Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
September 9, 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. August 26, 2025 Planning and Zoning Board Meeting Minutes
2025-0826 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

2. **Subdivision Variance**. The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20. Staff contact is Tamarah Martinez and staff recommends denial.
Location Map.pdf
Application.pdf
Authorization Letter.pdf
Justification Letter for 5601 Iris ne.pdf
Plat.pdf
Letter of Determination_NMED_1.pdf
Letter of Determination_NMED_2.pdf
Reproduction of Notifications.pdf
Findings_of_Fact

3. **Preliminary/Final Plat**. The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat to subdivide the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20 into two lots. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres. Staff contact is Tamarah Martinez and staff recommends denial.
Application.pdf
Location Map.pdf
Authorization Letter.pdf
Justification Letter for 5601 Iris ne.pdf
Plat.pdf
Reproduction of Notifications.pdf

4. **Variance.** The applicant, Jennifer Trujillo, requests approval of a Variance to to the minimum required E-1: Estate Residential District rear setback of 25' to allow for the construction of a new carport at the subject property of 698 10th St NE. Staff contact is Tamarah Martinez and staff recommends denial.
Location Zone Map.pdf
Zoning Variance Application.pdf
Justification Letter.pdf
Building Permit_25-7643.pdf
Letters from Neighbors.pdf
Reproduction of Notifications.pdf
Findings_of_fact_698_10th_Carport_BMB.docx
Book 24_Pg 41 Subject Property Plat.pdf

5. **Preliminary/Final Plat.** The applicant, the City of Rio Rancho, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and a portion of Block 19, Tract AA, and Block 20, Parcel D, and Lot 48. Unit 21, Block 20, Parcel D and Lot 48. The plat combines the properties into two parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.
Location Zone Map.pdf
Application.pdf
Plat.pdf
Reproduction of Notifications.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:
September 9, 2025

DEPARTMENT:
Development Services

SUBJECT:
August 26, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0826 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

AUGUST 26, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chair Gabaldon called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) August 12, 2025 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Affordable Solar Group, LLC, through their agent, Select ROW, requested approval of an Addendum to the Loma Barbon Master Plan allowing for the implementation of a Renewable Energy Overlay District to an 80-acre portion of the Master Plan area.

Staff member, Ben Isaacs presented item #2 and item #3 concurrently, recommending approval to the Governing Body with findings and conditions, and stood for questions.

After being administered the oath virtually, agent, Laurie Moye and applicant, Dylan Connelly, who was present, provided a PowerPoint presentation on the item and stood for questions.

The following members of the public spoke against the item:

- Jarrod Likar
- Koston Trujillo.

Kevin Kofchur moved to approve Item #2. Seconded by Lisa Hardisty.

Commissioner Radosevich's and Commissioner Hardisty's multiple questions answered by agent Laurie Moye and applicant, Dylan Connelly. Vice-chair Gabaldon commented on the barb-wire fencing.

Commissioner Kofchur asked for clarification regarding the buffer zone and setbacks creating discussion, which was answered by Planning and Zoning Manager, Brian Babyak and Development Services Director, Amy Rincon. An amendment was suggested to increase the setback to 100 feet.

Kevin Kofchur moved to amend the master plan to include a 100-foot setback on the north and west property lines to the fence line. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **1 AGAINST**
YES: Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: Fred Radosevich

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

3) The applicant, Affordable Solar Group, LLC, through their agent, Select ROW, requested approval of a Zone Map Amendment for 80 acres of the property legally described as Loma Barbon, Tract B, to implement a Renewable Energy Overlay District.

Staff member, Ben Isaacs and agent, Laurie Moye had no further comments.

Lisa Hardisty moved to approve Item #3. Seconded by Sal Tortorici.
The motion carried by a vote of **5 FOR** and **1 AGAINST**
YES: Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: Fred Radosevich

4) The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, requested approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20.

Staff member, Tamarah Martinez recommended postponing the item to a date certain of September 9, 2025.

Sal Tortorici moved to postpone Item #4 to a date certain of September 9, 2025. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

5) The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, requested approval of a Preliminary/Final Plat to subdivide the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20 into two lots. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres.

Sal Tortorici moved to postpone Item #5 to a date certain of September 9, 2025. Seconded by Kevin Kofchur
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

6) The applicant, Defined Pickleball, through their agent, EPNM, Inc., requested approval of a Variance request to allow for a second permanent sign for Defined Pickleball, located at 1640 NM 528 SE, legally

described as Hilltop Plaza, Tract B. The subject property is zoned SU: Special Use for C-1 Commercial Uses and comprises approximately 7.96 acres.

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

Agent, Maria Gonzales presented on the item and stood for questions. Her question regarding a 2nd variance was answered by Development Services Director, Amy Rincon.

Member of the public, John McGerigle spoke in favor of the item.

Fred Radosevich moved to approve Item #6. Seconded by Lisa Hardisty.

Vice-chair Gabaldon expressed his agreement with Mr. McGerigle's positive comments.

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

7) The applicant, Outer Rim Investments, Inc., requested approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District.

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

Applicant, Jarrod Likar provided a PowerPoint presentation on the item and stood for questions.

Kevin Kofchur moved to approve Item #7. Seconded by Sal Tortorici.

In response to applicant Jarrod Likar's presentation and various concerns, Commissioner Hardisty asked if postponing would allow the applicant more time to address those concerns. Development Services Director, Amy Rincon clarified the process and was amenable to a postponement, but Mr. Likar declined. Ms. Rincon provided rationale in response to Commissioner Kofchur' s question about the inclusion of right-of-way discussion.

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

8) The applicant, City of Rio Rancho Public Works, through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and Unit 21, Block 20, Parcel D and Lot 48. The plat combines the four existing properties into two lots, dedicates a portion of Right of Way (ROW), and relocates PUE's.

Sal Tortorici moved to postpone Item #8 to a date certain of September 9, 2025 to allow for re-noticing. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Fred Radosevich. Vice-Chair Gabaldon adjourned the meeting at 7:19 PM.

APPROVED THIS 9th DAY OF SEPTEMBER 2025.

_____

Scottie Richardson, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-280-00004

AGENDA DATE:
September 9, 2025

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20. Staff contact is Tamarah Martinez and staff recommends denial.

