Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
August 12, 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 22, 2025 Planning and Zoning Board Meeting Minutes
2025-0722 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Update on the progress of the proposed Text Amendments to Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement;

and the Development Process Manual update.

3. Planning and Zoning Monthly Building Activity Report - July 2025
2025 PZ MONTHLY COMPARISONS.pdf

4. Planning and Zoning Monthly Summary Plat Report - July 2025
JULY SUMM PLAT.pdf

PUBLIC HEARINGS

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

5. **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
Neighbors Signatures of Approval.pdf
Findings_of_Fact.docx

6. **Variance.** The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a six foot high fence in the front setback at the property located at 3117 Cascades Tr SE, legally described as Cascades at High Resort, Block 1, Lot 19. Staff contact is Michelle Costilla, and staff recommends denial.
Zoning, Location.pdf
Application.pdf
Justification.pdf
Site Plan.pdf
Code Enforcement 25-1417.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

7. **Variance.** The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to Rio Rancho Code of Ordinances, Section 154.60 (A)(3)(a), for a roof pitch not meeting the requirement of a minimum slope of two and one-half inches in every 12 inches for the property located at 317 Northern Blvd NE. Staff contact is Tamarah Martinez and staff recommends approval.
Location Map.pdf
Complete Submission.pdf
Complete Building Permit Submission.pdf
Reproduction of Notices.pdf
Findings_of_Fact_Northern.docx

8. **Preliminary Plat Extension.** The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and

conditions.
Zoning, Location Map
Application
Authorization
Justification
Preliminary Plat
Reviewer Comments (Updated Fire Comments)
Reproduction of Notices, Legal Ad

9. **Final Plat.** The applicant, DR Horton, through their agent, Cartesian Surveys, requests approval of a Final Plat for the Cleveland Estates, Phase 1 Final Plat, on the property legally described as Paseo Gateway, Tract 17. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location__Zoning_Map.pdf
Application.pdf
Letter of Authorization.pdf
Plat.pdf

10. **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, 28-30, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, and 28-32; and Block 24, Lots 41-49, 51-56, 58-66, and 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 approval with findings and conditions.
Cielo Bonito ZMA map.pdf
Cielo Bonito ZMA App-Letters-Concept Design.pdf
ZMA Lot List 7.23.25.xlsx
Staff Comments- Complete.pdf
Reproduction of Notices 8.12.25.pdf
R-3 Zoning.pdf
Conceptual Layout_Subject Parcels Overlay.pdf
Draft_Ordinance_CIELO_BONITO_BMB.docx

11. **Site Plan.** The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as Unit 16, Block 87, Lot 10-A, is zoned SU: Special Use, and consists of 5.99 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Letter of Authorization.pdf
Plan Set.pdf
Fire Comments.pdf
Parks Comments.pdf
Reproduction of Notices.pdf
19-160-00002_ABM__GB_(Caravella edit 8-28-19).pdf
Minutes from 2019-08-28 GB.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0722 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

JULY 22, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

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

Robert Gabaldon moved to approve the Consent Calendar. Seconded by Andrea Hankins.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Cielo Bonito, LLC requested approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-31, 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 was to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential.

The item was recommended to be withdrawn to allow for re-noticing of the item.

Fred Radosevich moved to withdraw Item #2. Seconded by Robert Gabaldon.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

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

Staff member, Liz Ruiz Carlos presented items #3, #4 and #5 concurrently, recommending approval to the Governing Body with findings and conditions and stood for questions.

Agent, Charlene Johnson presented on the item and stood for questions.

Robert Gabaldon moved to approve Item #3. Seconded by Kevin Kofchur.

Commissioner Tortorici's question on rezoning was answered by agent, Charlene Johnson.

The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

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

Staff member, Liz Ruiz Carlos had no further comments.

Member of the public, Jean Gabriel spoke against the item after being administered the oath virtually.

Kevin Kofchur moved to approve Item #4. Seconded by Lisa Hardisty.

Development Services Director, Amy Rincon clarified the questions brought forth by member of the public, Jean Gabriel. Commissioner Tortorici's question was answered by agent, Charlene Johnson and Development Services Director, Amy Rincon.

The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

5) The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requested 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 member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

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

6) The applicant, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, requested approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement for the construction of a pergola at the property located at 2956 Tierra del Luna Ave NE, legally described as Tierra Del Norte, Block 4, Lot 7.

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

Agent, Marche Karger spoke on the item and stood for questions.

Sal Tortorici moved to approve item #6. Seconded by Andrea Hankins.

Commissioner Kofchur and Commissioner Tortorici's questions were answered by agent, Marche Karger. Commissioner Gabaldon commented on lack of neighbor's stance.

Sal Tortorici moved to amend his motion to approve item #6 to postpone the item to a date certain of August 12, 2025. Seconded by Andrea Hankins.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

7) The applicant, Roger Theis, of Harvard Ventures Inc., through their agent, Bohannan Huston Inc., requested approval of a Final Plat for the Mariposa East Subdivision, on the property legally described as Mariposa East, Tract 1A-12A.

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

Agent, Josh Lutz agreed with staff's findings and stood for questions, after being administered the oath virtually.

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

8) The applicant, The City of Rio Rancho requested 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.

Robert Gabaldon moved to postpone Item #8 to a date certain of October 14, 2025. Seconded by Andrea Hankins.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

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

Robert Gabaldon moved to postpone Item #9 to a date certain of October 14, 2025. Seconded by Fred Radosevich
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

10) The applicant, DR Horton, through their agent, Cartesian Surveys, requested approval of an amendment to the previously approved Sandstone Bluffs at Cleveland Heights Preliminary Plat, Phase 1.

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

Agent, Amber Palmer stood for questions, after being administered the oath virtually.

Fred Radosevich moved to approve Item #10. Seconded by Sal Tortorici.

The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

There were no comments provided.

PUBLIC FORUM

Member of the public, Patricia Camp thanked Michelle Costilla for providing information or directing her to appropriate sites and to the board for their work. She also commented on development and water conservation.

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Robert Gabaldon.

Chairman Richardson adjourned the meeting at 7:00 PM.

APPROVED THIS 12th DAY OF AUGUST 2025.

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Scottie Richardson, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
Update on the progress of the proposed Text Amendments to Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement; and the Development Process Manual update.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Does not require action.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No action required.

ATTACHMENT: 2025 PZ MONTHLY COMPARISONS.pdf

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	FEB	FEBRUARY VALUATION	MAR	MARCH VALUATION	APR	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	98	$19,935,948	77	$18,029,689	73	$16,383,965	84	$16,638,799	107	$21,882,708	67	$13,307,495						576	$120,614,463	978	$203,284,682
Additions/Residential	8	11	$271,275	17	$1,510,164	11	$269,859	17	$721,776	17	$351,746	13	$750,983						94	$4,599,110	139	$4,780,524
Casita	2	2	$246,880	2	$145,693	1	$100,000	2	$169,037	1	$51,012	2	$136,296						12	$1,248,918	0	$0
New Commercial	2	0	$0	1	$2,000,000	1	$75,000	0	$0	2	$3,924,700	1	$900,000						7	$16,909,700	12	$45,655,635
New Office/Institution	0	0	$0	1	$22,000,000	0	$0	0	$0	0	$0	0	$0						1	$22,000,000	4	$15,892,176
New Industrial	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	1	$55,000,000
Non-Residential Interior Tenant Improvement	4	1	$658,943	3	$296,073	3	$5,548,033	1	$5,000,000	0	$0	1	$4,000						13	$15,748,916	23	$11,668,260
Office/Institution Addition	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	1	$35,000
Industrial Addition	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	0	$0
New Multi-Family	25	31	$4,839,727	15	$5,994,169	15	$2,258,392	23	$3,052,582	0	$0	1	$152,029						110	$19,069,914	80	$59,886,454
Telecommunication Tower	0	0	$0	0	$0	2	$48,000	1	$45,990	1	$45,990	3	$120,990						7	$260,970	12	$510,470
Demolition - Non-Residential	0	1	$658,943	0	$0	1	$9,000	0	$0	0	$0	0	$0						2	$667,943	2	$12,000
Demolition - Residential	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0						0	$0	0	$0
Fence	14	9	$50,200	15	$66,487	11	$19,810	16	$72,400	14	$62,000	20	$169,457						99	$542,800	124	$4,213,173
Garages	3	4	$148,328	5	$277,631	4	$366,368	5	$156,480	7	$233,400	6	$244,439						34	$1,709,462	62	$2,023,027
Pool	6	7	$795,772	4	$300,299	9	$560,392	0	$0	4	$301,625	8	$529,794						38	$2,803,330	78	$5,722,342
Reroofs/Windows/ Doors	71	68	$919,262	84	$931,934	72	$1,477,319	82	$1,019,165	79	$1,321,625	73	$1,249,863						529	$8,083,249	689	$10,669,898
Retaining Wall	6	10	$905,761	9	$1,899,710	22	$5,516,450	5	$491,450	3	$27,000	9	$1,148,800						64	$10,050,871	210	$42,046,776
Small Shed (120 sq.ft. or less)	20	10	$38,515	26	$99,401	25	$89,691	22	$72,359	17	$67,987	13	$50,221						133	$498,697	217	$815,850
Sheds	8	5	$85,288	9	$65,948	8	$158,090	15	$207,678	12	$192,814	9	$73,282						66	$907,354	245	$2,279,833
Solar (Rooftop & Ground Mount)	36	42	$21,688	41	$12,086	43	$3,784	43	$3,827	41	$56,491	74	$16,497						320	$238,072	617	$6,428,170
Business Registrations (Occupancy Inspection)	15	13	$0	21	$0	23	$0	17	$0	9	$0	13	$0						111	$0	196	$0
Building Inspections	3,279	3,361	$0	3,346	$0	3,547	$0	3,592	$0	3,570	$0	3,808	$0						24,503	$0	40,030	$0
Engineering Inspections	202	186	$0	181	$0	229	$0	204	$0	247	$0	262	$0						1,511	$0	2,551	$0
R.O.W. Permits (Fees)	33	28	$23,666	25	$30,645	67	$39,065	80	$24,167	103	$10,498	64	$38,405						400	$215,090	509	$300,630
TOTALS:	**3,804**	**3,887**	**$29,600,196**	**3,882**	**$53,659,929**	**4,167**	**$32,923,218**	**4,209**	**$27,675,710**	**4,234**	**$28,529,596**	**4,447**	**$18,892,551**						28,630	$226,168,859	46,780	$471,224,900

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
No Action Required

ATTACHMENT: JULY SUMM PLAT.pdf

SUMMARY PLAT ACTIVITY
July 2025

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	

SUMMARY PLAT ACTIVITY

July 2025

24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Under Review	
25-200-00007	3/4/2025	UNIT 20, BLOCK 135, LOTS 1-2, LOT COMBIN	Under Review	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00012	3/27/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 12,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review	
25-200-00019	4/21/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00020	5/2/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00024	5/15/2025	SUMMARY PLAT : LOT COMBO (2 LOTS TO 1) U	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	6/10/2025	CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,	Under Review	
25-200-00028	**7/8/2025**	**SUMMARY PLAT: CASCADES AT HIGH RESORT PA**	**Under Review**	
25-200-00030	**7/10/2025**	**SUM PLAT - U20, BLK 133, LOT 89-A, 90-A**	**Under Review**	
25-200-00031	**7/23/2025**	**1516 UNSER BLVD NE / SUMMARY PLAT / GRAN**	**Under Review**	
TOTAL TO DATE:		**66**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00013

AGENDA DATE:
August 12, 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.

This item was heard at the Planning and Zoning Board meeting on July 22, 2025. A motion to postpone the item, pending letters of support from neighboring properties, was approved by a vote of seven (7) for and zero (0) against. The letters have been included as an attachment.

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:

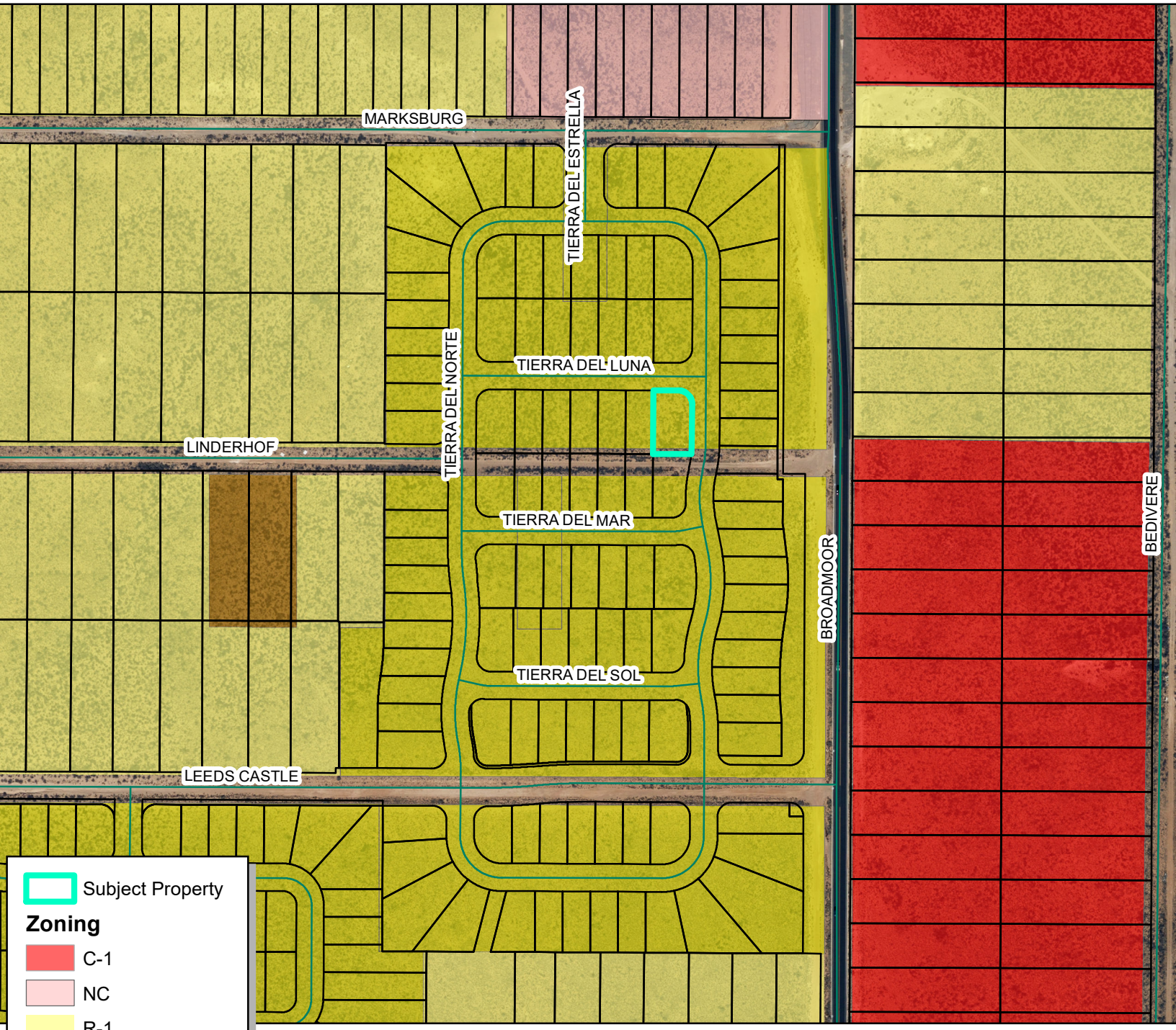
1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the Variance in order to further review.

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: Neighbors Signatures of Approval.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

_____

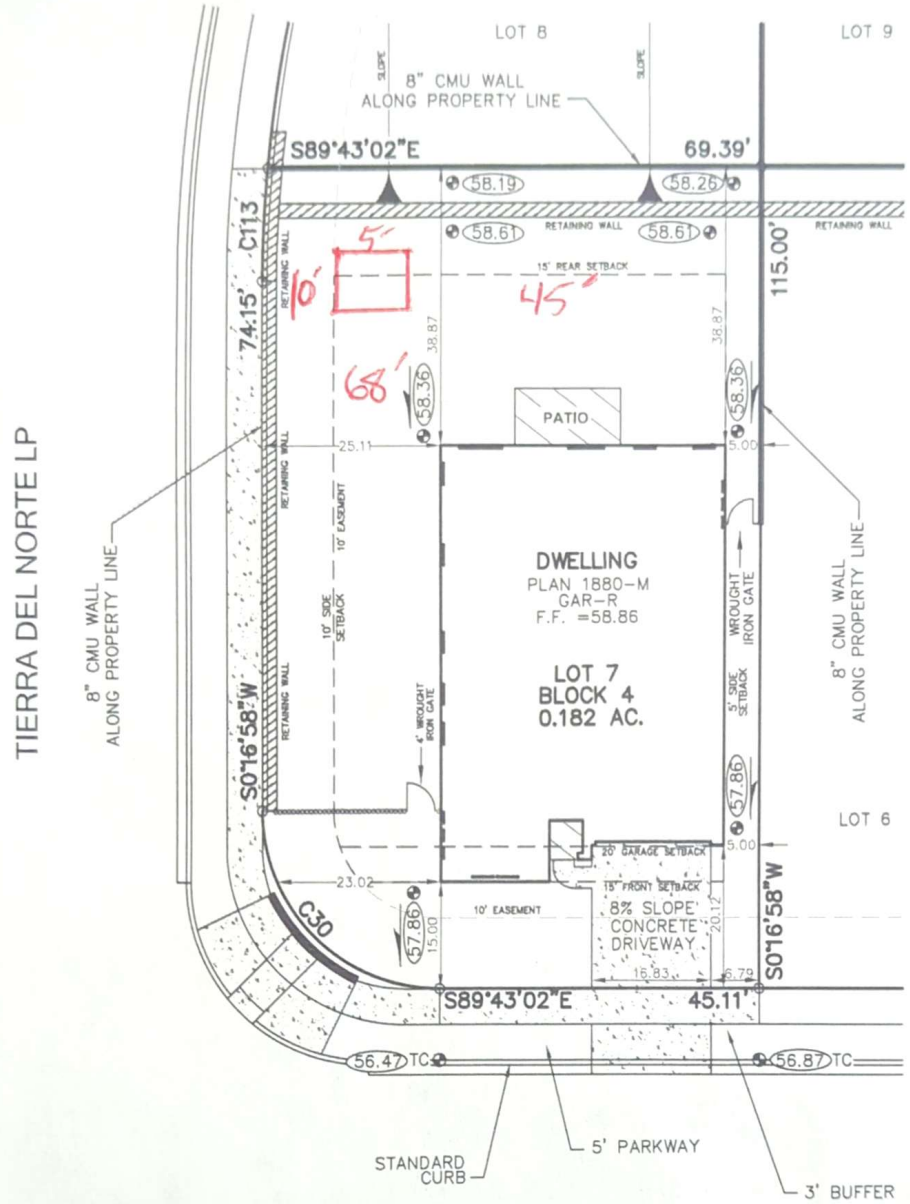
DocuSign Envelope ID: 64504C73-14A2-422D-A390-7733883C2DF8

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

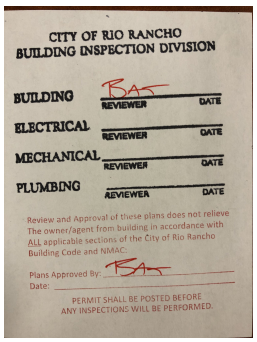
LOT 7, BLK. 4, 2956 TIERRA DEL LUNA AVE.
TIERRA DEL NORTE SUBDIVISION

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:

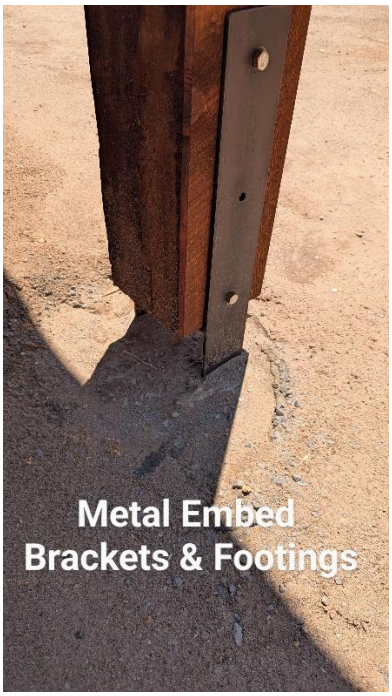
PERMIT SHALL BE POSTED BEFORE ANY INSPECTIONS WILL BE PERFORMED.

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



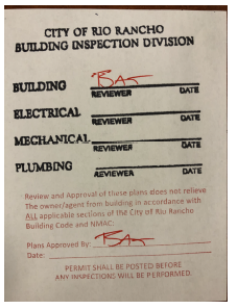
Metal Embed Brackets

- **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

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MECHANICAL REVIEWER DATE
PLUMBING REVIEWER DATE

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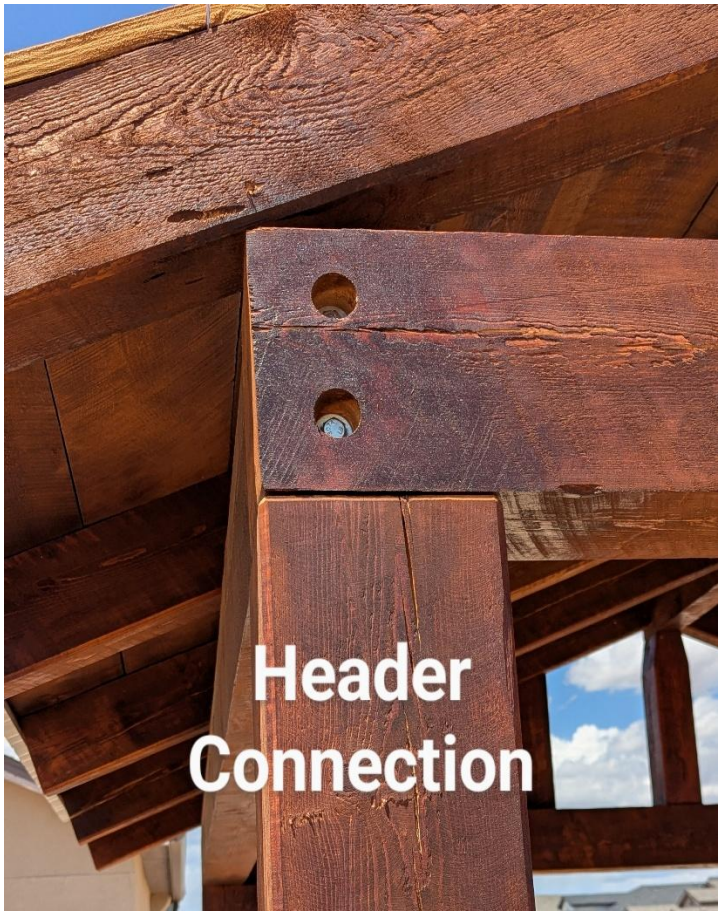
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Date:

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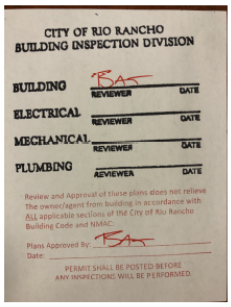
The drawings are sufficient for the review but may require modifications once inspections are conducted. Structure built without permits and inspections may need modifications as well.

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

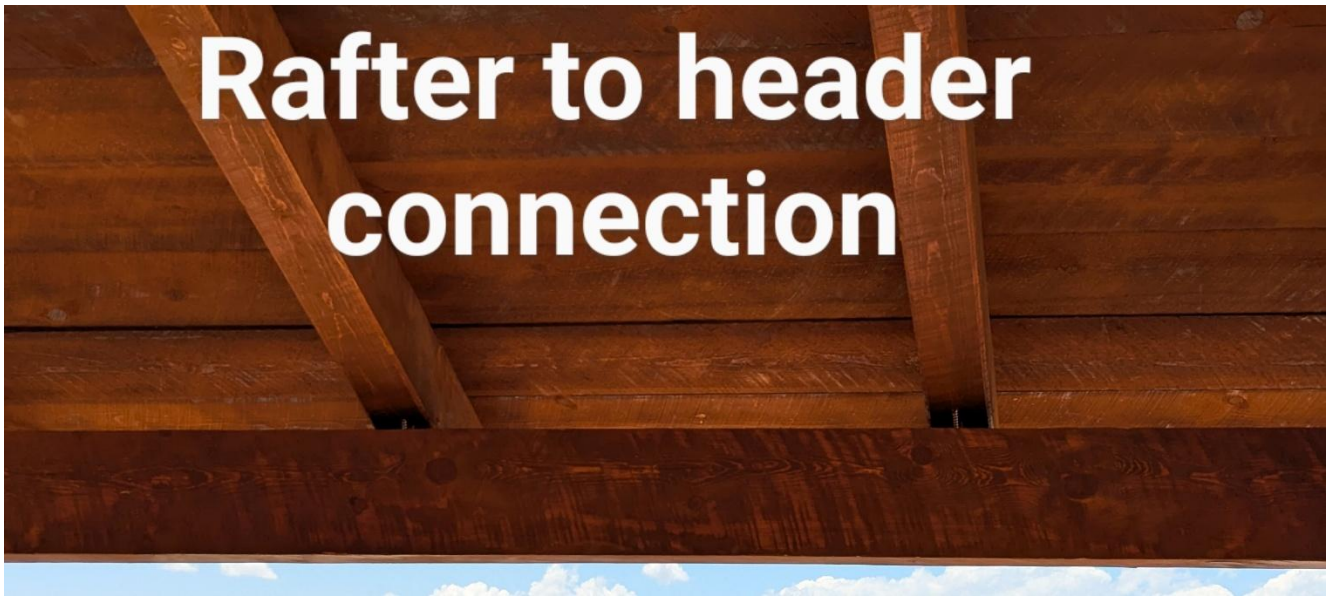
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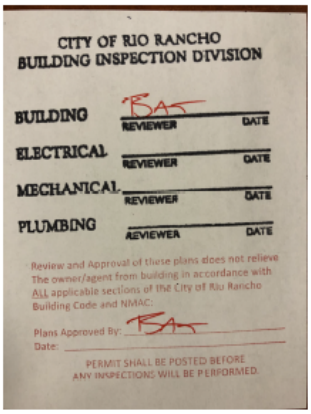
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06/13/2025


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06/13/2025

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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

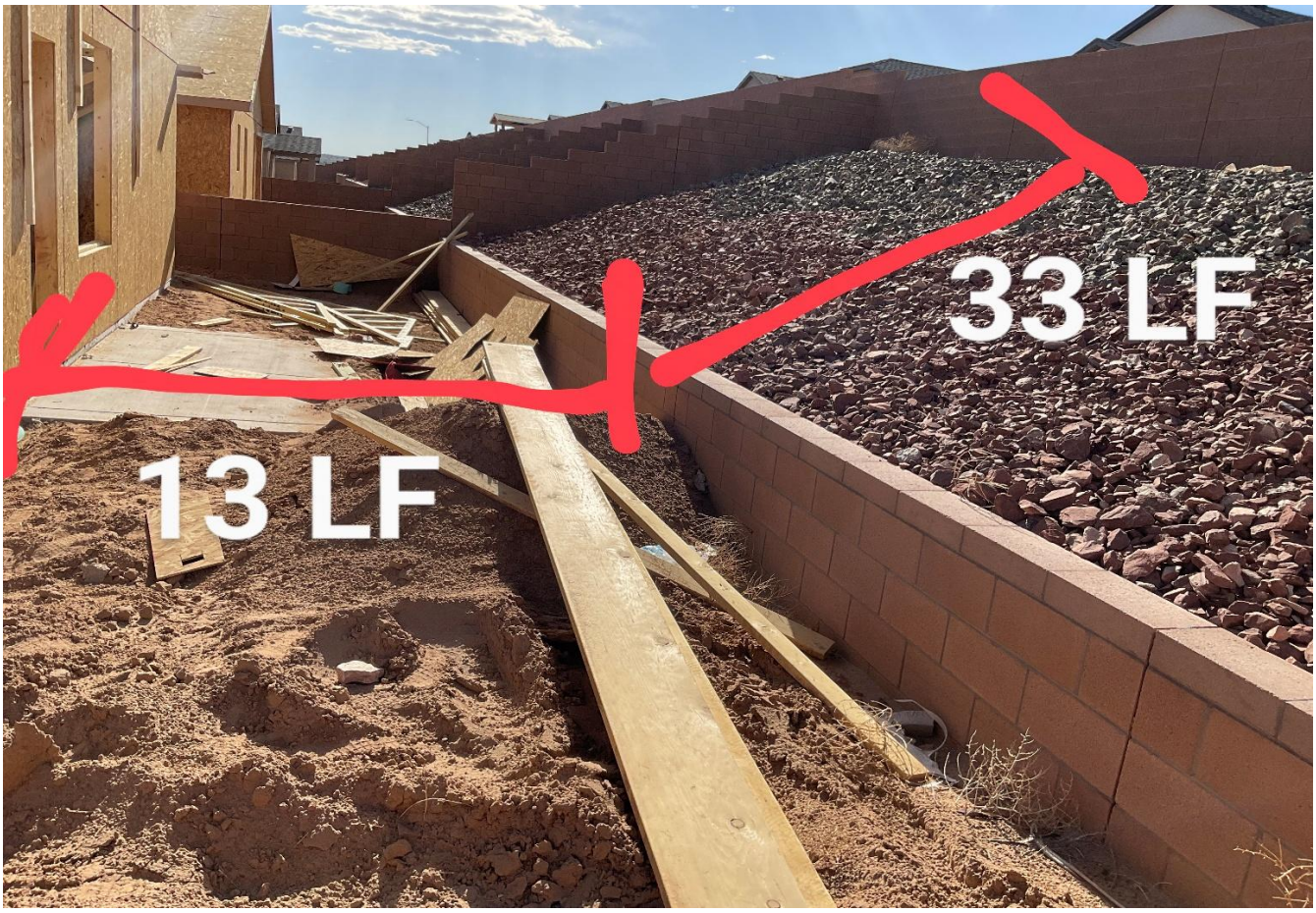


Back side of property wall of 2956 Tierra Luna Ave, Rio Rancho



<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,

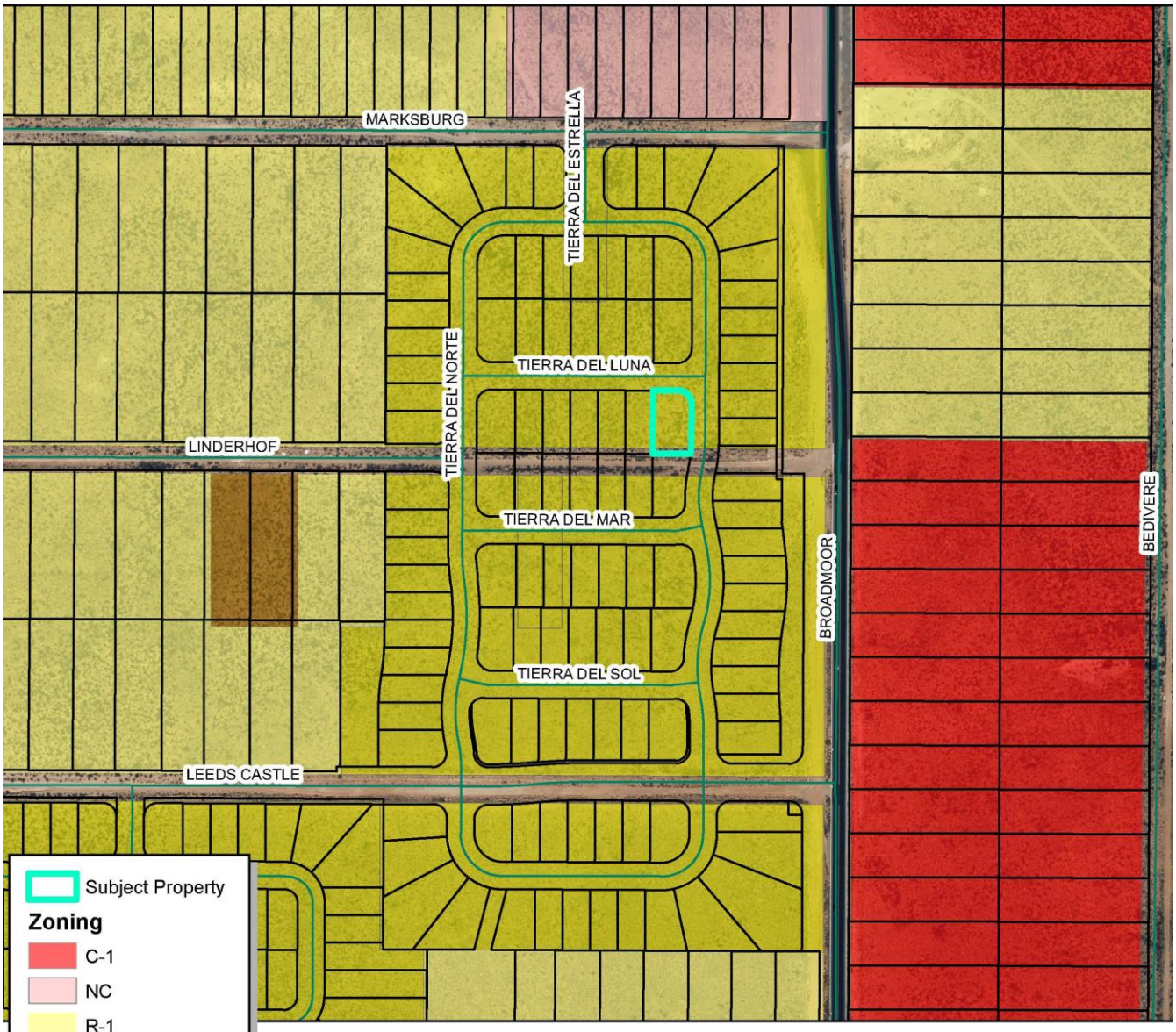


Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho

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

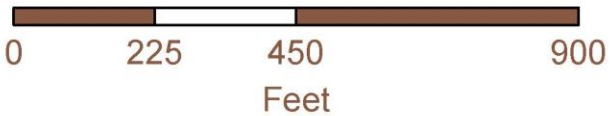






RioRancho City of Vision

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
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

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

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.

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



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

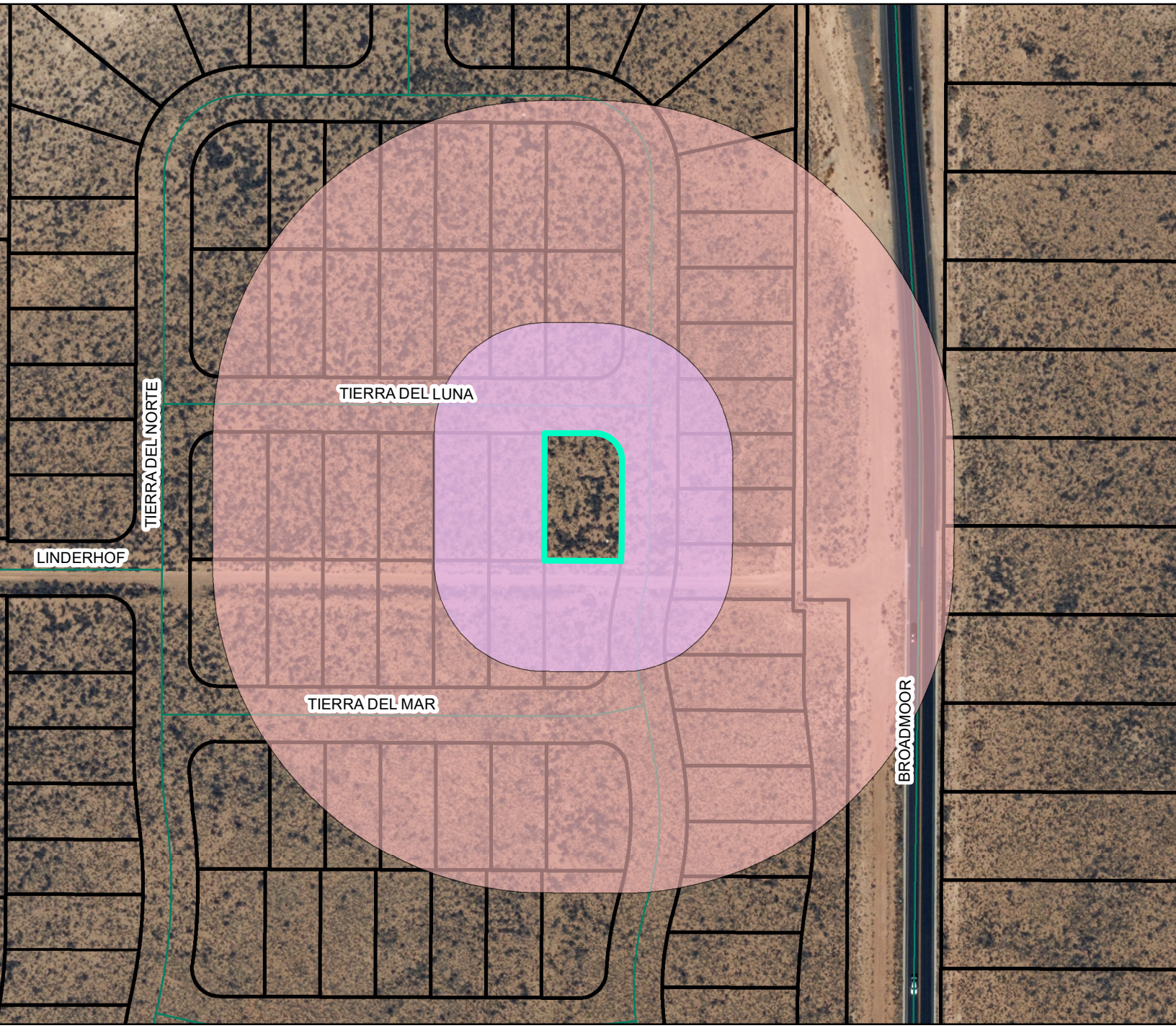
Case #25-400-00002

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

Neighbors Signatures Map



Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Carl Hohsfield

Resident (Or Agent) Signature

CARL HOHSFIELD

Printed Name

7/25/25

Date

Street Address: 1705 TIERRA DEL NORTE LOOP RR 87144

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

1749 Tierra Del Norte Loop NE.

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

Jacqueline Nevarez

Printed Name

7/24/25

Date

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

KR

Resident (Or Agent) Signature

Kent Roman 2952 Tierra Del Mar Ave.

Printed Name

25 July 2025.

Date

Street Address:

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

_____

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Thomas Salaz

Resident (Or Agent) Signature

Thomas Salaz

Printed Name

7-26-25

Date

1681 Tierra Del Norte

Street Address:

_____

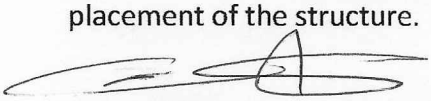
Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.



2972 Tierra Del Luna Ave Rio Rancho

Resident (Or Agent) Signature

Enrique Ortega

Printed Name

7/24/25

Date

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

Harold McDaniel

Printed Name

H

Date

Street Address:

1673 Terra Del Norte Loop RioRanch NM 87144

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Don Tarry

Resident (Or Agent) Signature

Don Tarry

Printed Name

07-26-25

Date

Street Address: ~~1665~~ 1665 Tierra Del Norte Loop Rio Rancho NM 87144

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

Printed Name

Brandon Leitch

Date

7/29/25

Street Address:

1680 Tierra Del Norte Loop NE, Rio Rancho, NM 87144

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

Printed Name

Savannah Lopez (ortega)

Date

07/28/25

Street Address:

1684 Tierra del norte loop ne

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Tina M. DeLise

Resident (Or Agent) Signature

Tina M. DeLise

Printed Name

07/26/2025

Date

Street Address:

2964 Tierra Del Norte AVE NE

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

1637 TIERRA DEL NORTE LOOP - NO ISSUES WITH STRUCTURE

Resident (Or Agent) Signature

AL LEE

Printed Name

7-25-2025

Date

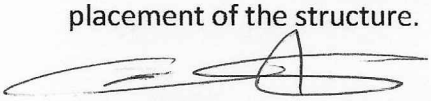
Attn: Rio Rancho, NM Zoning Committee

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If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.



2972 Tierra Del Luna Ave Rio Rancho

Resident (Or Agent) Signature

Enrique Ortega

Printed Name

7/24/25

Date

Adjacent property to the north

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

2957 Tierra Del Luna Ave. NE, Rio Rancho, NM 87144

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

MARCO PADILLA

Printed Name

7/24/2025

Date

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

JEROME GARZA 2965 Tierra Del Luna

Resident (Or Agent) Signature

Printed Name

7-24-25

Date

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

E Williams 2969 Tierra Del Luna

Resident (Or Agent) Signature

Elvira F. Williams

Printed Name

7/29/25

Date

Adjacent property to the west

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

Printed Name

Date

Isaac Vigil
2960 Tierra Del Luna Ave
Rio Rancho, NM 87144

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Resident (Or Agent) Signature

Bill Niles

Printed Name

7/25/25

Date

Street Address: 3944 Tierra Del Mar

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Lauren Sanchez

Resident (Or Agent) Signature

Lauren Sanchez

Printed Name

7/26/25

Date

2980 Tierra del luna Ave

Street Address:

Attn: Rio Rancho, NM Zoning Committee

My name is Joe Damush. With my wife, Teresa, we reside at 2956 TIERRA DEL LUNA AVE Rio Rancho, NM 87144. We recently began to build a pergola in our backyard and the city of Rio Rancho would like to know if this structure would have any negative impact on your lifestyle as a neighbor or resident of this development.

If not, we are asking for your signature so we may receive final approval to move forward and complete our pergola.

Teresa & I thank you

I do not have any objections to the pergola that has been built in their backyard or the placement of the structure.

Jordan Gonzales

Resident (Or Agent) Signature

Jordan L Gonzales

Printed Name

7/25/2025

Date

2928 Tierra Del Mar Ave Rio Rancho NM 87144

Street Address:

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 12th day of August 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 August 12, 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

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of August 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:

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 August 12, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00014

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a six foot high fence in the front setback at the property located at 3117 Cascades Tr SE, legally described as Cascades at High Resort, Block 1, Lot 19. Staff contact is Michelle Costilla, and staff recommends denial.

BACKGROUND AND ANALYSIS:
The applicants, Ryan and Reoyne Cook, request approval of a Variance to the Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.77 Fence/Wall Regulations for a six-foot high fence in the front setback. The property located at 3117 Cascades Tr SE and is legally described as Cascades at High Resort, Block 1, Lot 19.

The subject property is located on the north side of Cascades Tr SE, a residential road located off of High Resort Blvd SE, a minor arterial road. The property is approximately 0.23 acres and is zoned SU: Special Use for R-1 Single Family Residential per Ordinance No. 86-002. It is not located within any Master Plan areas.

On a patrol, a Code Enforcement Officer observed a new fence in front of the home. After determining that there was no permit on file, the property owner was advised to pull a permit by the Officer (case #: 25-1417). After two months with no permit, the owner was cited. The owner attempted to pull a permit a month later (Permit #25-7896) but it was found during Zoning review of the permit that the six foot high fence was located 10 feet away from the front property line.

Per R.O. 2003, Section 154.77(D)(1), "Fences allowed in the front setback area can reach a maximum height of four feet, ..." Section 154.50, Zoning Table/Residential states that the setback in the R-1 District is 20 ft. The permit was denied due to the fence being within the front setback and exceeding the maximum height of four feet. The property owner is requesting a Variance to allow the existing six-foot fence within the front setback.

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

I am writing to ask for a variance on the zoning of a pre-existing fence we have in our front yard. We moved into this house about 4 years ago. This fence was put up about 3 years ago. When putting the fence in, I didn't think about needing city approval. I am so sorry. I didn't know. I did call PNM and have them coming and do a ground scope to be sure we were not near any underground cables. Our neighborhood is not a part of an HOA, so I was not aware of needing to reach out for approval. Apologies.

As you can see here (image attached), *the fence is made of wood with solar lighting on top of each post. There is also string lighting run from the top of the house to the posts.*

We had a city inspector give us a notice of the violation a couple months ago letting us know that there was not a permit on file for the fence. He said if we got a permit for it that he would drop the violation. We then filled out an application for the fence permit. It kicked back to us as denied because the fence was 2 feet too high for as close as it was to the street. It is 10 feet from the street and 6 feet high.

We then went to court for the violation. We were offering to the judge and the officer that we could cut the fence down 2 feet, but they both suggested that we fill for a variance because the property is clean and the fence looks nice from a curb appeal standpoint.

So, here we are filing for a variance and asking that we can please leave our fence up as it is. Please let me know what else you need from us to show you for this request. I would be happy to schedule a time for someone to come out and look at the fence in person.

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. The curb appeal of the fence has no pertinence to the violation of City Code and it was built without a permit, which was a self imposed hardship. Ultimately, the strict application of the fence height requirement of a maximum of 4 feet within the front setback would not deprive the owner of the reasonable use of their land.

SURROUNDING LAND USE/ZONING:
Properties to the north, east, south, and west are all zoned SU: Special Use for R-1 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, sent 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard, sent 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on July 30, 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 comments provided
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No comments provided

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 maximum 4-foot height requirement within the front setback as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.77(D)(1).
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 maximum 4-foot height within the front 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 fence, as identified in the included building permit application #25-7896, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject fence permit.
5. The applicant must adhere to all other fence requirements in R.O. 2003, Section 154.77.

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.

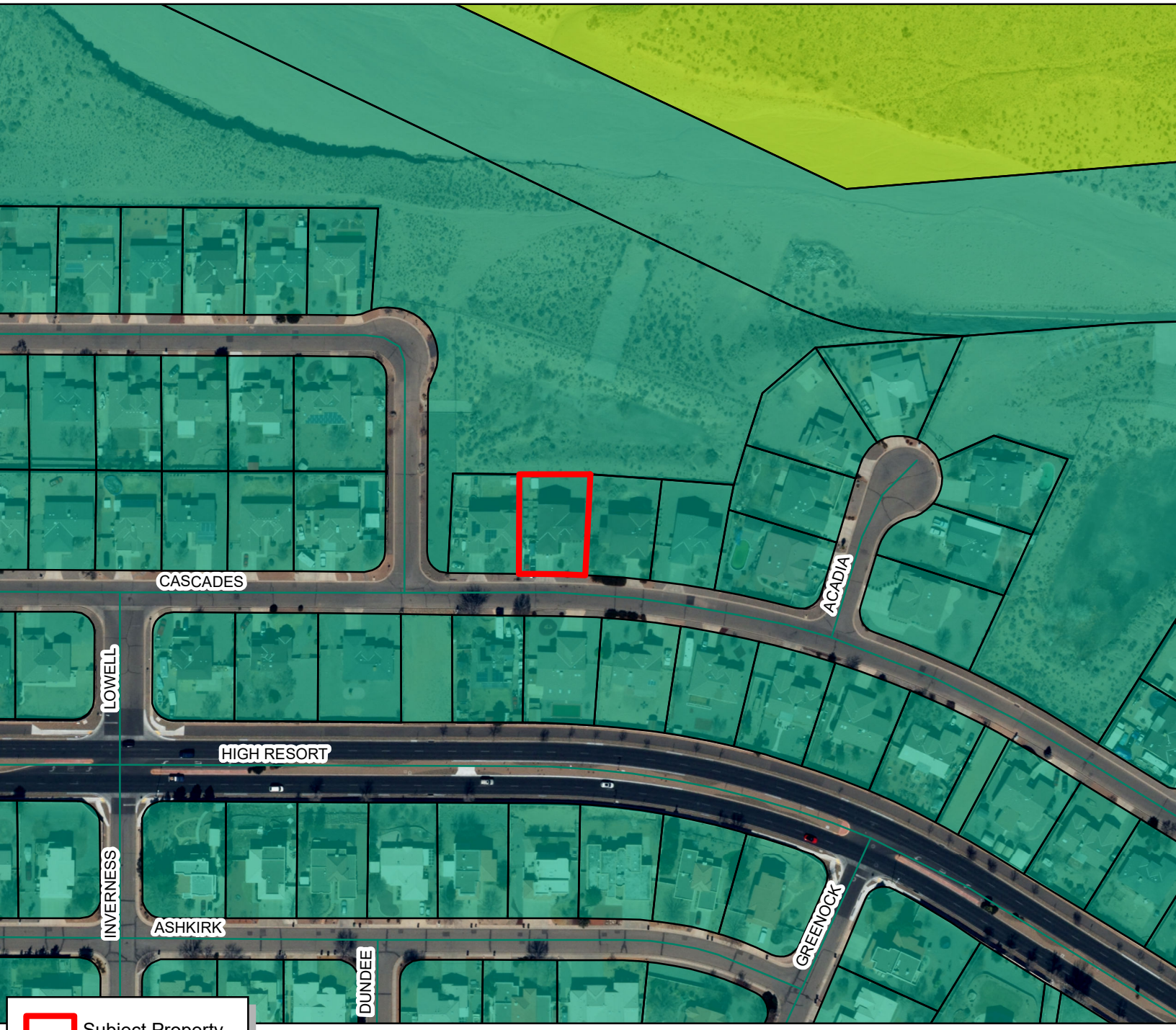
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board deny the

requested Variance.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Code Enforcement 25-1417.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact.docx

CASCADES AT HIGH RESORT, BLOCK 1, LOT 19



Subject Property

Zoning

OS

SU

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 150 300 600

Feet

Map created by: Michelle Costilla 7/23/2025

RioRancho
City of Vision

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: 3117 Cascades Trail SE Rio Rancho, NM 87124

Legal Description: Residential Fence Request

Subdivision: Cascades Block: 1 Lot: 19

Parcel Size: .34 of an acre Zoning: Residential

Description for request: The fence in our front yard is too close to the road with the height it is. We would please like to have permission to leave it as is being that it is a clean and pleasing fence.

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

Property Owner

Name (Print): Ryan & Reoyne Cook

Address: 3117 Cascades Trail SE Rio Rancho, NM 87124

Phone: 575.791.1233 Fax: N/A

***Signature:

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

Applicant

Name (Print): Ryan Cook

Address: 3117 Cascades Trail SE Rio Rancho, NM 87124

Phone: 575.791.1233 Fax: N/A

Signature:

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. 25-110-0014 Application Date: 7/2/25 Receipt:

Staff Signature: Michelle Costilla

Hearing Date: 8/12/25

To Whom It May Concern:

I am writing to ask for a variance on the zoning of a pre-existing fence we have in our front yard. We moved into this house about 4 years ago. This fence was put up about 3 years ago. When putting the fence in, I didn't think about needing city approval. I am so sorry. I didn't know. I did call PNM and have them coming and do a ground scope to be sure we were not near any underground cables. Our neighborhood is not a part of an HOA, so I was not aware of needing to reach out for approval. Apologies.

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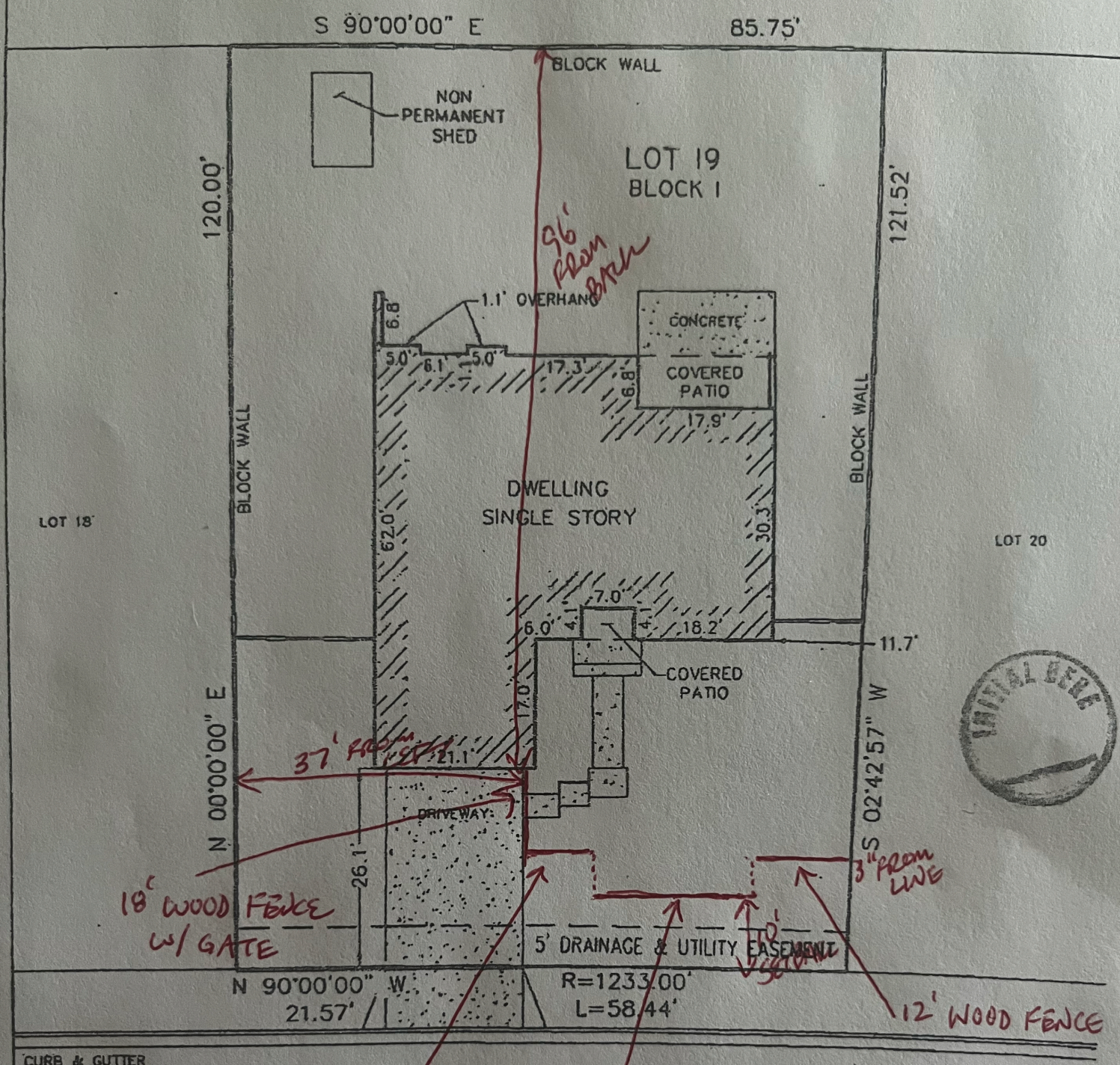
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So, here we are filing for a variance and asking that we can please leave our fence up as it is. Please let me know what else you need from us to show you for this request. I would be happy to schedule a time for someone to come out and look at the fence in person.

Thank you so much!

Ryan & Reoyne Cook

EXHIBIT



ALL FENCES ARE 6' H.
GATE IS 5' H.

SCALE 1" = 20'
DRAWN BY: SDR
09/17/2015

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S

Exhibit 1

Location - 3117 CASCADES TR SE

Code Enforcement Officer Patrol

March 13, 2025

Case- #25-1417

Violation

FENCE/WALL REGULATIONS (154.77)

Description

03/13/2025 08:31 AM AANDRADE ----------
On patrol I observed new fencing in front of the home. Researching permits I found no record of a fence permit between the years of 2022 and the present in either HTE or H Drive. NOV mailed.

03/24/2025 11:30 AM AANDRADE ----------
I received a VM from the occupant of the home asking to call them back to answer some questions. I called and was only able to leave a VM myself giving all my contact information.

03/24/2025 11:31 AM AANDRADE ----------
CONTACT: Reoyne Cook (575) 791-1233

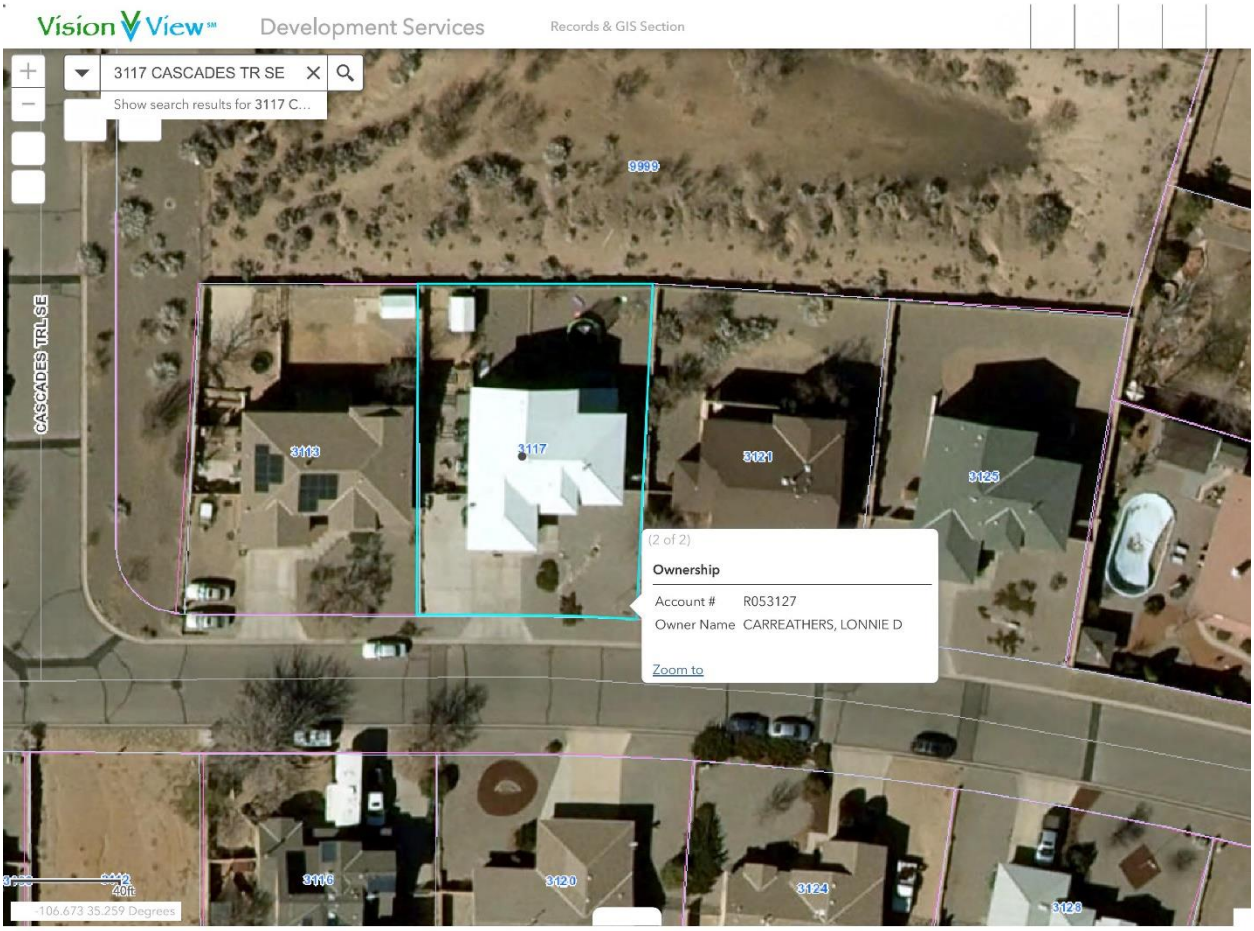
04/03/2025 11:48 AM AANDRADE ----------
The inspection performed on 4/2/25 revealed the fence in a static state and no record of a permit application is on file. I called the contact again to see if an application has been submitted. I spoke to Ryan and he asked what needed to be done. I referred him to the permit office. He asked if I needed to be sent the permit and I stated I would pull it up on my end.

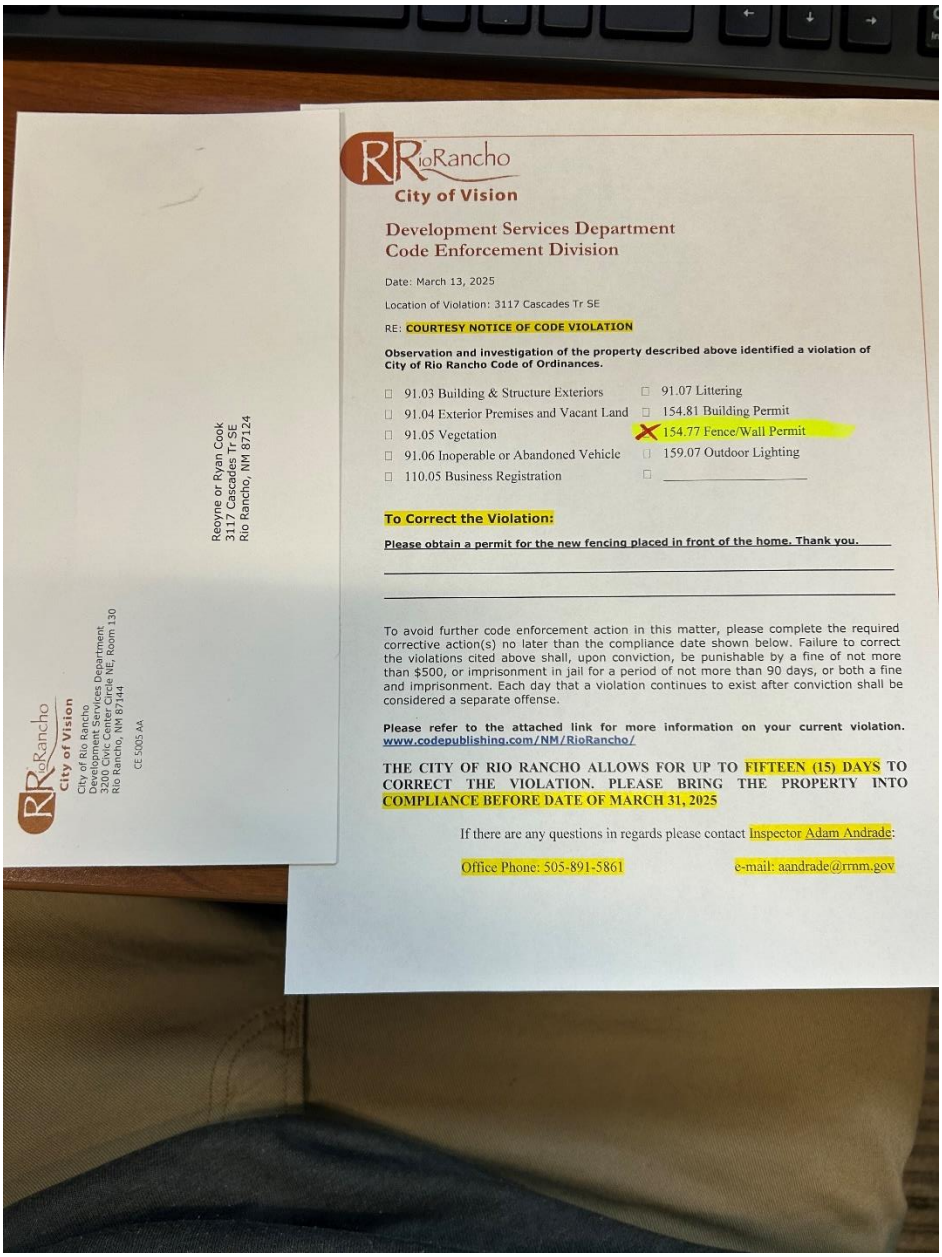
04/24/2025 08:24 AM AANDRADE ----------
The inspection performed on 4/22/25 revealed the static state of the fence. I searched for HTE and H Drive applications and did not find any results. I sent a message to the respondant requesting submission within a week.

05/21/2025 04:49 PM AANDRADE ----------
The inspection performed on 5/20/25 revealed the fences remain with no permit on record. Citation submitted.

06/16/2025 02:39 PM AANDRADE ----------
Today's inspection revealed the fence remains on the property with no permit. At this moment there is no justification to dismiss the court hearing.

07/22/2025 11:42 AM AANDRADE ----------
Today's inspection revealed the fence panels remain in place with no permit application on file.
Currently no evidence to dismiss court case.


Vision View SM
Development Services
Records & GIS Section
3117 CASCADES TR SE
Show search results for 3117 C...
CASCADES TRL SE
9999
3113
3117
3121
3125
(2 of 2)
Ownership
Account # R053127
Owner Name CARREATHERS, LONNIE D
Zoom to
3116
3120
3124
3128
40ft
-106.673 35.259 Degrees



RioRancho
City of Vision

Development Services Department
Code Enforcement Division

Date: March 13, 2025

Location of Violation: 3117 Cascades Tr SE

RE: **COURTESY NOTICE OF CODE VIOLATION**

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

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Exterior Premises and Vacant Land
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable or Abandoned Vehicle
- ☐ 110.05 Business Registration
- ☐ 91.07 Littering
- ☐ 154.81 Building Permit
- ☒ 154.77 Fence/Wall Permit
- ☐ 159.07 Outdoor Lighting
- ☐ _____

To Correct the Violation:

Please obtain a permit for the new fencing placed in front of the home. Thank you.

To avoid further code enforcement action in this matter, please complete the required corrective action(s) no later than the compliance date shown below. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both a fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered a separate offense.

Please refer to the attached link for more information on your current violation.
www.codepublishing.com/NM/RioRancho/

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION. PLEASE BRING THE PROPERTY INTO COMPLIANCE BEFORE DATE OF MARCH 31, 2025

If there are any questions in regards please contact Inspector Adam Andrade:

Office Phone: 505-891-5861 e-mail: aandrade@rrnm.gov

Reoyne or Ryan Cook
3117 Cascades Tr SE
Rio Rancho, NM 87124

RioRancho
City of Vision
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE, Room 130
Rio Rancho, NM 87144

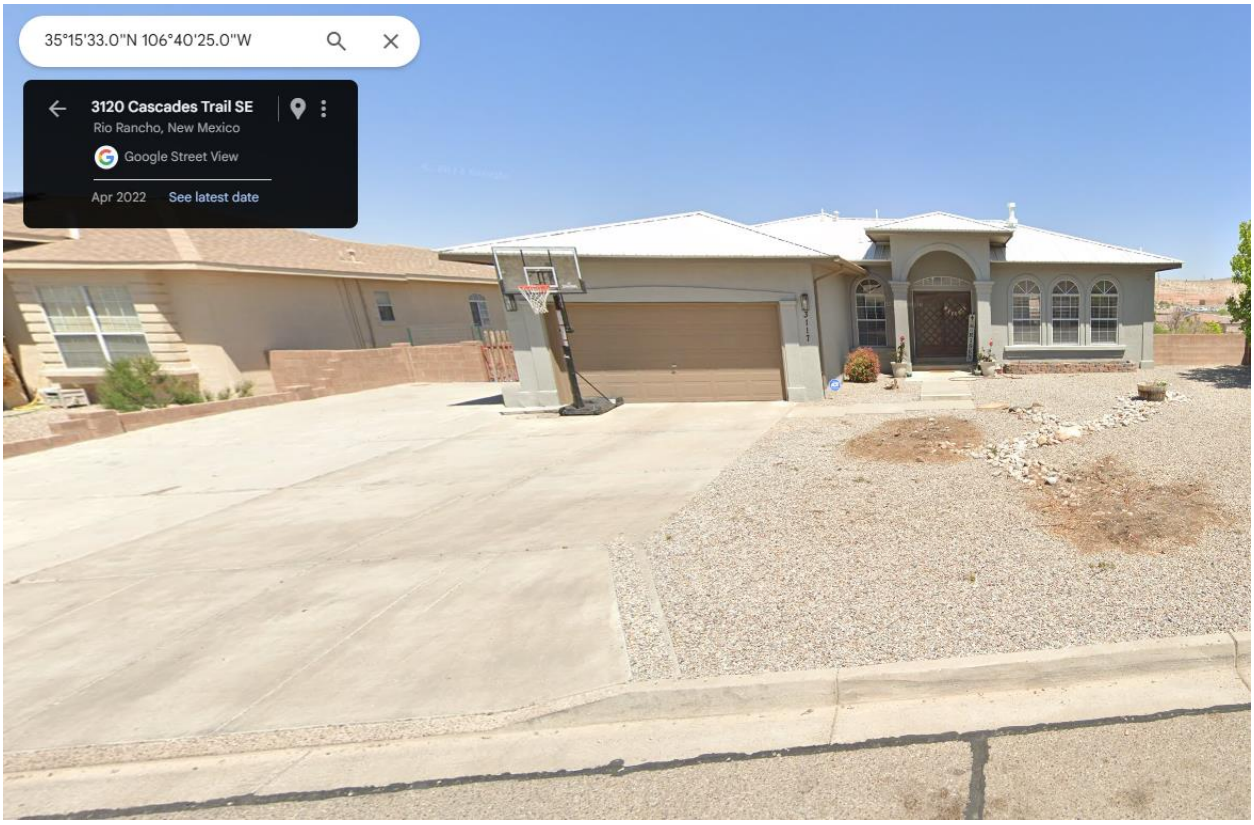
CE 5005 AA


Wednesday, March 12, 2025 at 1:06:01 PM
N 35° 15' 33", W 106° 40' 23"
NM,Rio Rancho,Loma Colorado
A Andrade


3117
Wednesday, March 12, 2025 at 1:06:16 PM
N 35° 15' 33", W 106° 40' 25"
NM,Rio Rancho,Loma Colorado
A Andrade


3117
Wednesday, March 12, 2025 at 1:06:12 PM
N 35° 15' 33", W 106° 40' 25"
NM,Rio Rancho,Loma Colorado
A Andrade


Wednesday, March 12, 2025 at 1:06:03 PM
N 35° 15' 33", W 106° 40' 23"
NM,Rio Rancho,Loma Colorado
A Andrade


35°15'33.0"N 106°40'25.0"W
3120 Cascades Trail SE
Rio Rancho, New Mexico
Google Street View
Apr 2022
See latest date


Apr 2, 2025 at 12:15:12 PM
N 35° 15' 32", W 106° 40' 25"
Rio Rancho, NM
A Andrade


3117
CANS25
Apr 2, 2025 at 12:15:10 PM
N 35° 15' 32", W 106° 40' 26"
Rio Rancho, NM
A Andrade


Apr 2, 2025 at 12:15:15 PM
N 35° 15' 32", W 106° 40' 25"
Rio Rancho, NM
A Andrade


3107
Tuesday, April 22, 2025 at 1:21:42 PM
N 35° 15' 32", W 106° 40' 25"
NM,Rio Rancho,Loma Colorado
A Andrade


Tuesday, May 20, 2025 at 2:15:48 PM
N 35° 15' 32", W 106° 40' 25"
Rio Rancho, NM
A Andrade


Tuesday, May 20, 2025 at 2:15:31 PM
N 35° 15' 32", W 106° 40' 25"
Rio Rancho, NM
A Andrade


Monday, June 16, 2025 at 2:37:58 PM
N 35° 15' 32", W 106° 40' 25"
Rio Rancho, NM
A Andrade


Ray Pirolo
480-7002
CENTURY 21
505.292.2021
ANDIE RICE
505-688-8800
Tuesday, July 22, 2025 at 11:41:03 AM
N 35° 15' 32", W 106° 40' 25"
Rio Rancho, NM
A Andrade

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 25, 2025

RE: Variance
Case No. 25-110-00014 (Cascades at High Resort, Block 1, Lot 19)

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, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, August 12, 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.

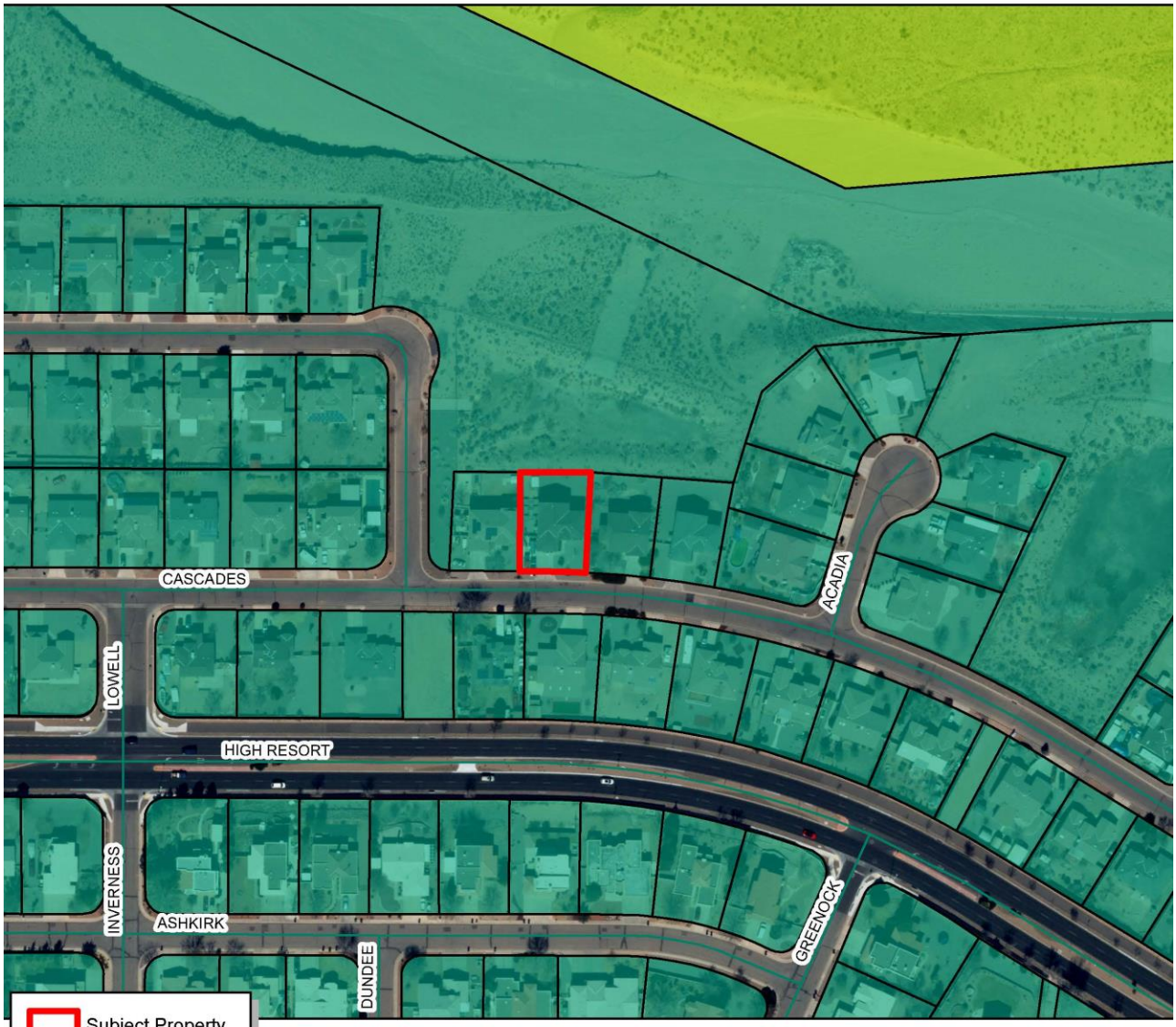
Respectfully,

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

CASCADES AT HIGH RESORT, BLOCK 1, LOT 19



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 7/23/2025

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, August 12, 2025:

Variance
Case #25-110-00014
The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

Site Plan
Case #25-100-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Preliminary Plat Extension
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Variance
Request #25-110-00015
The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The property is zoned R-1: Single Family Residential District and comprises approximately 0.35 acres.

Zone Map Amendment
Request #25-100-00005
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, 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, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

The meeting is scheduled for 6 p.m. 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. 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 28, 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:	**August 12, 2025**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

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

NOTICE OF PUBLIC HEARING

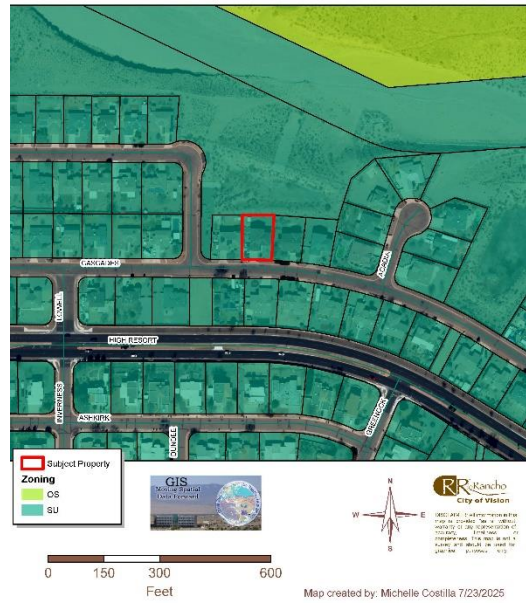
Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**August 12, 2025**
Time:	6:00PM
Staff Contact:	Michelle Costilla (505) 896-8362 mcostilla@rrnm.gov

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, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

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

CASCADES AT HIGH RESORT,
BLOCK 1, LOT 19

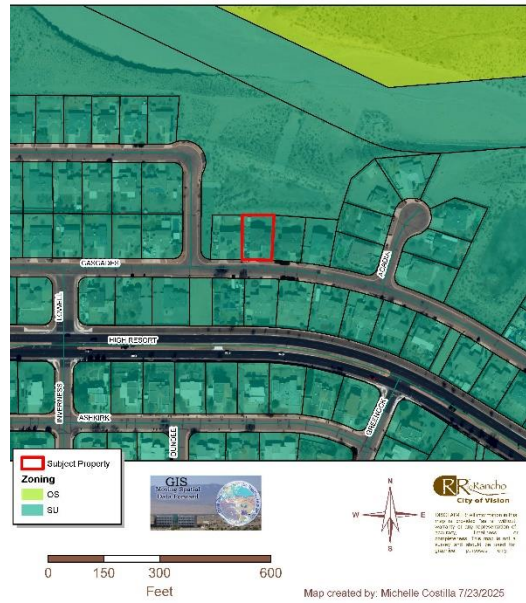


Application Information

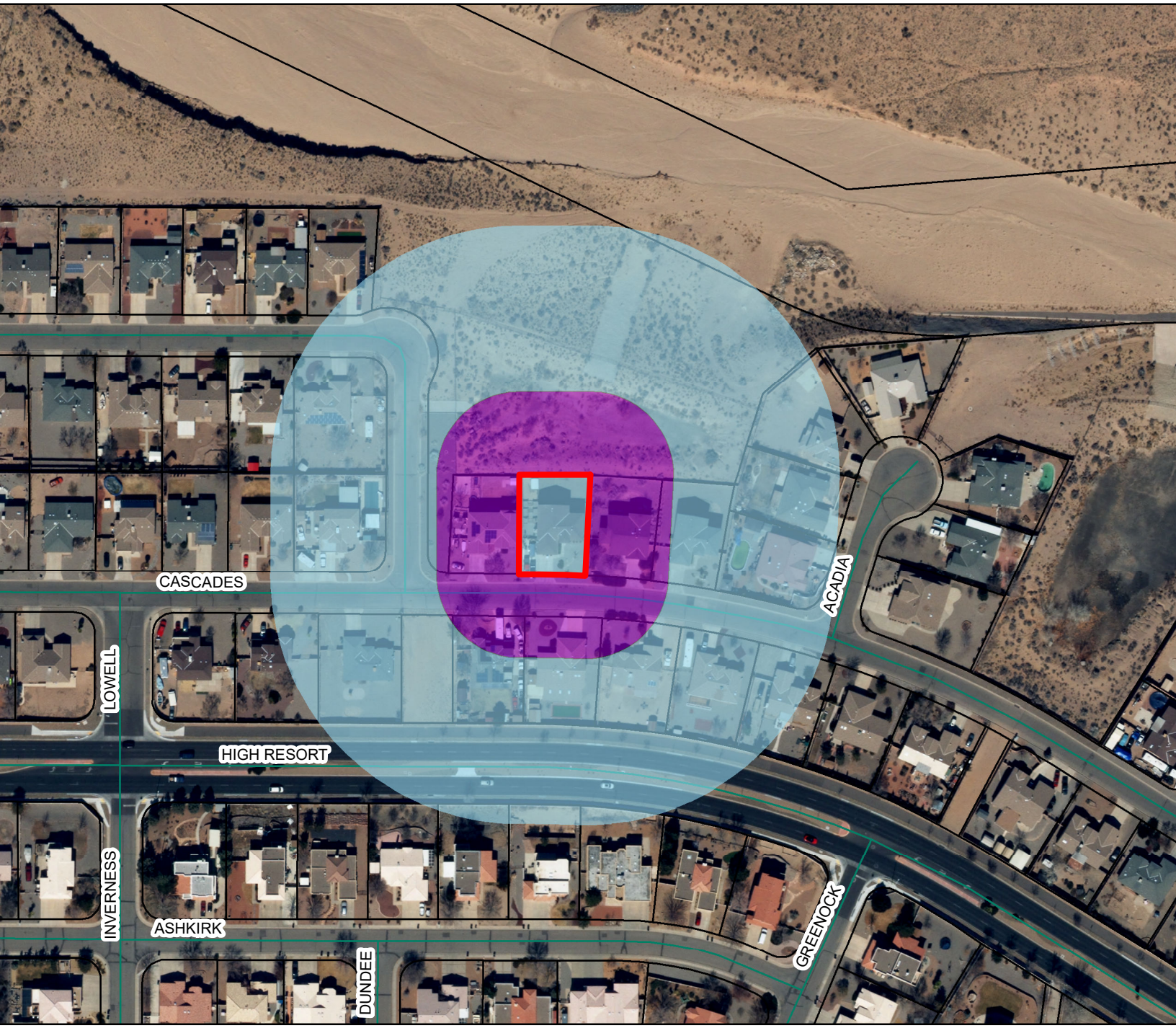
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https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819
Join via phone: 1-253-215-8782 US

CASCADES AT HIGH RESORT,
BLOCK 1, LOT 19



CASCADES AT HIGH RESORT, BLOCK 1, LOT 19



Subject Property
100 ft.
300 ft.

GIS
Moving Spatial Data Forward

N
W
E
S

RioRancho
City of Vision

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0 150 300 600
Feet

Map created by: Michelle Costilla 7/23/2025

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00014

REQUEST FOR A VARIANCE TO THE MAXIMUM FENCE HEIGHT REGULATION FOR THE PROPERTY LEGALLY DESCRIBED AS CASCADES AT HIGH RESORT, BLOCK 1, LOT 19

Applicant: Ryan and Reoyne Cook

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of August 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Variance to the maximum 4-foot height requirement within the front setback as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.77(D)(1).
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The strict application of the maximum 4-foot height within the front 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 fence, as identified in the included building permit application #25-7896, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute
approval of the subject fence permit.
5. The applicant must adhere to all other fence requirements in R.O. 2003, Section 154.77.

THEREFORE, the application for a Variance request to the 4-foot height requirement within the front setback, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on August 12, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00014

REQUEST FOR A VARIANCE TO THE MAXIMUM FENCE HEIGHT REGULATION FOR THE PROPERTY LEGALLY DESCRIBED AS CASCADES AT HIGH RESORT, BLOCK 1, LOT 19

Applicant: Ryan and Reoyne Cook

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of August 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Variance to the maximum 4-foot height requirement within the front setback as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.77(D)(1).
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 154.77.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application for a Variance request to the 4-foot height requirement within the front setback, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on August 12, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00015

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to Rio Rancho Code of Ordinances, Section 154.60 (A)(3)(a), for a roof pitch not meeting the requirement of a minimum slope of two and one-half inches in every 12 inches for the property located at 317 Northern Blvd NE. Staff contact is Tamarah Martinez and staff recommends approval.

BACKGROUND AND ANALYSIS:
The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Block B, Lot 76. The property is zoned R-1: Single-Family Residential, consists of 0.35 acres, and is located to the east of the Rainbow Blvd NE (minor arterial road) and Northern Blvd NE (minor arterial road) intersection. The lot has a frontage width of 50 feet, which is nonconforming to the standards of the R-1: Single-Family Residential zoning district; however, Ordinance No. 19, Enactment 96-020, allows for such nonconforming use.

During the review process for a new manufactured home on the subject property, the roof pitch was discovered to be 2 inches versus the required 2.5 inches resulting in Staff returning the building plans. Per §154.60 (A)(3): "Each dwelling unit shall have a roof meeting one of the following minimum criteria: (a) A pitched roof with a minimum slope of two and one-half inches in every 12 inches and no less than six-inch overhangs."

The requested variance is to allow for a roof pitch of 2 inches, resulting in a 0.5-inch deviation from the required 2.5 inches, as shown in the included building permit application, #25-5523. The Engineering Division has approved the requested permit, the applicant has an approved Septic permit from NMED and has obtained an approved foundation permit from the Manufactured Housing Division of the New Mexico Regulation & Licensing Department. The application meets all other criteria set forth by the City of Rio Rancho Municipal Code.

REVIEW CRITERIA:

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

R.O. 2003 Section 150.06 (Variances) reads in part A: "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case

of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicant states within the included justification narrative: "The manufactured home that has been purchased has a 2"/12" roof pitch. This is only .5" from meeting the city code. The factory that makes the TRU model homes is unable to make a home with a roof pitch that would satisfy the city code. The only way to correct this would be to rebuild the entire roof with new roof trusses. However, doing so would null and void the factory warranty of the home and would change the structural integrity of the home beyond the design approved by licensed engineers. Enforcing this code to the letter is an unreasonable request not only because we are only off by half an inch but because it directly deprives Mr. Omlor from having reasonable use of his land and property. There is simply no reasonable way to correct the roof pitch to meet city code. The design decision was not made by Mr. Omlor and the factory would not have been able to change the design as they do not provide the roof trusses in that size. Granting this variance would not grant special privileges.

This exact model home can be found in the same neighborhood that Mr. Omlor plans on installing his home in. The difference in pitch is negligible and it would likely not even be noticed by the general public and granting this variance would blend in very well with existing homes in this area. Having a roof pitch that is half an inch off in pitch will not be detrimental in the least to the neighborhood, persons residing in the vicinity or impact the public welfare in general. The installation process is the same for any other HUD code home and it will follow the same state inspection process as any other manufactured home in the area. This home continues to meet all engineering standards as well."

Staff finds that the lot is not particularly narrow, shallow, or steep; however, the manufactured home's inability to meet the pitch requirement does result in a practical difficulty or unnecessary hardship for the applicant. The submitted and proposed manufactured home is newly manufactured and complies with all other requirements. The requested variance does not have an adverse effect on the surrounding community and the requested variance is not for a significant deviation from the roof pitch requirements, as it is about an 20% variance from the 2.5" over every 12" pitch required.

Their proposed site plan meets setback requirements for their zoning designation; and the building permit #25-5523 has been approved by City Engineering. Staff recommends that the Planning and Zoning Board find that the building's inability to meet the pitch requirement is a legitimate hardship, and the request meets the criteria outlined in Section 150.06 of City Code for granting a variance.

NOTIFICATIONS: Neighboring property owners within 100 ft of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300 ft were notified by postcard. A notice sign was erected on the subject property on August 4, 2025 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on August 12, 2023. All notification requirements for this hearing have been met.

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

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

DSD Planning & Zoning	Provided with this document
DSD Engineering	No adverse comments
Parks, Recreation and Community Services	No adverse comments

Fire and Rescue	No adverse comments
Rio Rancho Public Schools	No comments provided
Police Department	No comments provided
SSCAFCA	No adverse comments
MRCOG	No adverse comments

IMPACT:

General Findings of Fact:

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

Specific Findings and Conditions for Approval:

1. The applicant has adequately addressed the criteria for granting a variance as outlined in R.O. 2003 Section 150.06.
2. A variance to R.O. 2003 §154.60(3)(a) requiring a minimum roof pitch of two and one-half inches in every twelve inches, to allow for a roof pitch of 2 inches in every 12 inches, as included in building permit #25-5523, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.60.

If the Planning & Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

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

ALTERNATIVES:

The Planning and Zoning Board may:

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

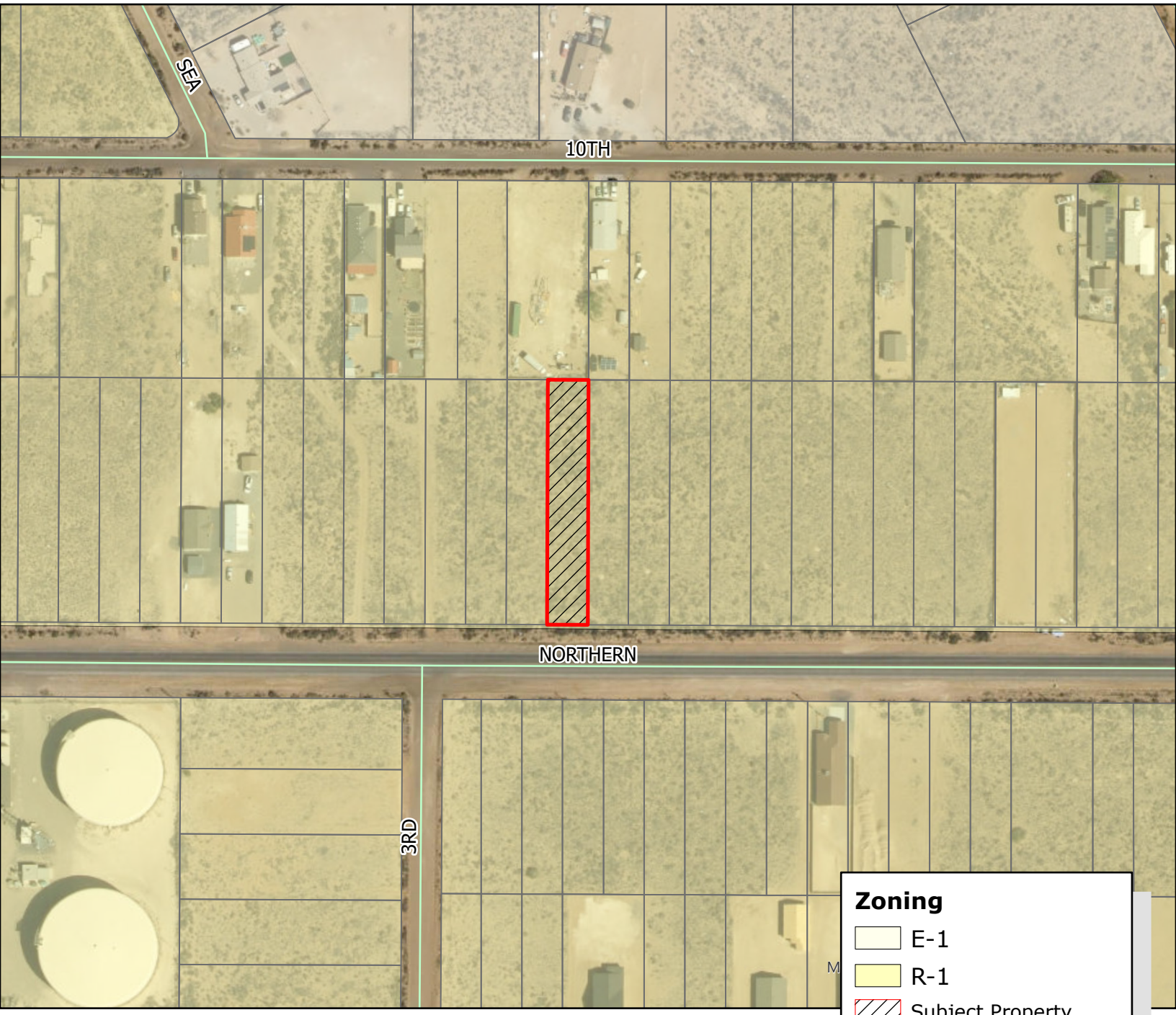
DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested variance, subject to findings and conditions.

ATTACHMENT: Location Map.pdf

ATTACHMENT: Complete Submission.pdf
ATTACHMENT: Complete Building Permit Submission.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_Northern.docx

317 NORTHERN BLVD NE
UNIT 12, BLOCK B, LOT 76
VARIANCE TO ROOF PITCH REQUIREMENT



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 courtesy of Tamarah Martinez
7.22.25

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

Zoning Variance Guidelines

Instructions

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

Justification of Variance

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

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

City of Rio Rancho
Development Services
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: 317 Northern Blvd NE

Legal Description: Lot 76 Bock B Rio Rancho Estates Unit 12

Subdivision: Rio Rancho Estates Block: B Lot: 76

Parcel Size: .5 Acres Zoning: R-1

Description for request: To allow for a 2"/12" roof pitch which would be a variance of only .5 inches.

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

Property Owner

Name (Print): Michael A. Omlor

Address: 600 San Jose SE Albuquerque, NM 87102

Phone: 505-550-6000 Fax:

***Signature: Michael A. Omlor (Jul 11, 2025 07:49 MDT)

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

Applicant

Name (Print): Emmanuel Silva

Address: 454 Road 6100 #1 Kirtland, NM 87417

Phone: 505-397-0540 Fax:

Signature:

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. Application Date: Receipt:

Staff Signature:

Hearing Date:

Silva Permits
505-397-0540 | 11 Manzano St. Moriarty, NM 87035

Agent Authorization

This letter is to authorize **Silva Permits** to act as an agent on behalf of the registered landowner for the purpose of obtaining a building or development permit.

Address:

Name: Michael A. Omlor
Email: omlorma@comcast.net
Phone number: 505-550-6000

I, Michael A. Omlor, hereby authorized the reference individual and/or company to serve on my behalf as a duly authorized agent for the above-mentioned property.

The agent may:

- Submit an application for permitting
- Make Payments
- Make Changes
- Submit Zoning Variances in my behalf

Michael A. Omlor

Full Name

Michael A. Omlor
Michael A. Omlor (Jul 13, 2025 06:29 MDT)

Signature

Date

To whom it may concern,

We are requesting a variance of the application of code 154.6.A.3 at 317 Northern Blvd.

Here is why a variance should be granted:

- The manufactured home that has been purchased has a 2"/12" roof pitch. This is only .5" from meeting the city code. The factory that makes the TRU model homes is unable to make a home with a roof pitch that would satisfy the city code. The only way to correct this would be to rebuild the entire roof with new roof trusses. However, doing so would null and void the factory warranty of the home and would change the structural integrity of the home beyond the design approved by licensed engineers. Enforcing this code to the letter is an unreasonable request not only because we are only off by half an inch but because it directly deprives Mr. Omlor from having reasonable use of his land and property. There is simply no reasonable way to correct the roof pitch to meet city code.
- This home is built to HUD code standards by TRU homes. The design decision was not made by Mr. Omlor and the factory would not have been able to change the design as they do not provide the roof trusses in that size.
- Granting this variance would not grant special privileges. This exact model home can be found in the same neighborhood that Mr. Omlor plans on installing his home in. The difference in pitch is negligible and it would likely not even be noticed by the general public and granting this variance would blend in very well with existing homes in this area.
- Having a roof pitch that is half an inch off in pitch will not be detrimental in the least to the neighborhood, persons residing in the vicinity or impact the public welfare in general. The installation process is the same for any other HUD code home and it will follow the same state inspection process as any other manufactured home in the area. This home continues to meet all engineering standards as well.

Mr. Omlor is not requesting something for free, is not trying to defraud the city by providing false information and is trying to do his best to work within city code. However, this particular city code is unreasonable and likely very outdated since HUD code manufactured homes have come a very long way and they are engineered to be very, very safe regardless of their roof pitch.

Data Plate

CMH MANUFACTURING, INC.

TRU MH
1313 INDUSTRIAL PARK RD
BELTON, TX 76513

Date of Manufacture	Plant #	HUD #	
5/09/25	00998	NTA2326013	NTA2326014

Manufacture's Serial Number and Model Unit Designation

BL2014056TXABAC 98TRU28563RH25

Designed Approval by (D.A.P.I.A.)

HWC

This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standards in force at the time of manufacture. The manufacturer certifies this home is compliant with the Title VI, Toxic Substance Control Act. (For additional information, consult the owner's manual.)

The factory installed equipment includes:

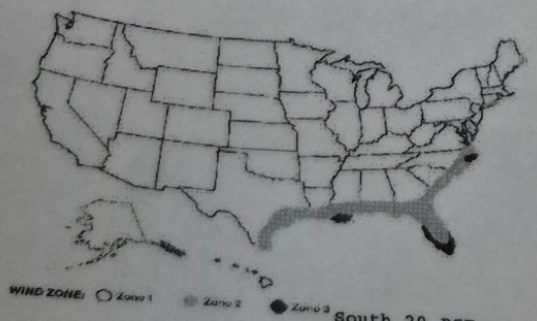
Equipment	Manufacturer	Model Designation
FURNACE	CARRIER	N96M041712A1
WATER HEATER	RHEEM	PROH40T2RH310BM
RANGE	FRIGIDAIRE	FCGE3052BBA
REFRIGERATOR	FRIGIDAIRE	FFHT1835VB
DISHWASHER	FRIGIDAIRE	FFCD2413UB6B
SMOKE DETECTOR	FIRST ALERT	9120B
SMOKE QAND CARBON	FIRST ALERT	SC910B
THERMOSTAT	ECOBEE	EB-STATE3LTPB-01

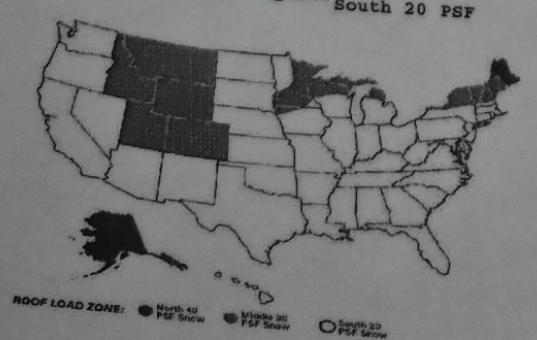
Manufactured Home Constructed for: **Zone 1**

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in the Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88.

This Home **Has Not** been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be in Wind Zones II and III which have not been provided with shutter or equivalent covering devices. It is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufactures printed instructions.

This manufactured home **IS NOT** designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions.





Comfort Heating

This manufactured home has been thermally insulated to conform with the requirements of manufactured home construction and the safety standards for all locations within climatic zone 2.

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average of 70° F temperature in this home at outdoor temperatures of -36 °F.

To Maximize furnace operating economy and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97.5%) is not higher than -4 °F.

The above information has been calculated assuming a maximum wind velocity of 15 mph standard atmospheric conditions.

Comfort Cooling

☐ **Air Conditioner provided at factory (Alternate I)**

Air conditioner manufacturer and model (See list at left).

Certified capacity B.T.U./hour in accordance with the appropriate air conditioning and registration institute standards. The central air conditioning system provided in this home has been sized assuring an orientation of the front (hitch end) of the home facing . On this basis, the system is designed to maintain an indoor temperature of 75°F when outdoor temperatures are °F dry bulb and °F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount exposures of the windows of this home in the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, widow exposure and shadings are provided in Chapter 22 of the 1981 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

☒ **Air Conditioner not provided at factory (Alternate II)**

The air distribution system of the home is suitable for the installation of the central air conditioning. The supply of air distribution system installed is this home is the sized for the manufactured home central air conditioning system of up to 25767 B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards when the air circulators of such air conditioner are related at 0.3 inch water column static pressure or information necessary to calculate cooling loads at various locations and orientation is provided in the special comfort cooling information provided with this manufactured home.

☐ **Air Conditioner not recommended (Alternate III)**

The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

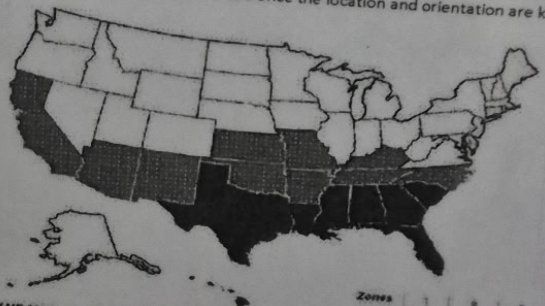
INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (Without windows and doors)	"U"	0.085
Ceilings and roofs of light color	"U"	
Ceilings and roofs of dark color	"U"	
Floors	"U"	0.030
Air ducts in floor	"U"	0.044
Air ducts in ceiling	"U"	
Air Ducts installed outside the home	"U"	0.226

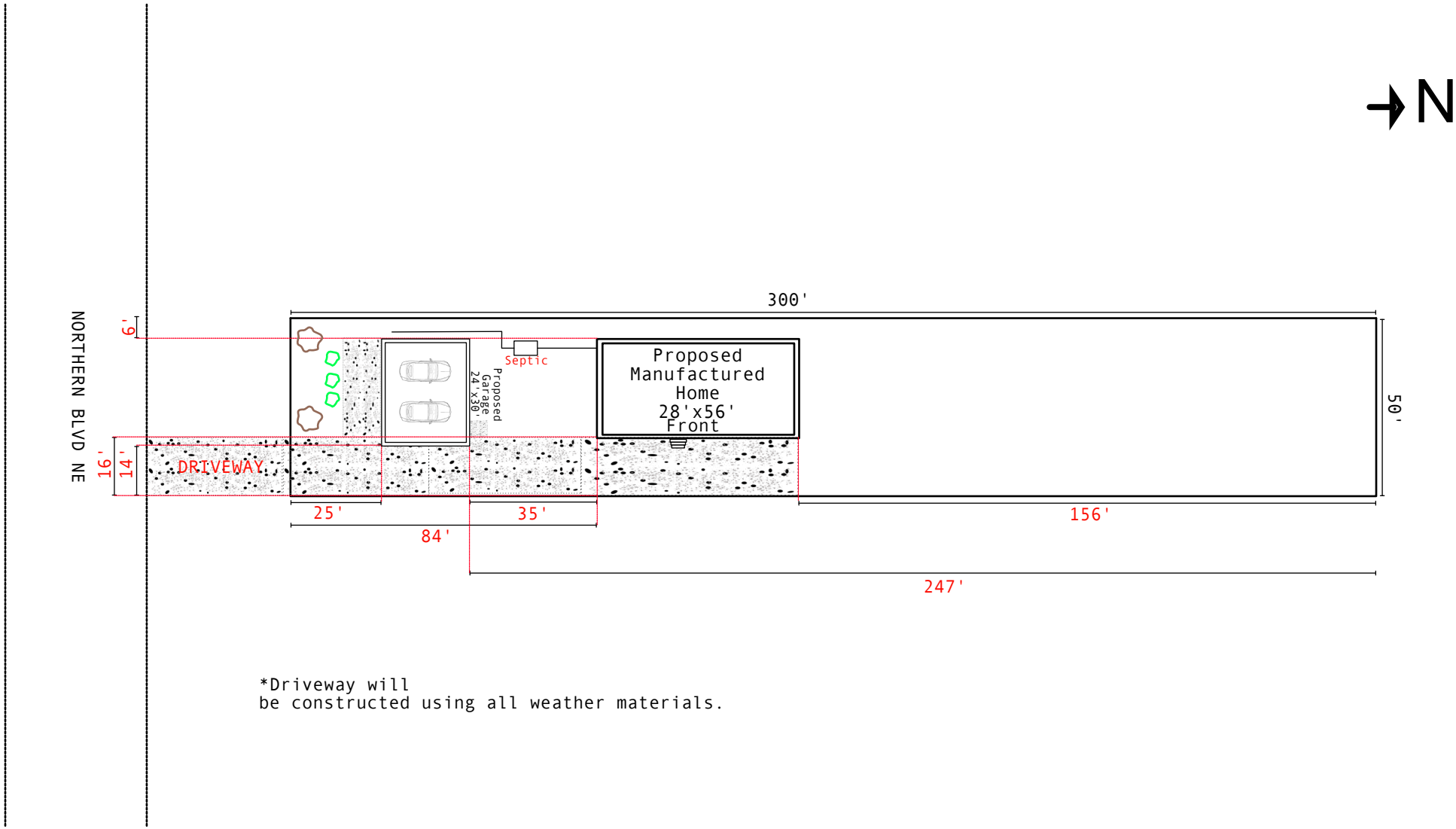
The following are the duct areas in this house

Air ducts in the floor	112	Sq. Ft.
Air ducts in the ceiling		Sq. Ft.
Air ducts outside the home	78.5	Sq. Ft.

To determine the required capacity of the equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation location and the structure of the home. Central air conditioner operates most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals once the location and orientation are known.



DO NOT REMOVE



*Driveway will
be constructed using all weather materials.

SILVA PERMITS
Permitting Specialists

Site Plan

Print Size: 8.5"X11"

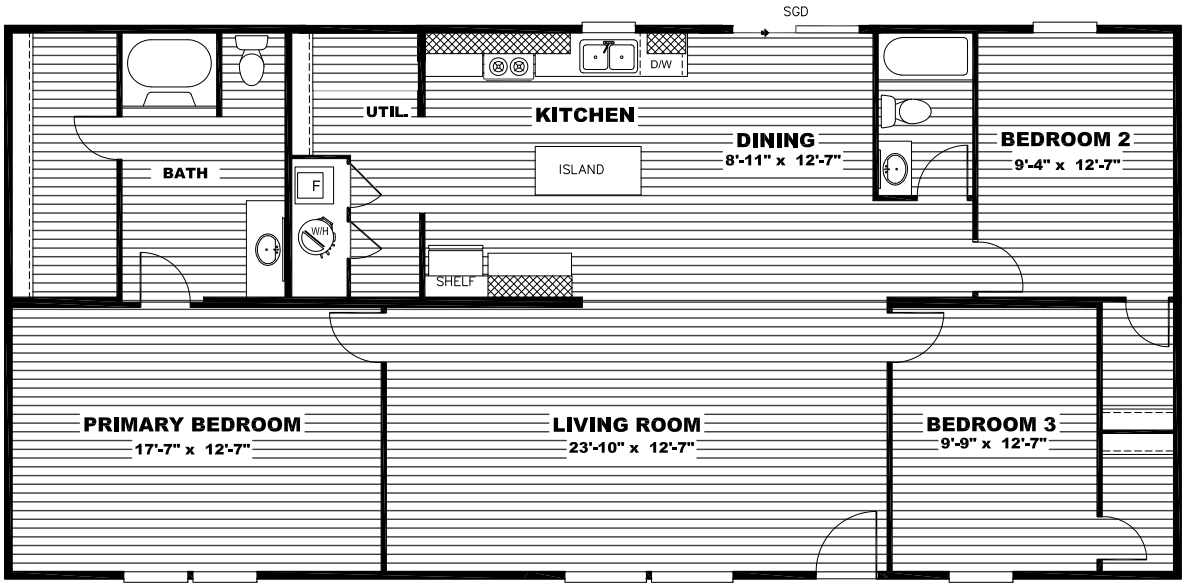
SCALE: .25"=10'

Tree

Shrub

Michael A. Omlor
317 Northern Blvd NE
.5 Acre
UPC: **100907142051**5

"Thrill"



MODEL #TRU28563R SQ.FT. 1,475 DRAWING # TRU-M003-56-3

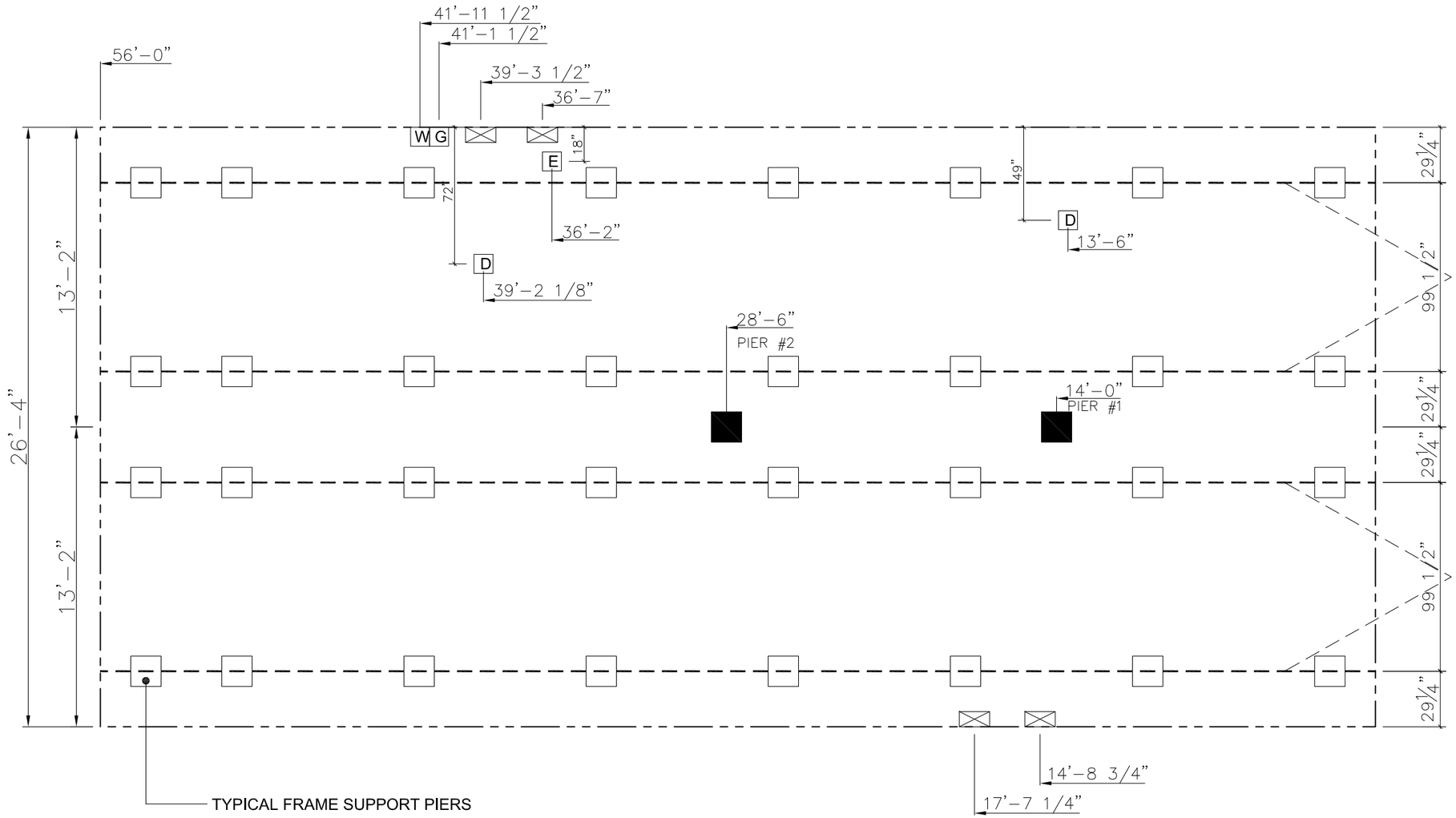
File Path:A:\Product Design\DWG Files\TRU\TRU-M003-56-3.dwg, Last Saved By:HuitingJ, Saved Date:10/30/2023 2:02 PM, Date Printed:10/30/23 2:03 PM

20 psf Roof Live Load			
Column Pier #	Distance from Hitch Feet	Distance from Hitch Inches	Pier Load (lbs)
1	14	0	3264
2	28	6	3264

30 psf Roof Live Load		
Column Pier #	Distance from Hitch	Pier Load (lbs)
1	14.000	5272
2	28.500	5272

20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 28' BOX WIDTH	SIDEWALL OPENING (FT) REQUIRED PIER LOAD (LBS)					
	3	4	5	6	8	10
	1175	1330	1485	1640	1950	2260

*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7b & 7c IN THE INSTALLATION MANUAL.



