'36" E
C104	40.84'	25.00'	93°36'14"	36.45'	N 37°27'35" E
C105	17.57'	30.00'	33°33'26"	17.32'	S 78°57'35" E
C106	27.43'	30.00'	52°22'54"	26.48'	S 35°59'25" E
C107	45.00'	30.00'	85°56'20"	40.90'	S 52°46'08" E
C108	49.08'	1144.22'	2°27'27"	49.07'	N 12°10'31" W
C109	32.04'	1144.22'	1°36'15"	32.04'	N 10°08'40" W
C110	53.83'	50.00'	61°41'15"	51.27'	S 13°50'41" W
C111	16.04'	50.00'	18°22'46"	15.97'	S 53°52'42" W
C112	69.87'	50.00'	80°04'01"	64.32'	S 23°02'04" W
C113	58.47'	1194.22'	2°48'19"	58.47'	N 15°35'46" W
C114	44.44'	1194.22'	2°07'55"	44.43'	N 13°07'39" W
C115	44.44'	1194.22'	2°07'55"	44.43'	N 10°59'44" W
C116	38.02'	1194.22'	1°49'27"	38.02'	N 09°01'03" W
C117	185.37'	1194.22'	8°53'37"	185.18'	N 12°33'08" W
C118	6.49'	25.00'	14°52'41"	6.47'	S 15°32'40" E
C119	31.75'	25.00'	72°45'19"	29.66'	S 59°21'39" E
C120	38.24'	25.00'	87°37'59"	34.62'	S 51°55'19" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	96.76'	1025.00'	5°24'31"	96.72'	S 86°57'57" W
C125	39.27'	25.00'	90°00'00"	35.36'	N 18°04'05" E
C126	16.09'	25.00'	36°52'12"	15.81'	N 08°29'49" W
C127	23.18'	25.00'	53°07'48"	22.36'	N 36°30'11" E

Line Table		
Line #	Direction	Length (ft)
L1	S 28°03'32" W	31.35'
L2	S 09°52'11" E	17.99'
L3	N 82°10'25" W	23.38'
L4	S 45°52'54" E	18.72'
L5	N 75°16'39" E	45.01'
L6	S 85°10'02" W	27.94'
L7	S 65°01'07" W	33.99'
L8	N 88°05'30" E	50.00'
L9	N 24°58'53" W	45.00'
L10	N 04°49'58" W	46.22'
L11	N 05°04'19" E	29.17'
L12	S 02°54'02" E	8.99'
L13	S 02°50'42" E	9.03'
L14	N 10°53'27" W	48.51'
L15	N 13°13'46" W	48.62'
L16	N 10°53'27" W	28.14'
L17	N 10°53'27" W	20.37'
L18	N 08°51'49" W	17.48'
L19	N 08°51'49" W	45.60'
L20	N 08°51'49" W	48.56'
L21	S 08°51'49" E	14.51'
L22	N 88°41'02" E	22.55'
L23	S 02°54'02" E	49.10'
L24	S 00°49'25" E	50.00'
L25	N 07°44'31" E	12.20'
L26	N 87°04'33" E	70.00'
L27	N 11°50'44" W	12.15'
L28	S 50°54'12" E	12.58'
L29	N 49°29'42" E	53.00'
L30	S 40°30'18" E	13.94'
L31	S 49°29'42" W	140.64'
L32	N 49°29'42" E	117.00'
L33	S 40°30'18" E	108.01'
L34	N 65°01'07" E	130.54'
L35	N 02°18'56" W	40.69'
L36	N 24°58'53" W	45.00'
L37	N 63°04'05" E	220.00'
L38	S 01°18'58" E	23.09'
L39	S 00°44'12" E	52.49'
L40	S 84°15'41" W	50.34'
L41	N 02°55'27" W	9.98'
L42	N 02°55'27" W	10.02'
L43	N 40°40'22" W	13.94'
L44	S 49°29'42" W	96.92'
L45	S 41°30'14" E	25.30'
L46	S 48°29'46" W	20.00'
L47	N 41°30'14" W	25.30'
L48	N 49°29'42" E	96.92'
L49	S 83°38'21" W	39.15'
L50	N 43°21'27" E	55.91'
L51	S 40°30'18" E	17.73'
L52	S 49°29'42" W	17.73'

Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

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

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

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

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1195	5,207
Lot 2	0.1182	5,149
Lot 3	0.1182	5,149
Lot 4	0.1182	5,149
Lot 5	0.1158	5,045
Lot 6	0.1183	5,152
Lot 7	0.1188	5,175
Lot 8	0.1188	5,175
Lot 9	0.1188	5,175
Lot 10	0.1188	5,175
Lot 11	0.1188	5,175
Lot 12	0.1188	5,175
Lot 13	0.1188	5,175
Lot 14	0.1188	5,175
Lot 15	0.1188	5,175
Lot 16	0.1188	5,175
Lot 17	0.1188	5,175
Lot 18	0.1174	5,115
Lot 19	0.1174	5,115
Lot 20	0.1188	5,175
Lot 21	0.1188	5,175
Lot 22	0.1188	5,175
Lot 23	0.1188	5,175
Lot 24	0.1188	5,175
Lot 25	0.1188	5,175
Lot 26	0.1188	5,175
Lot 27	0.1188	5,175
Lot 28	0.1188	5,175
Lot 29	0.1183	5,152
Lot 30	0.1148	4,999
Lot 31	0.1136	4,950
Lot 32	0.1136	4,950
Lot 33	0.1136	4,950
Lot 34	0.1136	4,950
Lot 35	0.1136	4,950
Lot 36	0.1136	4,950
Lot 37	0.1136	4,950
Lot 38	0.1136	4,950
Lot 39	0.1136	4,950
Lot 40	0.1136	4,950
Lot 41	0.1136	4,950
Lot 42	0.1136	4,950
Lot 43	0.1396	6,081
Lot 44	0.1136	4,950
Lot 127	0.1303	5,674
Lot 128	0.1465	6,383
Lot 129	0.1136	4,950
Lot 130	0.1136	4,950
Lot 131	0.1136	4,950
Lot 132	0.1136	4,950
Lot 133	0.1136	4,950
Lot 134	0.1136	4,950
Lot 135	0.1136	4,950
Lot 136	0.1136	4,950
Lot 137	0.1136	4,950
Lot 138	0.1171	5,100
Lot 139	0.1133	4,936
Lot 140	0.1136	4,950

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 141	0.1136	4,950
Lot 142	0.1136	4,950
Lot 143	0.1136	4,950
Lot 144	0.1136	4,950
Lot 145	0.1136	4,950
Lot 146	0.1136	4,950
Lot 147	0.1136	4,950
Lot 148	0.1136	4,950
Lot 149	0.1136	4,950
Lot 150	0.1136	4,950
Lot 151	0.1136	4,950
Lot 152	0.1136	4,950
Lot 153	0.1136	4,950
Lot 154	0.1136	4,950
Lot 155	0.1136	4,950
Lot 156	0.1136	4,950
Lot 157	0.1136	4,950
Lot 158	0.1163	5,064
Lot 159	0.1215	5,293
Lot 160	0.1255	5,465
Lot 161	0.1174	5,115
Lot 162	0.1185	5,160
Lot 163	0.1183	5,153
Lot 164	0.1183	5,153
Lot 165	0.1492	6,499
Lot 166	0.1570	6,839
Lot 167	0.2768	12,058
Lot 168	0.2022	8,808
Lot 169	0.1136	4,950
Lot 170	0.1136	4,950
Lot 171	0.1136	4,950
Lot 172	0.1136	4,950
Lot 173	0.1136	4,950
Lot 174	0.1136	4,950
Lot 175	0.1136	4,950
Lot 176	0.1136	4,950
Lot 177	0.1136	4,950
Lot 178	0.1136	4,950
Lot 179	0.1136	4,950
Lot 180	0.1136	4,950
Lot 181	0.1727	7,522
Lot 182	0.3030	13,200
Lot 183	0.1611	7,019
Lot 184	0.1136	4,950
Lot 185	0.1136	4,950
Lot 186	0.1136	4,950
Lot 187	0.1136	4,950
Lot 188	0.1136	4,950
Lot 189	0.1136	4,950
Lot 190	0.1136	4,950
Lot 191	0.1150	5,011
Lot 192	0.1231	5,363
Tract 17-A	20.8154	906,720
Tract B	0.0089	386
Tract C	0.3571	15,554
Tract D	0.0115	501
Tract E	0.0115	501
Tract F	0.1239	5,398

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract L	0.1504	6,551
Tract M	0.0725	3,159
Tract N	0.0771	3,359
Tract O	0.0658	2,867
Tract U	0.4042	17,608

Easement Notes

1. EXISTING 106' WIDE PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
2. EXISTING 68' WIDE PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
3. EXISTING 50' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
4. TEMPORARY TURN AROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT
5. EXISTING DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
6. EXISTING 40' WIDE PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
7. EXISTING 50' RADIUS TEMPORARY TURN-AROUND EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
8. EXISTING 10' PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977-A) (RRE BK. 21, PG. 121-124)
9. EXISTING 15' SLOPE AND CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF TRACT 15 TO BE MAINTAINED BY THE TRACT 15 HOA UNTIL TRACT 17 IS DEVELOPED (3/18/2018, VOL. 3, FOL. 4199)
10. EXISTING 10' PUBLIC UTILITY EASEMENT (12/3/2008, VOL. 3, FOL. 2983-A) (RRE BK. 21, PG. 125-128)
11. 50' PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
12. PUBLIC DRAINAGE AND OPEN SPACE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
13. 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
14. EXISTING PUBLIC PNM SWITCHGEAR EASEMENT GRANTED WITH THE FILING OF THIS PLAT
15. EXISTING 40' SANITARY SEWER, DRAINAGE AND P.U.E. FOR THE USE OF THE CITY OF RIO RANCHO AND MAINTAINED BY THE CITY OF RIO RANCHO (3/16/2018, VOL. 3, FOL. 4189)
16. EXISTING BLANKET LANDSCAPE, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT (5/5/2000, VOL. 3, FOL. 4528) (RRE BK. 30, PG 4-6)
17. 20' SECONDARY FIRE ACCESS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
18. EXISTING DRAINAGE EASEMENT, BLANKET IN NATURE (10/18/2018, VOL. 3, FOL. 4305) (RRE BK. 28, PG 34-36)

Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
July 2025

CSI-CARTESIAN SURVEYS INC.
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