BACKGROUND AND ANALYSIS:
The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements for the installation of sidewalks and water and sewer mains.

The request is for the proposed lot split at the subject property of 5601 Iris Road NE, legally described as Unit 17, Block 81, Lot 20, without improvements. The preliminary/final plat for the lot split of Unit 17, Block 81, Lot 21 into two lots will be heard concurrently under case number 25-210-0004. All the attachments will be included in this case. The subject property is located at 5601 Iris Road NE, east of the intersection of Idalia Road NE and Iris Road NE, both minor arterial roads.

The property is zoned E-1: Estate Residential District per Ordinance No. 32 Enactment No. 94-034, comprises approximately 2.5 acres and is located within the La Barranca Specific Area Plan. The subject property is not in a Special Assessment District, does not have City utilities (water and sewer), nor does it have sidewalks.

This item was scheduled before the Planning and Zoning Board on August 26, 2025. At that meeting, Staff requested a postponement to September 9, 2025 to allow for proper public noticing, as the required sign had not been posted prior to the August 26 hearing. The Planning and Zoning Board voted 6-0 to postpone the item to a date certain of September 9, 2025.

The applicant requests a subdivision variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.27 Required Improvements, which states:"(A) Authorization. Receipt of the signed copy of the preliminary plat is authorization for the subdivider to proceed with the minimum improvements required by these regulations. Prior to the construction of any improvements or to the submission of any bond, the subdivider shall furnish the Planning Board with all plans and data necessary for the construction of the improvements. These plans shall be examined by the Planning Board and will be approved if in accordance with the following requirements. Following the approval, construction can be started or the amount of bond determined...

(C) Installation of improvements. The subdivider may prepare and secure approval of the preliminary plat and then install improvements in the area covered by the preliminary plat. Improvements must be installed only in that part of the area for which a final plat will be submitted for approval and filing. The improvements to be installed shall include the following"...

(3) Sidewalks.(a) Provision. Sidewalks shall be provided by the developer and shall be constructed under the supervision of the City Engineer and subject to his approval in accordance with the design standards of the city.(b) Warrants. Sidewalks shall be required on both sides of arterial and collector streets when abutting land zoned R-3, C-1, C-2, M-1 or SU, and when abutting church and school grounds. Sidewalks shall be required on both sides of all local streets in a logical manner to facilitate pedestrian access.

(4) Water and sewer mains. The subdivider shall make necessary arrangements to serve each lot from water and sewer mains of the central systems serving the city, where feasible and in conformity to Governing Body policy. Where, for any reason, municipal services cannot be provided, the subdivider shall present evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Improvement Division and in conformity to the standard specifications of the city construction of all water and sewer lines shall be under the supervision and approval of the City Engineer....

(6) Street lighting. (a) Street lighting shall be provided by the developer and shall be constructed under the supervision of the City Engineer and subject to his approval in accordance with the design standards provided herein."

REVIEW CRITERIA:

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

The applicant has provided a justification narrative in support of this variance request (included as an Attachment) and it states: " I wanted to explain why I'd like to divide this 2.5 ac lot to 2 equal lots, one lot will have 1.3 ac and the other 1.2 ac. I think over an acre is a lot of land per house and more than most people would or need. I'd like to build 2 affordable homes on these 2 lots." This narrative also includes that the lots are over two hundred feet from City Utilities, and a Letter of Determination provided by the New Mexico Environmental Department.

Staff finds that, surrounding properties do not have sidewalks or street lighting and a variance request to these requirements are not unreasonable. Staff also finds that splitting the large lot into two smaller lots will impact the total number of horses that would be allowed on the lot, housing horses on an E-1 property is one of the few differences in the residential districts. Currently the property could house four horses, splitting the property would limit each property to one horse.

The proposed lot configuration fails to provide an improved design and does not meet the requirements of R.O. 2003 § 155.60(A). The applicant has not provided adequate justification for the request. As the property is a buildable lot, denial of this subdivision does not restrict the applicant from the reasonable use of their land.

Policy A-2 of the City’s Comprehensive Plan (Chapter 3, Annexations, Antiquated Platting & Addressing) is to, “Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.”

Allowing for the subdivision of a lot that does not have access to the necessary infrastructure furthers the proliferation of substandard antiquated platted lots which diminishes the overall aesthetic of the City.

The requirements of R.O. 2003 § 155.28(B) (2) read in part "…relief may not be granted if it is detrimental to the public good or impairs the intent and purpose of these regulations or the desirable developments of the community in accordance with plans and policies of the Governing Body." Staff recommends the Planning and Zoning Board find that the subdivision variance request does not meet the criteria for a variance provided in R.O. 2003 § 155.60(A) as no unusual conditions exist, and a variance would not provide an improved design for the neighborhood and City.

This item was scheduled before the Planning and Zoning Board on August 26, 2025. At that meeting, the applicant requested a postponement to September 9, 2025 to allow for proper public noticing, as the required sign had not been erected prior to the August 26 hearing. The Planning and Zoning Board voted 6-0 to postpone the item to a date certain of September 9, 2025.

NOTIFICATIONS: Neighboring property owners within 100 feet of the subject property were sent a certified mailed letter 15 days prior to the hearing date of the Planning and Zoning Board, and property owners between 100-300 feet were sent a postcard 15 days in advance of the hearing. A notice sign was erected on the subject property on September 2, 2025 by Staff, as required by ordinance, and a legal notice was published in the Albuquerque Journal on August 11, 2025. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency Received Application for Review Comments

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

IMPACT:

The Development Services Department recommends denial of the subdivision variance request subject to the findings set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not provided adequate justification for a Subdivision Variance, in

accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.28(B).
3. The proposed subdivision does not provide an improved design.

If the Planning & Zoning Board determines that, due to practical difficulty or unnecessary hardship beyond financial gain or loss that the applicant adequately meets the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.27 Required Improvements is approved.
3. The proposed subdivision provides an improved design.