GENERAL NOTES:

1. PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
2. REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
3. FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
4. SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
5. THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

PIER LEGEND
☐ = SUPPORT UNDER MATING OPENING
■ = SUPPORT AT MATING COLUMN
▨ = SUPPORT UNDER MATING WALL
▣ = PIER PORCH/RECESSED ENTRY
☐ = PIER MAIN BEAM
▭ = PIER PERIMETER
● = TIE-DOWN SUPPORT (QTY PER TBL M, SEE DETAIL D-6 IN FOUND. PKG.)

SERVICE DROP LEGEND
E = ELECTRICAL DROP
W = WATER INLET
D = DWV PLUMBING DROP
G = GAS INLET

Clayton Built

REVISION: Changed HBath door from 24" to 28"
DATE: 3/4/21

MODEL NAME: Thrill
MODEL NO.: TRU28563R
BOX SIZE: 28' x 56'
MODEL SQ. FT.: 1,475

DRAWN BY: JEREMY HUITING
DATE DRAWN: 1/9/12
DATE PRINTED: 12/15/2023
SCALE: 3/16"=1'
* UNLESS OTHERWISE NOTED
PLAN NO.: TRU-M003-56-3
SHEET NAME: PIERS 99.5" IBEAM
SHEET NO.: SU-1.

File Path:A:\Product Design\DWG Files\TRU\TRU-M003-56-3.dwg, Last Saved By:HuitingJ, Saved Date:12/12/2023 6:21 PM

CITY OF RIO RANCHO

ORDINANCE NO. 19 **ENACTMENT NO. 96-020**

AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; PROPERTY DESCRIBED AS UNIT 12, BLOCKS B, BB, C, CC, D, AND DD, AND LOTS INCLUDED THEREIN TO BE ZONED R-1/SINGLE FAMILY RESIDENTIAL AND IMPOSING A MORATORIUM ON DESCRIBED PROPERTY FOR A PERIOD OF NO MORE THAN SIX MONTHS.

WHEREAS: The City of Rio Rancho has recently annexed the property described in Section 1 below into the municipal boundaries of the City; and

WHEREAS: Such property is presently unzoned; and

WHEREAS: The uncontrolled growth and development possible on unzoned properties is contrary to the general welfare of the citizens of the City and to the City's Comprehensive Plan; and

WHEREAS: The lots in such property were platted before the incorporation of the City with frontages only fifty feet wide; and

WHEREAS: The City has no desire to deprive the owners of such property of all beneficial use of their lots nor does the City wish to endanger the health, safety and welfare of its citizens while the City seeks to minimize deleterious conditions within such properties, therefore,

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

Section 1

A. The property described as Unit 12, Blocks B, BB, C, CC, D, and DD, and all lots included therein shall be zoned R-1/Single Family Residential District and shall thereby be subject to the land use restrictions set forth in Section 9-1-5, Rio Rancho Ordinances 1987, except that the minimum frontage width of each lot therein shall be no less than fifty feet.

B. In light of the deleterious conditions in this area, there is hereby imposed a moratorium on the described property on all new development of any nature, including, but not limited to, any improvements sought for currently developed properties, for a period of no more than six months from the effective date of this ordinance for the purpose of exploring and implementing curative measures to protect the health, safety and welfare of the owners and residents within and adjacent to the described properties.

Section 2 **Nonconforming Clause.** Some already developed properties within the lands described above may not conform to the R-1/Single Family Residential District requirements, as modified herein. Therefore a nonconforming use certificate shall be granted to property owners upon request and at no cost to the property owner as nonconformities are identified; provided that, the property owner can show the nonconformity existed prior to adoption of this zone map ordinance. This nonconforming clause shall apply to all requirements of Section 9-1-5.

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

Section 4. **Compiling Clause.** This ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **Effective Date.** This ordinance shall become effective ten days after adoption.

ADOPTED THIS 24TH DAY OF JULY, 1996

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

7/25/96

Date

ATTEST:

Tina Gonzales

Tina Gonzales, City Clerk

[S E A L]

CODIFIED 9/96

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: O-19

DEPARTMENT: City Development **AGENDA DATE:** June 12, 1996

SUBJECT: **Zone Map Ordinance; Amending Appendix G: Zone Map Ordinance and the Zone Map (Attachment I)**
PROPERTY: **Unit 12, Blocks B, BB, C, CC, D, DD; All Lots Inclusive (Attachment II)**
APPLICANT: **Department of City Development**

SYNOPSIS

- Zone Map Amendment application to change the zoning designation of subject properties from "Unzoned" to R-1/Single Family Residential District
- Properties were not included in annexing ordinance due to typographical error
- Zoning vs. Covenants is an issue
- Nonconforming front lot width; 50 feet

BACKGROUND AND ANALYSIS: The subject properties were annexed via ordinance 95-020. It was intended that the subject properties be zoned R-1/Single Family Residential however, due to a typographical error, the properties were not listed in the zoning portion of the ordinance. It is therefore necessary to complete this process to zone the properties. It has been precedent to place the most restrictive zoning designation on newly annexed properties until it may be determined whether or not a different zoning designation is more appropriate.

Letters from affected property owners have been included for your review. These property owners oppose the zoning designation as they feel the subject properties are currently either commercial (single letter blocks) or multifamily (double letter blocks) properties based on restrictive covenants. The Department has interpreted that the subject properties were not zoned as such by the County of Sandoval prior to annexation into our municipal boundary and further, that the City is within its legal rights in zoning the property residential.

The standard front lot width for R-1/Single Family zoned properties is 70'. The front lot width of all the subject properties is 50' consequently, the lots would be legal nonconforming and has been accounted for in the proposed ordinance.

The Planning & Zoning Commission reviewed this item at the February 27, 1996 meeting at which time by majority the Commission voted to recommend approval of the proposed ordinance. This item was heard by the Governing Body at its meeting of March 27, 1996 at which time the Governing Body voted to remand this item back to the Commission to allow for further discussion and public input. The Planning & Zoning Commission reviewed this item again at their regularly scheduled meeting of April 30, 1996 and by a majority vote of 5-2, the Commission voted to recommend approval of the proposed zone map ordinance.

The proposed ordinance includes text to clearly address the issue of 50' front lot widths. The ordinance also includes legislative findings to ensure that the intent of the ordinance is clear.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts with regard to these issues.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map ordinance which if approved would change the zoning designation to R-1/Single Family Residential Zoning District with a minimum front lot width of 50' or, the Governing Body may vote to deny the proposed zone map ordinance which would leave the subject properties "unzoned" and subject to development which is unregulated by zoning.

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

REVIEWED BY:

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

OTHER DEPARTMENT'S RECOMMENDATIONS:

PREPARED BY: Dolores Wood **DATE:** 6/10/96

DEPARTMENT DIRECTOR: Art Carsel/DW **DATE:** 6/10/96

CITY ADMINISTRATOR: James B. Lewis **DATE:** 6/10/96

Attachment I:	Draft Zone Map Ordinance
Attachment II:	Location Map
Attachment III:	Related Ordinance; 95-020
Attachment IV:	Minutes; PZC; February 27, 1996
Attachment V:	Minutes; GB; March 27, 1996
Attachment VI:	Minutes; PZC; April 30, 1996
Attachment VII:	Letters; Responses to property owner notifications

CITY OF RIO RANCHO

ORDINANCE NO. 22

ENACTMENT NO. 95-020

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF REAL PROPERTY INTO THE CORPORATE BOUNDARIES OF THE CITY OF RIO RANCHO, NEW MEXICO, AND FURTHER PROVIDING FOR AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, PARTICULARLY AS FOLLOWS:

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

ARTICLE 1. INTENT

It is the intent of this Ordinance to show the approval and acceptance by the Governing Body, of the annexation of real property to the corporate boundaries of the City of Rio Rancho, as requested in Annexation Petition AP95-01, AM95-01.

ARTICLE 2. LEGAL REQUIREMENTS MET

The Annexation Petition for annexation area (AP95-01, AM95-01) having been presented to the Governing Body of the City of Rio Rancho, in full compliance with state law as set forth in 3-7-17 NMSA 1978, and the Governing Body having considered the Petition and presentations of petitioner, the Governing Body finds as follows:

A. The Annexation petition seeks to have annexed to the corporate boundaries of the City of Rio Rancho territory which is contiguous to the municipality.

B. The Annexation petition is signed by the owners of a majority of the property in acres in the contiguous territory sought to be annexed.

C. The Annexation Petition has been presented to the Governing Body by petitioners pursuant to the requirements of state and local law.

ARTICLE 3. CONSENT AND APPROVAL

By passage of the Ordinance, the Governing Body hereby expresses its desire to annex the property described in Annexation Petition AP95-01, AM95-01 and hereby does express its consent to an approval of the annexation of such contiguous territory being more particularly described in metes and bounds attached hereto and incorporated herein by reference in its entirety.

ARTICLE 4. ZONE MAP AMENDMENT

Purpose: That the property described as Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Parcel A, Town of Alameda Grant, Sandoval County, comprising portions of Units 7, 12, 13, 21, and 22 Rio Rancho Estates, consisting of 3,410 acres shall be annexed into the City of Rio Rancho and have the zoning designation of SU/Special Use (Exhibit A) for the following land uses and with the following conditions:

1. A development agreement must be reached prior to any development occurring on site.

LAND USE ("Northern Meadows"):

SU/Special Use for Single Family Residential: (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 860 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

A. Permissive Uses:
   1. Single family detached dwellings;
   2. Parks, open space, and public utilities;
   3. Swimming pools, tennis courts;
   4. Schools;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-1/Single Family Residential District.

C. Area:
   1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

D. Setbacks:
   1. Front - (25) feet
   2. Side - (5) feet each side, (10) feet between building walls
   3. Rear - (20) feet

E. Density: may not exceed (7) dwelling units per acre.

F. Height: one or two stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

SU/Special Use for Townhomes and Apartments: (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:

a. There shall be a (10) feet on the street side of corner lots.
b. There shall be no required side-yard setback from internal lot lines for townhomes.

3. Rear - (15) feet

Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

1. A front yard setback of (25) feet is required adjacent to public right-of-way.
2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.
F. Height: three stories, not to exceed (32) feet in total height.
G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

C-1/Retail Commercial: (17) acres of commercial development are proposed. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery.

A. All Uses, Area, Setback, Density, Height and Parking requirements:
1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de los Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

School: (10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE ("Contiguous Lands"):

All land uses and requirements as those provided in the R-1/Single Family Residential District and E-1/Estate District, more specifically:

A. R-1/Single Family Residential (Unit 12):

Block 1A	Block AA	Block H	Blocks 4-28
Block 2A	Block EE	Block J	Blocks 31-39
Block 3A	Block FF	Block K	Block 52
Block 6A	Block GG	Block L	Block 59
Block 21A	Block HH	Block M	Blocks 54-57
			Blocks 60-67
			Blocks 69-71
			Blocks 85-89

B. E-1/Estate Residential Residential (Unit 12):

Block 68	Blocks 72-76	Block 90

Signage: All signage shall comply with Article 5 of the Zoning Ordinance.

The applicant is subject to any and all additional Federal, State and Local laws, rules and regulations.

The applicant shall comply with all existing and future plans, policies, etc. directly related to this property.

ARTICLE 5. SAVING CLAUSE

If any of the sections, sentences, clauses, or phrases of this Ordinance or any exhibit or attachment thereto are for any reason held unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not thereby be affected inasmuch as it is the intent of the Governing Body of the City to pass each phrase, paragraph, and word separately.

ADOPTED THIS 12TH DAY OF JULY, 1995.

Thomas E. Swisstack, Mayor

7-14-95

Date

ATTEST:

Tina Gonzales, City Clerk

(SEAL)

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
MINUTES
February 27, 1996

F. **ZONE MAP AMENDMENT: Applicant requests a zone change on the property legally described as Unit 12, Blocks B, BB, C, CC, D, and DD, all lot inclusive from "Unzoned" (no zoning designation) to R-1\Single Family Residential. Applicant: City of Rio Rancho**

Dolores Wood stated Unit 12 was annexed into the City in July 1995 with the intent to zone as R-1 Residential, but these particular lots were left off.

Commissioner Cunningham asked if rezoning would not preclude these lots from becoming commercial and protect the City from unintended development. Mr. Corsie stated that is correct.

Joe Molinary, Resident, stated he purchased E-1 property to keep R-1 out and asked how there can be R-1 zoning on 50 foot lots. Commissioner Ramaeker stated two lots can be purchased.

Tony Madrid stated he is confused about what Amrep promised those who purchased lots and what the Commission is doing about it.

Commissioner Ramaeker stated the Commission has no idea what Amrep promised.

Norma Altman, Resident, stated she bought property from Amrep with the understanding that it was zoned commercial.

Commissioner Ramaeker stated that Amrep had no authority in the past , nor do they have authority to zone property now.

Rudy Casalas, resident, stated he purchased what he understood to be commercial and is recorded as such in Sandoval County Public Records.

Mr. Corsie stated that because the property is zoned R-1 does not mean the zoning will not be changed at a later date.

Commissioner Gahl asked if deed restrictions will be violated if the property is rezoned R-1 and a house is built. Mr. Corsie stated the City does not enforce deed restriction.

Carl Firstenberg, Resident, asked if the rezoning is to allow continuation of modular homes in the area. Mr. Corsie stated modular homes are allowed in all R-1 zoned areas.

PZC0227964F: **COMMISSIONER GAHL MOVED THAT THE REQUEST FOR A ZONE CHANGE ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 12, BLOCKS B, BB, C, CC, D, AND DD, ALL LOT INCLUSIVE FROM "UNZONED" (NO ZONING DESIGNATION) TO R-1\SINGLE FAMILY RESIDENTIAL BE APPROVED WITH STAFF RECOMMENDATIONS AND THAT STAFF MAKE AN EFFORT TO HAVE AMREP REMOVE RESTRICTIONS FROM THESE PROPERTIES. SECONDED BY COMMISSIONER BLOMBERG. MOTION CARRIED BY A VOTE OF 7 FOR AND 0 AGAINST.**

YES: BLOMBERG, CUNNINGHAM, DRAKE, GAHL, HAWLEY, RAMAEKER, SOTO

O-10, Zone Map Amendment, Unit 12, Unzoned to Single Family Residential

Councilor Boniello stated that there are legal questions that must be addressed before consideration by the Governing Body.

CM3: Councilor Boniello moved that **O-10, BE REMANDED TO THE PLANNING AND ZONING COMMISSION.** Seconded by Councilor Cordova. The motion carried by a vote of 6 FOR AND 0 AGAINST.
Yes: Bency, Boniello, Cordova, Hill, Minor, Yestrebi

O-11, Zone Map Amendment, Riverview Village, Lot 6, from Special Use for R-3/ Multi-Family Land Uses to Special Use for Senior Assisted Living Facility, Skilled Nursing Facility and Apartments - Arreellaga Development Group, Applicant

Art Corsie, Director of City Development, explained that there are three projects on the lot; assisted living, nursing care, and apartments. Mr. Jay Bladder of the Arreellaga Group gave a presentation of the project.

Councilor Boniello questioned the traffic study. Mr. Bladder explained that this area is actually down-zoned from an SU/24 for apartment use as none of the residents in the facilities are capable of driving so there will be a minimal number of cars for staffing only.

Councilor Yestrebi questioned emergency vehicles in the area. Mr. Bladder noted that there are two emergency egress connections and two access points to the streets. He added that this has been addressed in an efficient manner without overbuilding roads and parking, but meeting the standards.

Harry DeLapp, resident of Corrales, stated that he expressed concern with the lighting and the drainage of the project and feels that these issues have been addressed. He expressed opposition to any traffic by motorcycles or vehicles on the proposed walking path.

CM4: Councilor Boniello moved that **O-11, BE ADOPTED**. Seconded by Councilor Cordova. The motion carried by a vote of **6 FOR AND 0 AGAINST.**
Yes: Bency, Boniello, Cordova, Hill, Minor, Yestrebi

BOARDS AND COMMISSIONS

D-28, Approval of Boards and Commissions Manual

Councilor Boniello referenced page 4, which states that the commission member may continue to serve until they are replaced or reappointed. He requested that this be amended so that a commission member whose term has expired cannot continue to serve unless reappointed by the Mayor and Governing Body.

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
MINUTES

ATTACHMENT VI

APRIL 30, 1996

H. ZONE MAP AMENDMENT: Applicant requests a zone change on the property legally described as Unit 12, Blocks B, BB, C, CC, D, and DD, all lot inclusive from "Unzoned" (no zoning designation) to R-1\Single Family Residential. Applicant: City of Rio Rancho

Art Corsie, City Development, stated that the request for zone change from unzoned to R-1 be approved on the non-conforming lots.

Commissioner Cunningham asked if the Commission can request that there be a 70 foot frontage on the lots. Mr. Corsie stated they cannot.

Commissioner Gahl asked if the City allows 50 foot frontage. Mr. Corsie stated yes, these are non-conforming lots and the City cannot prevent the owners of these lots from building.

Commissioner Gahl asked if C-1 zoning is the best use in the City. Mr. Corsie stated C-1 zoning is best use but R-1 zoning is the safest zoning and that it is ill-advised to leave the property unzoned.

Commissioner Gahl asked Don Young, City Attorney, if he is comfortable with the proposed zoning. Mr. Young stated this is the only zoning he is comfortable with, and requested a closed session to discuss this with the Commission.

Commissioner Drake asked how soon a master plan will be in place for the area. Mr. Corsie stated a recommendation will be presented to the Governing Body in the form of a Resolution to accept a Northern Boulevard Corridor Plan and should be completed in one year.

COMMISSIONER CUNNINGHAM MOVED THAT THE MEETING BE ADJOURNED FOR 15 MINUTES FOR A CLOSED SESSION. SECONDED BY COMMISSIONER DRAKE. MOTION CARRIED BY A VOTE OF 7 FOR AND 0 AGAINST.

YES: BLOMBERG, CUNNINGHAM, DRAKE, GAHL, HAWLEY, HEIL, RAMAEKER

The meeting adjourned at 10:40 p.m. and reconvened at 10:55 p.m.

Usher Bruger, Resident stated the zoning in the area changes like the wind.

Joe Molinary, Resident, stated he opposes the zone change unless it conforms to R-1 zoning.

Commissioner Ramaeker asked if single wide mobile homes are allowed in R-1 zoning. Mr. Corsie stated they are not.

Jack Reynolds, Resident, asked if a moratorium can be put in place. Commissioner Ramaeker stated a moratorium cannot be done.

Commissioner Gahl asked if the Commission is creating a new zoning district. Don Young stated he sees this as an overlay zone.

ATTACHMENT VII

CITY OF RIO RANCHO
OFFICE OF THE CITY ATTORNEY
MEMORANDUM

To: James B. Lewis, City Administrator

CC: Art Corsie
Randall Van Vleck

From: Don Young

Date: April 23, 1996

Re: Zone Map Amendment - Unit 12

In response to your memo of April 22, 1996, I submit the following comments.

The City is at mild risk of a lawsuit but at very low risk of actual liability.

Background: Back in the Sixties, when Amrep laid out Rio Rancho Estates, one of the techniques it used was to create a few areas with a series of lots with 50' wide street frontage. The purpose was to sell them to purchasers who would buy two, three or more, depending on the size of estate they wished to create. Unfortunately, Amrep failed to put a minimum purchase of two lots in the rules, so a number of folks bought just a single half-acre lot. The area described in the Fitzgerald letter is such an area.

Later Rio Rancho became a city. Among the earliest enactments was a zoning code which created the designation "R-1." R-1 requires that the street frontage be no less than *70'* feet. This was not a problem yet in that this area was not incorporated into the municipal boundaries.

FROM THE DESK OF...

DON YOUNG
ASSISTANT CITY ATTORNEY
OFFICE OF THE CITY ATTORNEY
POST OFFICE BOX 15550
RIO RANCHO, NEW MEXICO 87174-0550

(505) 891-7239
Fax: (505) 891-7274

In 1995 there was a lawsuit concerning similar property within the city limits. The Planning Department had allowed some mobile homes or modular homes to locate on 50' lots on Tulip Road. This contravened our own ordinance. The neighbors, owners of fairly nice homes on full standard lots, retained Mr. Fitzgerald and the Rodey firm to file suit against the City for denial of due process for allowing

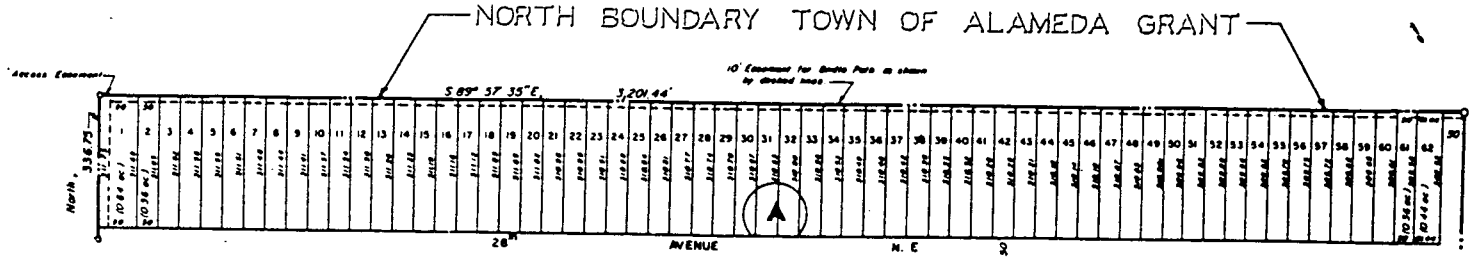
such actions without input from the neighbors. I realized that the neighbors were indeed correct; we settled the suit within two weeks of filing and kept the damages down to a minimum.

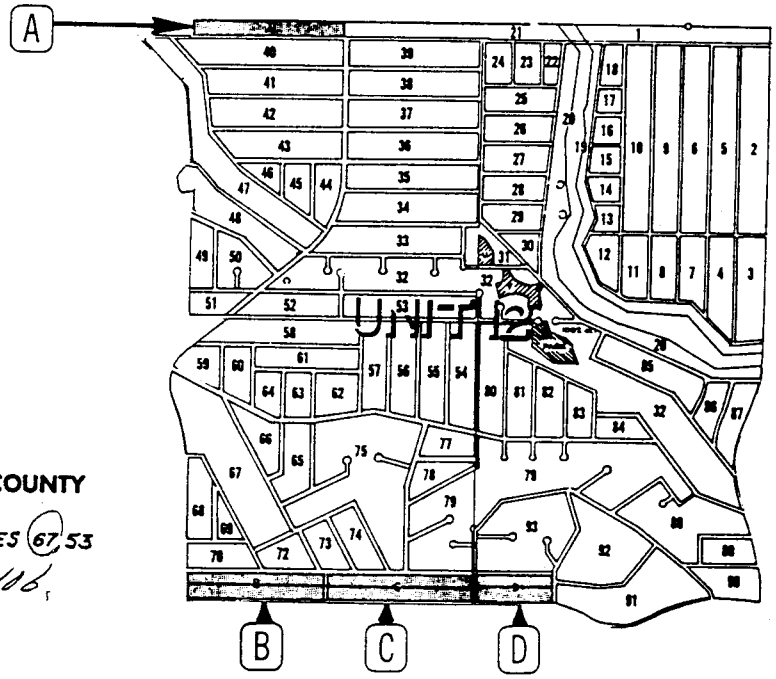
Now we are looking at an area which has been brought into the City by annexation. The annexation process included zoning but omitted these lands with respect to zoning. The original ordinance proposing zoning was scrapped and I wrote a new one. See attached. It creates a special zoning overlay designating these lots to be R-1 in all respects except they may have a minimum frontage of 50'. Because the Governing Body will consider the amendment, the opposing neighbors will have their opportunity to express their opinions and to attempt the sway the Governing Body. That is all the due process to which they are entitled. The attached ordinance also concludes findings of legislative fact which, if the Governing Body accepts such findings, will most likely protect the City from liability.

A major consideration which you should consider is the double dilemma which the City faces. If we do not zone, the owners may place *any* land use on these lots. If we rezone as standard R-1, the lots are substandard and we deny the owners of single lots any beneficial use of their land and we buy their lots through *de facto* condemnation. In this option, the only threat to the City may arise from conflict with restrictive covenants. That is not supposed to be actionable, but is untested in New Mexico.

Another remote option is metropolitan redevelopment. A project such as this is not especially appropriate for this remedy since the area is developing on its own. It does not fit the definition of the statute.

If you have any other questions, please call.





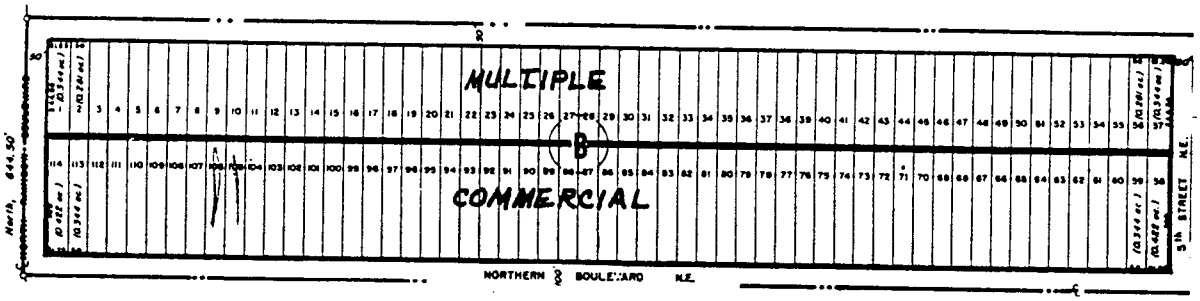
REPLAT OF LOTS WITHIN

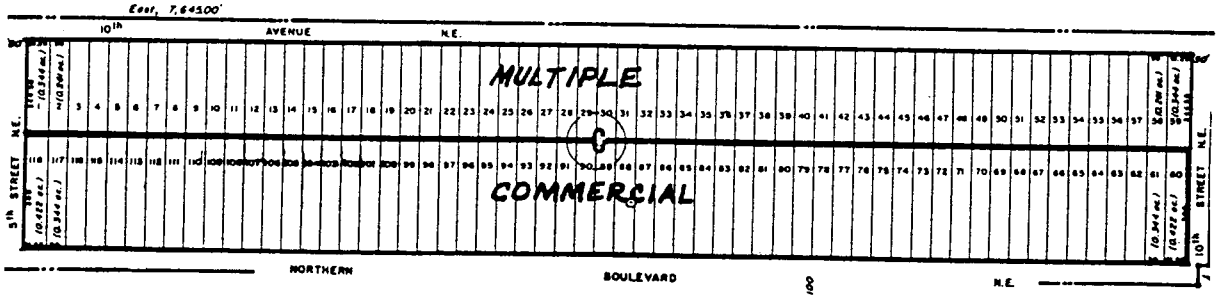
UNIT TWELVE

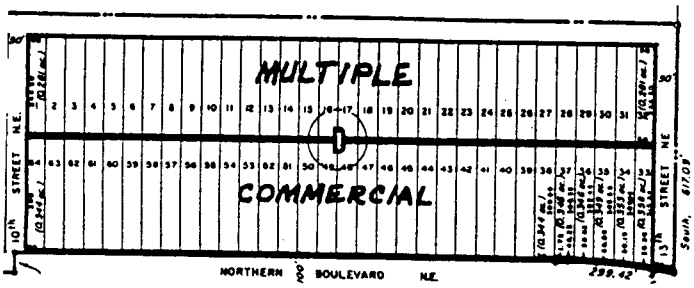
RECORDED in PUBLIC RECORDS of SANDOVAL COUNTY

RIO RANCHO ESTATES PLAT BOOK #1, *PAGES* 67, 53

Block B, Lots 105-106,







UNIT TWELVE - COMMERCIAL PROPERTY PRICE LIST

	BLOCK	LOT	PRICE	MONTHLY
Commercial	A	1 *	$ 3,000.00	$ 50.00
		2 thru 61	1,600.00	27.50
		62 *	4,000.00	70.00
Commercial	B	58 *	3,700.00	65.00
		59 thru 113	1,750.00	30.00
		114 *	4,000.00	70.00
Commercial	C	60 *	3,700.00	65.00
		61 thru 117	1,750.00	30.00
		118 *	3,700.00	65.00
Commercial	D	33 *	3,500.00	60.00
		34 thru 63	1,750.00	30.00
		64 *	3,500.00	60.00
Multiple Dwelling	B	1 *	3,000.00	50.00
		2 thru 56	1,250.00	20.00
		57 *	2,700.00	45.00
Multiple Dwelling	C	1 *	2,700.00	45.00
		2 thru 58	1,250.00	20.00
		59 *	2,700.00	45.00
Multiple Dwelling	D	1 *	2,500.00	40.00
		2 thru 31	1,250.00	20.00
		32 *	2,500.00	40.00

Note: Minimum sale is two (2) contiguous lots except those lots where an asterisk (*) is indicated.

City *of* Rio Rancho

3900 Southern Blvd. SE · PO Box 15550
Rio Rancho, New Mexico 87174-0550
(505) 891-7206 · Fax (505) 891-3888

DEPARTMENT OF
CITY DEVELOPMENT

June 6, 1996

RE: **ZONE MAP AMENDMENT** to change the zoning designation from "Unzoned" to R-1\Single Family Residential on the property legally described as Unit 12, Blocks B, BB, C, CC, D, and DD, all lots inclusive.

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Governing Body will conduct a public hearing on the above referenced matter on June 26, 1996. The meeting is scheduled at 7:00 PM in the Council Chambers, 3900 Southern Boulevard. Protests will be heard at the meeting or may be submitted in writing to this office.

If you have any questions or require additional information, please contact Susan Rasmussen at 891-7206.

Thank you,

Tina Gonzales

Tina Gonzales, CMC
City Clerk

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

MANUFACTURED HOME APPLICATION PACKET



www.rrnm.gov

www.codepublishing.com/NM/RioRancho/

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

Welcome!

All residential manufactured home submittals within the municipal boundaries of the City of Rio Rancho are required to have a heated area of at least 36' by 24' square feet **and** at least 864 square feet. Residential dwelling units are required to:

- be permanently affixed to a permanent foundation; and
- **prior** to submittal for the Manufactured Home permit a State of New Mexico approved foundation permit shall be obtained; and
- have either an attached or detached private garage affixed to a permanent foundation. At the time of plan review submittal for the dwelling unit, a submittal is also required for the attached or detached garage; and
- have a roof meeting the following minimum criteria:
    - A pitched roof with a minimum slope of one-half inches in every 12 inches and no less than six-inch overhangs; or
    - A flat roof with parapets at least six inches in height above the finished roof.
- face the address street or create a presence on the address street; and
- All front steps necessary for access due to a difference in grade between the front door and/or the floor of the dwelling unit and finished grade shall be permanently installed and shall be constructed of stone, concrete or masonry materials; and
- have sites which shall be prepared in such a manner that positive drainage of surface water is maintained and directed away from the dwelling unit as per State of New Mexico regulations; and
- An all-weather driveway shall be constructed from the front property line to the private garage; and
- provide landscaping in the front yard which consists of a minimum of two trees, each of a minimum one and one-half inches in caliper or eight-foot high conifers and three five-gallon shrubs.

Additional design criteria information is available at https://www.codepublishing.com/NM/RioRancho/#!/RioRancho150/RioRancho154.html#154.60

All new dwelling units being located within the municipal boundary of the City of Rio Rancho are assessed impact fees. Payment of the impact fees is required prior to issuance of the placement permit. https://www.rrnm.gov/DocumentCenter/View/70024/RIO-RANCHO-IMPACT-FEE-RATE-Schedule?bidId=

Please refer to the required documentation section of this packet to ensure a complete submittal. Submittal documents and applications can be made electronically to permits@rrnm.gov.

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

MANUFACTURED HOME REQUIRED DOCUMENTS CHECKLIST

☑ **Copy of Data Plate*** (the data plate is not to be removed from the dwelling unit, please take a digital photo to be used with the submittal process)

☑ **Copy of Approved State of NM Foundation Permit**
http://www.rld.state.nm.us/construction/manufactured-housing.aspx

☑ **Meter Application Residential** (if City water and/or sewer is available)
https://www.rrnm.gov/2795/Forms

or:

☐ **Copy of Approved Liquid Waste Permit** (if not connecting to City Wastewater)
https://www.env.nm.gov/liquid_waste/forms-3/

☐ **Copy of Approved Well Permit** (if not connecting to City Water)
https://www.ose.state.nm.us/WR/forms.php

☑ **Site Plan** (which provides front, sides and rear setback measured from each property line to the proposed dwelling unit) Minimum landscape requirements of two trees each of a minimum one and one-half inches in caliper (deciduous trees) or eight foot tall conifers (evergreen trees) and three five-gallon shrubs to be identified on site plan**.**

☐ **Elevation detail** (this detail shall include: roof pitch, roof overhang, front steps to access the dwelling and exterior material).

☑ **Floor Plan** (a diagram of the layout of the house).

☑ **Completed Plan Review Application**
https://www.rrnm.gov/DocumentCenter/View/76096/RESIDENTIAL-BUILDING-APPLICATION

☐ **Engineered Grading and Drainage Plan** (as required per City Ordinance Chapter 153 – Erosion Control; Storm Drainage and Stormwater Quality
https://www.codepublishing.com/NM/RioRancho/#!/RioRancho150/RioRancho153.html#153

☐ After all reviews have been completed satisfactorily and prior to the issuance of the Manufactured Home Permit, you will be provided with a Residential Disclosure Statement. This document shall be recorded with Sandoval County, a copy of the recorded document (all pages) shall be provided to the City of Rio Rancho Development Services Department.

PROVIDE ONE COMPLETE SET OF THE REQUIRED DOCUMENTS DIGITALLY TO permits@rrnm.gov.

*If a Data Plate is not available due to new construction, documentation that the structure will meet State requirements shall be submitted, but a copy of the Data Plate will be required prior to the house being set on the site.

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

Rio Rancho
City of Vision

Date: 4.30, 2025

I Michael A Ombo certify that I understand a dwelling unit must have
(print name)
either an attached or detached private garage structurally affixed to a permanent foundation of sufficient size to, at a minimum, park automobiles and/or light trucks (§ 154.60 A(2) Residential Design Criteria). The number of parking spaces shall be in accordance with off-street parking requirements (§ 154.76 Off-Street Parking Requirements).
I acknowledge, understand and will comply with the garage meeting the minimum setback requirements of the zoning district. The garage shall have an external appearance and finish treatment similar to and consistent with the dwelling unit and shall be completed and issued a certificate of occupancy no later than twelve months after occupation of the dwelling unit.
My signature below confirms my understanding and compliance with this requirement.

X _____
Applicant Signature (MUST BE SIGNED BEFORE A NOTARY WITNESS)

NOTARY PUBLIC-STATE OF NEW MEXICO
Gina Renee Gallegos
Commission # 2004753
My Comm. Expires 11/15/2028

NOTARY

Sworn to before me this 30th of
April, 2025

_____
Notary witness signature

My Commission Expires: 11/15/2028

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

Rio Rancho
City of Vision

DEVELOPMENT SERVICES DEPARTMENT
Building Inspection Division
Zoning Division

Permit #_____ Date: _____

Contractor and/or Homeowner
Name & Address : _____

_____

Location Address: 317 Northern Blvd NE Rio Rancho

Legal Description
Unit: 12 Block B Lot 76

I, Michael A. Omlor, am the owner of the property described above and hereby attest
(legibly printed name)
to compliance with both the all-weather driveway requirement and the landscaping requirement pursuant to the City of Rio Rancho Municipal Code, Title XV, Chapter 154 Land Usage.

- **Landscaping**
  - All single-family residential development shall conform with installation and maintenance of landscaping in the front yard and when an unscreened side yard abuts a street right-of way, that side yard as well, in accordance with Ordinance §154.05 and/or §154.15.15. Specifically, a minimum of two trees, each of a minimum 1 ½ inches in caliper,(deciduous trees) or 8-foot high conifers (evergreen trees) and three 5-gallon shrubs or, the equivalent thereof in accordance with a written plan submitted to and approved by the Director of Development Services, or that person's official designee. The installation of cool season turf grass in residential front yards is prohibited. Cool season turf grass is permitted in side and rear yards but shall not exceed 1,000 sq ft or 20% of the total lot area, whichever is less. Cool season turf grasses include but are not limited to the following species: *Poa pratensis* (Kentucky Bluegrass), *Festuca spp*. (Fescues), and *Lolium spp* (Ryegrasses). Plant aterials in front yards shall be limited to species that are not listed as high water use on the City of Rio Rancho plant list. Existing turf and other plants installed prior to October 31, 2011 are exempt from this regulation. After October 31, 2011, future homeowner association bylaws or new restrictive covenants shall not have requirements that conflict with the landscaping restrictions contained herein.

  - All requirements of this division shall be completed within a reasonable amount of time after occupation of the dwelling unit, not to exceed 120 days.

- **Driveway**
  - An all-weather driveway shall be constructed from the property line to the private garage or carport, or to any other area designated for off-street parking.

The above is acknowledged by AuthentiSIGN' Michael A Omlor 05/26/25
_____
Signature of Contractor and/or Homeowner

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

City of Rio Rancho • 3200 Civic Center Circle NE • Suite 250 • Rio Rancho, NM 87144

UT-UTO-01.02 (E)

METER APPLICATION RESIDENTIAL

Instructions and Definitions

1. All services will be pending until a field inspection is completed. If a field inspection failed; the customer is required to pay the difference for the service. All services will be inspected by the City once installed.
2. Customer must make sure that the address is clearly marked on the lot, and viewable from the road.
3. The following definitions are used in this application:
   a. **Service Available:** The infrastructure has been completed and accepted. Distribution Main is a new water/wastewater main that must be extended. The water distribution/wastewater collection main is located in the street and may provide service, but there is no service line to the property. A copy of **Inspection Sheet** from the City Utility Inspector must be submitted prior to release of water/wastewater request. No approval for building permit will be allowed without a completed Meter Application from the Utility Division.
   b. **Well/Septic Permit Required:** City Water/Wastewater is not available now or in the near future. Applicant should pursue a Domestic Well (for water) or a Liquid Waste Disposal System (for sewer and approved by NMED). See the Water Programs Coordinator for a Domestic Well packet in Suite 200 of City Hall. A septic tank is allowed for wastewater, but Customer must provide a copy of septic permit attached to this Form from NMED.
   c. **Pro-Rata:** If a pro-rata is due for water and wastewater then it must be paid along with impact fees.

Applicant Information

Name: Michael A. Omlor Phone: 505-397-0540

E-mail: silvapermits@icloud.com Fax: _____

Mailing Address: _____ (Address) _____ (City) _____ (State) _____ (Zip)

Legal Description of Property

Subdivision: Rio Rancho Estates

Unit: 12 Block: B Lot: 76

Physical Address: 317 Northern Blvd NE (Address) 87124 (Zip)

Is the Road Paved? ☑ Yes ☐ No

Acknowledgement and Signature

***EFFECTIVE: SEPTEMBER 08, 2020 – CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNTIL METER PASSES FINAL INSPECTION**

**I certify that the information in this application is truthful and correct to the best of my knowledge.

Applicant Signature: Michael A Omlor Date: 05/26/25

Print name if signing electronically

FOR DEPARTMENT USE ONLY

Water/Wastewater Situation:

Water	Wastewater
☐ Service Line Available	☐ Service Line Available
☐ Service Line Not Available	☐ Service Line Not Available
☐ Distribution Service Main Available	☐ Distribution Service Main Available
☐ Distribution Service Main Not Available	☐ Distribution Service Main Not Available
☐ Domestic Well Permit Required	☐ Septic Permit Required

Pro-Rata payment due? ☐ Yes ☐ No

Payment Amount

Water $ _____
Sewer $ _____
Total $ _____

Approved By: _____ (Utility Operations Division Representative) Date: _____

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

Residential Building Permit & Plan Review Application

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

Permit #_____
Model #_____

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

Property Information
Acreage of Property .35 Height of Primary 12 ft.
Width of Front Yard Setback 25 ft. SQ. FT of Primary 1475

Physical address
Address 317 Northern Blvd NE
City Rio Rancho State NM Zip 87124

Legal Description
Subdivision/Unit 12 Block B Lot 76
Track/Parcel _____ Zoning R-1

Description of work to be conducted: Installation of a manufactured home

Cost of Project: $_____

SETBACKS
Gross Floor Area: 1475 Heated 1475 Unheated _____
Front 25' Rear 156' Left 6' Right 16'
Garage # of Bays _____ Water # _____
No. of Stories 1 Septic # _____
Height of Structure _____ Gallons (Pool only) _____

Homeowner Information
Name (Print) Michael A. Omlor
Address 600 San Jose SE
City Albuquerque State NM Zip 87102
Phone 505-550-6000 Email maofhd@gmail.com

Contractor Information
Name D&J Mobile Home Transport License # I02102
Address PO Box 1973
City Grants State NM Zip 87020
Phone: 505-290-1188 Fax: _____ Email: del_salazar@icloud.com

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

Name (printed) Michael A. Omlor Date 05/26/25

Signature Authentisign Michael A Omlor

REVISED 06/19

Authentisign ID: 7D63D99F-8D3A-F011-A5F1-000D3A8A9962

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

Single Family Residential Permit Application Procedure

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

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

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

Step 2: Department Review

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

Step 3: Department Approval/ Disapproval

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

Step 4: Completion of plan review

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

Setbacks

All setbacks are measured from the property line

Residential and Garages (R-1)

FRONT:
Minimum 20'
Minimum 20' front garage

REAR:
Minimum 15'

SIDE:
Minimum 5' each side

CORNER LOT SIDE:
Minimum 10' on corner side

Estate Residential (E-1)

FRONT:
Minimum 35'

REAR:
Minimum 25'

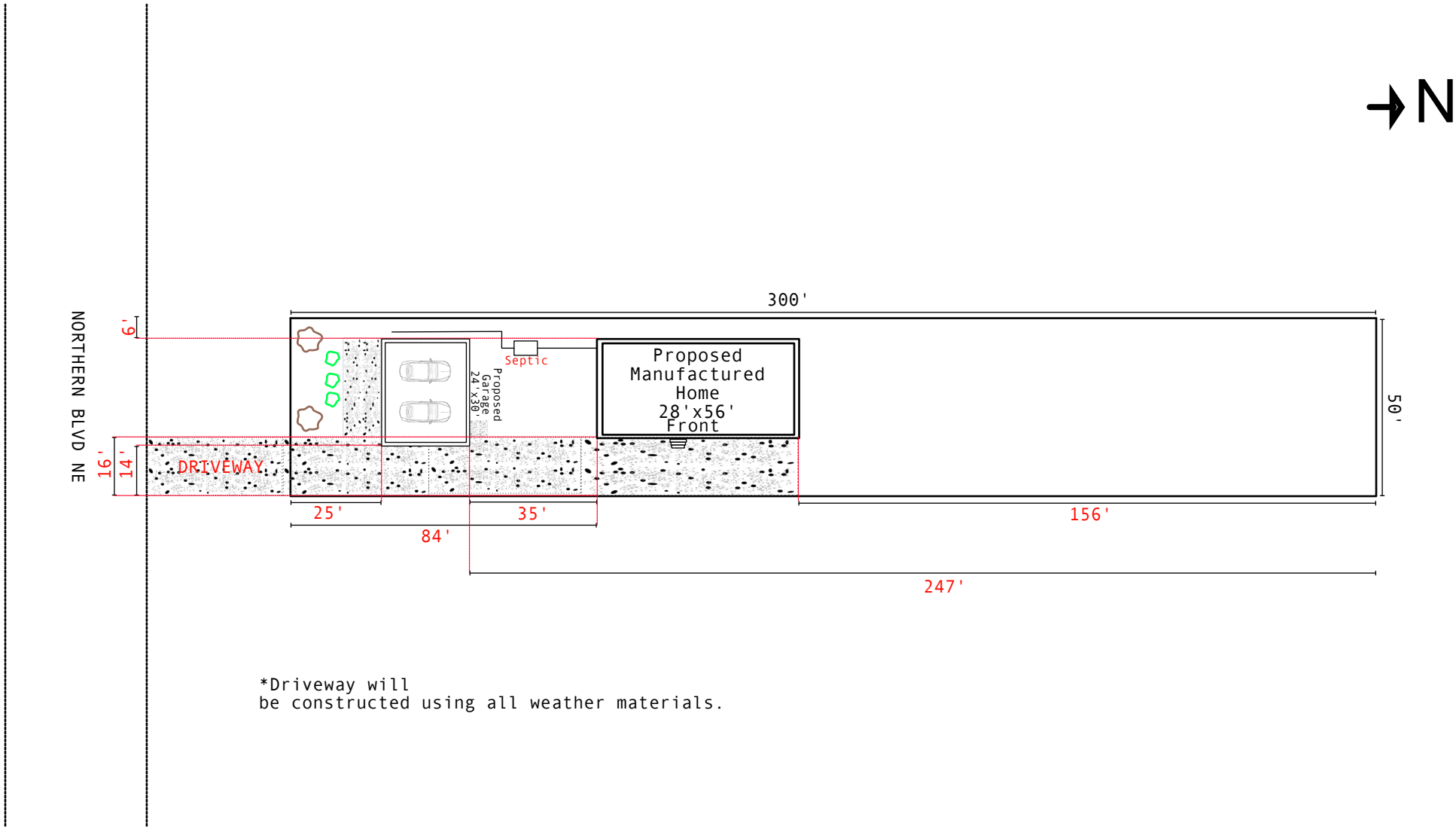
SIDE:
Minimum 10' each side

CORNER LOT SIDE:
Minimum 10' on corner side

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

Gross Square Footage

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



*Driveway will
be constructed using all weather materials.

SILVA PERMITS
Permitting Specialists

Site Plan

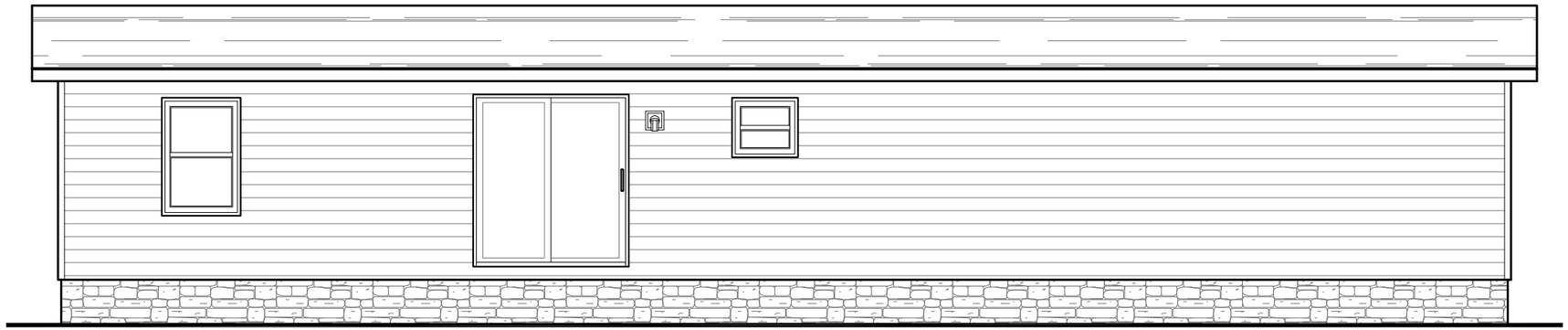
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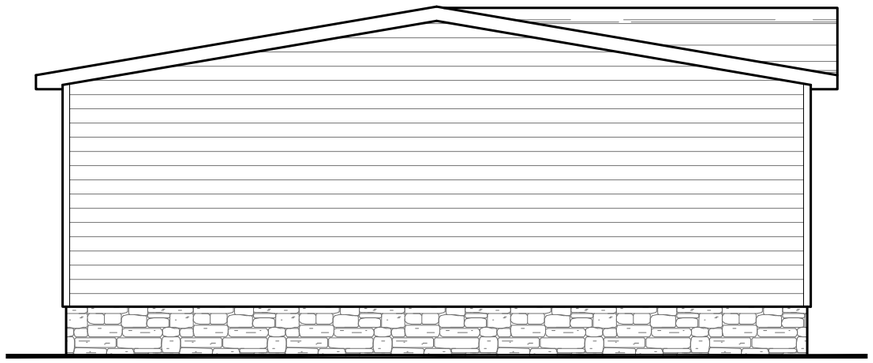
Tree

Shrub

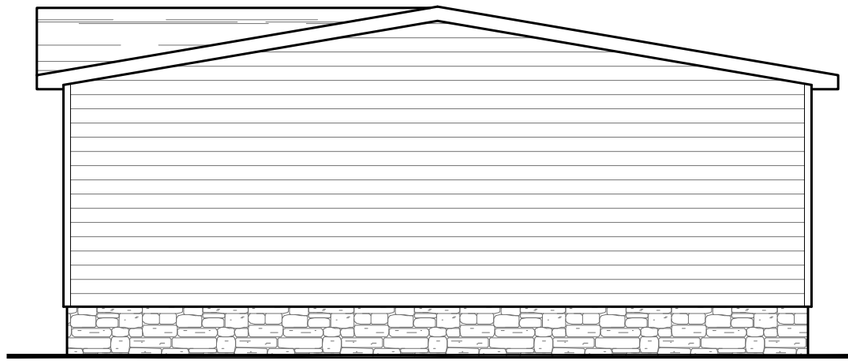
Michael A. Omlor
317 Northern Blvd NE
.5 Acre
UPC: **100907142051**5



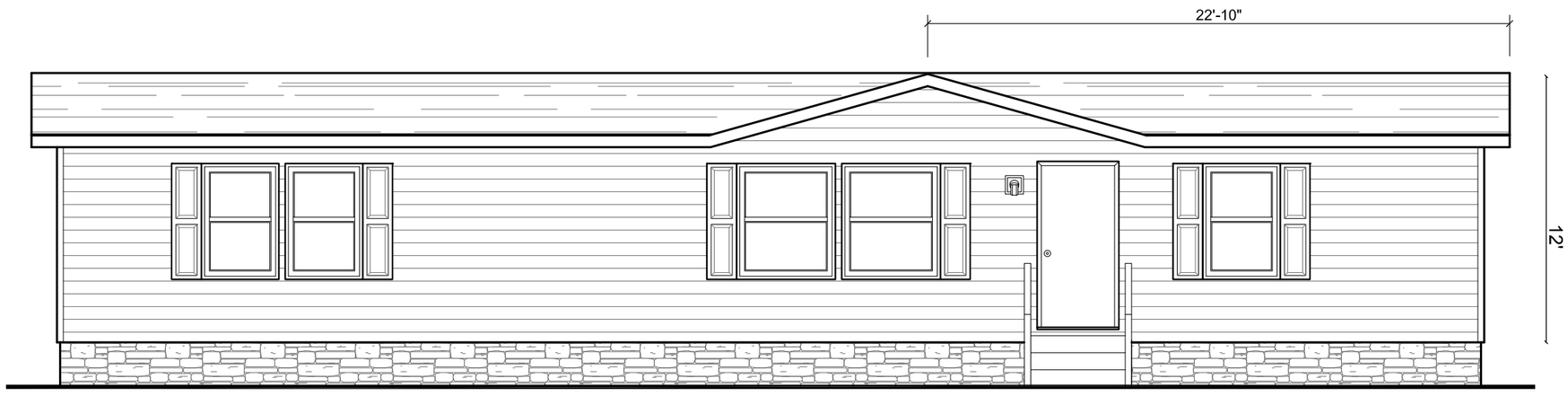
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Please note: Concrete or wood steps will be used for main and rear entry.

Clayton Built

REVISION	DATE
Changed HBath door from 24" to 28"	3/4/21

MODEL NAME	MODEL NO.	BOX SIZE	MODEL SQ. FT.
Thrill	TRU28563R	28' x 56'	1,475

DRAWN BY: JEREMY HUITING

DATE DRAWN: 1/9/12

DATE PRINTED: 12/15/2023

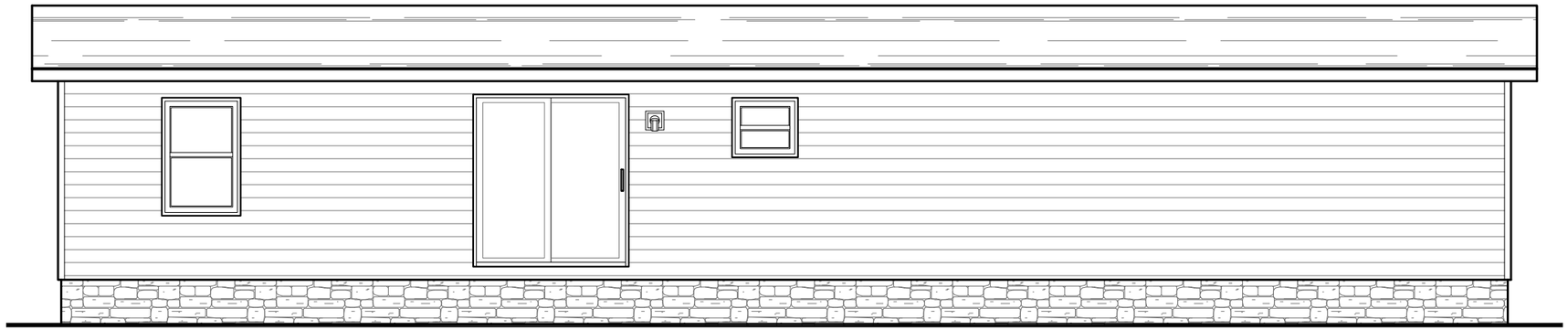
SCALE: 3/16"=1'
* UNLESS OTHERWISE NOTED

PLAN NO.: TRU-M003-56-3

SHEET NAME: EXTERIOR ELEVATION

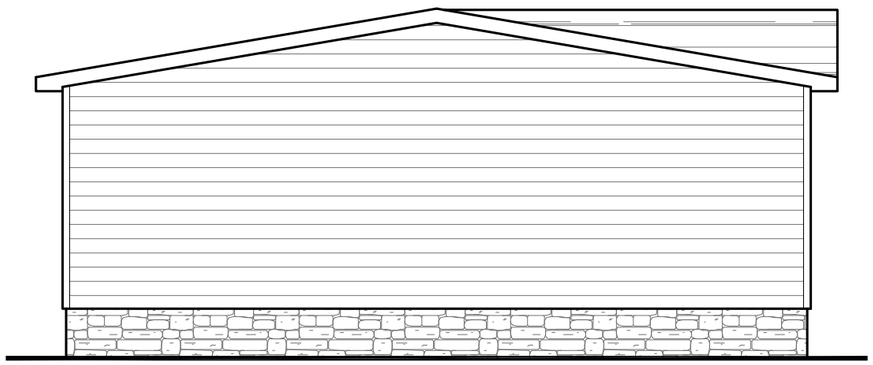
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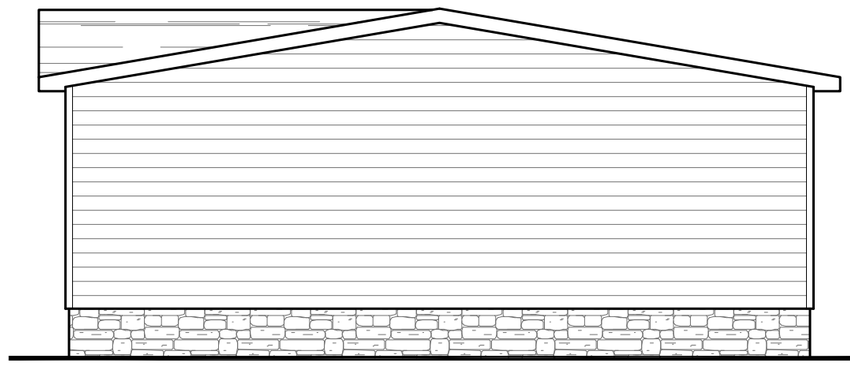


REAR ELEVATION

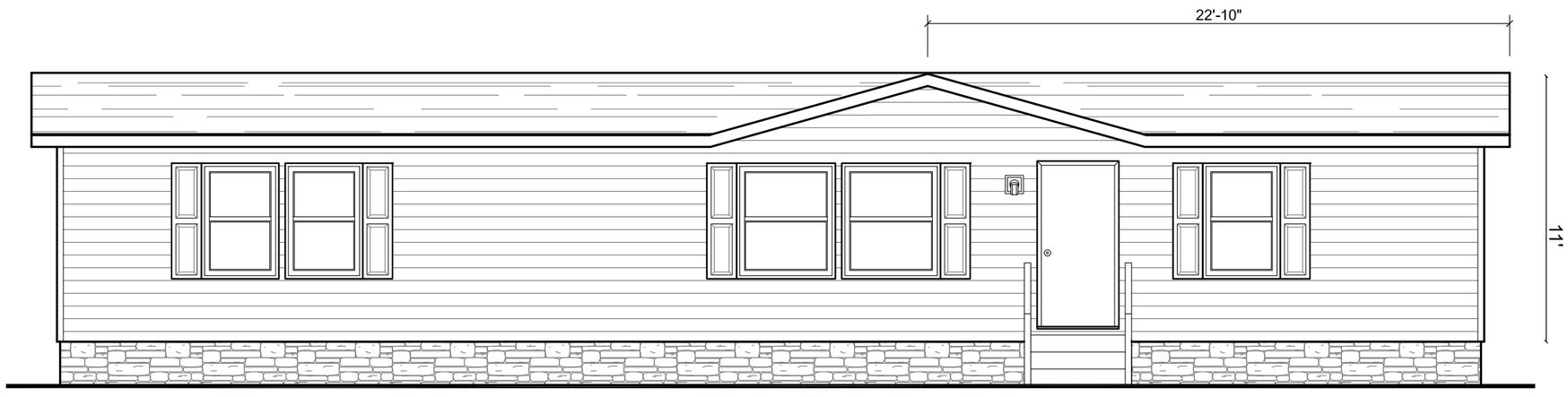
Roof Pitch
2":1'



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Please note: Concrete or wood steps will be used for main and rear entry.

Clayton Built

REVISION	DATE
Changed HBath door from 24" to 28"	3/4/21

MODEL NAME	MODEL NO.	BOX SIZE	MODEL SQ. FT.
Thrill	TRU28563R	28' x 56'	1,475

DRAWN BY: JEREMY HUITING

DATE DRAWN: 1/9/12

DATE PRINTED: 12/15/2023

SCALE: 3/16"=1'
* UNLESS OTHERWISE NOTED

PLAN NO.: TRU-M003-56-3

SHEET NAME: EXTERIOR ELEVATION

SHEET NO.: EX-1.1.

File Path:A:\Product Design\DWG Files\TRU\TRU-M003-56-3.dwg, Last Saved By:HuitingJ, Saved Date:12/12/2023 6:21 PM

PAID

New Mexico Environment Department
Environmental Health Bureau
Liquid Waste Program

RECEIVED
NMED DISTRICT 1
Rio Rancho Field Office
May / 30 / 2025 13:56

Application for Liquid Waste Permit or Registration

☐ Conventional ☐ Modify Treatment Unit ☐ Modify Disposal Field ☒ ATS/ADS ☐ Variance ☐ Commercial ☐ Register ☐ ATS/ADS Transfer ☐ Amendment

Section 1 General Information (Incomplete applications will be returned without action)

NMED USE ONLY — Liquid Waste Processing Number: LW-001013 | Field Office ID: RR | Application Date: JUN 03 2025

Name (Property Legal owner, Inc., LLC, partnership, DBA, full legal name): Omlar, Michael A & Glenna M Revocable Trust

E-mail address(es):

Phone: 505-550-6000

Facility Commercial or Institutional Name:

System Location: Physical Address, - (if needed, attach directions): 317 Northern Blvd

Mailing Address (Invoices, permits, official correspondence): 600 San Jose Ave SE

City:	County:	Zip Code:	City:	State:	Zip Code:
Rio Rancho	Sandoval	87124	Albuquerque	NM	87102

Uniform Property Code:	Date of Record:	Lot Size (0.01 acres):	Total No. LW Systems on Property:	Total Design Flow on Property:
1-009-071-415-515	December 8, 1965	.340	1	375

Subdivision:	Subdivision Plat Date:	Unit/Phase:	Block	Lot/Tract	Township	Range	Section
Rio Rancho Estates	December 8, 1965	12	B	77			

Water Supply Source: ☐ Onsite ☐ Private ☒ Offsite ☒ Public ☐ Storage ☐ Shared

No. Connections:

OSE Well Permit No. (505)827-6120, Info

Private Water Well Location (long., lat. or physical address, city, state):

Public Water System Name: Rio Rancho

Irrigation well, flood irrigation area on lot? ☐ YES NO ☒

Enter all LW permit numbers for this lot: New Construction

Will a petition for variance be submitted with this application? ☐ YES NO ☒

Section 2 Installer Information (NMED verifies all licensing information with CID and company registration with the Secretary of State's Office)

Qualifying Party Name: Otto Buron

Phone: 505-344-7667

Licensed Company Name: (as on file with CID) American Service Industries DBA: American Pumping Service

☐ Corp., Inc. ☒ LLC ☐ Sole Prop. ☐ LP, LLP ☐ Owner

Mailing Address (street / PO Box, City, State, Zip): PO Box 10595

E-mail address: otto@asiabq.com

CID License Classification: ☐ MM-1 ☐ MM-98 ☐ MS-1 ☒ MS-3 ☐ Homeowner

CID Company License No.: #350852

I am the qualifying party for a licensed company by the State of New Mexico Regulation Licensing Department, Construction Industries Division (CID). I will either personally install the work myself or authorize company employee(s). David Frequez, Leeroy Vigil.
(named here) to provide the services and labor for this permit application under my direct supervision.

Section 3 Authentication / Verification

By signing below, I attest that the information in this application is correct and true to the best of my knowledge. I understand the issuing of this permit does not relieve me from the responsibility of complying with all applicable provisions of the New Mexico Plumbing Code and the New Mexico Liquid Waste Disposal and Treatment Regulations. Obtaining this permit does not relieve me from the responsibility of obtaining any permit required by state, city or county regulation or ordinance or other requirements of state or federal law.

Page 2 must be attached for each proposed system on lot

☒ Qualifying Party ☐ Authorized Rep. ☐ Homeowner

Printed Name: Otto Buron

Signature:

Date Signed: 5/23/25

NMED USE ONLY

NMED PERMIT TO CONSTRUCT

☐ N/A ☑ Granted ☐ Granted with conditions ☐ Denied ☐ Cancelled

Conditions or Reasons for Denial:

NMED Inspector Name Printed: Helene Sickler

NMED Inspector Signature:

Date: 06/05/2025

Permit to Construct No.: LW-001013

NMED LIQUID WASTE FEES (permits to construct and operate are valid only upon all fees are being paid), (Amendments no fee required)

☐ Conventional-1000gpd $225	☐ 1001-2000gpd $325	☐ 2001-5000gpd $500	☐ Holding Tank Annual Renewal ($30)	☐ Variance small system $100
☑ ATS/ADS -1000gpd $450	☐ 1001-2000gpd $550	☐ 2001-5000gpd $750	☐ ATS /ADS Annual Renewal ($50)	☐ Variance large system $250

Total Fee Paid: $450.00 CONF#: 3124053795T | Date Paid: JUN 05 2025 | Payment Received By: R. BENAVIDES

FINAL INSPECTION OF LW SYSTEM (902I, an approved final inspection report is valid for 180 days as a property transfer evaluation)

☐ Final Inspection Conducted by NMED	Final Inspection Date:	NMED Inspector Name Printed:	☐ Installation Approved ☐ Installation Approved with Conditions (see inspection form for conditions) ☐ Installation Not Approved
☐ Contractor photo inspection authorized	Photo inspection date:	Date photos and Completed Form Received by NMED:	

NMED PERMIT TO OPERATE (permits to operate holding tanks and ATS / ADS are only valid for one-year, annual renewals applications required)

A permit for operation of the Liquid Waste system described herein is hereby: ☐ N/A ☐ Granted ☐ Granted with conditions ☐ Denied ☐ Cancelled

Conditions or Reasons for Denial:

NMED Inspector Name Printed:	NMED Inspector Signature:	Date:	Permit to Operate No.:

Form LW 401E 210126

ENTERED

New Mexico Environment Department
Environmental Health Bureau
Liquid Waste Program

Application for Liquid Waste Permit or Registration

If your lot has more than one LW system, you must fill out a separate application for each system. The site plan drawing must show all liquid waste systems located on your lot. Existing permitted systems must be identified with their LW Permit #. New, modified or unpermitted systems must be clearly labelled on the site plan. NMED agents are not authorized to amend or complete any portion of this application.

Liquid Waste Processing Number: ☐ Amendment
LW0011013

Treatment & Disposal System Design

Section 1 Design Flow, Hydrology, and Soil Description

A. Wastewater Sources & Design Flow Calculations

	Facility	Units (enter number)	(Q) Flow, gpd
1. RESIDENTIAL	☒Single Family Residence A	Bedrooms: 3	Flow: 375
	☐Single Family Residence B	Bedrooms:	Flow:
	☐Multiple Family Units (4 or less units, apartments)	Bedrooms: Bedrooms: Bedrooms: Bedrooms:	Flow:
	☐Cluster System: (description)		Flow:
2. COMMERCIAL	☐Multiple Family Units (5 or more units, apartments)	Method of Design Flow Calculation: ☐ Table 201.1 ☐ PE (Calc. Sheet) Attached ☐Water Meter Data Attached ☐ Calc. Sheet Attached	Flow:
	☐Commercial / Institution:		
	☐Other (type):		Flow:
		Total Flow for this LW System: Q=	Total Flow: 375

B. Hydrology Data (depth to limiting layers)

Depth from ground surface to:	Feet
Seasonal high-water table	50'
Bedrock	20'+
Caliche	20'+
Clay soils, tight clay	20'+
Gravel, cobbles, highly permeable soil, greater than 30% gravel	20'+

Test Hole / Soil Borings Used: ☐ YES NO ☒

Soil Classification Methodology used: ☒Web Soil Survey ☐ Laboratory: ☐ Other Methodology: ☐ Jar Test ☐ Hand Sampling ☐Sieve

C. Soil Description:

Type	AR=
☐Type Ia: Coarse Sand (or up to 30% gravel)	1.25
☐Type Ib: Medium Sand, Loamy Sand	2.0
☒Type II: Sandy Loam, Fine Sand, Loam	2.0
☐Type III: Silt, Silt Loam, Clay Loam, Silty Clay Loam, Sandy Clay Loam	2.0
☐Type IV: Sandy Clay, Silty Clay, Clay	5.0

Section 2. Treatment Unit and Pump Design: *(Note: 202D, E & F, tank modification or registration requires pumping, and be within one tank size)*

A. CONV. Primary Treatment Unit: ☒Septic Tank(s)

No. Septic Tank(s)	Manufacturer:	Series / Model / Certification No.:	Capacity (gallons)	Cover Depth
1	Infiltrator	IM 1060 Gallon NM11-03-100	1060	2'

Tank Bedded in (circle one): Undisturbed Soil | Compact Soil | Pea Gravel | Sand
Tank Back Fill (circle one): Native soil with no rocks | Pea Gravel | Sand
(Tanks are approved for max 3' cover unless otherwise approved / marked)

B. PUMP

	Manufacturer:	Series / Model:	Capacity (gallons)	Cover Depth
☐ Pump Tank ☐ Pump Basin				
☐ Pump ☐ Dual Pump			Pump Curve Attch'd: ☐YES NO☐	Effluent Pump: ☐YES NO☐

C. ALTERNATIVE ATS

			Manufacturer:	Series / Model:	Capacity (gallons)	Cover Depth
☐ Secondary	☒Standard ☐Conditional ☐Experimental	☒Required ☐Voluntary	Bio-Microbics	.375 Micro-Fast	1060	2'
☒ Tertiary						
☐Disinfection 604	☐UV ☐Ozone ☐Chlorine	☐Required ☐Voluntary	Manufacturer:	Series / Model:	All Tank Burial Instructions Attached. Applicant has read and understands proper burial instructions & will adhere ☒YES NO☐ **Initial Here:** OB	

Section 3 Disposal System Design, Components and Calculations: *(Note: 202D&E, disposal field modification requires tank pumping, addition of filter and risers, I/O baffle or T's checked)*

A. Minimum Required absorption area, calculated (Multiply Design Flow (Q) times Application Rate (AR)):

Q	X	AR	=	Min. Sq. Ft. Required:	Existing Sq. Ft. utilized:	+	Proposed Sq. Ft.:	=	Total Disposal Area Sq.Ft.
375	X	2	=	750	0	+	768	=	768

B. Design Components: ☐Distribution Box ☒Tee ☐ Drop Box ☐Alternating Drainfield Valve ☐Elevated System ☐ Other:

C. CONVENTIONAL DISPOSAL

1. Discharging

	Trench Width:	Depth Gravel Below Pipe:	Total Linear Feet:	No. of Trenches:	Max Trench Depth:	Length, each trench:	Trench Spacing (ft)	Proposed Sq. Ft.:
☐ Pipe & Gravel 701 ☐ Elevated System								

	Mfr. Model No &	Sizing Credit (sf/lf or unit):	Total Linear Feet:	No. of Units:	Max Trench Depth:	Length, each trench:	Trench Spacing (ft)	Proposed Sq. Ft.:
☐Chamber 701 ☒Synthetic Aggr. 701	Ez-Flow 1203V	6.4sqft per ft	120'	12	6'	60', 60'	8'	768

	Dimensions (L x W):	Pit Depth below invert:	Pit Excavation Depth:	Bed Aggregate Depth:	Bed Lateral Spacing (6ft max):	Aggregate Cubic Yards:	Proposed Sq. Ft.:
☐Seepage Pit 702 ☐Absorption Bed 701B							

2. Non-discharging

	No. of Tank(s)	Manufacturer:	NM Certification No.: (optional for concrete)	Capacity	Cover Depth:	High Water Alarm at 80%?
☐Holding Tank 808						☐ YES NO ☐ Set at: ____"

☐Vault 801 ☐Privy 801 (outhouse) (design plans attached): ☐ YES NO ☐ ☐Split Flow 811: (complete holding tank section & septic tank & conventional disposal section) ☐Other (description):

Section 4 Alternative Disposal System (ADS) Design, Components and Calculations

For all ADS's – calculation sheets & site plan drawings (plan view with cross section views) must be submitted with this permit application.

ALTERNATIVE DISPOSAL

1. Discharging

☐Wisconsin Mound		☐Unlined ET Bed	☐Effluent Irrigation Re-use *(804 reduced setbacks allowed)*	☐Sand-Lined Trench Sand ASTM Specs Attached? ☐ YES NO ☐	☐Bottomless Sand Filters Sand ASTM Specs Attached? ☐ YES NO ☐
☐LPD 807	☐LPP 807	☐Wetland	☐Graywater	☐Drip Irrigation	
☐ET Bed (unlined, gravity fed)	(fine to med Sand ASTM Specs Attached?) ☐ YES NO ☐	☐Other (description):			

2. Non-discharging

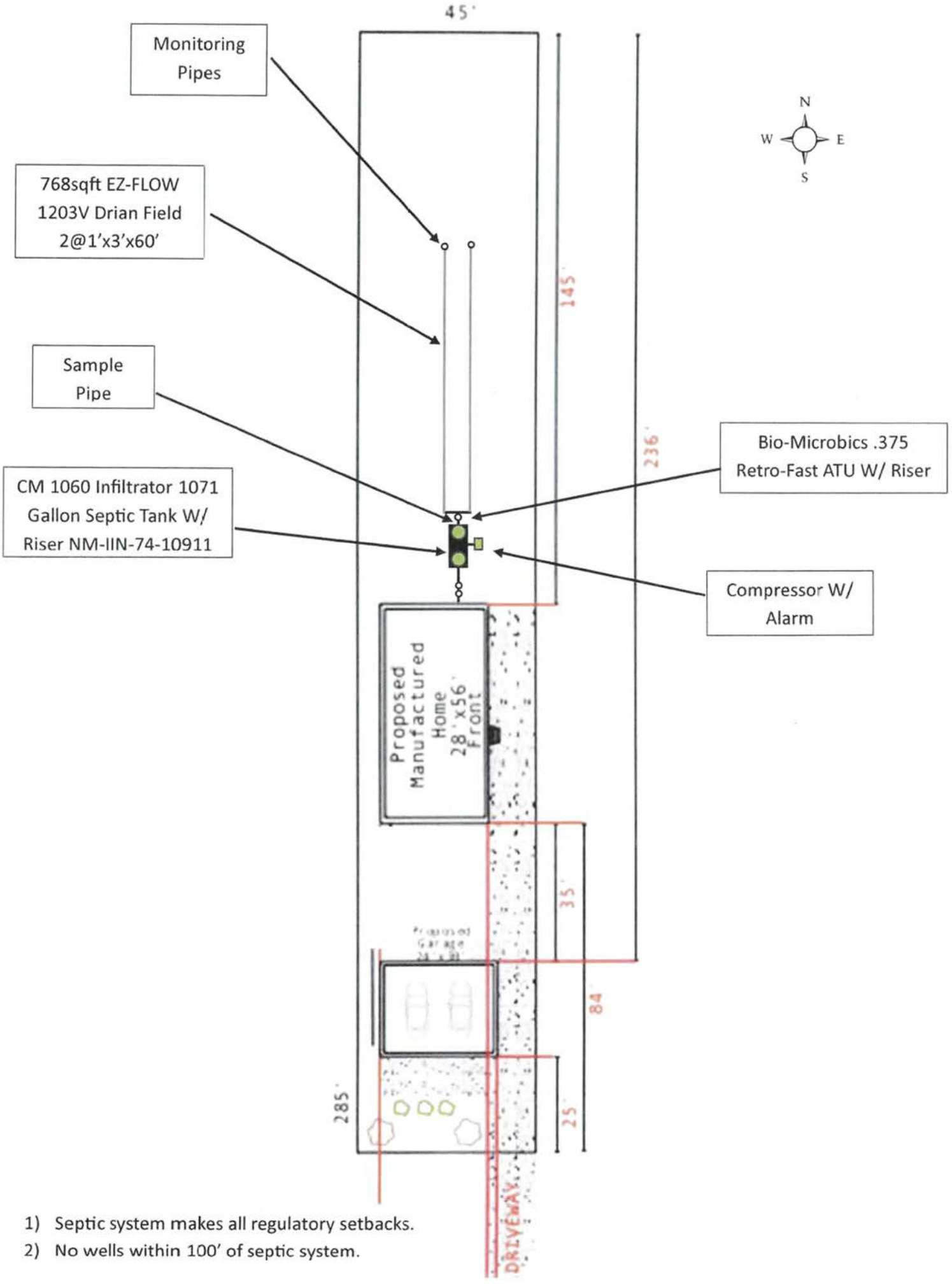
	Liner Material & Thickness (mils)	Dimensions (L x W) & sq. ft.:		Liner Material & Thickness (mils)	Dimensions (L x W) & sq. ft.:
☐Lined ET Bed 805 (fine to med Sand ASTM Specs Attached?) ☐ YES NO ☐			☐Lined Lagoon *(DP Transfers / Registrations Only)*		

☐Other (description system above, liner specs attached):

Section 5 Setbacks, Site Plan & Attachments (check those that apply)

☒ YES NO ☐	1. Does proposed system meet all setbacks required per Table 302.1?
☒ YES NO ☐	2. Site plan attached which shows all structures, LW systems, and wells / waters within 200', with all setbacks clearly shown?
☐ N/A ☒ YES NO ☐	3. If ATS or ADS, all requirements under section 403 are submitted, including calculations and drawings?

Supporting Documents Included: ☐Survey or ☒Plat ☒Floorplan ☒Warranty Deed or ☒Tax Bill ☐Other



1) Septic system makes all regulatory setbacks.
2) No wells within 100' of septic system.

New Mexico Environment Department
Environmental Health Bureau

On-site Liquid Waste System

Permit to Construct

Owner Name: Omar Michael & Glenna Revocable Trust

Installer Name: American Service Industries dba American Pumping Service

System Location: 317 Northern Blvd, Rio Rancho, NM 87144

System Type: ATS/ADS

Permit Number: LW-0011013

The New Mexico Environment Department may cancel this permit for failure to meet any of the following: failure to complete the system within one year, for providing inaccurate or incomplete information, or failure to notify NMED to schedule an inspection within a minimum of 2 working days prior to inspection.

The authority to issue this permit was delegated from the Cabinet Secretary to the Bureau Chief on November 26, 2024

Date Issued: June 06, 2025

Date of Expiration: June 06, 2026

Authorizing Official, NMED

2025014131 06/16/2025 01:13:29 PM
DISCLOSURE REQUIREMENT Pg.1 of 5
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 14131

CORR Case # 25 - 5523

Disclosure Requirement

For any building permit at the following location:

Street Address: 317 Northern Blvd NE, Rio Rancho, NM 87124

Legal Description: Unit 12, Block B, Lot 76

I, MICHAEL A. OMLOR (print) am the owner of the property described above. I have read and understand, the 1) Special Conditions below, 2) the attached document, entitled "Disclosure/Disclaimer Regarding Properties within the City of Rio Rancho" and 3) the Grading and Drainage Requirements sheet, attached. I hereby agree to provide this information to any future buyer of this property at the time of closing. I also acknowledge that I must record this document (and all attachments) with the Sandoval County Clerk and that I must provide a copy of the recorded document for the permit plans. I understand that this agreement runs with the property and is binding on heirs, successors, and assigns.

Additional Notes:

Special Conditions: See attached Exhibit "A"

Grading and Drainage Requirement Sheet: See attached Exhibit "B"

BY: _____ 6-9-25
Owner's Signature Executed on this date

NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on the 9 day of June, by Michael A. Omlor, as owner of the subject property.

_____
Notary Public

My Commission Expires: 3/15/29

State of New Mexico
Notary Public
Guadalupe Marquez
Commission Number 1132893
Expiration Date 03-15-2029

City of Rio Rancho

Disclosure/Disclaimer Regarding Properties Within the City of Rio Rancho

Application:

This document is for builders and owners of properties within the City of Rio Rancho that are not part of a master subdivision plan and that may be impacted by existing access and storm water drainage conditions. Residential building permits within developed subdivisions that are part of a master subdivision design and that have engineered access and drainage infrastructure do not need to complete this document.

Purpose:

The purpose of this document is to advise builders and owners of properties within the City of Rio Rancho of conditions that may affect the use of properties that are not part of a master plan, subdivision, Special Assessment District or other development with an engineered and constructed drainage and access system.

Affected Areas:

This document applies only to properties within the limits of the City of Rio Rancho.

This document applies to any property that is adjacent to any unpaved, gravel, dirt, primitive road, arroyo or other natural storm water conveyance.

Statement of Conditions:

1 - This property may have access by means of a dirt road otherwise termed "primitive roadway". The City has no obligation to pave, gravel or otherwise improve any roadway adjacent to this and many other properties within the City limits. Roadway improvement requirements by the subdividing party were not in effect at the time this property was platted. The City of Rio Rancho will not pave these roads without the support of, and funding by, the property owners to be served by the infrastructure improvements. Infrastructure improvement projects are undertaken at the discretion of the Governing Body of Rio Rancho. The cost of infrastructure improvements will be assessed to the private property owners in accordance with state law.

2 - Primitive roads are maintained, as needed, by the Public Works Department based on priorities determined by that department. Environmental conditions can result in blowing dust, erosion and "wash-boarding". These roads may experience significant erosion damage due to rains and subsequent flash flooding. Flood damage may prevent vehicular access (including Police and Fire equipment) to properties for extended periods of time, depending on the severity of the storm, the area affected, and the availability of staff and equipment. The Department of Public Works will work first to restore arterial roads, second to restore collector

roads and last to restore residential/local roads. Most residential properties are accessed via local roads.

3 - The storm water drainage system is typically un-improved in areas of the City of Rio Rancho. Storm water drainage follows historic flow paths. Owners are obligated to allow flow through their property in historic conditions. Owners are obligated to maintain storm water discharge flows, from their development, to historic conditions.

4 - Flow paths are the conveyances storm water follow from the farthest upstream property to the downstream city limits. They include arroyos, channels, and ditches. In conjunction with a building permit, any modification of a flow path requires an engineered Grading and Drainage Plan to be approved by the City of Rio Rancho, Development Services Engineering Department, the Department of Public Works, and the South Sandoval Arroyo and Flood Control Authority (SSCAFCA). Modification of a flow path without all appropriate permits is illegal and subject to enforcement action. If public property is damaged as the result of such an illegal action, the City will pursue the recovery of costs to repair damages in addition to any other action initiated by damaged upstream or downstream parties. Other State and Federal permits may be required by the Corps of Engineers, the Federal Emergency Management Agency (FEMA) and the Southern Sandoval County Arroyo and Flood Control Authority for modifications to existing flow paths, arroyos, floodplains and /or ditches.

5 - In certain situations, City of Rio Rancho ordinance requires an engineered Grading and Drainage Plan with residential building and grading permits. An engineered Grading and Drainage Plan is highly recommended, if not required in many affected areas of the City.

6- Constructed slopes on sites, without engineered drawings, shall be no steeper than 4H: 1V. In some cases, slopes may be 3H: 1V if there is sufficient slope protection, i.e. rock, vegetative ground cover, etc.

7- Grading activities on adjacent property or rights-of-way without written agreement with the owner is trespassing, illegal and subject to enforcement and legal action.

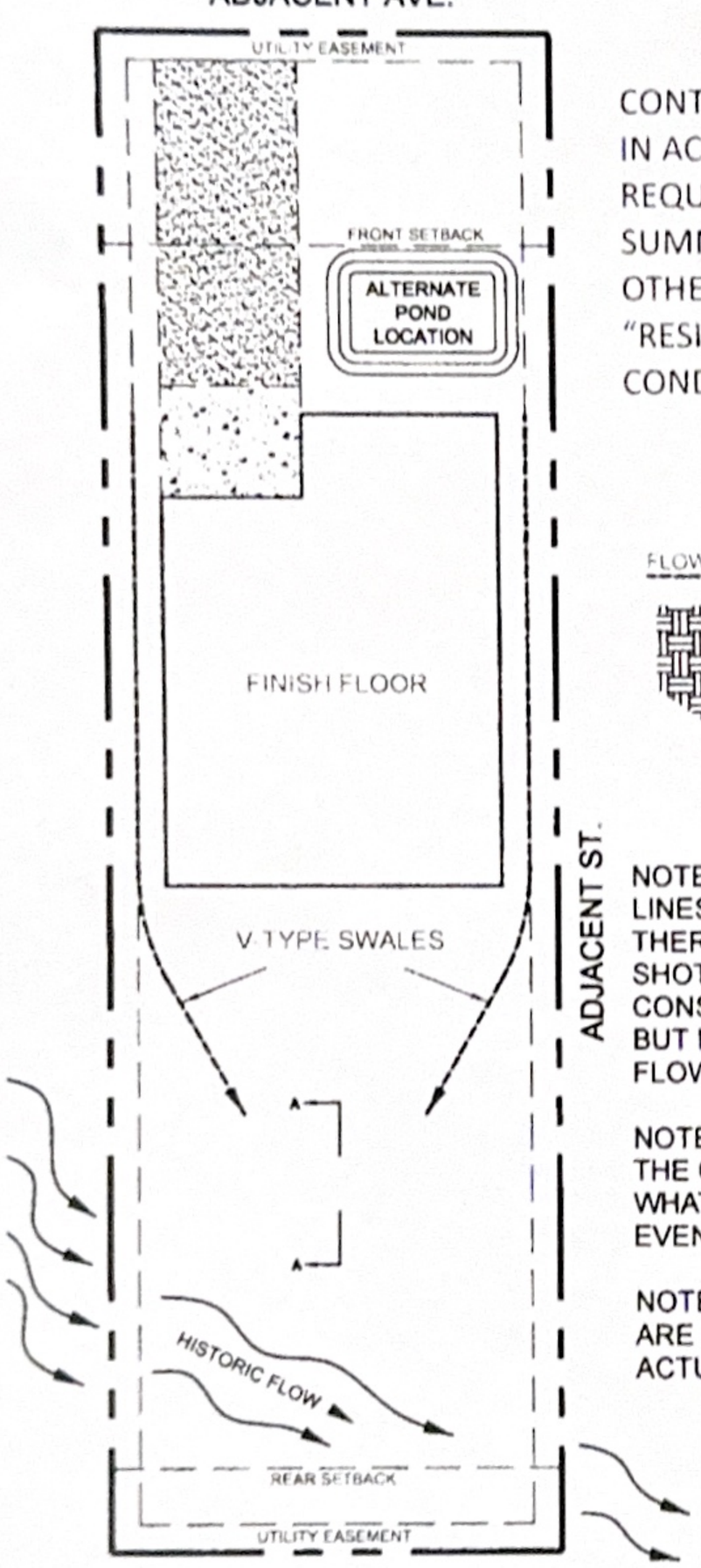
Exhibit "A"

Special Conditions

No perimeter walls or fences are shown on this plan and no perimeter walls or fences are approved. If, in the future, perimeter walls are considered, separate wall permits must be obtained from the City of Rio Rancho Development Services, Building Division. Perimeter walls affect cross lot drainage, and a grading and drainage plan prepared by an engineer licensed in the State of New Mexico will be required for site wall permits.

The finished floor elevation must be a minimum one (1) foot above the centerline elevation of the adjacent roadway at the access point to the property. If this elevation is not possible, then a grading and drainage plan for this site must be prepared by an engineer licensed in the State of New Mexico. This site must conform to the design intent of the Drainage Requirements sheet. The development must not adversely affect other properties and must reduce the increase runoff by ponding. Maintenance of any drainage infrastructure on private property remains the responsibility of the property owner.

The approval of this plan does not warrant an approval of the type, compaction or the condition of the fill shown on this plan. This approval does not warrant an approval of the soil compaction or the ability of the soil to sustain building loads planned for the property. A geotechnical engineer should be consulted for questions regarding soils types, testing requirements and other specific conditions for the planned development of this property. Additional permits may be required for fill operations.

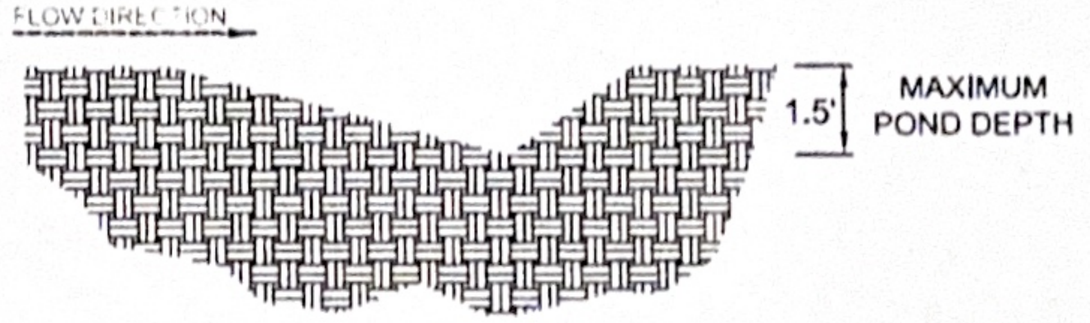


NOTE: THIS DETAIL DEPICTS AVERAGE CONDITIONS FOR LOTS THAT HISTORICALLY DRAIN TO THE REAR OF THE PROPERTY. SHOULD EXISTING CONDITIONS PREVENT THE SITE FROM BEING GRADED AS SHOWN, THE SITE MAY BE DRAINED TO THE FRONT WITH THE RETENTION POND RELOCATED TO THE ALTERNATE LOCATION. EFFORT MUST BE MADE TO PROVIDE BERMING OR OTHER MEASURES OF PROTECTING THE FINISHED FLOOR FROM STORMWATER CONVEYED IN THE STREET.

IMPORTANT

CONTRACTORS/BUILDERS/OWNERS MUST PERFORM ALL WORK IN ACCORDANCE WITH BOTH "GRADING AND DRAINAGE DESIGN REQUIREMENTS" AND "POLICIES FOR LAND DEVELOPMENT/ SUMMARY OF GRADING PERMIT REQUIREMENTS" AND ALL OTHER APPLICABLE SECTIONS OF THE CITY OF RIO RANCHO "RESIDENTIAL CONSTRUCTION APPLICATION PACKET," AND CONDITIONS APPROVED BY THE ENGINEERING DIVISION.

TYPICAL CROSS-SECTION A-A
WEDGE-SHAPED RETENTION POND
AVG. VOLUME PER 0.5 AC. = 3600 C.F.



NOTE: POND SIDESLOPES, CUTS AND/OR FILL ADJACENT TO PROPERTY LINES SHALL BE NO STEEPER THAN 4H:1V PER CITY CODE/ POLICIES. IF THERE IS SUFFICIENT SLOPE PROTECTION (I.E. SEEDING, ROCK COVER, SHOTCRETE/CONCRETE) SLOPES MAY BE NO STEEPER THAN 3H:IV. CONSTRUCTION SHALL NOT ADVERSELY AFFECT OTHER PROPERTIES, BUT IMPROVE DOWNSTREAM CONDITIONS BY PONDING SMALL STORM FLOWS.

NOTE: GENERAL NOTES ARE PROVIDED TO OFFER GUIDANCE ONLY, THE CITY OF RIO RANCHO AND ITS STAFF ASSUME NO LIABILITY WHATSOEVER SHOULD DAMAGE FROM FLOODING OR FLOOD RELATED EVENTS OCCUR.

NOTE: POND LOCATIONS SHOWN ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS CAN VARY.

GENERAL NOTES

ELEVATE FINISHED FLOOR OF RESIDENCE TO A MINIMUM OF 12" ABOVE THE HIGHEST CENTERLINE ELEVATION OF ANY ADJACENT STREET, PER CODE. IF ELEVATION IS NOT POSSIBLE THEN A GRADING AND DRAINAGE PLAN BY A NEW MEXICO REGISTERED PROFESSIONAL CIVIL ENGINEER IS REQUIRED.

GRADE V-TYPE SWALES AT 1% MINIMUM SLOPE TO LOW POINT OF DISTRURDED AREA.

PROVIDE WALL OPENINGS AT INFLOW POINTS AS NECESSARY TO FACILITATE THE PASSAGE OF HISTORIC FLOWS.

SITE GRADING MAY NOT PREVENT HISTORIC FLOWS/ PREDEVELOPMENT FLOWS FROM CROSSING THE SITE.

SITE MUST DISCHARGE RUNOFF AT HISTORIC LOCATIONS, PATTERNS AND QUANTITIES.

SLOPES SHALL NOT BE STEEPER THAN 4H:1V PER CITY OF RIO RANCHO CODE. IF THERE IS SUFFICIENT SLOPE PROTECTION (I.E. SEEDING, ROCK COVER, SHOTCRETE/ CONCRETE) SLOPES MAY BE NO STEEPER THAN 3H:1V.

GRADING ACTIVITIES ON ADJACENT PROPERTY OR RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE OWNER IS TRESPASSING, AND THEREFORE ILLEGAL.

Exhibit "B"

CORR Case # 25 - 5523

GRADING AND DRAINAGE REQUIREMENTS
CITY OF RIO RANCHO
DEPARTMENT OF PUBLIC INFRASTRUCTURE
SINGLE FAMILY RESIDENCE (SFR)

Legal Description: Unit 12, Block B, Lot 76
Address: 317 Northern Blvd NE, Rio Rancho, NM 87124
FEMA SFHA Designation: Zone X
FIRM Panel Number: 35043C1888D
DPI Representive: Jessie Gilliam Date: 06/04/25

DOC: 2025014131 06/16/2025 01:13:29 PM Page 5 of 5 B: 428 P: 14131

C. Construction and Solid Waste Management (Municipal Code, Chapter 50)
- Provide an adequate number of containers with lids or covers that will be secured when not in use;
- Prevent construction debris from blowing or scattering upon the site, adjacent property or street.

D. Sanitary Waste Management
- Position toilets so that they are secure and will not be tipped or knocked over, and located away from stormwater inlets or conveyances.

E. Washout Control (concrete, stucco, paint, form release oils, curing compounds or other materials) (Municipal Code, Chapter 153)
- Direct wash water into a leak-proof container or leak-proof and lined pit designated so that no overflows can occur due to inadequate sizing or precipitation;
- Drivers and equipment operators must be instructed on proper disposal and equipment washing practices.

3. EROSION AND SEDIMENT CONTROL

A. Preservation of Existing Vegetation
- Limit land disturbance activities, such as clearing and grading and cut-and-fill, to reduce erosion, sediment loss;
- Preserve natural drainage features and vegetation to the extent possible.

B. Wind Erosion / Dust Control (Municipal Code, Chapter 91)
- Wind erosion BMPs limit the movement of dust from disturbed soil;
- Dust from the site shall be controlled by using a mobile pressure-type distributor truck to apply potable water to disturbed areas.

C. Perimeter Control (Municipal Code, Chapter 91)
- Perimeter controls shall be used to retain sediment-laden runoff or filter it before it exits the construction site. Three most common perimeter controls are silt fence, wattles and earthen berms;
- Sites adjacent to existing residents should be closely reviewed to determine what BMPs can be implement to protect adjacent properties.

D. Stabilized Construction Entrance/Exit
- Install and maintain an entrance/exit pad made of crushed rock spread over geotextile fabric;
- Restrict vehicles and equipment from muddy areas of the site if possible;
- If mud or sediment has tracked-out from your site onto the surface of streets, other paved areas, or sidewalks, remove by the end of the same work day;
- Remove track-out by sweeping, shoveling, or vacuuming the impervious surface. Do not hose or sweep tracked-out sediment into stormwater inlet or conveyance.

E. Inlet Control
- Prevent soil and debris from entering storm drain inlets;
- Inlet protection measures must be installed to ensure that flows do not bypass inlet protection and enter the storm drain without treatment. However, inlet BMPs must also enable the inlet to function without completely blocking flows in a manner that causes localized flooding.

F. Steep Slope Control (DPM, Section 5, A.)
- Maximum slope should not be steeper than 6:1 (horizontal to vertical) unless protected from erosion and slope failure.

G. Adjacent Property Encroachment (DPM, Section 5, B.)
- Care should be taken to ensure existing foundations, retaining walls, stable slopes, or other structures are not endangered and adjacent property is not or will be damaged, or its use constrained due to grading at or near the property line.

VERIFICATION

Before a building permit can be issued, this form must be completed and signed by the contractor/property owner and returned to Development Services Department.

Signature _____ Date 6-10-25

Rio Rancho

City of Vision

Development Services Department
Engineering Division

NPDES NOI Tracking Number: NMR_____ Date: 6-10-25

Builder/Contractor Information:
Name Del Salazar D&J Mobile Home transport
Address P.O. Box 1973
City Grants N.M 87020 State N.M Zip 87020
Phone 505-290-1188 Email del-Salazar@icloud.com

Physical Address: 317 Northern N.E. Rio Rancho, N.M
Legal Description:
Subdivision/Unit 12 Rio Rancho Estates Block B Lot 76

OWNER-BUILDER ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

This checklist covers stormwater quality protection, erosion and sediment, and construction good housekeeping best management practices (BMPs) for single-family residential construction sites. The checklist details the most common deficiencies that are detected by field inspectors and was compiled to assist contractors/property owners in reducing neighboring citizen concern and possible code enforcement action.

The list of BMPs below is not all-inclusive, and it does not preclude contractors/property owners from using other technically sound practices. However, the practices or set of practices described below are suggested to achieve each control.

DIRECTIONS: Read and initial each control below to signify you understand or verify this information.

BEST MANAGEMENT PRACTICES (BMPs) for TYPICAL SINGLE-FAMILY CONSTRUCTION SITES

1. STORMWATER QUALITY PROTECTION CONTROL

A. NPDES Stormwater Construction General Permit, if applicable (Municipal Code, Chapter 153)

- For all grading and construction, development, and redevelopment projects, with land disturbances equal to or greater than one acre, including sites which disturb less than one acre but are part of a larger common plan of development, a stormwater pollution prevention plan in accordance with EPA NPDES regulations for construction site stormwater runoff control shall be submitted to the City Engineer, prior to the issuance of a building or paving permit or approval of a grading and drainage plan.

2. GOOD HOUSEKEEPING AND MATERIALS/WASTE MANAGEMENT CONTROL

A. Materials Storage and Handling

- Prevent the discharge of leached pollutants and contaminated runoff from construction material stockpiles, chemical and hazardous waste (e.g., secondary containment, shelters, tarps, etc.).

B. Soil Stockpile Management and Topsoil Preservation

- Locate stockpiles away from any stormwater conveyances, drainage inlets, and areas where stormwater flow is concentrated. Install a sediment barrier along all downgradient perimeter areas. For stockpiles unused for 14 or more days, provide cover or appropriate temporary stabilization;
- Where disturbance to native topsoil will occur at your site, unless infeasible, you should stockpile and reuse topsoil in areas that will be stabilized with vegetation.

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

July 22, 2025

RE: **Variance Request Case No. 25-110-00015 (317 Northern Blvd NE) Variance to Roof Pitch Requirement.**

Dear Property Owner:

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

The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of **317 Northern Blvd NE**, legally described as **Unit 12, Blk B, Lot 76.** The property is zoned R-1: Single Family Residential District and comprises approximately 0.35 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 12, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to planning@rrm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

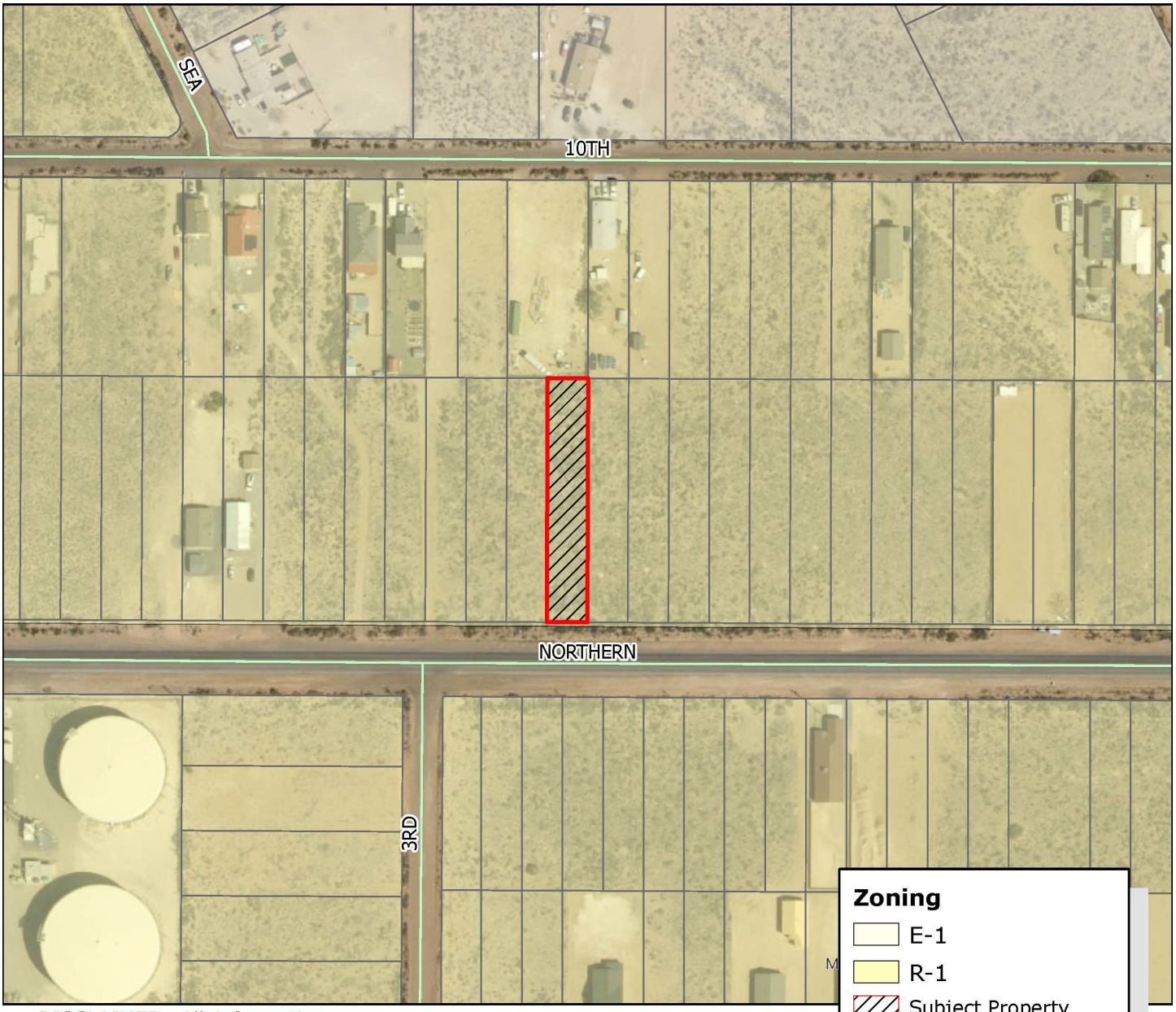
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tamarah Martinez

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

317 NORTHERN BLVD NE
UNIT 12, BLOCK B, LOT 76
VARIANCE TO ROOF PITCH REQUIREMENT



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 courtesy of Tamarah Martinez
7.22.25

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, August 12, 2025:

Variance
Case #25-110-00014
The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Preliminary Plat Extension
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Variance
Request #25-110-00015
The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The property is zoned R-1: Single Family Residential District and comprises approximately 0.35 acres.

Zone Map Amendment
Request #25-100-00005
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, 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, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

The meeting is scheduled for 6 p.m. 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. 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.

(Date of Publication: Monday, July 28, 2025**)**
PO #260023 Client #1010956

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**August 12, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

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

NOTICE OF PUBLIC HEARING

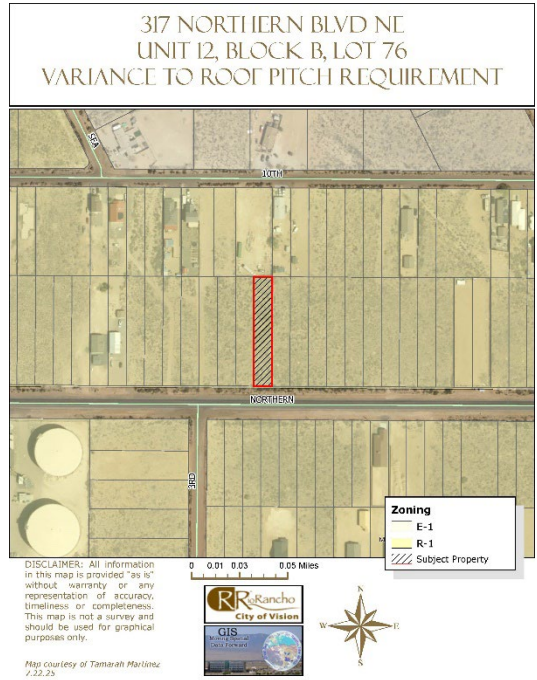
Meeting: Planning & Zoning Board
Location: Virtual (Zoom)/City Hall
Date: August 12, 2025
Time: 6:00PM
Staff Contact: Tamarah Martinez (505)896-8793
tamartinez@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The PZB will hear the request on August 12, 2025.

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

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

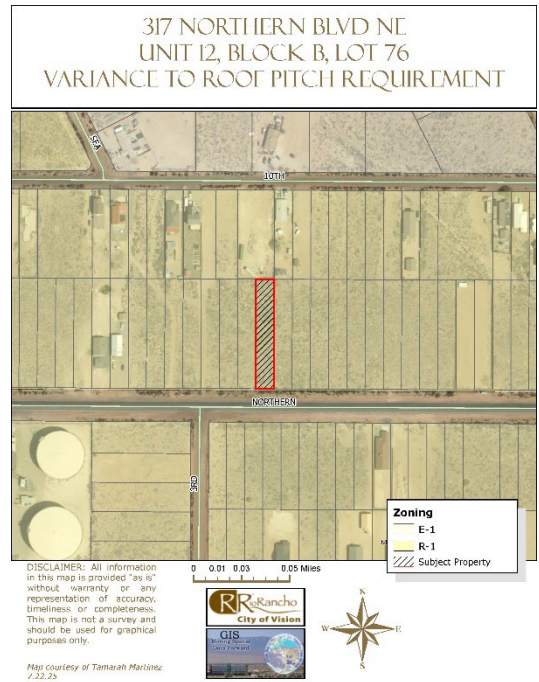


Application Information

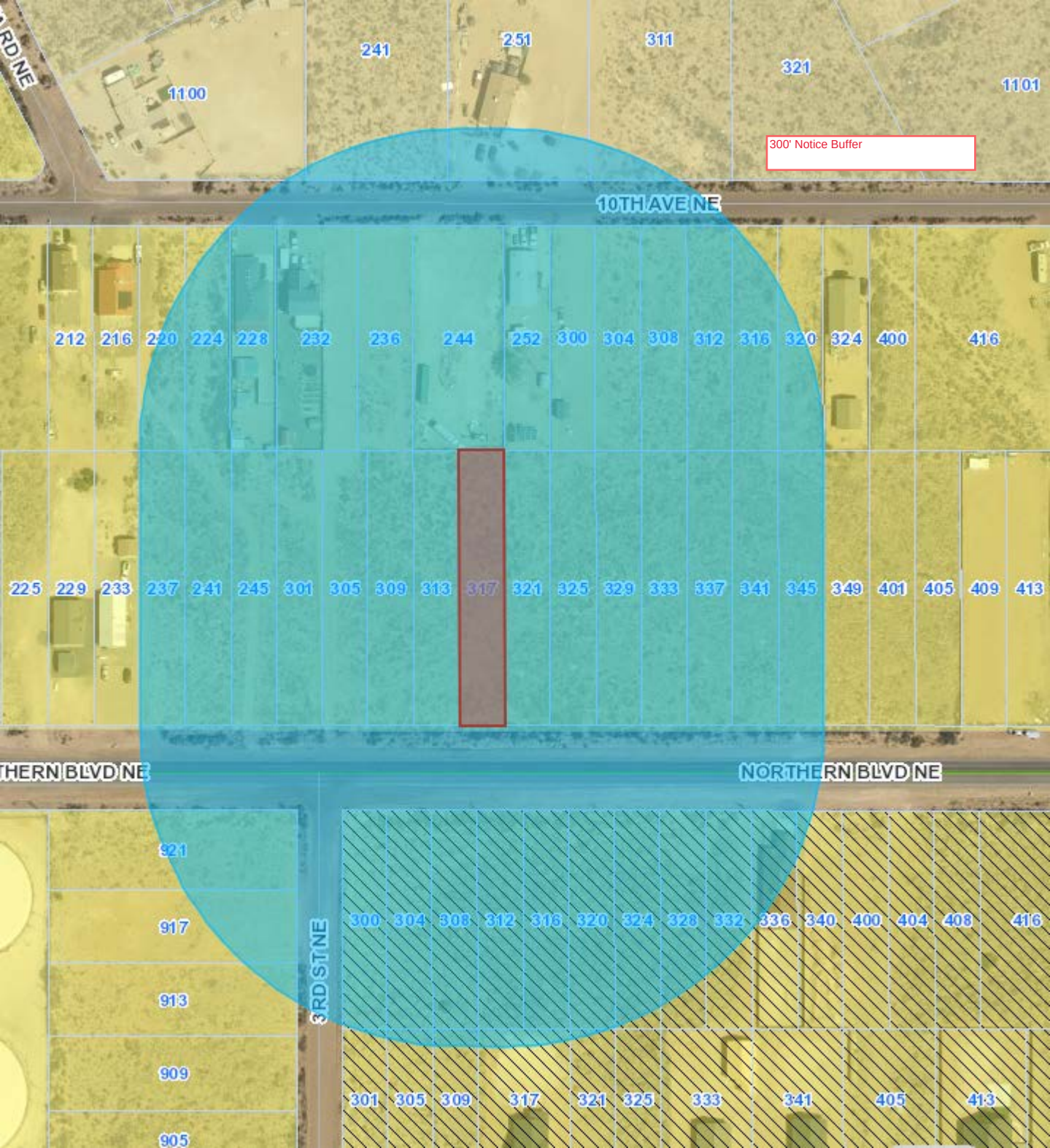
You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The PZB will hear the request on August 12, 2025.