ALTERNATIVES:

The Planning and Zoning Board may:

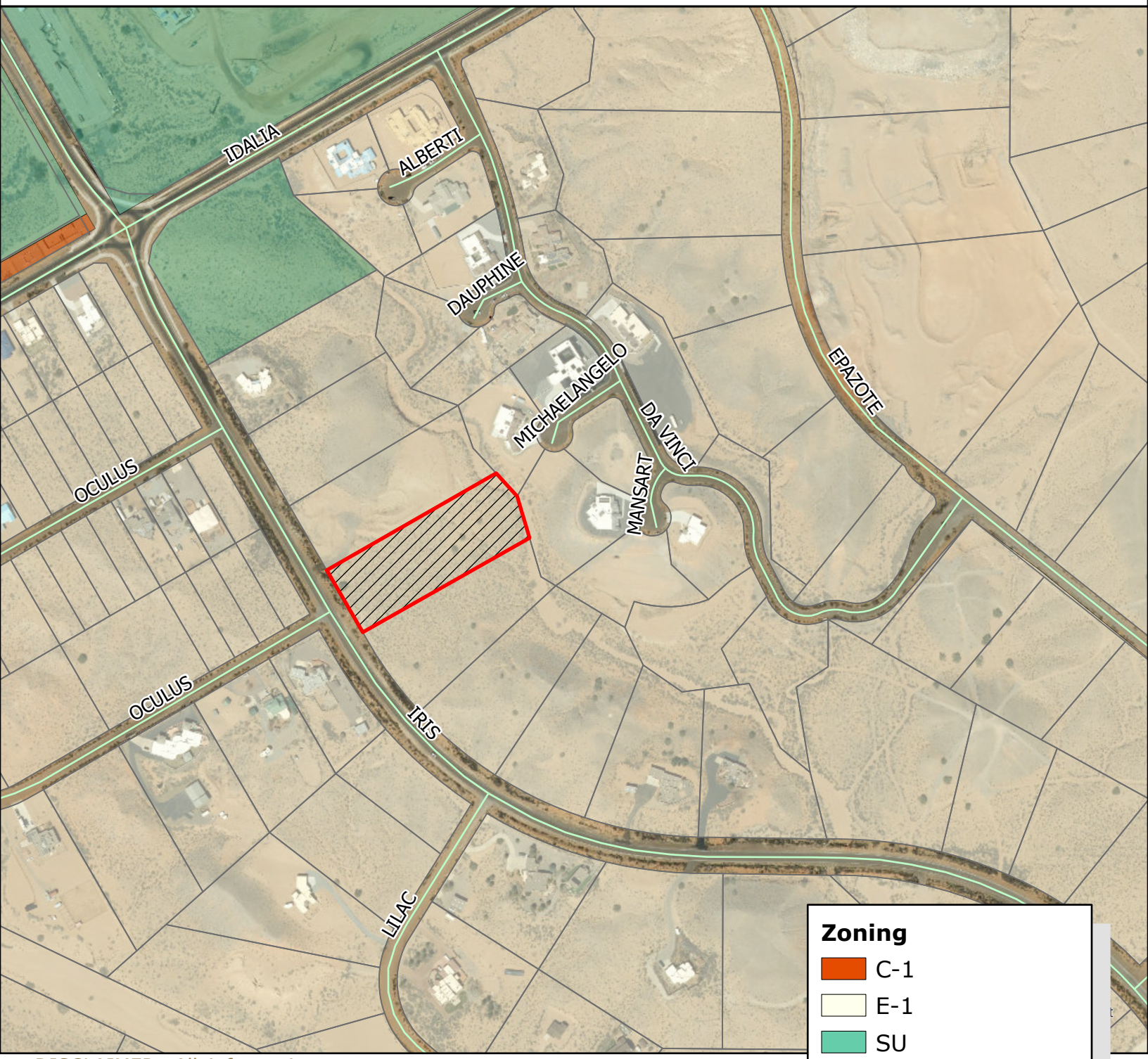
1. Approve the subdivision variance with findings.
2. Approve the subdivision variance with amendments to the findings.
3. Deny the subdivision variance.
4. Postpone action on the subdivision variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization Letter.pdf
ATTACHMENT: Justification Letter for 5601 Iris ne.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Letter of Determination_NMED_1.pdf
ATTACHMENT: Letter of Determination_NMED_2.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact

5601 IRIS ROAD NE
UNIT 17, BLOCK 81, LOT 20



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 8.6.25

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:	Southwest Elegant Homes, LLC		Phone:
Address:	5616 Addis Avenue SE		E-Mail: swehomellc@gmail.com
City:	Rio Rancho	State: NM	Zip: 87106
Proprietary Interest:		List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
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)

Request summary plat review to subdivide an existing lot into two new lots. Plat grants an additional 5 foot public utiltiy easement along the Iris Road frontage and on each side of the proposed subdividing lot line.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Rio Rancho Estates Unit 17	Block(s):	81	Lot(s):	Lot 20
Existing Zoning:	R-1	Proposed Zoning:			
No. of existing lots:	1	No. of proposed lots:	2	Total area of site (acres)	2.4995 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:	Ryan J. Mulhall	Applicant:	Agent: x
Signature:			Date: July 1, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Mia Huynh
Southwest Elegant Homes, LLC
5616 Addis Ave SE
Albuquerque, NM 87106

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, Mia Huynh, Manager, Southwest Elegant Homes, LLC, 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 summary plat and any platting related actions, to subdivide an existing lot into two new lots, granting and vacating easements where necessary. This property is described as:

Lot numbered Twenty (20), in Block numbered Eighty-One (81), of Unit 17 of Rio Rancho Estates, a vacant lot located at 5616 Iris Road NE, northeast of its intersection with Oculus Loop NE, in the City of Rio Rancho, Sandoval County.

Thank You,

mia huynh 06/23/25

Mia Huynh, Manager Date
Southwest Elegant Homes, LLC

Justification Letter for 5601 Iris Rd Ne

Hi Brad,
I'm not so sure I know what a Justification letter is about.

I wanted to explain why I'd like to divide this 2.5 ac lot to 2 equal lots, one lot will have 1.3 ac and the other 1.2 ac. I think over an acre is a lot of land per house and more than most people would or need. I'd like to build 2 affordable homes on these 2 lots.

These lots are over 200 feet from city water and sewer according to Robert Lujan, Rio Rancho water engineer, he emailed you and I to confirm this.
The letter of Determination from Helene states that we can have a well for each lot or a shared well and a septic tank for each lot.