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




10TH AVE NE
100' Notice Buffer
16 220 224 228 232 236 244 252 300 304 308 312 316 320 324
33 237 241 245 301 305 309 313 317 321 325 329 333 337 341 345 349
NE
NORTHERN
921
917
913
300 304 308 312 316 320 324 328 332 336 340
ST NE


241
251
311
321
1101
1100
300' Notice Buffer
10TH AVE NE
212 216 220 224 228 232 236 244 252 300 304 308 312 316 320 324 400 416
225 229 233 237 241 245 301 305 309 313 317 321 325 329 333 337 341 345 349 401 405 409 413
NORTHERN BLVD NE
921
917
913
909
905
3RD ST NE
300 304 308 312 316 320 324 328 332 336 340 400 404 408 416
301 305 309 317 321 325 333 341 405 413

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00015

REQUEST FOR A VARIANCE TO THE ROOF PITCH REQUIREMENT OF A MINIMUM SLOPE OF 2.5" TO ALLOW FOR A MANUFACTURED HOME WITH A ROOF PITCH OF 2" FOR THE PROPERTY LOCATED AT 317 NORTHERN BLVD NE (UNIT 12, BLOCK B, LOT 76).

Applicant: Michael A Omlor.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of August 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

1 The applicant has adequately addressed the criteria for granting a variance as outlined in R.O. 2003 Section 150.06.
2 A variance to R.O. 2003 §154.60(3)(a) requiring a minimum roof pitch of two and one-half inches in every twelve inches, to allow for a roof pitch of 2 inches, as included in building permit #25-5523, is approved.
3 The applicant must adhere to all other requirements found within R.O. 2003 §154.60.

THEREFORE, the application for a variance to the minimum roof pitch slope requirement for the property located at 317 Northern Blvd NE, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on August 12, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-110-00015

REQUEST FOR A VARIANCE TO THE ROOF PITCH REQUIREMENT OF A MINIMUM SLOPE OF 2.5" TO ALLOW FOR A MANUFACTURED HOME WITH A ROOF PITCH OF 2" FOR THE PROPERTY LOCATED AT 317 NORTHERN BLVD NE (UNIT 12, BLOCK B, LOT 76).

Applicant: Michael A Omlor.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of August 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a variance to the minimum roof pitch slope requirement for the property located at 317 Northern Blvd NE, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on August 12, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-210-00003

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision. The property is legally described as Los Diamantes, Tract 3-A-2 and comprises approximately 22.6295 acres, consisting of 141 Lots and 6 tracts zoned R-3: Mixed Residential District.

The subject tract is within the Los Diamantes Master Plan, originally adopted August 12, 2015 by the Governing Body via Resolution No. 61, Enactment 15-055, and most recently amended by the Governing Body on January 26, 2023 via Resolution No. 126, Enactment No. 23-017.

The subject tract is additionally part of the Unit 10 Specific Area Plan, adopted by the Governing Body on August 24, 2016 via Resolution No. 68, Enactment No. 16-065 and most recently amended on June 27, 2024 under Resolution No. 52, Enactment No. 24-051.

Los Diamantes, Phase III is located on the southwest side of Los Diamantes Dr SE, a future minor collector, to be accessed via Westside Blvd SE, an existing minor arterial.

The Preliminary Plat for Los Diamantes, Phase III was originally approved with findings and conditions by the Planning and Zoning Board on August 13, 2024 under Case No. 24-210-00003. A concurrent Subdivision Variance request for solely 10' Public Utility Easements on the front of all lots within Los Diamantes, Phase III was additionally approved by the Planning and Zoning Board on August 13, 2024 under Case No. 24-280-00001.

Staff recommends the Planning and Zoning Board find the Preliminary Plat is in conformance with Chapter 154 Planning and Zoning and Chapter 155 Subdivisions, as the associated Subdivision Variance for the proposed subdivision was approved by the Planning and Zoning Board. The minimum lot width is 35.25 ft, in conformance with the minimum lot width of 35 ft; and the minimum lot size is 4,351.64 square ft, in conformance with the minimum lot size of 3,000 square ft. Zoning regulations are per R-3: Mixed Residential District (Detached) provisions. Staff additionally recommends the Planning and Zoning Board find the Preliminary Plat is in conformance with both the Los Diamantes Master Plan, as well as the Unit 10 Specific Area Plan.

The City Subdivision Ordinance R.O. 2003 Chapter 155.22 (F) Longevity states: “Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest.”

The Applicant states in their justification letter, "At this time the infrastructure for [the] Los Diamantes Phase 3 Subdivision and two adjacent roadways is well underway. Utility infrastructure is nearing completion and some paving is completed at this time. Anticipated completion and acceptance of infrastructure is still several months away. Extending the Preliminary Plat is for good cause and will allow the developer sufficient time to finish construction and prepare the Final Plat documents required."

Staff recommends the Planning and Zoning Board find that the extension would provide the Applicant with additional time to complete the necessary infrastructure for the proposed subdivision. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards.

There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for the Los Diamantes, Phase III Preliminary Plat. This is the first Preliminary Plat Extension request for the subject subdivision.

NOTIFICATIONS. Notice of the first Preliminary Plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the July 28, 2025 edition of the Albuquerque Journal. A notice sign was posted on the property per Ordinance. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Preliminary Plat Extension request with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of a Preliminary Plat Extension.
2. The Applicant has the authority to apply for a Preliminary Plat Extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning.
3. The Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions, subject to Subdivision Variance #24-280-00001.
4. The Preliminary Plat Extension provides the Applicant with additional time to comply with the conditions of Preliminary Plat approval.
5. The City has made no significant revisions to the Code of Ordinances or infrastructure design standards since the approval of the Los Diamantes, Phase III Preliminary Plat that would create inconsistent standards for the development given the Preliminary Plat Extension.
6. All the conditions of the August 13, 2024 Preliminary Plat Approval shall apply to this extension, with those conditions being: The applicant shall address all of the Preliminary Plat reviewers’ comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:

a. Applicant must address all SSCAFCA drainage comments.

b. The original Traffic Impact Study will need to be reviewed to affirm that initial assumptions are still valid and not exceeded.
c. Applicant should update the Development Agreement for this area.
7. The Preliminary Plat Extension is effective until August 12, 2026.

ALTERNATIVES:

The Planning and Zoning Board may:

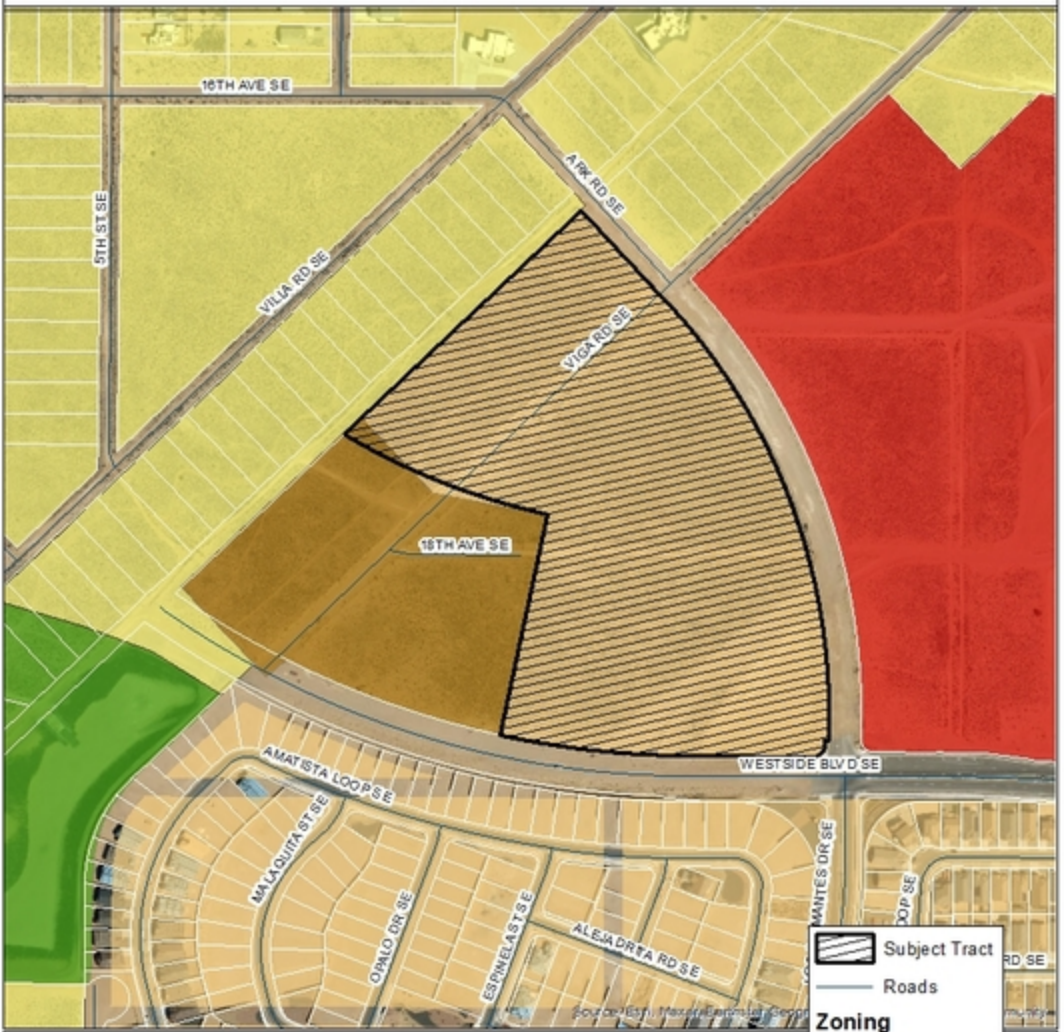
1. Approve the Preliminary Plat Extension.
2. Approve the Preliminary Plat Extension with amendments to recommendations and/or conditions.
3. Deny the Preliminary Plat Extension.
4. Postpone the item and continue the public hearing for the Preliminary Plat Extension for further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Justification
ATTACHMENT: Preliminary Plat
ATTACHMENT: Reviewer Comments (Updated Fire Comments)
ATTACHMENT: Reproduction of Notices, Legal Ad

LOS DIAMANTES, PHASE III
LD, TRACT 3-A-2
PRELIMINARY PLAT EXTENSION



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.

0 105 210 420 630 840 Feet

Map Created by Tim Dvorak on 7/22/2025

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (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 Extension	☐ 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: LD Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: LD Development, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat Extension for Los Diamantes Subdivision Phase 3
previously approved by Case No. 24-280-00001

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 10	Block(s): 62&64	Lot(s): TR 3-A-2
Existing Zoning: R-3	Proposed Zoning: R-3	
No. of existing lots: 1	No. of proposed lots: 141	Total area of site (acres) 22.6295

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: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **07/14/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

LD Development, LLC

4481 Irving Blvd NW

Alb. NM 87114

June 5, 2024

Mr. David Serrano

City of Rio Rancho

3200 Civic Center Cir. NW

Rio Rancho, NM 87114

RE: Los Diamantes Subdivision Phase 3 including Los Diamantes Blvd. and Westside Blvd Improvements.

Dear Mr. Serrano:

Please be advised that Isaacson and Arfman, Inc. is hereby authorized to act on behalf of LD Development, LLC with regards to Los Diamantes Subdivision Phase 3 including improvements to Los Diamantes Blvd and Westside Blvd.

Please contact our office if you have any questions.

Sincerely,

Pierre Amestoy

Managing Member

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

July 15, 2025

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

RE: LOS DIAMANTES SUBDIVISION PHASE 3

Isaacson & Arfman, agents for LD Development, LLC, are requesting an extension for the Preliminary Plat Approval.

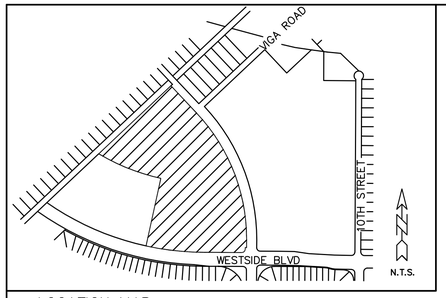
The preliminary plat was approved August 13th, 2024 (Case No. xxx) At this time the infrastructure for Los Diamantes Phase 3 Subdivision and two adjacent roadways is well underway. Utility infrastructure is nearing completion and some paving is completed at this time. Anticipated completion and acceptance of infrastructure is still several months away. Extending the Preliminary Plat is for good cause and will allow the developer sufficient time to finish construction and prepare the Final Plat documents required.

Please call/email me with any questions or comments.

Sincerely,
Isaacson & Arfman, Inc.



Justin Thor Simenson



LOCATION MAP

PURPOSE OF PLAT

1. To subdivide Tract 3–A–2, Los Diamantes Subdivision Phase 1 into 141 lots and 6 tracts as shown hereon.
2. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 141
4. Total Number of Tracts Created: 6
5. Gross Subdivision Acreage: 22.6295 Acres

RIGHT–OF–WAY DEDICATION

1. 4.6370 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09–27–2019, VOLUME 3, FOLIO 4441)
   "TRACT A–1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02–06–2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1–A & 1–B, LOS DIAMANTES SUBDIVISION"
   (05–05–2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08–12–2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02–09–2023, VOLUME 3, FOLIO 5012)
   "LOS DIAMANTES SUBDIVISION, PHASE 2 (CORRECTION)"
   (02–21–2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2–A–1, 3–A–1 & 3–A–2, LOS DIAMANTES SUBDIVISION PHASE 1"
   (03–03–2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in March, 2023.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: .
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10–04–2018 (Tract 3–A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts 1 thru 6 shall be for the joint use, benefit, purpose and to be maintained by the Los Diamantes Home Owners Association as follows:
    Tract 1 – Landscaping and Drainage
    Tract 2 – Landscaping
    Tract 3 – Landscaping
    Tract 4 – Landscaping
    Tract 5 – Landscaping
    Tract 6 – Landscaping and Drainage
    (granted by this plat)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 3–A–2, Los Diamantes Subdivision Phase 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on March 3, 2023, in in Volume 3, Folio 5025, and containing 22.6295 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

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

FREE CONSENT AND DEDICATION

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

Owner(s): Los Diamantes, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this_____day of _____, 2024, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Los Diamantes, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

COUNTY CLERKS RECORDING INFORMATION

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

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION
PHASE 3
(BEING A REPLAT OF TRACT 3–A–2, LOS DIAMANTES SUBDIVISION PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Public Service Company of New Mexico Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2024.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

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

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

TREASURER'S CERTIFICATE

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

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

06–07–2024
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

06–07–2024
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	06–07–24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15–010	Sheet:	1 of 6

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
LOS DIAMANTES SUBDIVISION PHASE 3

(BEING A REPLAT OF TRACT 3-A-2, LOS DIAMANTES SUBDIVISION PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
$\Delta\alpha$=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

PROPERTY CORNERS

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

N01°18'51"W
6548.15'

ARK ROAD SE (50' R/W)

VIGA ROAD SE (50' R/W)

LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'45" E	322.12'
L2	S 00°17'18" W	64.74'
L3	N 89°42'42" W	11.00'
L4	S 00°17'18" W	12.00'
L5	N 89°42'42" W	321.00'
L6	N 12°19'47" E	584.00'
L7	N 46°41'50" E	842.55'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1557.00'	1178.95'	1150.99'	S 21°24'13" E	43°23'03"
C2	30.00'	47.12'	42.43'	S 45°17'18" W	90°00'00"
C3	2347.00'	492.57'	491.67'	N 83°41'57" W	12°01'29"
C4	1763.00'	569.83'	567.35'	N 68°25'58" W	18°31'08"

L1 L2 L3 L4 L5 L6 L7 C1 C2 C3 C4 ⑤

ZONE X

NOT A PART OF THIS PLAT

TRACT 2-A-1, LOS DIAMANTES SUBDIVISION PHASE 1
(03-03-2023, 3-5025)

ZONE X

TRACT 3-A-2
22.6295 ACRES

R.E.A. TRACT (50' R/W)
(05-13-1968, 1-74)

ZONE X

NOT A PART OF THIS PLAT

TRACT 3-A-1, LOS DIAMANTES SUBDIVISION PHASE 1
(03-03-2023, 3-5025)

EDGE OF 100 YEAR FLOOD PLAIN

LOS DIAMANTES DRIVE SE (86' R/W)

ZONE A

ZONE A

ZONE A

10TH STREET SE (50' R/W)

WESTSIDE BOULEVARD SE (R/W VARIES)

ZONE A

ZONE A

LOS DIAMANTES DRIVE SE (86' R/W)

EXISTING EASEMENTS

⑤ 10' PUE
(03-03-2023, 3-5025)

ZONE X

100 0 100 200 300

Scale 1" = 100'

07-10-2024 rev

Drawn By:	TA	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	2 of 6

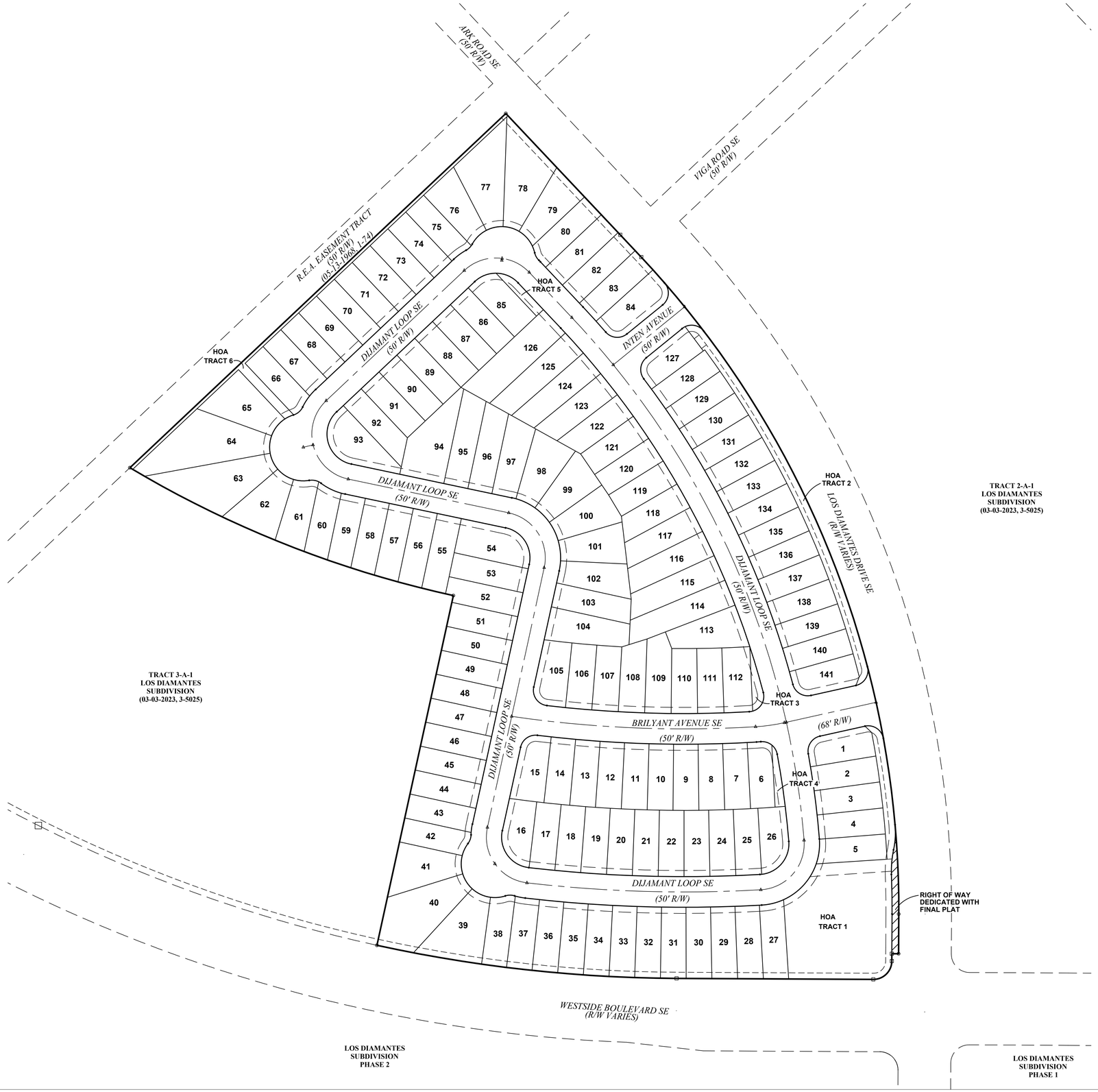
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RRE BOOK PAGE

PRELIMINARY PLAT FOR

LOS DIAMANTES SUBDIVISION PHASES 3

(BEING A REPLAT OF TRACT 3-A-2
LOS DIAMANTES SUBDIVISION)
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SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024



0 40 80 160 240

SCALE 1"=80'

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Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	3 of 6

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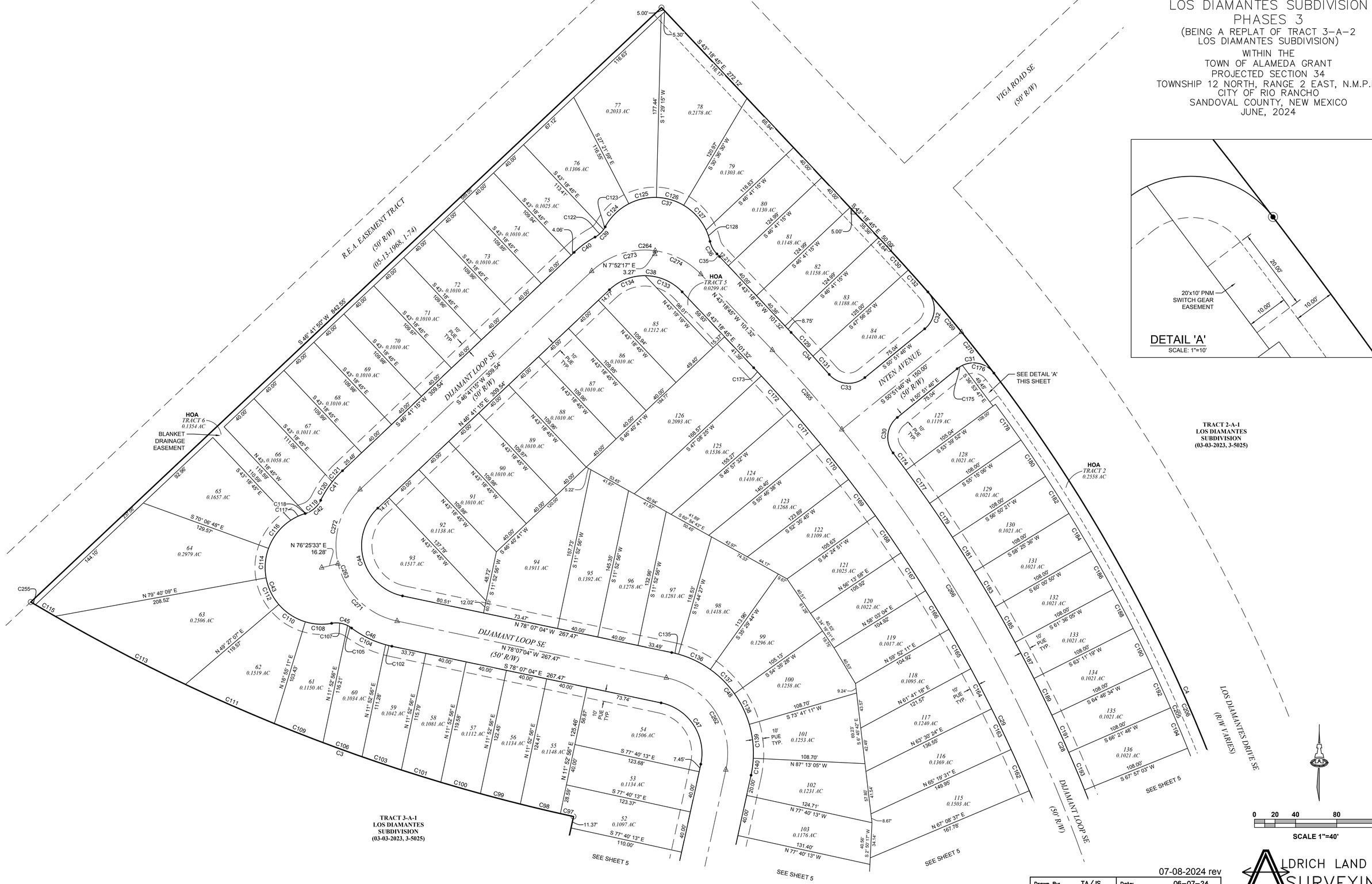
RRE BOOK PAGE

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SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

DETAIL 'A'
SCALE: 1"=10'



0 20 40 80 120
SCALE 1"=40'

07-08-2024 rev

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	4 of 6

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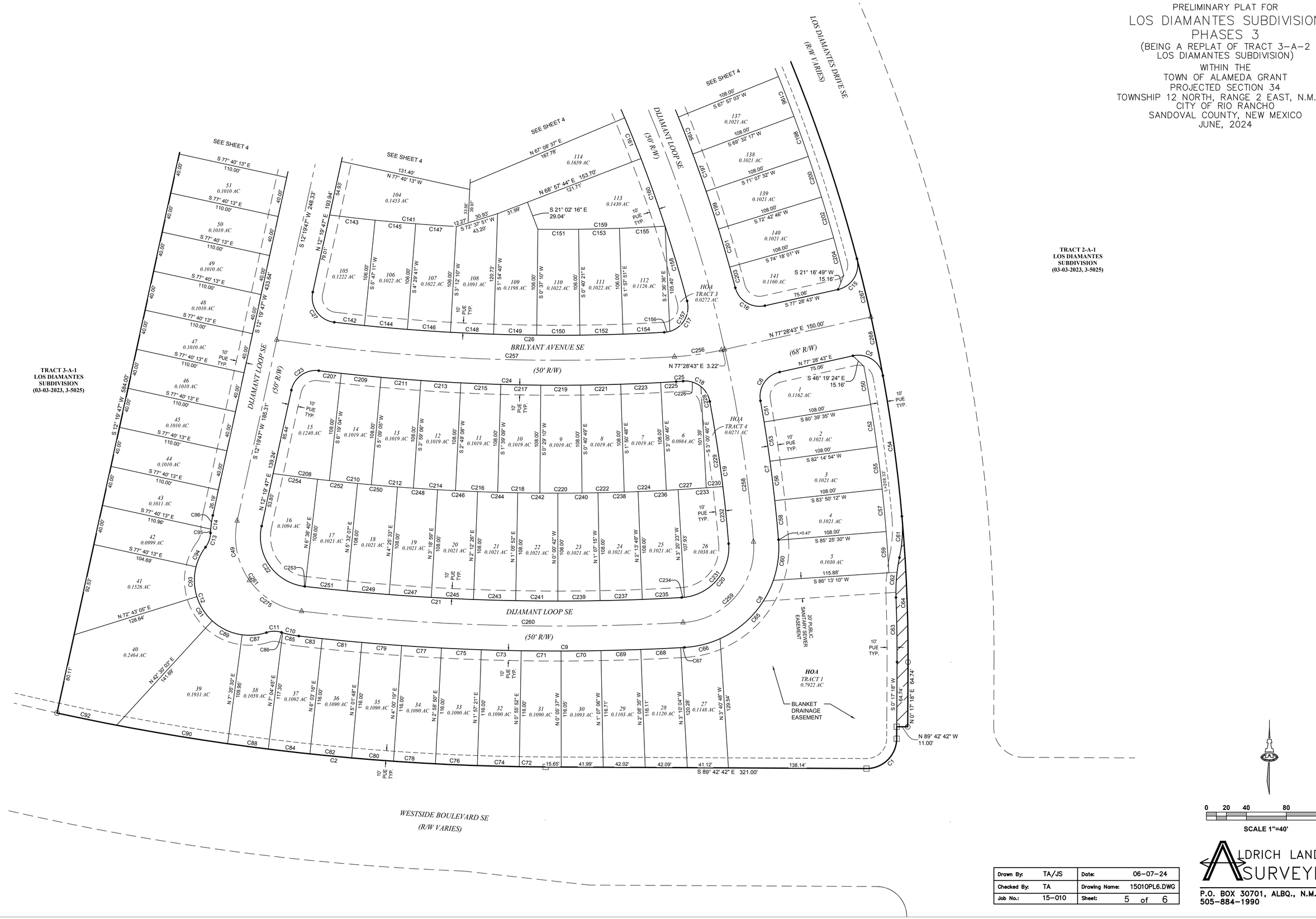
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SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

**TRACT 3-A-1
LOS DIAMANTES
SUBDIVISION
(03-03-2023, 3-5025)**

**TRACT 2-A-1
LOS DIAMANTES
SUBDIVISION
(03-03-2023, 3-5025)**



Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	5 of 6

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PRELIMINARY PLAT FOR

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SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12'	30.00'	30.00'	42.43'	N 45°17'18" E	90°00'00"
C2	492.57'	2347.00'	247.19'	491.67'	S 83°41'57" E	12°01'29"
C3	569.83'	1763.00'	287.42'	567.35'	S 68°25'58" E	18°31'08"
C4	1178.95'	1557.00'	623.95'	1150.99'	N 21°24'13" W	43°40'33"
C5	40.23'	25.00'	25.98'	36.03'	S 56°25'13" E	92°12'09"
C6	38.26'	25.00'	24.01'	34.63'	N 33°38'20" E	87°40'45"
C7	140.13'	1432.00'	70.12'	140.08'	N 7°23'50" W	5°36'25"
C8	159.39'	100.00'	102.34'	143.05'	N 41°04'10" E	91°19'35"
C9	386.40'	2231.00'	193.69'	385.92'	S 88°18'21" E	9°55'25"
C10	17.82'	100.00'	8.93'	17.80'	S 78°14'21" E	10°12'35"
C11	15.23'	25.00'	7.86'	15.00'	N 89°24'29" E	34°54'55"
C12	139.27'	55.00'	174.89'	104.93'	S 35°30'26" E	145°05'05"
C13	15.23'	25.00'	7.86'	15.00'	S 19°34'40" W	34°54'55"
C14	17.82'	100.00'	8.93'	17.80'	S 7°13'30" W	10°12'35"
C15	40.23'	25.00'	25.98'	36.03'	S 31°22'30" W	92°12'26"
C16	38.26'	25.00'	24.01'	34.63'	N 58°40'55" W	87°40'45"
C17	44.34'	25.00'	30.66'	38.75'	S 35°59'14" W	101°37'14"
C18	36.72'	25.00'	22.57'	33.51'	S 52°37'37" E	84°09'35"
C19	143.60'	1382.00'	71.86'	143.54'	S 7°34'14" E	5°57'12"
C20	79.70'	50.00'	51.17'	71.52'	S 41°04'10" W	91°19'35"
C21	377.74'	2181.00'	189.35'	377.27'	N 88°18'21" W	9°55'25"
C22	83.49'	50.00'	55.21'	74.12'	N 35°30'26" W	95°40'25"
C23	36.93'	25.00'	22.77'	33.67'	N 54°39'10" E	84°38'47"
C24	358.05'	1965.00'	179.52'	357.55'	S 88°14'38" E	10°26'24"
C25	7.05'	325.00'	3.53'	7.05'	N 85°54'52" E	1°14'34"
C26	330.69'	1915.00'	165.76'	330.28'	N 88°15'19" W	9°53'39"
C27	41.73'	25.00'	27.59'	37.05'	N 35°29'21" W	95°38'16"
C28	558.06'	1432.00'	282.61'	554.53'	S 26°00'23" E	22°19'42"
C29	687.18'	1382.00'	350.85'	680.12'	S 29°04'04" E	28°29'22"
C30	38.41'	25.00'	24.16'	34.74'	N 6°50'46" E	88°02'00"
C31	40.09'	25.00'	25.83'	35.93'	N 83°12'07" W	91°52'13"
C32	40.09'	25.00'	25.83'	35.93'	S 4°55'40" W	91°52'13"
C33	38.41'	25.00'	24.16'	34.74'	N 85°07'14" W	88°02'00"
C34	55.20'	1432.00'	27.60'	55.20'	N 42°12'29" W	2°12'31"
C35	3.59'	100.00'	1.80'	3.59'	N 44°20'27" W	2°03'26"
C36	14.17'	25.00'	7.28'	13.98'	S 29°07'42" E	32°28'56"
C37	132.87'	55.02'	144.72'	102.86'	N 82°07'43" W	138°22'08"
C38	78.54'	50.00'	50.00'	70.71'	S 88°18'45" E	90°00'00"
C39	14.17'	25.00'	7.28'	13.98'	S 44°52'16" W	32°28'56"
C40	25.18'	100.00'	12.65'	25.11'	S 53°54'00" W	14°25'28"
C41	35.88'	100.00'	18.14'	35.69'	S 36°24'29" W	20°33'33"
C42	20.42'	25.00'	10.82'	19.86'	S 49°31'33" W	46°47'42"
C43	166.06'	55.00'	898.65'	109.79'	S 13°34'27" E	172°59'43"
C44	108.91'	50.00'	95.65'	88.62'	N 15°42'55" W	124°48'20"
C45	20.42'	25.00'	10.82'	19.86'	S 76°40'28" E	46°47'42"
C46	43.36'	100.00'	22.02'	43.02'	S 65°41'51" E	24°50'27"
C47	78.93'	50.00'	50.39'	70.99'	S 32°53'39" E	90°26'51"
C48	157.86'	100.00'	100.78'	141.97'	N 32°53'39" W	90°26'51"
C49	62.62'	75.00'	33.26'	60.82'	S 11°35'19" E	47°50'13"
C50	38.90'	1540.00'	19.45'	38.90'	S 10°03'50" E	1°26'51"
C51	21.51'	1432.00'	10.75'	21.51'	N 9°46'14" W	0°51'38"
C52	42.69'	1540.00'	21.35'	42.69'	S 8°32'46" E	1°35'18"
C53	39.70'	1432.00'	19.85'	39.70'	N 8°32'46" W	1°35'18"
C54	142.09'	1557.00'	71.10'	142.04'	S 7°42'00" E	5°13'44"
C55	42.69'	1540.00'	21.35'	42.69'	S 6°57'27" E	1°35'18"
C56	39.70'	1432.00'	19.85'	39.70'	N 6°57'27" W	1°35'18"
C57	42.69'	1540.00'	21.35'	42.69'	S 5°22'09" E	1°35'18"
C58	39.23'	1432.00'	19.62'	39.23'	N 5°22'43" W	1°34'11"
C59	41.35'	1540.00'	20.68'	41.35'	S 3°48'21" E	1°32'18"
C60	40.90'	100.00'	20.74'	40.62'	N 7°23'38" E	23°26'11"
C61	41.52'	140.00'	20.91'	41.37'	S 3°24'37" W	16°59'29"
C62	40.15'	163.01'	20.18'	40.05'	S 4°56'58" W	14°06'41"
C63	64.62'	1546.00'	32.31'	64.62'	S 0°54'33" E	2°23'41"
C64	146.03'	1557.00'	73.07'	145.98'	N 2°23'55" W	5°22'26"
C65	81.18'	100.00'	42.97'	78.97'	N 42°22'03" E	46°30'39"
C66	36.84'	100.00'	18.63'	36.64'	N 76°10'40" E	21°06'35"
C67	3.89'	2231.00'	1.94'	3.89'	N 86°46'57" E	0°05'59"
C68	39.90'	2231.00'	19.95'	39.90'	N 87°20'41" E	1°01'29"
C69	39.90'	2231.00'	19.95'	39.90'	N 88°22'10" E	1°01'29"
C70	39.90'	2231.00'	19.95'	39.90'	N 89°23'39" E	1°01'29"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C71	39.90'	2231.00'	19.95'	39.90'	S 89°34'52" E	1°01'29"
C72	26.33'	2347.00'	13.16'	26.33'	S 89°23'25" E	0°38'34"
C73	39.90'	2231.00'	19.95'	39.90'	S 88°33'24" E	1°01'29"
C74	41.97'	2347.00'	20.99'	41.97'	S 88°33'24" E	1°01'29"
C75	39.90'	2231.00'	19.95'	39.90'	S 87°31'55" E	1°01'29"
C76	41.97'	2347.00'	20.99'	41.97'	S 87°31'55" E	1°01'29"
C77	39.90'	2231.00'	19.95'	39.90'	S 86°30'26" E	1°01'29"
C78	41.97'	2347.00'	20.99'	41.97'	S 86°30'26" E	1°01'29"
C79	39.90'	2231.00'	19.95'	39.90'	S 85°28'57" E	1°01'29"
C80	41.97'	2347.00'	20.99'	41.97'	S 85°28'57" E	1°01'29"
C81	39.90'	2231.00'	19.95'	39.90'	S 84°27'28" E	1°01'29"
C82	41.97'	2347.00'	20.99'	41.97'	S 84°27'28" E	1°01'29"
C83	23.42'	2231.00'	11.71'	23.42'	S 83°38'41" E	0°36'05"
C84	41.97'	2347.00'	20.99'	41.97'	S 83°25'59" E	1°01'29"
C85	16.54'	100.00'	8.29'	16.53'	S 78°36'16" E	9°28'45"
C86	1.27'	100.00'	0.64'	1.27'	S 73°29'58" E	0°43'50"
C87	24.64'	55.00'	12.53'	24.44'	N 84°47'14" E	25°40'24"
C88	40.99'	2347.00'	20.49'	40.99'	S 82°25'14" E	1°00'02"
C89	33.48'	55.00'	17.28'	32.97'	S 64°56'16" E	34°52'38"
C90	112.60'	2347.00'	56.31'	112.59'	S 80°32'45" E	2°44'56"
C91	29.01'	55.00'	14.85'	28.67'	S 32°23'26" E	30°13'02"
C92	60.81'	2347.00'	30.41'	60.81'	S 78°25'45" E	1°29'04"
C93	30.21'	55.00'	15.50'	29.83'	S 1°32'43" E	31°28'23"
C94	21.93'	55.00'	11.11'	21.78'	S 25°36'48" W	22°50'38"
C95	3.97'	100.00'	1.98'	3.97'	S 3°15'25" W	2°16'26"
C96	13.85'	100.00'	6.94'	13.84'	S 8°21'43" W	7°56'08"
C97	13.15'	1763.00'	6.57'	13.15'	S 77°28'43" E	0°25'38"
C98	40.01'	1763.00'	20.01'	40.01'	S 76°36'53" E	1°18'02"
C99	40.05'	1763.00'	20.03'	40.05'	S 75°18'49" E	1°18'06"
C100	40.10'	1763.00'	20.05'	40.10'	S 74°00'41" E	1°18'12"
C101	40.18'	1763.00'	20.09'	40.18'	S 72°42'24" E	1°18'21"
C102	6.27'	100.00'	3.14'	6.27'	S 76°19'18" E	3°35'33"
C103	40.28'	1763.00'	20.14'	40.28'	S 71°23'58" E	1°18'32"
C104	37.09'	100.00'	18.76'	36.87'	S 63°54'04" E	21°14'54"
C105	4.53'	25.00'	2.27'	4.52'	S 58°27'47" E	10°22'19"
C106	40.40'	1763.00'	20.20'	40.40'	S 70°05'18" E	1°18'46"
C107	15.89'	25.00'	8.23'	15.63'	S 81°51'38" E	36°25'23"
C108	25.91'	55.00'	13.20'	25.67'	S 86°34'34" E	26°59'31"
C109	50.77'	1763.00'	25.39'	50.77'	S 68°36'25" E	1°39'00"
C110	31.23'	55.00'	16.05'	30.81'	S 56°48'51" E	32°31'55"
C111	94.56'	1763.00'	47.29'	94.55'	S 66°14'44" E	3°04'23"
C112	29.01'	55.00'	14.85'	28.67'	S 25°26'22" E	30°13'02"
C113	142.92'	1763.00'	71.50'	142.88'	S 62°23'12" E	4°38'41"
C114	29.01'	55.00'	14.85'	28.67'	S 4°46'40" W	30°13'02"
C115	22.21'	1763.00'	11.11'	22.21'	S 59°42'12" E	0°43'19"
C116	35.52'	55.00'	18.40'	34.91'	S 38°23'16" W	37°00'09"
C117	15.39'	55.00'	7.75'	15.34'	S 64°54'22" W	16°02'04"
C118	0.47'	25.00'	0.24'	0.47'	S 72°22'48" W	1°05'13"
C119	19.94'	25.00'	10.54'	19.42'	S 48°58'57" W	45°42'29"
C120	21.31'	100.00'	10.70'	21.27'	S 32°14'00" W	12°12'35"
C121	14.57'	100.00'	7.30'	14.56'	S 42°30'46" W	8°20'58"
C122	11.12'	25.00'	5.65'	11.03'	S 48°22'03" W	25°29'22"
C123	3.05'	25.00'	1.53'	3.05'	S 32°07'35" W	6°59'34"
C124	32.63'	55.02'	16.81'	32.16'	S 45°40'40" W	33°58'55"
C125	27.68'	55.02'	14.14'	27.39'	S 77°04'54" W	28°49'32"
C126	27.94'	55.02'	14.28'	27.64'	N 73°57'38" W	29°05'25"
C127	32.93'	55.02'	16.97'	32.44'	N 42°16'12" W	34°17'27"
C128	11.70'	55.02'	5.87'	11.67'	N 19°02'04" W	12°10'49"
C129	31.27'	1432.00'	15.64'	31.27'	N 42°41'12" W	1°15'05"
C130	28.12'	1557.00'	14.06'	28.12'	N 42°34'42" W	1°02'05"
C131	23.92'	1432.00'	11.96'	23.92'	N 41°34'57" W	0°57'26"
C132	28.63'	1557.00'	14.32'	28.63'	N 41°32'03" W	1°03'13"
C133	40.30'	50.00'	21.32'	39.22'	S 66°24'18" E	46°11'07"
C134	38.24'	50.00'	20.11'	37.31'	N 68°35'42" E	43°48'53"
C135	6.73'	100.00'	3.37'	6.73'	N 76°11'18" W	3°51'32"
C136	34.48'	100.00'	17.41'	34.31'	N 64°22'54" W	19°45'17"
C137	33.33'	100.00'	16.82'	33.17'	N 44°57'24" W	19°05'44"
C138	33.33'	100.00'	16.82'	33.17'	N 25°51'40" W	19°05'44"
C139	33.33'	100.00'	16.82'	33.17'	N 6°45'57" W	19°05'44"
C140	16.66'	100.00'	8.35'	16.64'	N 7°33'21" E	9°32'52"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C141	127.27'	1809.00'	63.66'	127.25'	S 84°46'54" E	4°01'52"
C142	30.26'	1915.00'	15.13'	30.26'	N 83°45'39" W	0°54'20"
C143	45.71'	1809.00'	22.85'	45.70'	N 83°29'23" W	1°26'51"
C144	43.17'	1915.00'	21.59'	43.17'	N 84°51'34" W	1°17'30"
C145	40.78'	1809.00'	20.39'	40.78'	N 84°51'34" W	1°17'30"
C146	43.17'	1915.00'	21.59'	43.17'	N 86°09'05" W	1°17'30"
C147	40.78'	1809.00'	20.39'	40.78'	N 86°09'05" W	1°17'30"
C148	43.17'	1915.00'	21.59'	43.17'	N 87°26'35" W	1°17'30"
C149	43.17'	1915.00'	21.59'	43.17'	N 88°44'05" W	1°17'30"
C150	43.17'	1915.00'	21.59'	43.17'	S 89°58'24" W	1°17'30"
C151	40.78'	1809.00'	20.39'	40.78'	N 89°58'24" E	1°17'30"
C152	43.17'	1915.00'	21.59'	43.17'	S 88°40'54" W	1°17'30"
C153	40.78'	1809.00'	20.39'	40.78'	N 88°40'54" E	1°17'30"
C154	41.38'	1915.00'	20.69'	41.38'	S 87°25'00" W	1°14'17"
C155	45.71'	1809.00'	22.85'	45.70'	N 87°18'43" E	1°26'51"
C156	5.57'	25.00'	2.80'	5.56'	S 80°24'55" W	12°45'53"
C157	38.77'	25.00'	24.51'	35.00'	S 29°36'18" W	88°51'22"
C158	78.06'	1382.00'	39.04'	78.05'	S 16°26'28" E	3°14'11"
C159	127.27'	1809.00'	63.66'	127.25'	N 88°36'14" E	4°01'52"
C160	71.84'	1382.00'	35.93'	71.83'	S 19°32'55" E	2°58'43"
C161	43.86'	1382.00'	21.93'	43.86'	S 21°56'49" E	1°49'07"
C162	43.86'	1382.00'	21.93'	43.86'	S 23°45'56" E	1°49'07"
C163	43.86'	1382.00'	21.93'	43.86'	S 25°35'02" E	1°49'07"
C164	43.86'	1382.00'	21.93'	43.86'	S 27°24'09" E	1°49'07"
C165	43.86'	1382.00'	21.93'	43.86'	S 29°13'16" E	1°49'07"
C166	43.86'	1382.00'	21.93'	43.86'	S 31°02'22" E	1°49'07"
C167	43.86'	1382.00'	21.93'	43.86'	S 32°51'29" E	1°49'07"
C168	43.86'	1382.00'	21.93'	43.86'	S 34°40'35" E	1°49'07"
C169	43.86'	1382.00'	21.93'	43.86'	S 36°29'42" E	1°49'07"
C170	43.86'	1382.00'	21.93'	43.86'	S 38°18'49" E	1°49'07"
C171	43.86'	1382.00'	21.93'	43.86'	S 40°07'55" E	1°49'07"
C172	43.86'	1382.00'	21.93'	43.86'	S 41°57'02" E	1°49'07"
C173	10.92'	1382.00'	5.46'	10.92'	S 43°05'10" E	0°27'10"
C174	20.87'	1432.00'	10.43'	20.87'	N 36°45'11" W	0°50'06"
C175	6.01'	25.00'	3.02'	6.00'	N 57°45'05" E	13°46'39"
C176	34.07'	25.00'	20.28'	31.50'	S 76°18'48" E	78°05'34"
C177	39.67'	1432.00'	19.84'	39.67'	N 35°32'31" W	1°35'15"
C178	42.67'	1540.00'	21.33'	42.66'	S 35°32'31" E	1°35'15"
C179	39.67'	1432.00'	19.84'	39.67'	N 33°57'16" W	1°35'15"
C180	42.67'	1540.00'	21.33'	42.66'	S 33°57'16" E	1°35'15"
C181	39.67'	1432.00'	19.84'	39.67'	N 32°22'02" W	1°35'15"
C182	42.67'	1540.00'	21.33'	42.66'	S 32°22'02" E	1°35'15"
C183	39.67'	1432.00'	19.84'	39.67'	N 30°46'47" W	1°35'15"
C184	42.67'	1540.00'	21.33'	42.66'	S 30°46'47" E	1°35'15"
C185	39.67'	1432.00'	19.84'	39.67'	N 29°11'33" W	1°35'15"
C186	42.67'	1540.00'	21.33'	42.66'	S 29°11'33" E	1°35'15"
C187	39.67'	1432.00'	19.84'	39.67'	N 27°36'18" W	1°35'15"
C188	42.67'	1540.00'	21.33'	42.66'	S 27°36'18" E	1°35'15"
C189	39.67'	1432.00'	19.84'	39.67'	N 26°01'04" W	1°35'15"
C190	42.67'	1540.00'	21.33'	42.66'	S 26°01'04" E	1°35'15"
C191	39.67'	1432.00'	19.84'	39.67'	N 24°25'49" W	1°35'15"
C192	42.67'	1540.00'	21.33'	42.66'	S 24°25'49" E	1°35'15"
C193	39.67'	1432.00'	19.84'	39.67'	N 22°50'35" W	1°35'15"
C194	42.67'	1540.00'	21.33'	42.66'	S 22°50'35" E	1°35'15"
C195	39.67'	1432.00'	19.84'	39.67'	N 21°15'20" W	1°35'15"
C196	42.67'	1540.00'	21.33'	42.66'	S 21°15'20" E	1°35'15"
C197	39.67'	1432.00'	19.84'	39.67'	N 19°40'06" W	1°35'15"
C198	42.67'	1540.00'	21.33'	42.66'	S 19°40'06" E	1°35'15"
C199	39.67'	1432.00'	19.84'	39.67'	N 18°04'51" W	1°35'15"
C200	42.67'	1540.00'	21.33'	42.66'	S 18°04'51" E	1°35'15"
C201	39.67'	1432.00'	19.84'	39.67'	N 16°29'37" W	1°35'15"
C202	42.67'	1540.00'	21.33'	42.66'	S 16°29'37" E	1°35'15"
C203	21.43'	1432.00'	10.72'	21.43'	N 15°16'16" W	0°51'27"
C204	38.83'	1540.00'	19.41'	38.83'	S 14°58'39" E	1°26'40"
C205	593.48'	1540.00'	300.47'	589.81'	N 25°17'43" W	22°04'49"
C206	612.47'	1557.00'	310.25'	608.53'	N 25°59'52" W	22°32'18"
C207	22.57'	1965.00'	11.29'	22.57'	S 83°21'11" E	0°39'30"
C208	56.68'	2073.00'	28.34'	56.68'	N 82°53'56" W	1°34'00"
C209	40.00'	1965.00'	20.00'	40.00'	S 84°15'55" E	1°09'59"
C210	42.20'	2073.00'	21.10'	42.20'	N 84°15'55" W	1°09'59"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C211	40.00'	1965.00'	20.00'	40.00'	S 85°25'54" E	1°09'59"
C212	42.20'	2073.00'	21.10'	42.20'	N 85°25'54" W	1°09'59"
C213	40.00'	1965.00'	20.00'	40.00'	S 86°35'53" E	1°09'59"
C214	42.20'	2073.00'	21.10'	42.20'	N 86°35'53" W	1°09'59"
C215	40.00'	1965.00'	20.00'	40.00'	S 87°45'52" E	1°09'59"
C216	42.20'	2073.00'	21.10'	42.20'	N 87°45'52" W	1°09'59"
C217	40.00'	1965.00'	20.00'	40.00'	S 88°55'51" E	1°09'59"
C218	42.20'	2073.00'	21.10'	42.20'	N 88°55'51" W	1°09'59"
C219	40.00'	1965.00'	20.00'	40.00'	N 89°54'11" E	1°09'59"
C220	42.20'	2073.00'	21.10'	42.20'	S 89°54'11" W	1°09'59"
C221	40.00'	1965.00'	20.00'	40.00'	N 88°44'12" E	1°09'59"
C222	42.20'	2073.00'	21.10'	42.20'	S 88°44'12" W	1°09'59"
C223	40.00'	1965.00'	20.00'	40.00'	N 87°34'13" E	1°09'59"
C224	42.20'	2073.00'	21.10'	42.20'	S 87°34'13" W	1°09'59"
C225	15.47'	1965.00'	7.74'	15.47'	N 86°45'42" E	0°27'04"
C226	19.08'	25.00'	10.03'	18.62'	S 72°50'35" E	43°43'39"
C227	40.00'	2073.00'	20.00'	40.00'	S 86°26'04" W	1°06'20"
C228	17.64'	25.00'	9.21'	17.28'	S 30°45'48" E	40°25'56"
C229	86.15'	1382.00'	43.09'	86.14'	S 8°45'41" E	3°34'19"
C230	16.68'	2073.00'	8.34'	16.68'	N 85°39'04" E	0°27'39"
C231	76.95'	50.00'	48.43'	69.58'	S 39°29'40" W	88°10'35"
C232	57.45'	1382.00'	28.73'	57.44'	S 5°47'04" E	2°22'54"
C233	44.86'	2073.00'	22.43'	44.86'	N 86°02'26" E	1°14'23"
C234	2.75'	50.00'	1.37'	2.75'	S 85°09'28" W	3°08'59"
C235	39.48'	2181.00'	19.74'	39.48'	S 87°15'04" W	1°02'14"
C236	40.14'	2073.00'	20.07'	40.14'	S 87°12'54" W	1°06'34"
C237	42.23'	2181.00'	21.11'	42.23'	S 88°19'28" W	1°06'34"
C238	40.14'	2073.00'	20.07'	40.14'	S 88°19'28" W	1°06'34"
C239	42.23'	2181.00'	21.11'	42.23'	S 89°26'01" W	1°06'34"
C240	40.14'	2073.00'	20.07'	40.14'	S 89°26'01" W	1°06'34"
C241	42.23'	2181.00'	21.11'	42.23'	N 89°27'25" W	1°06'34"
C242	40.14'	2073.00'	20.07'	40.14'	N 89°27'25" W	1°06'34"
C243	42.23'	2181.00'	21.11'	42.23'	N 88°20'51" W	1°06'34"
C244	40.14'	2073.00'	20.07'	40.14'	N 88°20'51" W	1°06'34"
C245	42.23'	2181.00'	21.11'	42.23'	N 87°14'18" W	1°06'34"
C246	40.14'	2073.00'	20.07'	40.14'	N 87°14'18" W	1°06'34"
C247	42.23'	2181.00'	21.11'	42.23'	N 86°07'44" W	1°06'34"
C248	40.14'	2073.00'	20.07'	40.14'	N 86°07'44" W	1°06'34"
C249	42.23'	2181.00'	21.11'	42.23'	N 85°01'10" W	1°06'34"
C250	40.14'	2073.00'	20.07'	40.14'	N 85°01'10" W	1°06'34"
C251	42.23'	2181.00'	21.11'	42.23'	N 83°54'37" W	1°06'34"
C252	40.14'	2073.00'	20.07'	40.14'	N 83°54'37" W	1°06'34"
C253	0.44'	2181.01'	0.22'	0.44'	N 83°20'59" W	0°00'41"
C254	44.86'	2073.00'	22.43'	44.86'	N 82°44'08" W	1°14'23"
C255	5.20'	1763.00'	2.60'	5.20'	S 59°15'28" E	0°10'08"
C256	47.42'	300.00'	23.76'	47.38'	N 82°00'26" E	9°03'27"
C257	398.98'	1940.00'	200.20'	398.28'	S 87°34'20" E	11°47'00"
C258	194.68'	1407.00'	97.50'	194.52'	N 8°33'27" W	7°55'40"
C259	119.55'	75.00'	76.76'	107.29'	N 41°04'10" E	91°19'35"
C260	382.07'	2206.00'	191.52'	381.60'	S 88°18'21" E	9°55'25"
C261	125.24'	75.00'	82.82'	111.19'	S 35°30'26" E	95°40'25"
C262	118.40'	75.00'	75.59'	106.48'	N 32°53'39" W	90°26'51"
C263	163.37'	75.00'	143.48'	132.93'	S 15°42'55" E	124°48'20"
C264	117.81'	75.00'	75.00'	106.07'	N 88°18'45" W	90°00'00"
C265	102.53'	1407.00'	51.29'	102.51'	N 41°13'29" W	4°10'31"
C266	653.60'	1407.00'	332.80'	647.74'	N 25°49'46" W	26°36'57"
C267	59.98'	1557.00'	29.99'	59.97'	N 13°37'30" W	2°12'26"
C268	59.98'	1557.00'	29.99'	59.97'	N 11°25'05" W	2°12'25"
C269	50.82'	1557.00'	25.41'	50.82'	N 40°04'20" W	1°52'13"
C270	50.82'	1557.00'	25.41'	50.82'	N 38°12'07" W	1°52'13"
C271	84.49'	75.00'	47.36'	80.09'	S 45°50'46" E	64°32'37"
C272	78.88'	75.00'	43.53'	75.30'	S 16°33'24" W	60°15'43"
C273	67.00'	75.00'	35.92'	64.79'	S 72°16'46" W	51°11'01"
C274	50.81'	75.00'	26.42'	49.84'	N 62°43'14" W	38°48'59"
C275	62.62'	75.00'	33.26'	60.82'	S 59°25'32" E	47°50'13"

LOT WIDTH AT 15' FRONT SETBACK	
LOT #	LOT WIDTH
39	42.62'
40	36.92'
41	37.96'
62	39.75'
63	36.92'
64	36.92'
65	42.52'
76	39.76'
77	35.25'
78	35.58'
79	37.03'
98	39.65'
99	38.33'
100	38.33'
101	38.33'

NOTES:
1. TOTAL LOT AREA= 16.7157 ac.
2. TOTAL HOA TRACT AREA= 1.2676 ac.

07-10-2024 rev
07-08-2024 rev
07-02-2024 rev

Drawn By:	TA/JS	Date:	06-07-24
Checked By:	TA	Drawing Name:	15010PL6.DWG
Job No.:	15-010	Sheet:	6 of 6

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

RRE BOOK PAGE

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 10, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – Lt. Scott Pope
(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: Preliminary Plat DSD #24-210-00003 (Los Diamantes, Phase III)

The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. LD, Phase III comprises the entirety of the property LD, Tract 3-A-2, consisting of approximately 22.6295 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, June 24, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Approved with comments:

The original Traffic Impact Study will have to be reviewed and that the initial assumptions made are still valid and not exceeded.

The Development Agreement will have to be updated for this area.

Peter Prukop — Reviewer

7/11/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 10, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
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FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat DSD #24-210-00003 (Los Diamantes, Phase III)

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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, June 24, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

Fire approves the transmittal with the following requirement. All roads surrounding the development must be paved.

Fire Marshal James Wenzel — Reviewer
06/18/2024 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: June 10, 2024

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – Lt. Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
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This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Drainage Report:

SWQV: According to the SSCAFCA hydrology manual from April 2020, the stormwater quality volume is 0.66 inches over impervious surfaces.

Construction Plan: Annotated plans are attached.

_____ 6/17/24
Reviewer Date

The storm drain in Los Diamantes Dr. has been constructed through the Westside Blvd. intersection, including four inlets and a 36-inch storm drain with a stand pipe in a temporary pond located where the new subdivision pond for this project will be situated.

A Letter of Map Revision (LOMR) request has been submitted by Tierra West, LLC to remove the floodplain over this site.

III. METHODOLOGY AND BASIS OF DESIGN

AHYMO was used for the hydrology calculations with bulking factors of 18% for undeveloped basins and 6% for developed basins per the City of Rio Rancho Development Manual (DPM) with rainfall values from NOAA Atlas 14.

Land Treatment Type D was assigned based on the formula for single family residential in Table D-3 of the DPM, and the remainder was split between Type B and Type C. The street basin land treatments were calculated in AutoCAD (pervious areas were calculated).

Inlet capacities were calculated based on Plate 22.3 D-5 of the DPM.

The storm water quality volume calculations were based on rainfall depth provided by SSCAFCA—0.42 inches over the impervious area. Stormwater Studio vs. 3.0.0.33 was used for the storm drain calculations, and Hydraflow Express Extension for Autodesk Civil 3D 2022 was used for street capacity calculations.

in the April 2020 SSCAFCA hydrology criteria manual the storm water quality 0.66 inches over impervious area

IV. EXISTING CONDITIONS

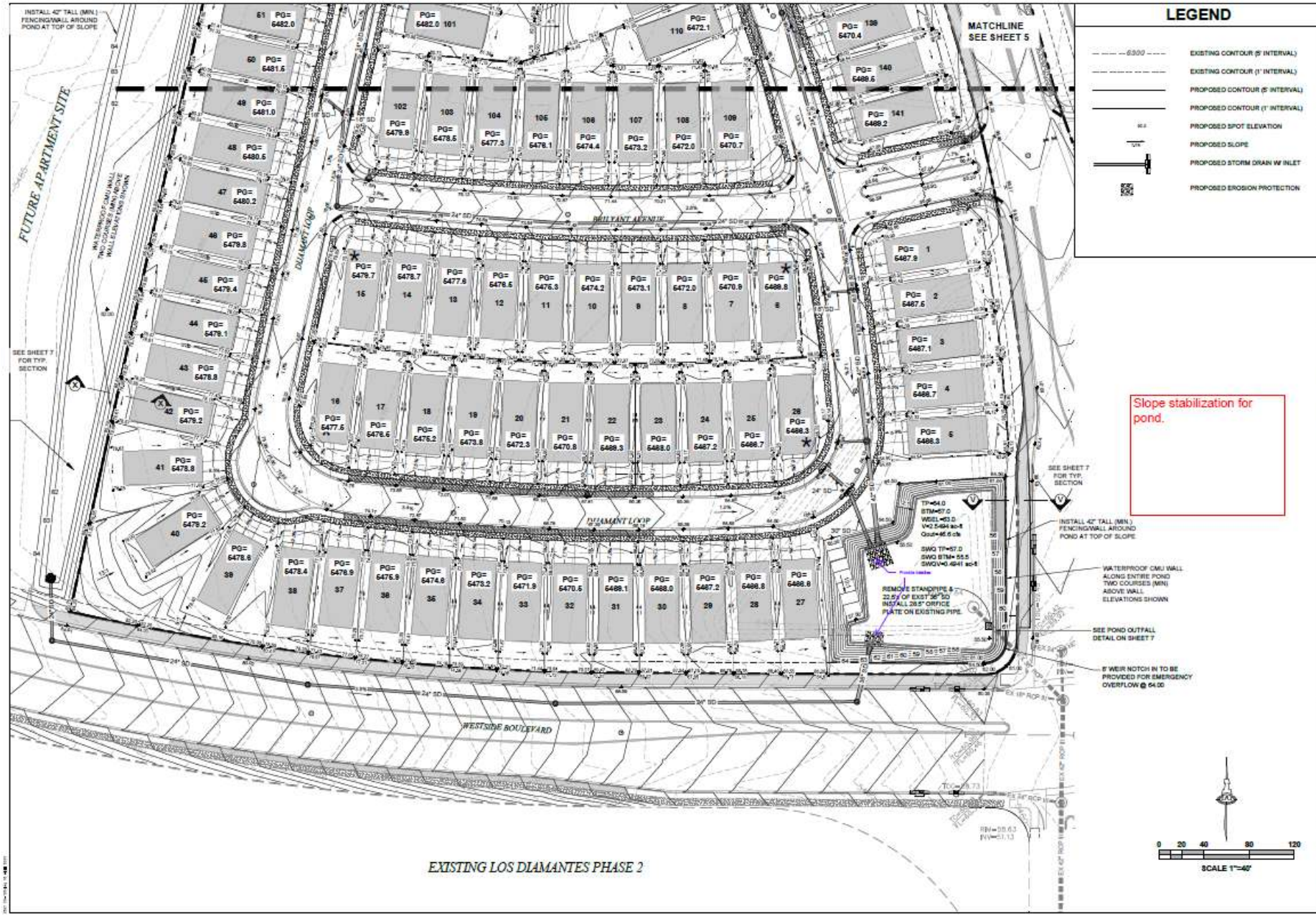
See Appendix E for excerpts from reports and storm drain plans. See Appendix F for the drainage basin map.

The site is undeveloped and drains to the east/southeast. Three offsite basins (400.4A, 107B1.A and APTS) located west of the site drain to this subdivision.

Westside Blvd. has been constructed through the intersection with Los Diamantes Dr. and the storm drain improvements including four inlets and a 36-inch storm drain to the temporary pond at the northwest quadrant have been installed through the intersection. The remaining portions of these roads are undeveloped adjacent to the site.

V. DEVELOPED CONDITIONS

See Appendix B for calculations for the 100-year, 24-hour storm and Appendix A for a Basin Area/Flow Summary Table. See Appendix E for excerpts from reports and storm drain plans. See Appendix F for the drainage basin map, including storm drain and inlet locations.



LEGEND

- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- PROPOSED STORM DRAIN W/ INLET
- PROPOSED EROSION PROTECTION

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)

OWNER/DEVELOPER:
DR HORTON- NEW MEXICO

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

LOS DIAMANTES SUBDIVISION PHASE 3

GRADING & DRAINAGE SOUTH

90% REVIEW NOT FOR CONSTRUCTION

PROJECT NO.	X
DESIGNED BY:	JTS
DRAWN BY:	JTS/DEC
CHECKED BY:	ANW
DATE:	X
DPI CHK:	

SHEET: 6 OF 33

Updated Fire Comments July 2025

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 15, 2025

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

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat Extension DSD #24-210-00003 (Los Diamantes, Phase III)

The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. LD, Phase III comprises the entirety of the property LD, Tract 3-A-2, consisting of approximately 22.6295 acres. The original Preliminary Plat for LD, Phase III was approved August 13, 2024. This is the first Preliminary Plat Extension request for this subdivision.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, July 25, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

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

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access. Fire Hydrants shall be no more than 500 ft. driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval prior to the full plan set submission.

Fire Marshal Brian Johnson — Reviewer

7/30/2025 — Date

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

July 25, 2025

RE: **Case #24-210-00003 (Preliminary Plat Extension) Los Diamantes, Phase III**

Dear Property Owner:

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

The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. The proposed Preliminary Plat Extension is to allow for additional time for completion of all infrastructure for the proposed subdivision prior to submission for a Final Plat. Los Diamantes, Phase III comprises approximately 22.6295 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 12, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

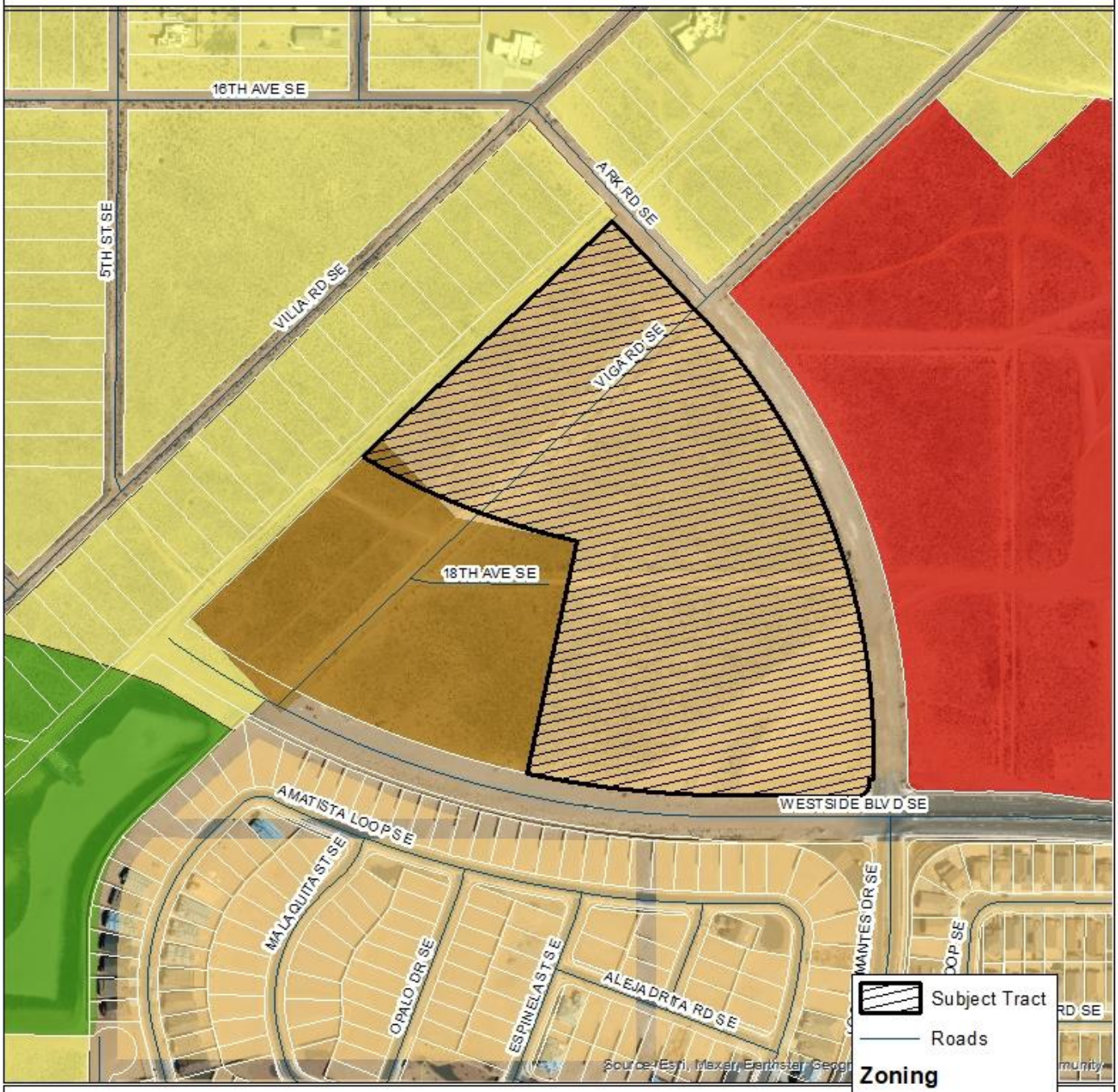
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

LOS DIAMANTES, PHASE III
LD, TRACT 3-A-2
PRELIMINARY PLAT EXTENSION



Rio Rancho
City of Vision

0 105 210 420 630 840
Feet

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

Map Created by Tim Dvorak on 7/22/2025

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, August 12, 2025:

Variance
Case #25-110-00014
The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Preliminary Plat Extension
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Variance
Request #25-110-00015
The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The property is zoned R-1: Single Family Residential District and comprises approximately 0.35 acres.

Zone Map Amendment
Request #25-100-00005
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, 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, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

The meeting is scheduled for 6 p.m. 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. 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 28, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-00005

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, DR Horton, through their agent, Cartesian Surveys, requests approval of a Final Plat for the Cleveland Estates, Phase 1 Final Plat, on the property legally described as Paseo Gateway, Tract 17. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
A preliminary plat for the Cleveland Estates, Phase 1 Final Plat (previously named Sandstone Bluffs at Cleveland Heights Preliminary Plat, Phase 1) was approved by the Planning and Zoning Board on August 13, 2024, under Case No. 24-210-00005. The plat was amended at the July 22, 2025 Planning and Zoning Board Meeting.

The subject property falls within the Paseo Gateway Master Plan; adopted as amended under Resolution No. 91, Enactment 19-016. A proposed Master Plan Amendment to the Paseo Gateway Master Plan will remove the subject property, from the Paseo Gateway Plan (the MPA is going before the Governing Body on August 28, 2025). A concurrent Master Plan request, to create the Cleveland Heights Master Plan, would place the subject property inside the proposed boundary for the Cleveland Heights Master Plan (the Master Plan is also going before the Governing Body on August 28, 2025).The subject property consists of approximately 44.5389 acres; on the tract legally described as PG, Tract 17, and is currently zoned R-4: Single-Family Residential. The plat creates 123 single-family residential lots, 11 tracts, and dedicates 4.7174 acres of ROW to the City of Rio Rancho. The proposed subdivision is located west of Cleveland High School, north of Paseo Del Volcan (principal arterial road), and south of the existing Cleveland Heights neighborhood.

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/Wastewater Availability Letter was granted for the Sandstone Bluffs at Cleveland Heights Subdivision on October 11, 2023.
C. Drainage: Drainage is per the Cleveland Heights Unit 17 Project Drainage Report, dated June 2024.
D. Roads and Sidewalks: All roads within the subdivision are standard 50' residential rights-of-way, with 4' sidewalks on each side.
E. Recreation Facilities/Open Space: The first phase of the proposed subdivision does not feature a park; as such, the second phase of the subdivision must allocate sufficient park acreage.
F. Easements: All lots will feature 10' public utility easements (PUE) along the front.
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 August 13, 2024 Planning and Zoning Board Meeting, under Case #24-280-00002.

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155 with the previous approval of subdivision variance case #24-280-02.

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 residential dimensional standards as laid out in R.O. 2003 §154.50 for R-4: Single-Family Residential. The proposed Preliminary Plat contains lots with an acreage range of approximately 0.1133 acres (4,935 sf) to 0.3030 acres (13,199 sf) and a lot width minimum of 40'.

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

IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
Section 5.6.3 contains the stated policy (L-1) 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." This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Paseo Gateway Master Plan).

Staff recommends the Planning and Zoning Board finds the 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 PASEO GATEWAY MASTER PLAN: The development of this subdivision under the R-4: Single-Family Residential Zoning District, which comprises the entire zoning of PG, Tract 17, conforms to the policies and provisions of the Paseo Gateway Master Plan.

Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the Master Plan; criteria is satisfied.

VII. CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT:
The Planning and Zoning Board approved the Preliminary Plat for Cleveland Estates, Phase 1 (previously named Sandstone Bluffs at Cleveland Heights Preliminary Plat, Phase 1) on August 13, 2024, as well as the subsequent plat amendment at their July 22, 2025 meeting.

Staff recommends the Planning and Zoning Board find this criteria has been met.

SURROUNDING LAND USE/ZONING: PG, Tract 17 is bounded by R-4: Single-Family Residential District to the north, SU: Special Use for Education Center to the east, and C-1: Retail Commercial to the west. Paseo del Volcan NE abuts the property to the south.

There are no notifications required for this action.

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 July 22, 2025.
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. Adequate park acreage conforming to Chapter 155 shall be included in Phase 2.
6. Applicant shall address all reviewer comments, including any future Engineering comments, as well as the following:
a. 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)
b. Parcel Tables will be updated to include lots 193-205, and tracts Q and R
c. The lot count on the plat shall be updated to reflect the current lot count (123).

ALTERNATIVES:

The Planning and Zoning Board may:

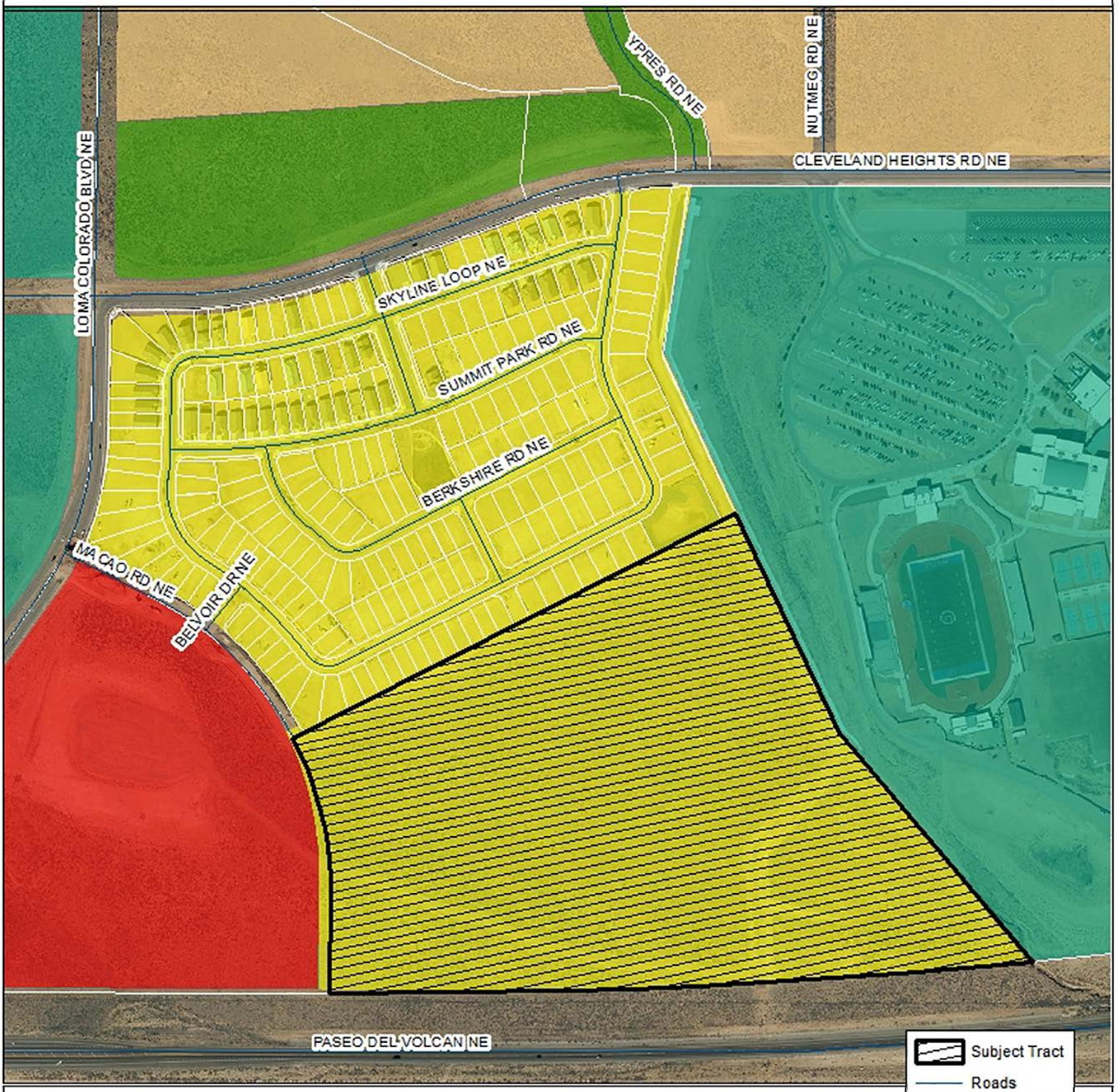
1. Approve the Final Plat with findings and conditions.
2. Approve the Final Plat with modifications to the findings and conditions.
3. Deny the Final Plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Final Plat with findings and conditions.

ATTACHMENT: Location__Zoning_Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Plat.pdf

CLEVELAND ESTATES, PHASE PG, TRACT 17
FINAL PLAT



ReRancho
City of Vision

0 130 260 520 780 1,040 Feet

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

Map Created by Liz Ruiz Carlos on 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
			☐ 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)	Letter of Authorization Provided: (Initials)	
Agent Name: Cartesian Surveys		Phone: 505-896-3050 ext 109
Address: PO Box 44414		E-Mail: cartesianryan@gmail.com
City: Rio Rancho	State: NM	ZIP Code: 87124

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

Subdivide existing tract, vacate easements, grant new easements and dedicate right of way, as shown on proposed 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: 116 & 8 Tracts	Total area of site (acres) 25.6428 Acres

ACKNOWLEDGEMENT

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

Print Name: Amber Palmer	Applicant:	Agent: X
Signature: Amber Palmer		Date: 6/20/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Todd Demarets
DR Horton
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, 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.

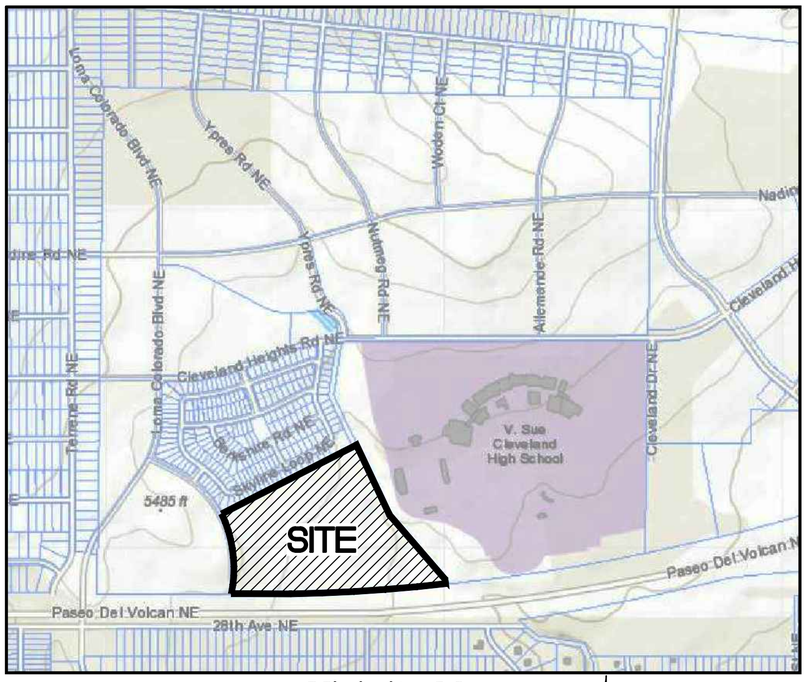
The subject property is described as:

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 Date
DR Horton



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. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. 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:	8
NUMBER OF LOTS CREATED:	116
MILES OF ROAD CREATED:	0.6005 MILES
ACREAGE IN ROADS:	3.7851 ACRES
ACREAGE DEDICATED BY THIS PLAT	3.7851 ACRES
TOTAL PLATTED ACREAGE:	25.6428 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
May 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 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
May 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
Paseo Del Volcan (R/W Varies)

Tract 17–A
1,112,211 Sq. Ft.
25.5328 Acres

Tract 17–B
26,684 Sq. Ft.
0.6126 Acres

Tract 17–C
80,920 Sq. Ft.
1.8577 Acres

Tract 16, Cleveland Heights (11/14/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 21, Pg. 121–124)

Tract B–1A Paseo Gateway (11/14/2008, Vol. 3, Fol. 2977–A) (RRE Bk. 21, Pg. 121–124)

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)

34' ROW Dedicated By Plat (10/18/2018, Vol. 3, Fol. 4305) (RRE Bk. 28, Pg. 34–36)

Tract U, Tract M, Tract Q, Tract R, Tract N, Tract C, Tract B, Tract 0, Tract D, Tract E, Tract F, Tract L, Tract B

Lots 1–205

Match Lines

See sheet 3 of 7 for this area

N 63°04'05" E 300.66'
N 00°19'25" E 300.66'
N 89°40'35" W 424.43'
458.43'
N 24°58'53" W 1,496.29'
N 24°58'53" W 727.89'
N 24°58'53" W 733.00'
S 40°30'18" E 765.86'
S 40°30'18" E 901.98'

Rebar With Cap "LS 12651"

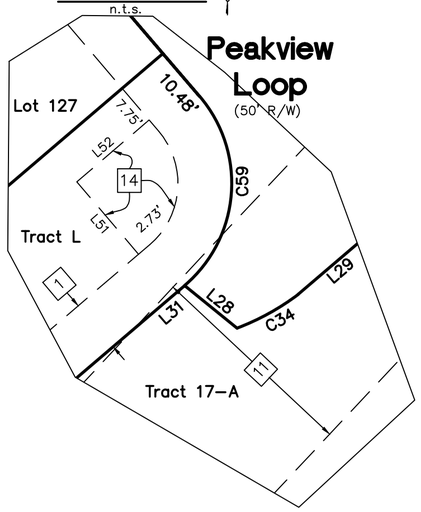
Aluminum Cap "LS 11462" N: 1567846.72' E: 1521685.42'

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

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Plat for
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Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
May 2025

Detail "C"
n.t.s.

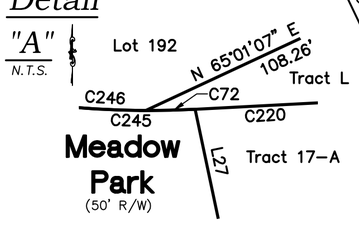


Matchline - See Sheet 4 of 7

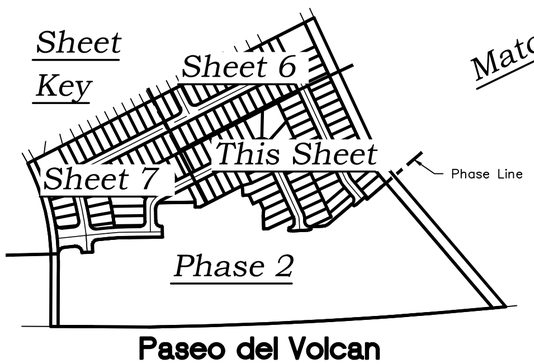
Matchline - See Sheet 5 of 7

Matchline - See Sheet 3 of 7

Detail "A"
N.T.S.



Sheet Key



Detail "B"
n.t.s.

See Sheet 2 of 7



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

Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
May 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 17–C
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)

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)

Lots 1–33, 139–151

Matchline - See Sheet 7 of 9

Matchline - See Sheet 5 of 9

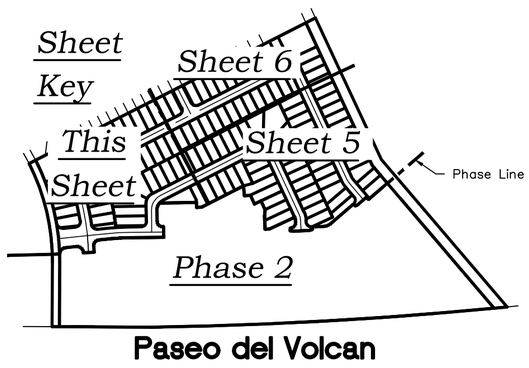
See Detail "E" on this sheet

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
May 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 17-B
26,684 Sq. Ft.
0.6126 Acres

Tract O

Tract R

Tract B

Lot 1 through Lot 18, Lot 152 through Lot 173, Lot 205

See Detail "F" on this sheet

Detail "F"
n.t.s.

See Sheet 2 of 7 for this Area

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

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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	492.23'	1034.00'	27°16'31"	487.59'	N 13°18'50" 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	111.11'	1034.00'	6°09'25"	111.06'	N 23°52'23" 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	50.04'
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
May 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. 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

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	25.5328	1,112,211
Tract 17–B	0.6126	26,684
Tract 17–C	1.8577	80,920
Tract B	0.0089	386
Tract C	0.3571	15,554
Tract D	0.0115	501

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract E	0.0115	501
Tract F	0.1239	5,398
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) PORTIONS VACATED WITH THIS PLAT SHOWN HEREON AS [dotted] SEE SHEET 2 OF 5.
3. EXISTING 50' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124) PORTIONS VACATED WITH THIS PLAT SHOWN HEREON AS [ ] . SEE SHEET 2 OF 5.
4. EXISTING 100' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124) PORTIONS VACATED WITH THIS PLAT SHOWN HEREON AS [+++] . SEE SHEET 2 OF 5.
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) PORTIONS VACATED WITH THIS PLAT SHOWN HEREON AS [hatched] . SEE SHEET 2 OF 5.
9. EXISTING PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (11/14/2008, VOL. 3, FOL. 2977–A) (RRE BK. 21, PG. 121–124) VACATED WITH THIS PLAT. SEE SHEET 2 OF 5.
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 SHOWN ON SHEET 3 OF 5 AS [dotted] SEE DETAILS "A", "B" AND "C" ON SHEET 3 OF 5.
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 CONSTRUCTION MATERIALS LEASE AREA FOR THE USE AND BENEFIT OF TRACT 15 (3/16/2018, VOL. 3, FOL. 4189) SHOWN HEREON AS [dotted]
17. 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)
18. EXISTING SLOPE AND CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF THE CITY OF RIO RANCHO AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO (3/16/2018, VOL. 3, FOL. 4189)
19. EXISTING TEMPORARY DRAINAGE 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) SHOWN HEREON AS [hatched]

Plat for
Cleveland Estates, Phase 1
Being Comprised of
Tract 17, Paseo Gateway
City of Rio Rancho
Sandoval County, New Mexico
May 2025

CSI-CARTESIAN SURVEYS INC.
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RRE Plat Book __, Page __

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00005

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
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, 28-30, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, and 28-32; and Block 24, Lots 41-49, 51-56, 58-66, and 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 approval with findings and conditions.

BACKGROUND AND ANALYSIS:
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, 14-23, 28-32, 38, and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70. The request is to amend the zoning from TZ: Transitional Zoning to R-3: Mixed Residential.

The subject properties are located northwest of the intersection of Lookover Dr NE and Shiloh Rd NE both of which are residential roads (see attached location map) and consists of approximately 52.942 acres.

The subject property is currently zoned TZ: Transitional Zoning and are located within the Paseo Gateway West Specific Area Plan. Adjacent properties to the north are zoned TZ: Transitional Zoning and NC: Neighborhood Commercial, TZ: Transitional Zoning and O-1: Office to the east, TZ: Transitional Zoning, R-3: Mixed Residential, and NC: Neighborhood Commercial to the south, while lots to the west are zoned TZ: Transitional Zoning, R-4: Single Family Residential and SU: Special Use for the Northern Meadows neighborhood.

The applicant originally submitted a Master Plan for this area, but has since withdrawn the Cielo Bonito Master Plan application due to lack of 100% ownership or owner authorization. In an attempt to add clarity to the Director's flexibility with Master Plan ownership, language stating 75% ownership was included in the draft Development Process Manual (DPM) update. That inclusion lead to comments about the percentage and internal feedback questioning the appropriateness of the private land owners changing the Land Use on a property not under their ownership or ownership authorization. There has also been requests to lower that threshold below the proposed 75%. The DPM update will take additional time for adoption and the 75% ownership may be removed and reset back to a default of 100% ownership or authorization for all land use applications to avoid future requests by property owners to change Land Uses on neighboring properties.

Master Plans are Level 4 sub-area plans often prepared in the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address the

components of the Comprehensive Plan, but are specific to a defined area within the City, at least 20 acres but usually more than 100 acres. The request is for an area comprising over 50 acres, and therefore staff requested the submittal of a complete Master Plan. Since the applicant lacks 100% ownership, in lieu of the Master Plan, a Conceptual Design document was submitted. The Conceptual Design document includes a conceptual drainage plan, conceptual utility plan and a circulation and transportation plan similar to a Master Plan, but in this application the documents are only reference exhibits. The Conceptual Design document also contains information pertaining to the possible phasing. The Conceptual Design Plan is not enforceable and any information provided in the document is subject to change without review, oversight or approval from the City.

The Conceptual Design document proposed the development of a 2.8-acre community park to be completed in phase 3. Without the adoption of a formal Master Plan, the timing, size, and features of the proposed park cannot be guaranteed and there may be challenges in the future to achieving this community amenity. The Conceptual Design presents a total of 5 potential phases with an emphasis on connectivity to the existing neighborhoods and walk paths. Due to the provided ownership and outparcels in the zoning request for the area covered by this Conceptual Design, achieving the connectivity and accessibility throughout the Master Plan area is not guaranteed.

Absent 100% ownership, authorization letters from hold out land owners for inclusion in the Master Plan could be submitted, or a Master Plan that excludes the hold out lots, yet has a cohesive connection between properties could be submitted.

The Planning and Zoning Board reviewed this item at their June 24, 2025 meeting and recommended the Governing Body adopt the Ordinance by a vote of five (5) For and one (1) Against. However, following the June 24 meeting, staff discovered a notification error for this hearing and the item was scheduled to be re-heard by the Planning and Zoning Board in order to follow State Statute requirements.

The item was scheduled to be heard at the July 22, 2025 Planning and Zoning Board, prior to this item being heard by the Governing Body on July 24, 2025. During the review prior to the July 22, 2025 meeting, staff identified additional administrative errors and a missing Authorization letter from the Agent. The specific errors and items missing which Staff found during the internal review for the second hearing include:
1) One missing Property Owner Authorization Letter.
2) Two expiring Owner Authorization letters.
3) Discrepancies in the list of included lots; Three lots not included in the request were added to the notices (Block 22 Lot 27, Block 23 Lot 6, and Block 24 Lot 67). Three lots that were originally included in the request but were not in the notices (Block 24 Lots 41-43).

Staff contacted the Applicant to inform them of the second postponement and to discuss the discrepancies found. Staff proposed new hearing dates and the Applicant was instructed to submit the updated items prior to July 23 to ensure that the case would be heard at the August 12, 2025 Planning and Zoning Board Meeting and then the August 14, 2025 Governing Body meeting.

The Applicant submitted updated authorization letters and a revised lot list which added five new lots to the project (Unit 21, Block 23, Lot 19 and Block 24, Lots 51-54). With the addition of the lots, the total acreage of the project has increased from 50.442 to 52.942 acres.

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 and Zoning Board when a change in zoning designation is sought.

The application, presented as an attachment, meets the minimum submittal requirements for the

proposed zoning request.

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

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city. The applicant states: "As previously mentioned, this project is governed by the Paseo Gateway West Specific Area Plan which identifies this project area as best developed as medium-density residential. This zone map amendment request to change from TZ to R-3 is consistent with the health, safety, morals, and general welfare of the City."

Staff recommends the Planning and Zoning Board find that the proposed R-3: Mixed Residential zoning may be consistent with the health, safety, morals, and general welfare of the City as it helps implement the Paseo Gateway West Specific Plan and the applicant has provided a potential lot layout and plans for a future subdivision in the attached "Cielo Bonito Conceptual Design" document. The Paseo Gateway West Specific Area Plan designates the subject property as "Medium Density Residential", which allows for R-3 zoning, and the provided supplemental document from the applicant may promote the potential for development that is consistent with the health, safety, morals and welfare of the City.

Staff recommends the Planning and Zoning Board acknowledges that the supplemental "Conceptual Design" document is not an enforceable document and there is no guarantee that the future lot layout will be detached single family homes. There is a potential that the development may decide to have a different layout or pursue other permissible uses such as attached townhomes or request a Conditional Use Permit for a hospital, or multi-family development. The "Conceptual Design" attachment may provide an option for what the design of a future subdivision could look like, but without a Master Plan adopted by resolution for guidance all the options of an R-3 zoning are available, this includes R-3 detached, attached and multi-family.

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

The applicant states: "A zone change from TZ to R-3 is consistent with the area density as outlined in the Paseo Gateway West Area Plan as well as the existing land use for adjacent parcels. Additionally, Section 7.4 Land Consolidation, of the Paseo Gateway West Area Plan asserts, 'The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs.' Given all these factors, this project supports the stability of land use and zoning."

Staff recommends the Planning and Zoning Board find that the applicant provided justification for stability of the land use and zoning as the request will enable stable and consistent R-3: Mixed Residential across the subject properties. The applicant's supplemental "Conceptual Design" document displays one option for how the detached single family zoning option of the R-3 would have stability of land use and zoning.

Staff recommends the Planning and Zoning Board find that the supplemental "Conceptual Design" document may not be able to be fully achieved until additional properties in the area are re-zoned to R-3. The presence of outparcels throughout the proposed area may present future development challenges

(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 "This zoning designation request is consistent with the adopted elements of the Paseo Gateway West Area plan as well as the goals as outlined in the Comprehensive Plan. See question 4. for further elaboration."

Staff recommends the Planning and Zoning Board find that the zone change may be consistent with adopted elements of the Comprehensive Plan. Staff recommends the Planning and 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 Planning and Zoning Board find that the request does not meet Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan. The applicant has included the "Conceptual Design" document to provide a vision for development of future subdivisions in this area, however, this document will not be formally adopted and the proposed request for re-zoning is surrounded by out-parcels and may impede the ability to build out per the Conceptual Design.

Staff recommends the Planning and Zoning Board find that the zone change also meets the Goals and Objectives of the Paseo Gateway West Specific Area 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-3 Cielo Azul Subdivision to the south)

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

The applicant states in their justification letter: "The parcels are designated as TZ, Transitional Zone on an antiquated plat. Given these attributes, the zoning designation should be corrected to align with the goals and policies of the Paseo Gateway West Area plan and the Rio Rancho Comprehensive Plan (RRCP). This change to R-3 zoning is not only supported, as previously mentioned by the Paseo Gateway West Area Plan but is also would support key elements of the Vision in the RRCP which includes 'As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.). To the extent practical, community facilities such as schools and parks should be part of a development node and surrounded by residential neighborhoods." Given the proximity to the Cielo Azul Elementary School, this zone change would contribute to the development node surrounding the school."

Staff recommends the Planning and Zoning Board find that the proposed zoning may be found to be more advantageous for the community as it may facilitate residential development on lots that already in close proximity to an existing R-3 neighborhood. Staff recommends the Planning and Zoning Board find that the potential residential development enabled by the re-zoning may be

advantageous to the community, given the "Conceptual Design" document, however without the subdivisions' layout, utilities, and circulation formally adopted, staff cannot guarantee the re-zoning and subsequent development will be more advantageous. Staff also cannot guarantee that this layout and design is achieved due to the presence of outparcels incorporated in the design which are not part of this Zone Map Amendment request.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The applicant states: "We attest that the cost of land or other economic considerations are a determining factor in the zone change request."

Staff recommends 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.

Per the applicant- Not applicable.

Staff recommends 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 premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant responded with "This zone change request is not a spot zone as it aligns with the land use in the Paseo Gateway West Area Plan and would be consistent with development that has already occurred in the area."

Staff recommends the Planning and Zoning Board find that the request is not a spot zone, in that the zoning facilities the Paseo Gateway West Area Plan Land Use Map. Staff recommends the Planning and Zoning Board find that without a concurrent or adopted Master Plan for development, that staff is unable to evaluate if development would be wholly consistent with development occurring in the area.

NOTIFICATIONS: Property owners within 100 feet of the subject property were sent a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with return service requested. A notice sign was erected on the subject property on August 5, 2025 by the applicant, as required by ordinance prior to the Planning and Zoning Board hearing, and a legal notice was published in the Albuquerque Journal on July 30, 2025.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments

DSD Planning and Zoning	Comments attached
DSD Engineering	Comments attached
Rio Rancho Public Schools	No comments provided
Fire and Rescue	Comments attached
Police Department	No comments provided
SSCAFCA	Comments attached
MRCOG	Comments attached
Parks, Recreation, and Community Services	Comments attached

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the zone map amendment to Governing Body, subject to the findings and conditions listed 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. Following procedures for a zone map amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a zone map amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

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

1. The proposed zone change may be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the Paseo Gateway West Master Plan and the conceptual design and layout of the area may allow for development that is consistent with the health, safety, morals and welfare of the City.
2. The applicant may have provided sound justification, in a narrative dated April 21, 2025, for the proposed zone change, and the Zone Map Amendment may provide stability of zoning along with possible compatibility with surrounding zoning and future uses.
3. The proposed zone map amendment would be consistent with intent of the adopted elements of the Comprehensive Plan and Paseo Gateway West Specific Area Plan.
4. The applicant has demonstrated that the R-3 Mixed Residential zoning designation may be a more advantageous zoning for the site as opposed to the current TZ: Transitional zoning designation.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The proposed zoning does not result in 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:

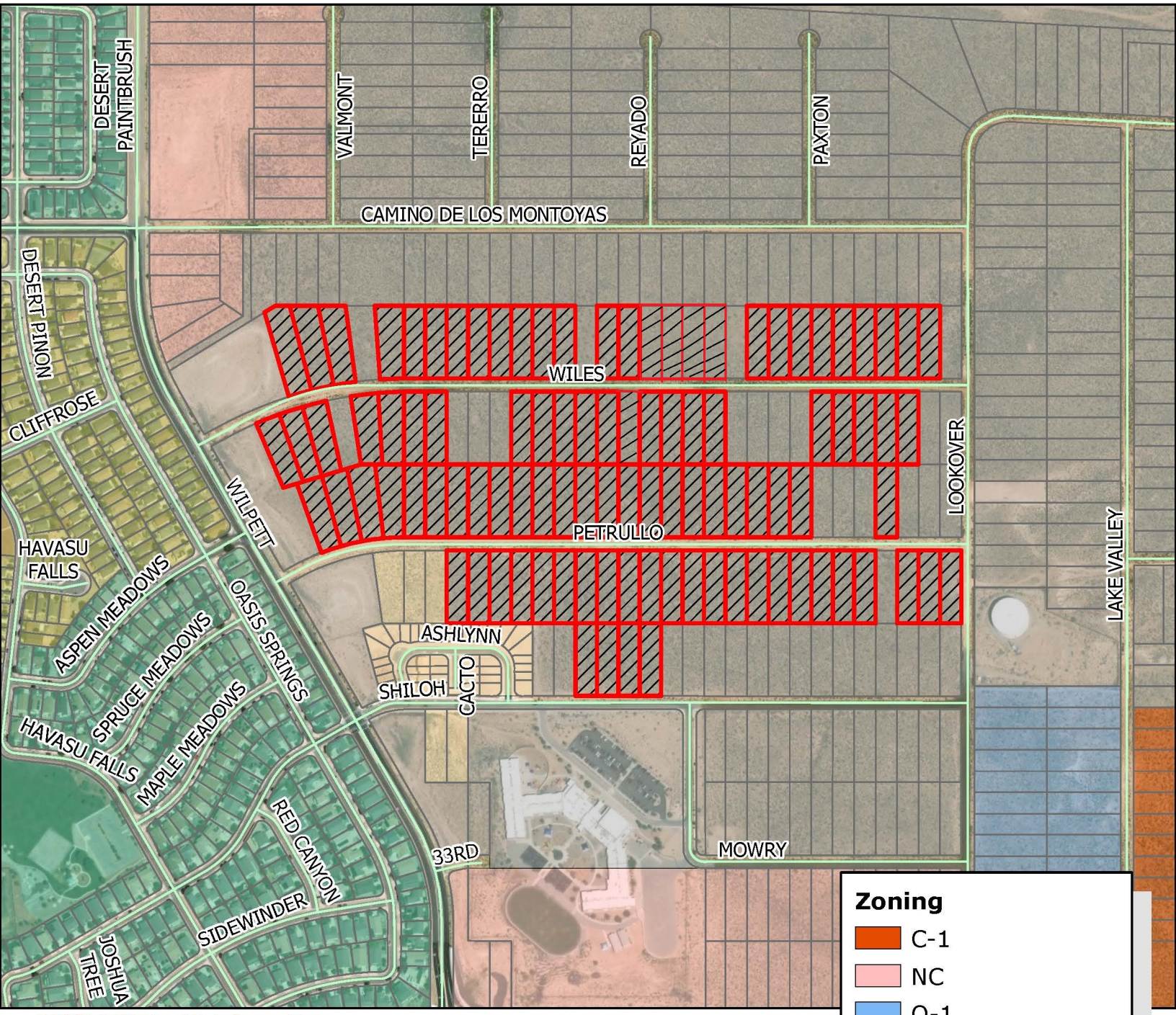
1. Recommend approval of the request to the Governing Body
2. Recommend denial of the request to the Governing Body
3. Modify the request and recommend the Governing Body approve such modifications
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Cielo Bonito ZMA map.pdf
ATTACHMENT: Cielo Bonito ZMA App-Letters-Concept Design.pdf
ATTACHMENT: ZMA Lot List 7.23.25.xlsx
ATTACHMENT: Staff Comments- Complete.pdf
ATTACHMENT: Reproduction of Notices 8.12.25.pdf
ATTACHMENT: R-3 Zoning.pdf
ATTACHMENT: Conceptual Layout_Subject Parcels Overlay.pdf
ATTACHMENT: Draft_Ordinance_CIELO_BONITO_BMB.docx

ZONE MAP AMENDMENT
TZ: TRANSITIONAL DISTRICT TO R-3: MIXED RESIDENTIAL



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 0.04 0.08 0.16 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Tamarah Martinez
7.23.25

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: Cielo Bonito, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: contract purchaser	List Owners: see exhibit A	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) VS
Agent Name: Cielo Bonito, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87119

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

Zone Map Amendment to change zoning code from TZ to R-3

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : See exhibit A	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots: 96	No. of proposed lots:	Total area of site (acres) 50

ACKNOWLEDGEMENT

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

Print Name: Nicosha Schedlbauer	Applicant:	Agent: Cielo Bonito, LLC
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Via Emailed PDF to:

April 21, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

RE: Zone Map Amendment

To Whom It May Concern:

Cielo Bonito Development, LLC is developing a project which consists of 50.442+/- acres of vacant land, currently comprised of 95+/- platted parcels, with the intention of creating a residential subdivision, located with the City of Rio Rancho and Sandoval County, New Mexico. Please reference Exhibit "A" for the individual legal descriptions of the parcels included in this request for a Zone Map Amendment.

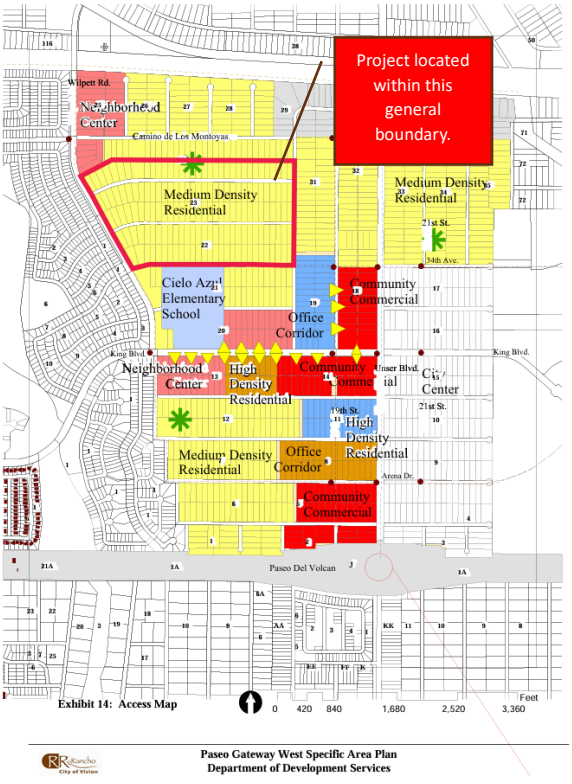
These parcels are a part of the Paseo Gateway West Specific Area Plan, approved December 2008, amended February 2010.

Cielo Bonito Development, LLC would like to request that these parcels have the zoning designation changed from TZ-Transitional Zoning to the R-3 zoning designation.

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

   As previously mentioned, this project is governed by the Paseo Gateway West Specific Area Plan which identifies this project area as best developed as medium density residential. This zone map amendment request to change the current zoning designation from TZ to R-3 is consistent with the health, safety, morals, and general welfare of the City.



CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

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.

A zone change from TZ to R-3 is consistent with the area density as outlined in the Paseo Gateway West Area Plan as well as the existing land use for adjacent parcels. Additionally, Section 7.4 Land Consolidation, of the Paseo Gateway West Area Plan asserts, "The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs." Given all these factors, this project supports the stability of land use and zoning.

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.

This zoning designation request is consistent with the adopted elements of the Paseo Gateway West Area plan as well as the goals as outlined in the Comprehensive Plan. See question 4. for further elaboration.

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

The parcels are designated as TZ, Transitional Zone on an antiquated plat. Given these attributes, the zoning designation should be corrected to align with the goals and policies of the Paseo Gateway West Area plan and the Rio Rancho Comprehensive Plan (RRCP). This change to R-3 zoning is not only supported, as previously mentioned by the Paseo Gateway West Area Plan but is also would support key elements of the Vision in the RRCP which includes "As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.)."We feel that this zone change corrects antiquated platting and supports a key element in the RRCP by creating a high intensity node which supports a walkable neighborhood and complete streets.

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

The request to change the zoning from TZ to R-3 is also supported by RRCP, 1.2 Urban Design Criteria which states "Rio Rancho has been and continues to be a rural to suburban community. However, as the City continues to grow and as land becomes more valuable, it will be necessary to increase residential densities in order to provide efficient services and affordable housing. Additionally, increasing residential densities is necessary for transit services to become successful. The following design criteria came out of the Vision 2020 ICP workshops." 1.1.2 Medium Density Residential also states "To the extent practical, community facilities such as schools and parks should be part of a development node and surrounded by residential neighborhoods." Given the proximity to the Cielo Azul Elementary School, this zone change would contribute to the development node surrounding the school.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

We attest that the cost of land or other economic considerations are a determining factor in the zone change request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Not applicable.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

This zone change request is not a spot zone as it aligns with the land use in the Paseo Gateway West Area Plan and would be consistent with development that has already occurred in the area.

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

Exhibit “A”

Owner	Subdivision	Unit	Blk	Lots	Total Area (acres)
Red Roan	Rio Rancho Estates	21	22	9-23, 28, 30, 31, 45-48	22.042
	Rio Rancho Estates	21	23	42-47, 50-64	
GP Bungalow	Rio Rancho Estates	21	22	7-8	1
Higgins	Rio Rancho Estates	21	22	24-25	1
Little IRA & Nucito	Rio Rancho Estates	21	22	26, 29	6.38
	Rio Rancho Estates	21	23	9, 28-29, 38	
	Rio Rancho Estates	21	24	42-44, 55, 68, 70	
Creel	Rio Rancho Estates	21	23	48-49	1
Wiltshire	Rio Rancho Estates	21	23	3-5, 7-8, 10, 14-18, 20-23, 32	15.02
	Rio Rancho Estates	21	24	41, 45-46, 48, 56, 60-62, 65-66, 69	
Rahime	Rio Rancho Estates	21	23	30-31	1
Baldwin	Rio Rancho Estates	21	24	47	0.5
Lacey	Rio Rancho Estates	21	24	49	0.5
Holliday, G	Rio Rancho Estates	21	24	58	0.5
Casciotta	Rio Rancho Estates	21	24	59	0.5
Cottom	Rio Rancho Estates	21	24	63	0.5
Hunter	Rio Rancho Estates	21	24	64	0.5
				TOTAL	**50.442**

CIELO BONITO DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 4 through 6, inclusive, Lots 9 through 23, inclusive, Lot 28, Lots 45 through 48, inclusive of Block 22, Unit 21 and Lots 42 through 47, inclusive, Lots 50 through 64, inclusive of Block 23, Unit 21, and Lot 49, of Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Red Roan Enterprises, LLC

_____ Date: 6/5/2024
David Torres

Millennium Trust Company, LLC Custodian FBO Peter C. Webb Roth IRA

DocuSigned by:
_____ Date: 6/10/2024
Agata Keijzik CE997EDF80584A4...

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 7 and 8, Block 22, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
GP-Bungalows, LLC

Date: 6-5-2024

Patrick Pirraglio, Member
Phone: 801-718-1299
Email: gpBungalows@gmail.com
7927 South 2840 West
West Jordan, UT 84088

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 24 & 25, Block 22, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Robert J. Higgins

Brenda M. Thompson POA for Robert J. Higgins Date: 6/9/24
Brenda M Thompson, POA for Robert J. Higgins
Phone: 507-244-0248
Email: 1we4adventures@hotmail.com
2415 Islandview Dr.
Albert Lea, MN 56007

Authentisign ID: A3D35426-9A54-EF11-991A-002248270DCE

August 6, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 26, Block 22, Unit 21 and Lot 9, Block 23, Unit 21 and Lots 42, 43, 44, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

This authorization shall expire 335 days after the date of execution herein.

Owner:

Little IRA, LLC

AuthentiSIGN
Clara Murphy, Manager 08/07/24

By: Clara Murphy
Manager

Date: August 7, 2024

Title: 3417 Stardust Ct NE
Albuquerque, NM 87110

Address: _____

Authentisign ID: 0F1AA491-9B54-EF11-991A-002248270DCE

August 6, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 29, Block 22, Unit 21 and Lots 28, 29, and 38, Block 23, Unit 21 and Lots 19, 20, 55, 68, 70, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

This authorization shall expire 335 days after the date of execution herein.

Owner:
Nucito IRA, LLC

AuthentiSIGN
Bart Murphy, Manager 08/07/24

Date: August 7, 2024

Barton Murphy
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

Authentisign ID: 78E19CC8-6A68-F011-8DCA-00224822F75A

July 24, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 29, Block 22, Unit 21 and Lots 28, 29, and 38, Block 23, Unit 21 and Lots 19, 20, 55, 68, 70, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Nucito IRA, LLC
AuthentiSIGN
Bart Murphy, Manager
_____ Date: 07/24/25

Barton Murphy Manager Nucito Ira LLC
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

July 23, 2025

Authentisign ID: 78E19CC8-6A68-F011-8DCA-00224822F75A

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 26, Block 22, Unit 21 and Lot 9, Block 23, Unit 21 and Lots 42, 43, 44, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Little IRA, LLC

AuthentiSIGN
Clara Murphy, Manager
_____

Date: 07/24/25

Clara Murphy, manager, Little Ira LLC
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 48 & 49, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Creel Revocable Living Trust

Marvin L. Creel Date: 6/21/2024

Marvin L. Creel
916-801-8304
angecreel@outlook.com
1210 Sleepy Hollow Way
Roseville, CA 95661

January 15, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC, the contract purchaser for the property identified below, to apply on its own behalf for all required regulatory and permitting processes as it relates to the of development property, which is legally known as:

> Lots 3, 4, 5, 7, 8, 10, 14, 15, 16, 17, 18, 20, 21, 22, 23 and 32 of Block 23, Unit 21 and Lots 41, 45, 46, 48, 56, 60, 61, 62, 65, 66 and 69 of Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include application to the relevant governing authorities for the purpose of rezoning the property, which includes a zone map amendment, the creation and adoption of a master plan, preliminary platting actions and removal of the restrictive covenants. Cielo Bonito Development, LLC shall not take any final zoning or platting or other land use actions including, but not limited to, removal of restrictive covenants, until after the sale of the property is complete other than securing the zoning map amendment which may occur and be effective before the sale of the property is complete.

Owner:
Wiltshire Consulting, LLC,
a Delaware limited liability company



_____ Date: 18 April, 2025

Warren McInteer
Wiltshire Consulting, LLC
81145 Old Highway
Islamorada, Florida 33036

Authentisign ID: 3587DE78-9C29-EF11-86D4-000D3A8B7EDD

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lots 30 & 31, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Sultan M Rahime Living Trust

AuthentiSIGN
Basel Hana, Trustee for the Sultan Rahime Living Trust

Date: 06/13/24

Basel Hana, Trustee for the Sultan Rahime Living Trust
505.463.9530
basel.hana@yahoo.com
7000 Portulaca Dr NW
Albuquerque, NM 87120

September 9, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 47, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner: George R Bryan III Date: SEPT. 10, 2024

Name: GEORGE R. BRYAN III
Phone: 505 379 4629
Email: Pdbryan57@gmail.com
Address: 812 Harrier Hawk Dr NE
Albuquerque, NM 87122

Authentisign ID: 2BA97F32-555E-EF11-991A-002248270DCE

August 15, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 49, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Ricky Ray Lacey 08/19/24 Date: 08/19/24

Name: Ricky Ray Lacey
Phone: 316-217-0186
Email: rick.lacey94@gmail.com
Address:

September 14, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lot 58, Unit 24 of Rio Rancho Estates, within the City of Rio Rancho,
Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Gloria L. Holliday Date: 9/17/2024

Name: Gloria L. Holliday

Phone: 702 372 2230

Email: Glolholliday@gmail.com

Address: 11301 Jasper Grove Ave.
Las Vegas, NV 89138

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 63, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Larry and Judy Cottom

Larry Cottom Date: 6-13-24

Larry Cottom

Judy Cottom Date: 6-13-24

Judy Cottom

Phone:559-908-3358/559-908-3862
Email: lj8384@sbcglobal.net
2811 S. 3520 W.
Hurricane, Utah 84737

June 3, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

Lot 64, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Jay D. Hunter

Jay D. Hunter

Date: 5 JUN 2024

Jay Hunter
Phone:801-791-8919
Email: jayhunter97@gmail.com
12 Park Place
Thompson Falls, MT 59873

Scanned with MOBILE SCANNER

April 1, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 59, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
John M. and Carole J. Casciotta

John M Casciotta
John M. Casciotta

Date: Apr. 24, 2025

Carole J Casciotta
Carole J. Casciotta

Date: Apr. 24, 2025

John and Carole Casciotta
803-617-9963
149 Longwood Green Ct.
Aiken, SC 29803



Prepared By:
Cielo Bonito, LLC
PO Box 9043
Albuquerque, NM 87119

Engineering:
PCW Civil Solutions LLC
(435) 770-2382

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Design Guidelines_____12

Implementation_____14

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Appendix A: Conceptual Layout
Appendix B: Conceptual Drainage Plan
Appendix C: Conceptual Circulation Plan
Appendix D: Conceptual Utility Plan

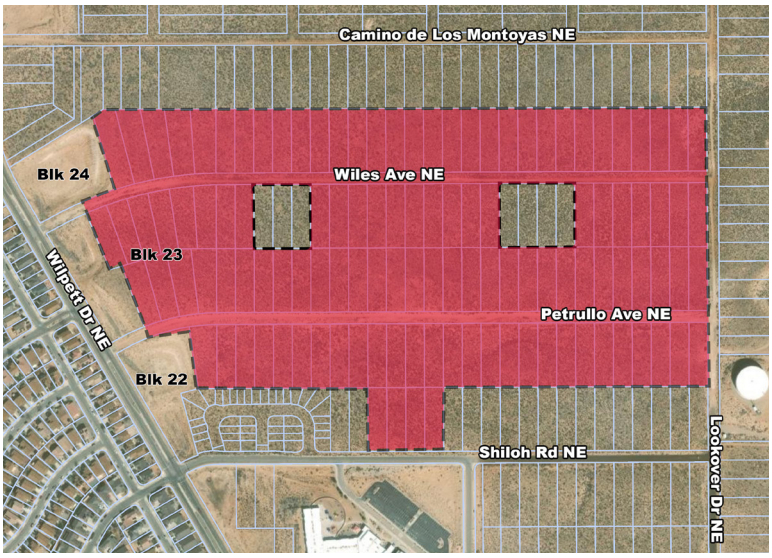
OVERVIEW

The Cielo Bonito planned community is located within the City of Rio Rancho, Sandoval County, New Mexico. The community is comprised of approximately 66.13+/- acres of land that is bordered by Shiloh Rd. to the south, Wilpett Dr. to the west, Lookover Dr. to the east and mid-block or 0.05 north of Wiles Ave. to the north. The land parcels included in this community are:

- Rio Rancho Estates, Unit 21, Block 22, Lots 4-31, 45-48

- Rio Rancho Estates, Unit 21, Block 23, Lots 3-10, 14-23, 28-64

- Rio Rancho Estates, Unit 21, Block 24, Lots 40-70



These land parcels are also located within the City of Rio Rancho Paseo Gateway Specific Area Plan.

The goals and objectives of this conceptual design include:

- Compliance with the future land use as identified in the Paseo Gateway Specific Area Plan
- Provide flexible design guidelines to allow for varied styles of single-family homes
- Establish a neighborhood park to further community connection
- Implementation of goals outlined in the Paseo Gateway Specific Area Plan

EXISTING CONDITIONS & SITE ANALYSIS

Demographics

The creation of the City or Rio Rancho was the result of AMREP Corporation purchasing 55,000 acres of land on the outskirts of Albuquerque in the early 1960's. By 1971, with the addition of another 35,000 acres, the land area, known as Rio Rancho Estates, was approximately 92,000 acres. In 1981 Rio Rancho was incorporated and as of the 2023 U.S. Census, the population is 110,660. Rio Rancho is the 3rd largest New Mexico city and is one of the fastest growing cities within the region.

Natural Environment

The Paseo Gateway West area is characterized by hilly terrain, sandy soils and rainfall of 8-10 inches per year. The highest hill is Loma Duran, which is 5,815 feet, and is located east of the community area and Overlook Rd. The natural habitat is characterized by the Upper Sonoran zone as an open mesa environment that contains many indigenous types of brush and grasses which include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, buchwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

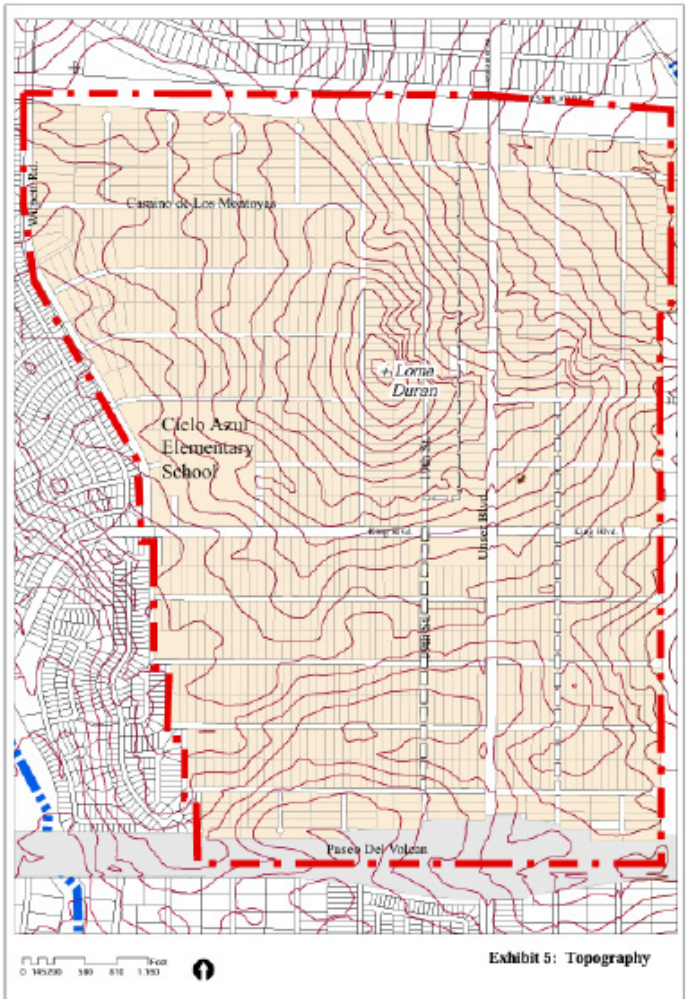


Figure from pg. 11 of Paseo Gateway West SAP

PROPOSED LAND USE, ZONING AND DENSITY

The land area within this community are vacant land parcels that are a part of the antiquated platting patterns that were rendered during the formation of Rio Rancho Estates.

These vacant land parcels are zoned TZ - Transitional Zoning. The Paseo Gateway West Specific Area Plan identifies that this area should be developed under Medium Density Residential which is inclusive of R-1, R-2, R-3 and R-4 zoning districts.

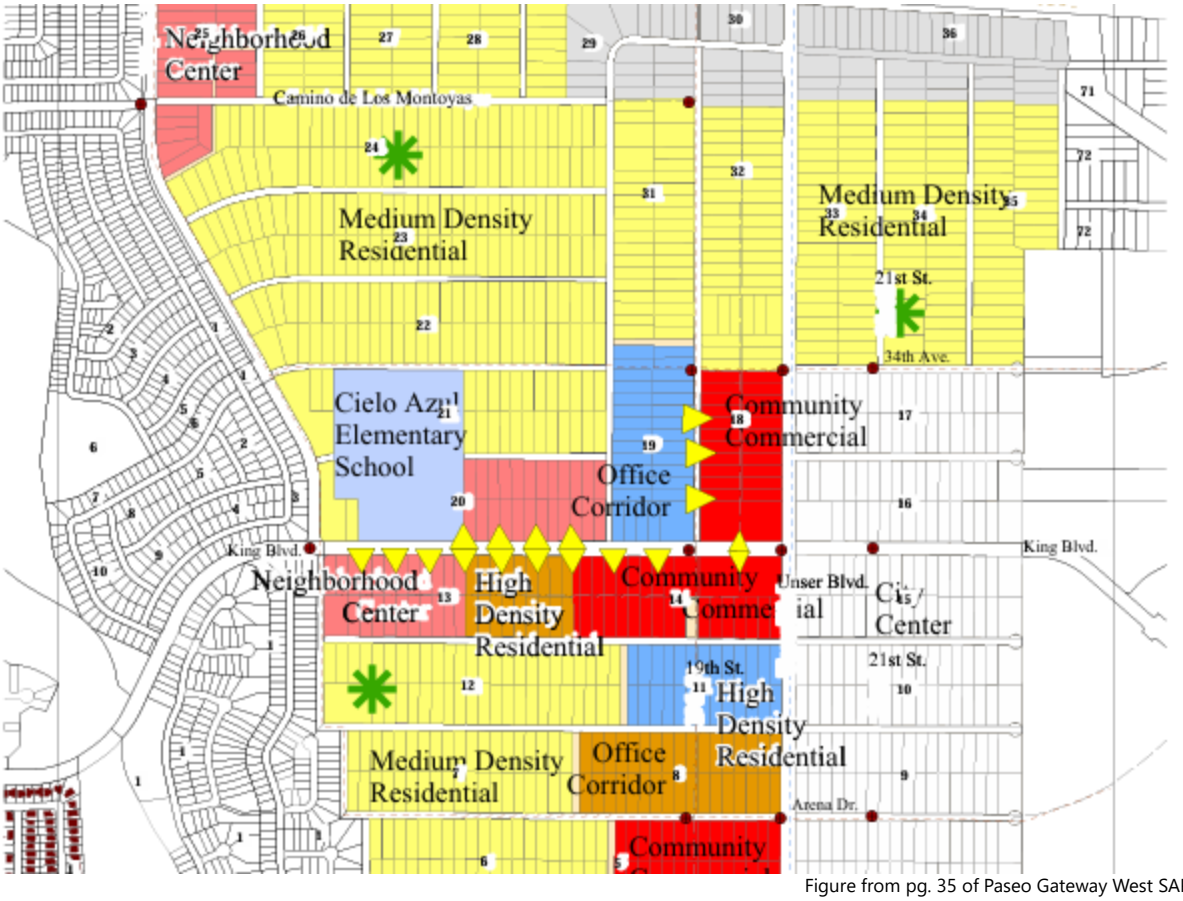


Figure from pg. 35 of Paseo Gateway West SAP

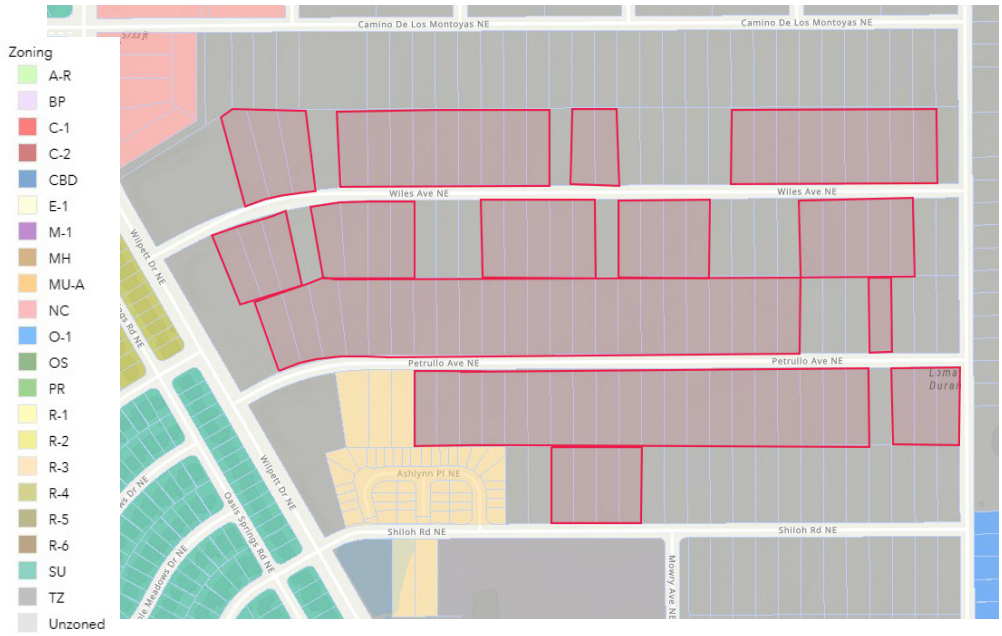
PROPOSED LAND USE, ZONING AND DENSITY CONT.

Since the Paseo Gateway West Specific Area Plan has identified the land use for this area to be Medium Density Residential, the R-3 zoning designation is one of the allowable uses under the Medium Density Residential district. R-3 zoning will permit for 10.89 DU/A with a minimum lot area of 3,000 square feet and a minimum lot width of 35 feet.

While the Cielo Bonito community encompasses a larger area, the only parcels that will be included in the zone map amendment, at the time of the creation of this conceptual design, are the following parcels:

- Rio Rancho Estates, Unit 21, Block 22, Lots 7-26, 28-30, 45-48
- Rio Rancho Estates, Unit 21, Block 23, Lots 3-5, 7-10, 14-18, 20-23, 28-32
- Rio Rancho Estates, Unit 21, Block 24, Lots 41-49, 55-56, 58-66, 68-70

The area map below shows the current zoning designation for the parcels which shall be included in the zone map amendment for this area to be rezoned from TZ to the R-3 zoning designation.

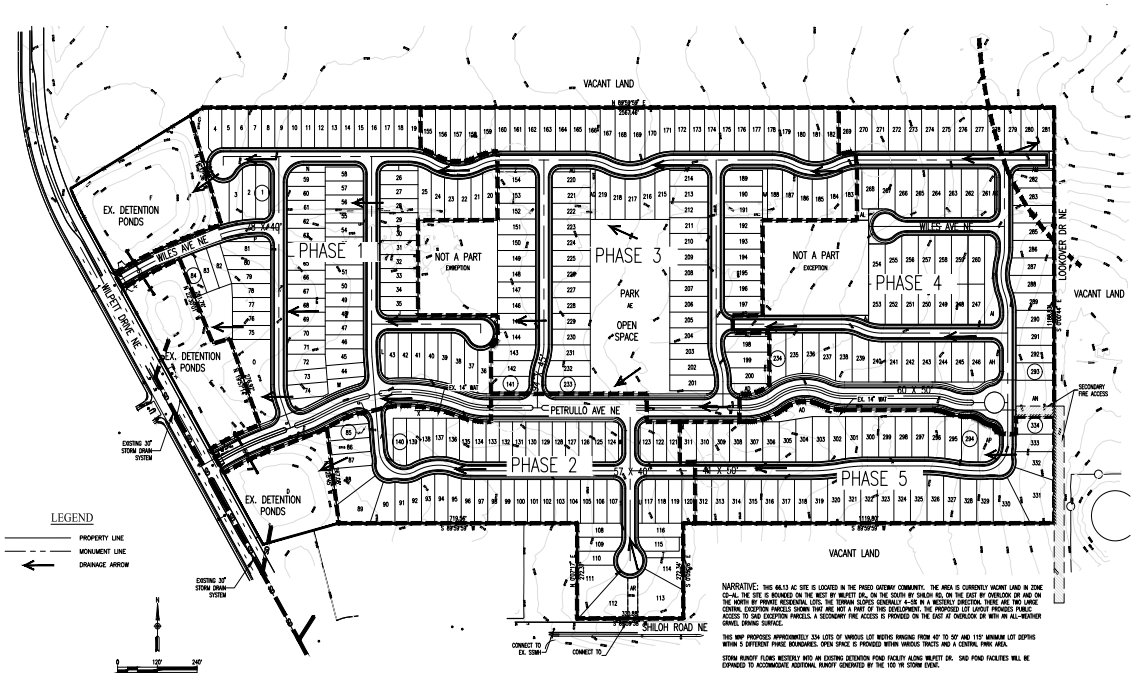


CONCEPTUAL DRAINAGE PLAN

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels in the Sandoval County portion of Rio Rancho. There are drainage facilities at the west portion of the community area that border Wilpett Rd. Subject to approval from SSCAFCA, the project will utilize these facilities for drainage. Storm water drainage and water quality discharge will meet the applicable standards per the Rio Rancho DPM and City of Rio Rancho Ordinances.

Storm runoff flows westerly into an existing detention pond facility along Wilpett Dr. Subject to SSCAFCA approval, the development will utilize these ponds for drainage and the ponds will be expanded to accommodate additional runoff generated by the 100 year storm event.

The following shows the conceptual drainage plan for the community.

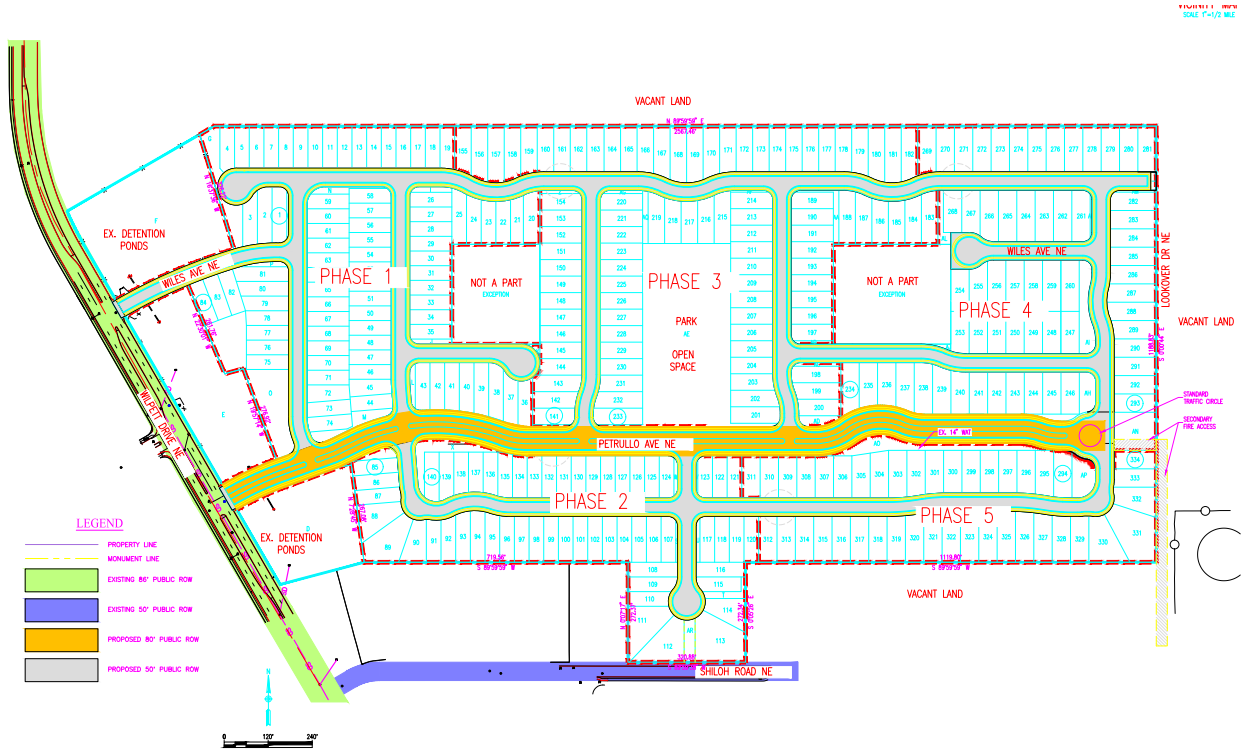


CIRCULATION & TRANSPORTATION

The Cielo Bonito community is bounded by local streets and two collector streets, Wilpett Rd. and Shiloh Rd. Traffic volumes are expected to increase as the area develops with the highest volumes being on Unser Blvd. and King Blvd.

The Paseo Gateway West Specific Area Plan identifies areas and streets that are to follow the access management plan. While the plan called for a T-intersection at 34th Ave. (Shiloh Rd.) with right-in, right-out turns at the west end of this street, the intersection of Wilpett Rd. and Shiloh Rd. is signaled with access to each direction of the intersection.

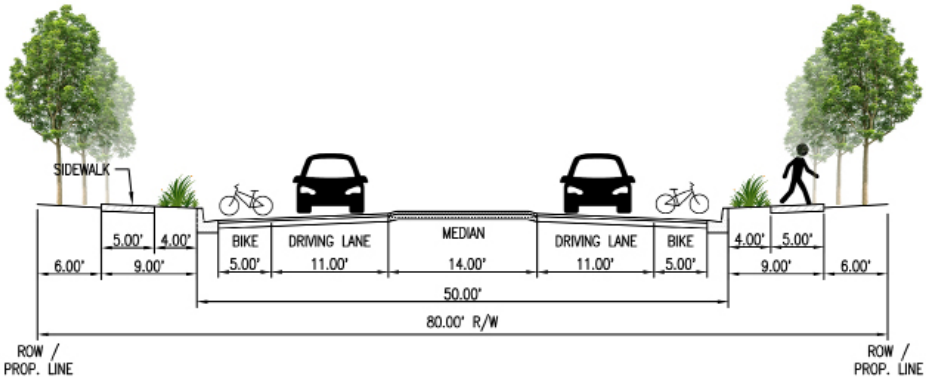
All roadways and access points shall be designed to meet the City of Rio Rancho design requirements per SAMM spacing, Rio Rancho DPM, City of Rio Rancho Ordinances, and the City Fire Marshal will need to approve the designs and secondary access fire points.

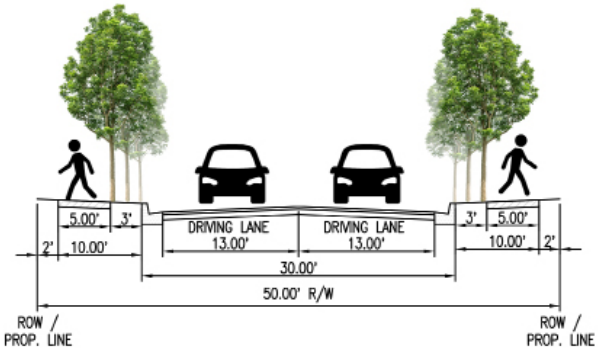


CIRCULATION & TRANSPORTATION CONT.

The Paseo Gateway West Specific Area Plan outlines a transportation goal of "Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities."

The Cielo Bonito community will further this goal by providing pedestrian connectivity throughout the area and provide dedicated bicycle lanes on Petrullo Ave. so that the community will be connected to the central park area and any future trails funded through the City's ICIP process.



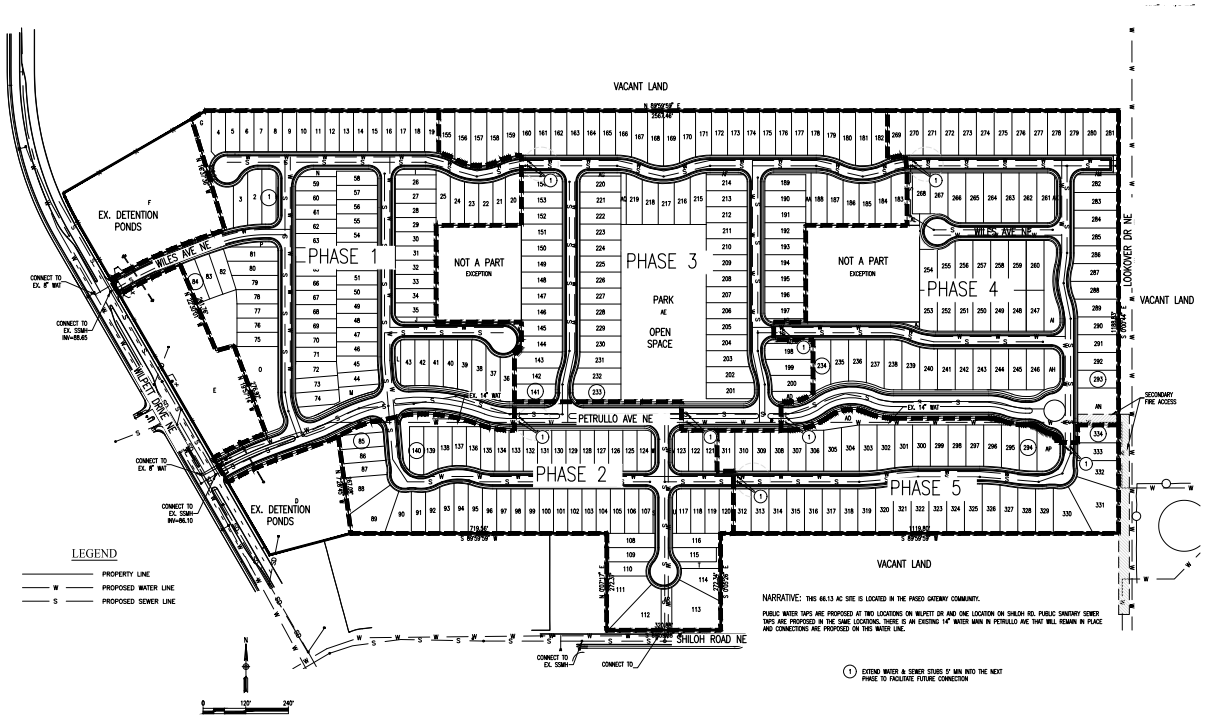


CONCEPTUAL UTILITY PLAN

Public water taps are proposed at two locations on Wilpett Dr. and one location on Shiloh Rd. Public sanitary sewer taps are proposed in the same locations. There is an existing 14" water main in Petrullo Ave. that will remain in place and connections are proposed on this water line.

There is a 4 million gallon water storage tank at Lookover Dr. between Shiloh Rd. and Petrullo Ave. The homes that will be served in elevation higher than 5736 feet will need to be on a closed loop pressure system for both static water pressure and emergency fire flow protection.

The following shows the conceptual utility plan for the commnuity.



DESIGN GUIDELINES

The developer of this subdivision is requesting R-3 zoning designation. R-3 zoning will permit for 10.89 DU/A with a minimum lot area of 3,000 square feet and a minimum lot width of 35 feet.

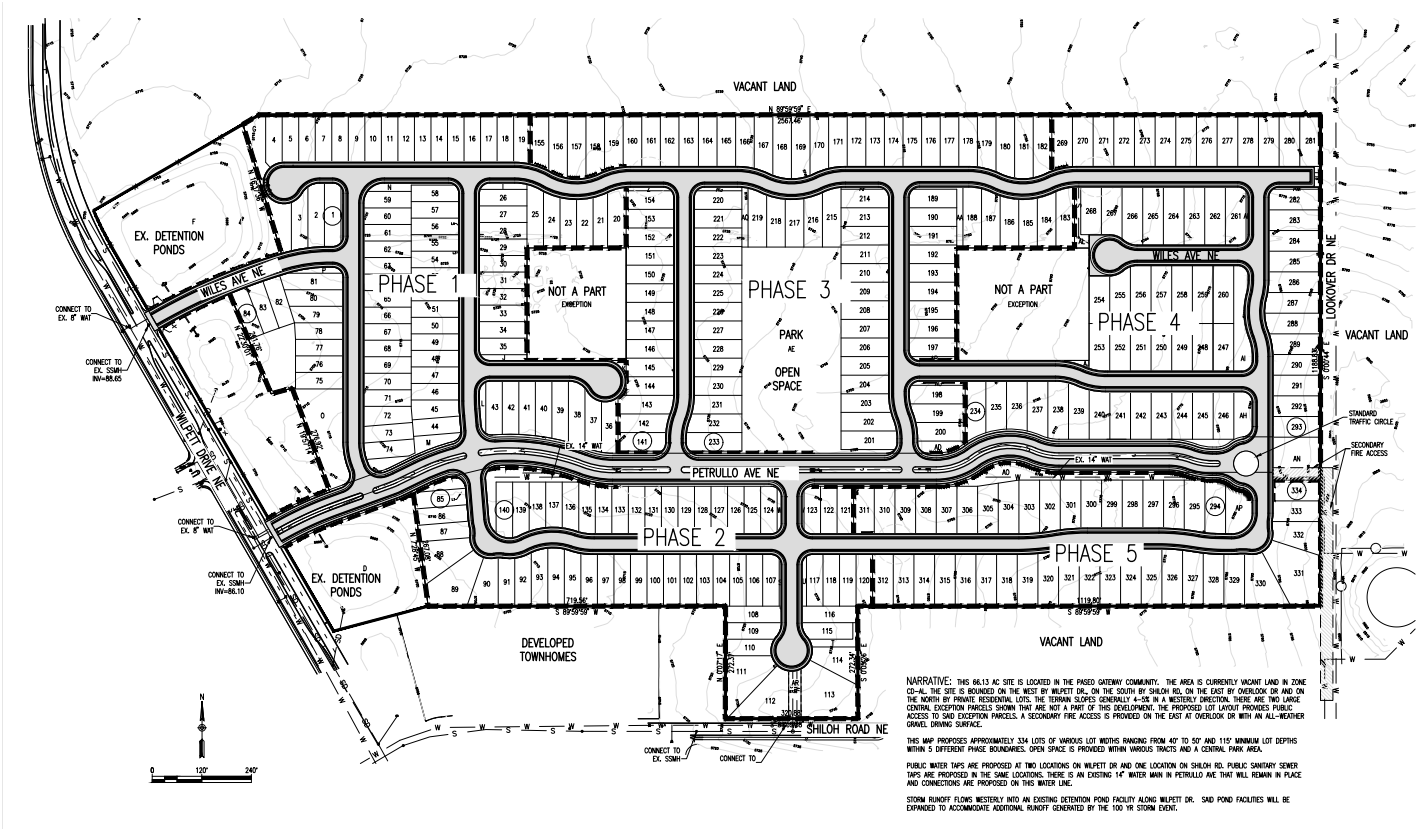
The Cielo Bonito community shall create a total of 334 single-family residential lots. There will be a variety of lot sizes, ranging from 40′ to 50′ and 115′ minimum lot depths that will meet the minimum area and width as required by the R-3 zoning designation. There will be a 2.8 acre, centrally located, small neighborhood park that will serve the immediate community and surrounding areas.

The development shall comply with the City of Rio Rancho Municipal Code and the Development Manual Volume II - Design Criteria, which includes walls and fences, signage, lighting, setbacks, landscape and park facilities.

Building design and neighborhood regulations shall be determined by the home builder and the Homeowner's Association (HOA) which shall be established during the development of the subdivision. The HOA shall be responsible for the maintenance of the park area and landscape elements.

See the conceptual sketch plan on page 13.

DESIGN GUIDELINES CONT.



IMPLEMENTATION

This community shall follow the processes and guidelines as outlined by the Rio Rancho Municipal Code and governing documents, which includes the Development Process Manual Volume I & II, Comprehensive Plan and the Paseo Gateway West Specific Area Plan.

Additionally, the developer shall initiate a zone map amendment for certain parcels located within this conceptual design to the Planning and Zoning Board and Governing Body.

This conceptual design shall help facilitate the following goals for the Paseo Gateway Specific Area Plan.

3.1 Land Use
Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

3.2 Accessibility
Goal: Consolidate lots and limit access to businesses to improve circulation and visually organize the roadway edge.

3.5 Utilities
Goal: Assure that urban uses have full utilities - community water and sewer and dry utilities provided to all new development in the Plan area.

3.6 Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

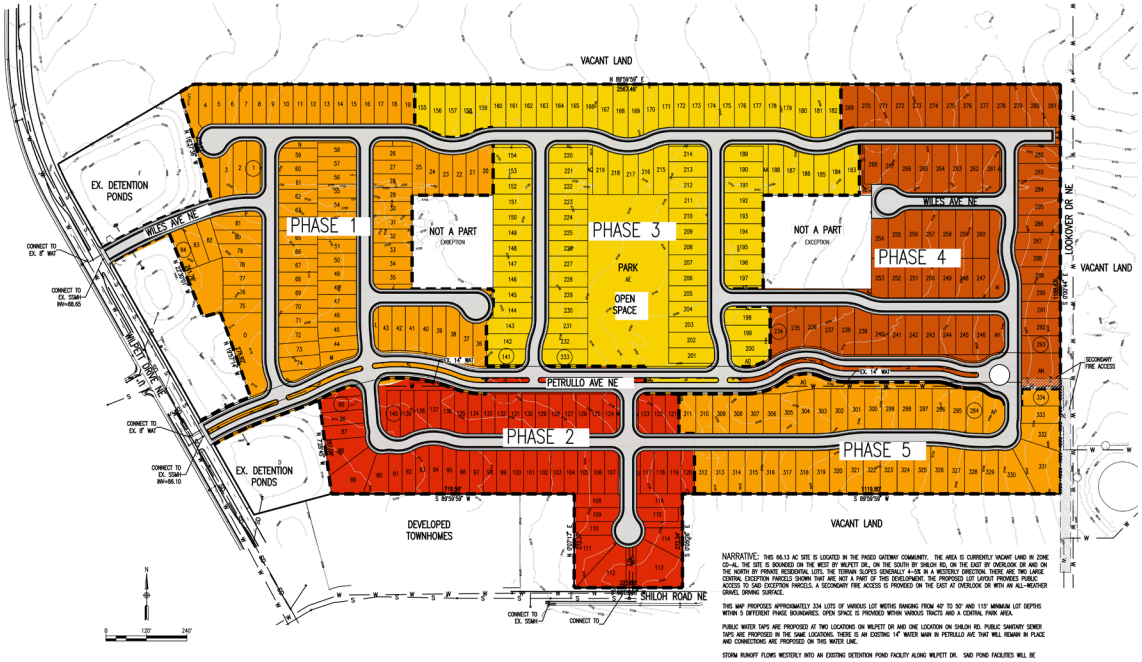
IMPLEMENTATION

The Cielo Bonito community has been designed in phased segments, as shown on the plan below.

- Phase 1 will establish the roadway connection to Wilpett Dr.
- Phase 2 will extend Petrullo Ave.
- Phase 3 will include the development of a 2.8-acre community park.
- Phase 4 will complete the eastern edge of the subdivision and connect it to Lookover Dr.
- Phase 5 will link Phase 2 and Phase 4.

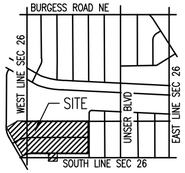
The plan anticipates each phase will be designed as fully self-sufficient with regards to utility and streets infrastructure. Dead-end water and sewer stubs will be installed 5' past the last phase boundary with appurtenant valves to facilitate utility extensions into the next phase.

As each phase is completed, the project will enhance connectivity to existing neighborhoods and walking paths, while also adding valuable park space for the community.

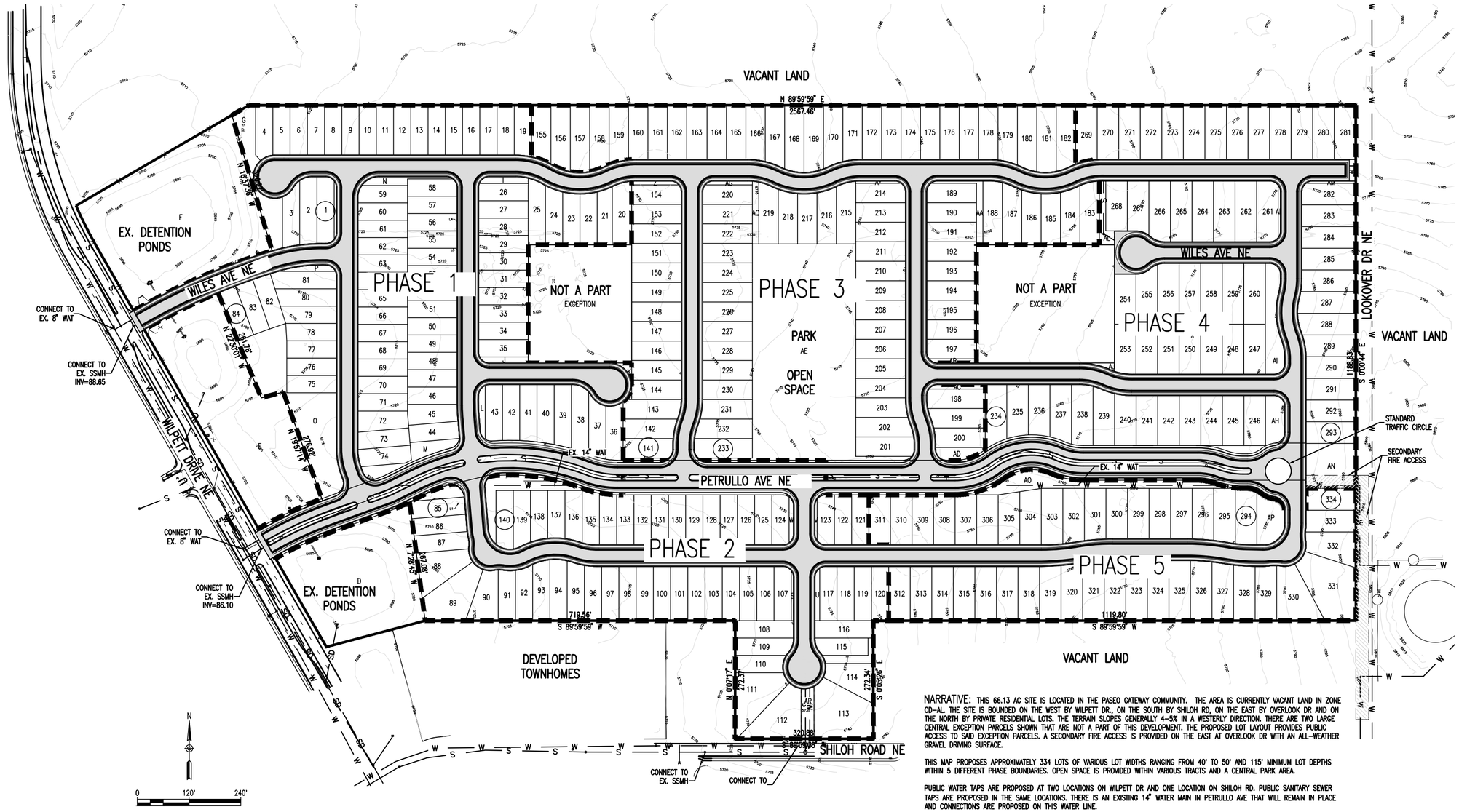


CIELO BONITO MASTER SKETCH PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THERE ARE TWO LARGE CENTRAL EXCEPTION PARCELS SHOWN THAT ARE NOT A PART OF THIS DEVELOPMENT. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.

THIS MAP PROPOSES APPROXIMATELY 334 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 5 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
2			
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7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

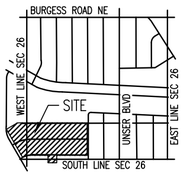
SKETCH PLAN

PROJECT NO.	M25021
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DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	06-03-2025
DPI CHK:	

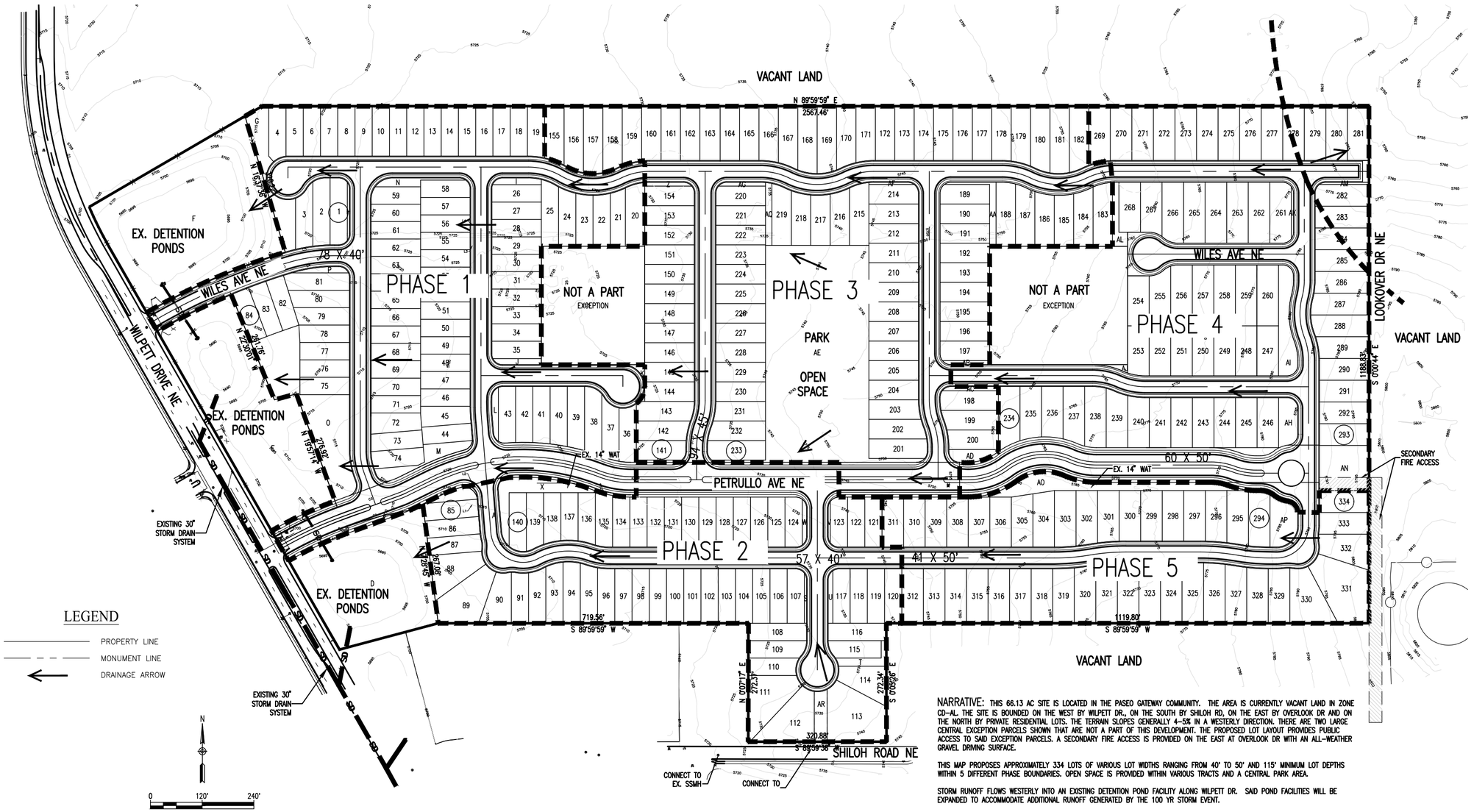
SHEET: 1 OF 4

CIELO BONITO DRAINAGE CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



LEGEND

- PROPERTY LINE
- MONUMENT LINE
- DRAINAGE ARROW

NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-AL. THE SITE IS BOUNDED ON THE WEST BY WILPETT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THERE ARE TWO LARGE CENTRAL EXCEPTION PARCELS SHOWN THAT ARE NOT A PART OF THIS DEVELOPMENT. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.

THIS MAP PROPOSES APPROXIMATELY 334 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS WITHIN 5 DIFFERENT PHASE BOUNDARIES. OPEN SPACE IS PROVIDED WITHIN VARIOUS TRACTS AND A CENTRAL PARK AREA.

STORM RUNOFF FLOWS WESTERLY INTO AN EXISTING DETENTION POND FACILITY ALONG WILPETT DR. SAID POND FACILITIES WILL BE EXPANDED TO ACCOMMODATE ADDITIONAL RUNOFF GENERATED BY THE 100 YR STORM EVENT.

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
1			
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7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

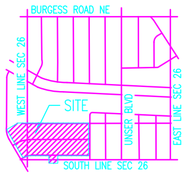
DRAINAGE CONCEPT

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	06-03-2025
DPI CHK:	

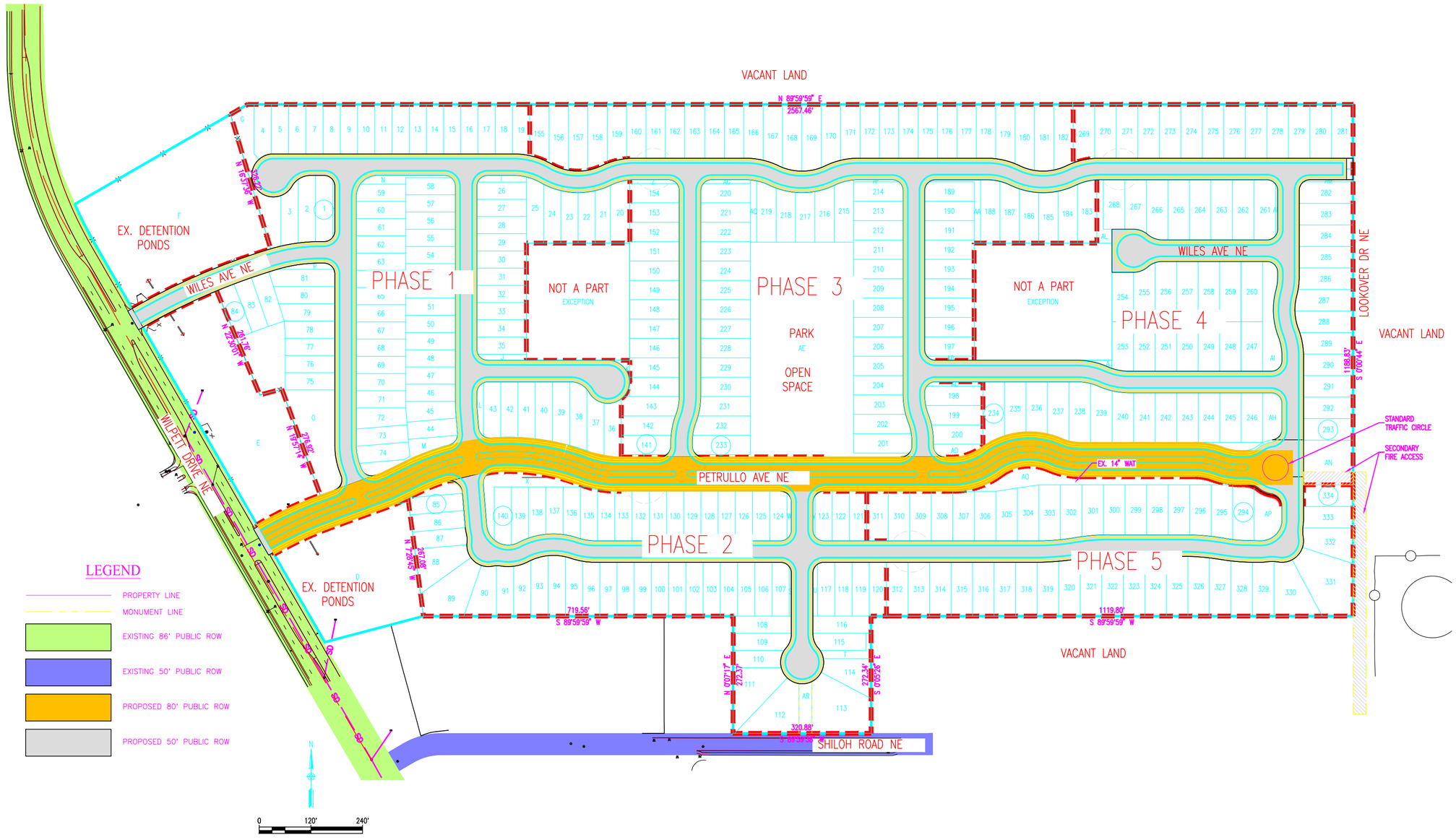
SHEET: 2 OF 4

CIELO BONITO STREET PLAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



NO.	DESCRIPTION	DATE	BY
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REVISIONS (OR CHANGE NOTICES)

City of Rio Rancho

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

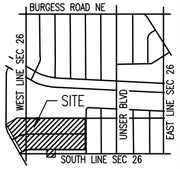
STREET PLAN

PROJECT NO. M25021
DESIGNED BY: TGH
DRAWN BY: PKD
CHECKED BY: PCW
DATE: 06-03-2025
DPI CHK:

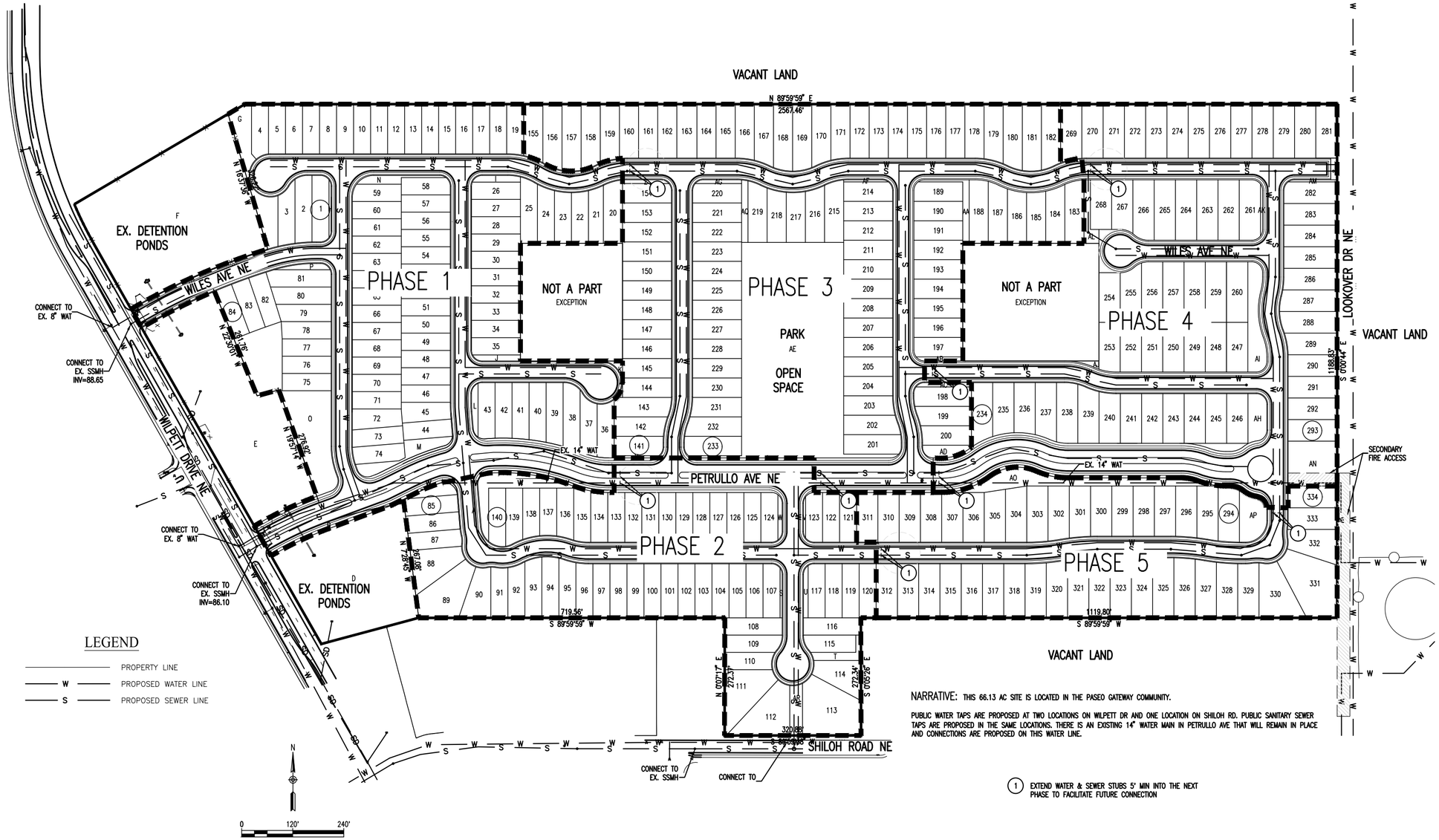
SHEET:
4 OF 4

CIELO BONITO UTILITY CONCEPT

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO



VICINITY MAP
SCALE 1"=1/2 MILE



LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE

NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY.

PUBLIC WATER TAPS ARE PROPOSED AT TWO LOCATIONS ON WILPETT DR AND ONE LOCATION ON SHILOH RD. PUBLIC SANITARY SEWER TAPS ARE PROPOSED IN THE SAME LOCATIONS. THERE IS AN EXISTING 14" WATER MAIN IN PETRULLO AVE THAT WILL REMAIN IN PLACE AND CONNECTIONS ARE PROPOSED ON THIS WATER LINE.

(1) EXTEND WATER & SEWER STUBS 5' MIN INTO THE NEXT PHASE TO FACILITATE FUTURE CONNECTION

City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
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7			

REVISIONS (OR CHANGE NOTICES)

PCW CIVIL SOLUTIONS LLC
(435) 770-2382

CIELO BONITO

UTILITY CONCEPT

PROJECT NO.	M25021
DESIGNED BY:	TGH
DRAWN BY:	PKD
CHECKED BY:	PCW
DATE:	06-03-2025
DPI CHK:	

SHEET: 3 OF 4

September 20, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 19, Block 23, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner: (ARTHUR J. GONZALES) (JANIE GONZALES) Date: 10/21/24

Name:
Phone: 505-306-1489 / 505-306-1491
Email: ARTGON@YAHOO.COM
Address: 930 CAMINO DEL RIO N.W.
ALBUQ. N.M. 87114

Authentisign ID: 2D6C5780-DC60-F011-8DCA-00224822F75A

July 11, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 54, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:
Authentisign
Lenny Grant 07/14/25
Name: Lenny Grant
Phone:
Email:
Address:

Date: 07/14/25

Authentisign ID: A3D35426-9A54-EF11-991A-002248270DCE

August 6, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 26, Block 22, Unit 21 and Lot 9, Block 23, Unit 21 and Lots 42, 43, 44, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

This authorization shall expire 335 days after the date of execution herein.

Owner:

Little IRA, LLC

AuthentiSIGN
Clara Murphy, Manager 08/07/24

By: Clara Murphy
Manager

Date: August 7, 2024

Title: 3417 Stardust Ct NE
Albuquerque, NM 87110

Address: _____

Authentisign ID: 0F1AA491-9B54-EF11-991A-002248270DCE

August 6, 2024

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lot 29, Block 22, Unit 21 and Lots 28, 29, and 38, Block 23, Unit 21 and Lots 19, 20, 55, 68, 70, Block 24, Unit 21 of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

This authorization shall expire 335 days after the date of execution herein.

Owner:
Nucito IRA, LLC

AuthentiSIGN
Bart Murphy, Manager 08/07/24

Date: August 7, 2024

Barton Murphy
505-363-2757
bartccim@gmail.com
3417 Stardust Court NE
Albuquerque, NM 87110

Authentisign ID: CA5D4BE9-D761-F011-8DCA-00224822F75A

July 11, 2025

City of Rio Rancho
Development Services Department, Ste. 130
Rio Rancho, NM 87144

To Whom It May Concern:

The purpose of this letter is to provide authorization to Cielo Bonito Development, LLC to act as agent on behalf of the owners for all necessary steps related to the development process of the property, which is legally known as:

> Lots 51, 52, 53, Block 24, Unit 21, of Rio Rancho Estates, within the City of Rio Rancho, Sandoval County, State of New Mexico.

This authorization shall include, but is not limited to, the regulatory and permitting process, subdivision of land, special use, zone map amendments, re-zoning, master plans, removal of restrictive covenants and variance requests.

Owner:

Authentisign
Michael Pearce
Name: Michael Pearce
Phone:
Email:
Address:

Date: 07/15/25

Subdivision	Block		Lot #	Unit	Owner	UC	CoRR Letter	Legal	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	70	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	69	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	68	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	67	Unit: 21	BLACKBURN		x	x	REMOVE
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	66	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	65	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	64	Unit: 21	JAY HUNTER	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	63	Unit: 21	LARRY & JUDY COTTOM	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	62	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	61	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	60	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	59	Unit: 21	JOHN & CAROLE CASCIOTTA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	58	Unit: 21	HOLLIDAY-G	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	57	Unit: 21	HOLLIDAY-J				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	56	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	55	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	54	Unit: 21	GRANT				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	53	Unit: 21	PEARCE				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	52	Unit: 21	PEARCE				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	51	Unit: 21	PEARCE				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	50	Unit: 21	APODACA				
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	49	Unit: 21	LACEY	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	48	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	47	Unit: 21	BALDWIN	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	46	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	45	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	44	Unit: 21	LITTLE IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	43	Unit: 21	LITTLE IRA LLC	x			Need to be incl
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	42	Unit: 21	LITTLE IRA LLC	x			
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	41	Unit: 21	WILTSHIRE CONSULTING LLC	x			
Subd: RIO RANCHO ESTATES	Block: 24	Lot:	40	Unit: 21	WHITE				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	3	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	4	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	5	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	6	Unit: 21	GUMLEY, BARRY C		x	x	REMOVE
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	7	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	8	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	9	Unit: 21	LITTLE IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	10	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	11	Unit: 22	ANCHOR ELECTRIC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	12	Unit: 23	ANCHOR ELECTRIC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	13	Unit: 24	ANCHOR ELECTRIC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	14	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	15	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	16	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	17	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	18	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	19	Unit: 21	GONZALES, ARTHUR J & JANIE & GONZALES REVOC LIV TRST	x			Need to be incl
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	20	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	21	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	22	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	23	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	24	Unit: 22	DRISCOLL & BUSTOS				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	25	Unit: 23	DRISCOLL & BUSTOS				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	26	Unit: 24	IVIE				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	27	Unit: 25	KOPECKY & BAUER				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	28	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	29	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	30	Unit: 21	SULTAN M RAHIME LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	31	Unit: 21	SULTAN M RAHIME LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	32	Unit: 21	WILTSHIRE CONSULTING LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	33	Unit: 21	MARGATE				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	34	Unit: 21	HANDY				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	35	Unit: 21	HANDY				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	36	Unit: 21	PELTIER				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	37	Unit: 21	PELTIER				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	38	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	39	Unit: 21	AMREP SOUTHWEST INC				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	40	Unit: 21	BOYLAN, ROBERTA A				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	41	Unit: 21	BOYLAN, ROBERTA A				
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	42	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST COMPANY LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	43	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST COMPANY LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	44	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	45	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	46	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	47	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	48	Unit: 21	CREEL REVOCABLE LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	49	Unit: 21	CREEL REVOCABLE LIVING TRUST	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	50	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	51	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	52	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	53	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	54	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	55	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	56	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	57	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	58	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	59	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	60	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	61	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	62	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	63	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 23	Lot:	64	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	7	Unit: 21	GP-BUNGALOWS LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	8	Unit: 21	GP-BUNGALOWS LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	9	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	10	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	11	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	12	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	13	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	14	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	15	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	16	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	

Subd: RIO RANCHO ESTATES	Block: 22	Lot:	17	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	18	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	19	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	20	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	21	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	22	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	23	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	24	Unit: 21	NANCY & ROBERT HIGGINS	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	25	Unit: 21	NANCY & ROBERT HIGGINS	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	26	Unit: 21	LITTLE IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	27	Unit: 21	AMREP SOUTHWEST INC		x	x	REMOVE
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	28	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	29	Unit: 21	NUCITO IRA LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	30	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	31	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	32	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC				
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	33	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC				
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	45	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	46	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	47	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC	x	x	x	
Subd: RIO RANCHO ESTATES	Block: 22	Lot:	48	Unit: 21	RED ROAN ENTERPRISES LLC AND MILLENNIUM TRUST CO LLC FBO WEBB ROTH IRA	x	x	x	

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

May 14, 2025

TO: Cielo Bonito, LLC

RE: Zone Map Amendment/ Master Plan (25-100-00005/24-400-00004)
The following are the comments and feedback received in regards to the DRC application.

Planning and Zoning Division:

1. Please update the acreage on the park. Design Guidelines show the park at 2.8 acres and the Implementation shows 3.5 acres.
2. Please provide more information on Petrullo Ave, specifically it's functionality,and emergency/fire access onto Lookover Dr (may cite DPM and Appendix D of Fire Code as standards for this fire access). Information on Shiloh Rd is not as relevant to the Master Plan (as the Master Plan does not have access to Shiloh).
3. Please see Engineering Comments regarding access and Lookover Dr.
4. Subdivision variance may be required for stub streets in subdivision to meet City Code 155.41 (M)

Parks, Community & Recreation Services: No recommendation for or against approval of the ZMA. PRCS defers to DSD for any specific recommendations, requirements or approvals. PRCS observations and comments on the Master Plan are as follows: The 50 acre development has a proposed 334 residences with (2.83 residents/residence) 945 residents. The Subdivision Ordinance would therefore require (3 park acres/1,000 residents; 945.22 residents) 2.84 developed park acres to meet the needs of the development. The Master Plan proposes allocating 3.5 acres of HOA maintained park acres. This would meet the park needs of the development. The City will not accept parks less than 3 acres in size, so if the developer changes their plans and later wishes to seek impact fee credits for the 3.5 acres (0.5 acres more than the minimum public park unit) of park land, they would need to include their planned improvements in a Development Agreement and develop the park to meet City standards. If a private park is maintained in the plan, park impact fees may be required to meet any system level impacts the development may pose on park and open space needs.

Fire & Rescue Department: IFC 2021 shall be used for Fire Code requirements. Appendix D shall be used for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft. apart in travel distance. Further requirements may be required upon development.
Comments from Fire Marshal Brian Johnson

Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA): Please ensure alignment with Paseo Gateway West Specific Area Plan.

Mid-Region Council of Governments (MRCOG):
MRMPO has no adverse comments. For informational purposes:

- Wilpett Dr is functionally classified as an existing Major Collector in the Long Range Roadway System (LRRS).
- A proposed bike lane is identified on Wilpett Dr in the Long Range Bikeway System (LRBS).

- The Rio Rancho City Center to the southeast of the project site is identified as an Opportunity Zone in the 2045 MTP. An Opportunity Zone is defined as “Growing center or one that is currently underutilized. Opportunity to become a regional mixed-use destination.”

Engineering: Please see attached.

Respectfully,

Tamarah Martinez
Municipal Planner I
Development Services Department
City of Rio Rancho
(505)-896-8793
tamartinez@rrnm.gov

The City of Rio Rancho

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

July 24, 2025

RE: Zone Map Amendment
Case No. 25-100-00005
T-Z: Transitional Zoning to R-3: Mixed Residential

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 & Zoning Board**. This is a second notice due to an administrative clerical issue with the notice for the first meeting.**

The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 52.942 acres from TZ Transitional Zoning to R-3, Mixed Residential at the location legally described as Unit 21, Block 22, Lots 7-26, 28-31 and 45-48, Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58,59, 60-66, 68-70.

The **Planning & Zoning Board** will consider the request on **Tuesday, August 12, 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 hatched lines.

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

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

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

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

Respectfully,

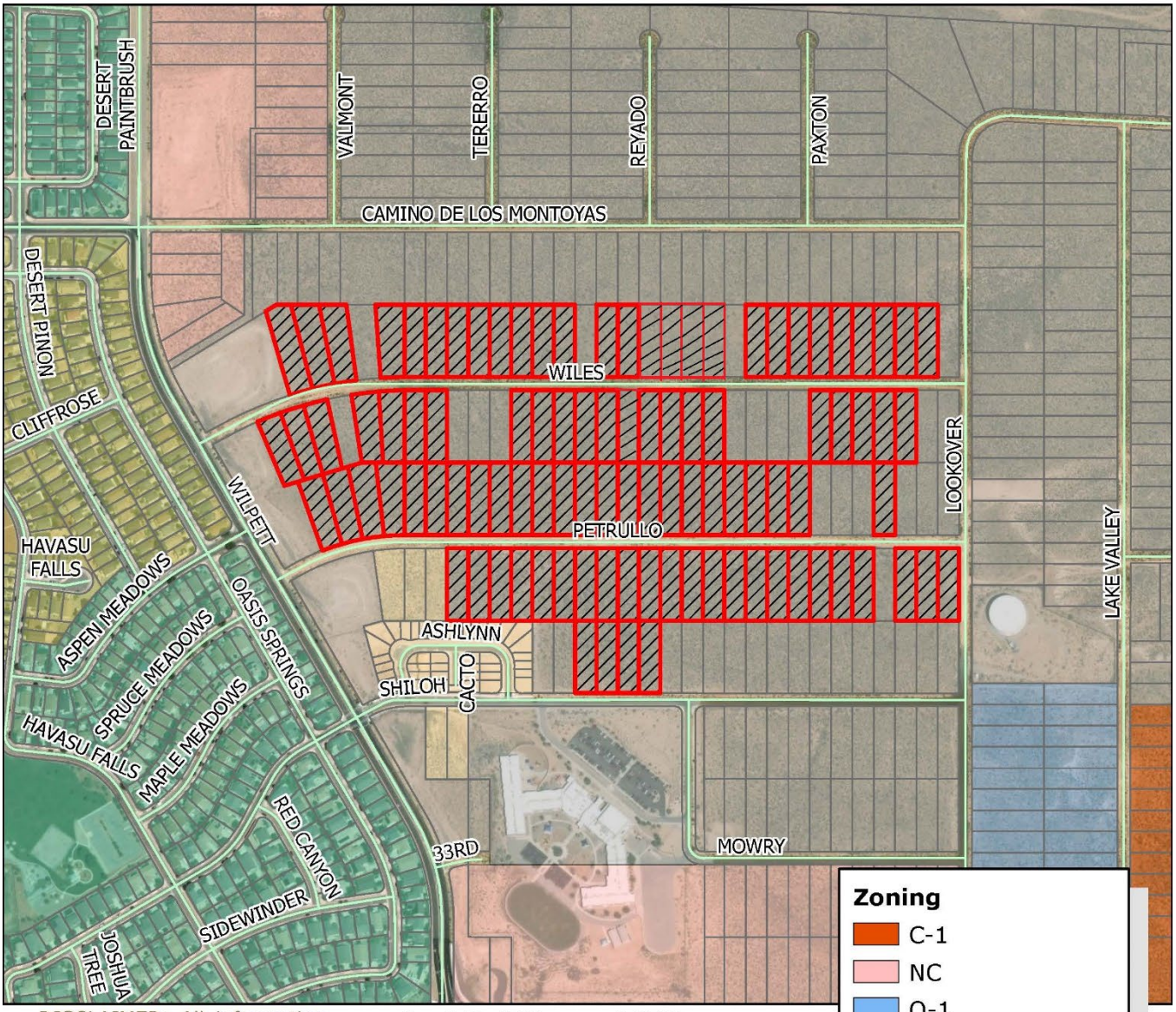
Tamarah Martinez

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

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

ZONE MAP AMENDMENT
TZ: TRANSITIONAL DISTRICT TO
R-3: MIXED RESIDENTIAL



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 courtesy of Tamarah Martinez
7.23.25

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, August 12, 2025:

Variance
Case #25-110-00014
The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Preliminary Plat Extension
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Variance
Request #25-110-00015
The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The property is zoned R-1: Single Family Residential District and comprises approximately 0.35 acres.

Zone Map Amendment
Request #25-100-00005
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, 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, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

The meeting is scheduled for 6 p.m. 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. 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.

(Date of Publication: Monday, July 28, 2025**)**
PO #260023 Client #1010956

154.10 R-3: MIXED RESIDENTIAL DISTRICT.

(A) *Purpose.* This district permits a moderate density of population in which the principal use is single-family attached or detached townhome or patio home dwelling units or for small-scale multi-family units.

(B) *Permissive uses.*

(1) One single-family dwelling unit per lot; provided such dwelling unit meets the design standards of Article III, Section 154.60;

(2) Single-family attached or detached dwelling units; provided such dwelling unit(s) meets the design standards of Article III, Section 154.60;

(3) Boarding and lodging houses;

(4) Townhome, patio home, or similar development provided all city regulations are met;

(5) Accessory buildings or structures, as defined in Article III, Section 154.70(A);

(6) Accessory living space as defined in Article I, Section 154.03 and Article III, Section 154.70(A);

(7) Noncommercial gardens, swimming pools, tennis courts, and greenhouses;

(8) Parks, open spaces, recreational parks, and public facilities;

(9) Home occupations;

(10) Construction trailers, as defined in Article III, Section 154.75(C);

(11) Temporary (emergency, construction, or repair) residences, as defined in Article III, Section 154.75(C);

(12) Family child care facility with a capacity of six or less;

(13) Second kitchen. A second kitchen is permitted and may be located within the primary residence or accessory dwelling unit, but not both;

(14) Model home or sales office, as defined in Article III, Section 154.75(A);

(15) Community residential care facility up to 10 persons, including any staff residents providing all city regulations are met as set forth in Chapter 120;

(16) Public utilities; including electric facilities including, but not limited to, substations, switching stations and generation;

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

(18) Amateur radio antenna;

(19) Accessory dwelling unit; as defined in Article I, Section 154.03 and Article III, Section 154.70(A).

(C) *Conditional uses (requiring use permit).*

(1) Hospital and private institutions of an educational nature;

(2) Family child care facility with a capacity of seven or more;

(3) Community residential care facility up to 18 persons, including any staff residents, providing all city regulations are met;

(4) Senior transitional care facilities, senior living facility, and/or other similar facilities up to 35 dwelling units per acre and up to 50 feet in height;

(5) Hobby breeders or animal foster care providers as regulated by Chapters 90 and 116; provided the lot has an area appropriate to the type and size of the animals being bred;

(6) Multi-family dwellings, provided there are not more than 26 units per acre, with the site plan reviewed and approved by the Governing Body.

(Ord. 18-20; Am. Ord. 19-17; Am. Ord. 21-15)

154.50 ZONING TABLE/RESIDENTIAL. Revised 9/24

District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Setbacks (in feet)							Maximum Building Height[1] (in feet)
			Front	Rear	Side	Corner	Garages			
							Front Loaded	Side Loaded	Alley Loaded	
E-1	21,780	no min	35	25	10[2]	10	35	35	0	32
M-H	5,000	50	20	15	5	10	20	15	0	22
R-1[4]	7,000	60	20	15	5[3]	10	20	15	0	32
R-2	5,000	50	15	15	5[3]	10	20	15	0	32
R-3 detached	3,000	35	15	5	5[3]	10	20	15	0	32
R-3 attached	1,200	28	20	0	0	10	20	NA	0	32
R-3 M-F	10,000	70	20	15	7.5	10	NA	NA	0	50
R-4	4,000	40	15	15	5[3]	10	20	15	10	32
R-5	2,500	35	10	15	5[3]	10	20	15	10	32
R-6	10,000	70	20	15	7.5	10	NA	NA	10	78 or 6 stories
R-6 detached	3,000	35	15	5	5[3]	10	20	15	0	32
R-6 attached	1,200	28	20	0	0	10	20	NA	0	32

1 No building or structure shall exceed 32 feet in height except as permitted herein.

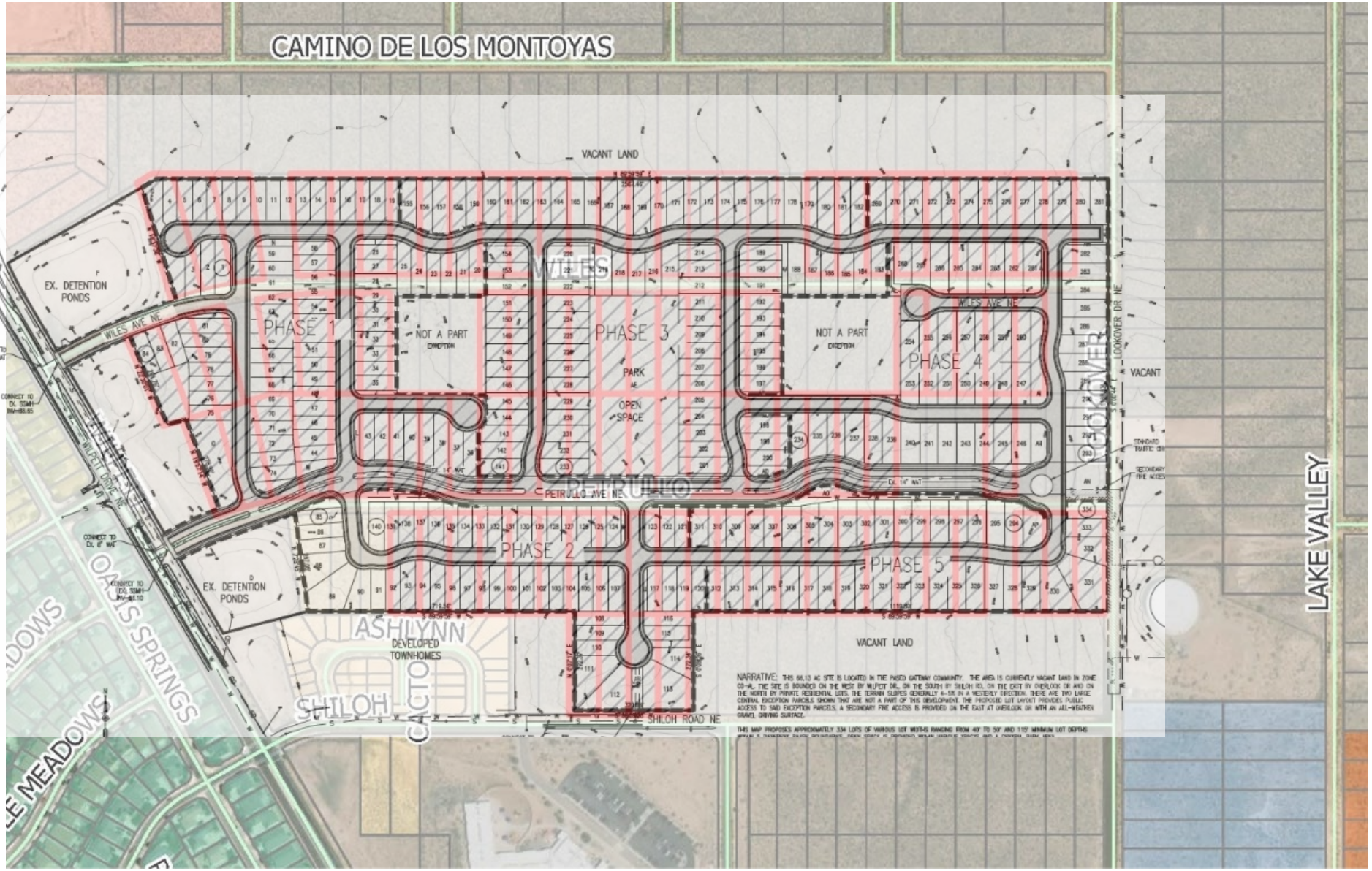
2 In the case where the side setback requirement in total is greater than 20% of the lot frontage, the side setback may be reduced to five feet.

3 Zero lot line setbacks are allowed on one side with a 10-foot setback on the opposite side.

4 The minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer were used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

5 Setbacks for pools and sports courts, freestanding wind energy units and flagpoles, please see Section 154.60(B).

(Ord. 18-20; Am. Ord. 24-19)


CAMINO DE LOS MONTOYAS
VACANT LAND
EX. DETENTION PONDS
WILES AVE NE
PHASE 1
NOT A PART EXEMPTION
PHASE 3
PARK
OPEN SPACE
NOT A PART EXEMPTION
PHASE 4
LOOKOVER DR NE
VACANT
PETRULLO AVE NE
PHASE 2
PHASE 5
EX. DETENTION PONDS
ASHLYNN
DEVELOPED TOWNHOMES
SHILOH
SHILOH ROAD NE
VACANT LAND
LAKE VALLEY
OAKS SPRINGS
NARRATIVE: THIS 66.13 AC SITE IS LOCATED IN THE PASEO GATEWAY COMMUNITY. THE AREA IS CURRENTLY VACANT LAND IN ZONE CD-HL. THE SITE IS BOUNDED ON THE WEST BY WILPOT DR., ON THE SOUTH BY SHILOH RD, ON THE EAST BY OVERLOOK DR AND ON THE NORTH BY PRIVATE RESIDENTIAL LOTS. THE TERRAIN SLOPES GENERALLY 4-5% IN A WESTERLY DIRECTION. THERE ARE TWO LARGE CENTRAL EXCEPTION PARCELS SHOWN THAT ARE NOT A PART OF THIS DEVELOPMENT. THE PROPOSED LOT LAYOUT PROVIDES PUBLIC ACCESS TO SAID EXCEPTION PARCELS. A SECONDARY FIRE ACCESS IS PROVIDED ON THE EAST AT OVERLOOK DR WITH AN ALL-WEATHER GRAVEL DRIVING SURFACE.
THIS MAP PROPOSES APPROXIMATELY 334 LOTS OF VARIOUS LOT WIDTHS RANGING FROM 40' TO 50' AND 115' MINIMUM LOT DEPTHS

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 APPROXIMATELY 50.442 ACRES OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 21, BLOCK 22, LOTS 7-26, 28-31, AND 45-48; BLOCK 23, LOTS 3-5, 7-10, 14-23, 28-32, 38, AND 42-64; AND BLOCK 24, LOTS 41-49, 51-56, 58-66, AND 68-70 FROM TZ: TRANSITIONAL ZONING TO R-3 MIXED RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: In accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00005; and

WHEREAS: The Paseo Gateway West Specific Area Plan was adopted on December 10, 2008 under Resolution No. 104, Enactment No. 08-098, and amended on February 24, 2020 under Resolution No. 19, Enactment No. 10-020; and

WHEREAS: The City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 12, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: A public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 14, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: The proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of

Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

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

A. The Official Zone Map is hereby amended by assigning a zoning designation on approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential on the property legally described as:

Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38 and 42-64; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70, as shown on the plat entitled: "BLOCKS 1 THRU 36 COMMERCIAL TRACTS A,B,C, & D MULTIPLE TRACTS AA & BB UNIT TWENTY-ONE RIO RANCHO ESTATES SANDOVAL COUNTY NEW MEXICO SECTIONS 26,27,34, & 35 T 13 N, R 2 E, N.M.P.M." filed in the office of the County Clerk of Sandoval County, New Mexico on November 4, 1969 (RRE Book 2, Page 8).

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY: The property identified in Section 1, above, is subject to all requirements of the R-3: Mixed Residential Zoning District set forth in R.O. 2003 Section 154.24 (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 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 Davis, City Clerk

(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-160-00011

AGENDA DATE:
August 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
Site Plan. The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as Unit 16, Block 87, Lot 10-A, is zoned SU: Special Use, and consists of 5.99 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The subject property is located at 1017 Rosarito Dr SE, legally described as Unit 16, Block 87, Lot 10A, and consists of approximately 5.9924 acres. The subject property is zoned SU/Special Use for R-3: Multi-Family Residential Uses and Apartments.

The SU/Special Use District Ordinance for this site, calls out the following: "If the property is to be developed with an apartment complex: (a) the lots shall be consolidated into a single lot through platting; and (b) a site development plan must be submitted for review and approval by the Planning and Zoning Board prior [to] the issuance of any building permit for an apartment complex on the property."

The property's zoning ordinance has no further design standards beyond those required for multi-family development in City Code, Chapter 154.

Staff recommends the Planning and Zoning Board find that both of these criteria have been satisfied.

A similar site development plan for a 156 unit multi-family project was heard and approved by the Planning and Zoning Board and Governing Body in August of 2019 under case #19-160-0002. That approval is no longer valid as a Conditional of Approval was that the Site Plan would be valid for two years, in which time the permit would need to be issued, remain active, and construction started and pursued to completion. Staff have mostly mirrored the Conditions of Approval from that item as approved by the Governing Body.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
The Rio Rancho Code of Ordinances (R.O. 2003) § 154.43 (3) requires, “All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property.” Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan at a minimum shall contain the following:

a. Scale and north arrow; criteria is satisfied.
b. Lot boundaries and easements; criteria is satisfied.
c. Existing and proposed utilities; criteria is satisfied.
d. Existing and proposed rights-of-way; criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; criteria is satisfied. There will be a total of 16 buildings, three of which will consist entirely of garages, and the rest of which will feature 2-3 floors of apartment units. Structures are setback 20 ft from the front and right-of-way and 7.5 ft from the sides in conformance with the R-3: Multi-Family regulations.
f. Proposed ingress, egress, parking and circulation; criteria is satisfied. The ingress and egress points for the property will be off of Walsh St SE and Rosarito Dr SE. The number of units and corresponding bedrooms calls for 253 parking spaces; the site plan features 260 spaces. Of those 253 parking spaces, 8 are required to be ADA accessible, and 2 of those ADA spaces are required to be van accessible. The site plan features 22 ADA spaces, all of which are also van accessible. Criteria is satisfied.
g. Landscaping and landscaping buffers; Per multi-family landscaping standards, a minimum of two trees and three five-gallon shrubs or the equivalent thereof, are required per dwelling unit. This development, as a result, calls for 312 trees and 468 shrubs. The site plan denotes exactly 312 trees and 468 shrubs. A 6' buffer wall is also required along the west and south property boundaries. The site plan denotes a 6'4" buffer wall surrounding the entirety of the property.

Per the last site plan approval, in 2019, a condition of approval was a 6' opaque buffer wall, in all areas that abut single-family residential zones This buffer was to be of Buffer Type B, as described and in accordance with buffer requirements for Unit 10. The existing retaining wall abutting Yucatan Del Este was also denoted as a wall that may be utilized to satisfy the aforementioned requirement.

Criteria is satisfied.
h. Elevations; The applicant has provided elevation drawings for all buildings, and all of the buildings adhere to the maximum height restriction of 50' with the maximum building height reaching 41' 9.5". Criteria is satisfied. The properties to the north are zoned C-1: Retail-Commercial and feature various businesses, while the properties to the east are zoned NC: Neighborhood-Commercial and are primarily vacant. The properties to the south are zoned R-4: Single-Family Residential and feature single-family homes, while the properties to the west are zoned R-3: Mixed Residential and feature townhomes.
i. Adjacent property characteristics; criteria is satisfied.
j. Preliminary drainage plan; criteria may be satisfied. The applicant is in the process of working on addressing drainage concerns.

NOTIFICATIONS: Adjacent property owners were notified via certified mail, 15 days prior to the hearing. A legal notice was published in the July 28, 2025 edition of the Albuquerque Journal. A notice sign was posted on the property as required by Ordinance. All legal notification requirements for this project have been met.

REVIEWED BY: Reviewing Agency Comments:
Planning and Zoning: Comments included in this document.
Development Services Engineering: No comments provided.
Parks, Recreation, and Community Services: See Attachment.
CoRR Fire and Rescue: See Attachment.
CoRR Police No comments provided.
Rio Rancho Public Schools. No comments provided.
SSCAFCA: No adverse comments.
Mid-Region Council of Government - MRMPO No comments provided.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the applicant's request for Site Plan Approval with the following conditions of approval and findings of fact:

GENERAL FINDINGS:

1. Ordinance No. 71 Enactment No. 94-069 requires site plan review by the Planning and Zoning Board
2. R.O. 2003 154.43 (3) requires site plan approval by the Governing Body
3. The property owner has the authority to apply for site plan approval
4. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:

1. The subject property is zoned SU/Special Use District and the SU/Special Use zoning designation requires that a site plan be reviewed by the Planning and Zoning Board and approved by the Governing Body.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43
3. Development of the site will conform to all City ordinances, standards and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved site plan and City ordinances, standards and specification.
5. A six-foot opaque buffer shall be constructed in all areas that abut single-family residential zones. Fences/walls require a separate permit. This buffer shall be a Buffer Type B as described and in accordance with buffer requirements for Unit 10 as adopted by Ordinance No. 20, Enactment 18-24. The existing retaining wall abutting Yucatan Del Este may be utilized as a fence or wall as required in Buffer Type B.
6. Approval of a Grading and Drainage plan must be provided prior to building permit approval.
7. Erosion Control Plan for development needs to be approved by the Engineering Division of the Development Services Department prior to commencement of construction.
8. The Director of the Development Services Department may approve minor changes to this site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered site plan.
9. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of thirty days.

ALTERNATIVES:

The Planning and Zoning Board has three alternatives on the disposition of this request and may:

1. Approve the site plan;
2. Deny the site plan;
3. Postpone its decision to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board recommend approval of the applicant's request to the Governing Body with findings and conditions.

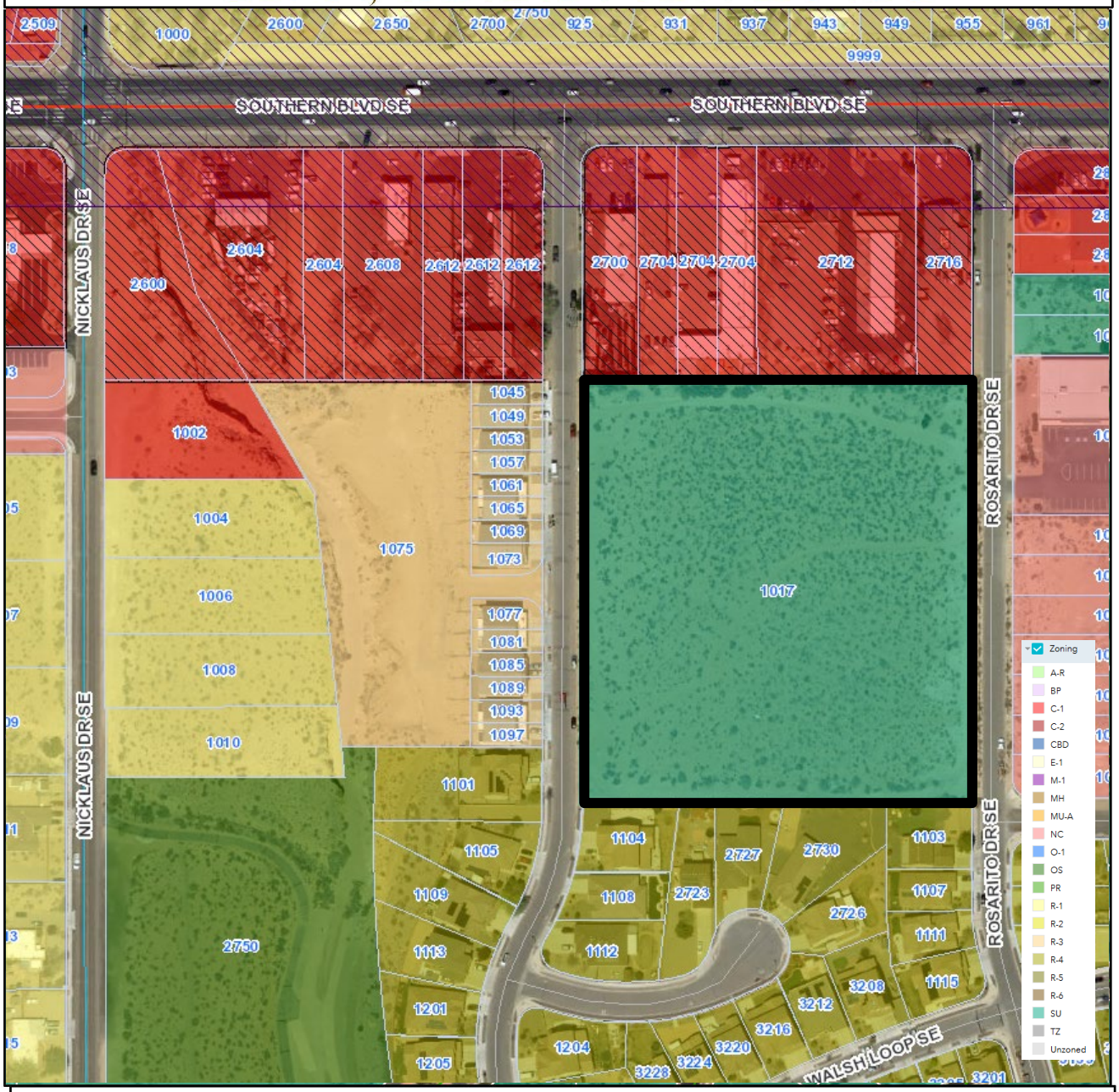
ATTACHMENT: Location, Zoning Map.pdf

ATTACHMENT: Application.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Plan Set.pdf
ATTACHMENT: Fire Comments.pdf
ATTACHMENT: Parks Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: 19-160-00002_ABM__GB_(Caravella edit 8-28-19).pdf
ATTACHMENT: Minutes from 2019-08-28 GB.pdf

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

SITE PLAN APPROVAL
1017 ROSARITO DR SE
U16, BLK 87, LOT 10A



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.

GIS Moving Spatial Data Forward

Map Created by Liz Ruiz Carlos on 5/23/2025

N W E S

Subject Properties
Roads

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Emil Landeros		Phone: 210 737-4442
Address: 9504 Seabrook Dr NE		E-Mail: emil.landeros@hotmail.com
City: Albuquerque	State: NM	Zip:87111
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Scott Anderson		Phone: 505 401-7575
Address: 2818 4th St NW suite C		E-Mail: scott@scaarchitects.com
City: Albuquerque	State: NM	ZIP Code: 87107

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

Approval of a 156 unit apartment project with clubhouse on 6.0 acres

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 16	Block(s): 87	Lot(s): Lot 10-A
Existing Zoning: SU/R3	Proposed Zoning: SU/R3	
No. of existing lots: 1	No. of proposed lots:1	Total area of site (acres) 6.00

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: Scott Anderson	Applicant:	Agent: Scott Anderson
Signature:		Date: 7/17/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised January 26, 2017

April 2, 2025

City of Rio Rancho

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Emil Landeros, with regards to plans for building permits for Legacy at Cabezon Apartments, Unit 16, Block 87 Lots 10-15 and 48-53, City of Rio Rancho, NM.

If you have any questions or need additional information, please feel free to contact me at 505 737-4442.

Sincerely,

Emil Landeros
Legacy at Cabezon Apartments

THE LEGACY AT CABEZON
1017 ROSARITO DR, SE
RIO RANCHO, NEW MEXICO 87124

PROJECT TEAM

OWNER
1017 ROSARITO LLC

GENERAL CONTRACTOR
INSIGHT CONSTRUCTION
3909 12TH ST NW
ALBUQUERQUE, NM 87107
PHONE: 505 888-7927

ARCHITECT
SCOTT C. ANDERSON & ASSOCIATES LLC
4419 4TH ST NW SUITE B
ALBUQUERQUE, NM 87107
PHONE: 505 401-7575

CIVIL ENGINEER
MILLER ENGINEERING CONSULTANTS, INC.
3500 COMANCHE NE, BLDG. F
ALBUQUERQUE, NM 87107
PHONE: 505 888-7500

LANDSCAPE ARCHITECT
THE HILLTOP LLC
7909 EDITH BLVD NE
ALBUQUERQUE, NM 87113
PHONE: 505 888-7500

STRUCTURAL ENGINEER
GEORGE KNIPPRATH
3012 CHARLESTON ST NE
ALBUQUERQUE, NM 87110
PHONE: 505 250-6073

PLUMBING & MECHANICAL CONSULTANT
GENO HIGGINS
COMFORT SYSTEMS USA SOUTHWEST
8920 ADAMS ST NE, SUITE A
ALBUQUERQUE, NM 87113
505-856-9250

ELECTRICAL CONSULTANT
SALOMÉ ARCINIEGA
EMEC LLC
10705 CENOTE RD SW
ALBUQUERQUE, NM 87121
(505) 730-9698

BONDING COMPANY
THE CINCINNATI INSURANCE COMPANY

LENDER
DWIGHT CAPITAL LLC



Owner: 1017 Rosarito, LLC Date

General Contractor: Insight Construction, LLC Date

Architect: Scott C Anderson & Associates Architects, LLC Date

Bonding Company: The Cincinnati Insurance Company Date

Lender: Dwight Capital LLC Date

SCOTT C. ANDERSON
& associates architects
4419 4th st nw ste b albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

PERMIT SET JUNE 22, 2025

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END OF SET

No	Revision Item	Date

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4419 4th st nw, suite b
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

DRAWING INDEX

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
03/01/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**G-001**
DATE 03/01/2021	

ARCHITECTURAL ABBREVIATIONS

&	AND	L	LONG OR LENGTH
@	AT	LAM	LAMINATE OR LAMINATED
℄	CENTERLINE	LAV	LAVATORY
#	POUND OR NUMBER	LH	LEFT HAND
(E)	EXISTING	LP	LOW POINT
(N)	NEW	LT	LIGHT
>	PLATE		
		MAX	MAXIMUM
A/C	AIR CONDITIONING	MECH	MECHANICAL
AB	ANCHOR BOLT	MFR	MANUFACTURER
ABV	ABOVE	MIN	MINIMUM
ACT	ACOUSTICAL TILE	MISC	MISCELLANEOUS
AD	ACCESS DOOR	MO	MASONRY OPENING
ADH	ADHESIVE	MR	MOISTURE RESISTANT
ADJ	ADJACENT	MULL	MULLION
AFF	ABOVE FINISHED FLOOR		
AGG	AGGREGATE	NA	NOT APPLICABLE
ALT	ALTERNATE	NIC	NOT IN CONTRACT
ALUM	ALUMINUM	NO	NUMBER
ANOD	ANODIZED	NTS	NOT TO SCALE
APPROX	APPROXIMATE		
ARCH	ARCHITECTURAL	O TO O	OUT TO OUT
ASPH	ASPHALT	OA	OVERALL
		OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BEL	BELOW	OH	OVERHEAD
BET	BETWEEN	OPG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLK	BLOCK OR BLOCKING		
BO	BY OWNER	PERP	PERPENDICULAR
BOT	BOTTOM	PLAM	PLASTIC LAMINATE
BRG	BEARING	PNL	PANEL
BSMT	BASEMENT	POL	POLISH OR POLISHED
BUR	BUILT-UP ROOF	PR	PAIR
		PROJ	PROJECT
C	CHANNEL	PVC	POLYVINYL CHLORIDE
C TO C	CENTER TO CENTER		
CAB	CABINET	QTY	QUANTITY
CG	CORNER GUARD		
CIPC	CAST-IN-PLACE CONCRETE	R	RISER OR RISERS
CJ	CONTROL JOINT	RA	RETURN AIR
CLG	CEILING	RAD	RADIUS
CLOS	CLOSET	RCP	REFLECTED CEILING PLAN
CLR	CLEAR OR CLEARANCE	RD	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	RE:	REFER TO
CO	CLEAN OUT	REFR	REFRIGERATOR
COL	COLUMN	REINF	REINFORCE
CONC	CONCRETE	REQ	REQUIRE OR REQUIRED
CONST	CONSTRUCTION	REV	REVISION
CONT	CONTINUOUS OR CONTINUE	RH	RIGHT HAND
CORRD	COORDINATE	RM	ROOM
CORR	CORRIDOR	RO	ROUGH OPENING
CPT	CARPET		
		SA	SUPPLY AIR
DBL	DOUBLE OR DOUBLED	SC	SOLID CORE
DEMO	DEMOLISH, DEMOLISHED	SF	SQUARE FOOT
DEPT	DEPARTMENT	SHT	SHEET
DIAG	DIAGONAL	SIM	SIMILAR
DIAM	DIAMETER	SPEC	SPECIFICATIONS
DIM	DIMENSION	SQ	SQUARE
DN	DOWN	STD	STANDARD
DS	DOWNSPOUT	STOR	STORAGE
DWG	DRAWING	STR	STRUCTURAL
		SYM	SYMMETRICAL
EA	EACH		
EJ	EXPANSION JOINT	T	TREAD OR TREADS
EL	ELEVATION ABOVE DATUM	T&G	TONGUE AND GROOVE
ELEC	ELECTRIC OR ELECTRICAL	TELE	TELEPHONE
ELEV	BUILDING ELEVATION	THRU	THROUGH
EMER	EMERGENCY	TO	TOP OF
ENGR	ENGINEER	TS	TUBE STEEL
EQ	EQUAL	TV	TELEVISION
EQUIP	EQUIPMENT	TYP	TYPICAL
EXIST	EXISTING		
EXT	EXTERIOR	UL	UNDERWRITERS LABORATORIES
		UNFIN	UNFINISHED
FD	FLOOR DRAIN	UNO	UNLESS NOTED OTHERWISE
FFE	FINISHED FLOOR ELEVATION	UON	UNLESS OTHERWISE NOTED
FIN	FINISH OR FINISHED		
FLUOR	FLUORESCENT	VB	VAPOR RETARDER ("BARRIER")
FND	FOUNDATION	VERT	VERTICAL OR VERTICALLY
FO	FACE OF	VEST	VESTIBULE
FR	FIRE-RESISTIVE	VIF	VERIFY IN FIELD
FTG	FOOTING	VTR	VENT THRU ROOF
FURR	FURRED OR FURRING		
FUT	FUTURE	W/	WITH
		W/O	WITHOUT
GA	GAUGE	W	WIDE FLANGE
GALV	GALVANIZED	WC	WATER CLOSET
GC	GENERAL CONTRACTOR	WP	WATERPROOFING
GI	GALVANIZED IRON	WR	WATER-RESISTANT
GYPBD	GYPSUM WALLBOARD	WT	WEIGHT
HCAP	HANDICAPPED	YD	YARD
HDW	HARDWARE		
HGT	HEIGHT		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INTERIOR DESIGN OR DESIGNER		
INCL	INCLUDE, INCLUDED OR INCLUDING		
INFO	INFORMATION		
INSUL	INSULATE, INSULATED OR INSULATION		
INT	INTERMEDIATE		
JAN	JANITOR		
JBOX	JUNCTION BOX		
KD	KNOCK DOWN		
KO	KNOCKOUT		
KPL	KICKPLATE		

GENERAL:

1. THE CONTRACTOR SHALL SUBMIT REQUESTS FOR INFORMATION (RFI) REGARDING ANY KNOW DISCREPANCIES WITH THE CONTRACT DOCUMENTS OR UNFORESEEN SITE CONDITIONS TO THE OWNER AND THE ARCHITECT FOR CLARIFICATION PRIOR TO NOTICE TO PROCEED.
2. DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS. ALL DRAWINGS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATING PURPOSES.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK.
4. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE OWNER'S REPRESENTATIVE, OTHER PROJECT STAKEHOLDERS, THE ARCHITECT, AND THE CONTRACTOR WITH ALL OF HIS MAJOR SUBCONTRACTORS SHALL BE HELD IMMEDIATELY AFTER SIGNING OF THE OWNER-CONTRACTOR AGREEMENT AND PRIOR TO THE START OF ANY WORK.

CLEAN ATTIRE:

1. THE GENERAL CONTRACTOR AND THE SUBCONTRACTOR(S) THAT AS A SERVICE PROVIDER TO THE OWNER SHALL HAVE ALL PERSONNEL WEAR APPROPRIATE ATTIRE, I.E. CLEAN CLOTHING IN THE COMMON AREA INCLUDING THE WORK AREA.

PROJECT SCHEDULE AND PHASING OF THE WORK:

1. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AN INTERIM PROJECT SCHEDULE OF ITS OPERATIONS WITH INTERIM PHASING PLANS PRIOR TO NOTICE TO PROCEED.
2. DURING THE CONSTRUCTION PHASE, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A SCHEDULE OF HIS OPERATIONS AND PHASING PLAN PRIOR TO STARTING ANY NEW PHASE.
3. THE CONTRACTOR SHALL DEVELOP A SCHEDULE OF CONSTRUCTION WHICH INCLUDES THE NECESSARY ACTIONS TO MAINTAIN THE OPERATION OF THE ADJACENT FUNCTION (INCLUDING ONE FLOOR ABOVE AND BELOW) DURING THE CONSTRUCTION PROCESS.
4. THE OWNER AND THE CONTRACTOR WILL REVIEW THE CONTRACTOR'S SCHEDULE TO VERIFY MOST EFFICIENT TIMING OF THE CONTRACT WORK TO AVOID CONFLICTS WITH THE CURRENT OPERATIONS.
5. INTENT OF THE PHASING PLANS IS TO PERMIT THE CONTINUAL OPERATION OF NORMAL ACTIVITIES AT THE OWNER'S FACILITY DURING PROGRESS OF WORK. AT NO TIME SHALL ANY WORK INTERFERE WITH THE OWNER'S NORMAL OPERATION WITHOUT PRIOR ACCEPTANCE PRIOR TO START OF THE WORK.

INTERIM LIFE SAFETY MEASURES:

1. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS SOLELY THE CONTRACTORS RESPONSIBILITY.
2. ALL CONTRACTORS AND/OR THEIR SUB-CONTRACTORS PERFORMING ALL CONTRACTORS AND/OR THEIR SUB-CONTRACTORS PERFORMING WORK ON THE PROJECT PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE PRUDENT SAFETY PROGRAM INCLUDING, BUT NOT LIMITED TO, THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER OTHER WORKERS AND/OR OCCUPANTS.
3. INTERIM LIFE SAFETY MEASURES ARE REQUIRED TO TEMPORARILY COMPENSATE FOR THE DEFICIENCIES IN NORMAL LIFE SAFETY REQUIREMENTS DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL SUBMIT FOR APPROVAL AN INTERIM LIFE SAFETY MEASURES PLAN IN COORDINATION WITH THE OWNER, AND RETAIN ON SITE DURING THE COURSE OF THE WORK.
4. ENSURE THAT EXITS PROVIDE FREE AND UNOBSTRUCTED. PERSONNEL SHALL RECEIVE TRAINING IF ALTERNATE EXITS MUST BE DESIGNATED. AREAS UNDER CONSTRUCTION MUST MAINTAIN ESCAPE FACILITIES FOR CONSTRUCTION WORKERS AT ALL TIMES. MEANS OF EGRESS MUST BE INSPECTED DAILY.
5. EXISTING FIRE ALARM, DETECTION AND FIRE SUPPRESSION SYSTEMS EXISTING FIRE ALARM, DETECTION AND FIRE SUPPRESSION SYSTEMS MAY NOT BE IMPAIRED AT ANY TIME FOR ANY REASON.
6. SMOKING SHALL BE PROHIBITED AT ALL TIMES IN OR ADJACENT TO ALL CONSTRUCTION AREAS.
7. DESIGNATED SMOKING AREAS (IF ANY) SHALL BE APPROVED BY THE OWNER.
8. DEVELOP AND ENFORCE STORAGE, HOUSEKEEPING, AND DEBRIS REMOVAL PRACTICES THAT REDUCE THE FLAMMABLE AND COMBUSTIBLE FIRE LOAD OF THE BUILDING TO THE LOWEST LEVEL NECESSARY FOR DAILY OPERATIONS.
9. A MINIMUM OF AT LEAST ONE (I) 2A10B.C. RATED FIRE EXTINGUISHER SHALL BE WITHIN THE REMODEL AREA. U.F.C. CONFIRM NUMBER AND TYPE OF FIRE EXTINGUISHERS REQUIRED BY OWNER AND FIRE MARSHAL.
10. LEGAL EXITS SHALL NOT BE BLOCKED AT ANYTIME.
11. CONTRACTOR SHALL PROVIDE PROPER FIRE STOPPING AT EXISTING OR NEW FLOOR AND WALL PENETRATIONS FOR PLUMBING, ELECTRICAL AND FIRE SPRINKLER LINES AS REQUIRED PER THE APPROPRIATE UL DESIGN LISTING NUMBER.
12. ALL PENETRATIONS THROUGH FLOORS AND SMOKE BARRIERS SHALL BE TIGHTLY SEALED AND FIRE STOPPED. ANY EXISTING CORE CUTS ARE TO BE FILLED WITH SIMILAR MATERIAL USING 12 GA. BACKING PLATE.
13. ALL DESIGNATED FIRE RATED WALLS ARE TO MAINTAIN HOURLY FIRE PROTECTION BARRIER MATCHING EXISTING WALL CONSTRUCTION RATING.
14. EXISTING MEANS OF EXIT AND FIRE RATED SEPARATIONS SHALL BE BE MAINTAINED DURING DEMOLITION AND CONSTRUCTION. MAINTAIN 44 INCHES MINIMUM CLEARANCE TO ALL REQUIRED EXITS.
15. TEMPORARY EXITING AND CONSTRUCTION BARRIERS SHALL BE APPROVED BY THE OWNER AND THE LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND WHERE REQUIRED BY THE OWNER, THE OPERATIONAL MAINTENANCE OF FIRE LIFE SAFETY DEVICES WITHIN THE AREA OF WORK.

OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT:

1. ALL EQUIPMENT INDICATED AS OWNER FURNISHED / CONTRACTOR INSTALLED - SHALL BE PLACED, CONNECTED TO NECESSARY UTILITIES, ANCHORED AS REQUIRED AND ADJUSTED PER THE CONSTRUCTION DOCUMENTS AND MANUFACTURERS RECOMMENDATIONS.
2. EQUIPMENT OF WEIGHT AND SIZE THAT REQUIRES RIGGING FOR PROPER INSTALLATION SHALL BE PROVIDED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE WITH OWNER FOR DELIVERY AND INSTALLATION OF EQUIPMENT TAKING SPECIAL NOTICE TO OVERSIZED EQUIPMENT THAT MAY REQUIRE ADDITIONAL CONSTRUCTION SEQUENCING. APPROPRIATE PRECAUTIONS SHALL BE TAKEN BY CONTRACTOR TO PROTECT FINISHES.
4. CONTRACTOR TO LOCATE ALL OWNER RETAINED MATERIAL (TO REMAIN IN PLACE OR TO BE TURNED OVER TO OWNER) AND COORDINATE WITH OWNER.