Thank you for taking the time to help me with this process.

Sincerely,
Mia Huynh
505-440-4632

Summary Plat for
Lots 20-A and 20-B, Block 81
Rio Rancho Estates Unit 17
Being Comprised of
Lot 20, Block 81
Rio Rancho Estates Unit 17
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Indexing Information

Section 4, Township 12 North, Range 3 East, N.M.P.M. as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates, Unit 17
Owner: Southwest Elegant Homes, LLC
UPC #: 1015072443329

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

Purpose of Plat

1. SUBDIVIDE EXISTING LOT INTO TWO NEW LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Vicinity Map

N.T.S.

Legal Description

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED EIGHTY-ONE (81), OF UNIT SEVENTEEN (17), RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 6, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 83.

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 4, TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM, WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	1
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	2.4995 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 0.999666453, WITH AN ORIGIN OF (0,0).

Documents

1. PLAT OF RECORD FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON MARCH 6, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 83.
2. WARRANTY DEED FOR LOT 20, BLOCK 81, RRE UNIT 17, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 13, 2023, AS DOC. NO. 2023020556.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1911D, DATED MARCH 18, 2008.

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

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. 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.

_____
MIA HUYNH, MANAGER DATE
SOUTHWEST ELEGANT HOMES, LLC

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: MIA HUYNH, MANAGER, SOUTHWEST ELEGANT HOMES, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.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

Summary Plat for
Lots 20-A and 20-B, Block 81
Rio Rancho Estates Unit 17
Being Comprised of
Lot 20, Block 81
Rio Rancho Estates Unit 17
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Easement Notes

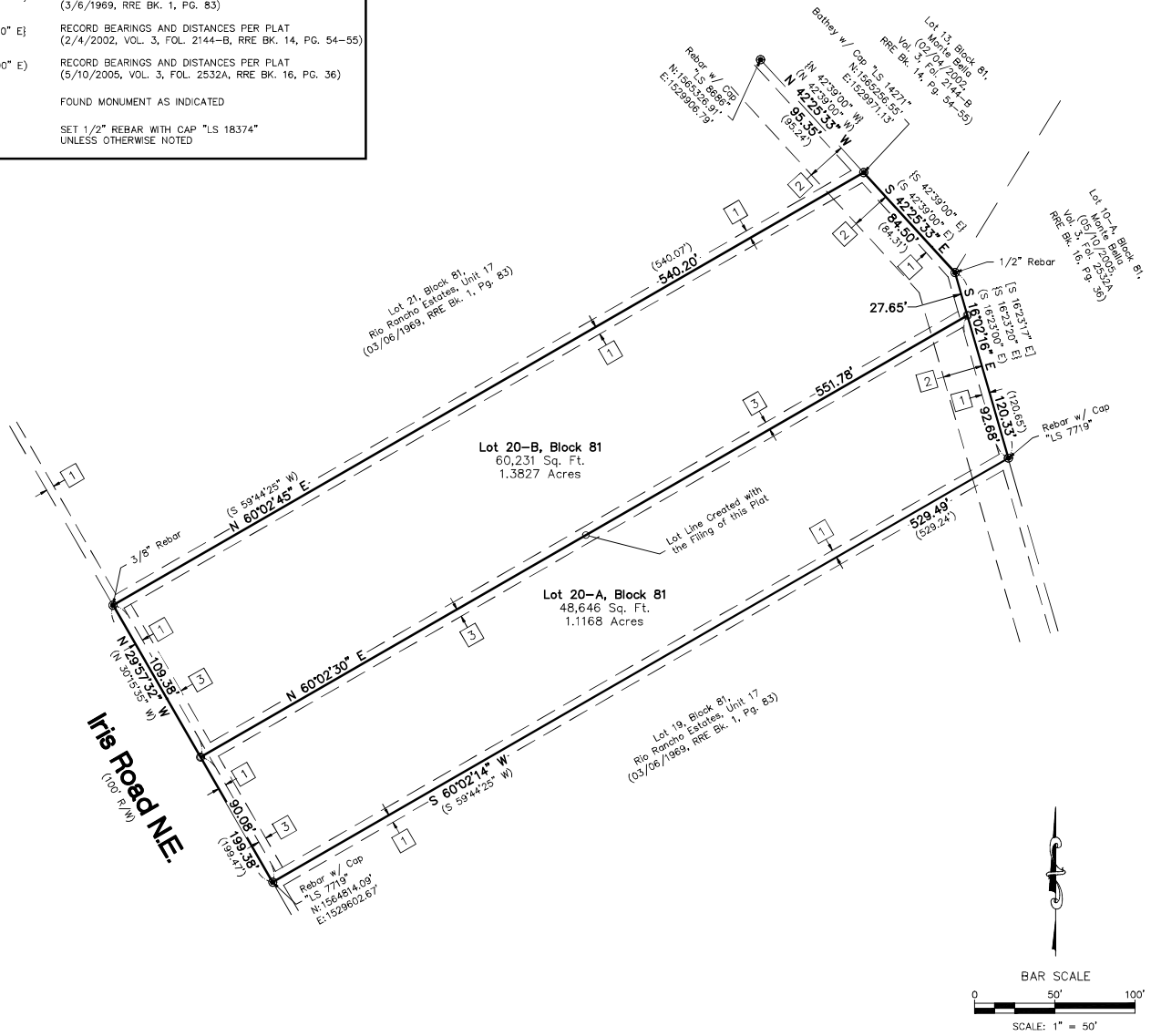
1 EXISTING 5' P.U.E. (03/06/1969, RRE BK. 1, PG. 83)

2 EXISTING 25' DRAINAGE EASEMENT (03/06/1969, RRE BK. 1, PG. 83)

3 ADDITIONAL 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/6/1969, RRE BK. 1, PG. 83)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (2/4/2002, VOL. 3, FOL. 2144-B, RRE BK. 14, PG. 54-55)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/10/2005, VOL. 3, FOL. 2532A, RRE BK. 16, PG. 36)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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

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

July 15, 2025

Southwest Elegant Homes LLC
Attn: Mia Huynh
5616 Addis Ave SE
Albuquerque, New Mexico 87106

Re: Letter of Determination for Lot 20-a, 5601 Iris Road NE, Rio Rancho

Dear Mia Huynh,

Pursuant to Liquid Waste Disposal and Treatment Regulation 20.7.3.201.M, NMAC, you have requested a Letter of Determination as to the minimum requirements for liquid waste disposal for Lot 20-a located at Rio Rancho Estates, Unit 17, Block 81, Lot 20-a.