NEW CONSTRUCTION:

1. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY AND CHARGE OF AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS. ALL DRAWINGS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATING PURPOSES.
4. AT ANY TIME SHOULD ANY CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR WRITTEN CLARIFICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVISED BY THE ARCHITECT.
6. THE OWNER IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO CONTRACTOR'S EQUIPMENT, TOOLS, ETC.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS TO PROTECT FINISHED PARTS OF THE MATERIALS AND EQUIPMENT AGAINST DAMAGE FROM ANY CAUSE DURING THE PROGRESS OF THE WORK AND UNTIL ACCEPTANCE BY THE OWNER.
8. CONTRACTOR SHALL MAINTAIN A CLEAN WORK PLACE. DUST PALLIATION AND PREVENTION OF DUST CONTAMINATION OF NON-WORK SPACES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR ON AN ON GOING, DAILY BASIS.
9. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION AND FACE OF FINISH OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
10. SPECIAL TOOLS, IF ANY PART OF EQUIPMENT FURNISHED UNDER THIS CONTRACT REQUIRES A SPECIAL TOOL FOR ASSEMBLY, ADJUSTMENT, SETTING OF MAINTENANCE THEREOF, SHALL BE FURNISHED WITH EQUIPMENT AS A STANDARD ACCESSORY.
11. CONTRACTOR TO PATCH AND REPAIR ALL WALLS, FLOORS, AND CEILINGS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING
12. THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF WORK AND SHALL REPLACE AND/OR REPAIR ALL DAMAGE CAUSED BY CONTRACTOR OR SUB-CONTRACTOR PERSONNEL.
13. UPON COMPLETION OF WORK, ALL CONSTRUCTION AREAS SHALL BE LEFT BROOM CLEAN AND FREE FROM DEBRIS.
14. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. LOCATE THE REINFORCING BARS BY A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE REBARS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
15. CUTTING OF HOLES THROUGH CONCRETE SHALL BE BY DIAMOND CORE DRILL OR PNEUMATIC HAMMER. IMPACT ELECTRIC MANUAL HAMMER TYPE DRILLS WILL NOT BE ALLOWED.
16. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE OF CEILING.
17. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.
18. DUCTS PENETRATING STUD WALLS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING.
19. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED WITH HEAVY MODIFIED BITUMINOUS PAINT.
20. ALL NEW INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF BUILDING CODES.
21. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, IT SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL VA'S RESIDENT ENGINEER HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY OWNER. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER.
22. REMOVE AND RELOCATE CONDUIT, PLUMBING, WIRING, DUCTWORK, ETC. THAT PRESENTS AN OBSTRUCTION TO GENERAL CONSTRUCTION.
23. ALL UTILITIES SHALL BE RUN CONCEALED EXCEPT IN UNFINISHED AREAS.
24. PROVIDE SEISMIC SUPPORT AND BRACING TO ALL UTILITIES AND GENERAL CONSTRUCTION, ANCHORAGE OF EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF CURRENT CODE FOR LATERIAL FORCES ON ELEMENTS OF STRUCTURES, NON-STRUCTURAL COMPONENTS & EQUIPMENT SUPPORTED BY STRUCTURES.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AUTOCAD DRAWINGS, INDICATING ALL DISCREPANCIES, CHANGE, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK TO OWNER AND ARCHITECT AT THE COMPLETION OF THE WORK, PRIOR TO FINAL INSPECTIONS.

SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION:

1. THE ARCHITECT'S INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS WILL BE FINAL, SUBJECT TO THE DISPUTES CLAUSE.
2. LARGE SCALE DRAWINGS SUPERSEDE SMALL SCALE DRAWINGS.
3. DIMENSIONS GOVERN IN ALL CASES. SCALING OF DRAWINGS MAY BE DONE ONLY FOR GENERAL LOCATION AND GENERAL SIZE OF ITEMS.
4. DIMENSIONS SHOWN OF EXISTING WORK AND ALL DIMENSIONS REQUIRED FOR WORK THAT IS TO CONNECT WITH EXISTING WORK SHALL BE VERIFIED BY THE CONTRACTOR BY ACTUAL MEASUREMENT OF THE EXISTING WORK. ANY WORK AT VARIANCE WITH THAT SPECIFIED OR SHOWN IN THE DRAWINGS SHALL NOT BE PERFORMED BY THE CONTRACTOR UNTIL APPROVED IN WRITING BY THE OWNER.

SUBCONTRACTS AND WORK COORDINATION:

1. NOTHING CONTAINED IN THIS CONTRACT SHALL BE CONSTRUED AS CREATING ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR AND THE OWNER. DIVISIONS OR SECTIONS OF SPECIFICATIONS ARE NOT INTENDED TO CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG SUBCONTRACTORS, OR TO LIMIT WORK PERFORMED BY ANY TRADE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF ITS OWN EMPLOYEES, AND SUBCONTRACTORS AND THEIR EMPLOYEES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATION OF THE WORK OF THE OF THE WORK OF THE TRADES, SUBCONTRACTORS, AND MATERIAL SUPPLIERS. IN THE EVENT THE CONTRACTOR, IN COORDINATING THE VARIOUS INSTALLATIONS AND IN PLANNING THE METHOD OF INSTALLATION, FINDS A CONFLICT IN LOCATION OR ELEVATION OF ANY OF THE UTILITIES WITH THEMSELVES, WITH STRUCTURAL ITEMS OR WITH OTHER CONSTRUCTION ITEMS, HE/SHE SHALL BRING THIS CONFLICT TO THE ATTENTION OF THE CONTRACTING OFFICER IMMEDIATELY. IN DOING SO, THE CONTRACTOR SHALL EXPLAIN THE PROPOSED METHOD OF SOLVING THE PROBLEM OR SHALL REQUEST INSTRUCTIONS AS TO HOW TO PROCEED IF ADJUSTMENTS BEYOND THOSE OF USUAL TRADES COORDINATION ARE NECESSARY.
3. NEITHER THE OWNER NOR THE ARCHITECT WILL NOT UNDERTAKE TO SETTLE ANY DIFFERENCES BETWEEN THE CONTRACTOR AND SUBCONTRACTORS OR BETWEEN SUBCONTRACTORS.
4. THE OWNER RESERVES THE RIGHT TO REFUSE TO PERMIT EMPLOYMENT ON THE WORK OR REQUIRE DISMISSAL FROM THE WORK OF ANY SUBCONTRACTOR WHO, BY REASON OF PREVIOUS UNSATISFACTORY WORK ON ANY OF THE OWNER'S PROJECTS OR FOR ANY OTHER REASON, IS CONSIDERED BY THE OWNER TO BE INCOMPETENT OR OTHERWISE OBJECTIONABLE.

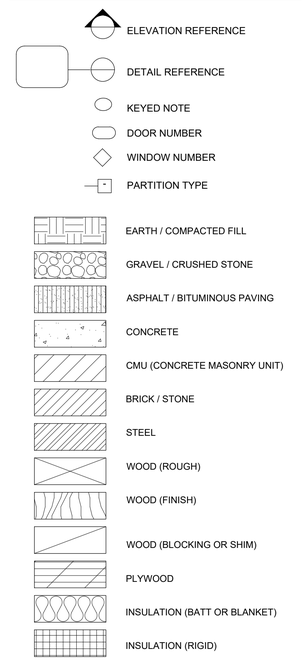
FIRE AND LIFE SAFETY NOTES:

1. ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF IBC, CHAPTER 8. ALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH 2012 IBC, CHAPTER 8, SECTION 803, AND SHALL HAVE A CLASS I OR II FLAME SPREAD CLASSIFICATION PER TABLE 803.9
2. ALL INSULATION MATERIALS INSTALLED WALLS SHALL HAVE A FLAME - SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1.
3. ALL RATED DOORS SHALL BE POSITIVE LATCHING.
4. ALL FIRE RATED DOOR ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP.
5. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED OPENING ASSEMBLIES.
6. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF ASTM-E 814 AND IBC STANDARD 7-5 AND IN COMPLIANCE WITH THE PROJECT MANUAL.
7. ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS, INCLUDING CONDUITS AND PIPING, THROUGH FIRE RATED WALL, FLOOR AND CEILING ASSEMBLIES SHALL BE TIGHTLY AND SOLIDLY SEALED WITH FIRESTOPPING COMPLYING IBC STANDARD 7-5 AND THE PROJECT MANUAL. WHERE ITEM PENETRATIONS AN AREA SEPARATION WALL, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE ONLY OF METAL.
8. PROVIDE AND APPROPRIATE NUMBER OF PORTABLE FIRE EXTINGUISHERS WITH A RATING NOT LESS THAN 4A-6OBC FOR PROTECTION DURING CONSTRUCTION.
9. DO NOT BLOCK EXITS AT ANY TIME.
10. PROVIDE COMBINATION FIRE/SMOKE DAMPERS AT ALL DUCT PENETRATIONS OF FIRE RATED WALLS, FLOORS, SHAFTS AND CEILINGS.
11. COMBINATION FIRE/SMOKE DAMPERS SHALL BE USED AT DUCT PENETRATIONS OF RATED CORRIDOR WALLS.
12. FIRE DAMPER DETAILS SHOWN FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE APPROVED AND LISTED BY FIRE MARSHAL. INSTALL STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS AND LISTINGS APPROVAL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
13. DUCT INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDINGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE; INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.
14. THE FIRE ALARM SYSTEM SHALL CONFORM TO INTERNATIONAL FIRE CODE, AND APPLICABLE NFPA STANDARDS.
15. THE CONTRACTOR SHALL PROVIDE PROTECTION COMPLYING WITH IFC, CHAPTER 26, DURING WELDING. FURTHER PROTECTION SHALL BE PROVIDED TO ANY OCCUPANTS AND THE PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS WARNINGS AGAINST LOOKING AT WELDING WITHOUT PROPER EYE PROTECTION OR EQUIVALENT.
16. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION AND DEMOLITION COMPLYING WITH IFC CHAPTER 14, FIRE SAFETY.

FIRE AND SMOKE PARTITIONS ASSEMBLIES:

1. THE FIRE AND SMOKE PARTITIONS AND ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND NFPA STANDARDS.
2. ALL ALL FIRE AND SMOKE ASSEMBLIES, WALLS, PARTITIONS, FLOORS, CEILING, AND ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UL, OR OTHER APPROVED TESTING LABORATORY, AND MANUFACTURER'S PROCEDURES.
3. UTILITY PENETRATIONS IN FIRE, SMOKE, SOUND WALL PARTITIONS, AND CEILING ASSEMBLIES, SHALL BE FIRE-STOPPED AND SOUND SEALED SHALL BE FIRE-STOPPED AND SOUND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.
4. 3M BRAND FIRE BARRIER PUTTY PADS, MPP-1, OR A UL APPROVED EQUAL, (ELECTRICAL, MEDICAL GASES, WATER, ETC.) UP TO 100 SQUARE INCHES OF AREA.
5. STEEL UTILITY BOXES (ELECTRICAL PANELS, MEDICAL GAS VALVE BOXES, ETC.) WHICH EXCEED 100 SQUARE INCHES IN AREA WILL BE PROTECTED BY ENCASING THEM IN GYPSUM BOARD.
6. ALL UTILITY AND ELECTRICAL OUTLETS OR BOXES, SHALL BE SECURELY FASTENED TO THE STUD OR FRAMING OF THE WALL, PARTITION, OR CEILING ASSEMBLY. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT SO THAT THE CLEARANCE BETWEEN THE BOX AND THE GYPSUM BOARD DOES NOT EXCEED 1/8". IN SMOKE AND SOUND WALLS OR PARTITIONS, THE 1/8" CLEARANCE SHALL BE FILLED WITH A FIRE STOP MATERIAL APPROVED ON THAT USE. 6. ALL FIRE SPRINKLERS, MECHANICAL, PLUMBING, AND ELECTRICAL ALL FIRE SPRINKLERS, MECHANICAL, PLUMBING, AND ELECTRICAL COMM. LINES THAT PENETRATE FIRE, SMOKE, OR SOUND WALLS SHALL BE FIRE STOPPED AND SEALED PER THE SPECIFICATIONS OR DETAILS.
7. THE THROUGH-PENETRATION FIRE STOP SYSTEM SHOWN IN THE CONTRACT DOCUMENTS HAS BEEN APPROVED BY THE PERMITTING AUTHORITY. ANY SUBSTITUTIONS AND/OR CHANGES BY THE SYSTEM ANY SUBSTITUTIONS AND/OR CHANGES BY THE SYSTEM SHALL BE RESUBMITTED AND APPROVED BY THE OWNER BEFORE USE ON THE PROJECT.

SYMBOL LEGEND



No	Revision Item	Date

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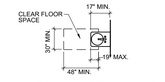
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GENERAL NOTES

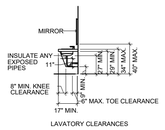
SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO G-002
REVIEWED	
DATE 4/10/2020	



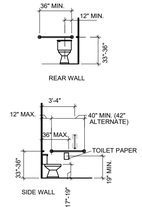
CLEAR FLOOR SPACE AT LAVATORIES



LAVATORY CLEARANCES

D1 LAVATORY

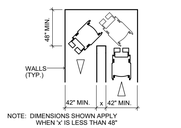
SCALE: 1/8" = 1'-0"



TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

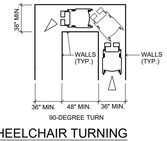
D2 TOILET ROOM

SCALE: 1/8" = 1'-0"



NOTE: DIMENSIONS SHOWN APPLY WHEN 'x' IS LESS THAN 48"

TURNS AROUND AN OBSTRUCTION

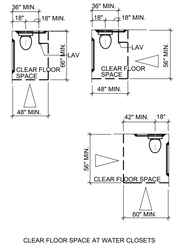


90-DEGREE TURN

WHEELCHAIR TURNING LAYOUTS
SCALE: 1/4"=1'-0"

C1 WHEEL CHAIR TURNING

SCALE: 1/8" = 1'-0"

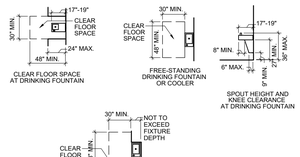


CLEAR FLOOR SPACE AT WATER CLOSETS

TOILET ROOMS (OPEN)
SCALE: 1/4" = 1'-0"

C2 TOILET ROOM

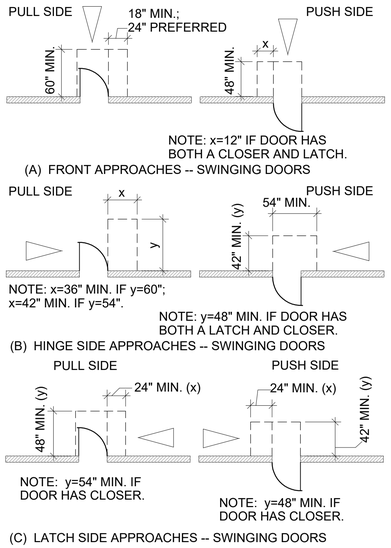
SCALE: 1/8" = 1'-0"



DRINKING FOUNTAINS
SCALE: 1/4" = 1'-0"

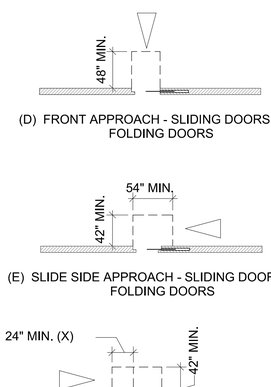
C3 DRINKING FOUNTAIN

SCALE: 1/8" = 1'-0"



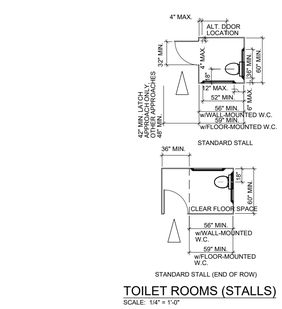
A1 DOOR SWINGS

SCALE: 1/8" = 1'-0"



A2 SLIDING DOOR

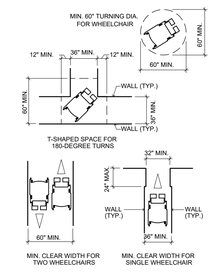
SCALE: 1/8" = 1'-0"



TOILET ROOMS (STALLS)
SCALE: 1/4" = 1'-0"

B3 TOILET ROOM

SCALE: 1/8" = 1'-0"



WHEELCHAIR TURNING LAYOUTS
SCALE: 1/4" = 1'-0"

A3 WHEEL CHAIR TURNING

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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DRAWING TITLE

ADA REFERENCE

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

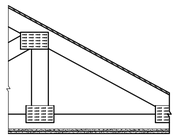
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-003
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

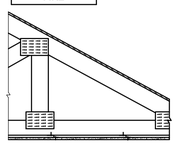
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



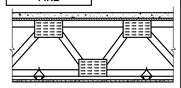
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

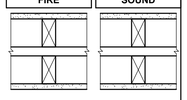
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

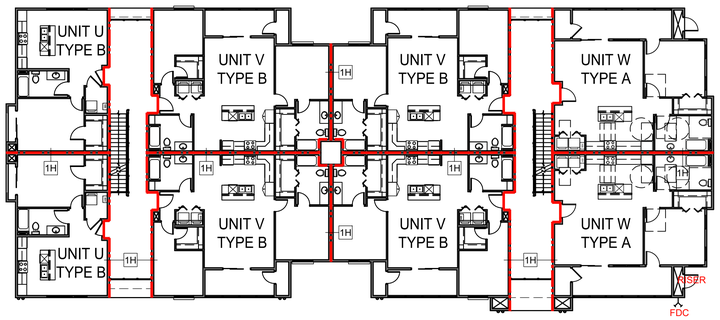
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7/1s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

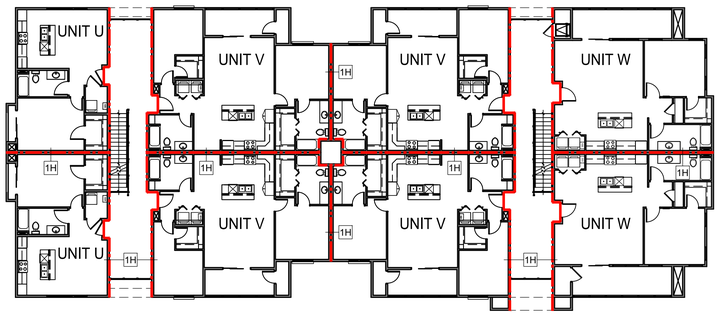
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





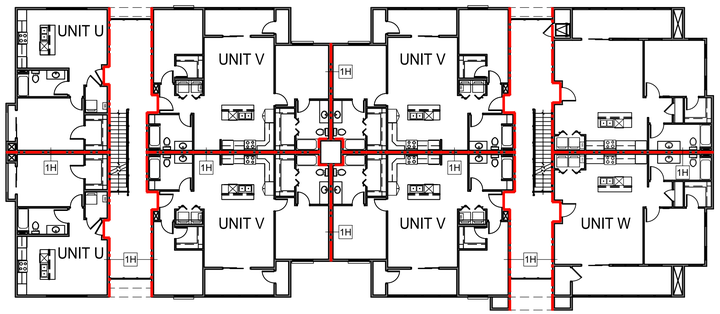
BUILDING A GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING A SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING A THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

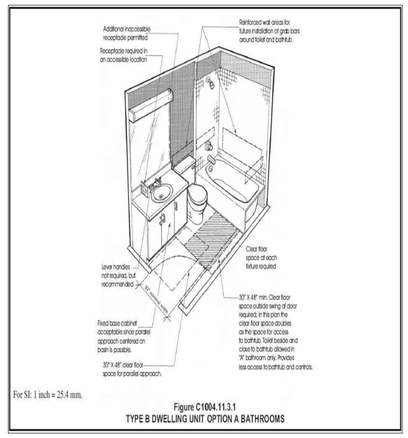


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION — Y

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF
LEVEL 3, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 3, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	147 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th st nw, suite b
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING A CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 11/20/2020 — REGISTERED ARCHITECT

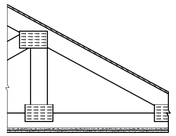
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-101
DATE 11/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

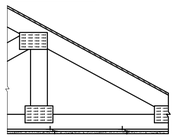
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 6/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channelgypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channelgypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



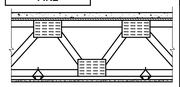
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM-J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

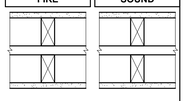
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

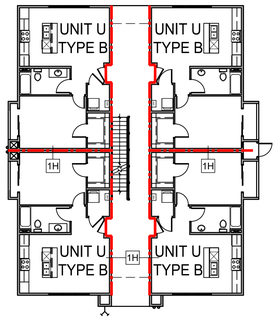
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

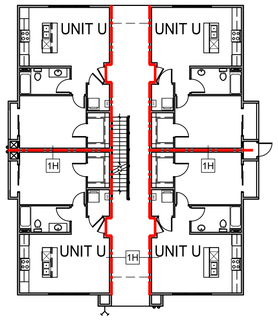
Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.



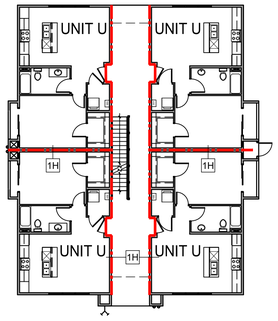
BUILDING B GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING B SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING B THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

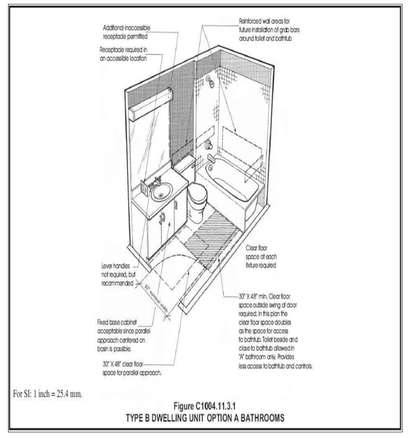


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,322 SF
LEVEL 2, R-2 OCCUPANCY =	4,322 SF
LEVEL 3, R-2 OCCUPANCY =	4,322 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,322 SF / 200 OCC PER SF =	22 OCCUPANTS
LEVEL 2, R-2, 4,322 SF / 200 OCC PER SF =	22 OCCUPANTS
LEVEL 3, R-2, 4,322 SF / 200 OCC PER SF =	22 OCCUPANTS
TOTAL OCCUPANT LOAD =	66 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
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DRAWING TITLE
BUILDING B CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

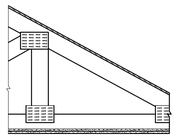
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-102
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

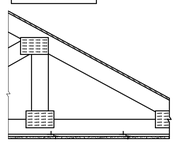
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



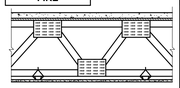
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

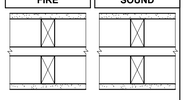
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-68; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

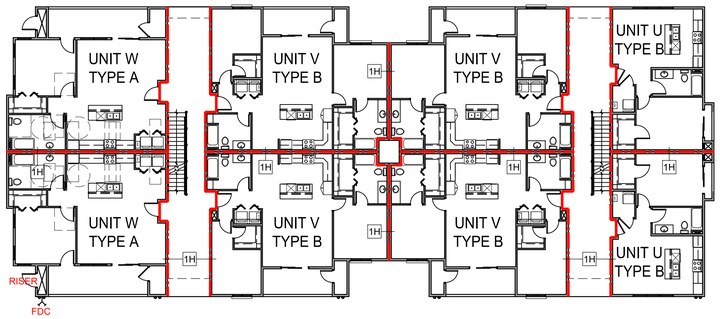
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7/1s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

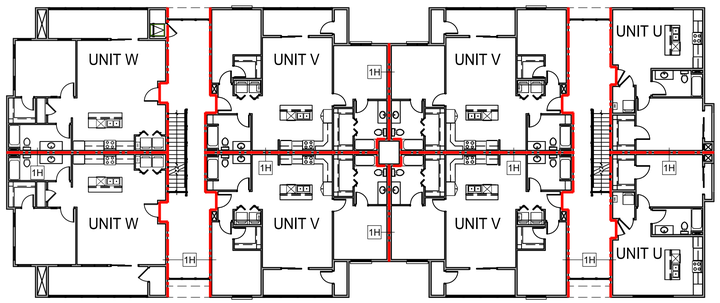
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





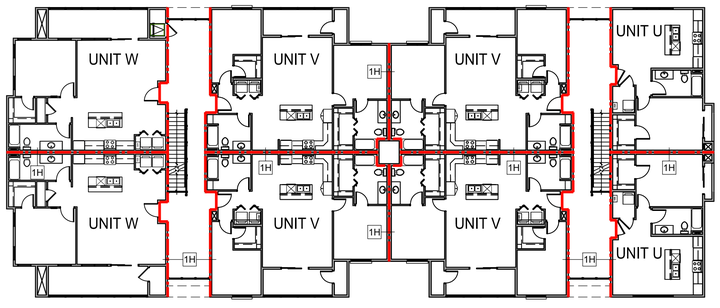
BUILDING C GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING C SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING C THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF
LEVEL 3, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 3, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	147 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

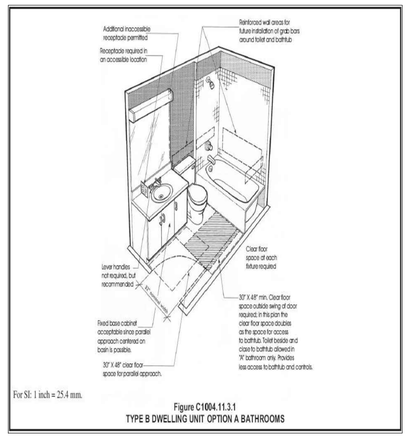


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING C CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM NO. 4341 — 8/20/2020 — REGISTERED ARCHITECT

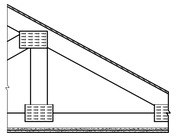
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-103
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

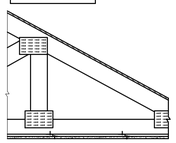
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



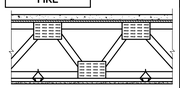
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

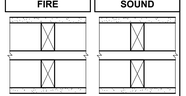
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

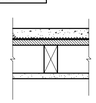
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

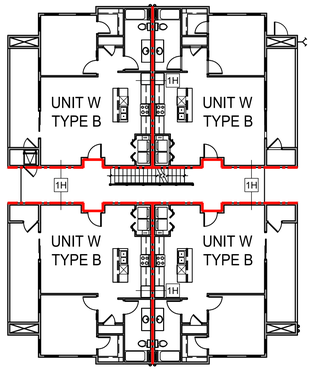
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

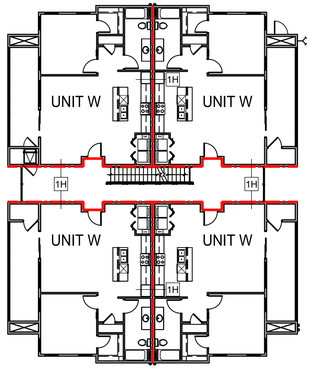
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





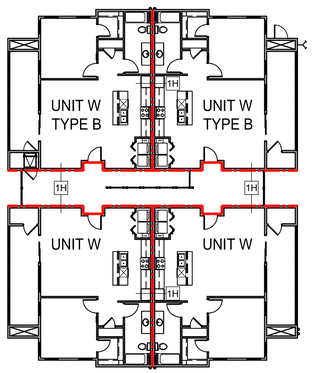
BUILDING D GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING D SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING D THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,920 SF
LEVEL 2, R-2 OCCUPANCY =	4,920 SF
LEVEL 3, R-2 OCCUPANCY =	4,920 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 2, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 3, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
TOTAL OCCUPANT LOAD =	75 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

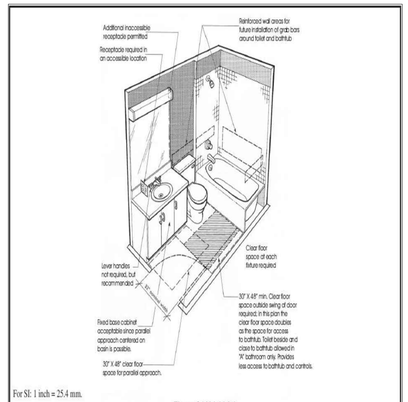


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING D CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON No. 4341 4/10/2020 — REGISTERED ARCHITECT

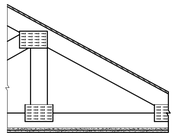
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-104
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

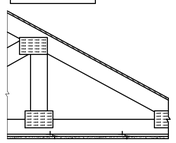
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



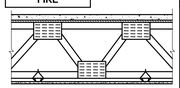
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

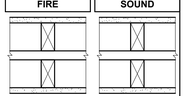
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

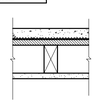
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

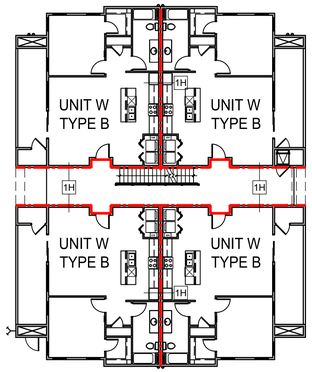
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

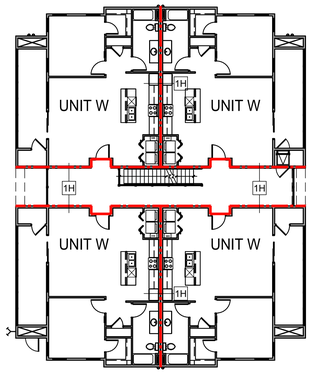
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING E GROUND LEVEL
CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING E SECOND LEVEL
CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,920 SF
LEVEL 2, R-2 OCCUPANCY =	4,920 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 2, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
TOTAL OCCUPANT LOAD =	50 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

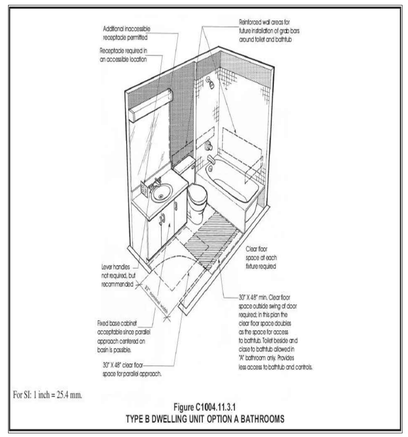


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

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DRAWING TITLE
BUILDING E CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

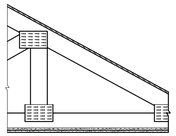
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-105
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

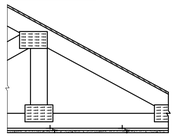
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, Installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



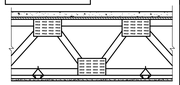
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

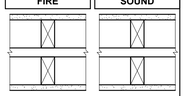
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

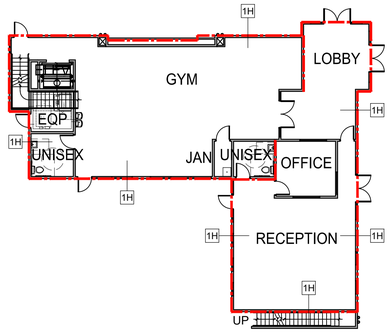
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

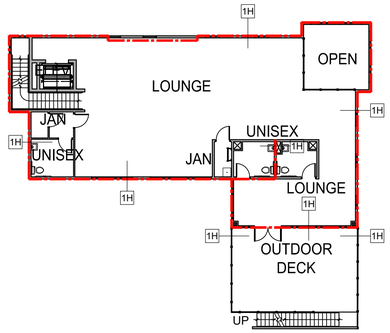
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING F GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING F SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

OCCUPANT LOAD

ROOM #	ROOM NAME	AREA	OLF	OCCUPANTS
LEVEL 1	LOBBY	397	100	3.97
LEVEL 1	OFFICE	184	100	1.84
LEVEL 1	RECEPTION	806	100	8.06
LEVEL 1	UNISEX	64	100	0.64
LEVEL 1	UNISEX	64	100	0.64
LEVEL 1	JANITOR	48	300	0.16
LEVEL 1	GYM	1,324	50	26.48
LEVEL 1	UNISEX	82	100	0.82
LEVEL 1	EQUIPMENT	86	300	0.29
LEVEL 1	ELEVATOR	56	7	8.00
LEVEL 2	LOUNGE	2,004	15	133.60
LEVEL 2	OUTDOOR DECK	520	15	34.67
LEVEL 2	UNISEX	64	100	0.64
LEVEL 2	UNISEX	64	100	0.64
LEVEL 2	JANITOR	48	300	0.16
LEVEL 2	STORAGE	32	300	0.11
		5,843		220.71

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
LEASING OFFICE / GYM GROUP B OCCUPANCY

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE TYPE V - A - NS

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	1 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

ACTUAL FLOOR AREA:

LEVEL 1, B OCCUPANCY =	3,133 SF
LEVEL 2, B OCCUPANCY =	2,786 SF

ALLOWABLE = 9,000 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

B TYPE V-A: NS ALLOWABLE = 2 FLOORS, 50FT IN HEIGHT
PROVIDED = 2 FLOORS, 45 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

232 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
NOT REQUIRED - NOT PROVIDED

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11, ANNUNCIATOR FIRE PANEL LOCATED IN LOBBY

GROUP B PLUMBING:
IBC 1107.6.1.1

GROUP B:
OCCUPANT LOAD 221
WC 1 / 25 = 1
196 / 50 = 4 WC
LAVATORIES 1 / 40 = 1
181 OCC / 80 = 3
DRINKING FOUNTAIN = OCC / 400 = 1
1 SERVICE SINK REQUIRED

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING F CODE ANALYSIS PLAN

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

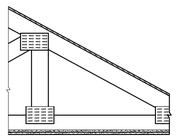
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **G-106**
REVIEWED	
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

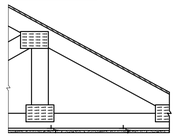
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



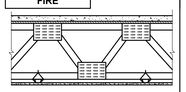
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

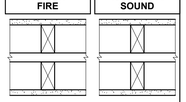
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

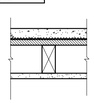
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

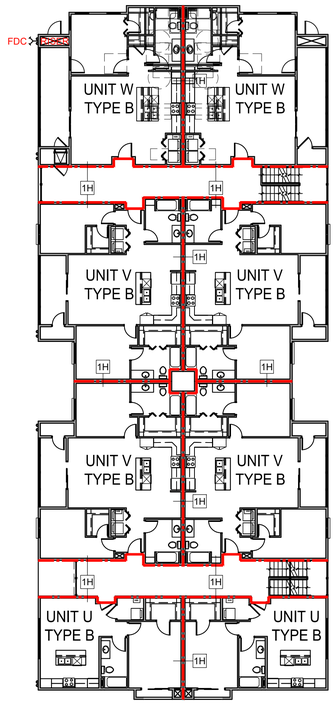
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

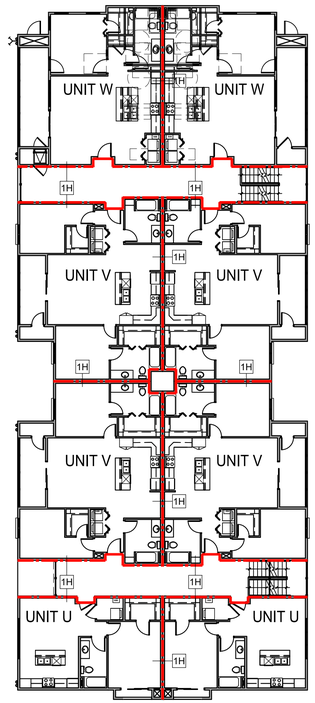
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





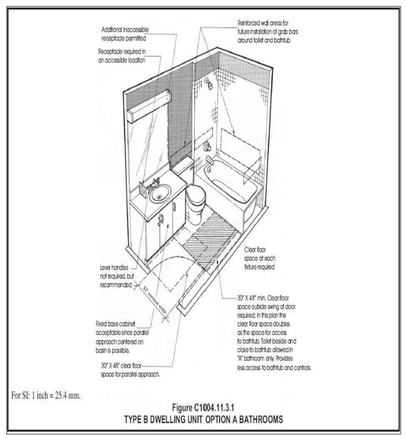
BUILDING G GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING G SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	98 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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scott@scottandersonarch.com
505.401.7375

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING G CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 8/20/2020 — REGISTERED ARCHITECT

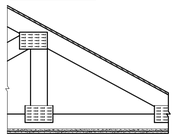
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-107
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

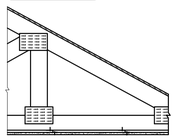
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 6/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



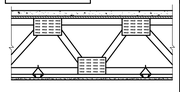
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

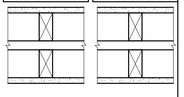
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

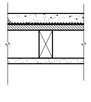
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

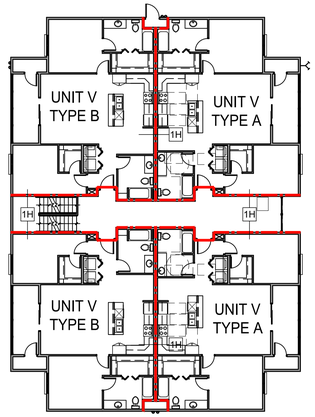
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

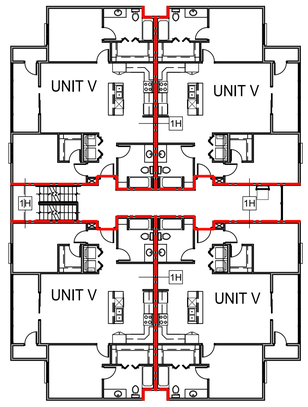
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





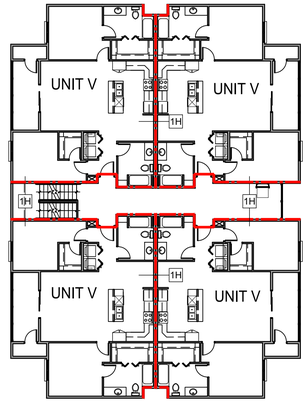
BUILDING H GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING H SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING H THIRD LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	5,418 SF
LEVEL 2, R-2 OCCUPANCY =	5,418 SF
LEVEL 3, R-2 OCCUPANCY =	5,418 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 5,418 SF / 200 OCC PER SF =	28 OCCUPANTS
LEVEL 2, R-2, 5,418 SF / 200 OCC PER SF =	28 OCCUPANTS
LEVEL 3, R-2, 5,418 SF / 200 OCC PER SF =	28 OCCUPANTS
TOTAL OCCUPANT LOAD =	84 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

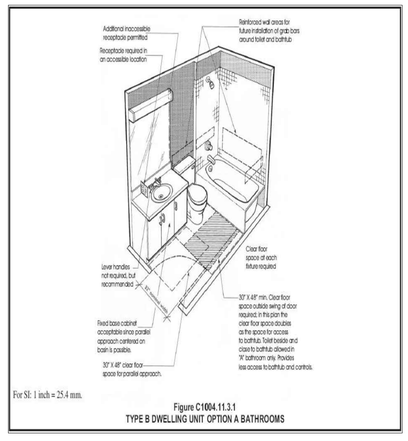


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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albuquerque, nm 87107
scott@sawarchitects.com
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING H CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

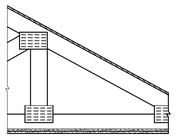
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-108
DATE 4/10/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

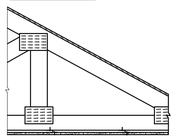
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 In. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



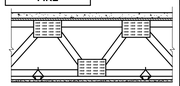
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

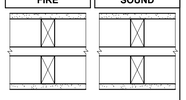
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

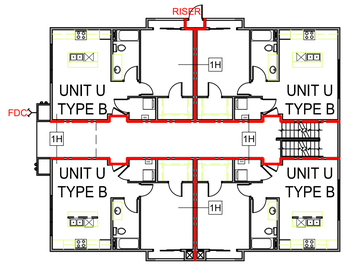
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

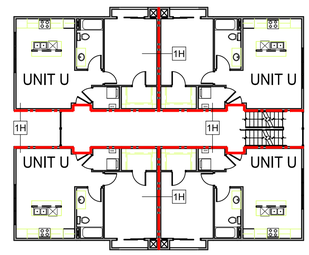
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING I GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING I SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	3,328 SF
LEVEL 2, R-2 OCCUPANCY =	3,328 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
LEVEL 2, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
TOTAL OCCUPANT LOAD =	34 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

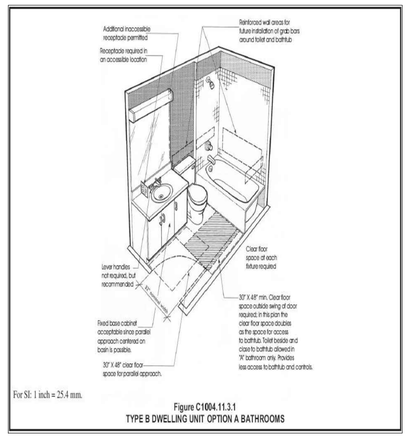
GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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albuquerque, nm 87107
scott@scottandersonarch.com
505.401.7375

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING I CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM NO. 4341 — 8/20/2020 — REGISTERED ARCHITECT

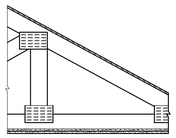
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-109
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

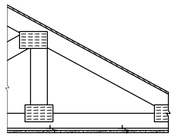
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



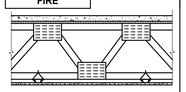
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

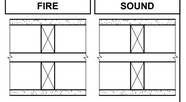
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

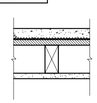
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

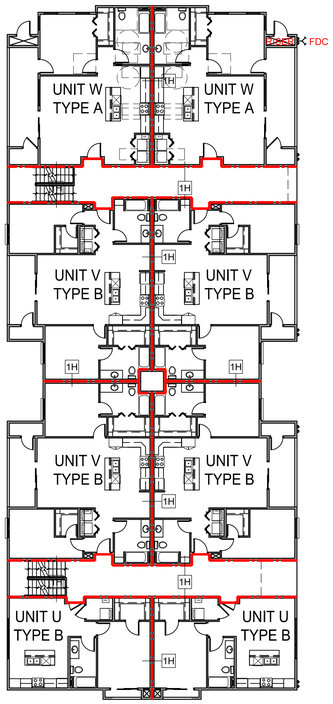
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

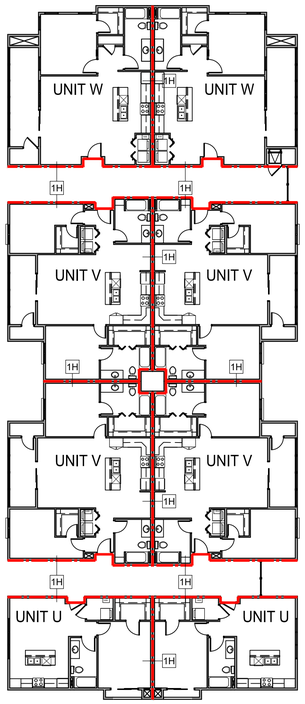
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING J GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING J SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

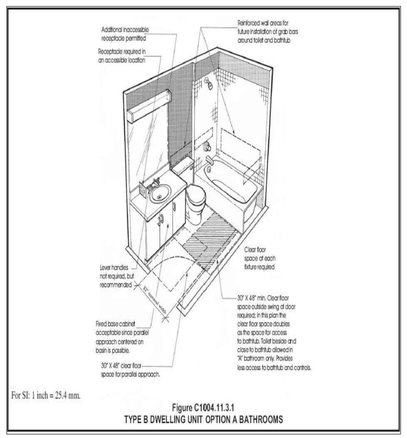


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	9,790 SF
LEVEL 2, R-2 OCCUPANCY =	9,790 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
LEVEL 2, R-2, 9,790 SF / 200 OCC PER SF =	49 OCCUPANTS
TOTAL OCCUPANT LOAD =	98 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING J CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 8/20/2020 — REGISTERED ARCHITECT

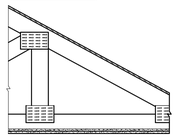
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-110
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

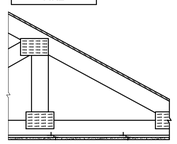
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 In. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



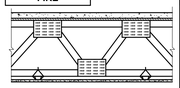
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9Q7.AC, 9-29-78, FM Design FC-268

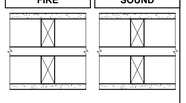
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

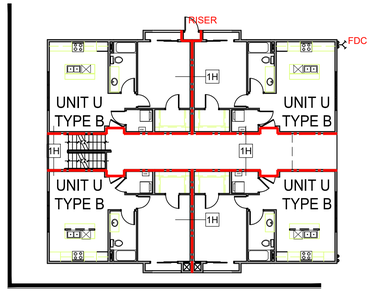
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 7⅛" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

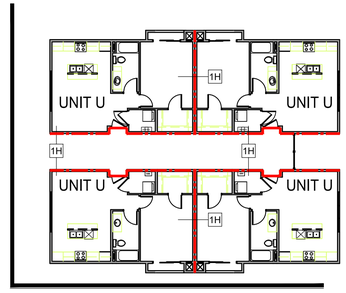
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING K GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING K SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	3,328 SF
LEVEL 2, R-2 OCCUPANCY =	3,328 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
LEVEL 2, R-2, 3,328 SF / 200 OCC PER SF =	17 OCCUPANTS
TOTAL OCCUPANT LOAD =	34 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

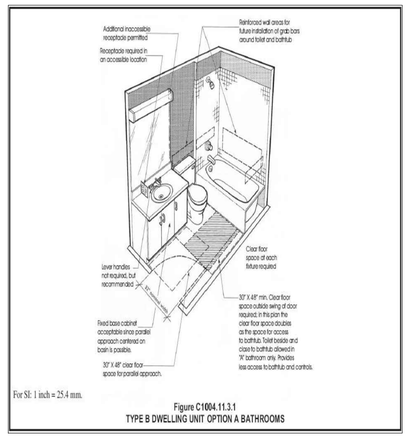
GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)



For SI: 1 inch = 25.4 mm.

Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H
2 HOUR FIRE RATED ASSEMBLY — 2H
1 HOUR FIRE RATED ASSEMBLY — 1H
SMOKE BARRIER 1 HOUR RATED — SB
DIRECTION OF EGRESS
DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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albuquerque, nm 87107
scott@scottandersonarchitects.com
505.401.7375

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING K CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — NM NO. 4341 — 8/20/2020 — REGISTERED ARCHITECT

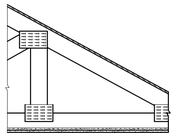
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-111
DATE 8/20/2020	

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

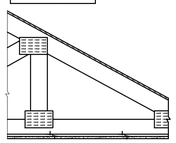
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 6/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channelgypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

4. Furring Channels — Resilient channels formed of 25 MSG thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



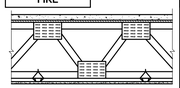
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

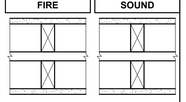
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

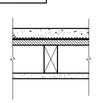
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

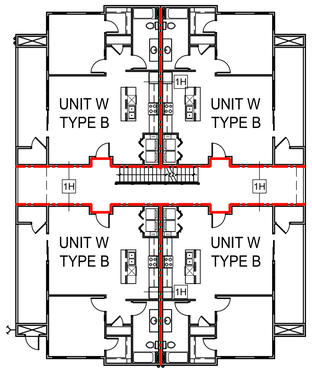
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.



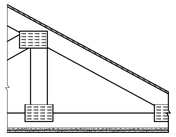

UNIT W
TYPE B
UNIT W
TYPE B
UNIT W
TYPE B
UNIT W
TYPE B
1H
1H
1H

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF-CEILING SYSTEMS

UL P531	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

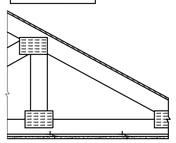
1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing"; Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

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5. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When batt and blanket insulation, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.



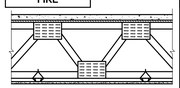
Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5514	GENERIC	1 HOUR FIRE

LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 1/2" type X gypsum wallboard applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 5/8" Type W or S drywall screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied at right angles to I-joists with 2" Type W or S drywall screws 12" o.c. at intermediate I-joists, 8" o.c. at end joints, and 1 1/2" Type G drywall screws 8" o.c. placed 6" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48", 1 1/2" lightweight concrete poured over plywood.



Approx. Ceiling Weight: 5 psf
Fire Test: FM J.I. 2C9G7.AC, 9-29-78, FM Design FC-268

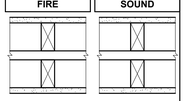
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height.
(LOAD-BEARING)



Thickness: 9 1/2"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

EXTERIOR WALLS

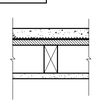
2009 IBC 720.1 (2) 15-1.31 2009 IBC 720.1 (2) 14-1.31	GENERIC	1 HOUR FIRE

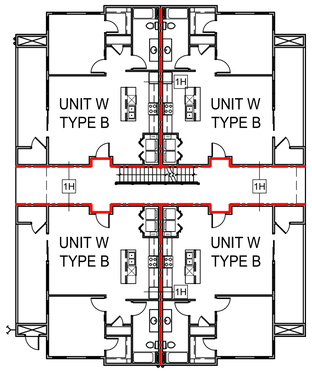
WOOD STUDS, CEMENT STUCCO

EXTERIOR - 2" x 4" wood studs 16" on center with 71s" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required

Varies for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

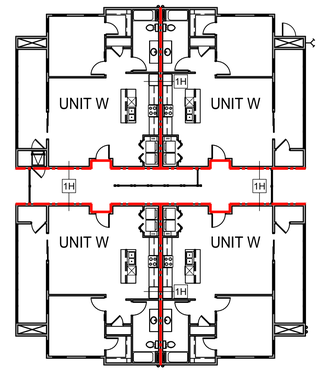
INTERIOR - Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler 4 n or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.





BUILDING M GROUND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"



BUILDING M SECOND LEVEL CODE ANALYSIS PLAN

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
APARTMENT R-2

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B + S13R

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

LEVEL 1, R-2 OCCUPANCY =	4,920 SF
LEVEL 2, R-2 OCCUPANCY =	4,920 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

R-2 TYPE V-B: S13R ALLOWABLE = 4 FLOORS, 60FT IN HEIGHT
PROVIDED = 3 FLOORS, 44 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A

OCCUPANT LOAD:
IBC TABLE 1004.1.1

LEVEL 1, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
LEVEL 2, R-2, 4,920 SF / 200 OCC PER SF =	25 OCCUPANTS
TOTAL OCCUPANT LOAD =	50 OCCUPANTS

AUTOMATIC SPRINKLER SYSTEM:
REQUIRED - 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

FIRE ALARM & DETECTION SYSTEM:
REQUIRED - PER IBC 907.2.11

PROVIDED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

SPECIAL REQUIREMENTS BASED ON OCCUPANCY:
IBC 420

VERTICAL SEPARATION BETWEEN UNITS = 1HR.

HORIZONTAL SEPARATION BETWEEN UNITS = 1HR.

GROUP R ACCESSIBILITY:
IBC 1107.6

TYPE A & B UNITS DEFINED AS PER IBC 1102 & ICC A117.1.

156 TOTAL UNITS, IN THE PROJECT AS A WHOLE (NO ELEVATOR)
ONLY GROUND FLOOR UNITS REQUIRED TO BY TYPE "A" OR "B" (PER 1107.7.1)

(TABLE 1107.6.1.1) 156 UNITS:
MIN 6 UNITS WITHOUT ROLL-IN SHOWER
MIN 2 WITH ROLL-IN SHOWER
MIN 8 ACCESSIBLE UNITS

ALL GROUND FLOOR UNITS THAT ARE NOT TYPE "A" SHALL BE TYPE "B" (1106.2.2.2)

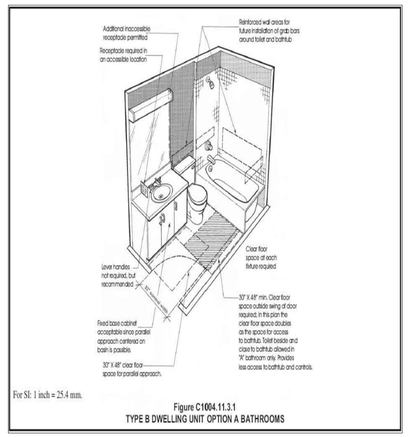


Figure C1004.11.3.1
TYPE B DWELLING UNIT OPTION A BATHROOMS

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

- 3 HOUR FIRE RATED ASSEMBLY — 3H
- 2 HOUR FIRE RATED ASSEMBLY — 2H
- 1 HOUR FIRE RATED ASSEMBLY — 1H
- SMOKE BARRIER 1 HOUR RATED — SB
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET — FEC
  FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@sasarchitecture.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING M CODE ANALYSIS PLAN

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-113
DATE 4/10/2020	

CODE ANALYSIS

AOCCUPANCY CLASSIFICATION
STORAGE S-1

BUILDING TYPE:
IBC TABLE 601 & SECTION 602.2
CONSTRUCTION TYPE — TYPE V - B - NS

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

ACTUAL FLOOR AREA:

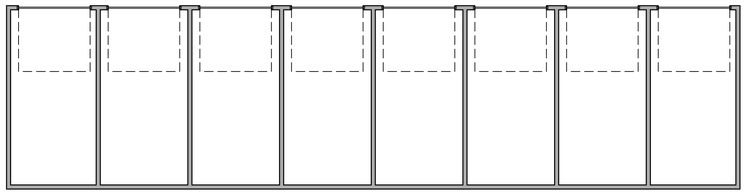
BUILDING N, S-1 OCCUPANCY =	1,681 SF
BUILDING O, S-1 OCCUPANCY =	1,681 SF
BUILDING P, S-1 OCCUPANCY =	1,681 SF

MAXIMUM HEIGHT AND STORIES:
IBC TABLES 504.3 & 504.4

S-1 TYPE V-B: NS ALLOWABLE = 1 FLOORS, 40FT IN HEIGHT
PROVIDED = 1 FLOORS, 40 FT IN HEIGHT

AREA SEPARATION:
IBC TABLE 508.4

N/A



CODE ANALYSIS PLAN BUILDINGS N, O, & P

SCALE: 1/8" = 1'-0"

NOTE:

ALL AUTOMATIC FIRE PROTECTION SYSTEMS & FIRE ALARM SYSTEMS SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL.

A 2-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AT ALL ELEVATORS AS REQUIRED IN IBC 1007.8.

PROVIDE 1 EA 2A:10BC EXTINGUISHER AT EACH UNIT

CODE LEGEND

3 HOUR FIRE RATED ASSEMBLY — 3H

2 HOUR FIRE RATED ASSEMBLY — 2H

1 HOUR FIRE RATED ASSEMBLY — 1H

SMOKE BARRIER 1 HOUR RATED — SB

DIRECTION OF EGRESS

DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED

FIRE EXTINGUISHER CABINET — FEC
FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A:10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.

FIRE DEPARTMENT HOSE CONNECTION

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottcanderson.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
CODE ANALYSIS PLAN BUILDINGS N, O, & P

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	G-114
DATE 4/10/2020	

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF RIO RANCHO ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE FIVE (5) 1Ø GPH DRIP EMITTERS AND SHRUBS SHALL RECEIVE (2) 1Ø GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

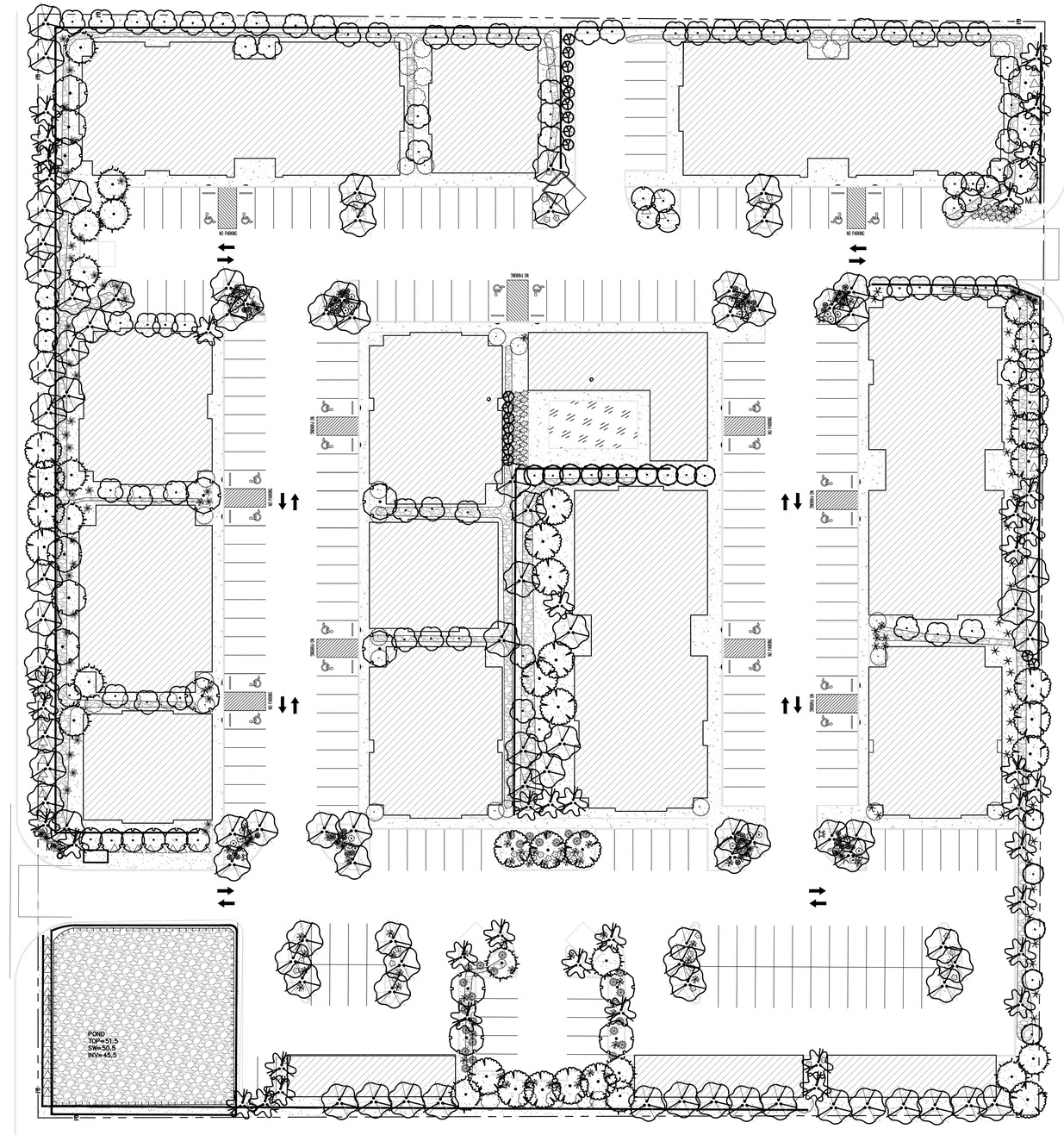
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

LANDSCAPE CALCULATIONS

ZONING	SU: SPECIAL USE (R-3 USE)
APPLICABLE REGULATION(S)	CITY OF RIO RANCHO § 154 154.60 (E) (2): DESIGN CRITERIA FOR MULTI-FAMILY DWELLINGS
TOTAL LOT AREA (ACRES)	6.00
TOTAL LOT AREA (SF)	261360
BUILDING AREA (SF)	82472
NET LOT AREA (SF)	178,888
NUMBER OF UNITS	156
PROVIDED UNIT TREES (X2)	312
PROVIDED UNIT SHRUBS (X3)	468
COOL SEASON GRASS (SF)	0

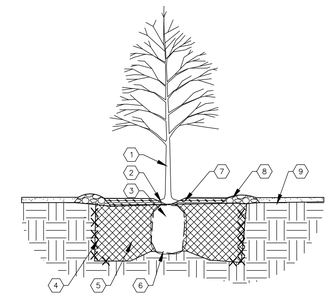


LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE H/W	WATER USE
		Trees			
	89	2+ Trunks w/ 1.5"+ Combined Cal.	Desert Willow *Chilopsis linearis*	20' x 25'	L
	11	2+ Trunks w/ 1.5"+ Combined Cal.	New Mexico Olive *Foresteria neomexicana*	15' x 15'	M
	26	1.5" Cal.	Raywood Ash *Fraxinus oxycarpa*	20' x 20'	M+
	11	1.5" Cal.	Spartan Juniper *Juniperus chinensis 'Spartan'*	15' x 5'	M+
	73	1.5" Cal.	Flowering Crab Apple *Malus x'Reg. Royal Raindrops'*	20' x 15'	M
	11	1.5" Cal. 8'-0"	Pinon Pine *Pinus edulis*	20' x 20'	M+
	18	1.5" Cal.	Purple-Leaf Plum *Prunus cerasifera*	20' x 20'	M
	15	1.5" Cal.	Flowering Pear *Pyrus calleryana 'Aristocrat'*	15' x 12'	M
	40	2+ Trunks w/ 1.5"+ Combined Cal.	Chaste Tree *Vitex agnus-castus*	20' x 20'	L+
	312			Total Tree Coverage:	
		Shrubs & Groundcovers			
	39	5 Gal	Blue Mist Spirea *Caryopteris x clandonensis*	3' x 3'	Low+
	23	5 Gal	Curl-Leaf Mountain Mahogany *Cercocarpus ledifolius*	15' x 15'	Low+
	40	5 Gal	Sotol *Dasylirion wheeleri*	5' x 5'	RW
	42	5 Gal	Red Yucca *Hesperaloe parviflolia*	3' x 3'	Low+
	20	5 Gal	Althea / Rose of Sharon *Hibiscus syriacus*	10' x 10'	M
	72	5 Gal	Morning Light Maidengrass *Miscanthus sinensis var.*	5' x 5'	M
	30	5 Gal	Bear Grass *Nolina macrocarpa*	5' x 6'	RW
	66	5 Gal	Switchgrass *Panicum virgatum*	4' x 4'	M
	28	5 Gal	Three-Leaf Sumac *Rhus trilobata*	6' x 6'	Low+
	36	5 Gal	Pink Double Knock Out Rose *Rose 'Pink Double Knock Out'*	4' x 4'	M
	48	5 Gal	Autumn Cherry Sage *Salvia greggii*	2' x 3'	Low+
	24	5 Gal	Adanna Needle w/ Cobble Accent *Yucca filamentosa*	20' x 5'	RW
	468	468		Total Shrub Coverage:	

Other Materials

SYMB.	QTY	TYPE
	15 EA	Boulders (2-3ct) To be placed at contractor's discretion
	47505 SF	Landscape Gravel A with Filter Fabric ¾"-1" Blue Salz Gravel
	15960 SF	Oversize Landscape Gravel / No Filter Fabric 2-4" Arastra Cobble/RipRap
		Concrete See site plan
		Asphalt Parking Areas and Drivelanes See site plan
		Stormwater Management Depression



TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

Ø1 TREE PLANTING

NTS DETAIL-FILE

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
CRAIG SOLETHER
67
REGISTERED LANDSCAPE ARCHITECT
April 2, 2020

Legacy at Cabezon Apartments
1017 Rosarito Dr SE
Rio Rancho, NM 87108

Conceptual Landscape Plan

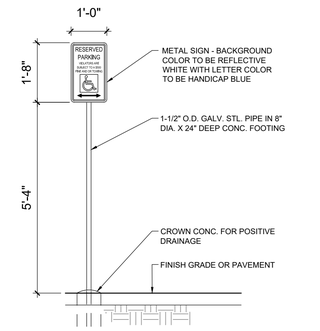
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION #	DATE
TED	-	04/01/2020

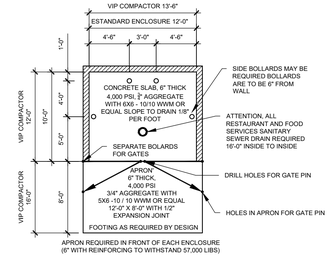
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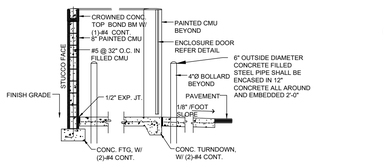
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1:1



HC PARKING SIGN

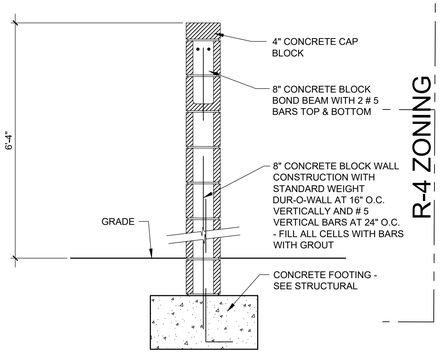
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REFUSE ENCLOSURE

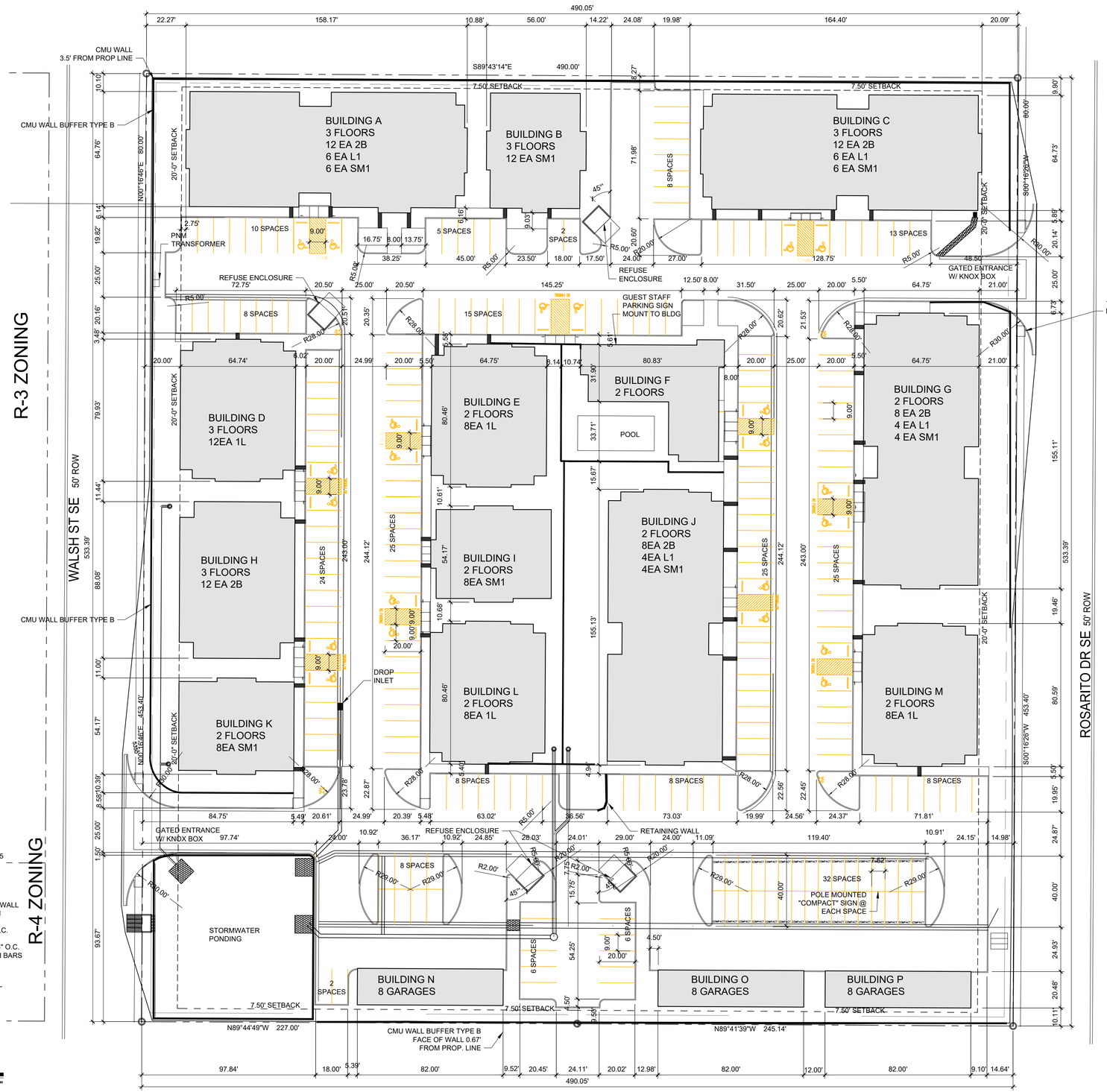
SCALE: 1/8" = 1'-0"



BUFFER TYPE B CMU WALL

SCALE: 3/4" = 1'-0"

C-1 ZONING



R-4 ZONING

SITE PLAN

SCALE: 1" = 30'-0"



PLATTING: ALL EXISTING LOTS SHALL BE RE-PLATTED INTO A SINGLE LOT.

PHASING:
THE PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE INCLUDING ALL UTILITIES, DRIVE ENTRANCES, GRADING, GATES, PEDESTRIAN CONNECTIVITY, AND FIRE SYSTEMS.

PARKING:
104 EACH 1BR UNITS X 1.5 = 156 SPACES
52 EACH 2BR UNITS X 1.75 = 91 SPACES
CLUBHOUSE BUILDING F = 5 SPACES
GUEST / STAFF = 6 SPACES
258 SPACES REQUIRED, 8 DESIGNATED ADA 2 OF WHICH ARE VAN ACCESSIBLE
260 SPACES PROVIDED
22 HC PROVIDED, 22 VAN ACCESSIBLE

TOTAL SITE AREA = 261,393 SF (6.00 ACRES)

156 UNITS / 6 ACRES = 26 UNITS PER ACRE

LANDSCAPING
156 UNITS X 2 TREES = 312 TREES 1 ½" CAL. DECIDUOUS/ 8FT EVERGREEN REQUIRED
156 UNITS X 3 SHRUBS = 468 SCRUBS @ 5 GAL. REQUIRED

MINIMUM REQUIRED SETBACKS
20FT FRONT: 20FT @ ROSARITO (EAST) AND 20FT @ WALSH (WEST)
7.5 FT SIDE (10FT PROVIDED NORTH AND SOUTH)
LEGAL:
LOTS 10-15 AND 48-53, BLOCK 87, UNIT 16, RIO RANCHO ESTATES

GENERAL NOTES:

1. PROVIDE WATER / WASTEWATER AVAILABILITY STATEMENT.
2. PROVIDE TRIP GENERATION REPORT, PER CITY REQUIREMENTS.
3. PROVIDE GRADING AND DRAINAGE PLAN WITH EROSION CONTROL PLAN.
4. PROVIDE ENGINEERED DRAWINGS FOR ALL WORK PERFORMED IN THE CITY RIGHT OF WAY. THESE DRAWINGS SHALL CONTAIN A TRAFFIC CONTROL PLAN.
5. INSTALL KNOX BOX @ ALL ENTRY GATES.
6. FIRE SPRINKLER DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL.
7. ALL APARTMENT STRUCTURES SHALL BE SPRINKLERED.
8. TYPICAL PARKING STALL = 9'-0" X 20'-0"
9. MIN. TURNING RADII SHALL BE 28'-0".
10. FIRE LANES SHALL BE IN APPROVED LOCATIONS
11. ADA ADJACENT AISLES SHALL BE CLEARLY MARKED WITH BLUE STRIPING. PAINT "NO PARKING" IN 12" HIGH X 2" WIDE LETTERS AT REAR OF AISLE.
12. ALL EXTERIOR LIGHTING SHALL COMPLY WITH TITLE XV LAND USAGE, CHAPTER 159 CITY OF RIO RANCHO OUTDOOR LIGHTING ORDINANCE AND THE NM NIGHT SKY PROTECTION ACT.
13. ALL LANDSCAPING SHALL BE PERPETUALLY MAINTAINED INCLUDING LANDSCAPING IN ROW.

No	Revision Item	Date

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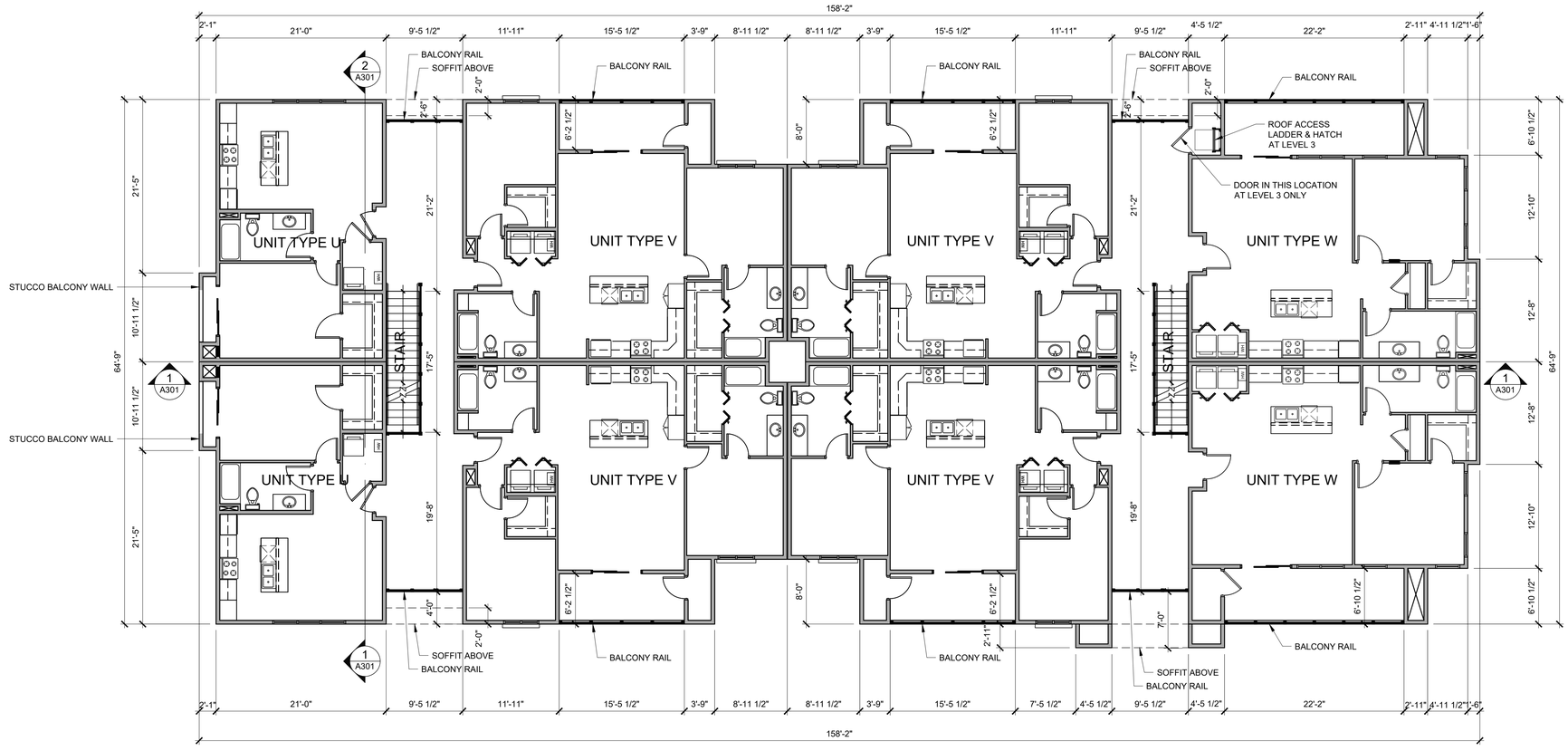
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
SITE PLAN

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
11/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-100**
DATE 11/20/2020	

0 15' 30' 60'



SECOND & THIRD LEVEL FLOOR PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPRIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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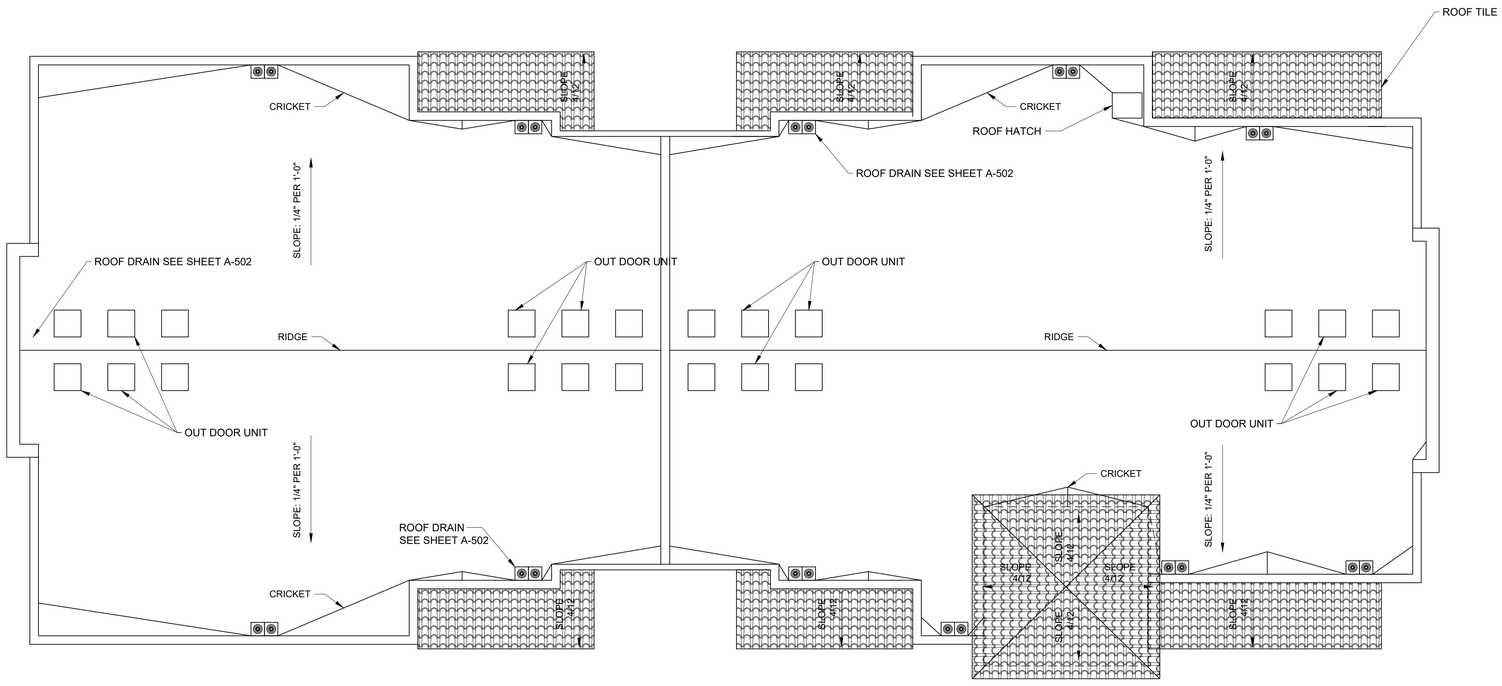
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLAN BUILDING A

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-101.1**
DATE 4/10/2020	



ROOF PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

No	Revision Item	Date

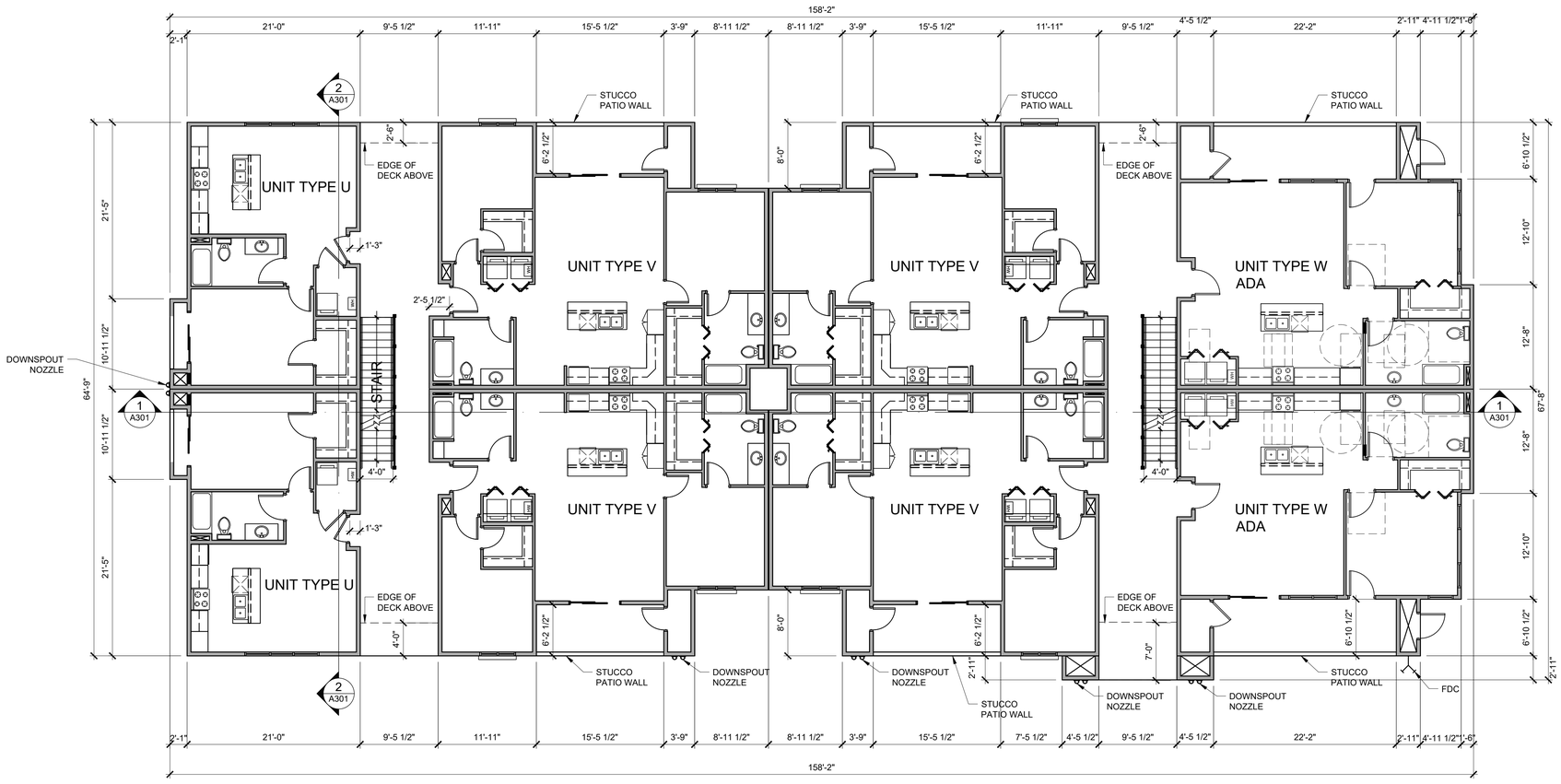
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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE
ROOF PLAN BUILDING A

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-101.2**
DATE 4/10/2020	



BUILDING A GROUND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPRIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

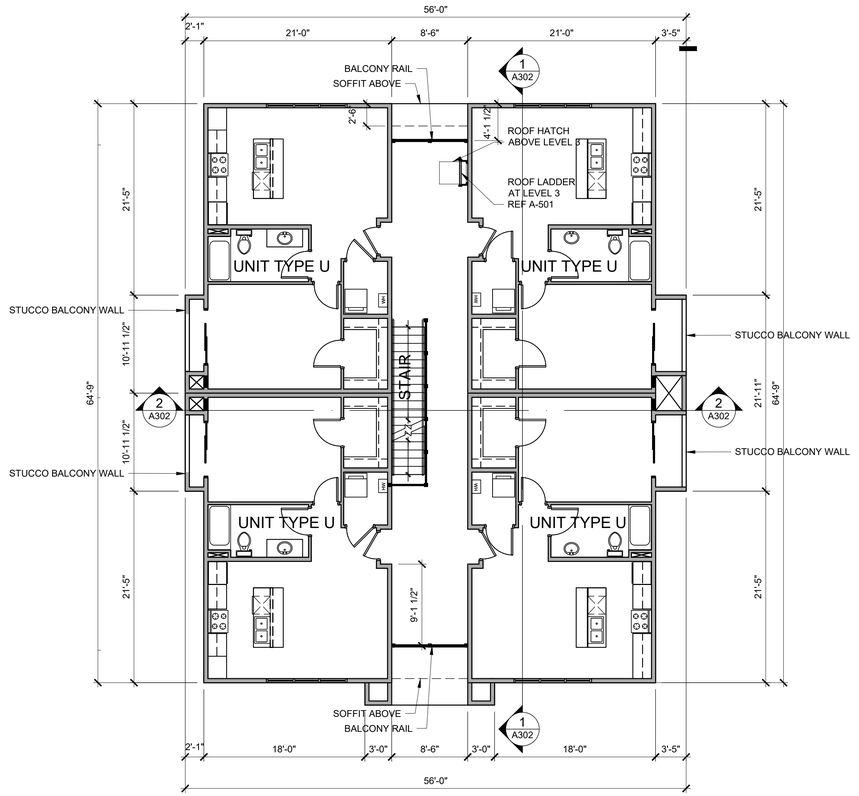
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
BUILDING A GROUND LEVEL FLOOR PLAN

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-101**
REVIEWED	
DATE 4/10/2020	



SECOND AND THIRD FLOOR PLAN BUILDING B

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

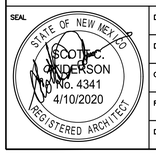
No	Revision Item	Date

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DRAWING TITLE **SECOND AND THIRD FLOOR PLAN BUILDING B**

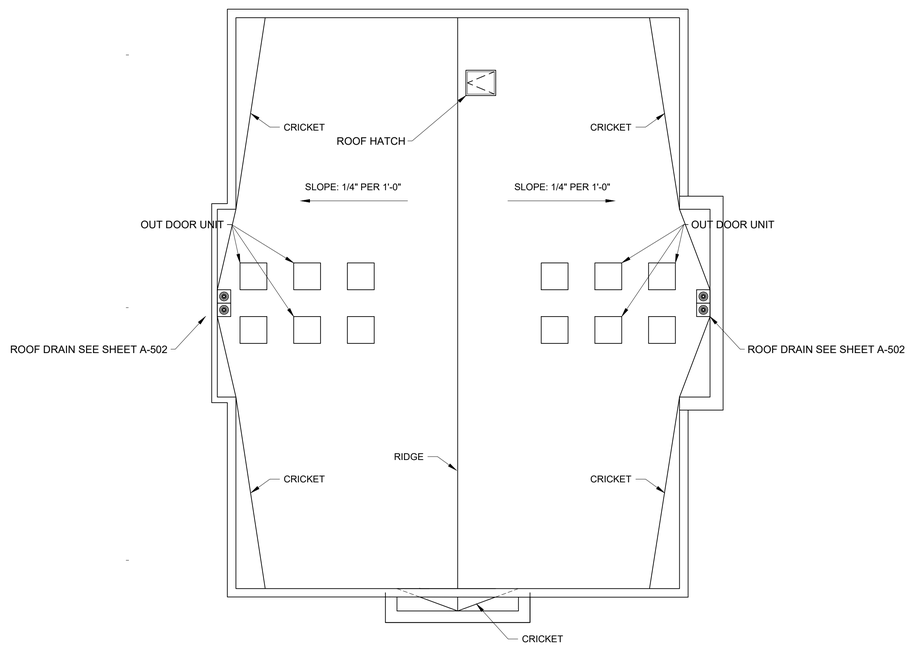
SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-102.1
DATE 4/10/2020	

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. ROOF VENTING 3,304 SF / 150 = 22.1 SF



ROOF PLAN BUILDING B

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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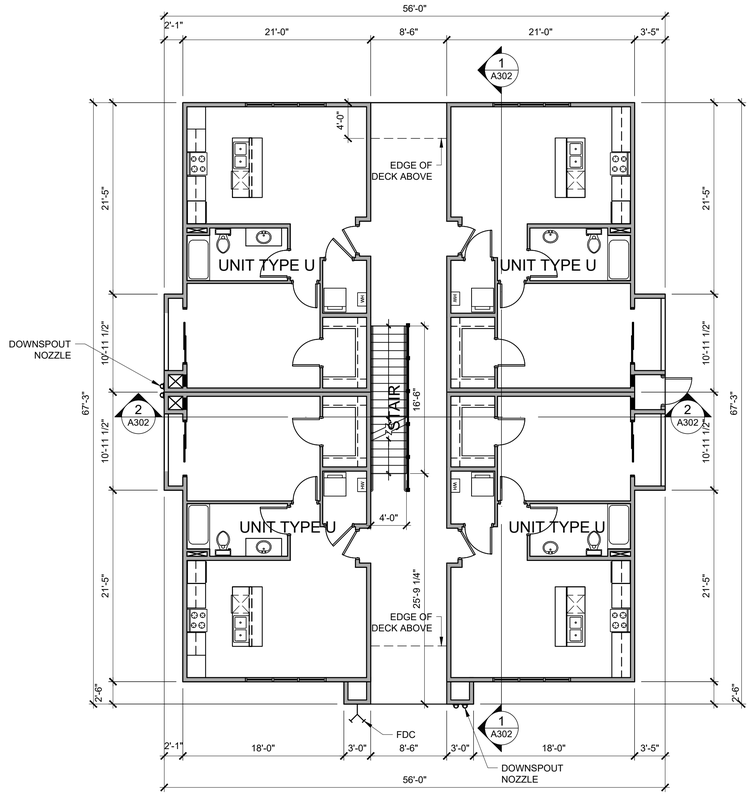
DRAWING TITLE

ROOF PLAN BUILDING B

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-102.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING B

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
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8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

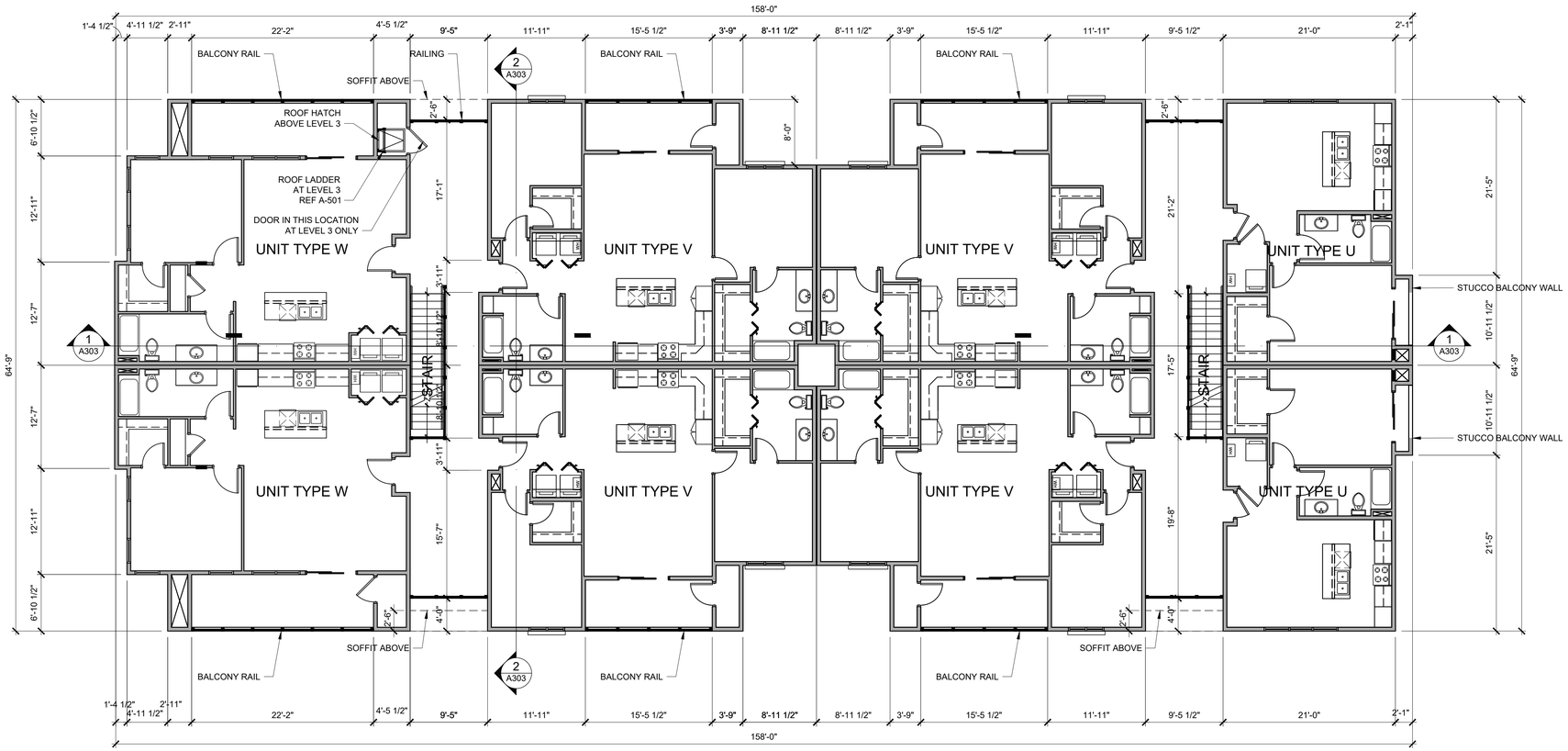
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING B

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-102**
REVIEWED	
DATE 4/10/2020	



SECOND AND THIRD FLOOR PLAN BUILDING C

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

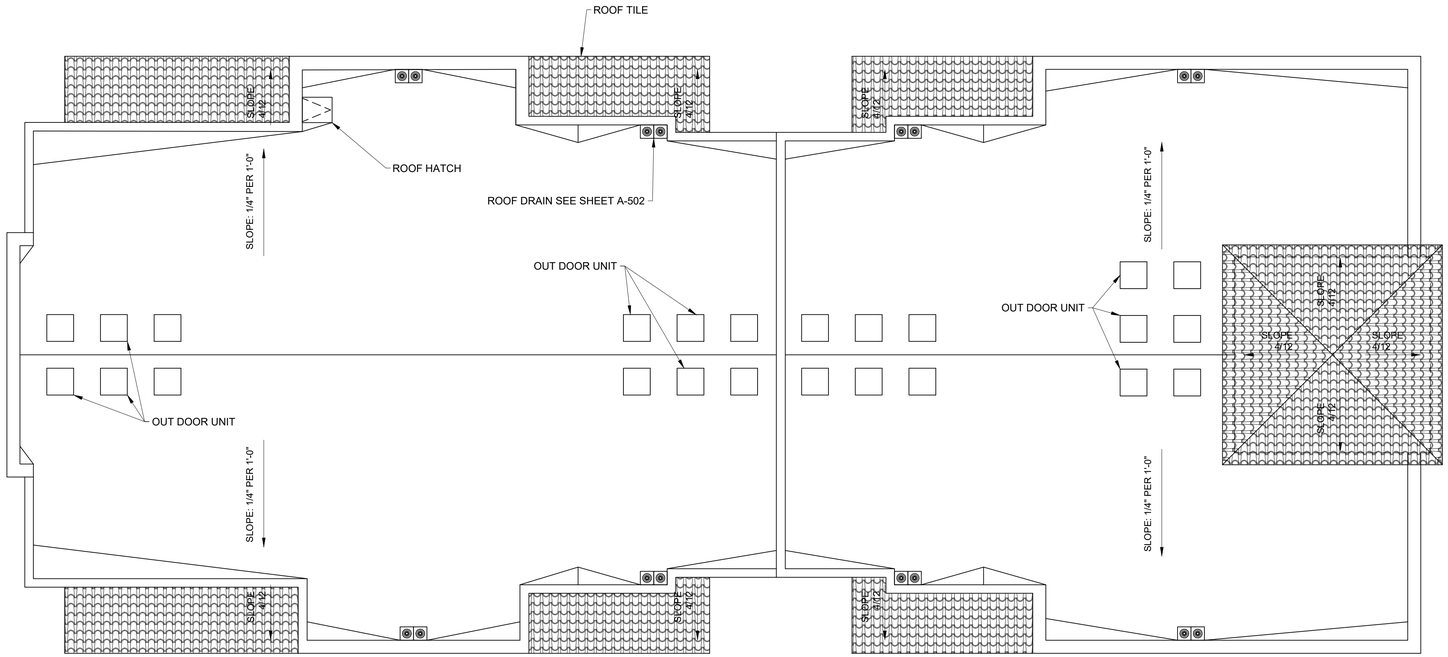
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DRAWING TITLE **SECOND AND THIRD FLOOR PLAN BUILDING C**

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-103.1**
REVIEWED	
DATE 4/10/2020	



ROOF PLAN BUILDING C

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

No	Revision Item	Date

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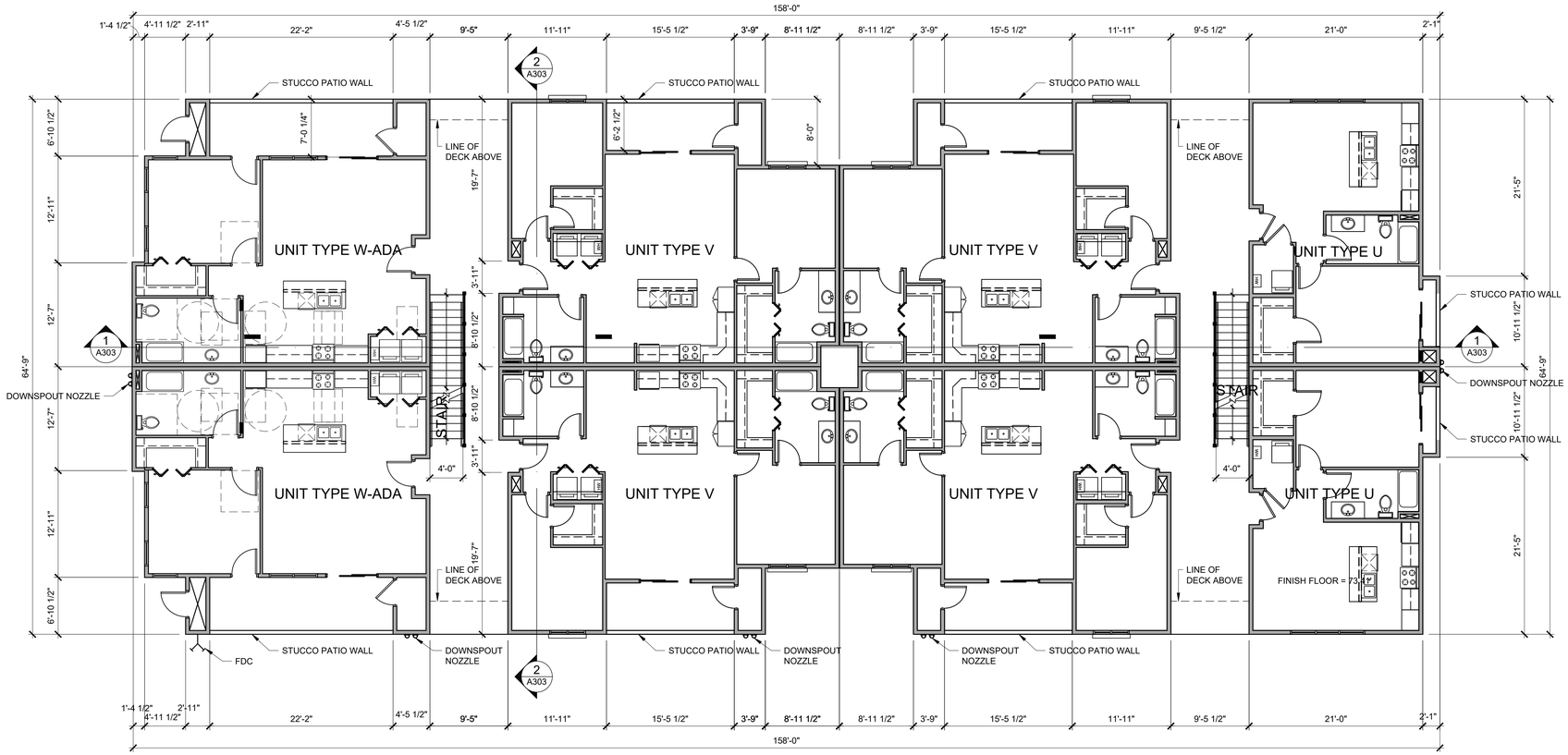
DRAWING TITLE

ROOF PLAN BUILDING C

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-103.2**
DATE 4/10/2020	



BUILDING C GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

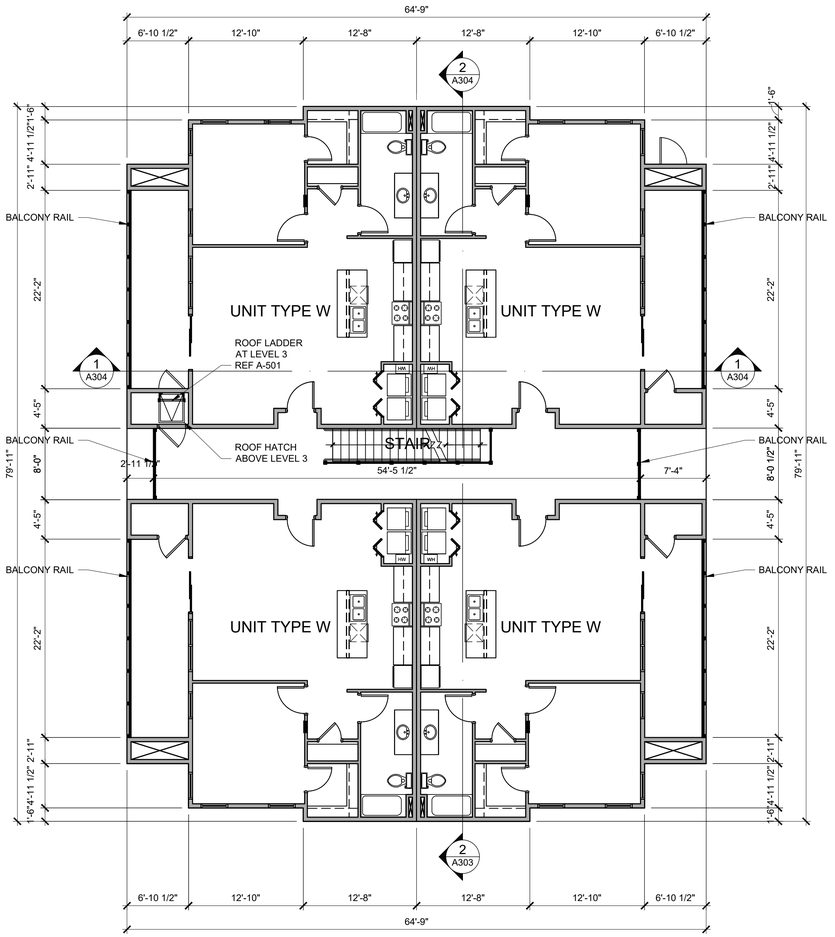
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING C

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-103**
DATE 4/10/2020	



FLOOR PLAN BUILDING D

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
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17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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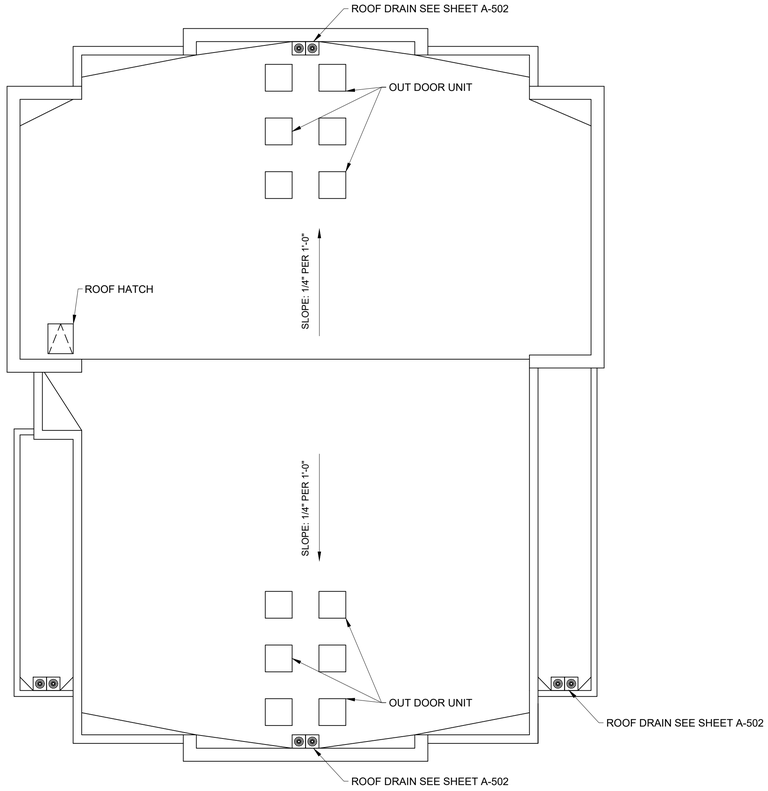
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DRAWING TITLE **SECOND AND THIRD FLOOR PLAN BUILDING D**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-104.1**
DATE 4/10/2020	



ROOF PLAN BUILDING D

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,310 SF / 150 = 28.8 SF

No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

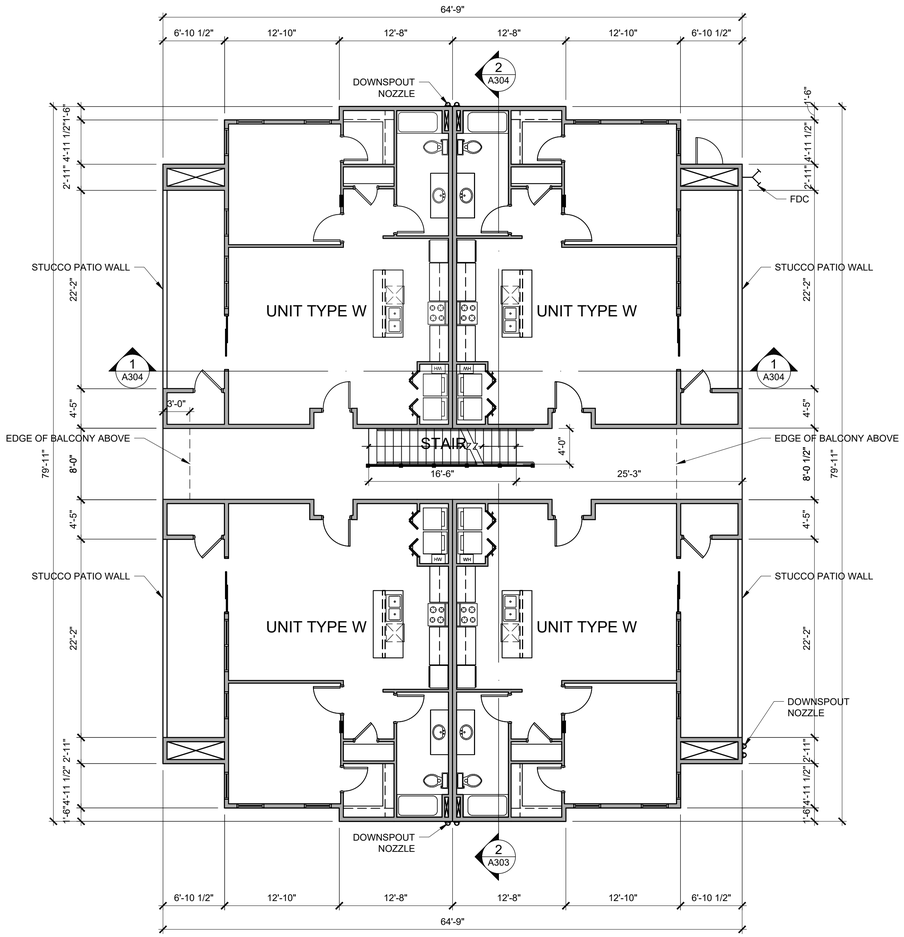
DRAWING TITLE

ROOF PLAN BUILDING D

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-104.2**
DATE 4/10/2020	



FLOOR PLAN BUILDING D

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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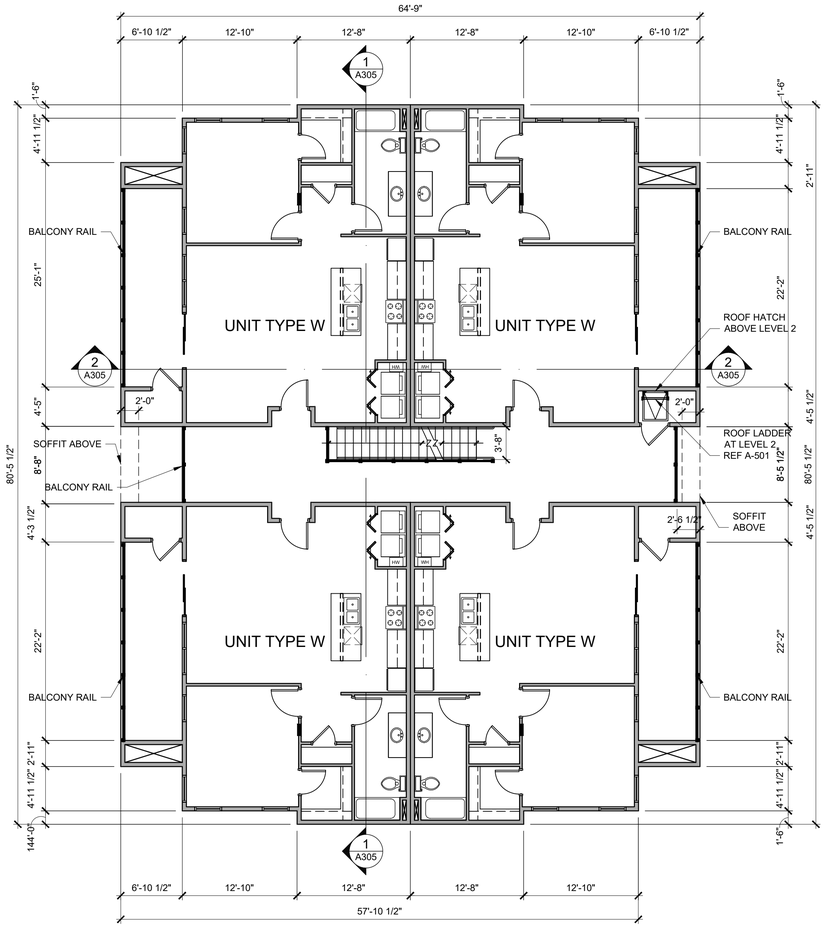
DRAWING TITLE

FLOOR PLAN BUILDING D

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-104**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING E

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F.,
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17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

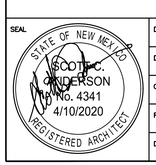
No	Revision Item	Date

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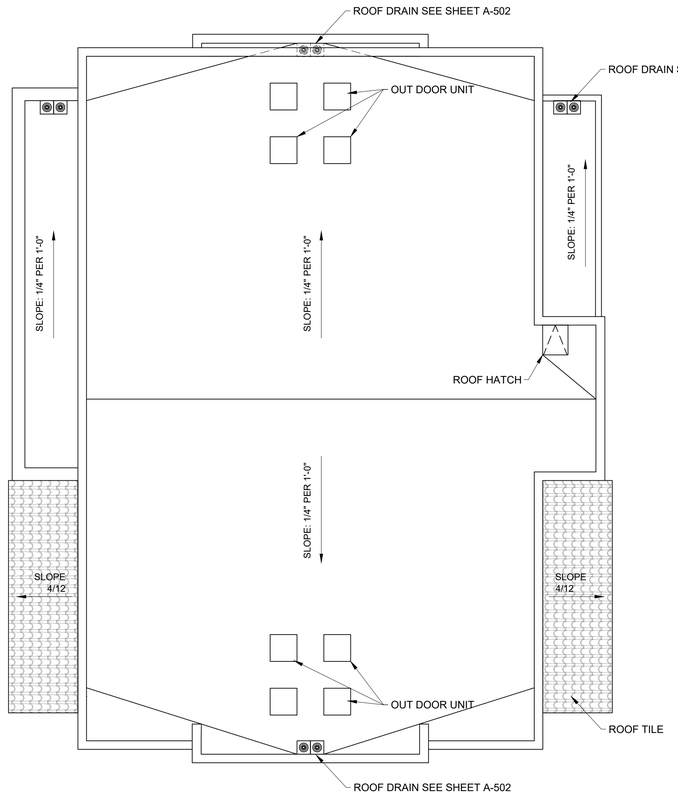
LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE **SECOND FLOOR PLAN BUILDING E**

SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-101.1**
REVIEWED	
DATE 4/10/2020	



ROOF PLAN BUILDING E

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
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8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,015 SF / 150 = 26.8 SF

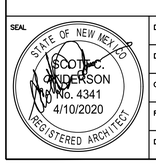
No	Revision Item	Date

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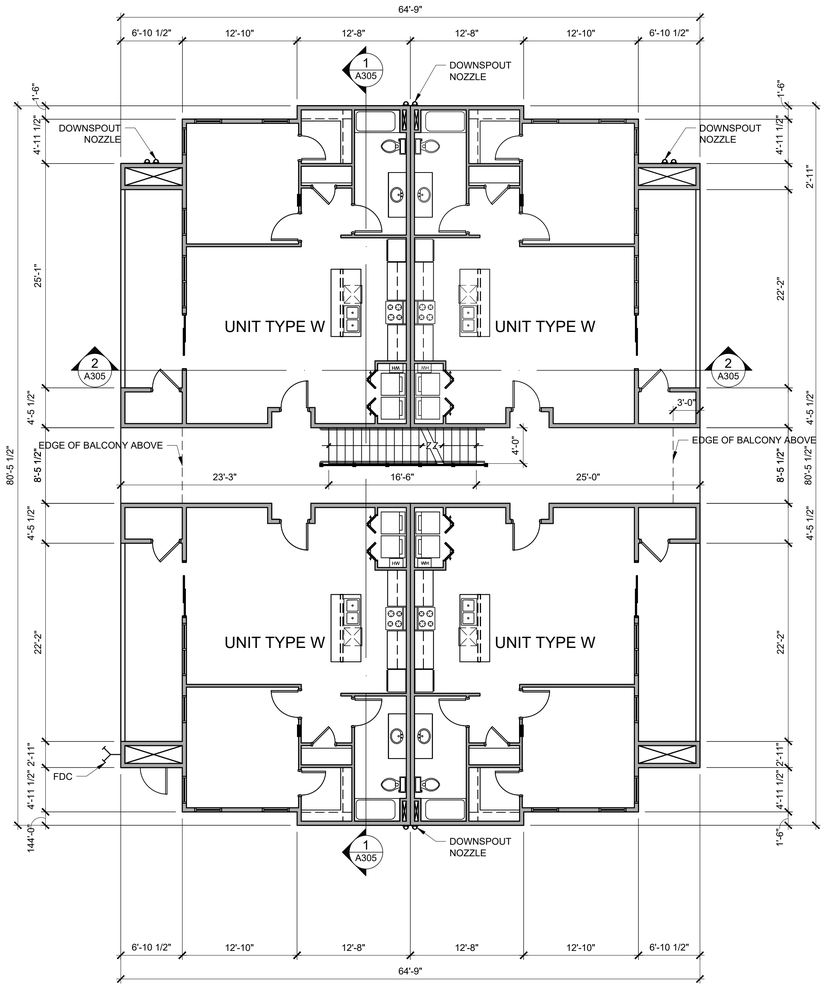
LEGACY AT CABEZON APARTMENTS
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DRAWING TITLE **ROOF PLAN BUILDING E**

SEAL



DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-105.2**
REVIEWED	
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING E

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
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16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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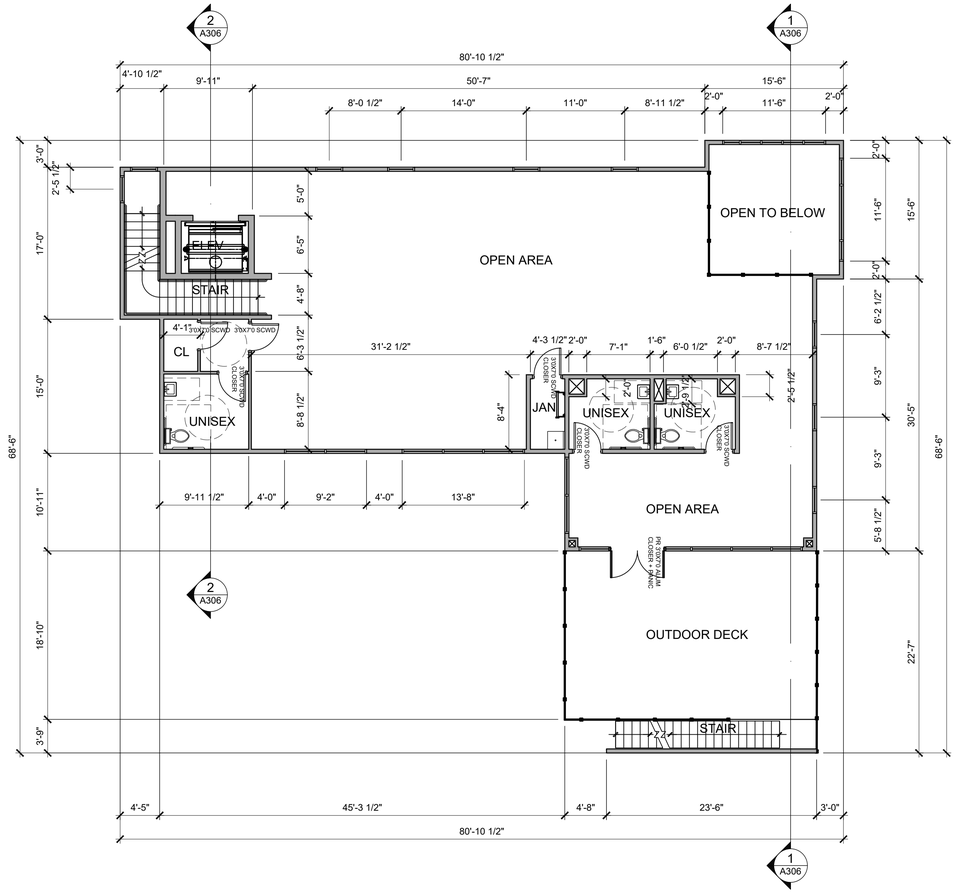
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **FIRST FLOOR PLAN BUILDING E**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-105**
REVIEWED	
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

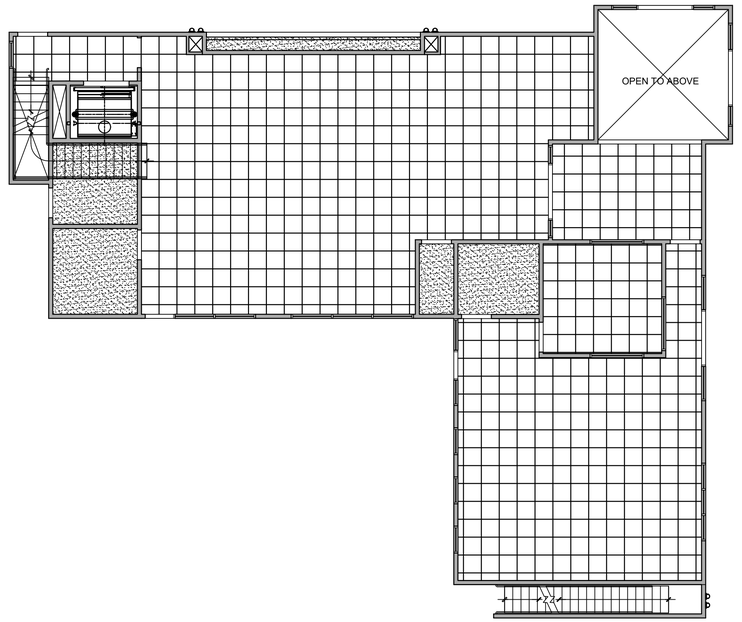
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DRAWING TITLE
SECOND FLOOR PLAN BUILDING F

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-106.1**
DATE 4/10/2020	



FIRST FLOOR CEILING PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

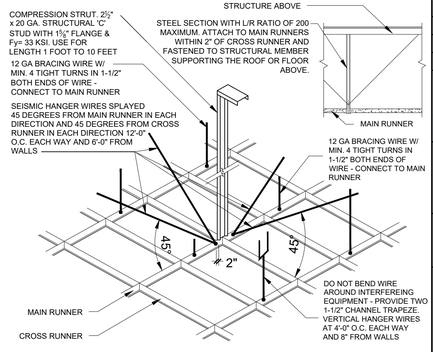
1. VERTICAL HANGERS - SUSPENSION WIRES SHALL NOT BE SMALLER THAN NO. 12 GA. SPACED @ 4'-0" O.C. OR NO. 10 GA. SPACED @ 5'-0" O.C. ALONG EACH MAIN RUNNER. EACH VERTICAL WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TURNS. ANY CONNECTION DEVICE AT THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN 100 POUNDS. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1-IN-6 OUT-OF-PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED. WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. A TRAPEZE OR EQUIVALENT DEVICE SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION. TRAPEZE SUSPENSIONS SHALL BE A MINIMUM OF BACK-TO-BACK 1-1/4" COLD-ROLLED CHANNELS FOR SPANS EXCEEDING 48".

2. PERIMETER HANGERS - THE PERIMETER ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8" FROM EACH WALL OR CEILING DISCONTINUITY WITH NO 12 GA. WIRE OR APPROVED WALL SUPPORT. THESE WIRES SHALL NOT HANG MORE THAN 1-IN-6 OUT-OF-PLUMB AND MUST BE CONNECTED TO AN ADJACENT WALL OR TO THE STRUCTURE ABOVE.

3. LATERAL FORCE BRACING - WHERE DESIGN CALCULATIONS BY A STRUCTURAL ENGINEER ARE NOT PROVIDED, HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO 12 GA. WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12'-0" O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6'-0" FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WITH A SAFETY FACTOR OF 2, WHICHEVER IS GREATER.

4. PERIMETER MEMBERS - WALL ANGLES OR CHANNELS SHALL BE CONSIDERED AS AESTHETIC CLOSURES AND SHALL HAVE NO STRUCTURAL VALUE ASSESSED TO THEM OR THEIR METHOD OF ATTACHMENT TO THE WALLS. ENDS OF MAIN RUNNERS AND CROSS MEMBERS SHALL BE TIED TOGETHER TO PREVENT THEM FROM SPREADING.

5. ATTACHMENT OF MEMBERS TO THE PERIMETER - TO FACILITATE INSTALLATION, MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER MEMBER AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.



LAY-IN CEILING

SCALE: NTS

No	Revision Item	Date

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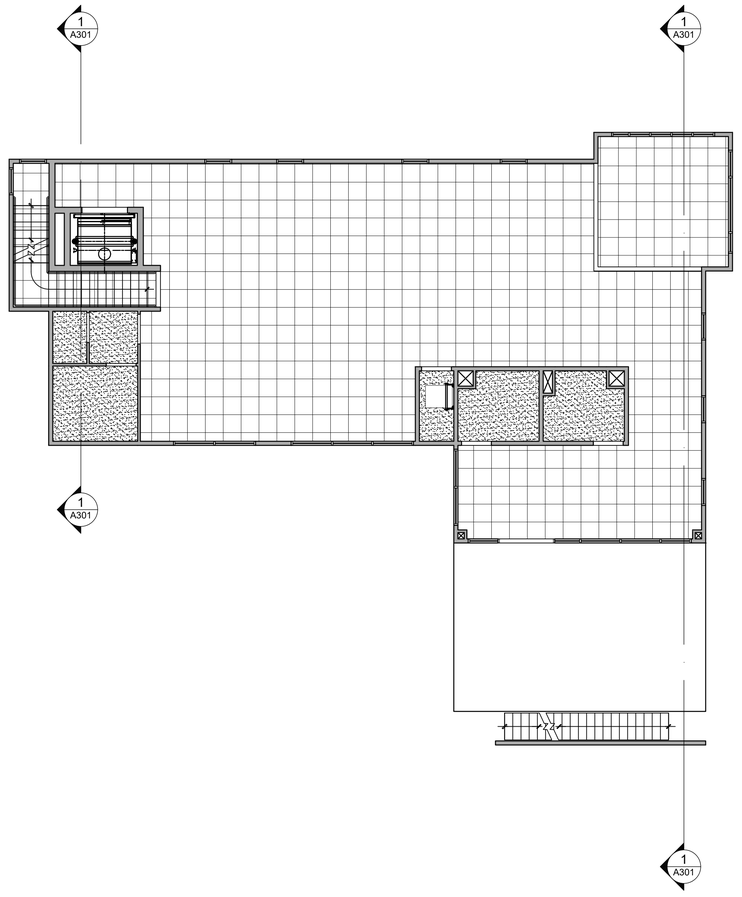
DRAWING TITLE

FIRST FLOOR CEILING PLAN BUILDING F

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-106.2**
DATE 4/10/2020	



SECOND FLOOR CEILING PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

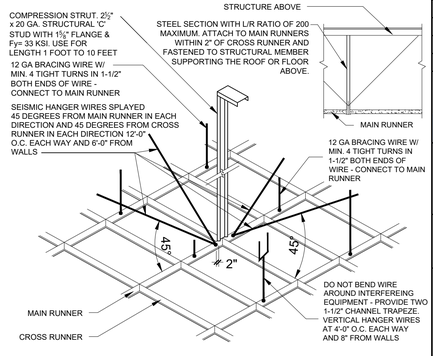
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LAY-IN CEILING

SCALE: NTS

No	Revision Item	Date

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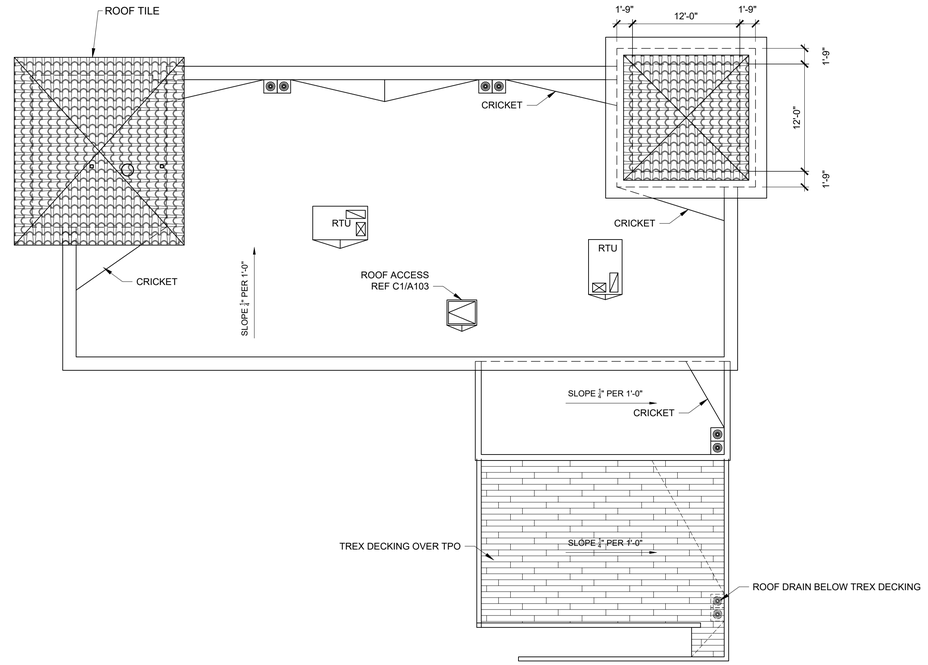
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **SECOND FLOOR CEILING PLAN BUILDING F**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-106.3**
REVIEWED	
DATE 4/10/2020	



ROOF PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 2,674 SF / 150 = 17.8 SF

No	Revision Item	Date

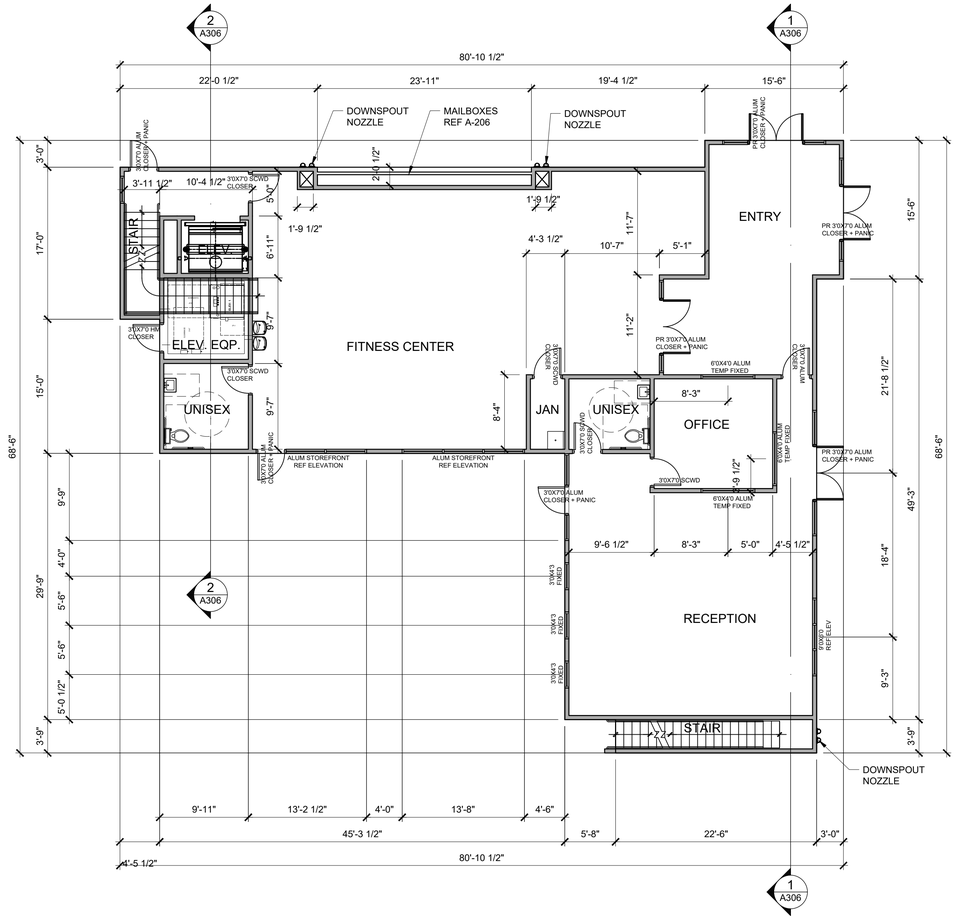
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DRAWING TITLE
ROOF PLAN BUILDING F

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-106.4**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING F

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPRIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
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14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

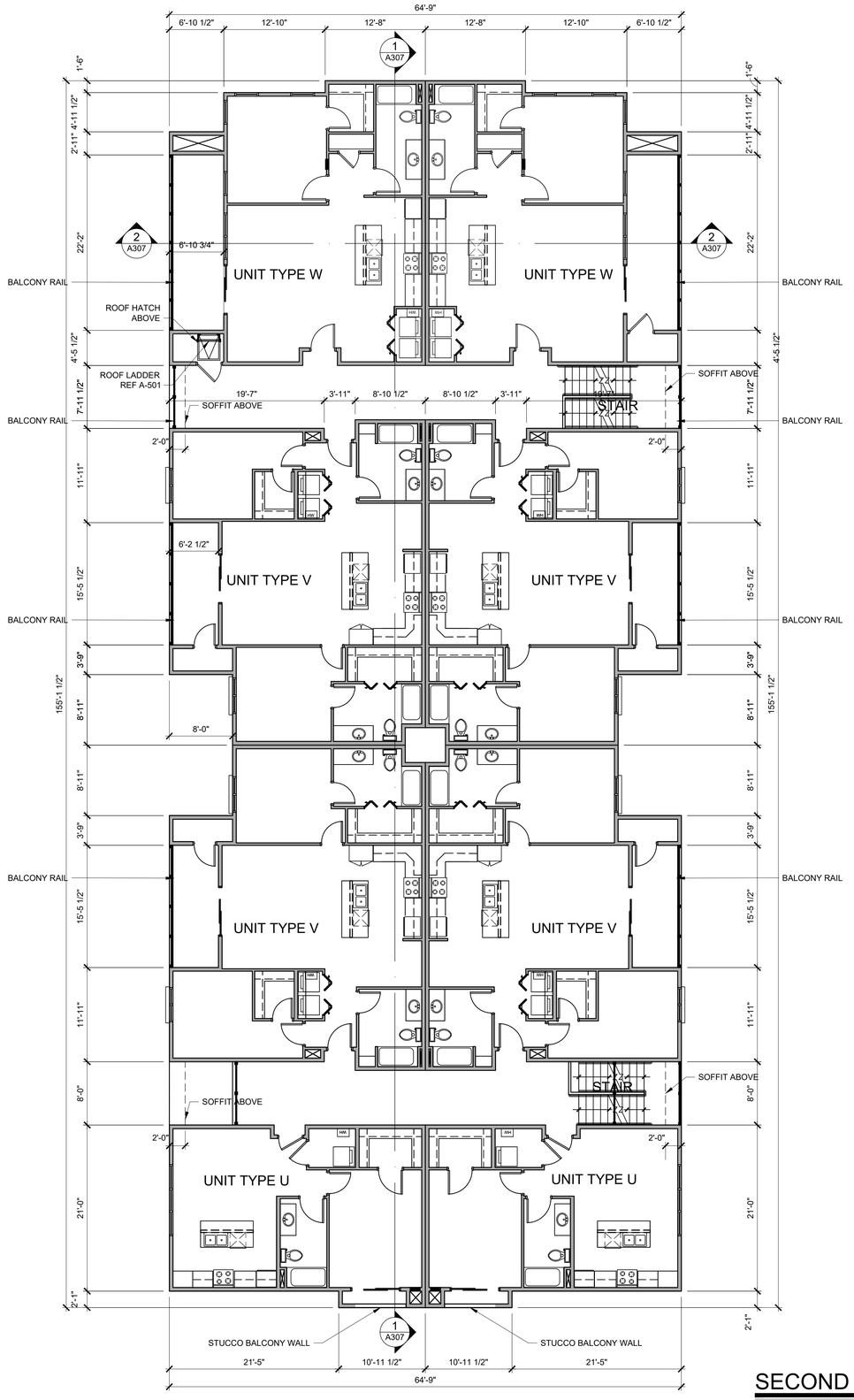
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING F

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-106**
REVIEWED	
DATE 4/10/2020	



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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

SECOND FLOOR PLAN BUILDING G

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

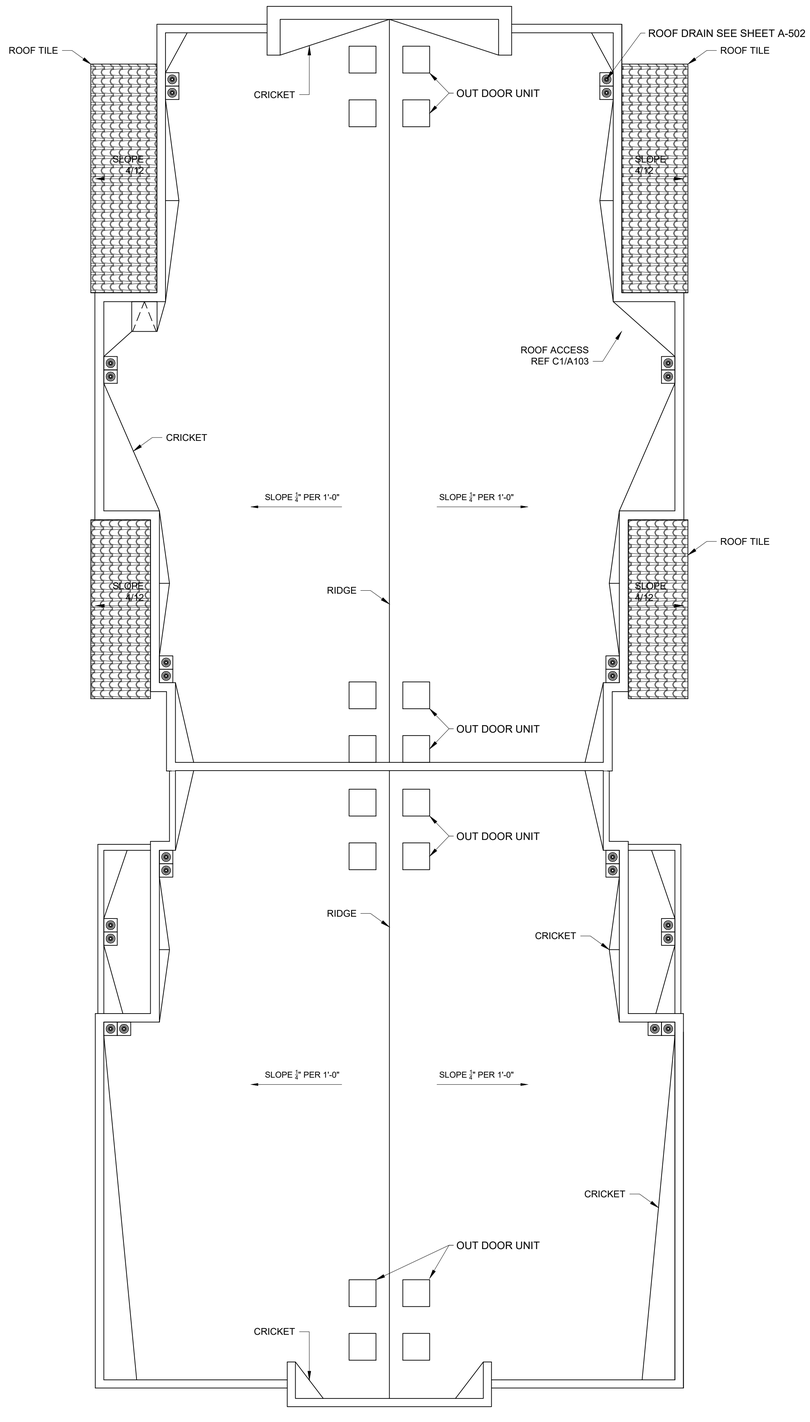
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DRAWING TITLE
SECOND FLOOR PLAN BUILDING G

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-107.1**
DATE 4/10/2020	



GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
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13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

ROOF PLAN BUILDING G

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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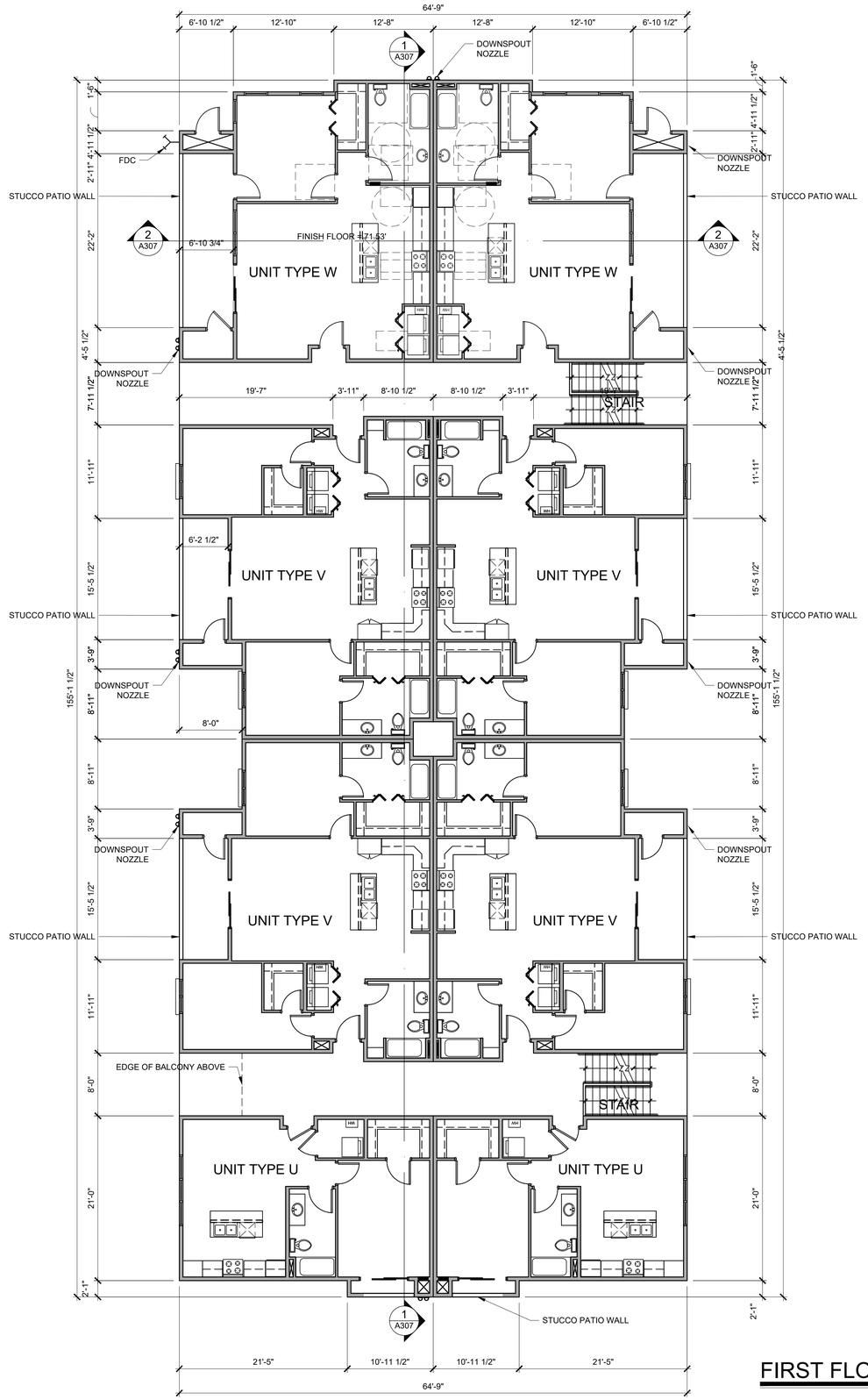
DRAWING TITLE

ROOF PLAN BUILDING G

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-107.2**
DATE 4/10/2020	



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

FIRST FLOOR PLAN BUILDING G

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

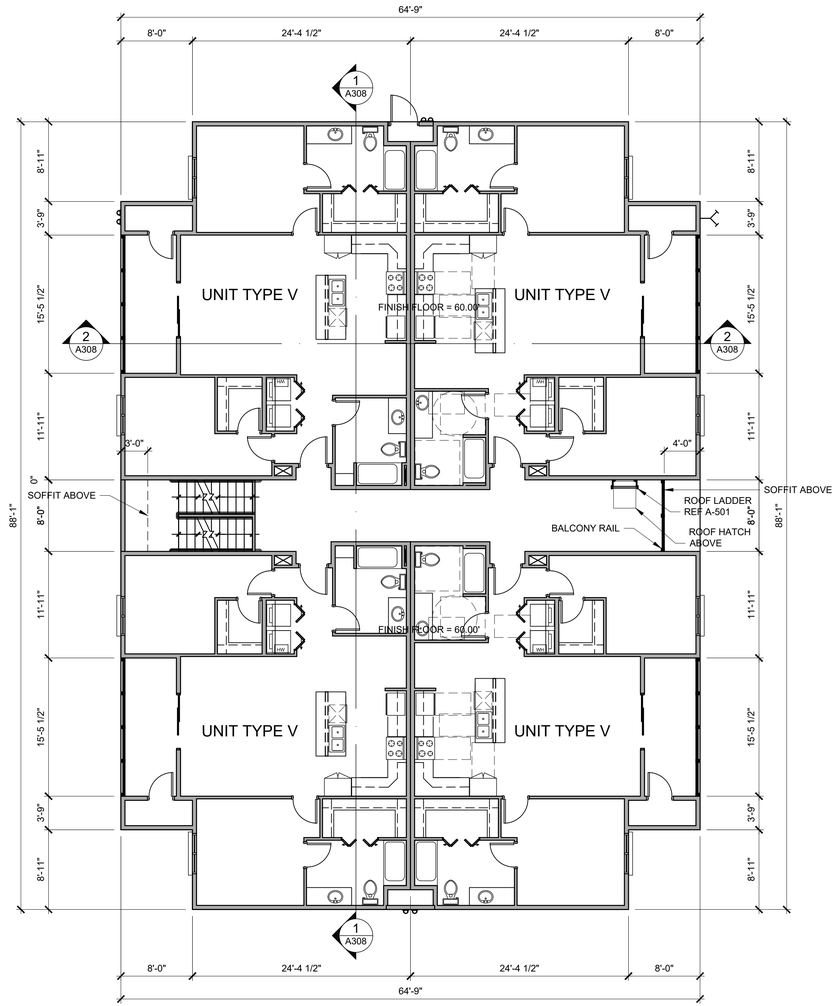
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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
FIRST FLOOR PLAN BUILDING G

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
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DATE 4/10/2020	



SECOND & THIRD FLOOR PLAN BUILDING H

SCALE: 1/8" = 1'-0"

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No	Revision Item	Date

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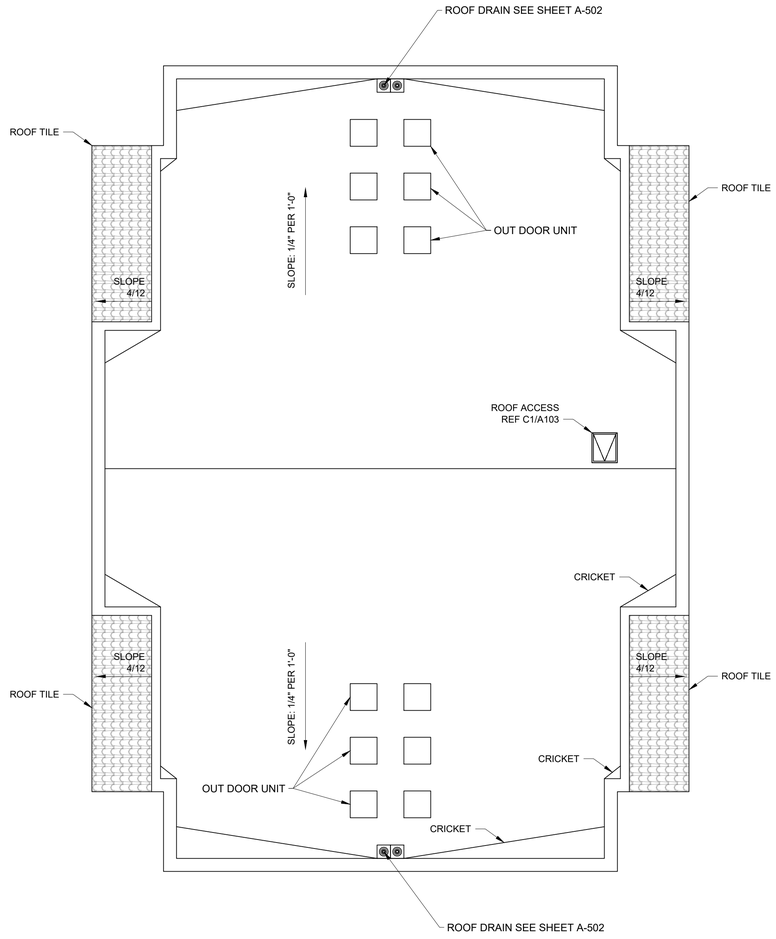
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **SECOND & THIRD FLOOR PLAN BUILDING H**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
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DATE 4/10/2020	



ROOF PLAN BUILDING H

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,802 SF / 150 = 32 SF

No	Revision Item	Date

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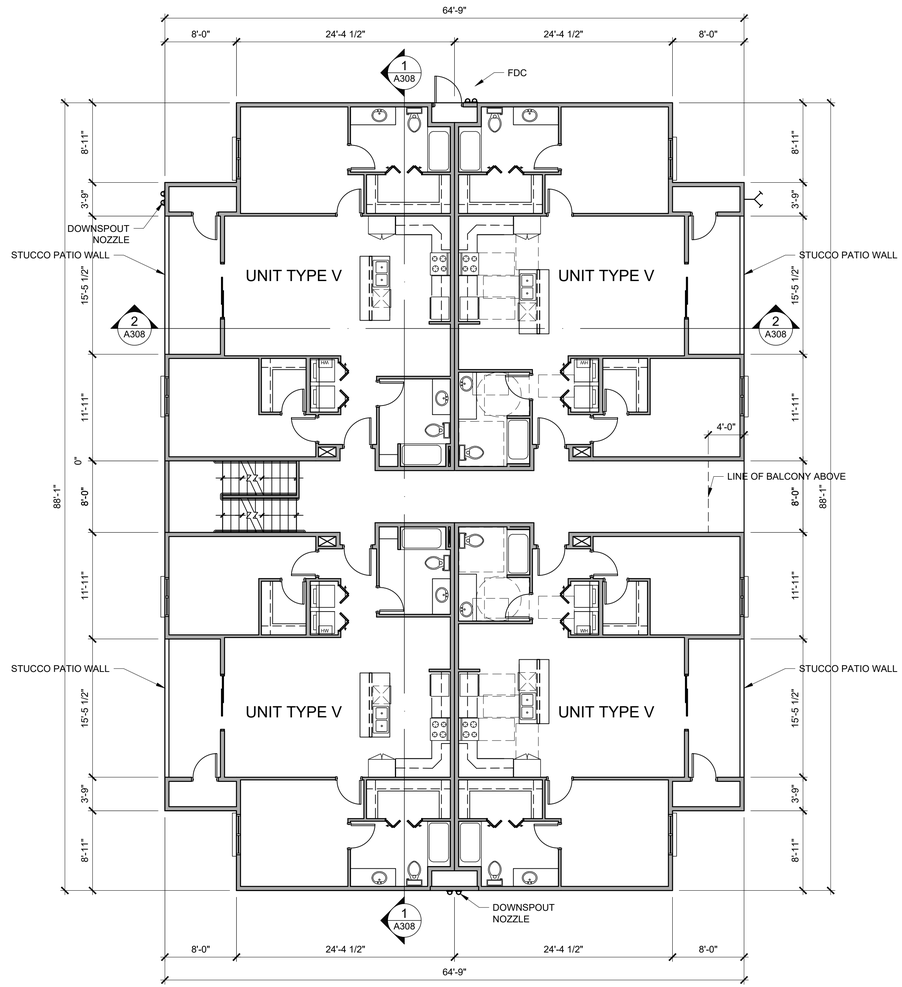
DRAWING TITLE

ROOF PLAN BUILDING H

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-108.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING H

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

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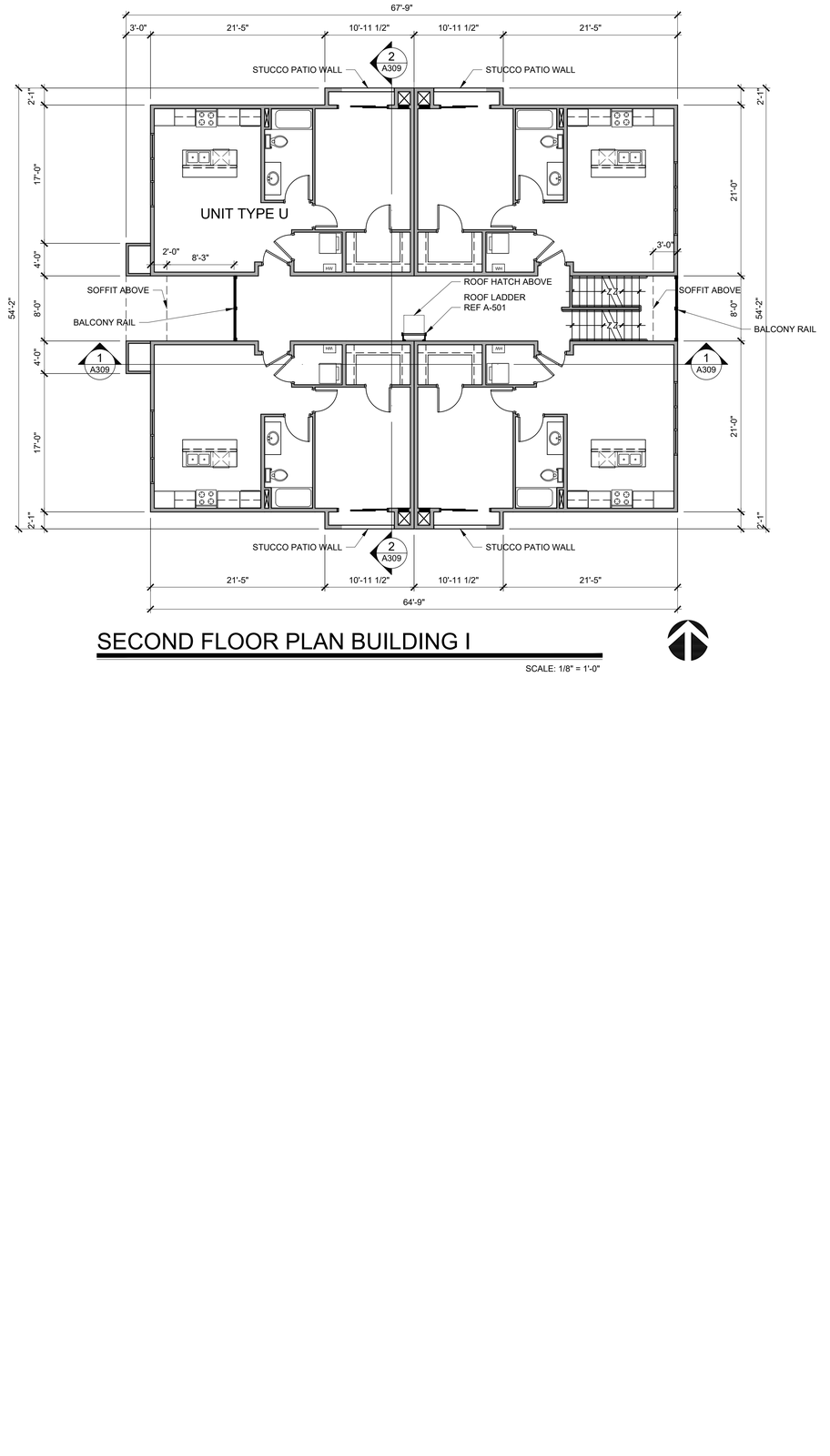
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING H

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
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SECOND FLOOR PLAN BUILDING I

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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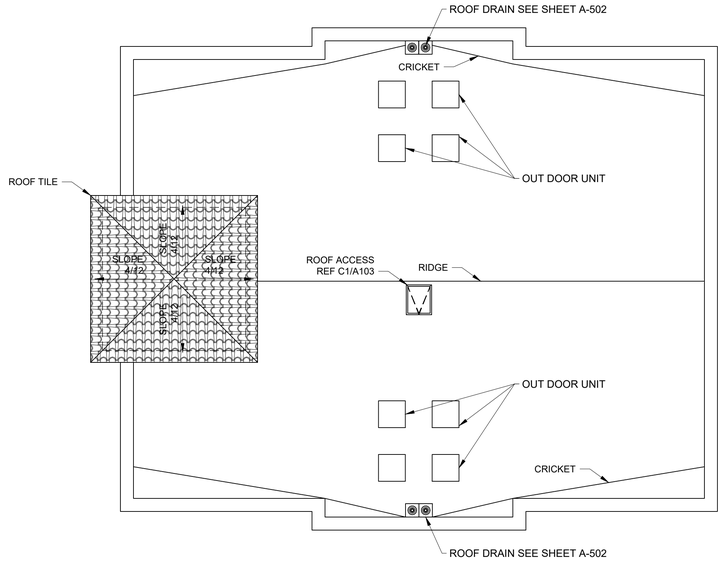
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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE
SECOND FLOOR PLAN BUILDING I

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
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ROOF BUILDING I

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
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3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
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14. ROOF VENTING 3,230 SF / 150 = 21.5 SF

No	Revision Item	Date

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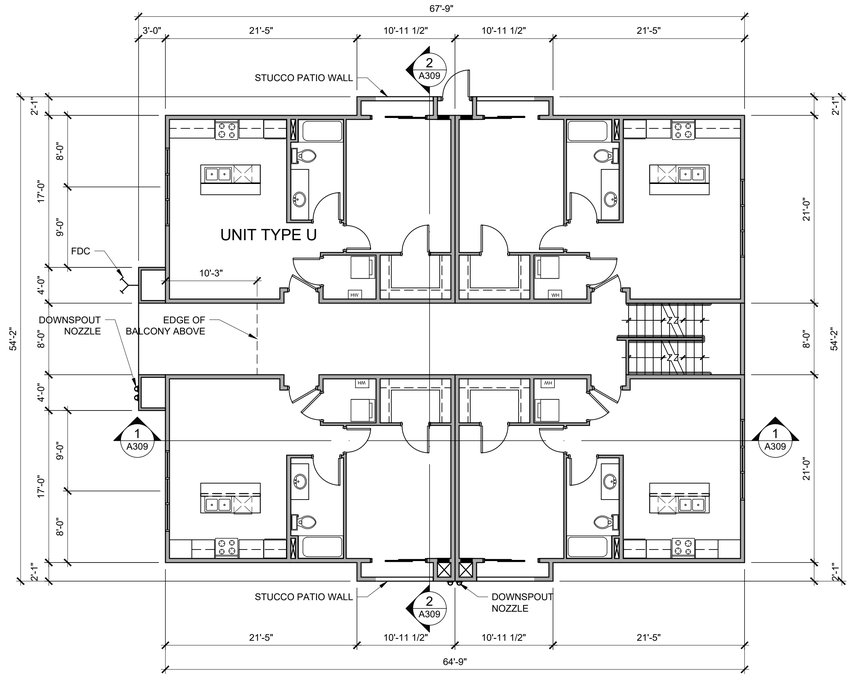
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ROOF PLAN BUILDING I

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
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FIRST FLOOR PLAN BUILDING I

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
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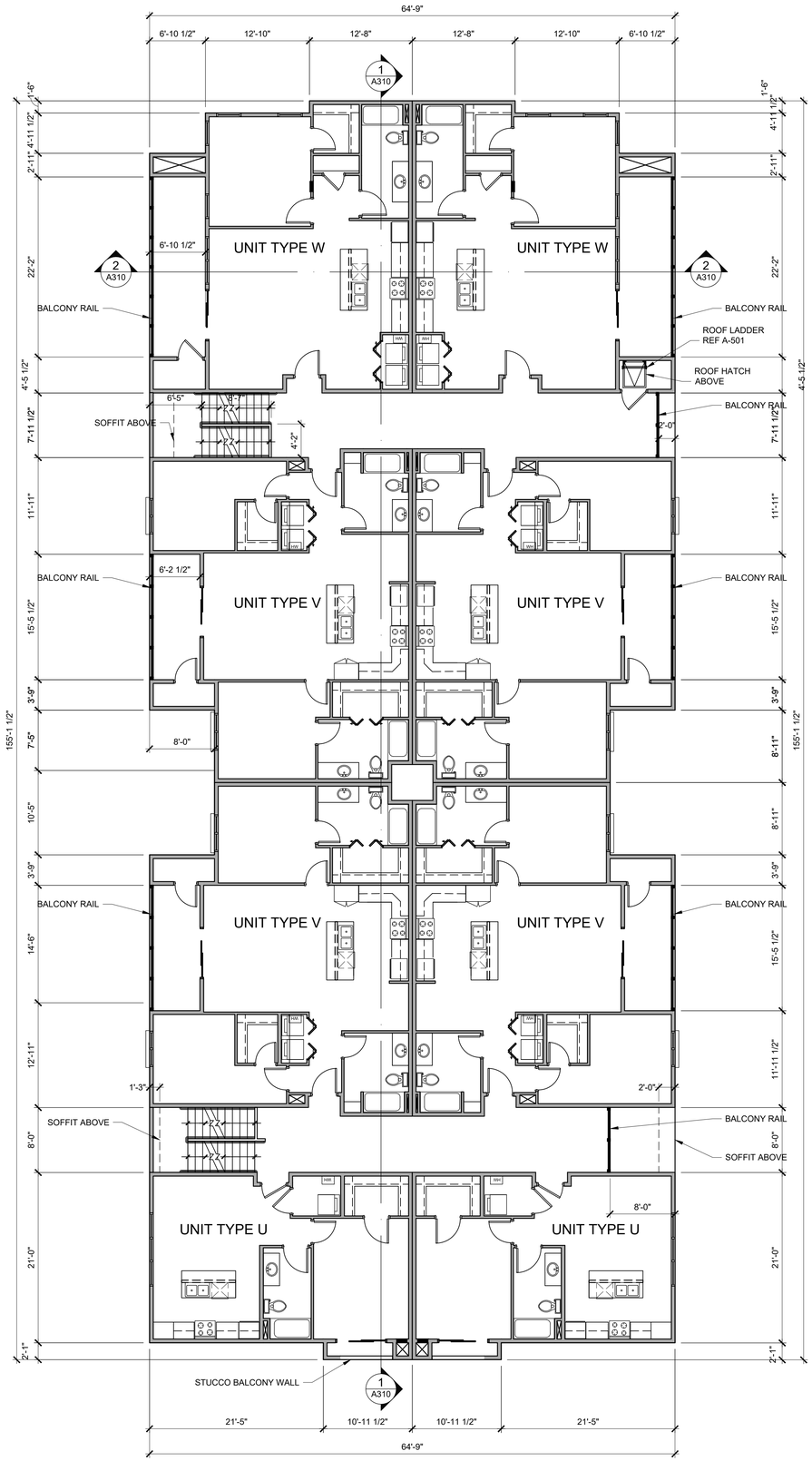
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING I

SEAL
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SCOTT C. ANDERSON
No. 4341
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4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

SECOND FLOOR PLAN BUILDING J

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

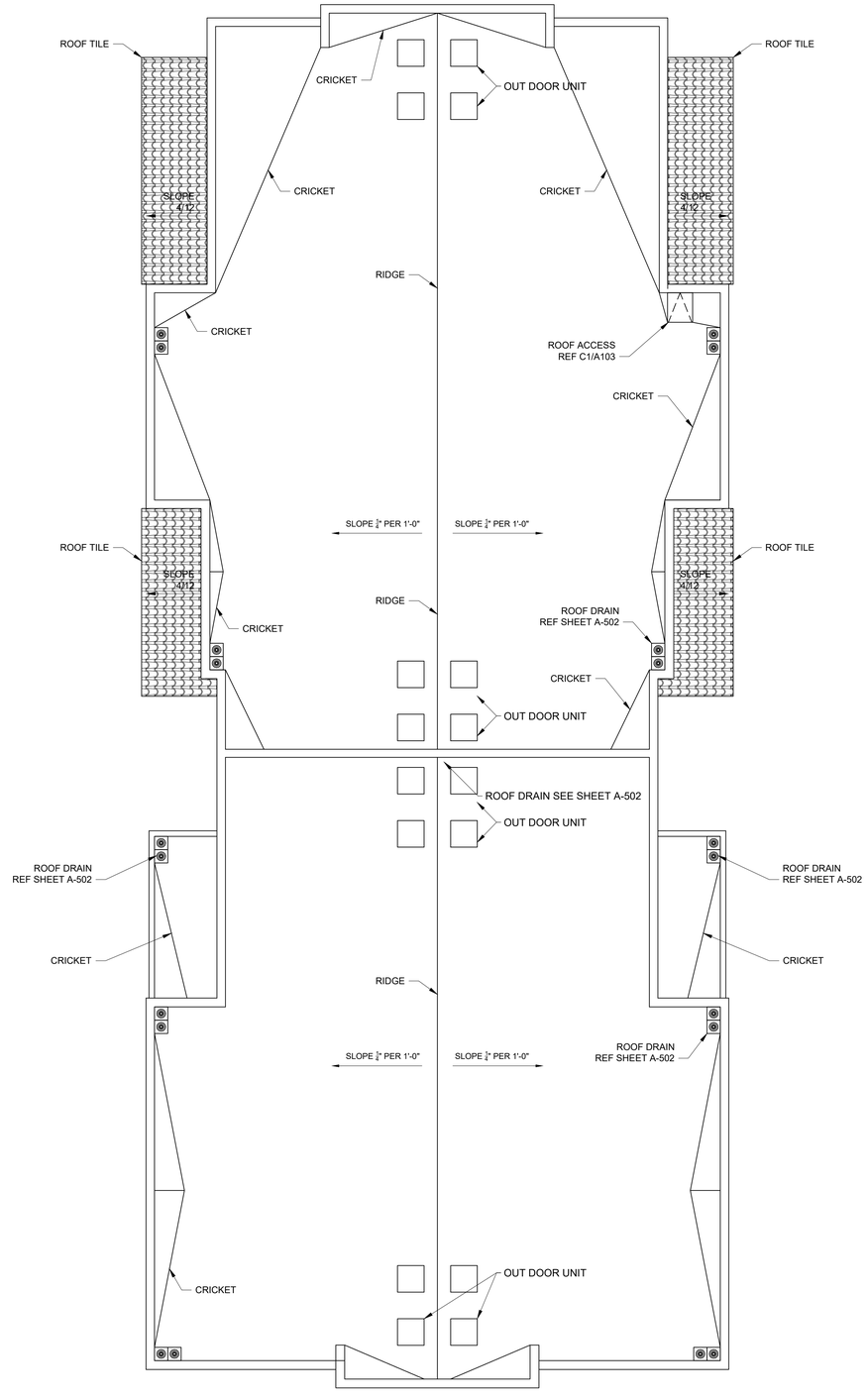
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1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
SECOND FLOOR PLAN BUILDING J

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-110.1
DATE 4/10/2020	



GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 8,736 SF / 150 = 58.25 SF

ROOF PLAN BUILDING J

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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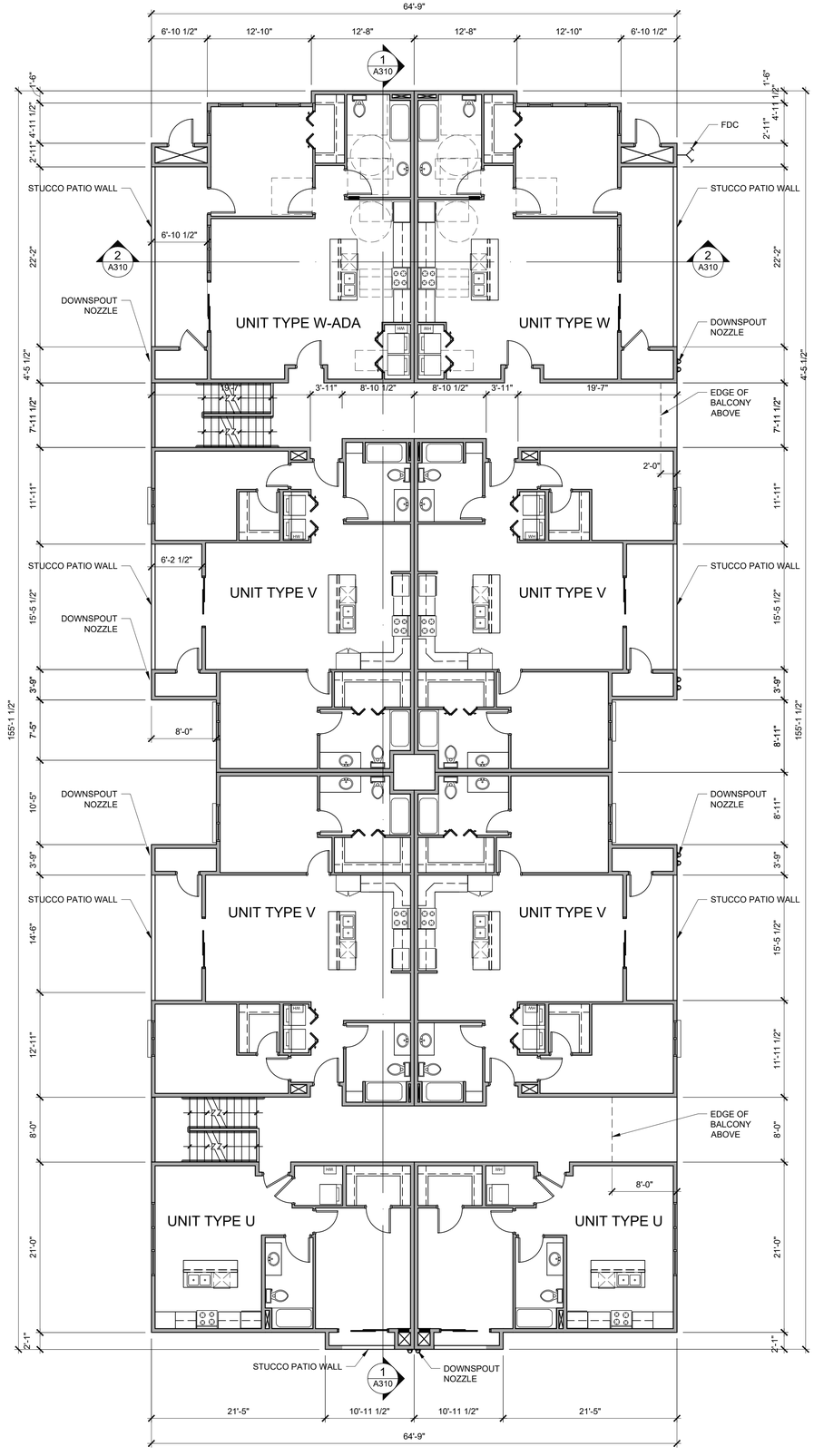
DRAWING TITLE

ROOF PLAN BUILDING J

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-110.2**
REVIEWED	
DATE 4/10/2020	



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

FIRST FLOOR PLAN BUILDING J

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

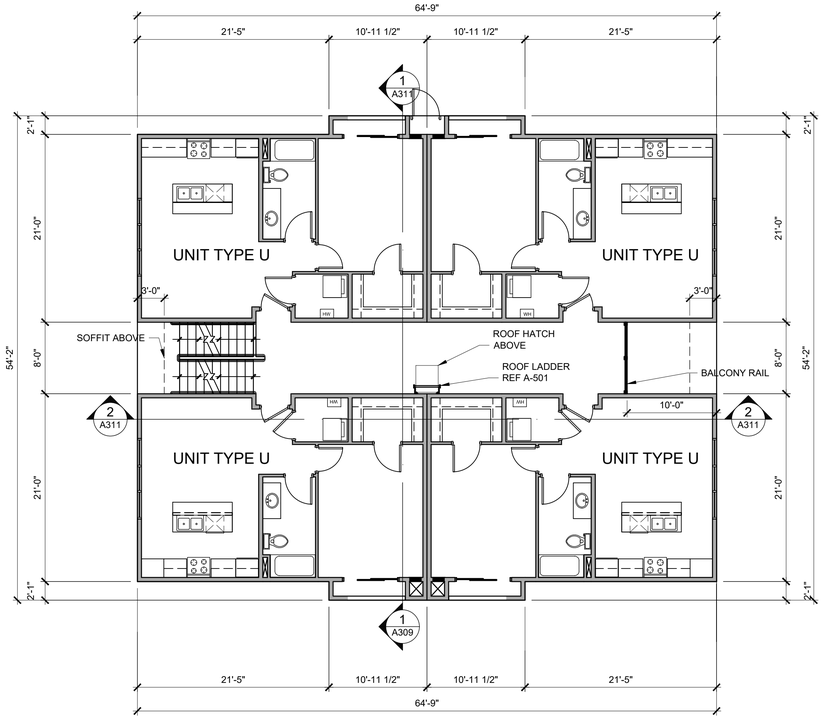
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING J

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
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CHECKED	DRAWING NO **A-110**
REVIEWED	
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING K

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
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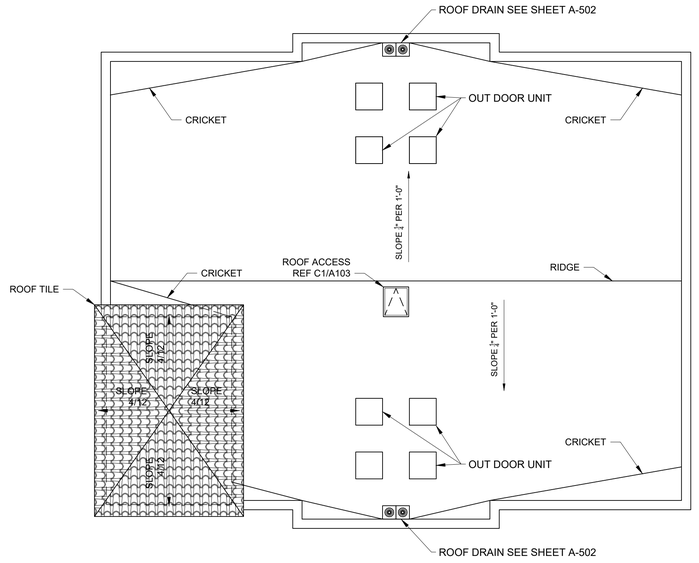
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
SECOND FLOOR PLAN BUILDING K

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-111.1**
DATE 4/10/2020	



ROOF PLAN BUILDING K

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
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9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 3,230 SF / 150 = 21.5 SF

No	Revision Item	Date

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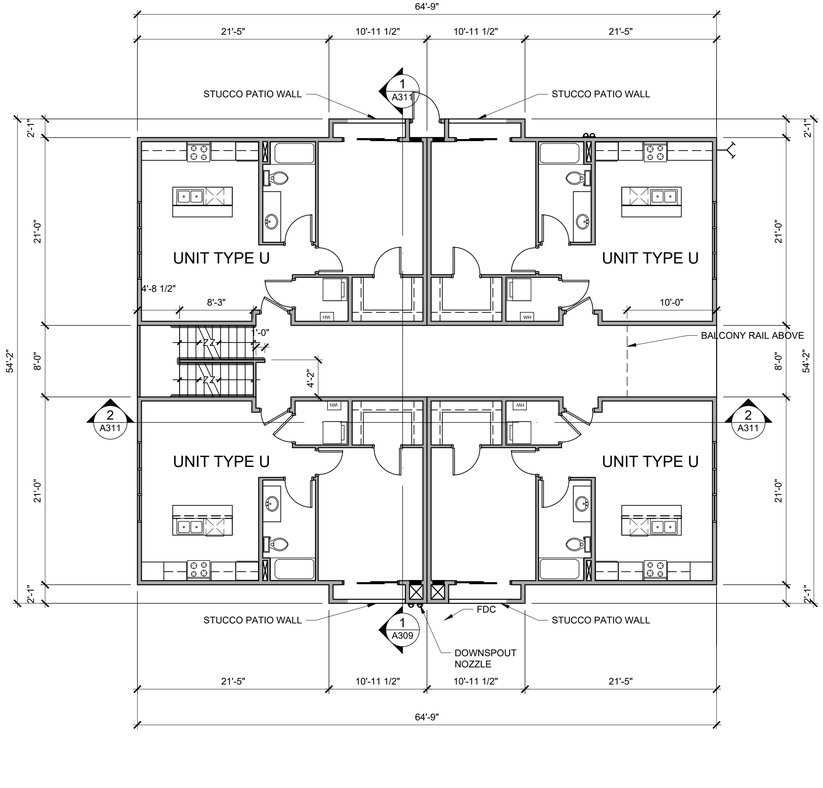
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **ROOF PLAN BUILDING K**

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-111.2**
REVIEWED	
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING K

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
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8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

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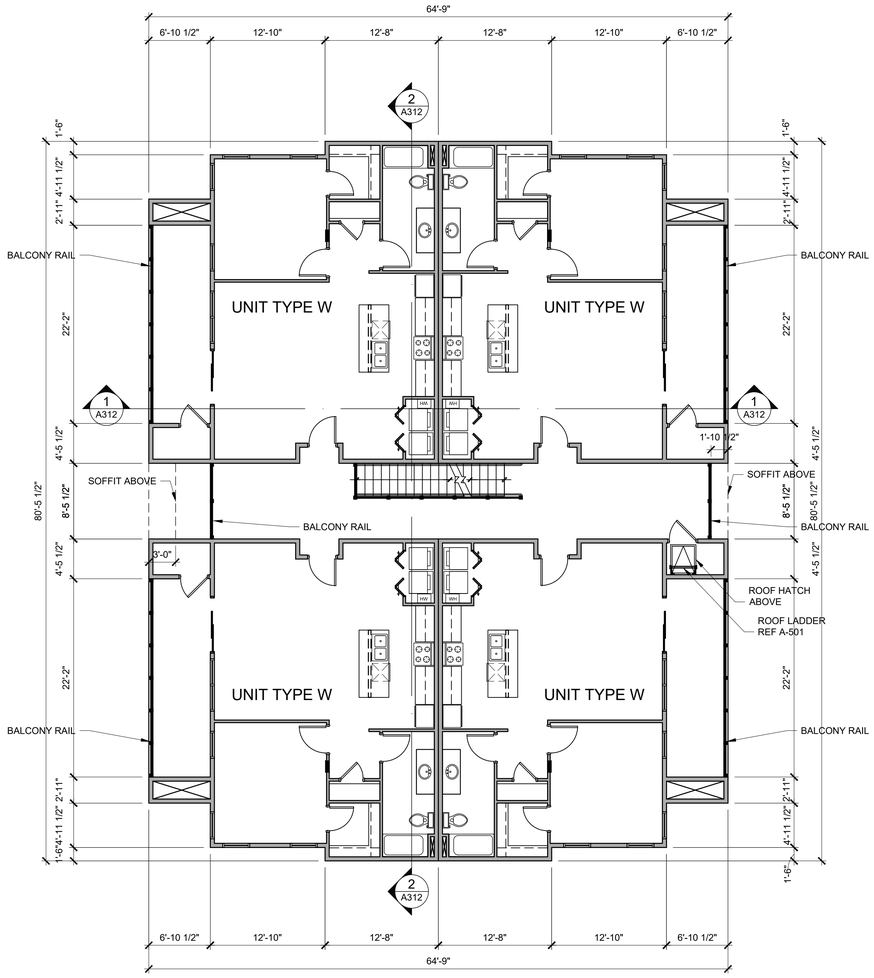
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING K

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-111**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING L

SCALE: 1/8" = 1'-0"

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No	Revision Item	Date

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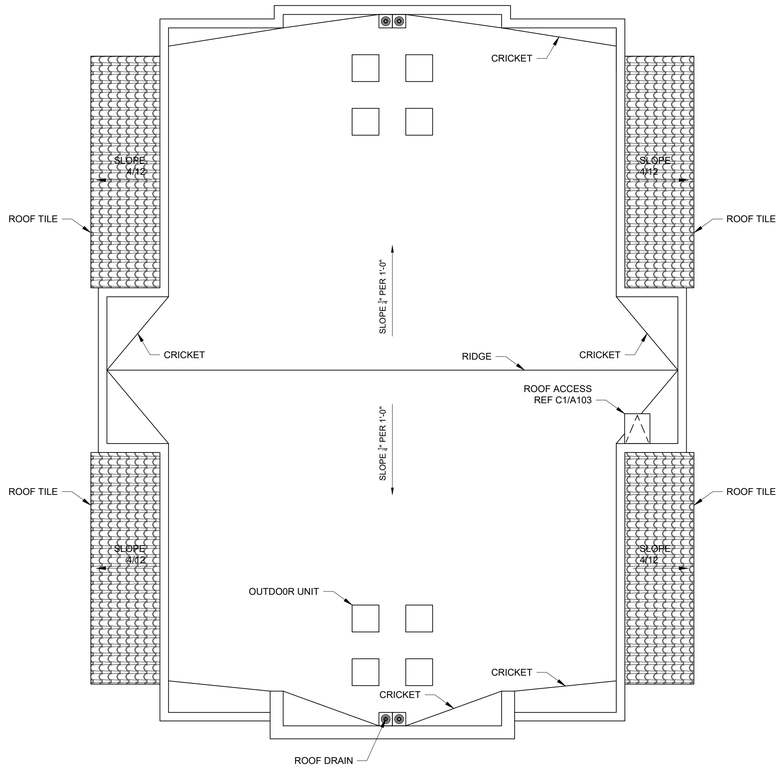
DRAWING TITLE
SECOND FLOOR PLAN BUILDING L

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
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DATE 4/10/2020	

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4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,128 SF / 150 = 27.5 SF



ROOF PLAN BUILDING L

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

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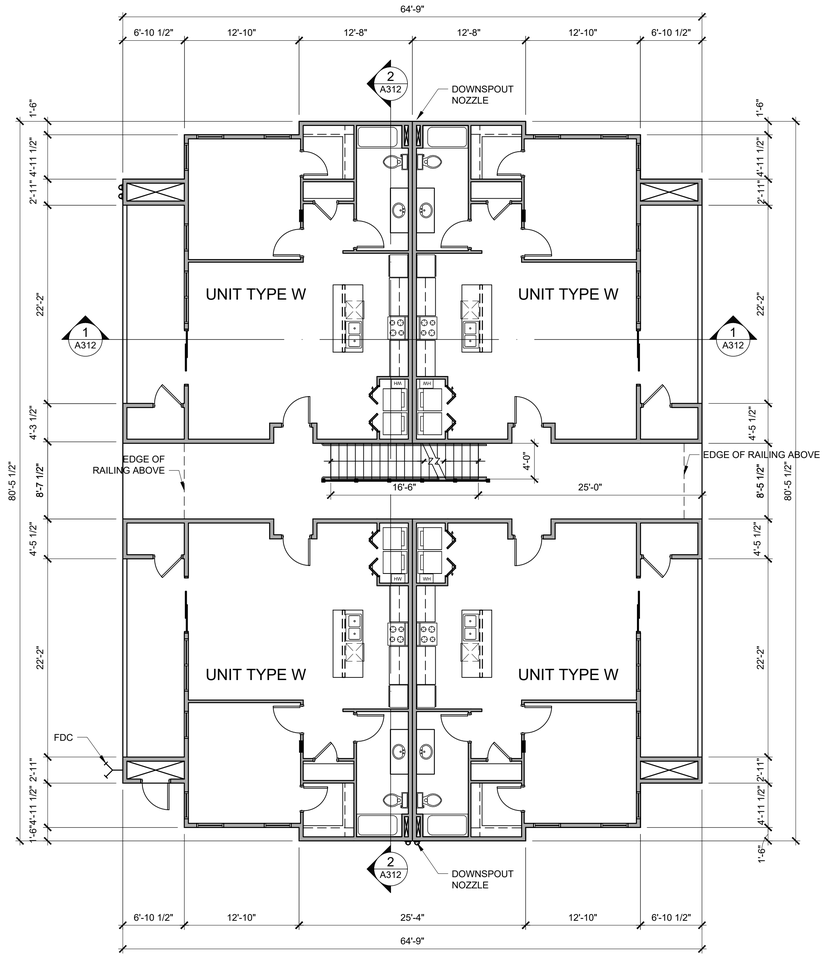
DRAWING TITLE

ROOF PLAN BUILDING L

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-112.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING L

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

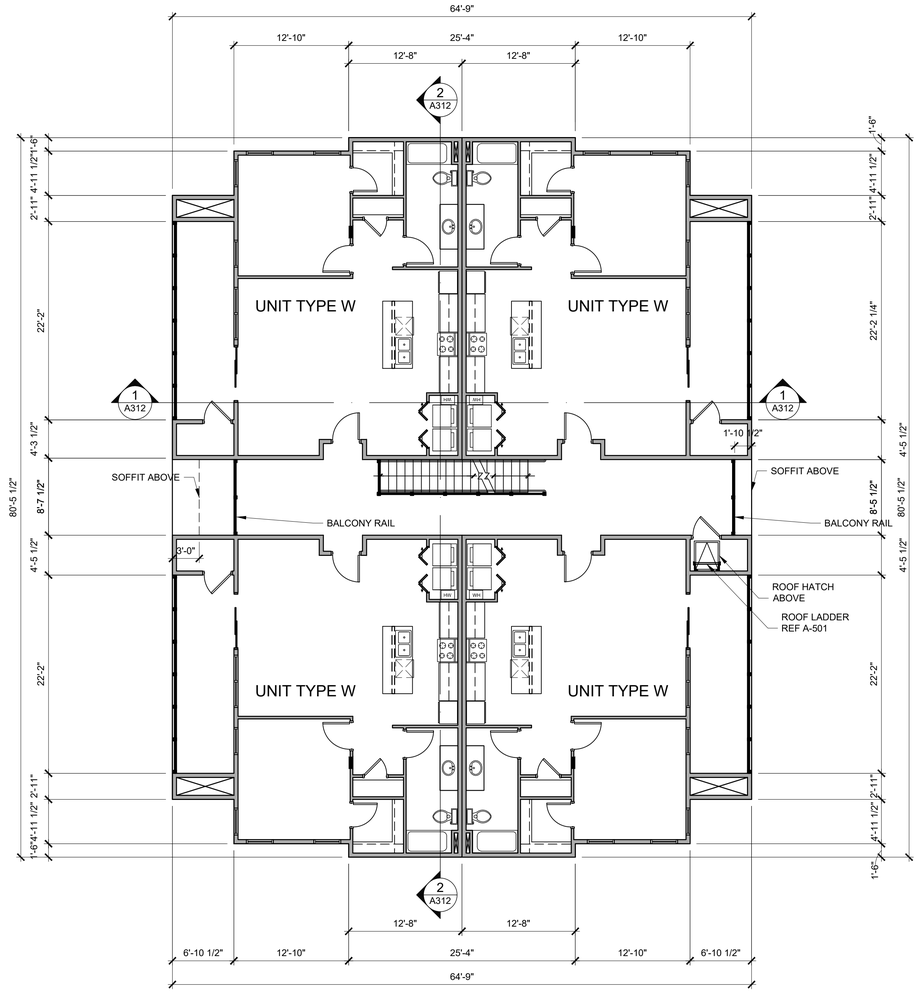
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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE
FIRST FLOOR PLAN BUILDING L

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-112**
DATE 4/10/2020	



SECOND FLOOR PLAN BUILDING M

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

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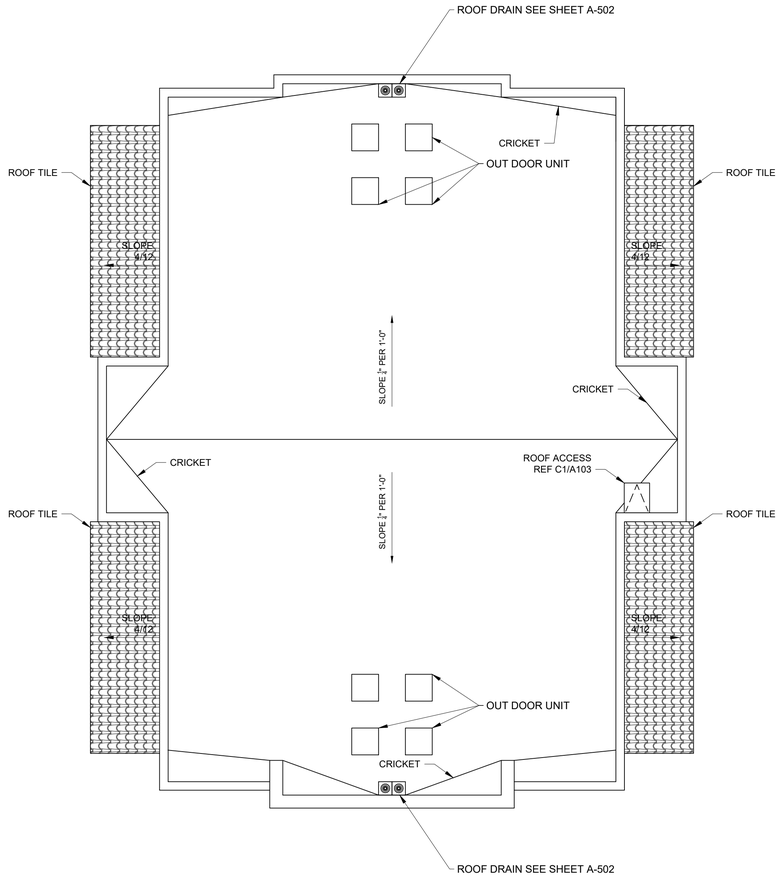
DRAWING TITLE
SECOND FLOOR PLAN BUILDING M

SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-113.1**
DATE 4/10/2020	

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXTEND ALL VENT-THRU-ROOF PIPES TO 12" MINIMUM ABOVE THE FINISHED ROOFING SYSTEM.
2. ALL LOCATIONS OF ITEMS SHOWN ON ROOF PLANS ARE APPROXIMATE.
3. TPO ROOF COVERING SHALL HAVE SOLAR REFLECTANCE VALUE OF 0.65 OR GREATER.
4. PIPES 1-1/2" AND SMALLER SHALL BE SUPPORTED AT 8'-0" O.C. MAXIMUM AND PIPES 2" AND LARGER SHALL BE SUPPORTED AT 10'-0" O.C. MAXIMUM.
5. ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER 1'-0" AS MEASURED FROM LEVEL FOR POSITIVE DRAINAGE
6. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" OR MORE ABOVE THE FINISHED ROOF AS REQUIRED BY THE ROOFING SYSTEM.MAINTAIN UNIFORM SIDE AND STAGGERED END LAPS. BOND AND SEAL LAPS, LEAVING NO VOIDS.
7. BASE FLASHING: INSTALL BASE-SHEET BACKER AND MODIFIED BITUMINOUS MEMBRANE BASE FLASHING AND SECURE TO SUBSTRATE. PROTECT ROOFING AND BASE FLASHINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
8. THE ROOFING CONTRACTOR SHALL PROVIDE FASTENERS AS REQUIRED FOR CORROSIVE AGENTS ADDED TO TREATED WOOD NAILERS AND AS RECOMMENDED BY THE ROOFING MANUFACTURER AND AS REQUIRED FOR THE WARRANTY.
9. ALL ROOFING SHALL MEET FM I-95 FOR WIND UPLIFT.
10. SEE SHEET A-502 FOR TYPICAL ROOF PLUMBING VENT FLASHING.
11. SEE SHEET A-502 FOR TYPICAL VENT DETAILING AND FLASHING.
12. INSTALL ROOF TILE OVER 90# CAP SHEET.
13. DRIP EDGE SHALL BE INSTALLED AT THE EAVE OVER THE SHEATHING. METAL SHALL BE FASTENED 6" O.C. WITH 12 GA CORROSION RESISTANT ROOFING NAILS OR EQUAL. ALL JOINTS SHALL BE LAPPED 3" MIN. ALL METAL LAPS SHALL BE SEALED.
14. ROOF VENTING 4,128 SF / 150 = 27.5 SF



ROOF PLAN BUILDING M

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

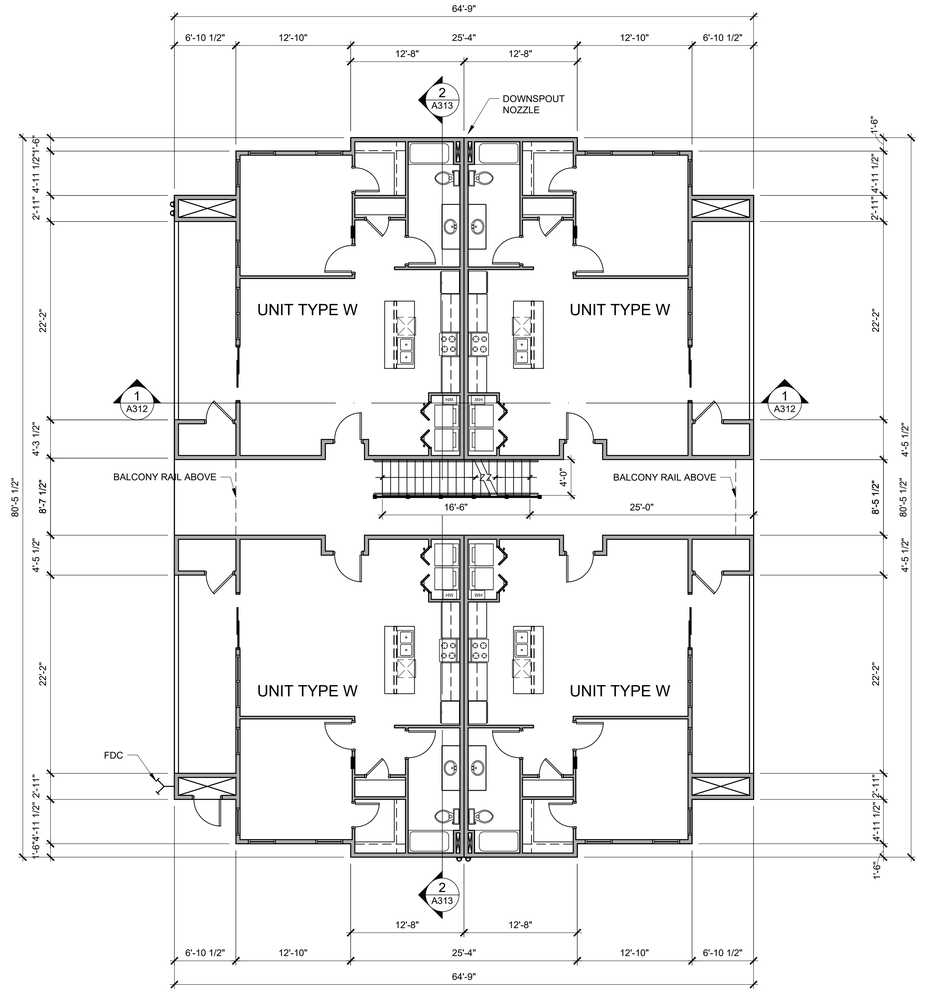
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DRAWING TITLE **ROOF PLAN BUILDING M**

SEAL: STATE OF NEW MEXICO — SCOTT C. ANDERSON — No. 4341 — 4/10/2020 — REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-113.2**
DATE 4/10/2020	



FIRST FLOOR PLAN BUILDING M

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

No	Revision Item	Date

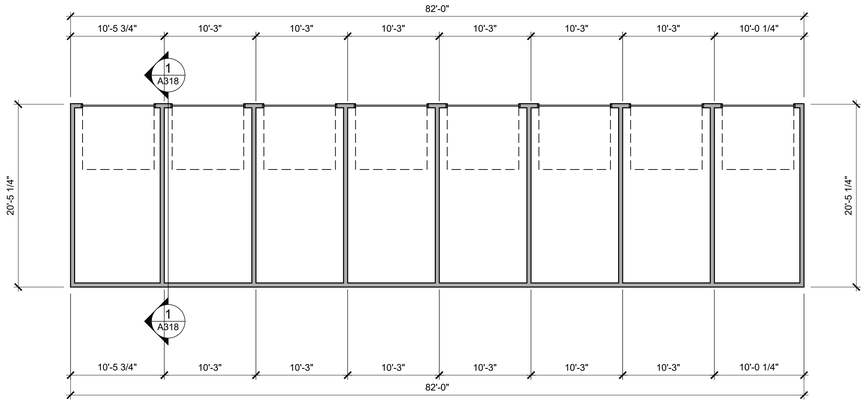
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DRAWING TITLE
FIRST FLOOR PLAN BUILDING M

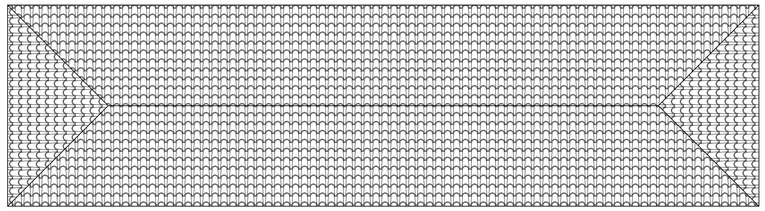
SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-113**
DATE 4/10/2020	



FLOOR PLAN BUILDING N

SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING N

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
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9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
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18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

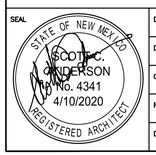
No	Revision Item	Date

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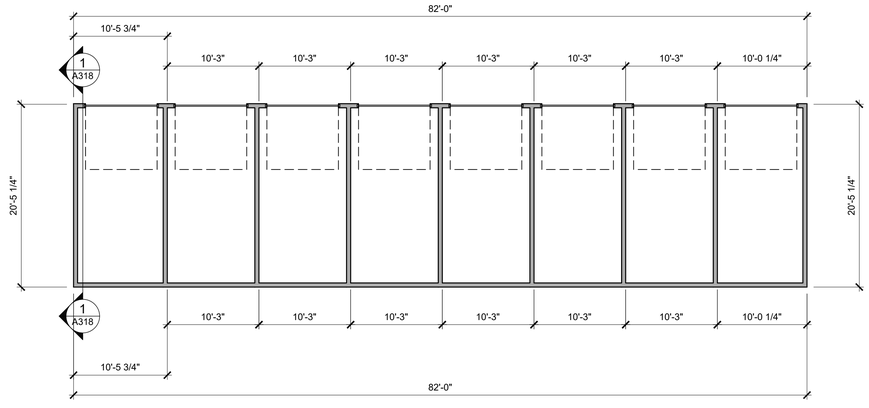
LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

DRAWING TITLE **FLOOR PLAN & ROOF PLAN BUILDING N**

SEAL

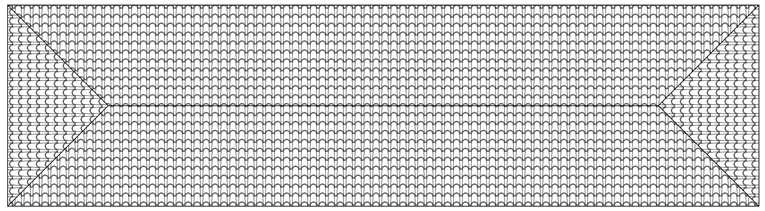


DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-114**
REVIEWED	
DATE 4/10/2020	



FLOOR PLAN BUILDING O

SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING O

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
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No	Revision Item	Date

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1017 ROSARITO DR SE
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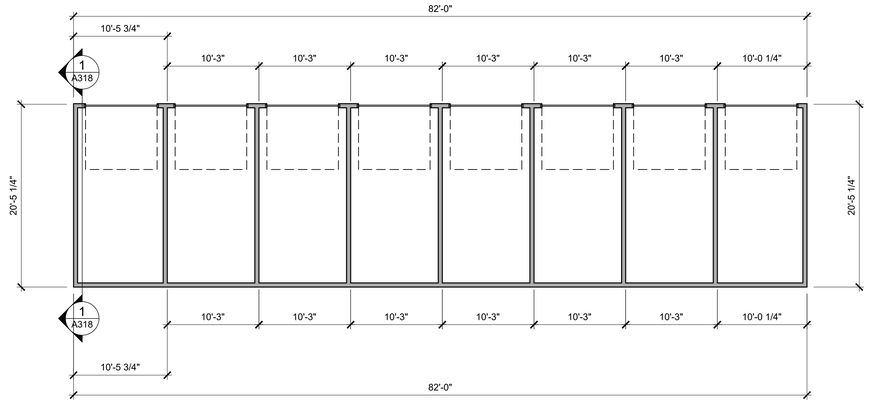
DRAWING TITLE

FLOOR PLAN & ROOF PLAN BUILDING O

SEAL

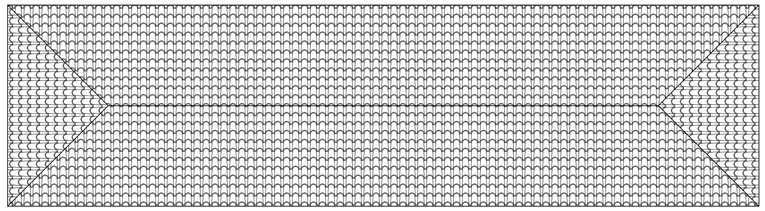
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-115**
REVIEWED	
DATE 4/10/2020	



FLOOR PLAN BUILDING P

SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING P

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL WORK TO COMPLY WITH LATEST VERSIONS OF THE IBC, AND NFPA.
3. PROVIDE BLOCKING IN WALLS FOR INSTALLATION OF GRAB BARS, TOWEL RACKS AND SHELVES.
4. PROVIDE BLOCKING IN WALLS AS REQUIRED BY FHA AS REQUIRED FOR THE INSTALLATION OF CABINETS AND UNIT FINISHES.
5. ALL WORK SHALL BE PERFORMED IN A SATISFACTORY AND WORKMANLIKE MANNER. DEFICIENT WORK AND OR MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION AS DIRECTED BY THE OWNER
6. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.
7. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOM AND OTHER WET AREAS, (I.E. BEHIND ELECTRIC WATER COOLERS).
8. SIGNAGE FOR INDIVIDUAL AREAS AND ROOMS TO BE PER OWNER'S SPECIFICATIONS AND COORDINATED BY CONTRACTOR.
9. FOR FIRE EXTINGUISHER CABINET REFERENCE DETAIL ON SHEET A502.
10. REFERENCE SHEET A410 FOR FIXTURE MOUNTING HEIGHTS.
11. CONTRACTOR (HARDWARE SUPPLIER) SHALL CAREFULLY REVIEW CONDITIONS AND DETAILS AT EACH OPENING AND FURNISH COMPLETE ITEMS OF HARD-WARE W/ APPROPIATE FASTENERS AND OTHER ACCESSORY ITEMS AS REQUIRED TO PROVIDE THE INDICATED, WHETHER OR NOT THE ACCESSORY ITEMS ARE CONTRACTOR TO MEET W/ OWNER TO COORDINATE ALL KEYING OF LOCKS.
12. PROVIDE SILENCERS ON ALL DOORS. ALL FINISHES ARE US26D OR TO MATCH SAME, UNLESS NOTED OTHERWISE.
13. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED NO HIGHER THAN A MAXIMUM HEIGHT OF 48" A.F.F..
14. THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: EXTERIOR HINGED DOORS: 8.5 LBF INTERIOR HINGED DOORS: 5.0 LBF
15. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AND SWEEP.
16. HARDWARE TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION, FINISH IS BRUSHED CHROME, ALL LOCKS TO BE ON MASTERKEY SYSTEM, AND ALL HARDWARE TO BE SCHLAGE D-SERIES OR EQUAL.
17. REFERENCE ENLARGED UNIT PLANS FOR TOILET FIXTURES, TOILET ACCESSORIES, THEIR MOUNTING LOCATIONS AND MOUNTING HEIGHTS.
18. ALL FIRE EXTINGUISHERS TO BE 2A:10BC SURFACE MOUNTED TYPE ABC.

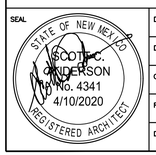
No	Revision Item	Date

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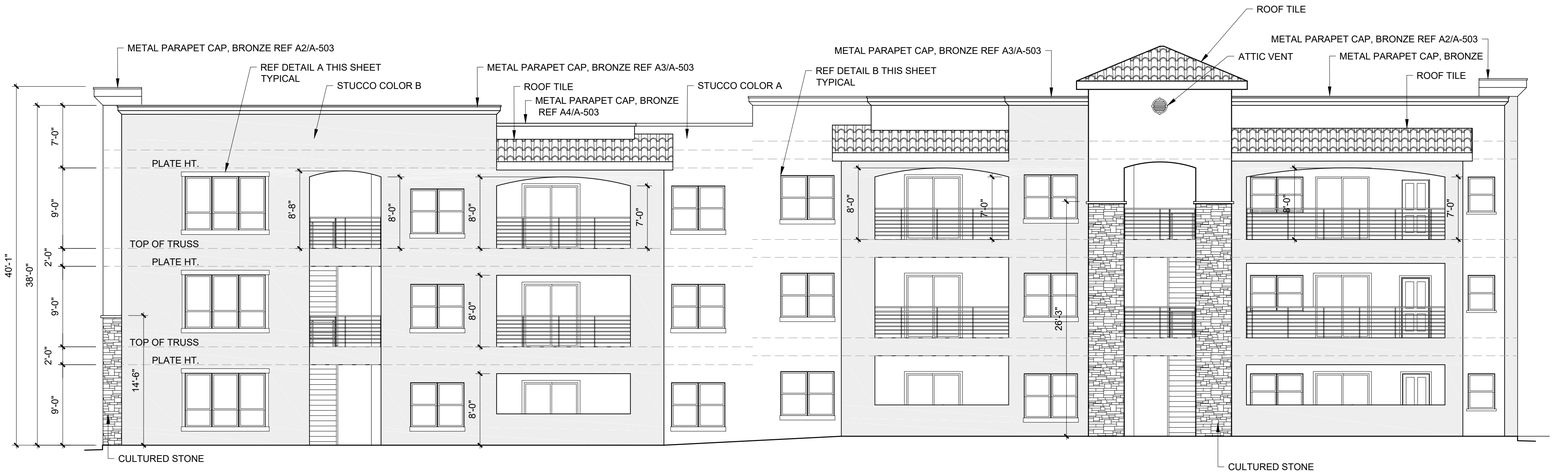
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **FLOOR PLAN & ROOF PLAN BUILDING P**

SEAL

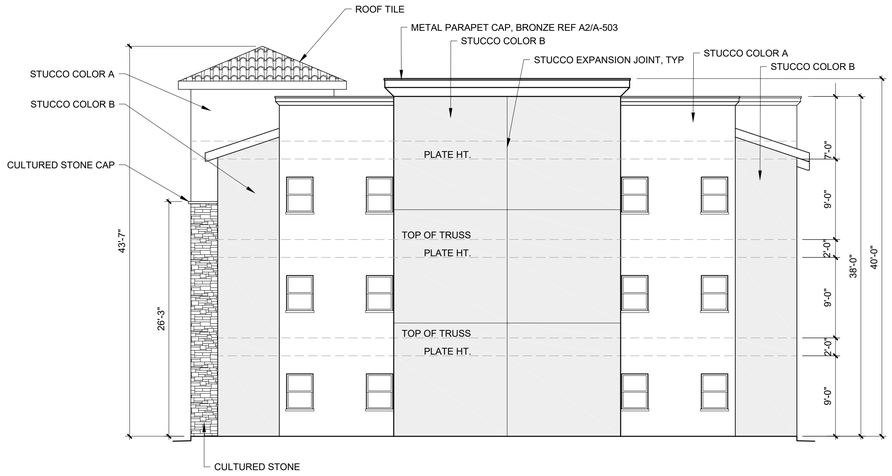


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CHECKED	DRAWING NO **A-116**
REVIEWED	
DATE 4/10/2020	



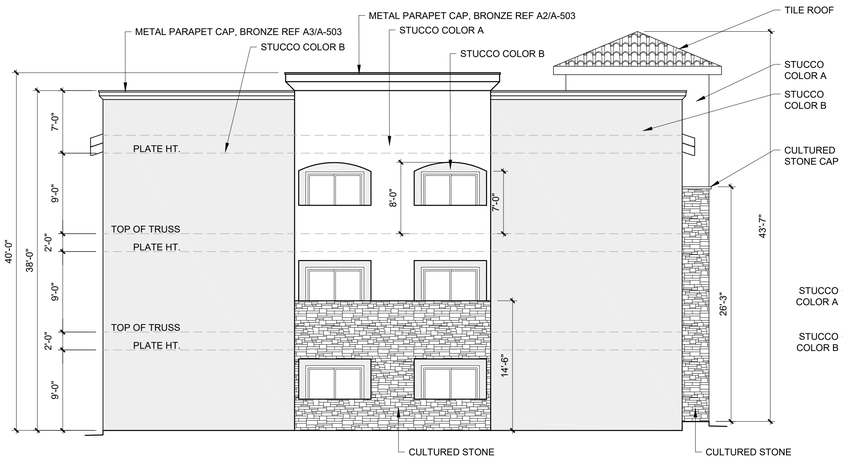
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



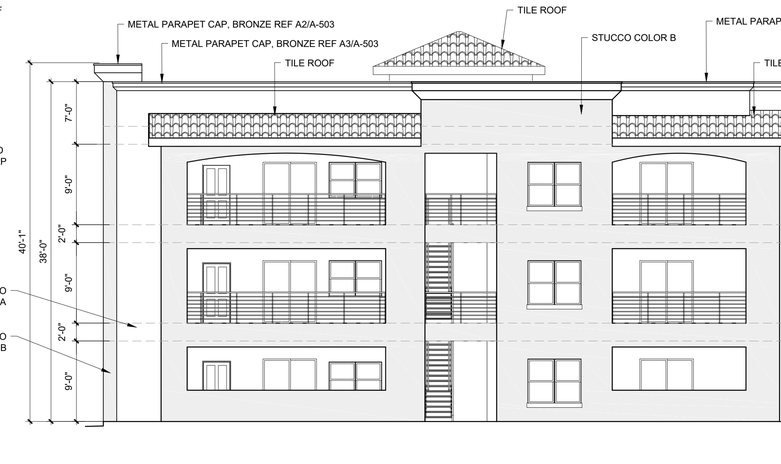
EAST ELEVATION

SCALE: 1/8" = 1'-0"



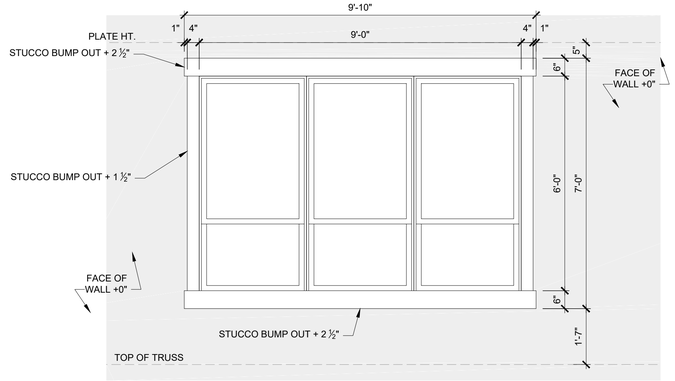
WEST ELEVATION

SCALE: 1/8" = 1'-0"



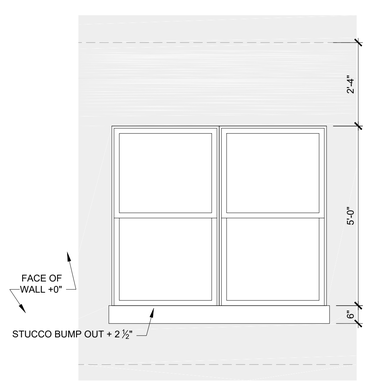
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
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7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.