With a conventional treatment unit and a conventional disposal field, the lot sized at 1.11 acres can receive no more than 555 gallons per day of domestic wastewater disposal. Any flow higher than 555 gallons per day shall be subject to a nitrogen reduction treatment system or a non-discharging system.

All liquid waste disposal on this lot must comply with the requirements of 20.7.3, NMAC including, but not limited to, minimum lot size, suitable soil, setback/clearance requirements, and adequate disposal field sizing. These determinations are made on a case-by-case basis at the time that an application for a Liquid Waste Permit is submitted.

This determination shall be valid for one year from the date of this letter.

Sincerely,

Helene Sickler

Environmental Scientist & Specialist III

New Mexico Environment Department

Environmental Health Bureau

4359 Jager Drive NE, Suite B

Rio Rancho, NM 87144

C: (505) 362-8860

July 15, 2025

Southwest Elegant Homes LLC
Attn: Mia Huynh
5616 Addis Ave SE
Albuquerque, New Mexico 87106

Re: Letter of Determination for Lot 20-b, 5601 Iris Road NE, Rio Rancho

Dear Mia Huynh,

Pursuant to Liquid Waste Disposal and Treatment Regulation 20.7.3.201.M, NMAC, you have requested a Letter of Determination as to the minimum requirements for liquid waste disposal for Lot 20-b located at Rio Rancho Estates, Unit 17, Block 81, Lot 20-b.

With a conventional treatment unit and a conventional disposal field, the lot sized at 1.38 acres can receive no more than 690 gallons per day of domestic wastewater disposal. Any flow higher than 690 gallons per day shall be subject to a nitrogen reduction treatment system or a non-discharging system.

All liquid waste disposal on this lot must comply with the requirements of 20.7.3, NMAC including, but not limited to, minimum lot size, suitable soil, setback/clearance requirements, and adequate disposal field sizing. These determinations are made on a case-by-case basis at the time that an application for a Liquid Waste Permit is submitted.

This determination shall be valid for one year from the date of this letter.

Sincerely,

Helene Sickler

Environmental Scientist & Specialist III

New Mexico Environment Department

Environmental Health Bureau

4359 Jager Drive NE, Suite B

Rio Rancho, NM 87144

C: (505) 362-8860

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

August 6, 2025

RE: **Preliminary/Final Plat & Subdivision Variance: Case No. 25-280-00004 and 25-210-00004, Unit 17, Block 81, Lot 20 (5601 Iris Road NE)**

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, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of **5601 Iris Road Ne**, legally described as **Unit 17, Blk 81, Lot 20.** The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 26, 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.

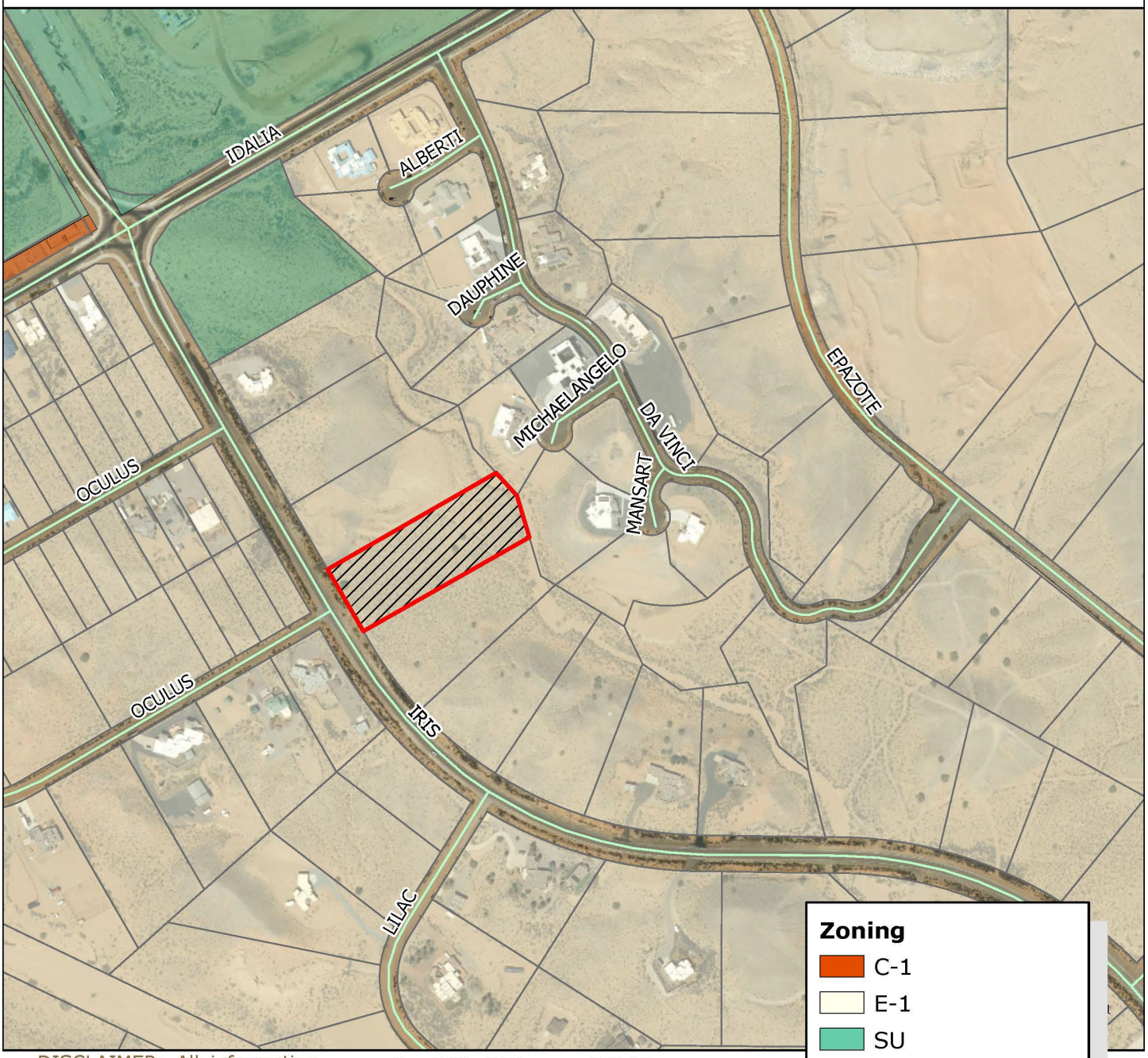
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