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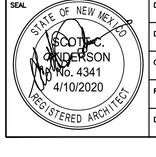
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LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

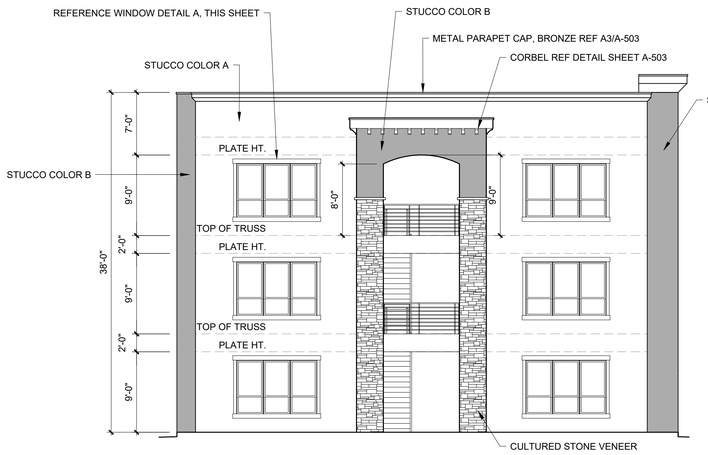
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BUILDING A ELEVATIONS

SEAL

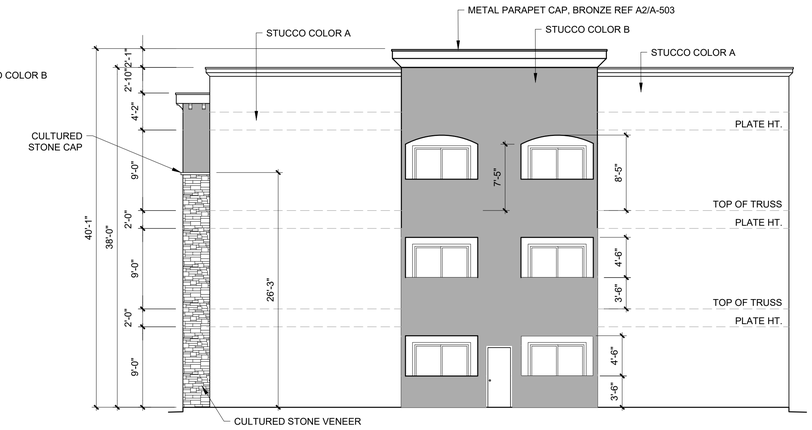


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DATE 4/10/2020	



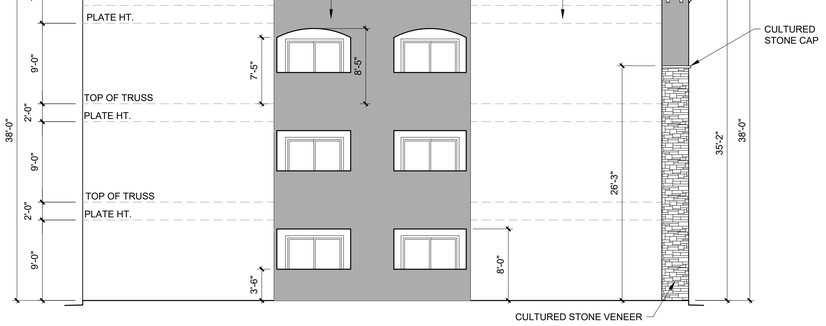
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



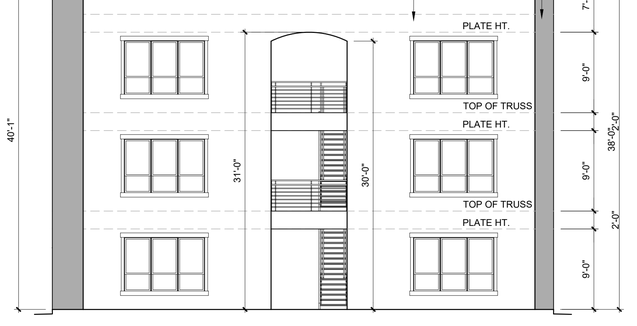
EAST ELEVATION

SCALE: 1/8" = 1'-0"



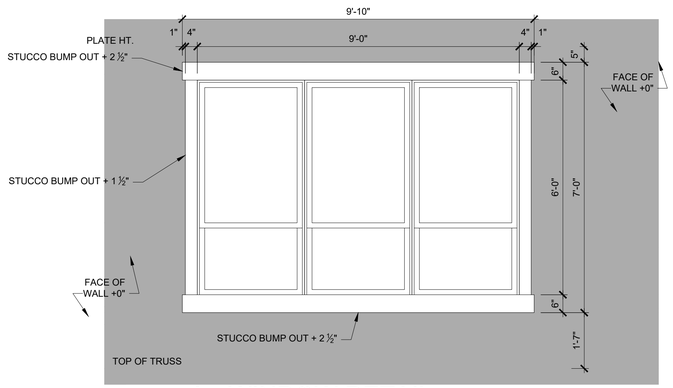
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

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2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
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No	Revision Item	Date

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LEGACY AT CABEZON APARTMENTS
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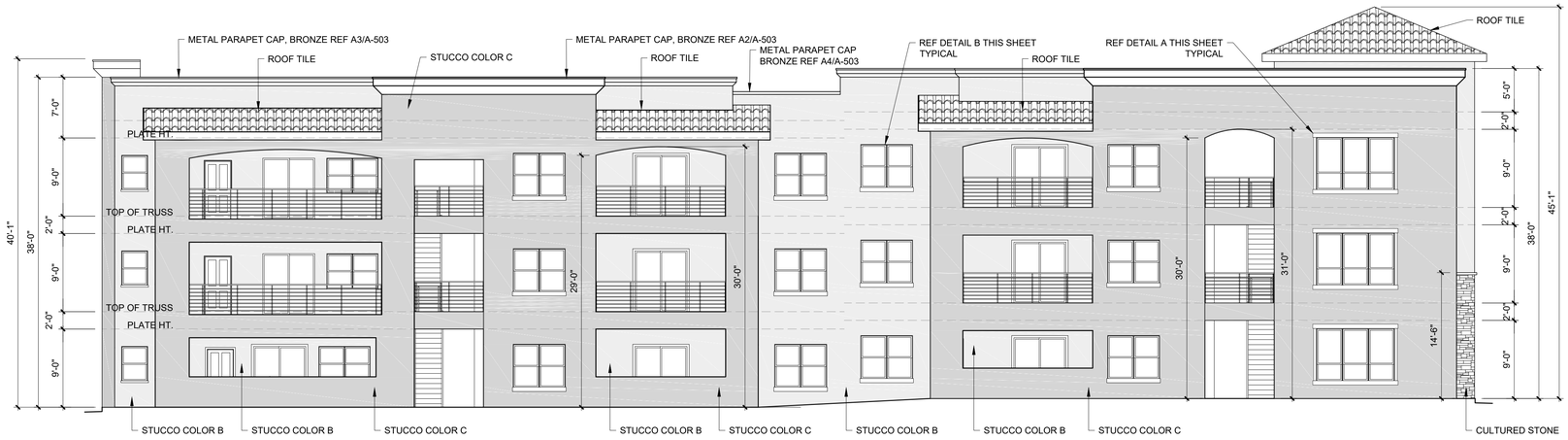
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BUILDING B ELEVATIONS

SEAL

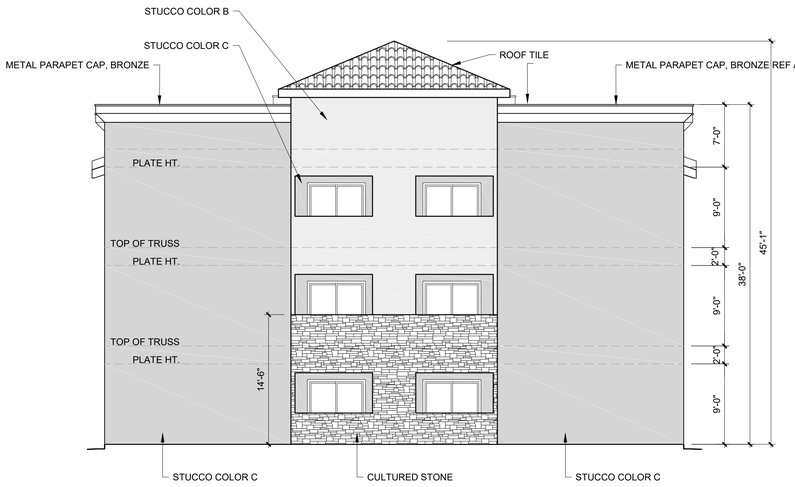
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
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REVIEWED	A-202
DATE 4/10/2020	



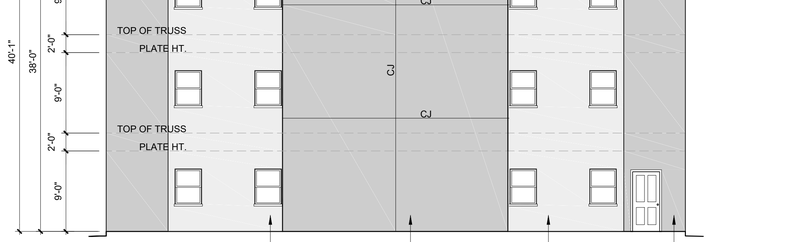
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



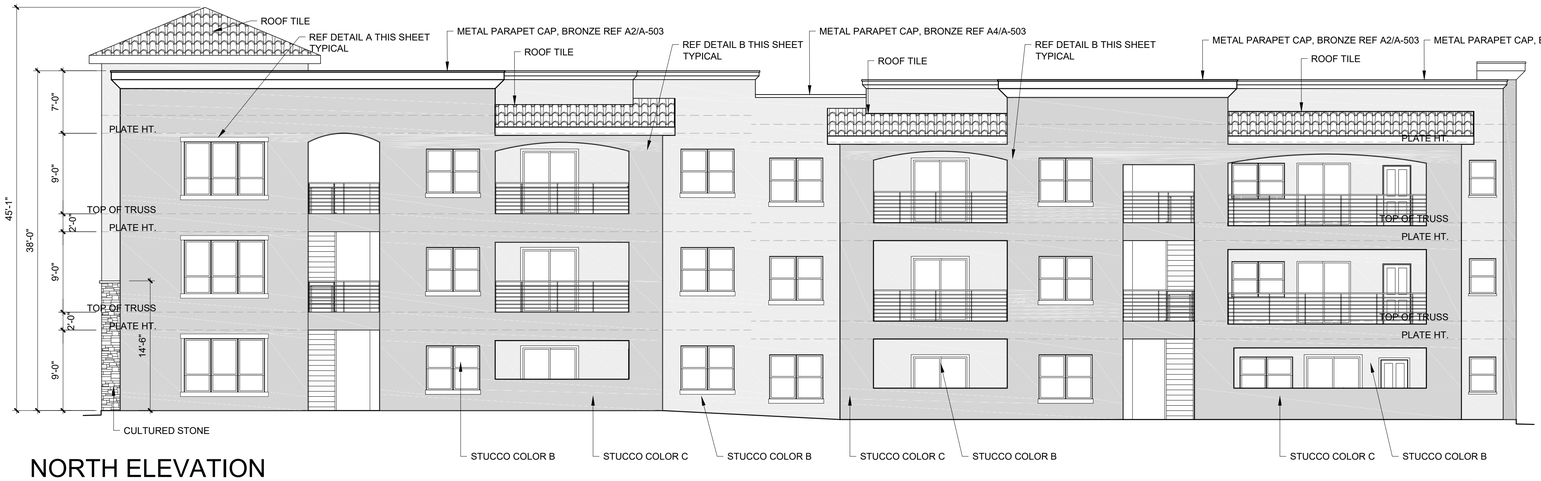
EAST ELEVATION

SCALE: 1/8" = 1'-0"



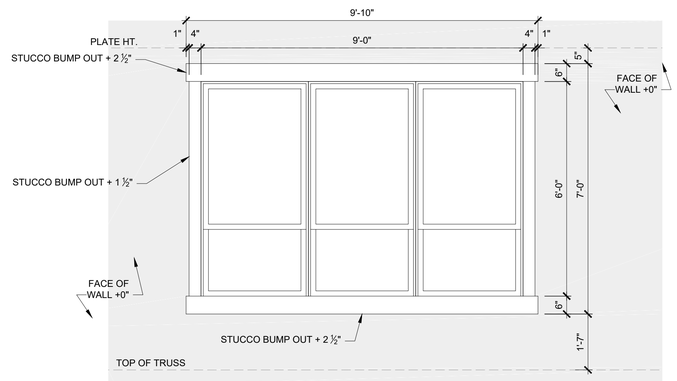
WEST ELEVATION

SCALE: 1/8" = 1'-0"



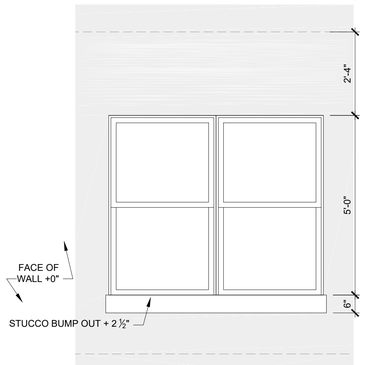
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

GENERAL NOTES

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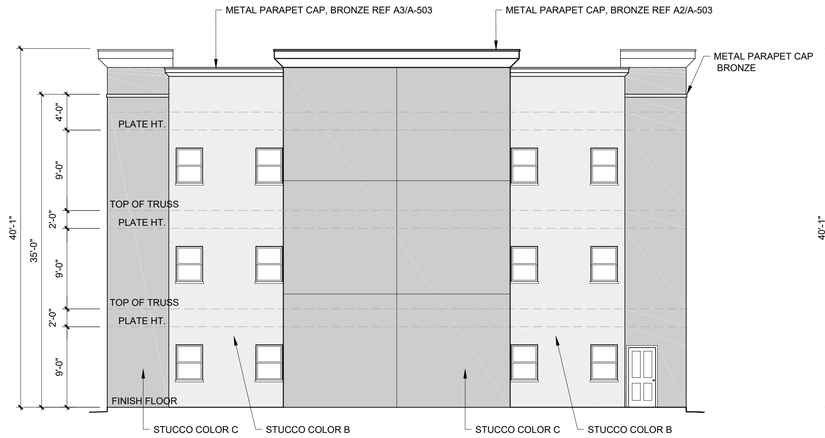
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BUILDING C ELEVATIONS

SEAL

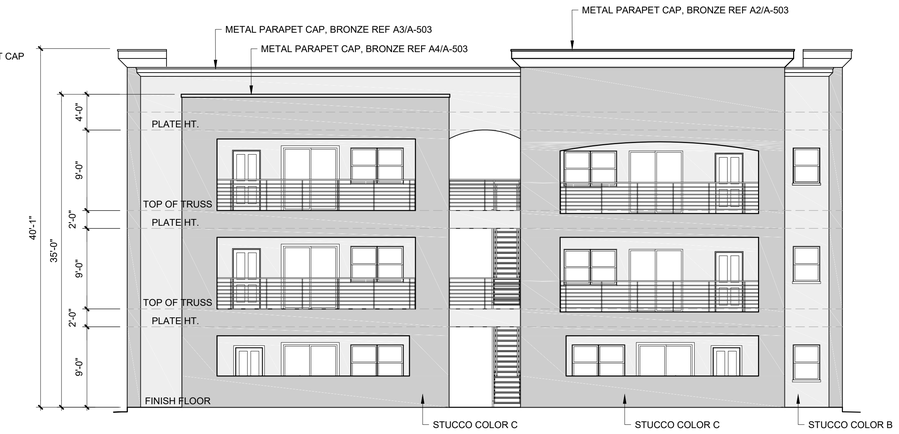
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
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DESIGNED	PROJECT NO
DRAWN	SCALE
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DATE 4/10/2020	



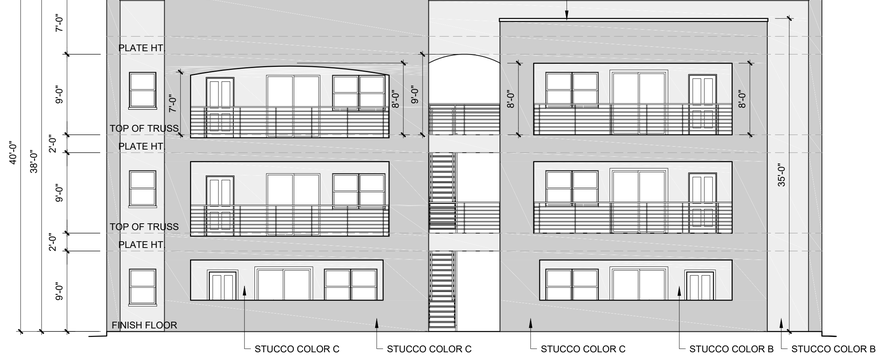
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



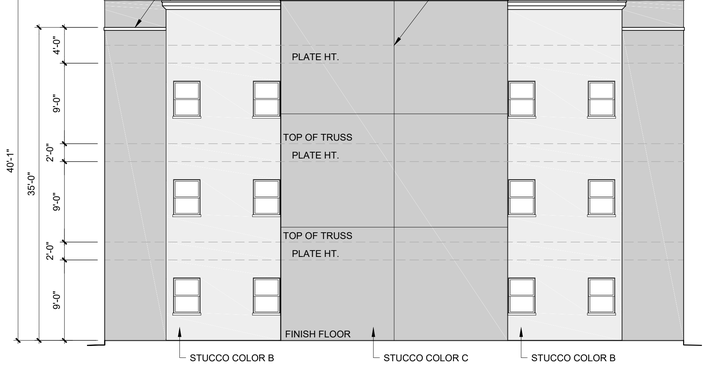
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

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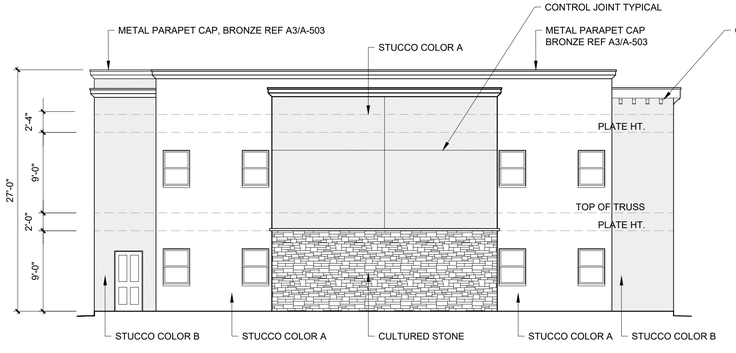
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BUILDING D ELEVATIONS

SEAL

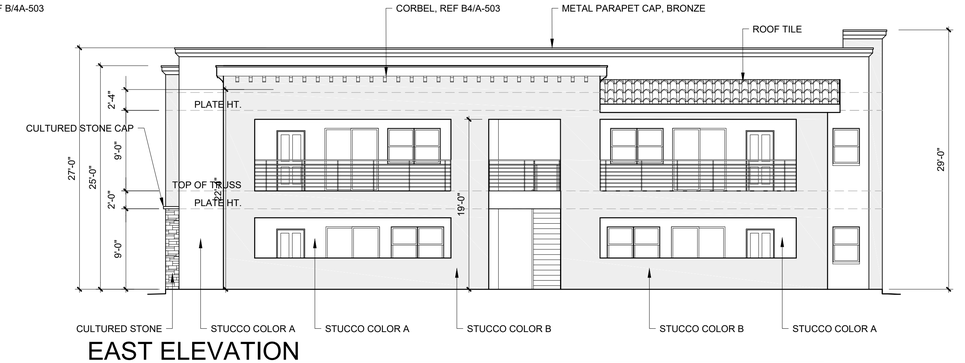
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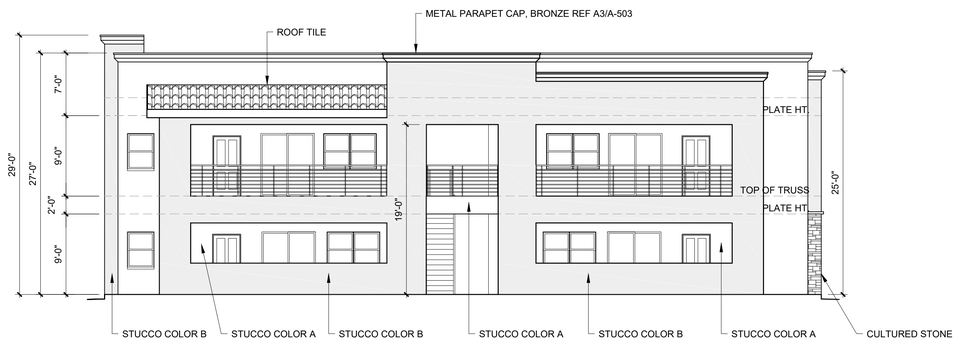
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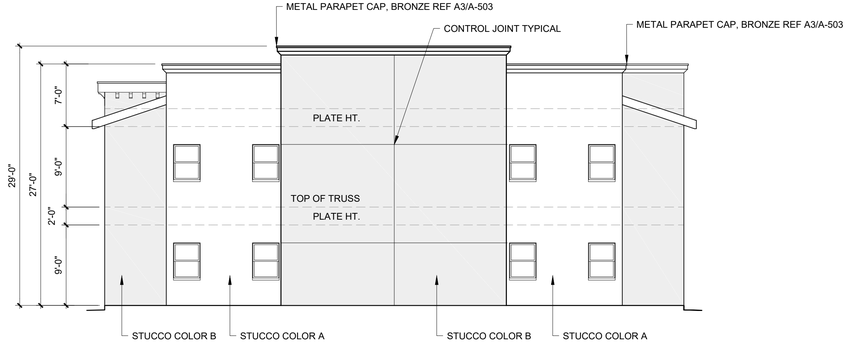
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
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7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.

No	Revision Item	Date

SCOTT C. ANDERSON
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scott@scottandersonarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

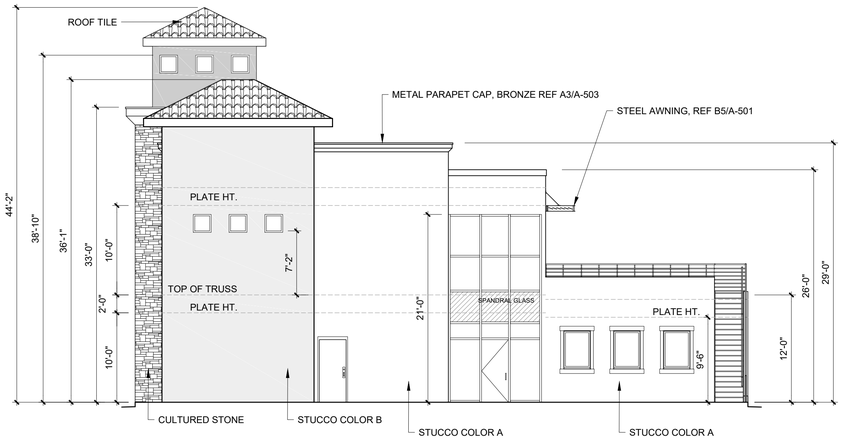
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BUILDING E ELEVATIONS

SEAL

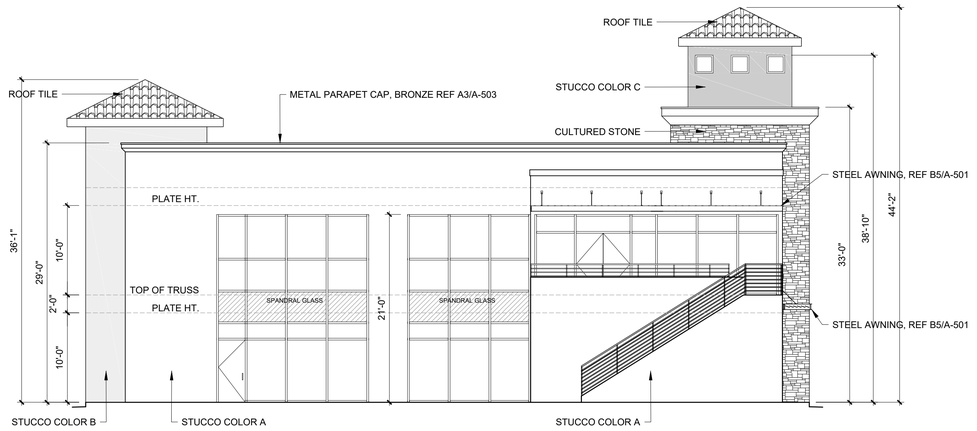
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-205**
DATE 4/10/2020	



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

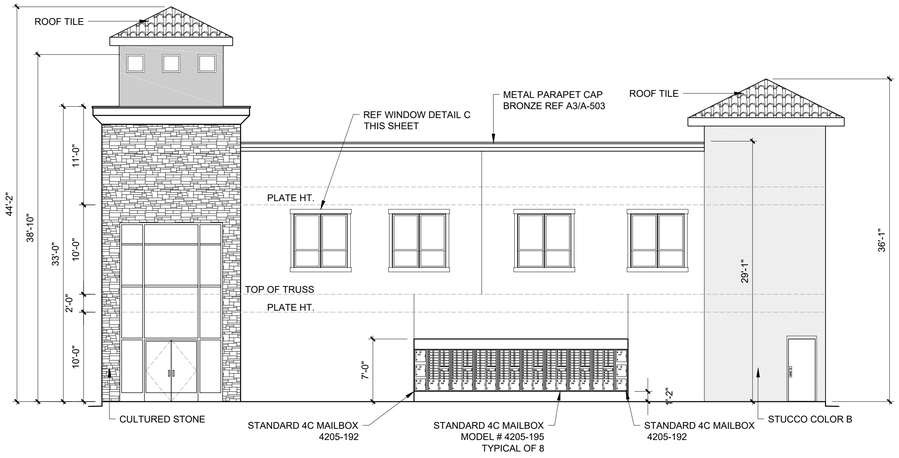


EAST ELEVATION

SCALE: 1/8" = 1'-0"

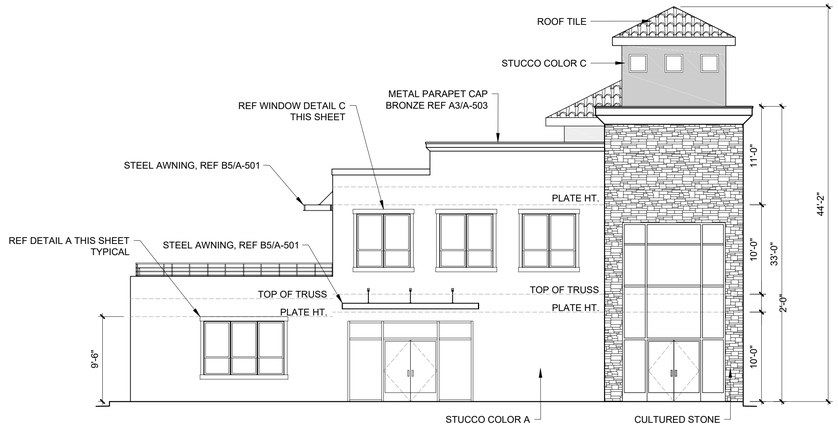
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8. MAILBOXES BY AMERICAN POSTAL MANUFACTURING CO., 530 W OKLAHOMA AVE. SUITE 600 MILWAUKEE, WI 53207 TOLL FREE: 1-800-450-0015 FAX: (414) 290-1515 WWW.MAILPRODUCTS.COM



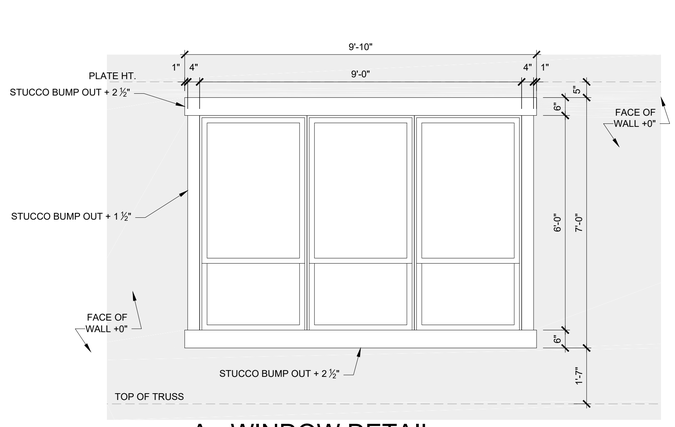
WEST ELEVATION

SCALE: 1/8" = 1'-0"



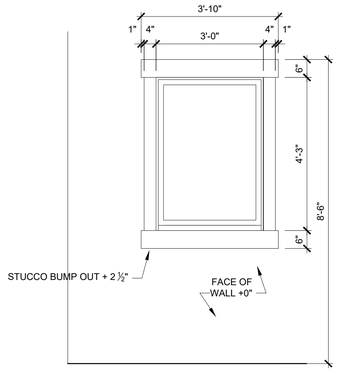
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



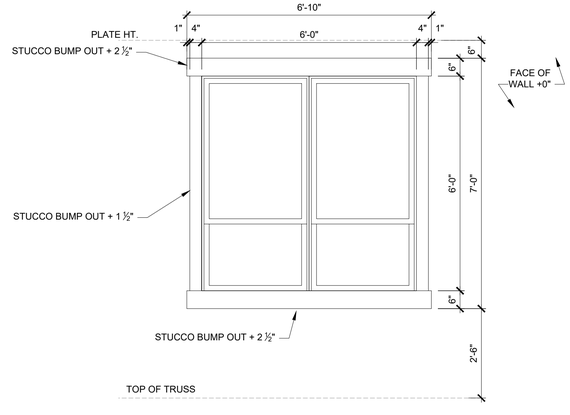
A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



C - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

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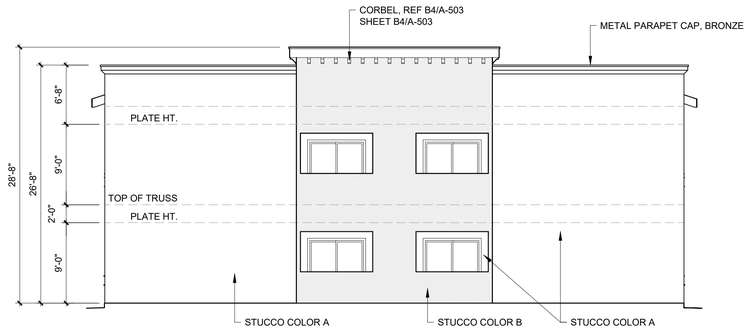
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BUILDING F ELEVATIONS

SEAL

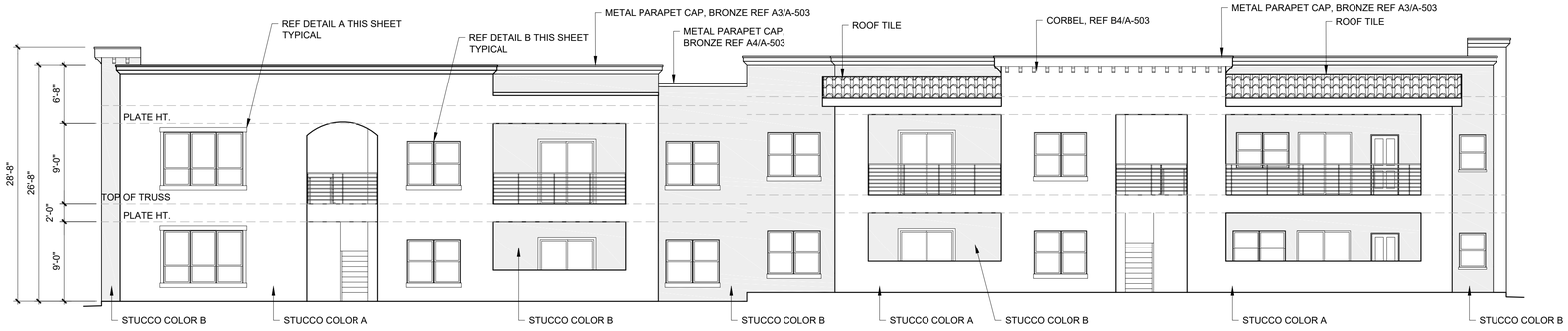
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-206**
REVIEWED	
DATE 4/10/2020	



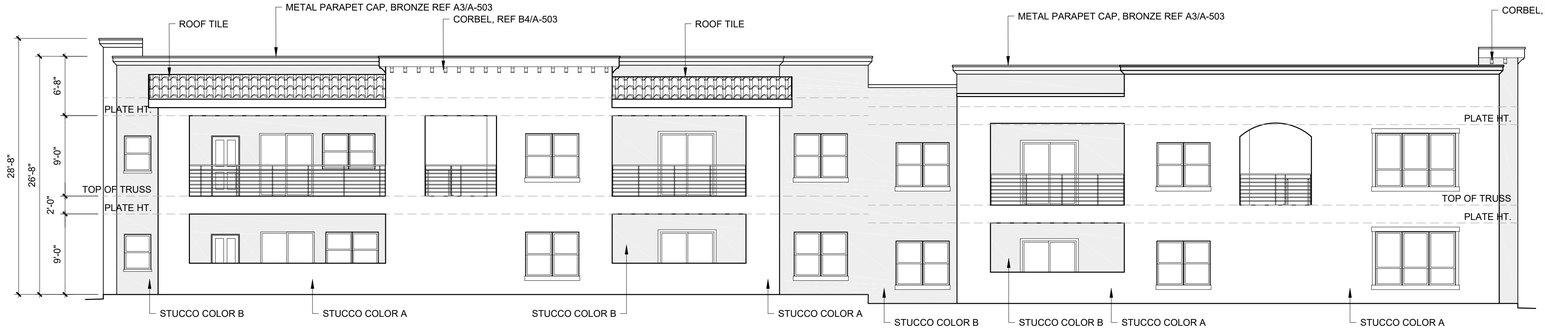
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



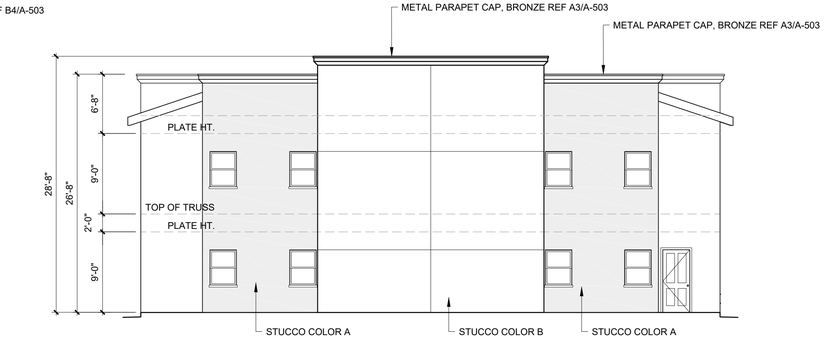
EAST ELEVATION

SCALE: 1/8" = 1'-0"



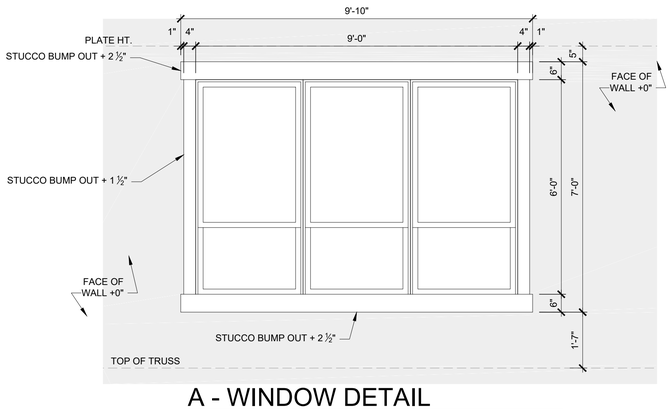
WEST ELEVATION

SCALE: 1/8" = 1'-0"



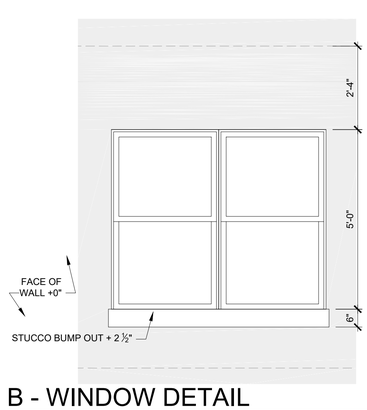
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

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LEGACY AT CABEZON APARTMENTS
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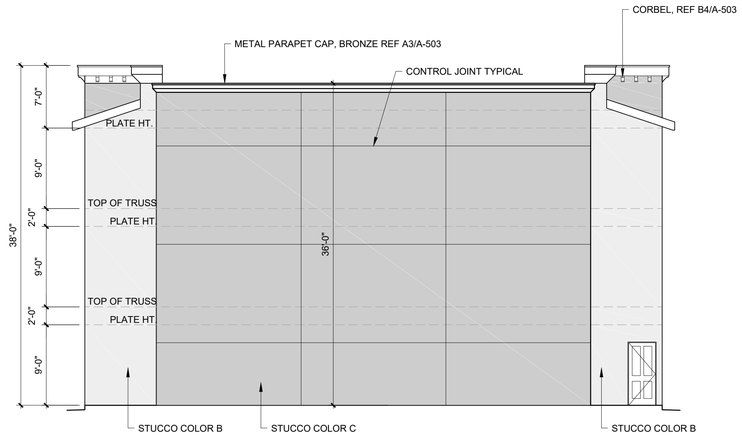
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BUILDING G ELEVATIONS

SEAL

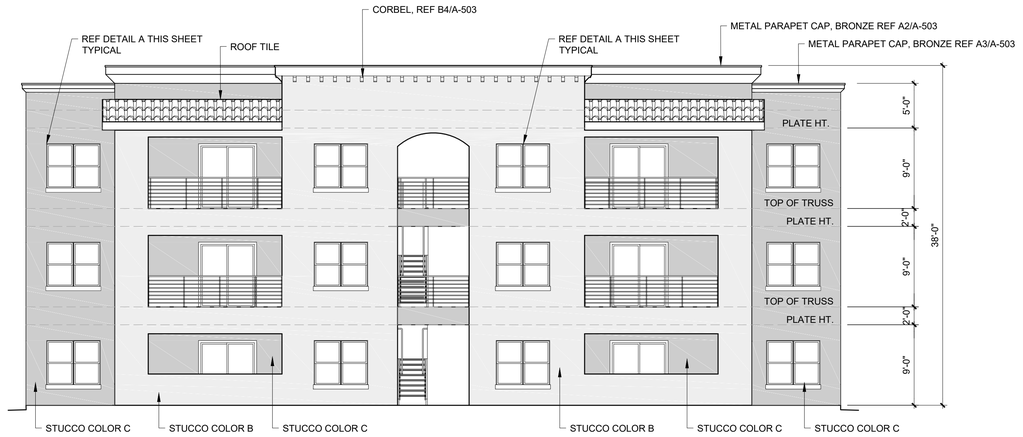
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-207**
REVIEWED	
DATE 4/10/2020	



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

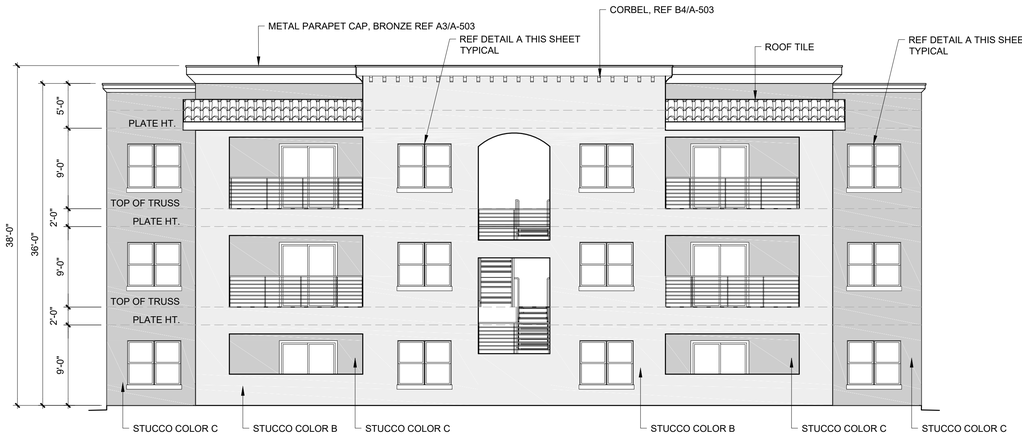


EAST ELEVATION

SCALE: 1/8" = 1'-0"

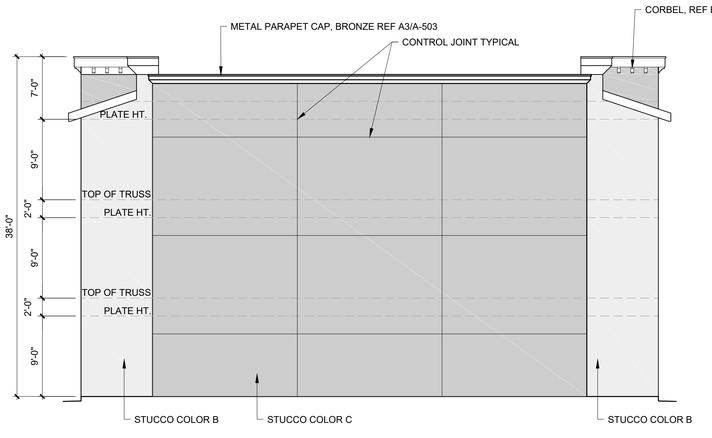
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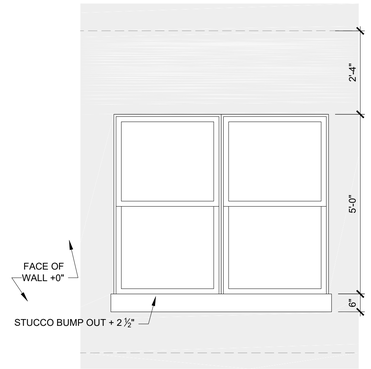
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

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RIO RANCHO, NM 87124

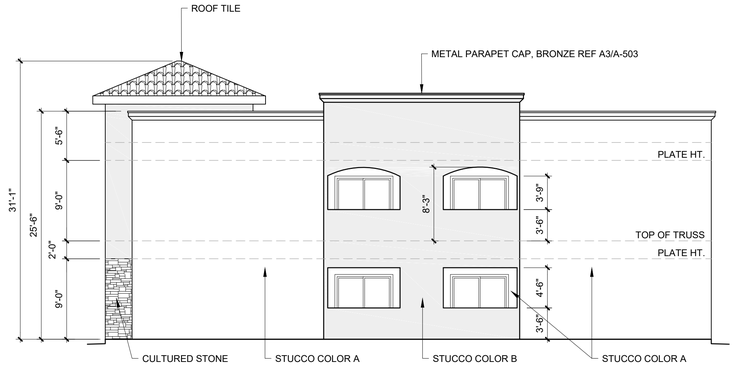
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BUILDING H ELEVATIONS

SEAL

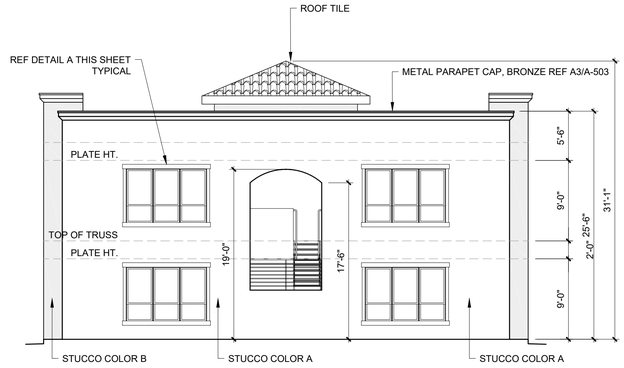
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-208**
REVIEWED	
DATE 4/10/2020	



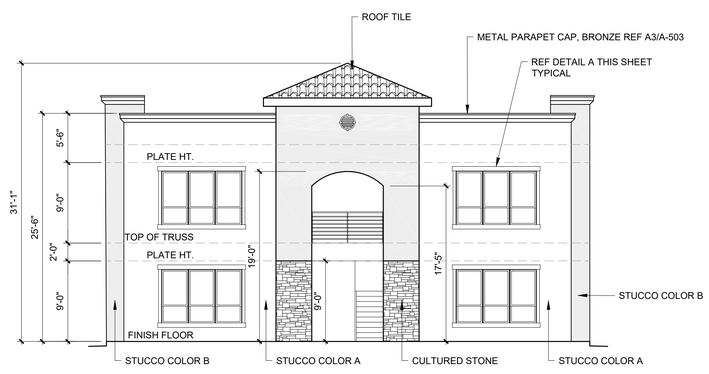
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



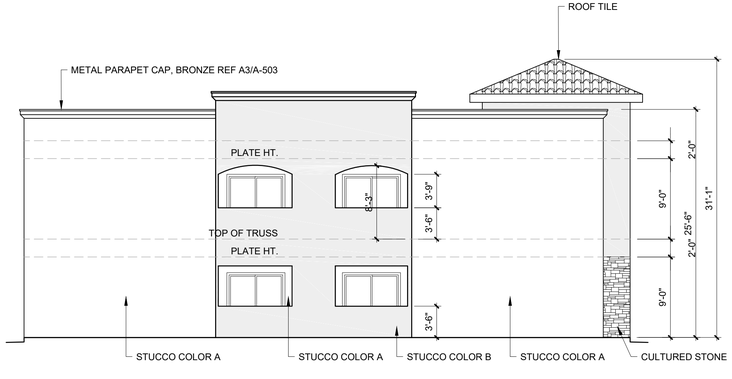
EAST ELEVATION

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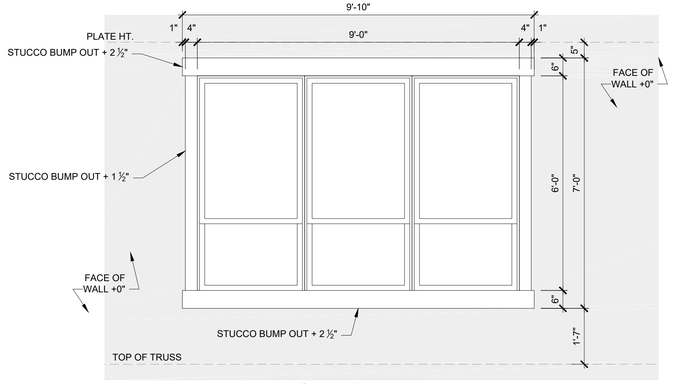
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

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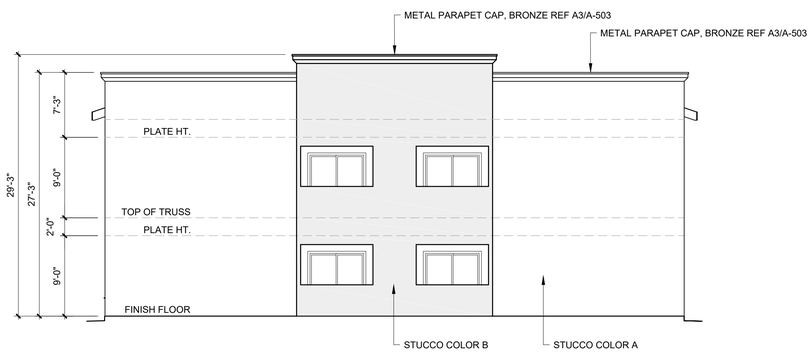
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BUILDING I ELEVATIONS

SEAL

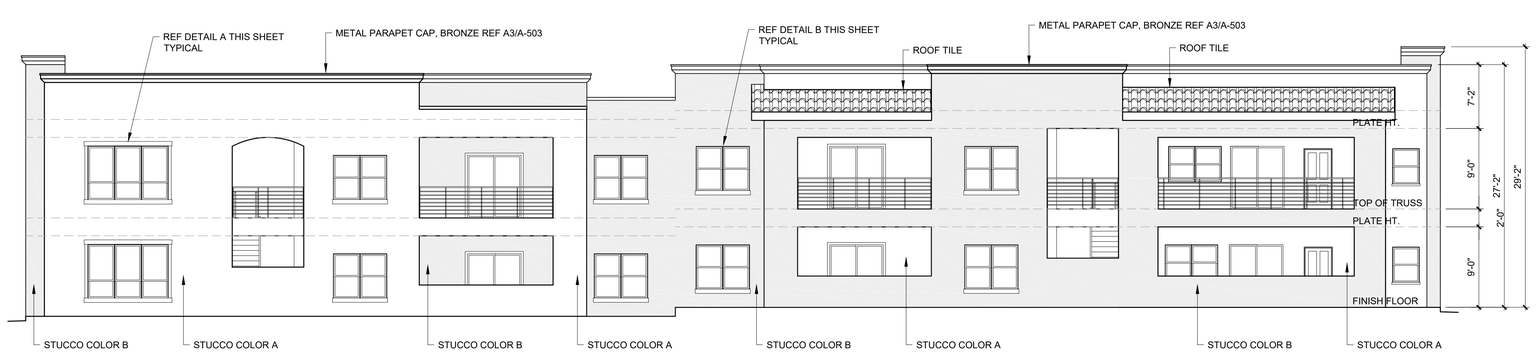
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-209
DATE 4/10/2020	



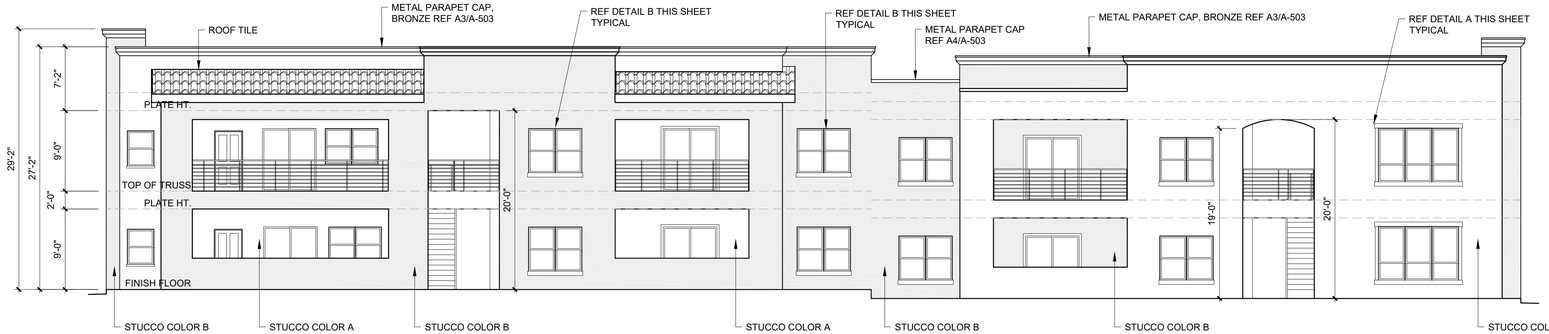
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



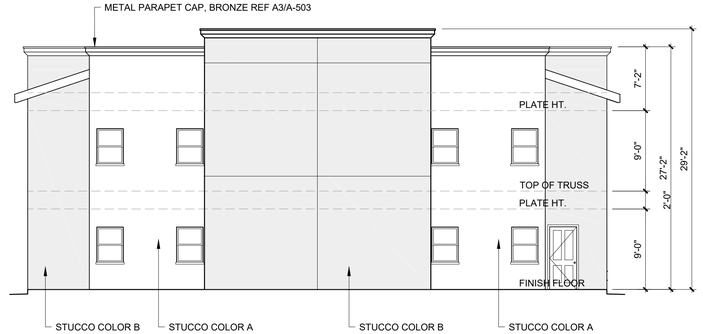
EAST ELEVATION

SCALE: 1/8" = 1'-0"



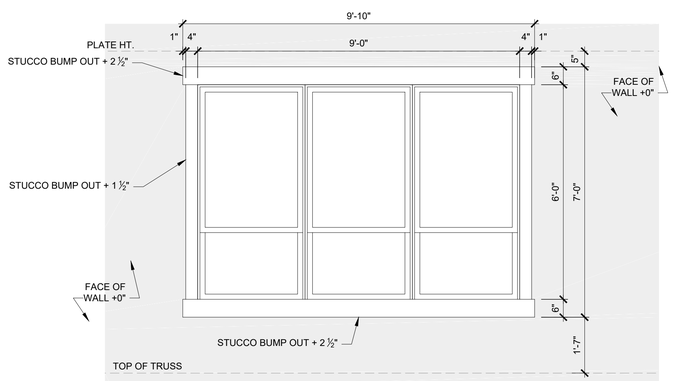
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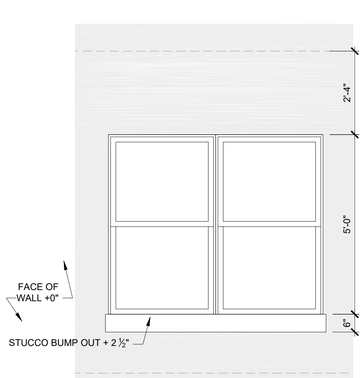
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"



B - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

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505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING J ELEVATIONS

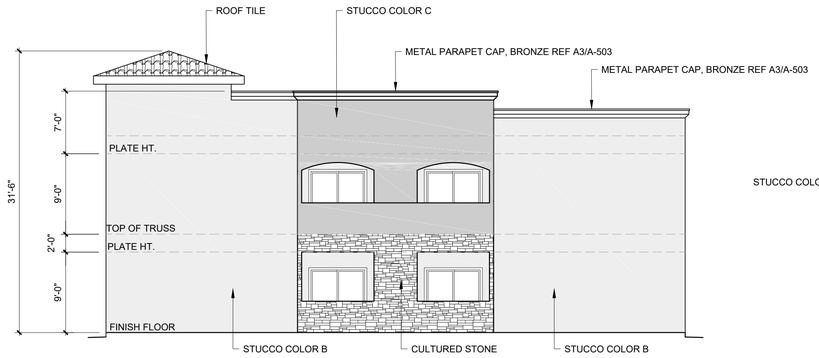
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-210
DATE 4/10/2020	

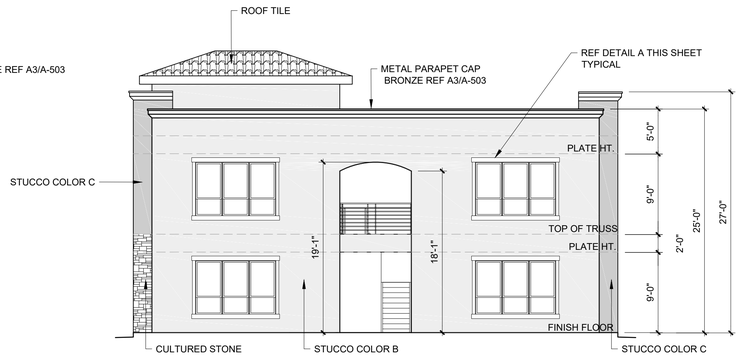
GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
4. INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
6. INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
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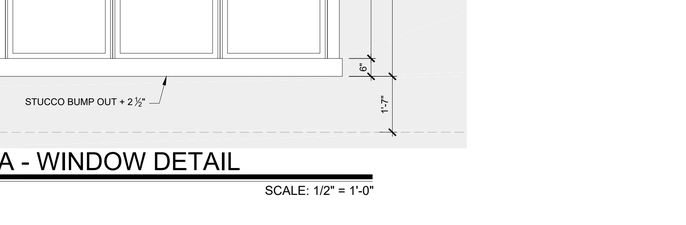
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

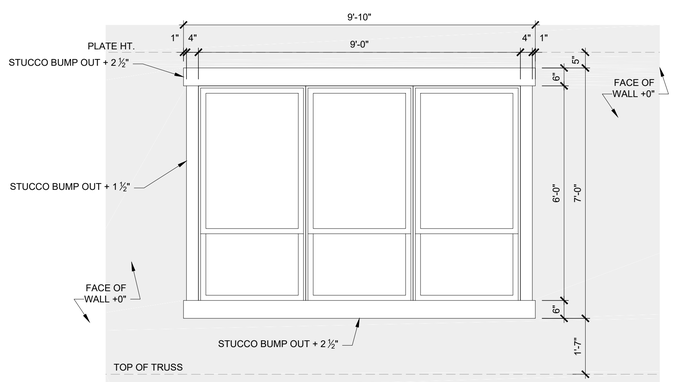


WEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



A - WINDOW DETAIL

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scsandblock.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

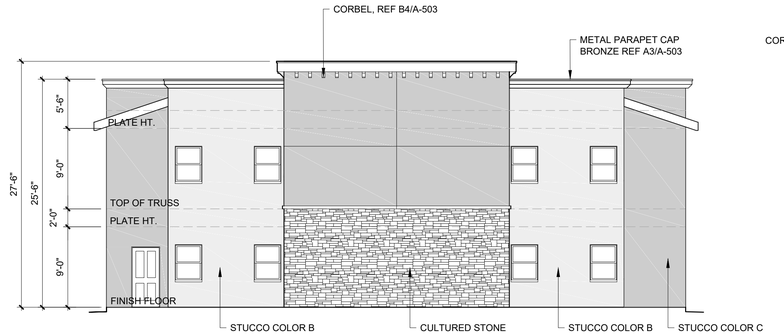
DRAWING TITLE

BUILDING K ELEVATIONS

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-211**
DATE 4/10/2020	



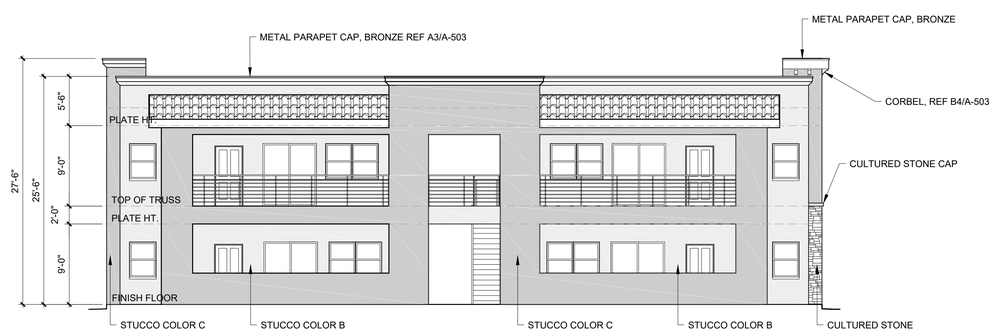
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



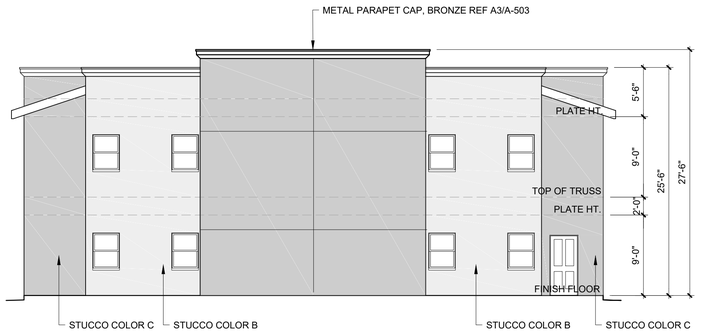
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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No	Revision Item	Date

SCOTT C. ANDERSON
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505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING L ELEVATIONS

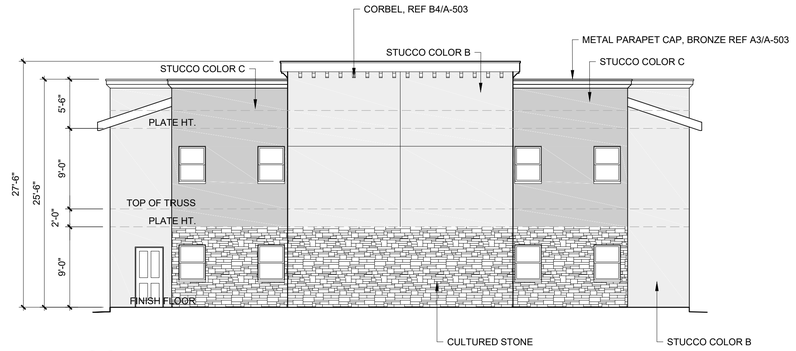
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-212
DATE 4/10/2020	

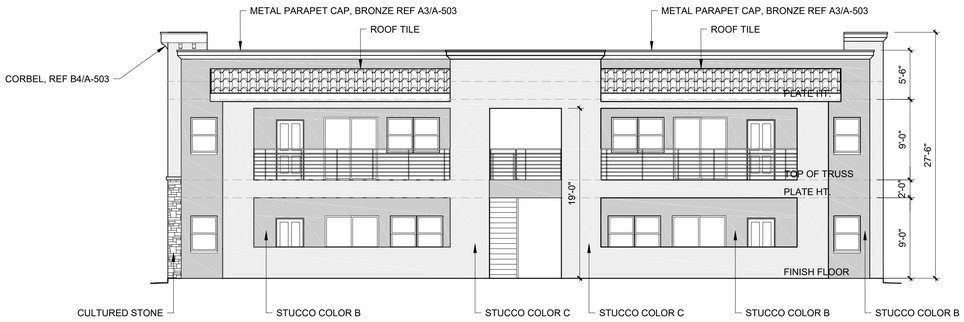
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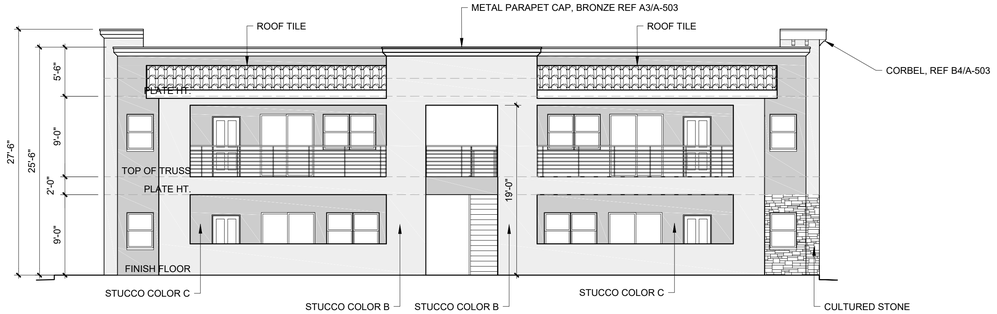
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



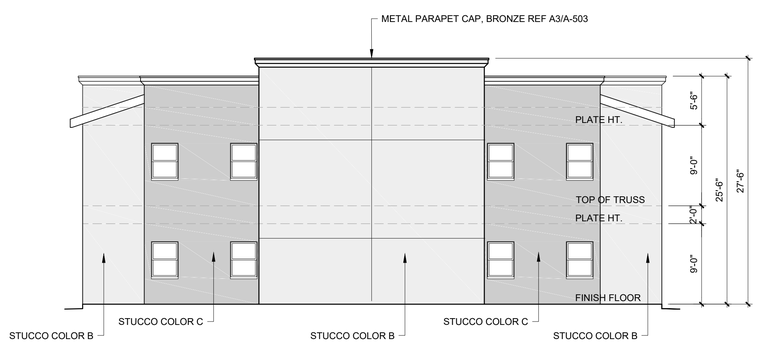
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
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scott@scandarch.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING M ELEVATIONS

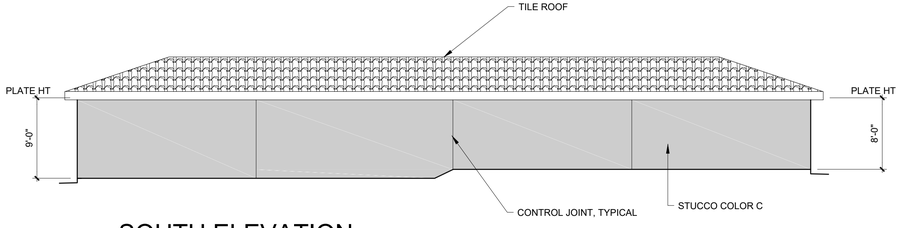
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-213
DATE 4/10/2020	

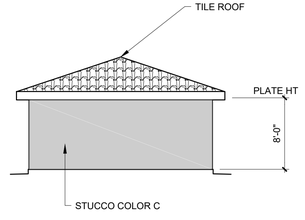
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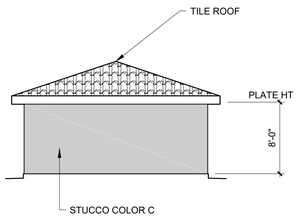
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



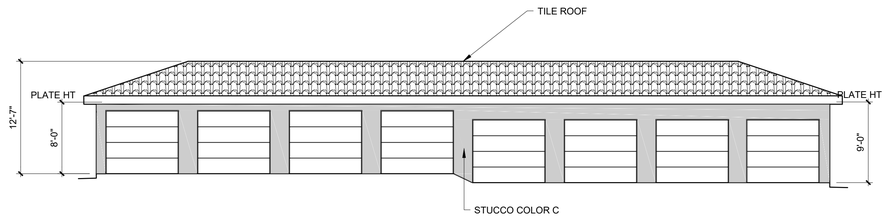
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottcbloom.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING N ELEVATIONS

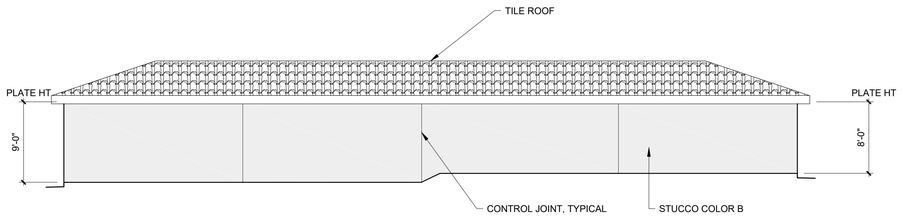
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-214**
DATE 4/10/2020	

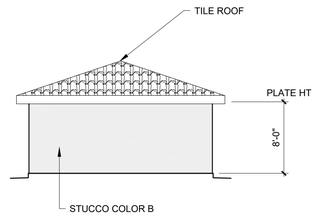
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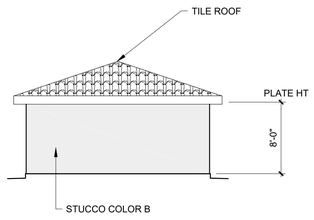
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



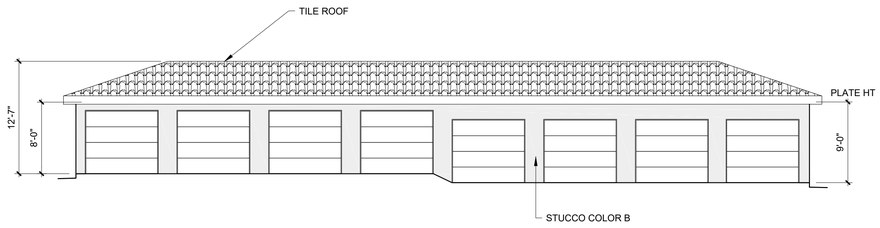
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scasarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

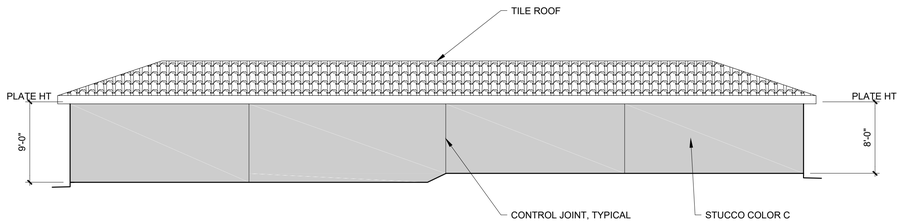
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BUILDING O ELEVATIONS

SEAL

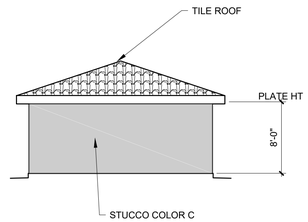
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-215**
DATE 4/10/2020	



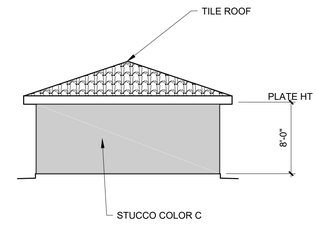
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



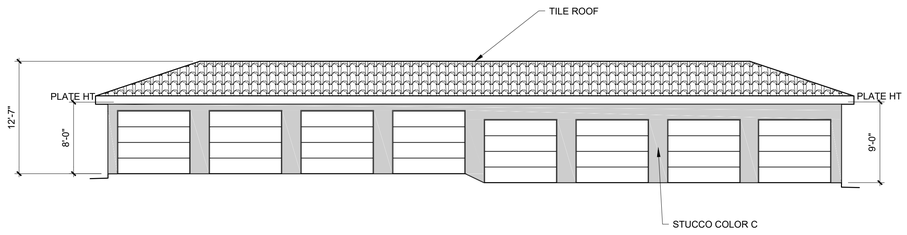
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

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LEGACY AT CABEZON APARTMENTS
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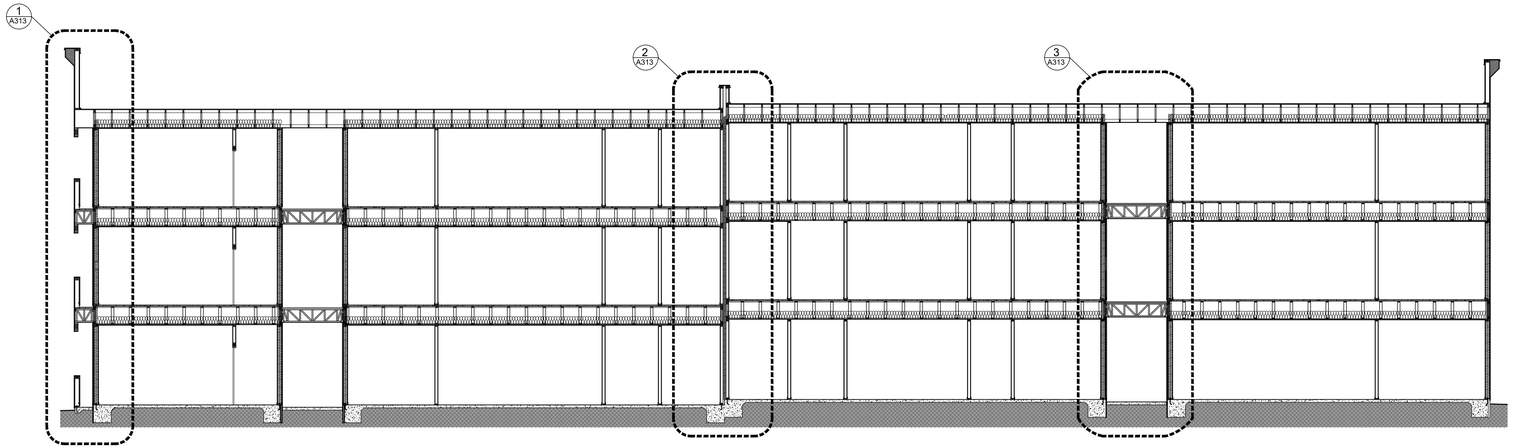
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BUILDING P ELEVATIONS

SEAL

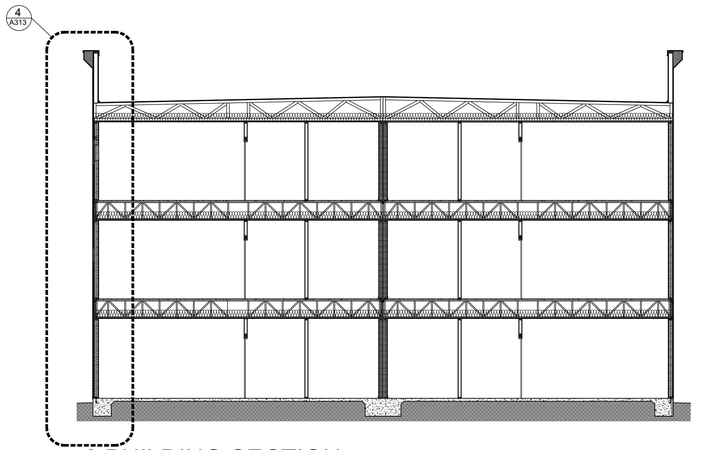
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-216**
DATE 4/10/2020	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

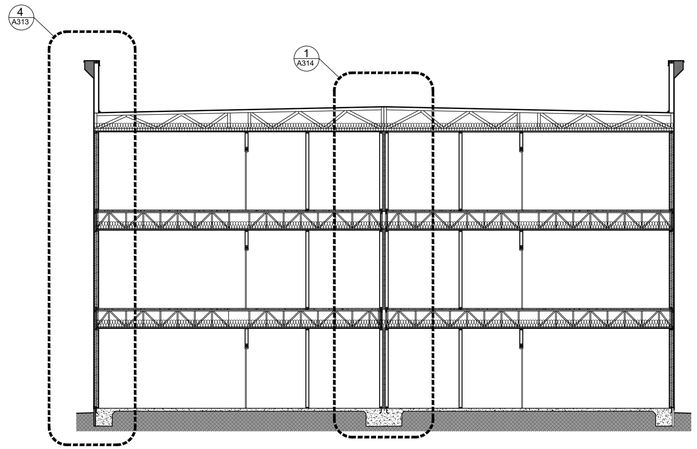
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BUILDING 1 SECTIONS

SEAL

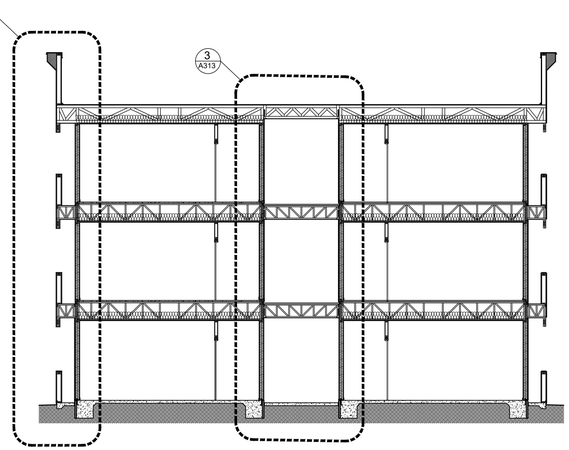
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-301**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

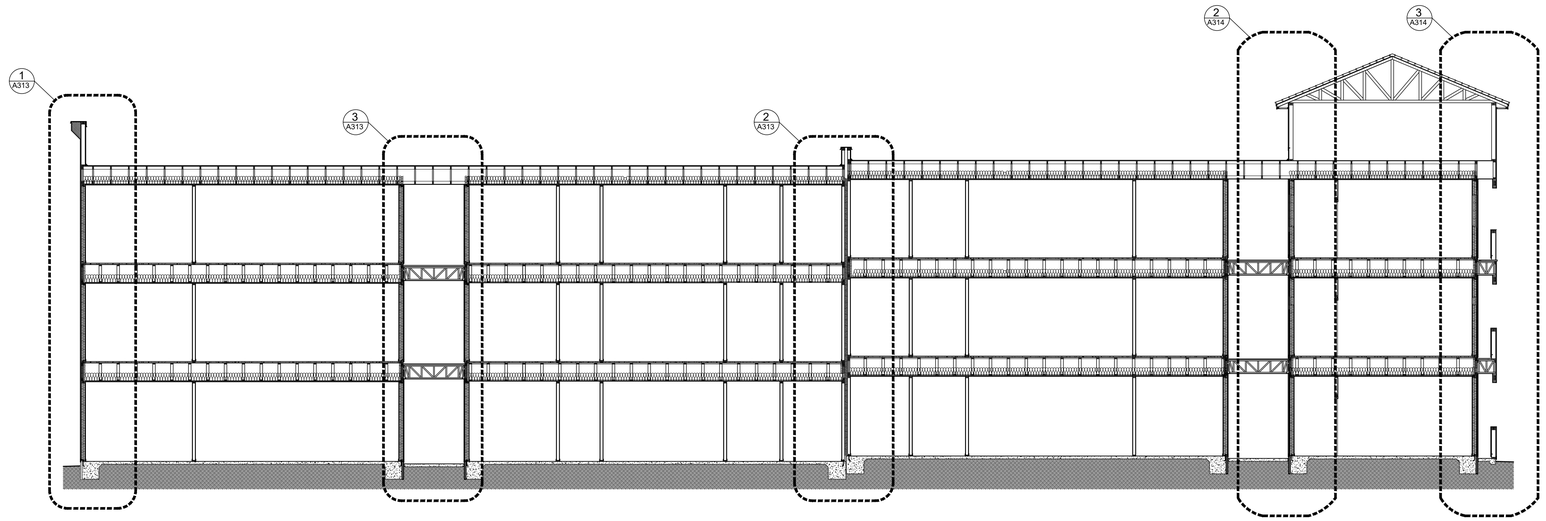
DRAWING TITLE

BUILDING 2 SECTIONS

SEAL

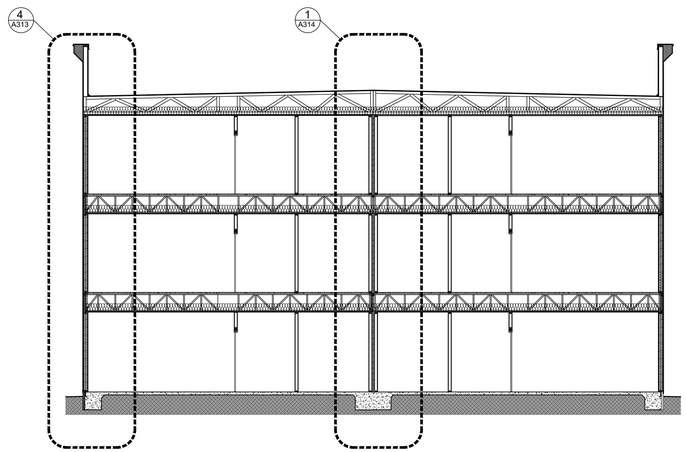
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. **A-302**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

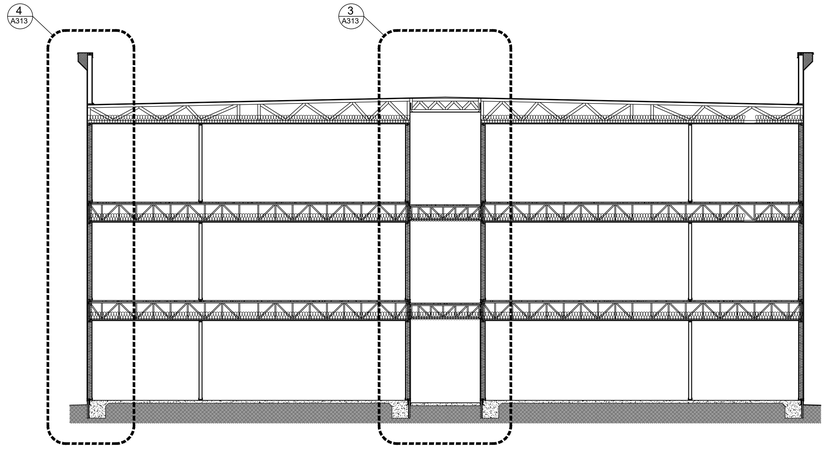
DRAWING TITLE

BUILDING 1 SECTIONS

SEAL

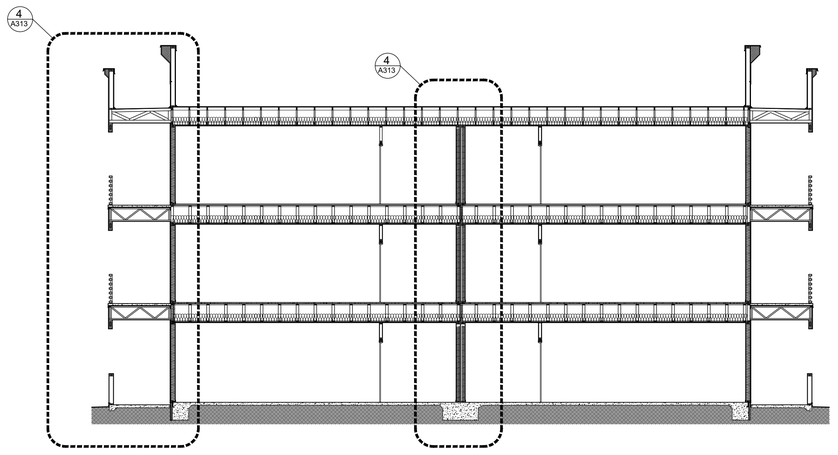
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-303**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

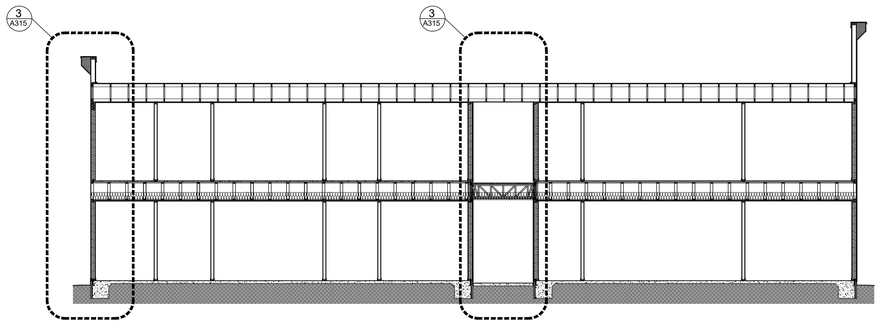
DRAWING TITLE

BUILDING 4 SECTIONS

SEAL

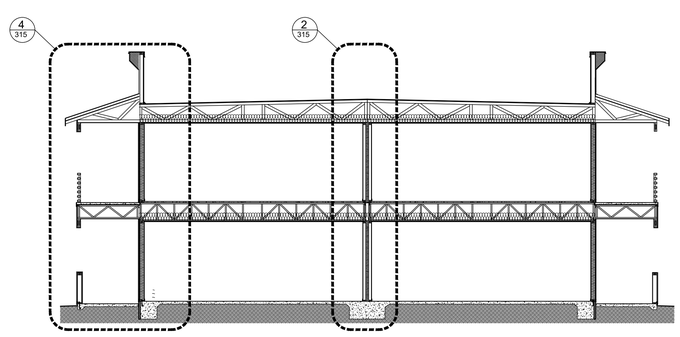
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM NO. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-304**
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

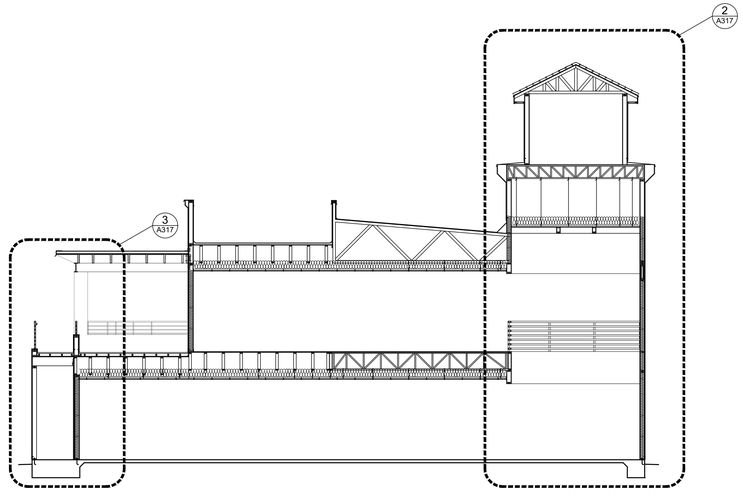
DRAWING TITLE

BUILDING 5 SECTIONS

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-305**
REVIEWED	
DATE 5/28/2021	

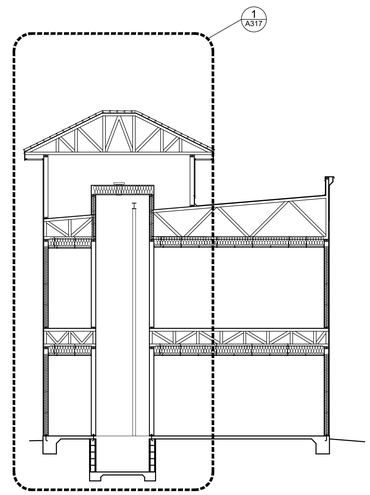


1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SUBMIT MANUFACTURER'S STANDARD COLOR CHART TO OWNER FOR THE SELECTION OF THE STUCCO COLOR.
2. STUCCO UNDERLAYMENT MINIMUM GRADE D BUILDING PAPER (2 LAYERS) COMPLYING WITH FEDERAL SPECIFICATIONS UUB 790A. WEATHERLAP EDGES 4 INCHES MIN. ATTACH WITH LARGE HEAD PLASTIC WASHER HEAD SCREWS OR 1 INCH CROWN STAPLES.
3. INSTALL EXPANDED METAL LATH THAT MEETS ASTM C847-93. FURRING AND SELF-FURRING REQUIREMENTS AS SET FORTH FOR WIRE-FABRIC LATH. MINIMUM WEIGHT IS 2.5 LB/YD2.
4. INSTALL "ULTRAKOTE" STUCCO CONDITIONER READY MIXED CLEAR PENETRATING SEALER WITH NO FILLERS OVER METAL LATH.
5. INSTALL 3/4" "ULTRAKOTE" CEMENTIOUS BASE COAT CONCENTRATE.
6. INSTALL "ULTRAPRIME" ACRYLIC READY MIXED MOISTURE RESISTANT PRIMER AND SEALER THAT EQUAL THE SUCTION OF THE BASE COAT AND FINISH, PROVIDING A SUITABLE SURFACE FOR THE APPLICATION OF ULTRAKOTE COATINGS.
7. EXTERIOR FINISH COAT TO BE FACTORY MIXED, "STRETCHKOAT" ELASTOMERIC COATING. FINISH TEXTURE AND THICKNESS TO MATCH OWNER APPROVED SAMPLE.
8. MAILBOXES BY AMERICAN POSTAL MANUFACTURING CO., 530 W OKLAHOMA AVE. SUITE 600 MILWAUKEE, WI 53207 TOLL FREE: 1-800-450-0015 FAX: (414) 290-1515 WWW.MAILPRODUCTS.COM



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

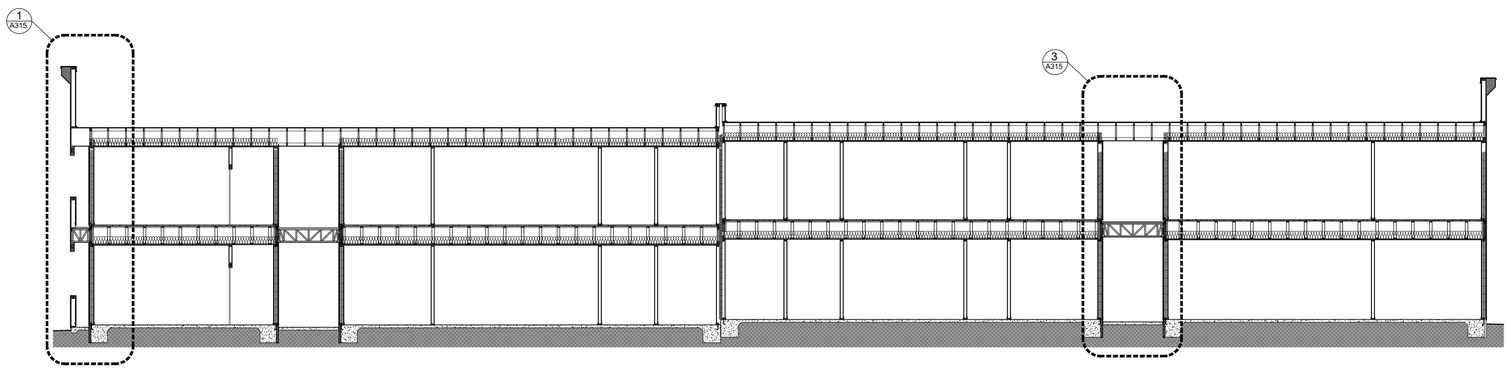
..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
CLUBHOUSE / LEASING OFFICE SECTION

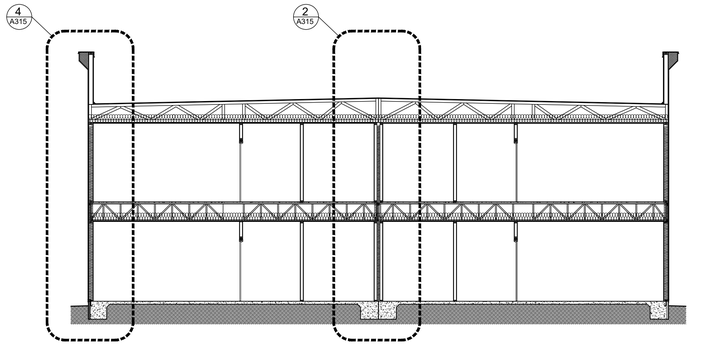
SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-306**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

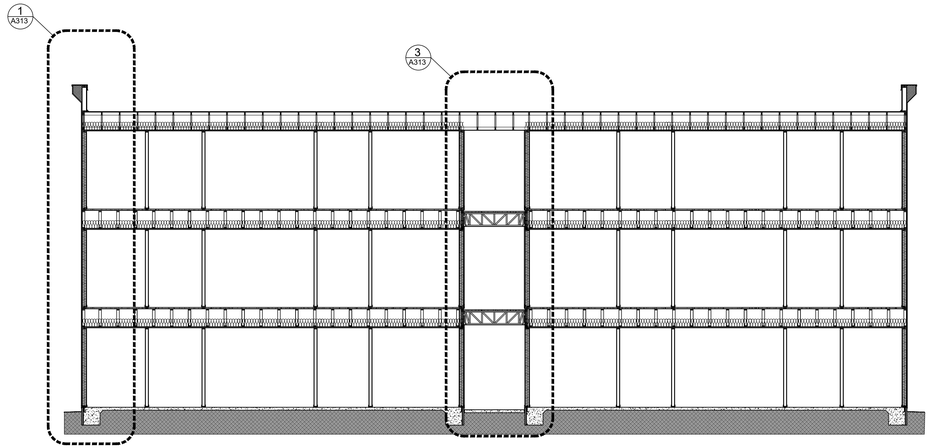
DRAWING TITLE

BUILDING 12 SECTIONS

SEAL

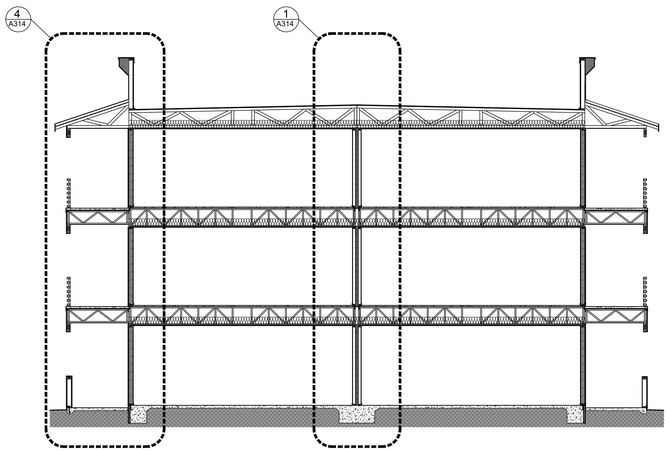
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-307**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

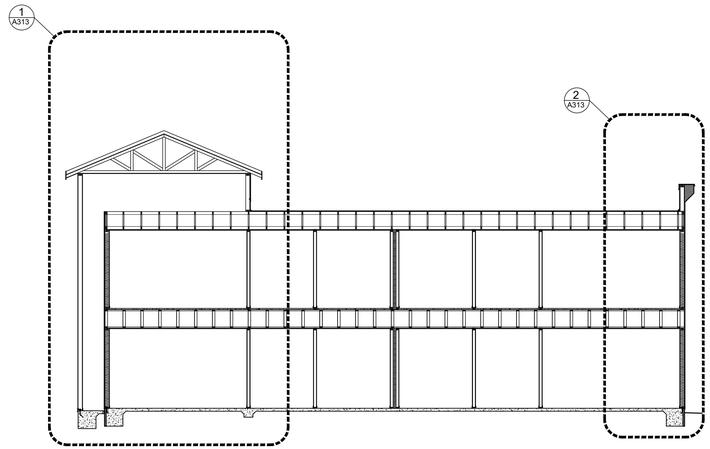
DRAWING TITLE

BUILDING 6 SECTIONS

SEAL

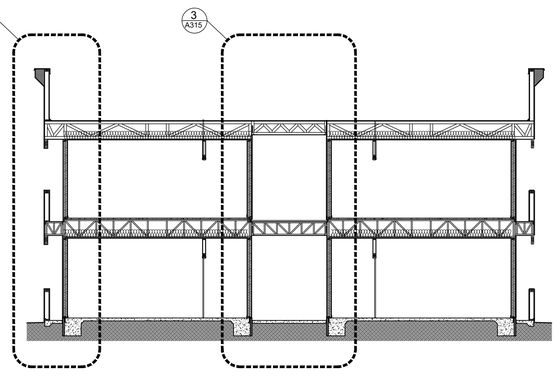
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-308**
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

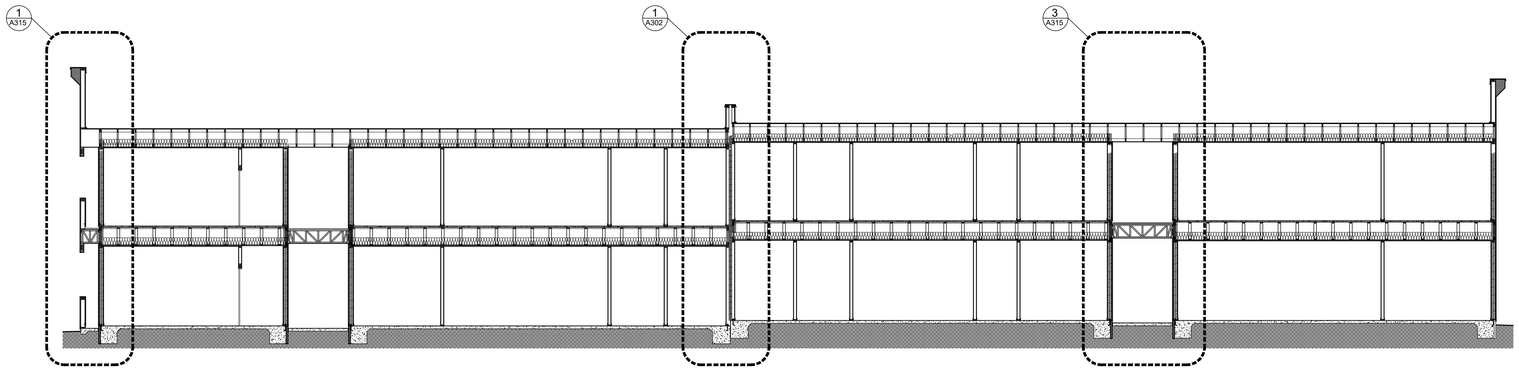
DRAWING TITLE

BUILDING 7 SECTIONS

SEAL

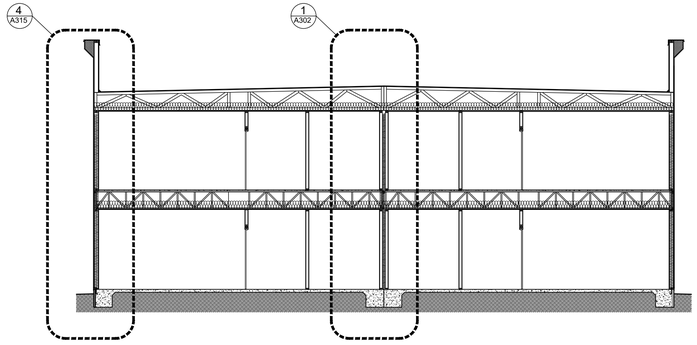
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-309**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

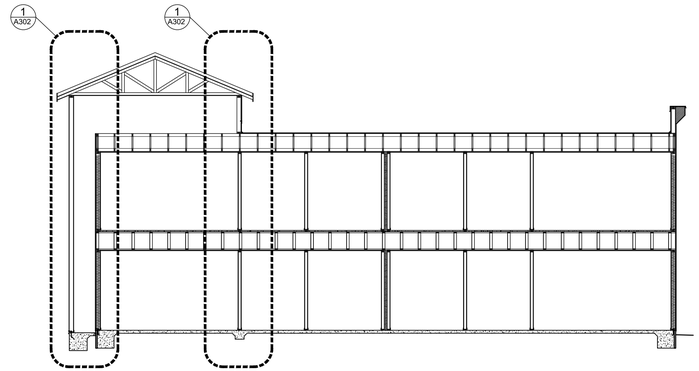
DRAWING TITLE

BUILDING 10 SECTIONS

SEAL

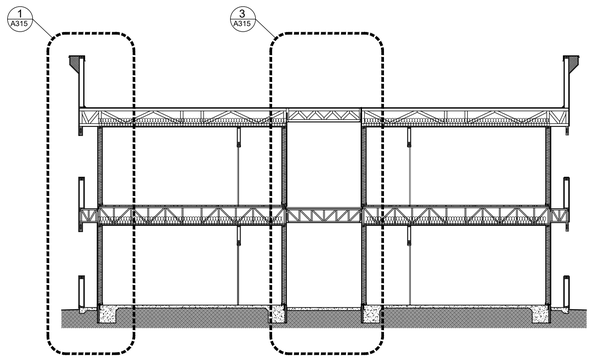
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM NO. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-310**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

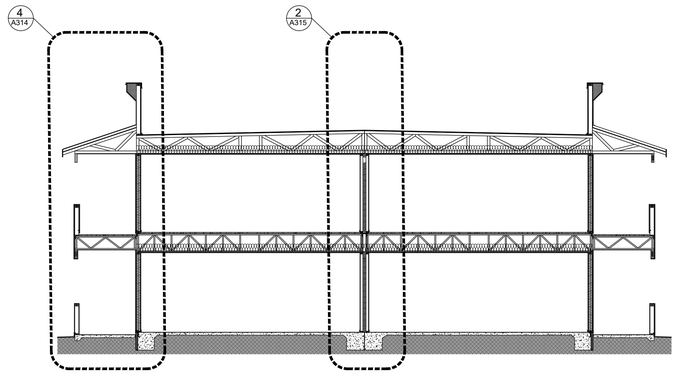
DRAWING TITLE

BUILDING 8 SECTIONS

SEAL

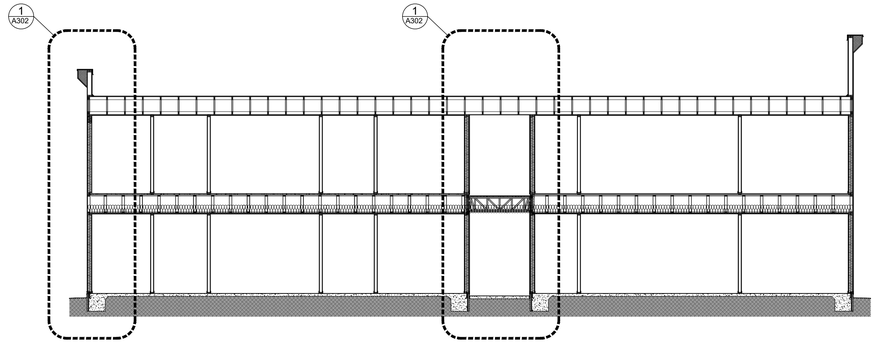
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-311**
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

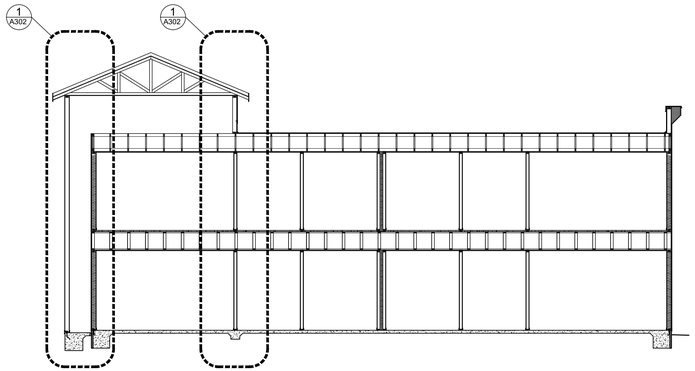
DRAWING TITLE

BUILDING 9 SECTIONS

SEAL

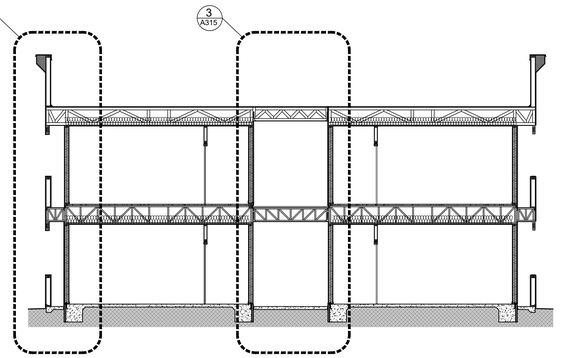
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. **A-312**
REVIEWED	
DATE 5/28/2021	



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

BUILDING 11 SECTIONS

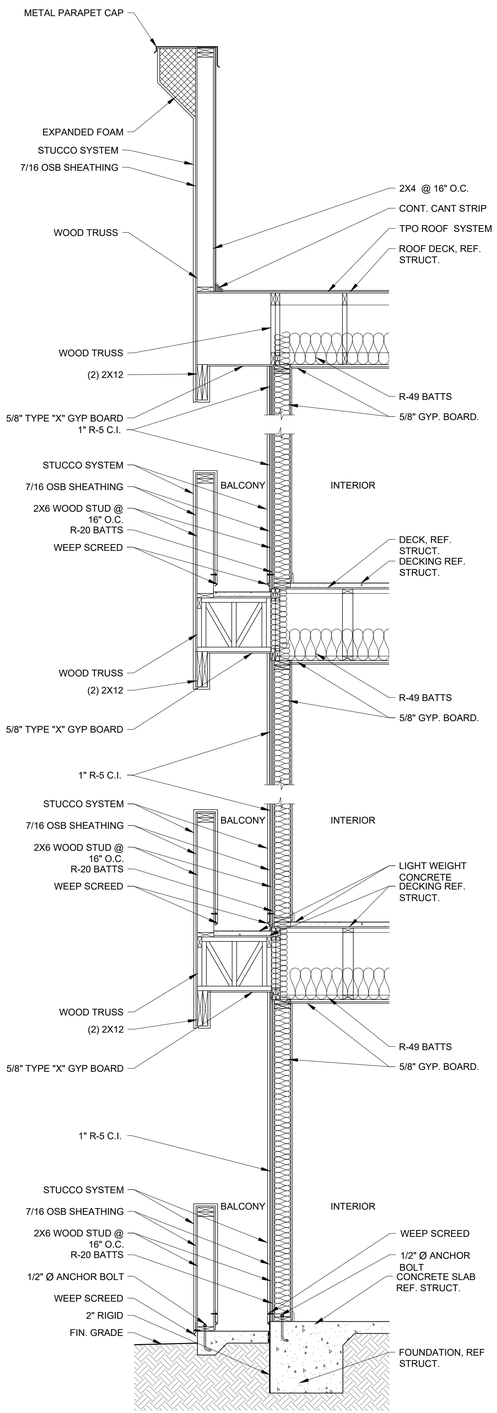
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-313**
DATE 5/28/2021	

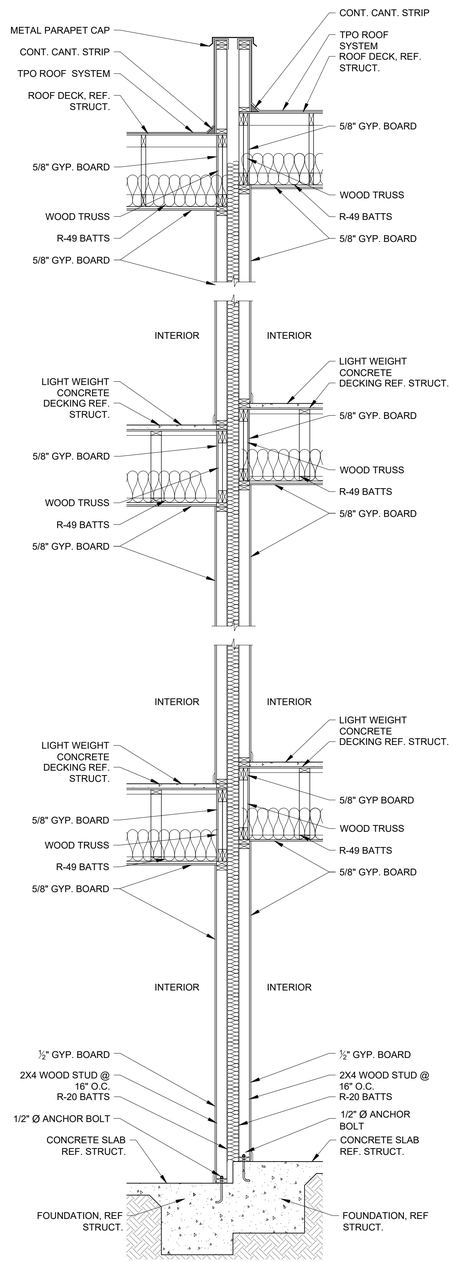
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



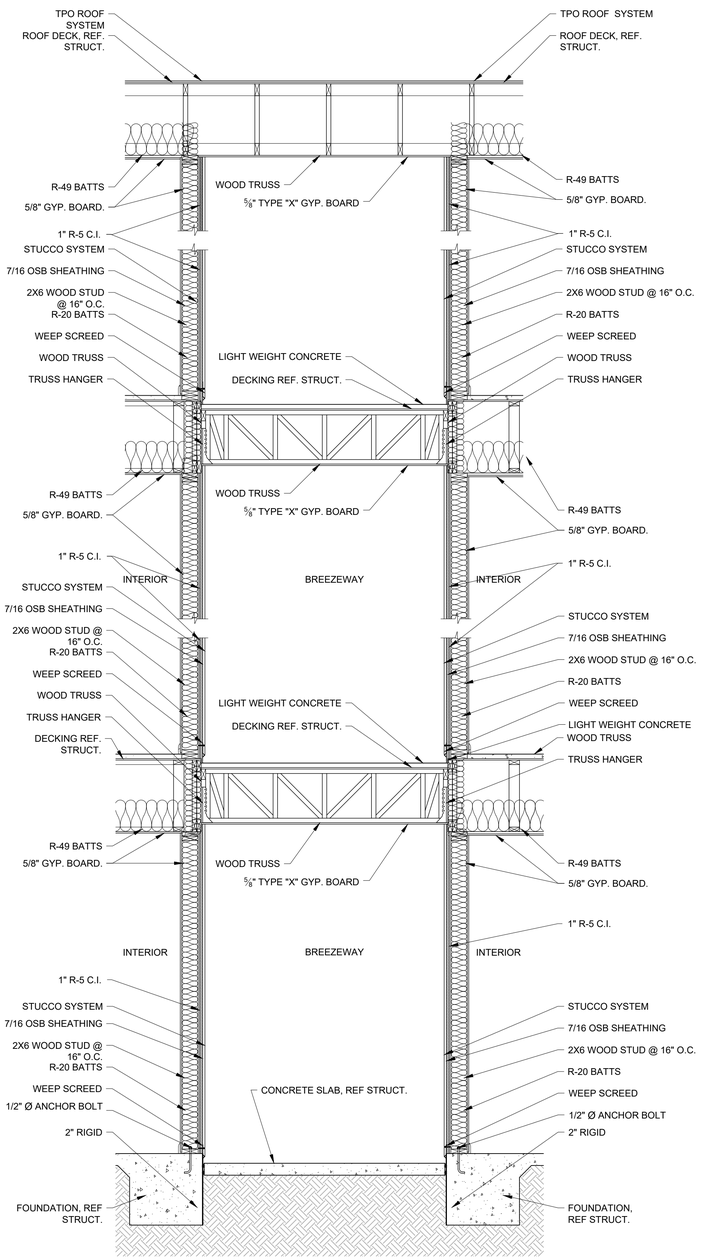
1 WALL SECTION

SCALE: 1/2" = 1'-0"



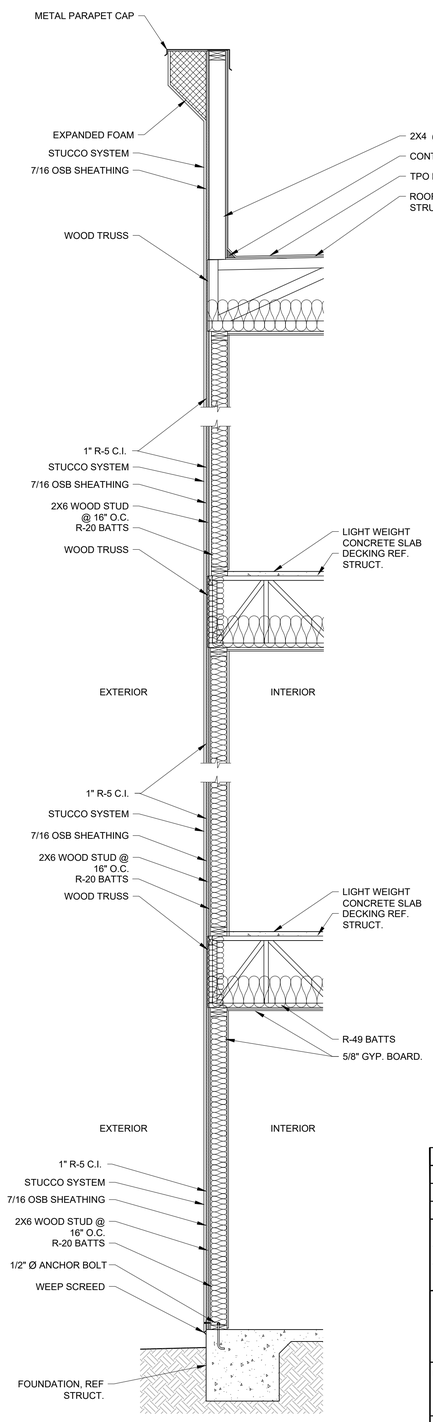
2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

WALL SECTIONS

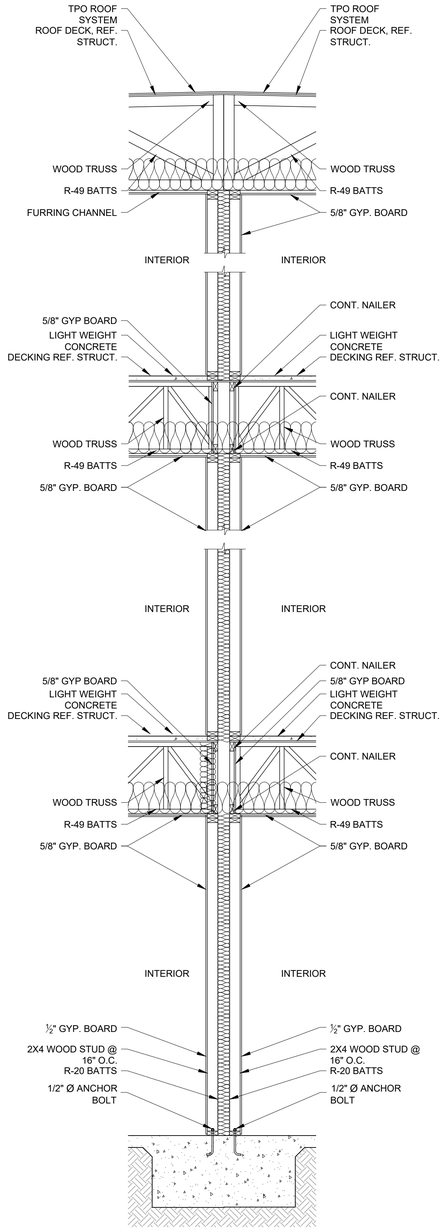
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. A-314
REVIEWED	
DATE 5/28/2021	

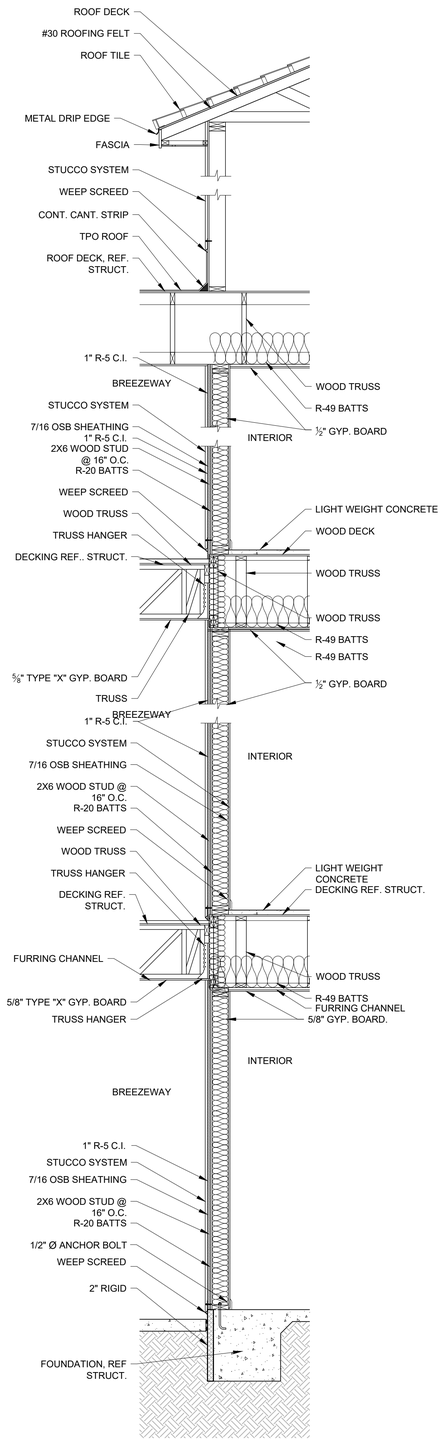
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



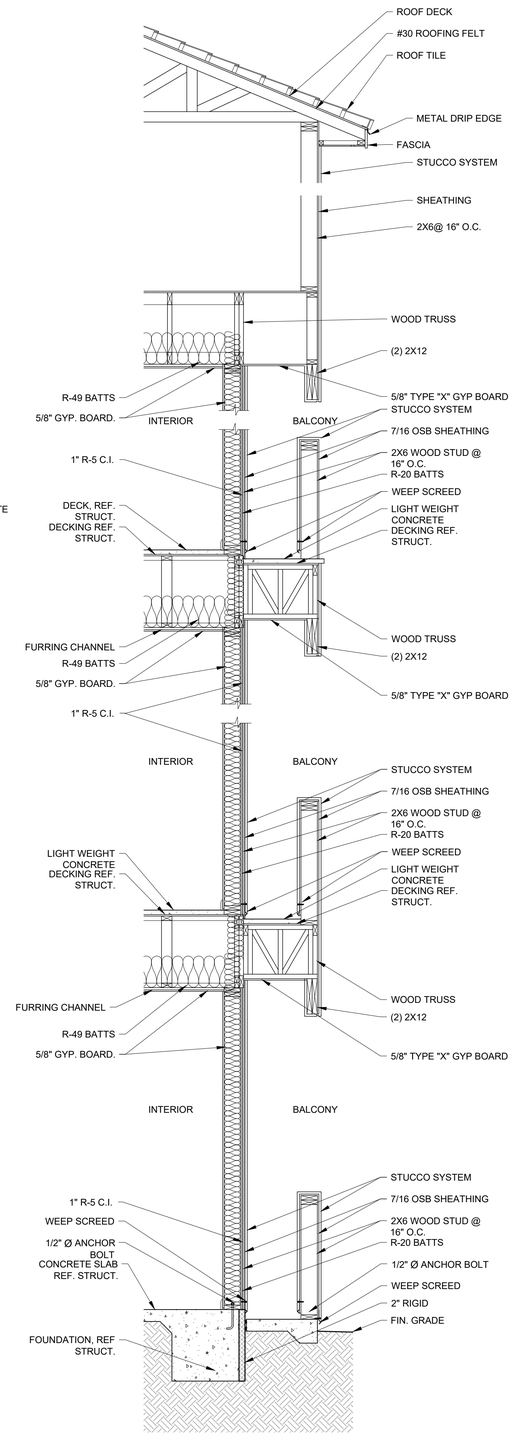
1 WALL SECTION

SCALE: 1/2" = 1'-0"



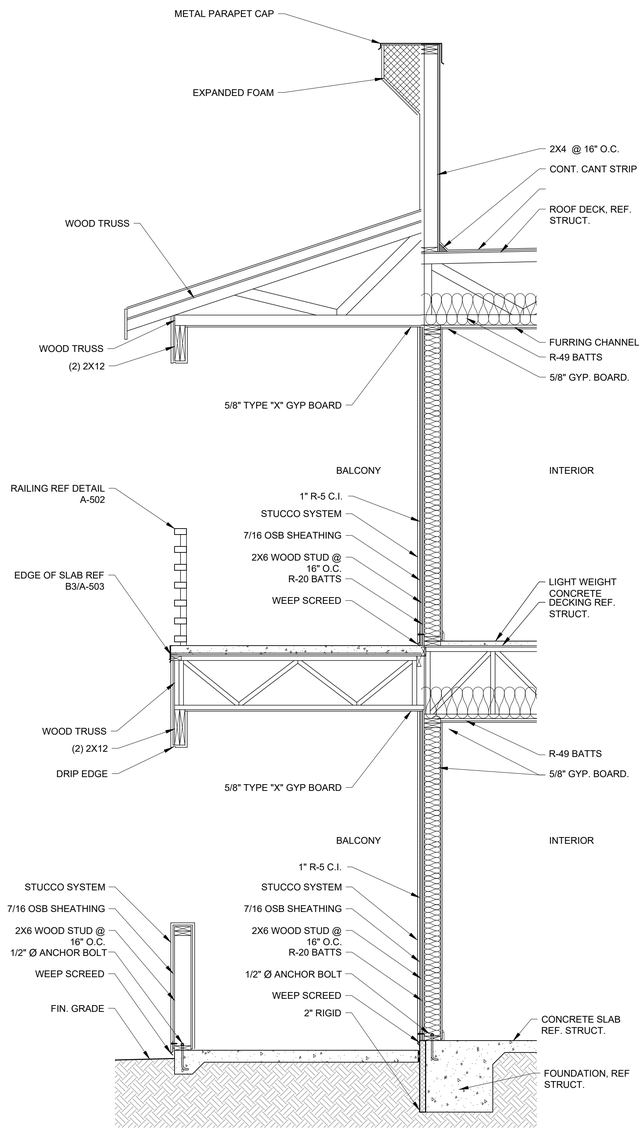
2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

..\..\..\LIBRARY\# Title Block\SCAnderson-Title Block1.tif

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

WALL SECTIONS

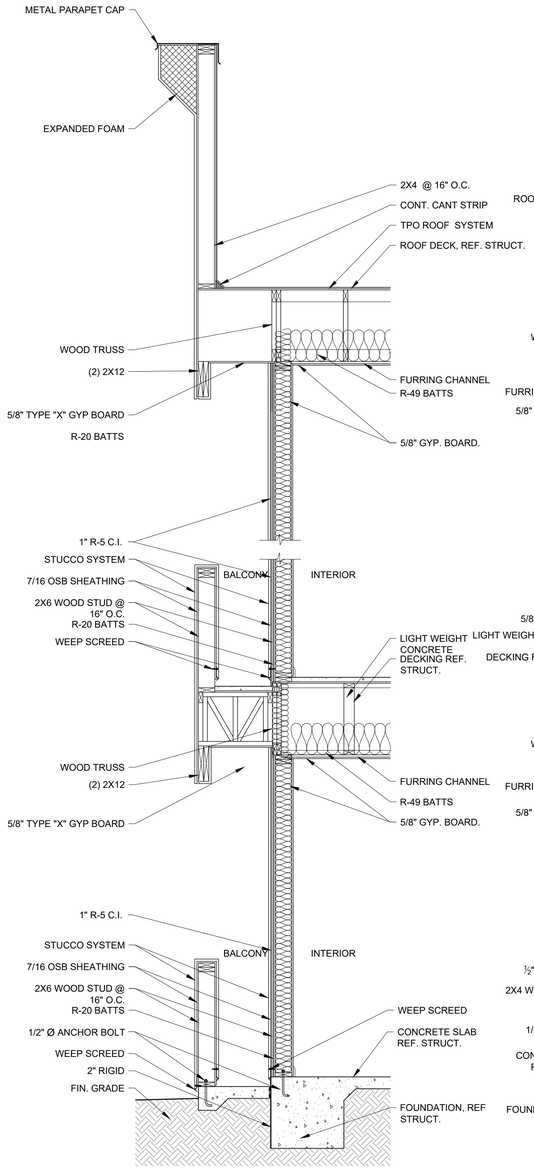
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NO. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. **A-315**
REVIEWED	
DATE 5/28/2021	