5601 IRIS ROAD NE
UNIT 17, BLOCK 81, LOT 20



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 8.6.25

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 26, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@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

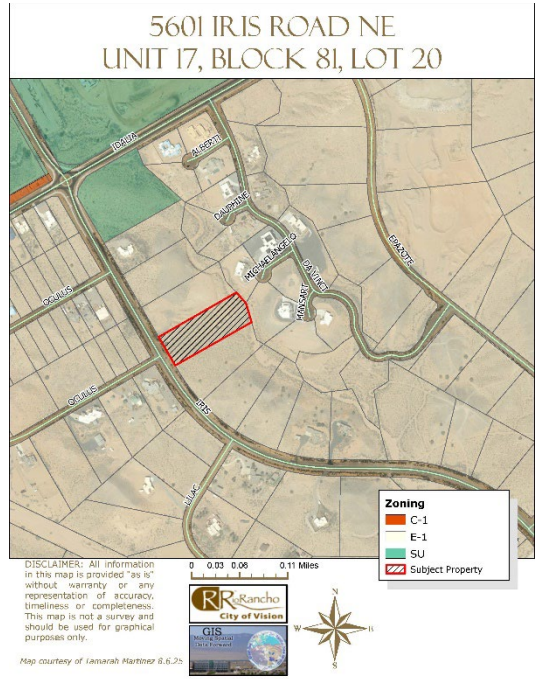
Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**August 26, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

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, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The PZB will hear the request on August 26, 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, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The PZB will hear the request on August 26, 2025.

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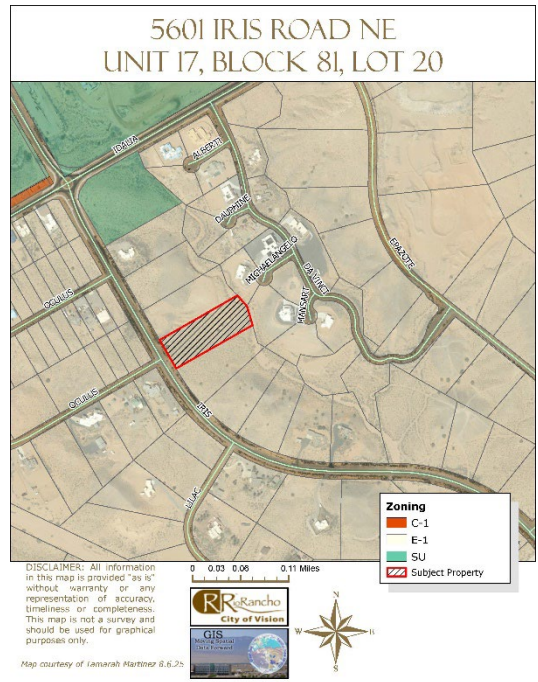
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, August 26, 2025:

Zone Map Amendment
Case #25-100-00007
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Zone Map Amendment to implement a Renewable Energy Overlay Zone on 80 acres of the subject property legally described as
Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

Master Plan Amendment
Case #25-410-00005
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, also requests approval of an amendment to the Loma Barbon Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject property.

Preliminary/Final Plat
Case #25-220-00006
The applicant, City of Rio Rancho Public Works, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and Unit 21, Block 20, Parcel D and Lot 48. The plat combines the four existing properties into two lots, dedicates a portion of Right of Way (ROW), and relocates PUE's.

Subdivision Variance
Case #25-280-0004
The applicant, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres

Preliminary, Final Plat
Case #25-210-00004
The applicant, Southwest Elegant Homes LLC, through their agent, CSI-Cartesian Surveys, Inc., is requesting approval of a Preliminary, Final Plat to split a lot 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres.

Variance
Case #25-110-00016
The applicant, Defined Pickleball, through their agent, EPNM, Inc., requests approval of a Variance request to allow for a second wall sign for the Defined Pickleball location at 1640 NM 528 SE, legally described as HILL, Tract B.