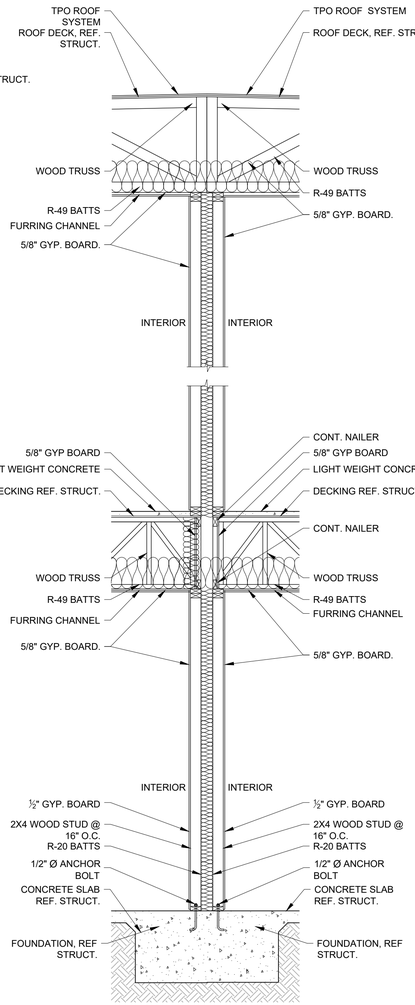
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



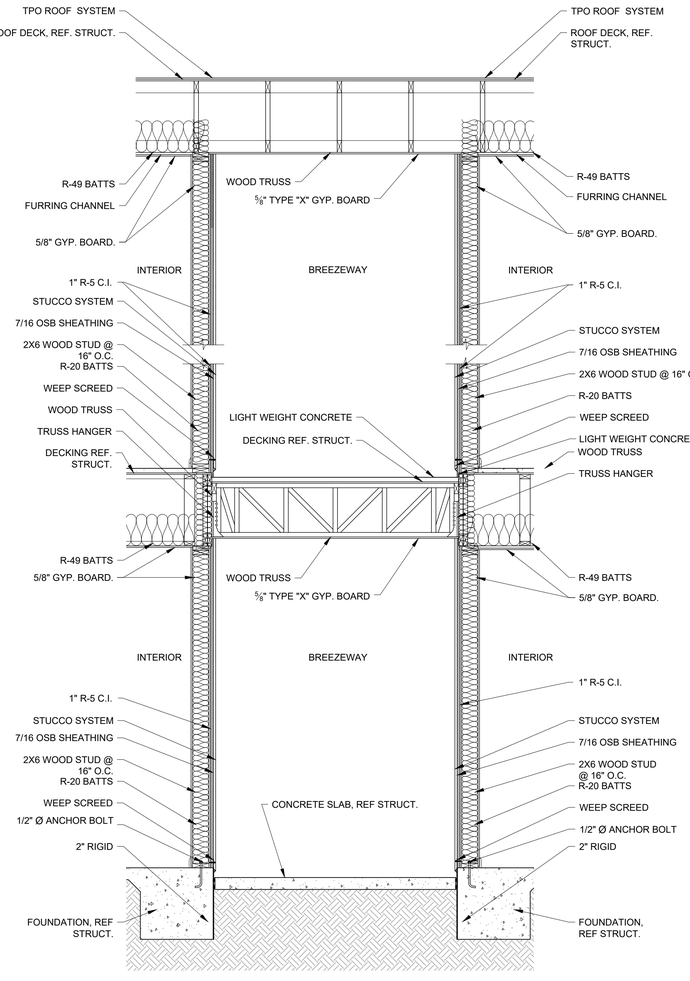
1 WALL SECTION

SCALE: 1/2" = 1'-0"



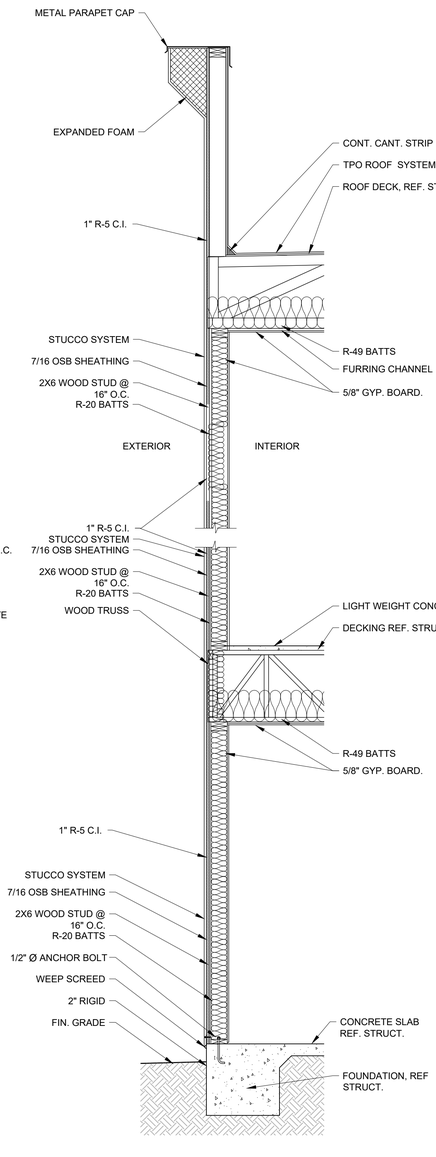
2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

WALL SECTIONS

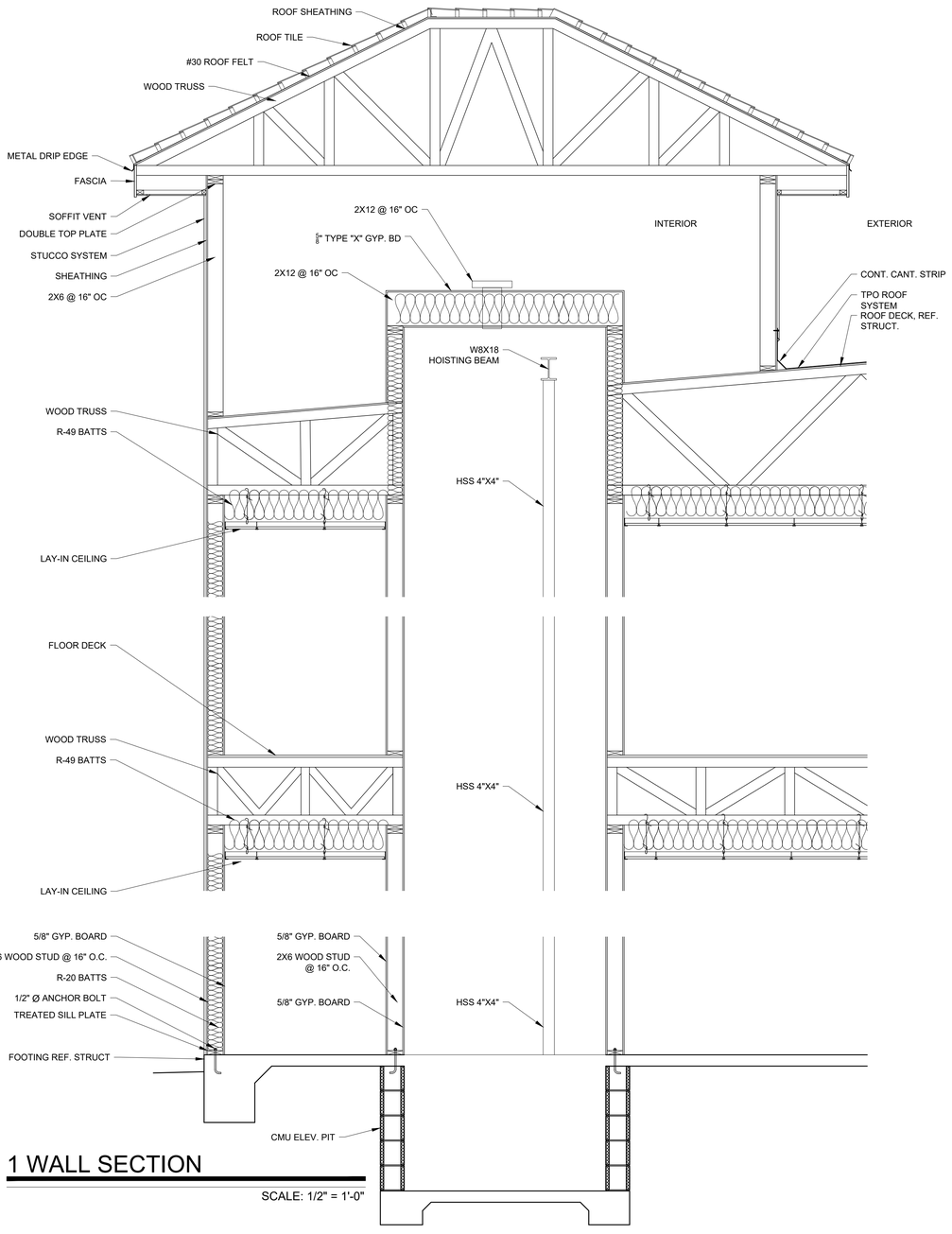
SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO. A-316
REVIEWED	
DATE 5/28/2021	

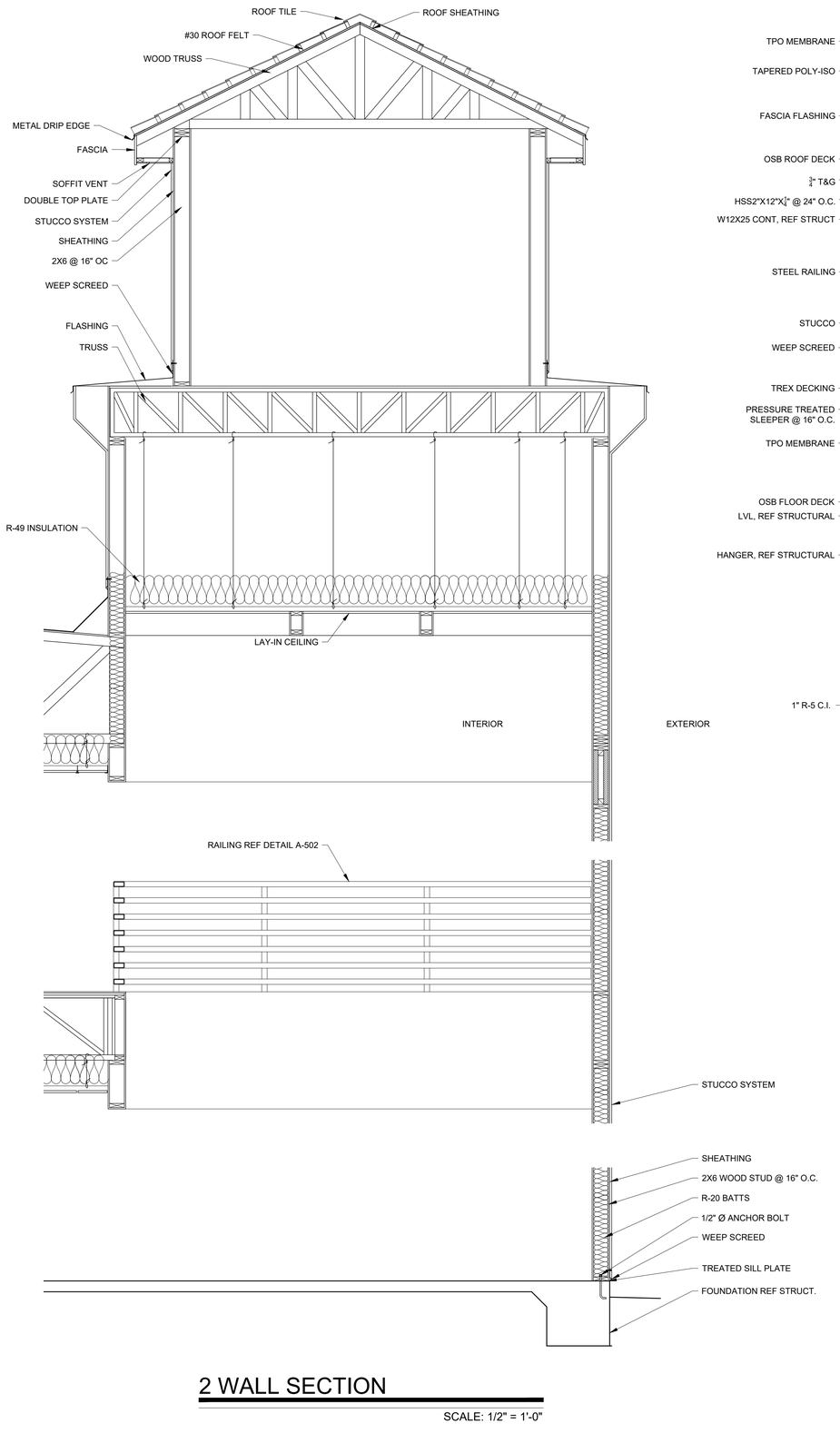
GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS



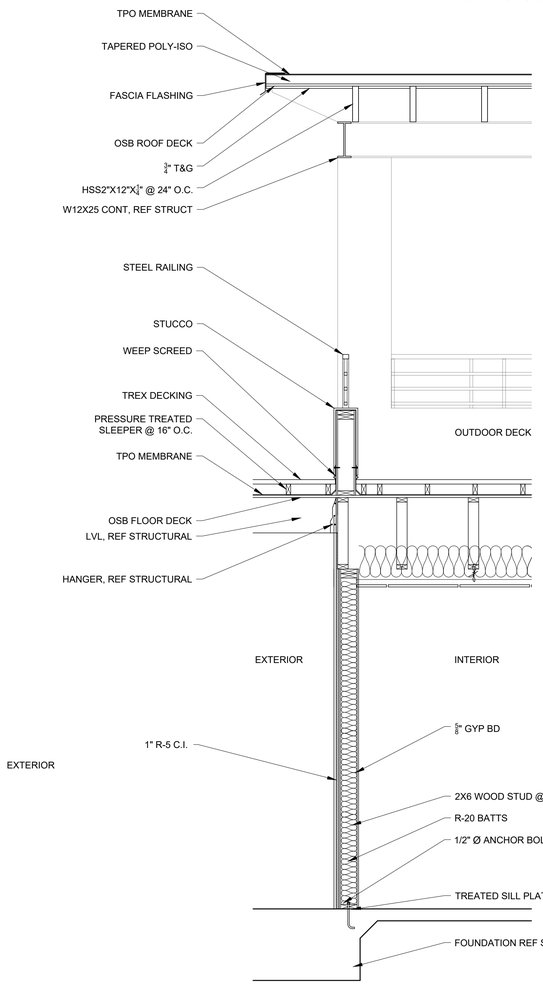
1 WALL SECTION

SCALE: 1/2" = 1'-0"



2 WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

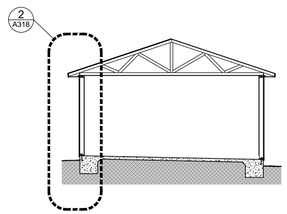
DRAWING TITLE

WALL SECTIONS

SEAL

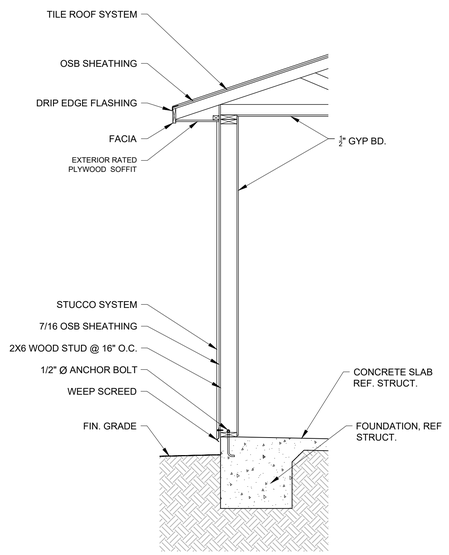
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-317
DATE 5/28/2021	



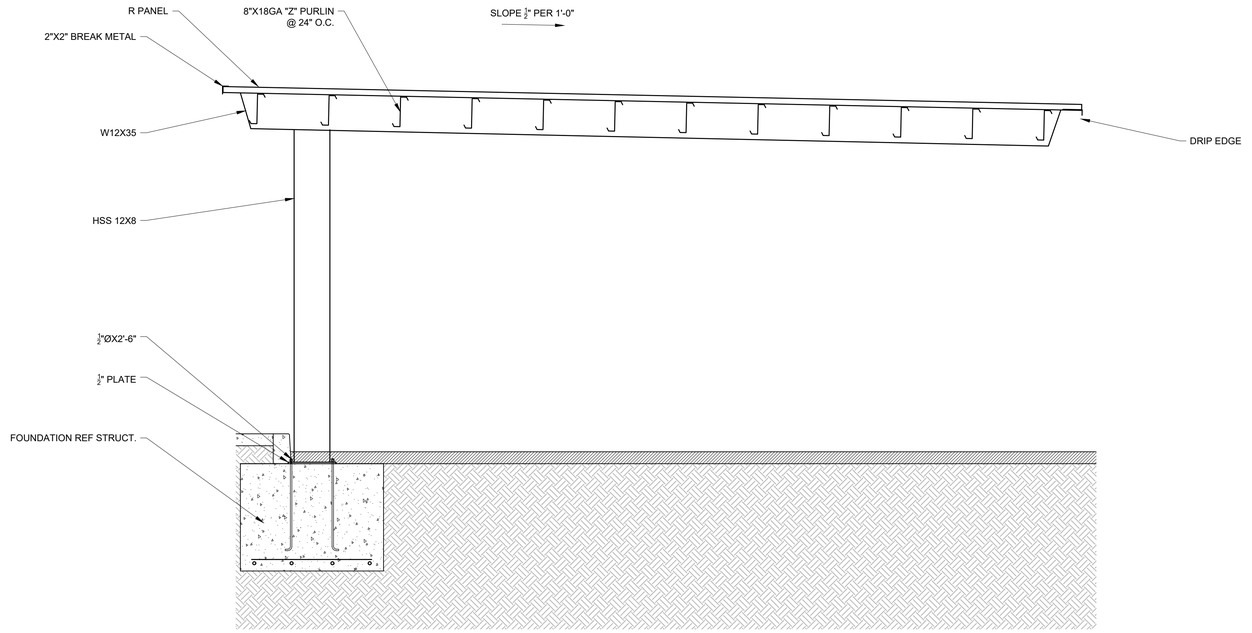
1 BUILDING SECTION

SCALE: 1/2" = 1'-0"



2 BUILDING SECTION

SCALE: 1/2" = 1'-0"



3 BUILDING SECTION

SCALE: 1/2" = 1'-0"

GENERAL NOTE:

REFERENCE "G" SHEETS FOR STC AND FIRE RATINGS

No	Revision Item	Date
	ISSUE FOR CONSTRUCTION	10/11/2022

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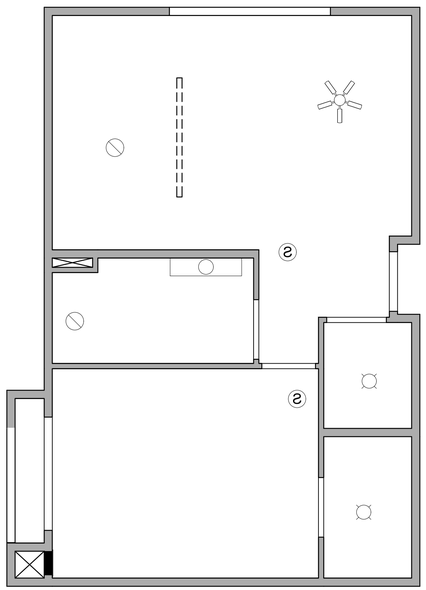
LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE **GARAGE BUILDINGS AND CARPORT SECTIONS**

SEAL

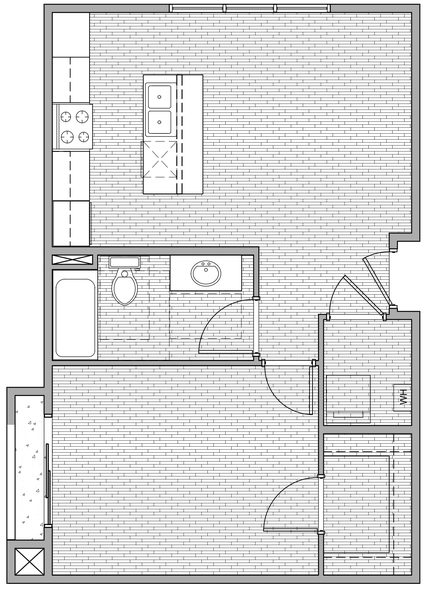
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
05/28/2021
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-318**
REVIEWED	
DATE 5/28/2021	



UNIT U CEILING PLAN

SCALE: 1/4" = 1'-0"



UNIT U FINISH PLAN

SCALE: 1/4" = 1'-0"

ICC A117.1-2009 TYPE "B"UNITS:

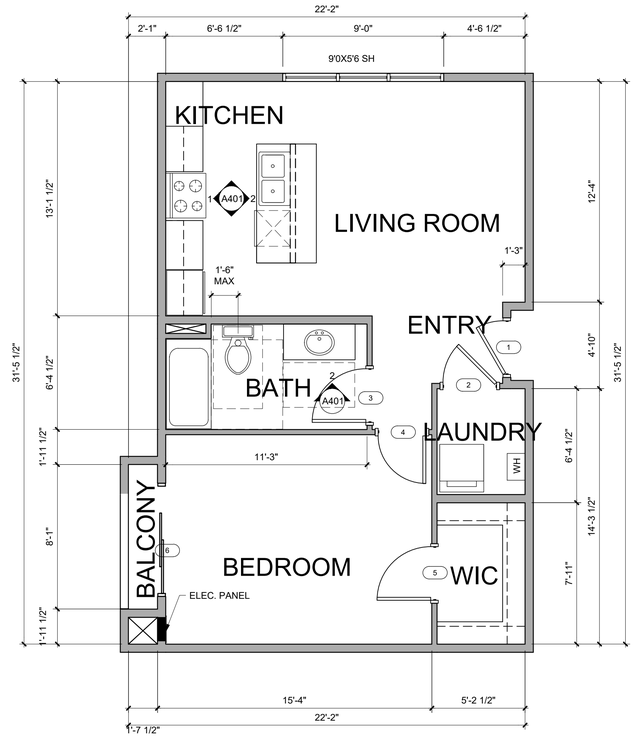
TOILET AND BATHING FACILITIES SHALL HAVE BACKING INSTALLED FOR GRAB BARS @ TOILETS AND BATHING FACILITIES

1004.11.3 LAVATORY CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT THE LAVATORY. THE CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

1004.11.3.1.2 CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM ONE SIDE OF THE REQUIRED CLEARANCE

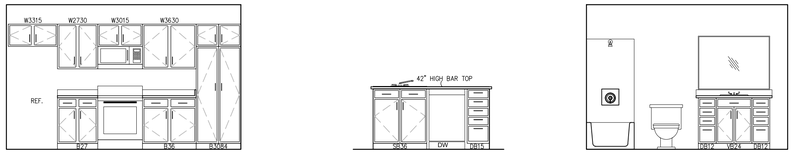
1004.11.3.1.2 WATER CLOSET CLEARANCE WIDTH SHALL BE MIN 48" IN WIDTH, 24" CLEARANCE OVERLAP PERMITTED PER 1004.11.3.1.2.2.4. (REF FIG 1004.11.3.1.2)

1004.11.3.1.3.2 FORWARD APPROACH BATHTUB CLEARANCE SHALL BE A MIN OF 48" X 60". WATER CLOSET AND LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.



UNIT U FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR			BASE		WALL			CEILING		
						REF GEN. NOTES			MATERIAL		
	CERAMIC TILE	CARPET	PLANK VINYL	WOOD TILE		EGG SHELL LATEX	GLOSS LATEX		EGG SHELL LATEX	GLOSS LATEX	
LIVING ROOM			●	●		●			●		
KITCHEN			●	●			●			●	
BEDROOM		●		●		●			●		
LAUNDRY			●	●		●			●		
BATHROOM			●	●			●			●	
WATER HEATER			●	●		●			●		
BEDROOM CLOSET		●		●		●			●		

UNIT TYPE U DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR					FRAME		DETAIL SEE SHEET A			FIRE RATING (MIN.)	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1	
2	HOT WATER CLOSET	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	2	
3	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
4	BEDROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
5	CLOSET	5'-0"	6'-8"	1 3/4"	3	HCW	B	WD	-	-	-	-	4	CLOSET DOOR
6	BALCONY	6'-0"	6'-8"	1 3/4"	4	GLZ	C		-	-	-	-	5	SLIDING GLASS DOOR

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
29. PAINT ALL DOOR FRAMES U.O.N.
30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 625 SF
BALCONY AREA 13 SF
TOTAL LEASABLE 638 SF

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
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albuquerque, nm 87107
scott@scottanderson.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

UNIT U FLOOR PLAN

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
8/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-401**
REVIEWED	
DATE 8/20/2020	

ICC A117.1-2009 TYPE "B"UNITS:

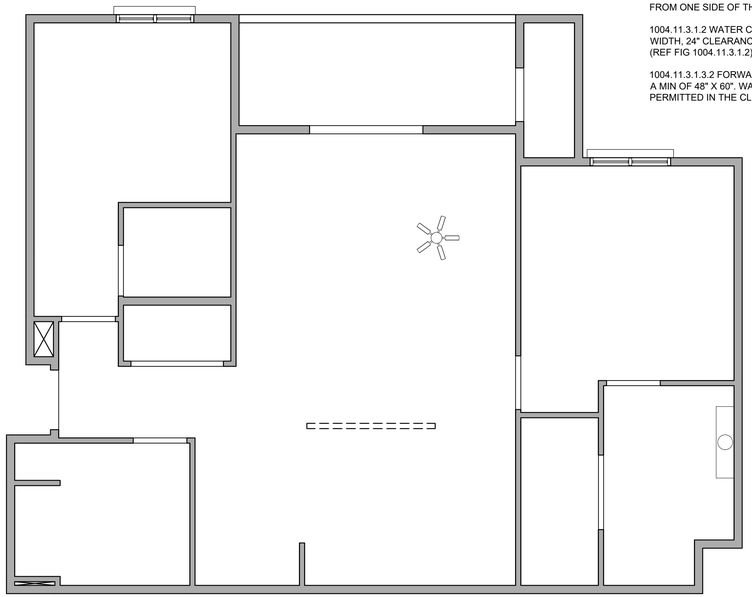
TOILET AND BATHING FACILITIES SHALL HAVE BACKING INSTALLED FOR GRAB BARS @ TOILETS AND BATHING FACILITIES

1004.11.3 LAVATORY CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT THE LAVATORY. THE CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

1004.11.3.1.2 CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM ONE SIDE OF THE REQUIRED CLEARANCE

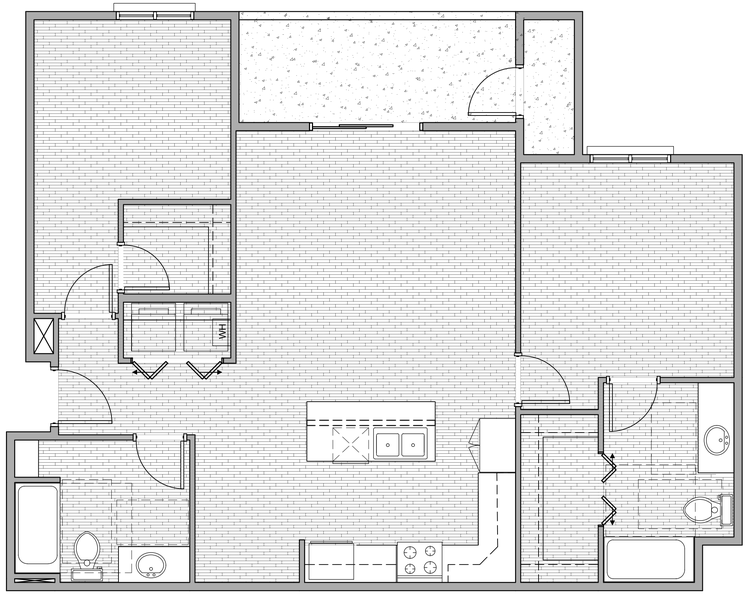
1004.11.3.1.2 WATER CLOSET CLEARANCE WIDTH SHALL BE MIN 48" IN WIDTH, 24" CLEARANCE OVERLAP PERMITTED PER 1004.11.3.1.2.2.4. (REF FIG 1004.11.3.1.2)

1004.11.3.1.3.2 FORWARD APPROACH BATHTUB CLEARANCE SHALL BE A MIN OF 48" X 60". WATER CLOSET AND LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.



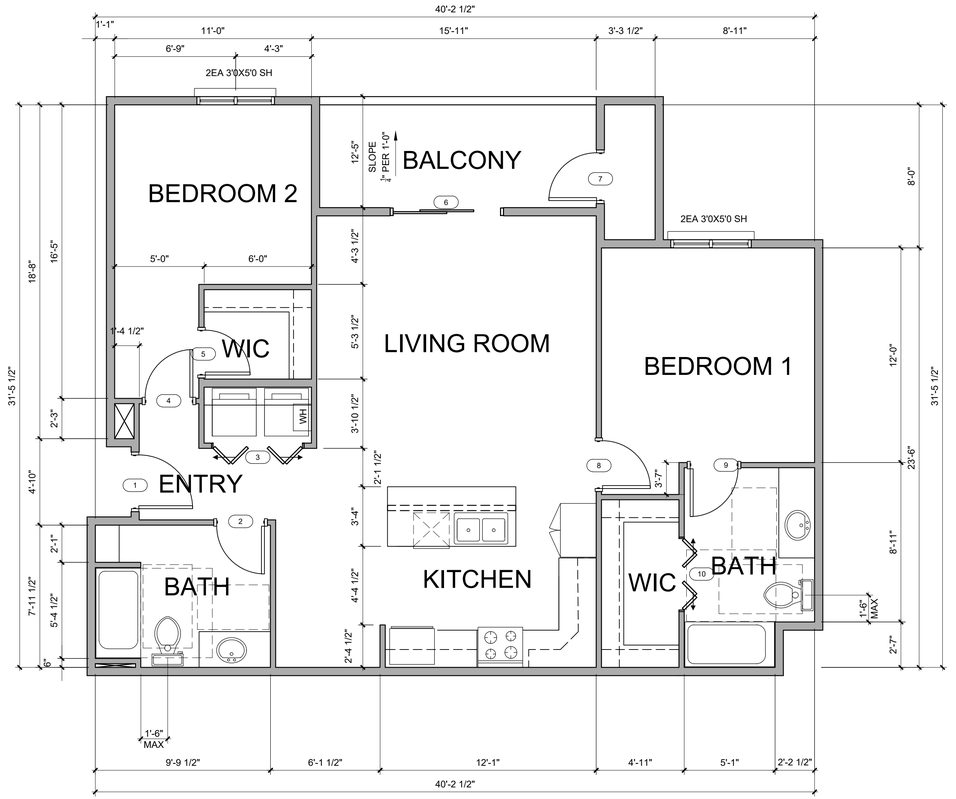
UNIT V CEILING PLAN

SCALE: 1/4" = 1'-0"



UNIT V FINISH PLAN

SCALE: 1/4" = 1'-0"



UNIT V FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR			BASE		WALL		CEILING		
						REF GEN. NOTES		MATERIAL		
	CERAMIC TILE	CARPET	PLANK VINYL	WOOD	TILE	EGG SHELL LATEX	GLOSS LATEX	EGG SHELL LATEX	GLOSS LATEX	
LIVING ROOM				●	●	●		●		
KITCHEN				●	●		●		●	
BEDROOM		●			●	●		●		
LAUNDRY			●		●	●		●		
MASTER BATH				●	●		●		●	
BATHROOM				●	●		●		●	
WATER HEATER				●	●	●		●		
CLOSET		●			●	●		●		

UNIT TYPE C DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR					FRAME		DETAIL SEE SHEET A			FIRE RATING (MIN.)	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1	
2	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
3	LAUNDRY	(PR) 2'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR
4	BEDROOM 2	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
5	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
6	BALCONY	6'-0"	6'-8"	1 3/4"	4	GLZ	C		-	-	-	-	5	SLIDING GLASS DOOR
7	CLOSET	2'-8"	6'-8"	1 3/4"	2	FG	B	HM	-	-	-	-	2	
8	BEDROOM 1	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
9	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
10	CLOSET	(PR) 2'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
29. PAINT ALL DOOR FRAMES U.O.N.
30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 1,104 SF
OUTDOOR AREA 113 SF
TOTAL AREA 1,217 SF

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
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505.401.7375

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

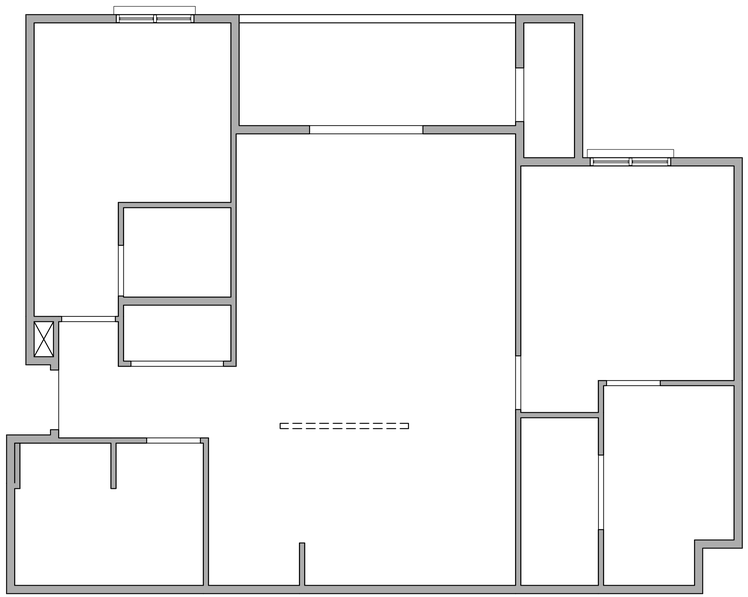
DRAWING TITLE

UNIT V FLOOR PLAN

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
8/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-402**
REVIEWED	
DATE 8/20/2020	

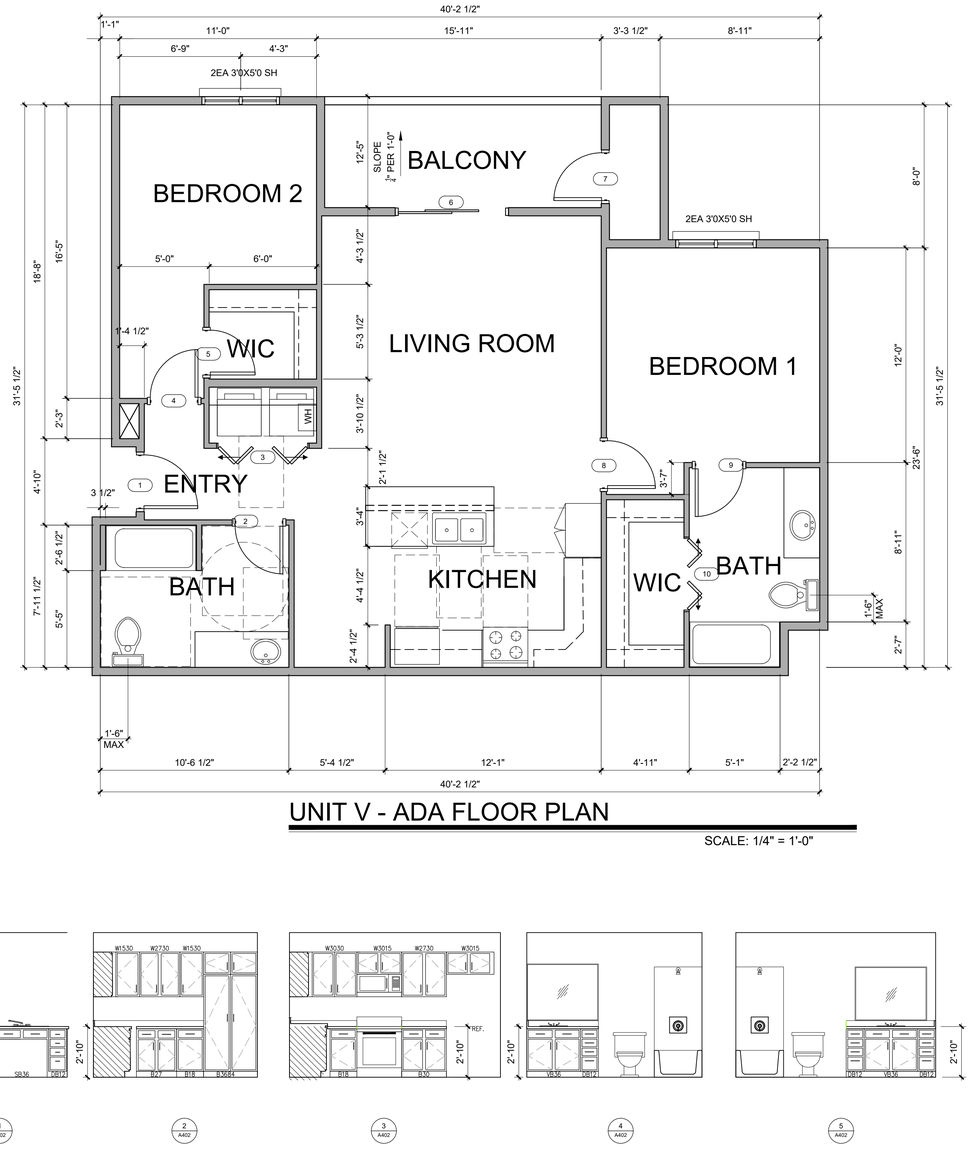


UNIT V - ADA CEILING PLAN

SCALE: 1/4" = 1'-0"

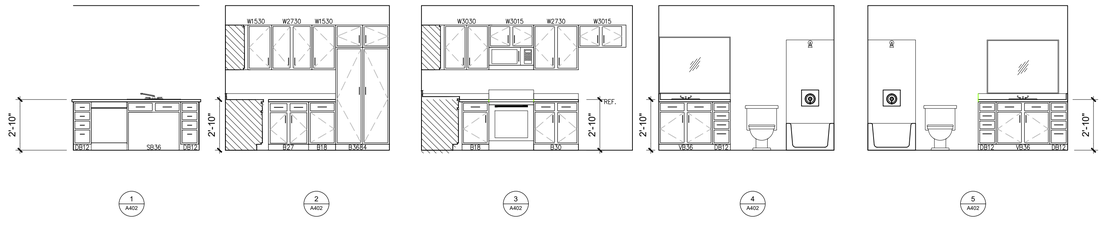
UNIT V-ADA FINISH PLAN

SCALE: 1/4" = 1'-0"



UNIT V - ADA FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR			BASE		WALL			CEILING		
						REF GEN. NOTES			MATERIAL		
	CERAMIC TILE	CARPET	PLANK VINYL	WOOD	TILE	EGG SHELL LATEX	GLOSS LATEX		EGG SHELL LATEX	GLOSS LATEX	
LIVING ROOM				●		●			●		
KITCHEN				●			●			●	
BEDROOM		●		●		●			●		
LAUNDRY			●	●		●			●		
MASTER BATH			●	●			●			●	
BATHROOM			●	●			●			●	
WATER HEATER			●	●		●			●		
CLOSET		●		●		●			●		

UNIT TYPE C DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR					FRAME		DETAIL SEE SHEET A			FIRE RATING (MIN.)	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	SILL			
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1	
2	BATHROOM	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
3	LAUNDRY	(PR) 2'-6"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR
4	BEDROOM 2	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
5	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-		
6	BALCONY	6'-0"	6'-8"	1 3/4"	4	GLZ	C		-	-	-	-	5	SLIDING GLASS DOOR
7	CLOSET	2'-8"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	-	2	
8	BEDROOM 1	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
9	BATHROOM	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3	
10	CLOSET	(PR) 2'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-		BIFOLD DOOR

GENERAL NOTES

1. ALL DIMENSIONS TO PRESCIENT WALLS ARE TO FACE OF STUD, U.O.N.
2. ENLARGED UNIT PLANS MAY BE MIRRORED TO BASE PLAN. REFER TO OVERALL PLANS FOR PROPER ORIENTATION.
3. ALL UNITS ARE TYPE B ACCESSIBLE PER THE 2003 117.1 ANSI STANDARDS EXCEPT THOSE INDICATED AS "TYPE A" ACCESSIBLE. REFER TO ACCESSIBILITY DIAGRAMS ON TYPE "A" UNIT PLANS FOR INDICATED CLEARANCES.
4. REFER TO SHEET G-002 FOR PARTITION TYPES.
5. ALL PARTITIONS ARE PERPENDICULAR OR PARALLEL U.O.N.
6. FIRE RESISTIVE CONSTRUCTION IS REQUIRED AT CORRIDOR AND
7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
11. INSTALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT ALL PLUMBING FIXTURES IN ALL BATHROOMS PER THE ANSI 117.1 STANDARDS ON SHEET G-001.
12. INSTALL BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES AS REQUIRED.
13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
16. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNERS' DRAWINGS.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.
18. REFER TO MECHANICAL PLANS FOR ACCESS PANEL AND DIFFUSER SIZES.
19. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
20. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS.
21. ALL NEW GYPSUM BOARD SOFFITS AND CEILINGS ARE TO BE PAINTED P U.O.N.
22. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.O.N.
23. PROVIDE BUILDING STANDARD LIGHT FIXTURES AND SUSPENDED CEILING THROUGHOUT, U.O.N
24. REFER TO SHEET A-502 FOR TYPICAL CEILING DETAILS.
25. SEE SHEET A-502 FOR FLOOR TRANSITION DETAILS.
26. FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, U.O.N.
27. ALL PAINT TRANSITIONS TO OCCUR AT INSIDE CORNERS, U.O.N.
28. PAINT ALL WALLS P UNLESS OTHERWISE NOTED.
29. PAINT ALL DOOR FRAMES U.O.N.
30. PAINT EXPOSED CONDUIT TO MATCH SURROUNDING FINISHES.
31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 1,098 SF
OUTDOOR AREA 125 SF
TOTAL AREA 1,213 SF

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scottcanderson.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
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RIO RANCHO, NM 87124

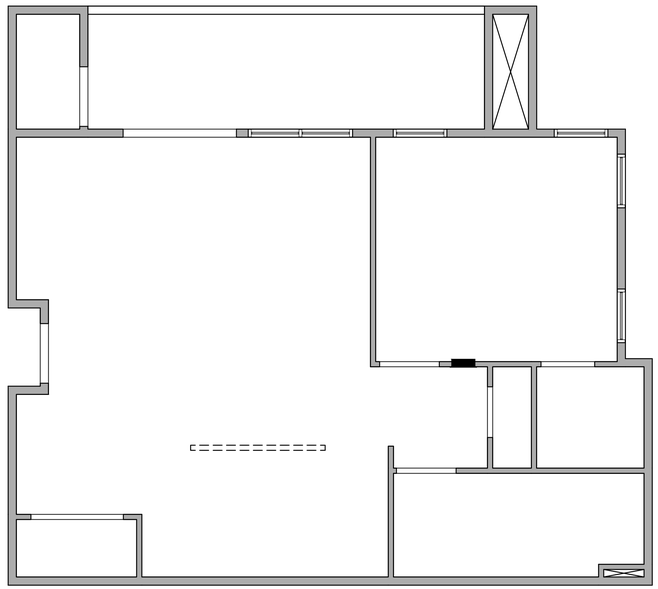
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UNIT V - TYPE "A" ACCESSIBLE FLOOR PLAN

SEAL

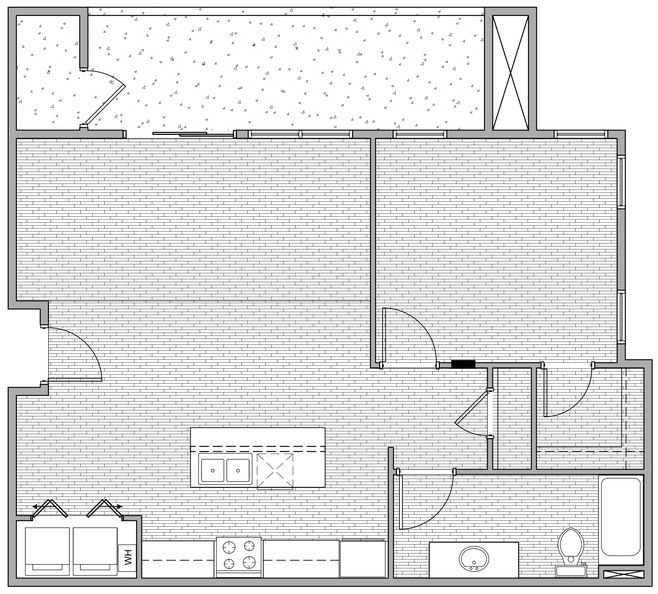


DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-403**
REVIEWED	
DATE 8/20/2020	



UNIT W CEILING PLAN

SCALE: 1/4" = 1'-0"



UNIT W FINISH PLAN

SCALE: 1/4" = 1'-0"

ICC A117.1-2009 TYPE "B"UNITS:

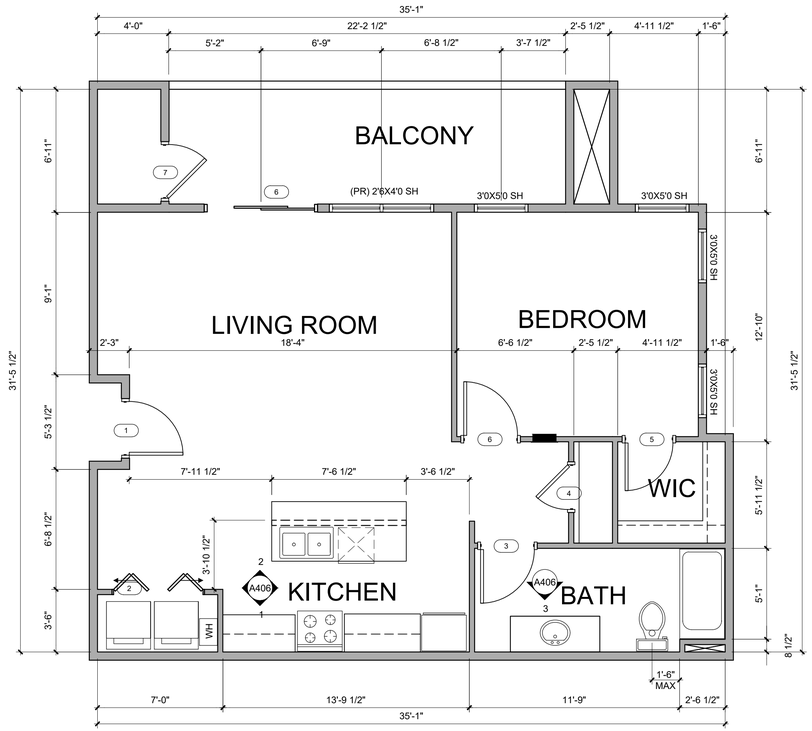
TOILET AND BATHING FACILITIES SHALL HAVE BACKING INSTALLED FOR GRAB BARS @ TOILETS AND BATHING FACILITIES

1004.11.3 LAVATORY CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT THE LAVATORY. THE CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

1004.11.3.1.2 CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM ONE SIDE OF THE REQUIRED CLEARANCE

1004.11.3.1.2 WATER CLOSET CLEARANCE WIDTH SHALL BE MIN 48" IN WIDTH, 24" CLEARANCE OVERLAP PERMITTED PER 1004.11.3.1.2.2.4. (REF FIG 1004.11.3.1.2)

1004.11.3.1.3.2 FORWARD APPROACH BATHTUB CLEARANCE SHALL BE A MIN OF 48" X 60". WATER CLOSET AND LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.





1 A405 2 A405 3 A405

INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR: CERAMIC TILE	FLOOR: CARPET	FLOOR: PLANK VINYL	BASE: WOOD	BASE: TILE	WALL (REF GEN. NOTES): EGG SHELL LATEX	WALL (REF GEN. NOTES): GLOSS LATEX	CEILING MATERIAL: EGG SHELL LATEX	CEILING MATERIAL: GLOSS LATEX
LIVING ROOM			●	●		●		●	
KITCHEN			●	●			●		●
BEDROOM		●		●		●		●	
LAUNDRY			●	●		●		●	
MASTER BATH			●	●			●		●
BATHROOM			●	●			●		●
WATER HEATER			●	●		●		●	
BEDROOM CLOSET		●		●		●		●	
ENTRY CLOSET			●	●		●		●	

UNIT TYPE E DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR: WIDTH	DOOR: HEIGHT	DOOR: THICKNESS	DOOR: TYPE	DOOR: MATERIAL	FRAME: TYPE	FRAME: MATERIAL	DETAIL SEE SHEET A: HEAD	DETAIL SEE SHEET A: JAMB	DETAIL SEE SHEET A: SILL	FIRE RATING (MIN.)	HARDWARE SET	DOOR SIGN: SIGN TYPE	DOOR SIGN: TEXT
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1		
2	LAUNDRY	PR 2'-6"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-			BIFOLD
3	BATHROOM	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	2		
4	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	HM	-	-	-	-	2		
5	CLOSET	2'-8"	6'-8"	1 3/4"	2	HCW	B	HM	-	-	-	-	2		
5	BEDROOM 1	2'-8"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	2		
6	BALCONY	6'-0"	6'-8"	3/4"	4	GLZ	C	HM					1		SLIDING GLASS DOOR
7	CLOSET	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	-	2		

GENERAL NOTES

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7. DEMISING WALLS AS INDICATED ON CODE PLANS SHEETS G-102.
8. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AT ALL WET LOCATIONS
9. REFER TO SHEET A-600 FOR DOOR TYPES.
10. LOCATE INTERIOR DOOR FRAMES 4" FROM PERPENDICULAR CORNER OR CENTERED IN OPENING, U.O.N.
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13. INSTALL BLOCKING FOR FUTURE WALL-MOUNTED TELEVISION INSTALLATION AS INDICATED.
14. CLOSET DEPTH TO BE 2'-0" CLEAR, U.O.N.
15. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL ELECTRICAL, HVAC, SPRINKLER AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
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31. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
32. FLOORING TO BE CONTINUOUS UNDER APPLIANCES

HEATED AREA 831 SF
LEASABLE AREA 168 SF

No	Revision Item	Date

SCOTT C. ANDERSON
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albuquerque, nm 87107
scott@scottandersonarch.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
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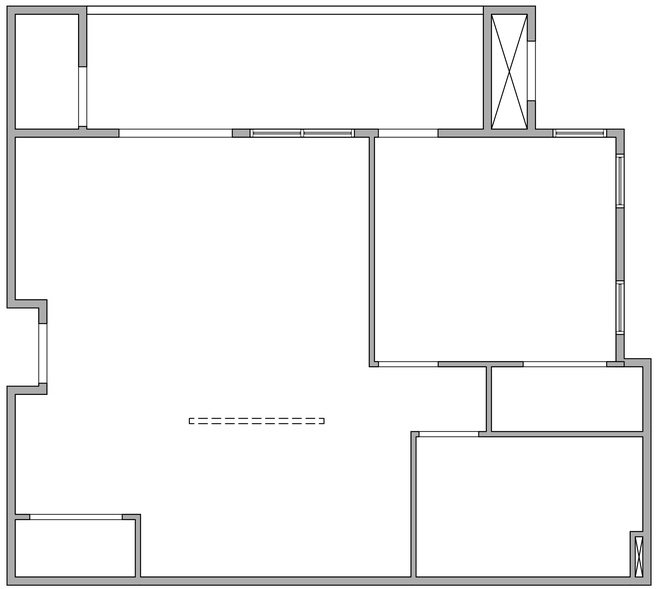
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UNIT W FLOOR PLAN

SEAL

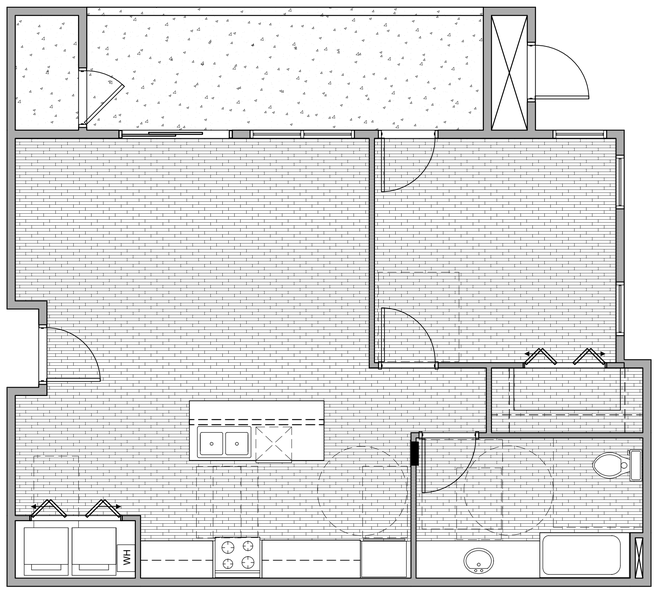
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
8/20/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-404**
REVIEWED	
DATE 8/20/2020	



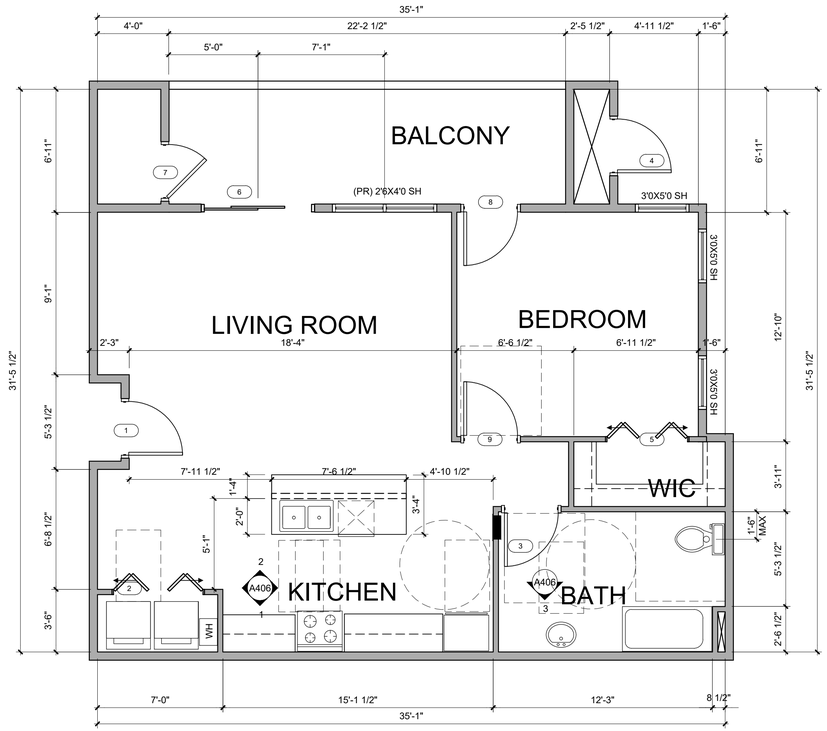
UNIT W CEILING PLAN

SCALE: 1/4" = 1'-0"



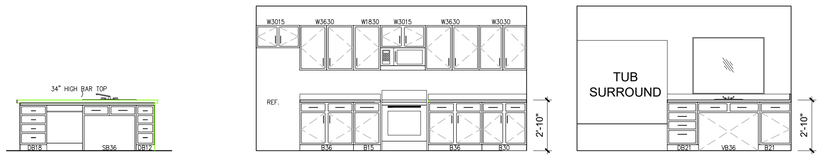
UNIT W FINISH PLAN

SCALE: 1/4" = 1'-0"



UNIT W FLOOR PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR: CERAMIC TILE	FLOOR: CARPET	FLOOR: PLANK VINYL	BASE: WOOD	BASE: TILE	WALL (REF GEN. NOTES): EGG SHELL LATEX	WALL (REF GEN. NOTES): GLOSS LATEX	CEILING MATERIAL: EGG SHELL LATEX	CEILING MATERIAL: GLOSS LATEX
LIVING ROOM			●	●		●		●	
KITCHEN			●	●			●		●
BEDROOM		●		●		●		●	
LAUNDRY			●	●		●		●	
MASTER BATH			●	●			●		●
BATHROOM			●	●			●		●
WATER HEATER			●	●		●		●	
BEDROOM CLOSET		●		●		●		●	
ENTRY CLOSET			●	●		●		●	

UNIT TYPE E DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR: WIDTH	DOOR: HEIGHT	DOOR: THICKNESS	DOOR: TYPE	DOOR: MATERIAL	FRAME: TYPE	FRAME: MATERIAL	DETAIL SEE SHEET A: HEAD	DETAIL SEE SHEET A: JAMB	DETAIL SEE SHEET A: SILL	FIRE RATING (MIN.)	HARDWARE SET	DOOR SIGN: SIGN TYPE	DOOR SIGN: TEXT
1	ENTRY	3'-0"	6'-8"	1 3/4"	1	FG	A	HM	-	-	-	45	1		
2	LAUNDRY	5'-0"	6'-8"	1 3/4"	5	HCW	B	WD	-	-	-	-			BIFOLD
3	BATHROOM	3'-0"	6'-8"	1 3/4"	2	HCW	B	WD	-	-	-	-	3		
4	EXTERIOR	3'-0"	6'-8"	1 3/4"	1	FG	B	HM	-	-	-	-	1		
5	CLOSET	PR 2'-0"	6'-8"	1 3/4"	5	HCW	B	HM	-	-	-	-			BIFOLD
6	BALCONY	6'-0"	6'-8"	3/4"	4	GLZ	C	V					5		SLIDING GLASS DOOR
7	CLOSET	3'-0"	6'-8"	1 3/4"	1	FG	B	HM	-	-	-	-	2		
8	PATIO	3'-0"	6'-8"	1 3/4"	1	FG		HM					1		FULL LIGHT FIBERGLASS
9	BEDROOM	3'-0"	6'-8"	1 3/4"	2	HCW		WD					3		

GENERAL NOTES

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HEATED AREA 831 SF
LEASABLE AREA 168 SF

No	Revision Item	Date

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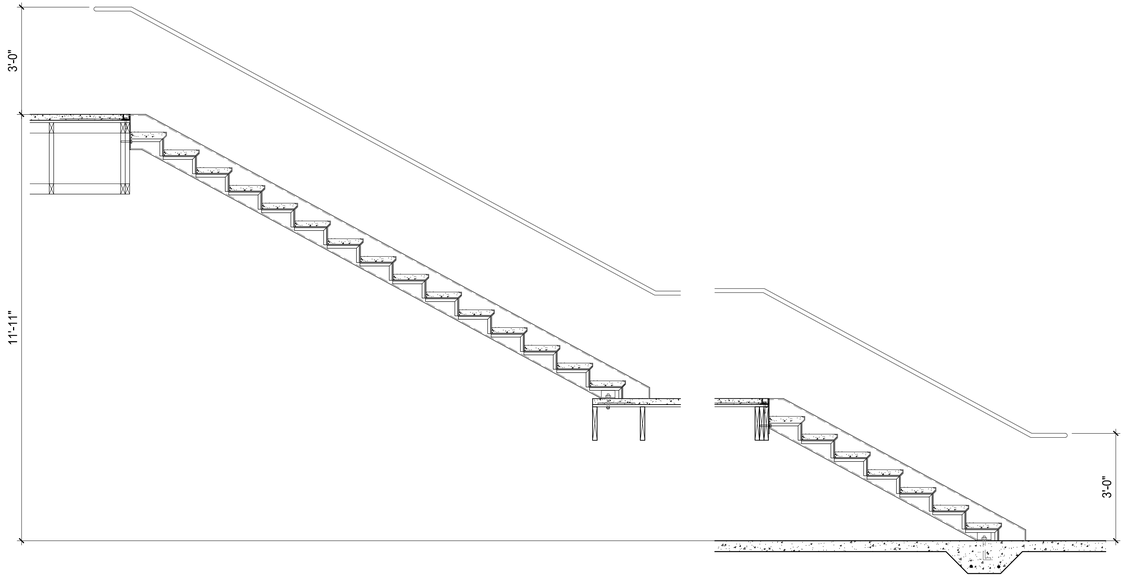
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UNIT W - TYPE "A"
ACCESSIBLE FLOOR PLAN

SEAL

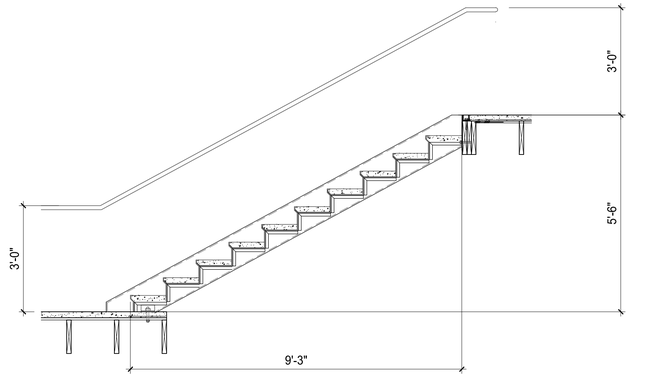
STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
8/20/2020
REGISTERED ARCHITECT

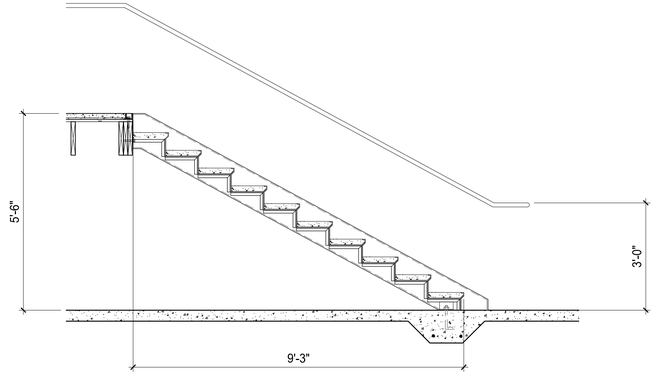
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-405**
REVIEWED	
DATE 8/20/2020	



C1 BUILDING F INTERIOR STAIR

SCALE: 1/2" = 1'-0"



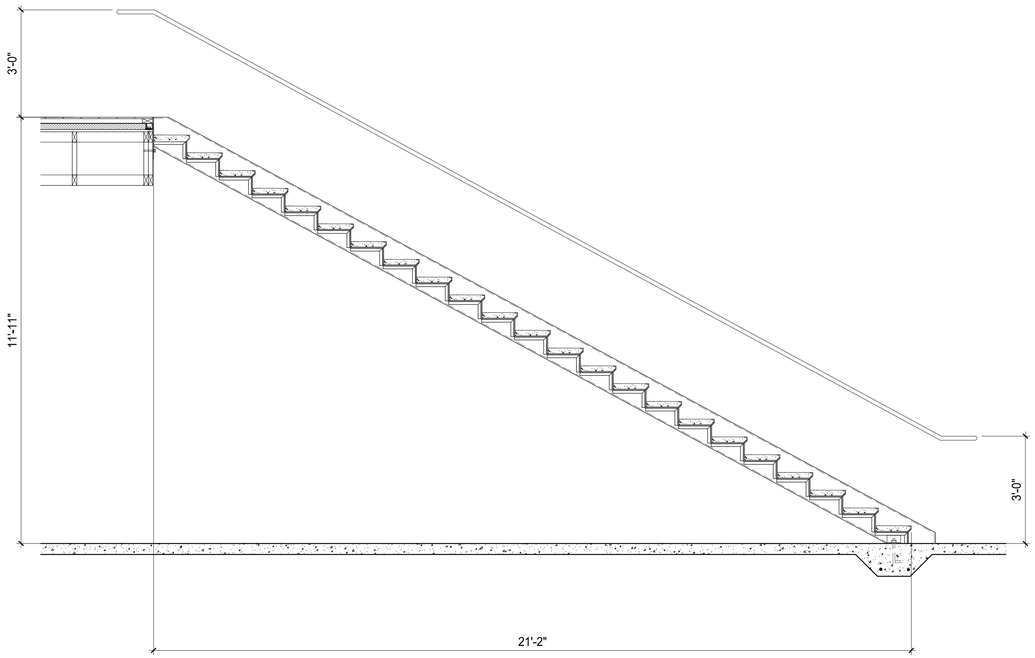


C5 APARTMENT STAIR

SCALE: 1/2" = 1'-0"

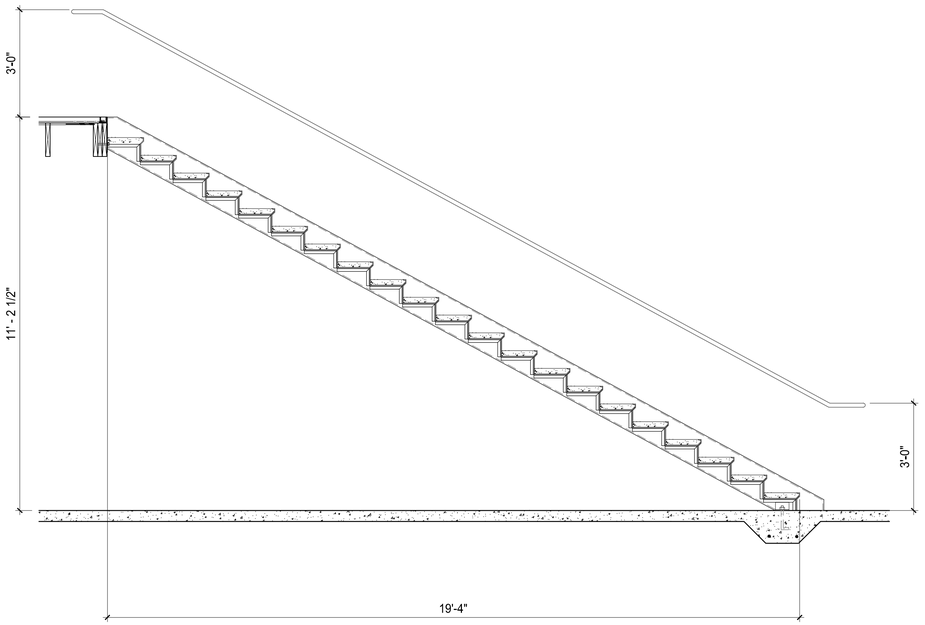
GENERAL NOTES

1. FIELD VERIFY FLOOR TO FLOOR AND OPENING DIMENSIONS PRIOR TO STAIR FABRICATION
2. REFERENCE SHEET A-502 FOR STAIR & HANDRAIL DETAILS
3. ALL STAIR WIDTHS ARE 4'-0" UNLESS NOTED.



A1 BUILDING F EXTERIOR STAIR

SCALE: 1/2" = 1'-0"



A5 APARTMENT STAIR

SCALE: 1/2" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
& associates architects
4419 4th St nw ste. B
albuquerque, nm 87107
scott@scacnmarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

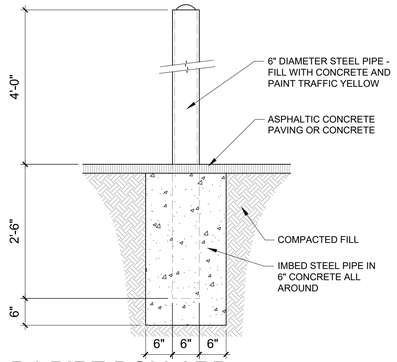
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STAIR SECTIONS

SEAL

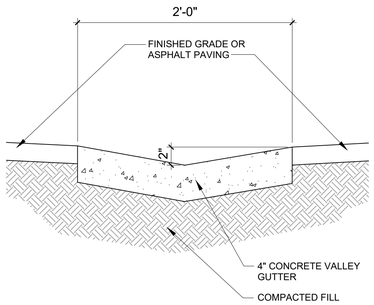
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NO. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO **A-406**
REVIEWED	
DATE 4/10/2020	



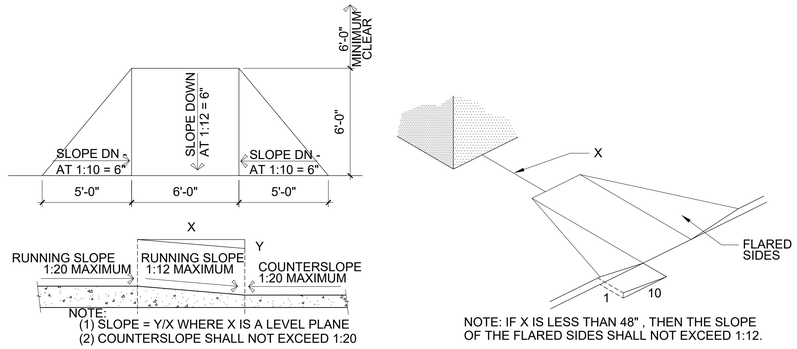
D1 PIPE BOLLARD

SCALE: 3/4" = 1'-0"



D2 VALLEY GUTTER

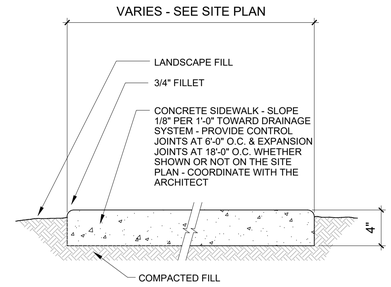
SCALE: 1 1/2" = 1'-0"



D3 HC PARKING RAMP

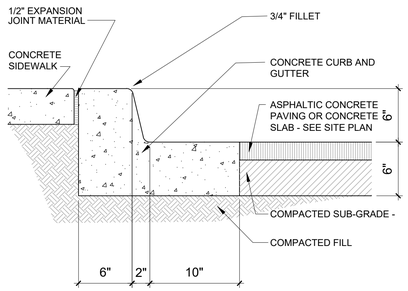
SCALE: 1/4" = 1'-0"

NOTE: IF X IS LESS THAN 48" , THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12.



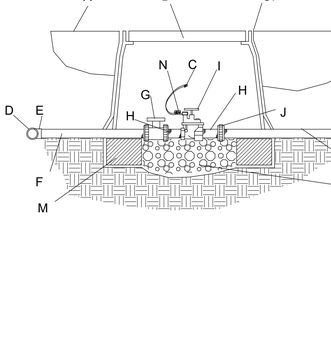
D5 TYPICAL SIDEWALK

SCALE: 1 1/2" = 1'-0"



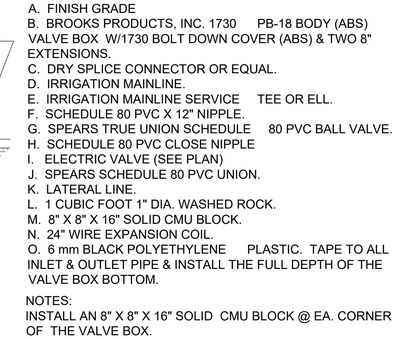
D6 CURB & GUTTER

SCALE: 1 1/2" = 1'-0"



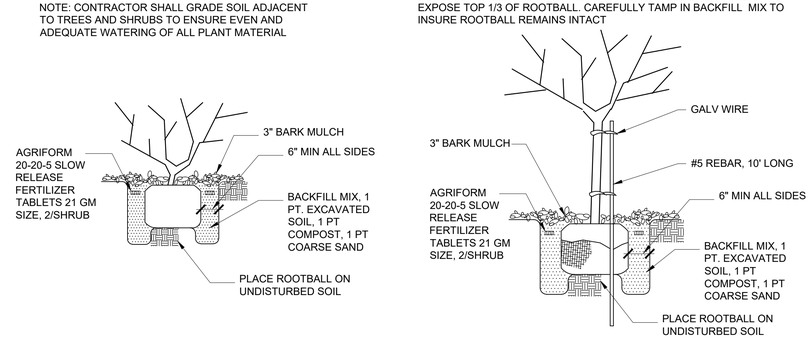
C1 BIKE RACK

SCALE: 1/2" = 1'-0"



C2 PARKING BUMPER

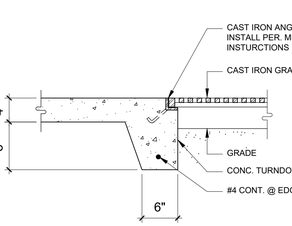
SCALE: 3/4" = 1'-0"



C3 HC PARKING RAMP

SCALE: 1/4" = 1'-0"

NOTE: CURB SLOPES UP ON BOTH SIDES AT 1:12.



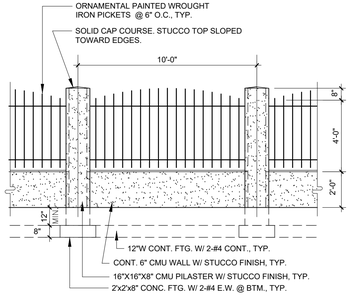
C5 HC PAVEMENT MARKING

SCALE: NTS



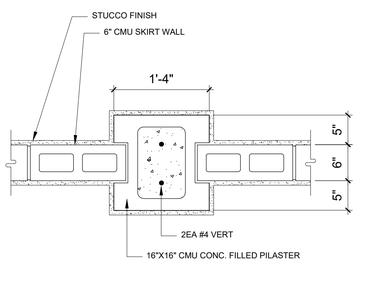
C6 HC PARKING SIGN

SCALE: 1 1/2" = 1'-0"



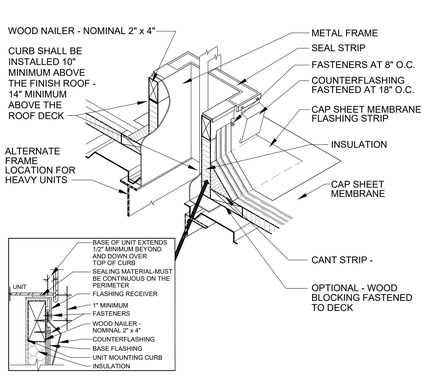
B1 FENCE ELEVATION

SCALE: NTS



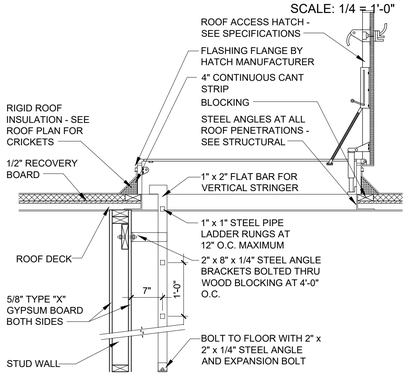
B2 FENCE PILASTER

SCALE: 1" = 1'-0"



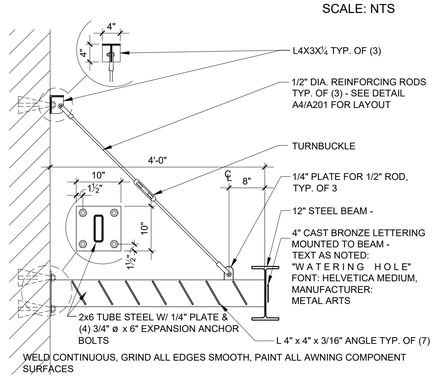
B3 EQUIPMENT CURB

SCALE: NTS



B4 ROOF HATCH & LADDER

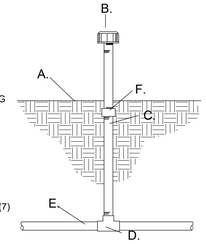
SCALE: NTS



B5 STEEL AWNING

SCALE:NTS

NOTE:
LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO INSTALLATION LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.



KEYED NOTES:
A. FINISH GRADE
B. FLOOD BUBBLER (SEE PLAN)
C. SCH. 80 PVC NIPPLE.
D. SCH 40 PVC TEE.
E. LATERAL PIPE.
F. SCH 40 PVC THREADED COUPLER

B6 IRRIGATION

SCALE: NTS

KEYED NOTES:
A. FINISH GRADE
B. BROOKS PRODUCTS, INC. 1730 PB-18 BODY (ABS) VALVE BOX W/1730 BOLT DOWN COVER (ABS) & TWO 8" EXTENSIONS.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. IRRIGATION MAINLINE.
E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
F. SCHEDULE 80 PVC X 12" NIPPLE.
G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
H. SCHEDULE 80 PVC CLOSE NIPPLE
I. ELECTRIC VALVE (SEE PLAN)
J. SPEARS SCHEDULE 80 PVC UNION.
K. LATERAL LINE.
L. 1 CUBIC FOOT 1" DIA. WASHED ROCK.
M. 8" X 8" X 16" SOLID CMU BLOCK.
N. 24" WIRE EXPANSION COIL.
O. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET & OUTLET PIPE & INSTALL THE FULL DEPTH OF THE VALVE BOX BOTTOM.

NOTES:
INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK @ EA. CORNER OF THE VALVE BOX.
WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE & VALVE.

A1 IRRIGATION VALVE BOX

SCALE: NTS

NOTE: CONTRACTOR SHALL GRADE SOIL ADJACENT TO TREES AND SHRUBS TO ENSURE EVEN AND ADEQUATE WATERING OF ALL PLANT MATERIAL

A3 PLANTING DETAIL

SCALE: NTS

NOTE: CUT & REMOVE WIRE FROM ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL. CAREFULLY TAMP IN BACKFILL MIX TO INSURE ROOTBALL REMAINS INTACT

A4 PLANTING DETAIL

SCALE: NTS

A5 TREE WELL

SCALE: 1" = 1'-0"

No	Revision Item	Date

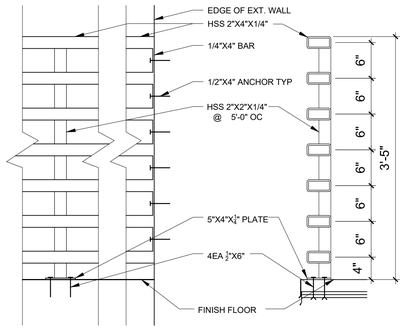
SCOTT C. ANDERSON & associates architects
4419 4th St nw ste B
albuquerque, nm 87107
scott@scacarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE
ARCHITECTURAL SITE DETAILS

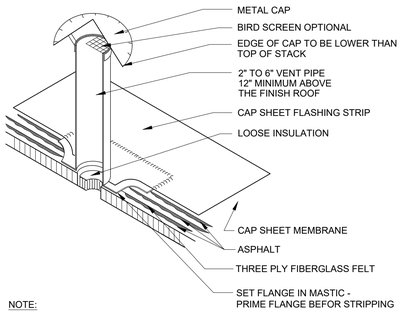
SEAL
STATE OF NEW MEXICO
SCOTT C. ANDERSON
NM No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	**A-501**
DATE 4/10/2020	



D1 GUARDRAIL

SCALE: 1" = 1'-0"

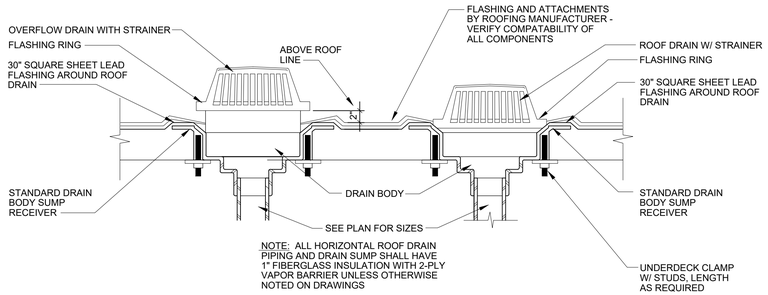


NOTE:

1. SHEET LEAD MINIMUM OF 2-1/2 POUNDS PER SQUARE FOOT.

D2 ROOF VENT

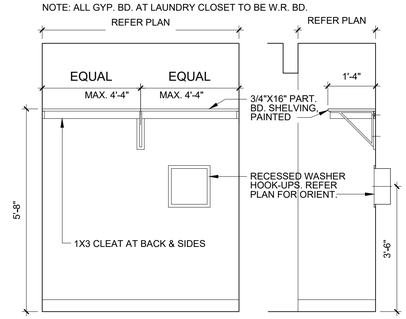
SCALE: 1 1/2" = 1'-0"



NOTE: ALL HORIZONTAL ROOF DRAIN PIPING AND DRAIN SUMP SHALL HAVE 1" FIBERGLASS INSULATION WITH 2-PLY VAPOR BARRIER UNLESS OTHERWISE NOTED ON DRAWINGS

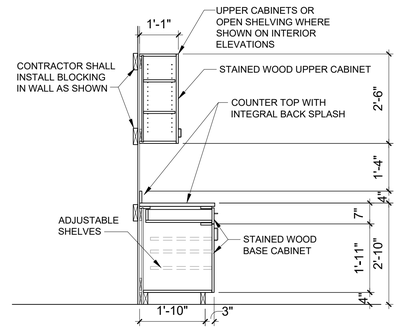
D3 ROOF DRAIN WITH OVERFLOW

SCALE: 1" = 1'-0"



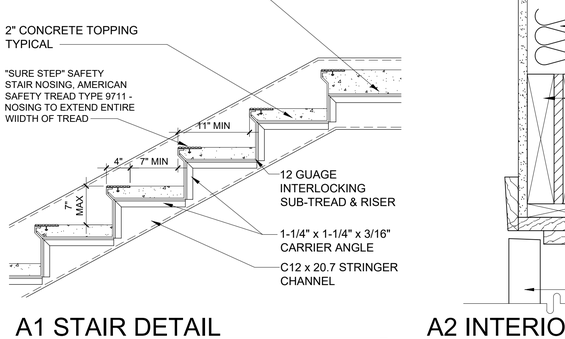
D5 DRYER BOX

SCALE: 1/2" = 1'-0"



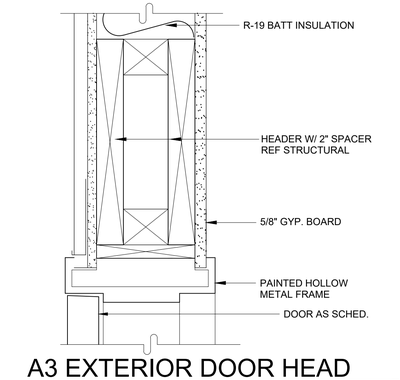
D6 ADA CABINET SECTION

SCALE: 1/2" = 1'-0"



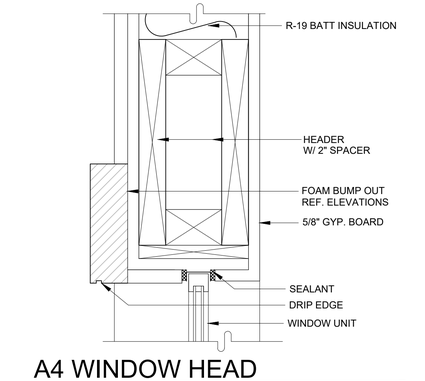
C1 STAIR

SCALE: 3/4" = 1'-0"



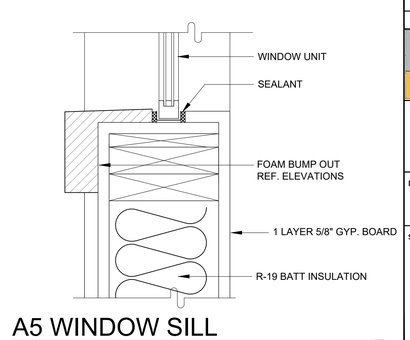
C3 EXTERIOR THRESHOLD

SCALE: NTS



C4 ALUM STOREFRONT SILL

SCALE: NTS

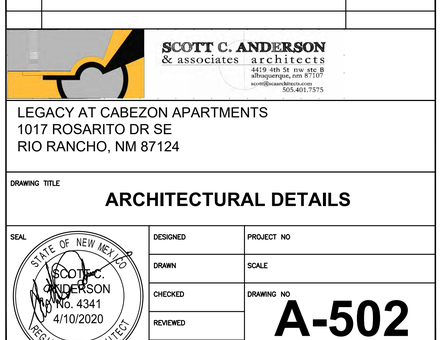


NOTE: IF MULTIPLE PENETRATIONS EXIST THERE MUST BE 1'-0" BETWEEN PENETRATIONS.

FLASHING MINIMUM 6" HIGH WHENEVER POSSIBLE AND MUST BE ABOVE ROOF FLOOD LEVEL.

C5 PIPE PENETRATION

SCALE: NTS



C6 EQUIPMENT CURB

SCALE: 1/2" = 1'-0"

B1 HANDRAIL

SCALE: 3" = 1'-0"

B2 INTERIOR DOOR JAMB

SCALE: 3" = 1'-0"

B3 EXTERIOR DOOR JAMB

SCALE: 3" = 1'-0"

NOTES:

A. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE

B. INSTALL FLEXIBLE, SELF ADHERING FLASHING (BUTYL OR EQUAL) IN ORDER AS SHOWN BY NUMBERS

C. INSTALL WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS

HEAD FLASHING TIE-IN INSTRUCTIONS:

1. CUT, FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE

B4 WINDOW FLASHING

SCALE:NTS

B6 BEDROOM CLOSET

SCALE: 1/2" = 1'-0"

A1 STAIR DETAIL

SCALE: 1" = 1'-0"

A2 INTERIOR DOOR HEAD

SCALE: 3" = 1'-0"

A3 EXTERIOR DOOR HEAD

SCALE: 3" = 1'-0"

A4 WINDOW HEAD

SCALE: 3" = 1'-0"

A5 WINDOW SILL

SCALE: 3" = 1'-0"

No	Revision Item	Date

SCOTT C. ANDERSON
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albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

LEGACY AT CABEZON APARTMENTS
1017 ROSARITO DR SE
RIO RANCHO, NM 87124

DRAWING TITLE

ARCHITECTURAL DETAILS

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/10/2020
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-502
DATE 4/10/2020	

THE LEGACY AT CABEZON
1017 ROSARITO DR, SE
RIO RANCHO, NEW MEXICO 87124



Owner: 1017 Rosarito, LLC Date

General Contractor: Insight Construction, LLC Date

Architect: Scott C Anderson & Associates Architects, LLC Date

Bonding Company: The Cincinnati Insurance Company Date

Lender: Dwight Capital LLC Date

SCOTT C. ANDERSON
& associates | architects
4419 4th st nw ste b albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

END OF SET

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 22, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill

FROM: **Development Services Department, Planning & Zoning Division**

RE: Site Plan DSD #25-160-00011 (1017 Rosarito Dr SE)

This is a transmittal for a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres. The applicant has provided a plan set as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, July 31, 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
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval prior to sending in the full plan set for permitting. The approved Fire 1 and a Fire 2 Plan shall be submitted with the full plan set. Separate deferred submittals shall be submitting for Fire Alarm, Fire Sprinkler, and any other special systems that require review and approval.

Fire Marshal Brian Johnson — Reviewer

7/28/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: July 22, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Brian Johnson, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
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FROM: **Development Services Department, Planning & Zoning Division**

RE: Site Plan DSD #25-160-00011 (1017 Rosarito Dr SE)

This is a transmittal for a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres. The applicant has provided a plan set as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, July 31, 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
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

While the various plan sheets provided mention the handicap parking signs and striping will follow MUTCD, the "NO PARKING" lettering indicated on sheets showing HC parking space and access aisle layout do not reflect MUTCD or the State Statute and a clarifying detail of striping and markings for the HC access aisles is not provided on sheet A-501(which is to have white lettering 2" wide by 1' high and be within the angled blue striping of the access aisles, not outside of them). Provide additional sheets not submitted with this case if they have this correct criteria, or update the related plan detail sheet to ensure compliance. PRCS defers to DSD for any other recommendations, requirements or approvals.

Dyane N. Sonier *07/31/2025*

Reviewer Date

The City of Rio Rancho

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

July 25, 2025

RE: Site Plan Approval
Case No. 25-160-00011
1017 Rosarito Dr SE

Dear Property Owner:

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

The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, August 12, 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.

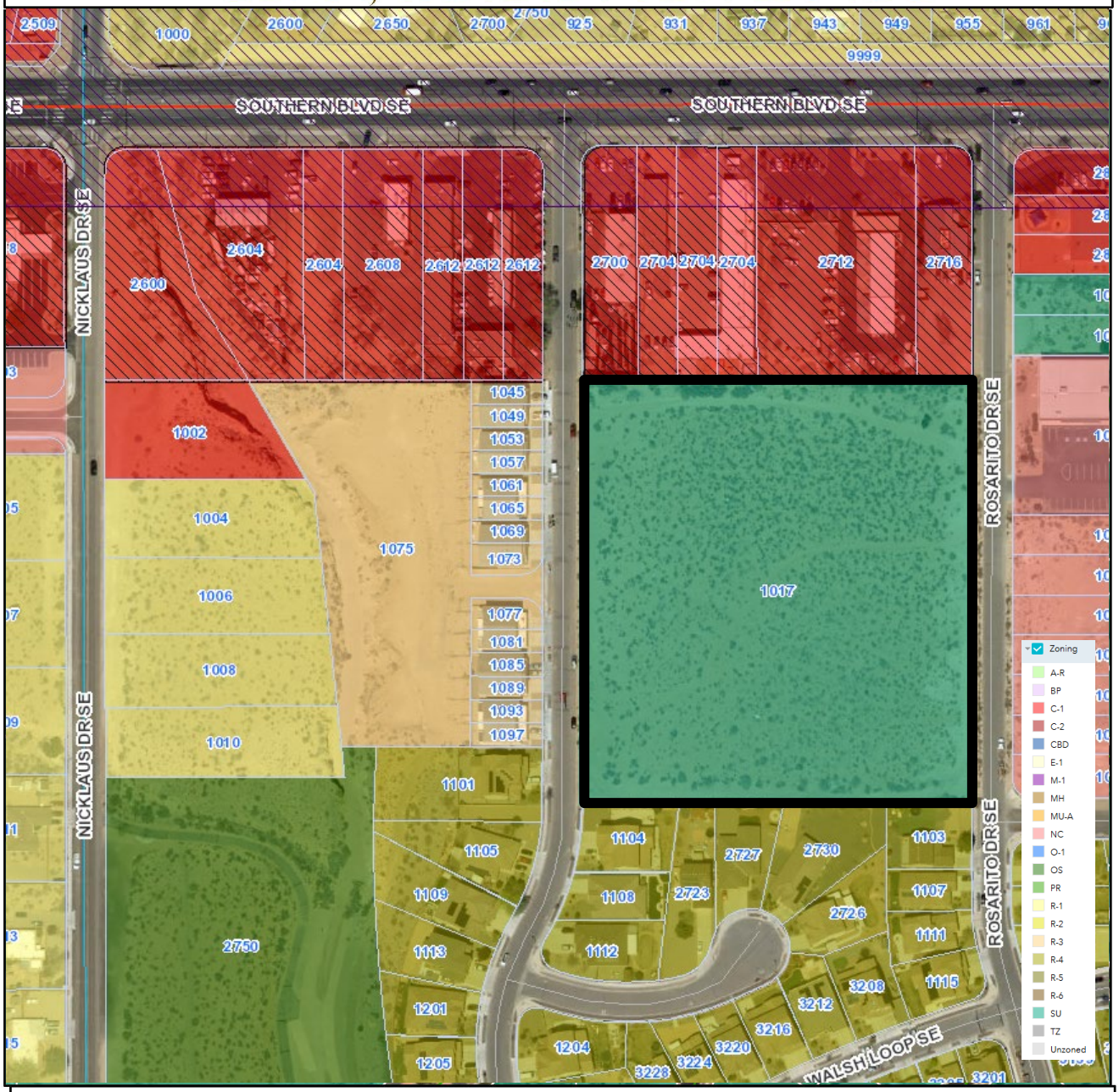
Respectfully,

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

SITE PLAN APPROVAL
1017 ROSARITO DR SE
U16, BLK 87, LOT 10A



0 55 110 220 330 440 Feet

Subject Properties
Roads

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 5/23/2025

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, August 12, 2025:

Variance
Case #25-110-00014
The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a 6-foot high fence in the front setback at the property legally described as Cascades at High Resort, Block 1, Lot 19. The subject property is zoned SU: Special Use for Single-Family Residential and is approximately 0.23 acres.

Site Plan
Case #25-160-00011
The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as U16, Blk 87, Lot 10-A, is zoned SU: Special Use, and consists of 6 acres.

Preliminary Plat Extension
Case #24-210-00003
The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision, comprised of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District.

Variance
Request #25-110-00015
The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to the roof pitch requirement of a minimum slope of two and one-half inches in every 12 inches for a manufactured home at the subject property of 317 Northern Blvd NE, legally described as Unit 12, Blk B, Lot 76. The property is zoned R-1: Single Family Residential District and comprises approximately 0.35 acres.

Zone Map Amendment
Request #25-100-00005
The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment of approximately 52.942 acres from TZ: Transitional Zoning to R-3: Mixed Residential, 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, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, 68-70.

The meeting is scheduled for 6 p.m. 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. 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 28, 2025.



Notice Map: • - Certified letter to adjacent property owners

CITY OF RIO RANCHO
GOVERNING BODY AGENDA BRIEFING MEMORANDUM
and PLANNING AND ZONING BOARD REPORT

Legislative Item: _____

HEARING DATE: August 28, 2019

DEPARTMENT: Development Services

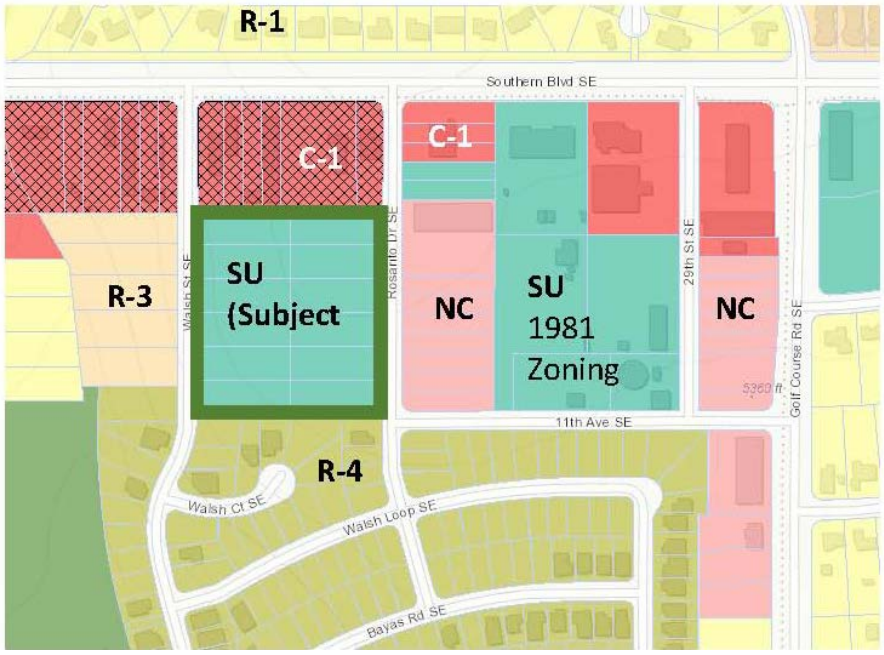
SUBJECT: Case No. 19-160-00002 Site Plan Approval

PROPERTY: Lots 10-15 & 48-53, Block 87, Unit 16 (Between Walsh and Rosarito south of Southern Boulevard

PURPOSE: The applicant requests a site plan approval for a proposed 156 unit apartment complex on 6 +/- acres (26 DU per acre)

APPLICANT(S) / AGENT: Emil Landeros & Andrea Patterson
Scott Anderson

BACKGROUND / SYNOPIS:
The applicants, Emil Landeros and Andrea Patterson, are requesting the approval of a site plan for an apartment complex generally located south of Southern Boulevard between Walsh Street SE and Rosarito Drive SE. This ±6 acre site was zoned SU: Special Use District on July 26, 2007 with Ordinance No. 45, Enactment No. 07-45. This special use ordinance allows for, "R-3 Multi Family District uses and apartments," with the requirement that;



2. If the property is to be developed with an apartment complex:
(a) the lots shall be consolidated into a single lot through platting; and
(b) a site development plan must be submitted for review and approval by the Planning and Planning [sic] Board prior the issuance of any building permit for an apartment complex on the property

In order to comply with the requirements of the special use ordinance, approval of this site plan will be conditioned upon the consolidation of the ±6 acre site into a single lot through platting, meeting R-3: Mixed residential District zoning regulations.

In addition, to comply with the requirements of the Special Use Ordinance (O-45, 07-45) this site plan will be reviewed by the Planning and Zoning Board at their meeting scheduled on August 27, 2019. The Governing Body will be provided with the details and recommendation of the Planning and Zoning board's recommendation on or before the Governing Body's action on this case.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

The Rio Rancho Code of Ordinances (R.O. 2003) § 154.43 (3) requires, "All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property."

Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), "The site plans at a minimum shall contain the following."

(a) Scale and north arrow;

Criteria is satisfied.

(b) Lot boundaries and easements;

Criteria may be satisfied. Prior to the obtainment of a building permit, the applicant will be required to combine, what is currently, 12 lots which will modify the location(s) of the existing lot boundaries and easements. [Condition No. 1]

(c) Existing and proposed utilities;

Criteria may be satisfied. Engineered drawings are required for development of public and private infrastructure. The location of sanitary sewer and potable water may need to be modified due to existing infrastructure. [Condition No.'s 4, 5, 6, & 7]

(d) Existing and proposed rights-of-way;

Criteria may be satisfied. The applicant will need to give additional details on the gates and queuing system to get into and out of the subject site. [Condition No. 10]

(e) Proposed structures with uses, dimensions, and setbacks;

Criteria is satisfied. The number of units per acre is 26 which meets the R-3 standards of 26 dwelling units per acre. However, the subject site does not require a conditional use permit pursuant to R.O. 2003 § 154.10 (C)(6) based upon the Land Uses in Ordinance No. 45, Enactment No. 07-45 which states, "Permitted uses shall be those listed in the R-3 Multi-Family Residential District and shall also include apartments (constructed in a single complex) and related recreational facilities and amenities normally related with this type of development."

(f) Proposed ingress, egress, parking and circulation;

Criteria may satisfied. ADA parking will be assessed at the most current requirements at the time of development. Queuing length for the proposed gates must meet the standards described in the New Mexico Department of Transportation (NMDOT) State Access Manual (SAMM). [Condition No. 10]

(g) Landscaping and landscape buffers;

Criteria may be satisfied. Submittal of a landscaping plan illustrating compliance with R.O. 2003 § 154.60 (E)(2) shall be submitted and approved by the Development Services Department required prior to commencement of construction. Buffer walls shall be required pursuant to R.O. 2003 § 154.77 § (F)(4), "*Buffer Walls.* Fences that are required with multi-family or non-residential development must be erected and continuously maintained so that a six-foot opaque fence exists along the property line that abut the residentially zoned property." [Condition No.'s 2 & 3

(h) Elevations;

Criteria is satisfied. The buildings will be a maximum of forty (40) feet in height (Attachment IV) which is within the maximum allowable height in the R-3 Multi-family District which is fifty (50) feet.

(i) Adjacent property characteristics;

Criteria is satisfied. The properties to the north are zoned C-1, R-3 & R-4 to the west and south and NC to the east. The proposed used would function as a transition between the existing single family land uses to the south and west and the more intensive commercial type land uses to the north and east.

(j) Preliminary drainage plan.

Criteria may be satisfied. A grading and drainage report and an erosion control plan will be required upon development. The site plan includes ponding that will need to be reviewed and approved by the Southern Sandoval County Arroyo and Flood Control Authority and the City's Development Services Engineering Division.

REVIEWED BY:

☒ Engineering/DSD	☒ Fire and Rescue	☒ PRCS
☒ Police	☒ Planning & Zoning/DSD	☒ SSCAFCA

NOTIFICATIONS:

Neighboring property owners were notified of the Governing Body hearing by certified mail. A legal notice was published in the Rio Rancho Observer on August 11, 2019 for the Governing Body meeting.

IMPACT:

There are no adverse impacts which would be cause for a denial of the site development plan. This site development plan approval, with conditions and constructed in accordance with those conditions, is consistent with the requirements of R.O. 2003 §154.43(3).

ALTERNATIVES:

The Governing Body has three alternatives on the disposition of this request, and may:

1. Recommend approval of the site plan with or without changes to the conditions of approval;
2. Recommend denial of the site plan;
3. Postpone its decisions to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

The Planning & Zoning Board (PZB) recommends **Approval** of the applicants request for Site Plan Approval with the **Conditions of Approval and Findings of Fact** set forth below. Development Services concurs with the PZB recommendation.

CONDITIONS OF APPROVAL:

1. This approval is subject to the submittal of a summary plat/lot combination application. Pursuant to Ordinance No. 45, Enactment No. 07-45, the lots shall be consolidated into a single lot through platting.
2. Approval of the Landscaping plan by the Development Services Department required prior to commencement of construction.
3. A six foot opaque buffer shall be constructed in all areas that abut single family residential zones. Fences/walls require a separate permit. <u>This</u>

buffer shall be a Buffer Type B as described and in accordance with buffer requirements for Unit 10 as adopted by Ordinance No. 20, Enactment 18-24. The existing retaining wall abutting Yucatan Del Este may be utilized as a fence or wall as required in Buffer Type B.

4. Approval of a Grading and Drainage plan by the Development Services Department required prior to commencement of construction.
5. Erosion Control Plan for development needs to be approved by the Engineering Division of the Development Services Department prior to commencement of construction.
6. Water/waste water availability statement from the Utility Department needs to be submitted prior to commencement of construction.
7. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded with the City of Rio Rancho for work performed in the City Right-of-Way.
8. The lighting plan must be submitted and approved to meet the minimum requirements set forth in Section 159 Outdoor Lighting Ordinance prior to commencement of construction. In addition:
   a) free standing (pole) lighting fixtures shall not exceed sixteen (16) feet in height and properly baffled to insure there is not spill over lighting into the residential neighborhood and zoning to the south; and,
   b) no lighting fixtures shall be attached to any southern face of any building.
9. The Director of Development Services may approve minor changes to this site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are of the same general configuration, if the total square footage is not greater than 10% than the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered site plan.
10. Queuing length for the proposed gates per the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) for Gated Access shall be provided.
11. If the project is developed in phases, a phasing plan shall be required which will include; specific dates, circulation of each phase (i.e., ingress and egress, pedestrian connectivity, roadway functionality), and when gates/walls will be constructed.
12. This approval is valid for a period of two years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use approval to expire and become invalid.
13. Fire hydrants shall be at approved locations and distances.
14. Confirm turning radius is 28 ft.

15. Gates shall be required to have KNOX box entry
16. Fire sprinkler and fire alarm drawings shall be submitted for approval.
17. Fire lanes shall be in approved locations.

FINDINGS OF FACT:

GENERAL FINDINGS:

1. The Planning & Zoning Board and Governing Body has jurisdiction over the applicant's request for site plan approval.
2. The property owner has authority to apply for site plan approval.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. The subject property, zoned SU: Special Use for R-3 uses with Ordinance No. 45, Enactment No. 07-45.
2. The SU ordinance allows for the inclusion of apartments as a permissive use, so no additional conditional use permit is required.
3. Ordinance No. 45, Enactment No. 07-45 requires approval by the Planning & Zoning Board prior to the issuance of a building permit and the Planning and Zoning Board approved the site plan, with conditions, at their meeting held on August 27, 2019.
4. The SU zoning designation requires that a site plan be approved prior to development occurring. Approval is needed the Governing Body which occurred on August 28, 2019.
5. The site plan conforms to Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43 and Ordinance No. 45, Enactment No. 07-45.
6. Development of the site will conform to all regulations set forth by City ordinances, standards and specifications.
7. The review and approval of subsequent building permit applications will ensure conformance to the approved site plan, and City ordinances, standards and specifications.

ATTACHMENT I: Location Map
ATTACHMENT II: Application/Owner Authorization
ATTACHMENT III: Ordinance No. 45, Enactment No 07-45
ATTACHMENT IV: Site Plan/Elevations
ATTACHMENT V: Reproduction of Notifications

Governing Body
of the
City of Rio Rancho

MINUTES

AUGUST 28, 2019
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:
Jim Owen, Councilor Dist. 1
Jeremy Lenentine, Dist. 2
Bob Tyler, Deputy Mayor/Councilor Dist. 3
Marlene Feuer, Councilor Dist. 4
Jennifer Flor, Councilor Dist. 5
David Bency, Councilor Dist. 6

MEMBERS ABSENT:
Greggory D. Hull, Mayor

STAFF PRESENT:
John Craig, Deputy City Manager
Peter Wells, Assistant City Manager
Greg Lauer, City Attorney
Rebecca Martinez, City Clerk
Carol Jaramillo, Director of Financial Svcs.
Connie Peterson, Dir. of Parks & Comm. Svcs.
Anthony Caravella, Director of Dev. Services
Paul Bearce, Fire Chief
Jim Chiasson, Director of Utilities
BJ Gottlieb, Acting Director of Public Works
Yolanda Lucero, Deputy City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Deputy Mayor Tyler called the meeting to order at 6:00 p.m.

PROCLAMATIONS AND AWARDS OF MERIT

PUBLIC FORUM

COMMENTS BY COUNCILORS

CONSENT CALENDAR

1. Minutes of August 14, 2019 Regular Meeting
2. R81, Budget Adjustment to the State Appropriations Fund 315 in the Amount of $44,000 to Purchase a Vehicle for the Meadowlark Senior Center
3. R82, Budget Adjustment to the Rio Rancho Animal Control Fund 202 in the Amount of $2,809 to Fund Spay and Neuter Services

Marlene Feuer, Councilor Dist. 4 moved to approve consent calendar. Seconded by David Bency, Councilor Dist. 6.

The motion carried by a vote of 6 FOR and 0 AGAINST.

YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

BOARDS AND COMMISSIONS

PUBLIC HEARINGS

SECOND READING OF ORDINANCES

FIRST READING OF ORDINANCES

4. O32, An Ordinance Amending Chapter 53 Domestic Water Well Permitting

Mr. Chiasson presented this item. In 2018, Chapter 51, Water and Wastewater Rules and Rates of Municipal Code was amended. This was part of the City's National Pollution Discharge Elimination System per the U.S. Environmental Protection Agency. In order to be consistent with the changes made to Chapter 51 and current references in State regulations, amendment to Chapter 53 Domestic Water Well permitting are necessary.

Jim Owen, Councilor Dist. 1 moved to approve O32. Seconded by Jeremy Lenentine, Dist. 2.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

DISCUSSION AND DELIBERATION

5. D57, Site Plan Approval for a Proposed 156 Unit Apartment Complex at Lots 10-15 & 48-53, Block 87, Unit 16

Mr. Caravella presented this item. The applicant is requesting approval of a site plan for an apartment complex for roughly 156 units. The property is located on six acres, between Walsh Street and Rosarito Drive south of Southern Boulevard. The Planning and Zoning Board did review this at their meeting on August 27, and recommend approval with conditions and findings.

Jim Owen, Councilor Dist. 1 moved to approve D57. Seconded by David Bency, Councilor Dist. 6.

Mr. Craig explained that plans are 30% complete. The engineer who is creating the plans has proposed a new entry way behind the businesses in that area. There will be a median down the middle of Southern Blvd. and the turn lane would be eliminated on the current design. This would accommodate the businesses as required.

Jennifer Flor, Councilor Dist. 5 moved to amend D57, Conditions of Approval 3 and 8 as follows:

CONDITIONS OF APPROVAL:

3. A six-foot opaque buffer shall be constructed in all areas that abut single 45 family residential zones. Fences/walls require a separate permit. This buffer shall be a Buffer Type B as described and in accordance with buffer requirements for Unit 10 as adopted by Ordinance No. 20, Enactment 18-24. The existing retaining wall abutting Yucatan Del Este may be utilized as a fence or wall as required in Buffer Type B.

8. The lighting plan must be submitted and approved to meet the minimum 14 requirements set forth in Section 159 Outdoor Lighting Ordinance prior to 15 commencement of construction. In addition: a) free standing (pole) lighting fixtures shall not exceed sixteen (16) feet in height and properly baffled to insure there is not spill over lighting into the residential neighborhood and zoning to the south; and, b) no lighting fixtures shall be attached to any southern face of any building.

Seconded by David Bency, Councilor Dist. 6.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

Councilor Bency asked if there is adequate ingress and egress allowable for large fire trucks and public safety vehicles into the development. Also, is there adequate water pressure and can the lines handle a potential large fire.

Mr. Caravella stated the site plan went through development review. Fire indicated the need for access points. Staff believes there is adequate water and the complex will also have to submit fire sprinkler drawings. This will be part of the final review on the construction.

Councilor Bency stated the pressure put on by multifamily housing on services provided by the City and the Rio Rancho Public Schools should be taken into consideration in the future.

The main motion as amended carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Councilor Dist. 1, Jeremy Lenentine, Dist. 2, Bob Tyler, Councilor Dist. 3, Marlene Feuer, Councilor Dist. 4, Jennifer Flor, Councilor Dist. 5, David Bency, Councilor Dist. 6
NO: None

CITY MANAGER

Mr. Craig reminded the public that City Hall will be closed on Monday, September 2, in honor of Labor Day.

COMMENTS BY COUNCILORS

Deputy Mayor Tyler thanked Connie Peterson, Director of Parks and Recreation for the helping with the pet adoption in Bernalillo. He appreciates all her handwork and efforts along with her staff.

Councilor Owen thanked a former colleague for coming to the Governing Body meeting and for recently moving into the City.

Councilor Feuer wished George Oppenheimer a Happy 91st Birthday.

ADJOURNMENT

6:21 p.m.

ADOPTED THIS 11TH DAY OF SEPTEMBER, 2019.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez

Rebecca A. Martinez, City Clerk

(SEAL)