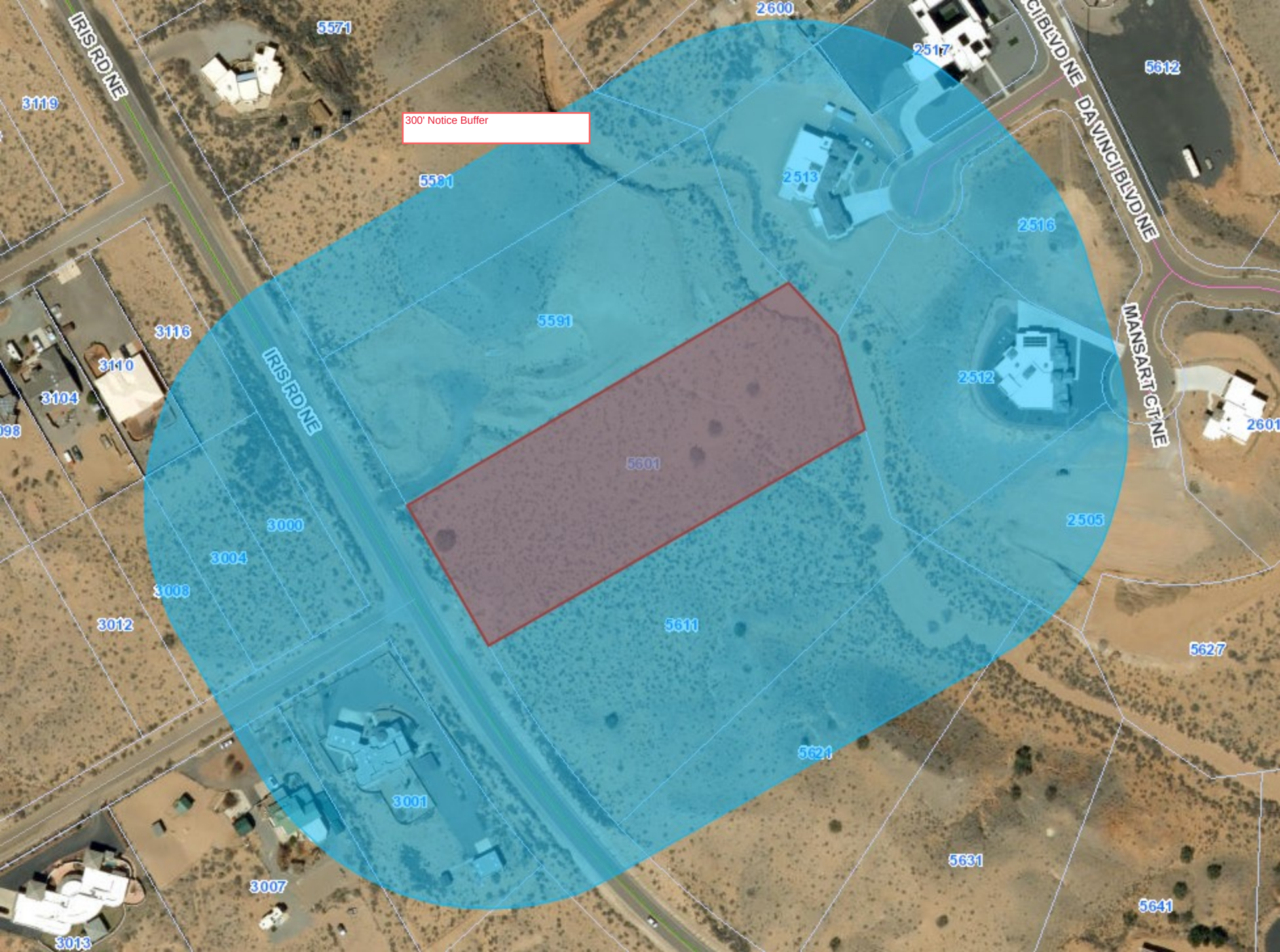
Zone Map Amendment
Case #25-100-00008
The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approx. 2.65 acres.

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: August 11, 2025

100' Notice Buffer
5581
2513
MICHAELANGELO
DA VINCI BLVD NE
2516
5591
3116
IRIS RD NE
2512
MANSART CT NE
5601
3000
2505
3004
3008
5611
5621
3001
5631


300' Notice Buffer
IRIS RD NE
DA VINCI BLVD NE
MANSART CT NE
5571
2600
2517
5612
3119
5591
2513
2516
3116
3110
3104
5591
2512
2601
5601
3000
2505
3004
3008
3012
5611
5627
5624
3001
5631
3007
5641
3013

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00004

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.27 REQUIRED IMPROVEMENTS, FOR THE INSTALLATION OF SIDEWALKS AND WATER/SEWER MAINS FOR THE PROPOSED SUBDIVISION OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 17, BLOCK 81, LOT 20.

Applicants: Southwest Elegant Homes LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 9th day of September, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

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

SPECIFIC FINDINGS OF FACT:
1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.28(B).
3. The proposed subdivision does not provide an improved design.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on September 9, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00004

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.27 REQUIRED IMPROVEMENTS, FOR THE INSTALLATION OF SIDEWALKS AND WATER/SEWER MAINS FOR THE PROPOSED SUBDIVISION OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 17, BLOCK 81, LOT 20.

Applicants: Southwest Elegant Homes LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 9th day of September, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

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1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required improvements of a subdivision.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL :
1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.27 Required Improvements is approved for the subdivision of the property legally described as Unit 17, Block 81, Lot 20.
3. The proposed subdivision provides an improved design.

THEREFORE, the application for a subdivision variance to the requirement of requirement improvements of a subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on September 9, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00004

AGENDA DATE:
September 9, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat to subdivide the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20 into two lots. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres. Staff contact is Tamarah Martinez and staff recommends denial.

BACKGROUND AND ANALYSIS:
The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a preliminary/final plat, which would create two E-1: Estate Residential zoned lots from the property legally described as Unit 17, Block 81, Lot 20. The subject property is located at 5601 Iris Road NE, east of the intersection of Idalia Road NE and Iris Road NE, both minor arterial roads.

The property is zoned E-1: Estate Residential District per Ordinance No. 32 Enactment No. 94-034, comprises approximately 2.50 acres and is located within the La Barranca Specific Area Plan. The subject property is not in a Special Assessment District, does not have City utilities (water and sewer), nor does it have sidewalks.

This item was scheduled before the Planning and Zoning Board on August 26, 2025. At that meeting, the applicant requested a postponement to September 9, 2025 to allow for proper public noticing, as the required sign had not been erected prior to the August 26 hearing. The Planning and Zoning Board voted 6-0 to postpone the item to a date certain of September 9, 2025.

A lot split to create two lots from one lot can typically be administratively approved. The administrative approval pursuant to Rio Rancho Code of Ordinances (R.O. 2003) §155.26, requires that the Development Services director “may approve a subdivision as a combined preliminary and final plat in any case where no public purpose would be served by separate steps”.

Subdivision plats require access to City water, sewer and paved road under City Code Section 155.27 "Required Improvements". This lot does not have access to City water and sewer and therefore the subdivision cannot be administratively approved. The split into smaller lots also necessitates a separate process to allow neighboring properties a chance to be informed of the change. There is a concurrent subdivision variance application for the subdivision improvement requirements under case 25-280-00004.

GENERAL INFORMATION:

a. Layout: Currently 1 lot. This request would allow for two separate lots.
b. Acreage: Approximately 2.50 acres.
c. Access: The subject Subdivision will be accessed from Iris Road NE through Idalia Road NE (to the north of the subject property), both minor arterials.
d. Zoning: The subject property is zoned as E-1: Estate Residential per Ordinance No. 32 Enactment 94-034.
e. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Comcast, Ezee Fiber, Centurylink, PNM, and Gas Company of New Mexico.
f. Water and Wastewater Availability: The property owner will have to work with the New Mexico Environmental Department on approval on a septic system and the Office of the State Engineer on the approval of a well. The applicant has provided a letter from the NMED that will allow a for either a one well per lot or a shared well between the proposed lots as well as a septic tank on each lot. The City cannot guarantee either approvals and without these approvals development will not be guaranteed.
g. Drainage: Drainage plans will need to be submitted and approved before construction can take place.
h. Roads and Sidewalks: The applicant has submitted a variance request to not be required to put in sidewalks on these lots. The surrounding properties do not have sidewalks.
i. Recreation Facilities/Open Space: None
j. Easements: There is an existing 5 foot public utility easement surrounding the property and there will be an additional 10 foot public utility easement at the center of the lot split (5 ft on each side of the shared property line). A 10 foot public utility easement will be needed along the parcel line that fronts Iris Road.
k. Public Site Dedications: None
l. Variances: Concurrent with this application, the applicant is requesting a Subdivision Variance (25-280-00004) to the subdivision code (R.O. 2003 Chapter 155 Subdivisions) requirements: Chapter 155.27 Required Improvements (C) Installation of improvements. The improvements to be installed shall be the following: (3) Sidewalks, (4) Water and sewer mains, and (6) Street lighting. The subdivider shall make necessary arrangements to serve each lot from water and sewer mains of the central systems serving the city, where feasible and in conformity to Governing Body policy. Where, for any reason, municipal services cannot be provided, the subdivider shall present evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Improvement Division and in conformity to the standard specifications of the city construction of all water and sewer lines shall be under the supervision and approval of the City Engineer.

CONFORMANCE WITH THE SUBDIVISION CHAPTER OF THE CITY:

The preliminary/final plat will need to be reviewed under the subdivision chapter of the City (Rio Rancho Code of Ordinances, Chapter 155). Staff recommends the Board finds that the proposed subdivision does not conform, as it does not have access to the required improvements under Section 155.27, and plans have not been submitted for the required improvements.

Staff recommends the Planning and Zoning Board find that the applicant's concurrent Subdivision Variance request to this requirement will need to be approved in order to conform to this requirement. May conform with approval of Subdivision Variance, Case #25-280-00004.

CONFORMANCE WITH THE ZONING ORDINANCE:

The property is zoned E-1: Estate Residential which allows for a minimum lot area of 21,780 square feet, and no minimum lot width, assuming there is a connection to City water and sewer. Staff finds that the proposed lots meet the E-1, minimum lot size requirements and may conform if appropriate septic and well permits are obtained. The proposed lot sizes will diminish the amount of horses that can be kept on the future properties.

CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN:

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, stormdrainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1). Staff finds that the City’s Comprehensive Plan (Section 3.3) notes the problem with antiquated subdivision of lots, citing inadequacy of improvements being contrary to the proper development of the City.

Staff recommends the Planning and Zoning Board finds that the splitting of the lot without access to City water and wastewater would cause proliferation of the number of lots without appropriate City infrastructure, i.e. “expanding” antiquated platted lots. Does not conform.

NOTIFICATIONS: Neighboring property owners within 100 feet of the subject property were sent a certified mailed letter and property owners between 100-300 feet were sent a postcard 15 days in advance of the Planning and Zoning Board hearing. A notice sign was erected on the subject property on September 2, 2025 by Staff, as required by ordinance, and a legal notice was published in the Albuquerque Journal on August 11, 2025. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

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

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

SPECIFIC FINDINGS OF DENIAL:
1. The subdivision of an antiquated subdivision lot is contrary to the R.O. 2003 Chapter 155 Subdivisions, in that the present lot is a buildable lot and that 2. City water and sewer is not available to service the proposed two lots, and the proposed lots do not have sidewalk abutting them.
3. The subdivision of an antiquated lot not in compliance with R.O. 2003 Chapter 155 Subdivisions,

is contrary to and not consistent with the City's Comprehensive Plan, including but not limited to, Section 3.3 and 5.6.3, Policy L-1.
4. The applicant has failed to adequately address and provide the necessary evidence to justify subdivision variances.

If the Planning and Zoning Board chooses to approve the preliminary/final plat, staff recommends such approval be with the following conditions and findings:

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The applicant has met the criteria for a subdivision variance.
2. The plat shall conform to E-1: Estate Residential District zoning requirements.
3. Prior to issuance of building permits, the New Mexico Environment Department shall approve of septic systems for each lot.
4. Prior to issuance of building permits, the applicant must receive approval for a well.
5. Grading and Drainage plan will required with future development of each lot.
6. Signature Block for Planning and Zoning Board approval with Chair signature line shall be added.
7. Plat shall remove Director signature block and revise language in City Clerk signature block from ".. the plat shown hereon was approved administratively by the City of Rio Rancho Development Services Department..." to "the plat shown hereon was approved by the City of Rio Rancho
8. Planning and Zoning Board at their hearing held on..."
9. Plat shall be renamed "Final Plat" and not "Summary Plat".
10. Prior to final approval by the Planning and Zoning Board Chair and recording, the plat shall be reviewed and approved by the Development Services Department Engineering and Planning Divisions to ensure compliance with requirements to include, but not limited to Chapter 155 Subdivisions.

ALTERNATIVES:

The Planning and Zoning Board May:
1. Approve the preliminary/final plat with staff findings.
2. Approve the preliminary/final plat with amendments to findings.
3. Deny the preliminary/final plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends denial with findings.

ATTACHMENT: Application.pdf
ATTACHMENT: Location Map.pdf
ATTACHMENT: Authorization Letter.pdf
ATTACHMENT: Justification Letter for 5601 Iris ne.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notifications.pdf

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:	Southwest Elegant Homes, LLC		Phone:
Address:	5616 Addis Avenue SE		E-Mail: swehomellc@gmail.com
City:	Rio Rancho	State: NM	Zip: 87106
Proprietary Interest:		List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
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)

Request summary plat review to subdivide an existing lot into two new lots. Plat grants an additional 5 foot public utiltiy easement along the Iris Road frontage and on each side of the proposed subdividing lot line.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Rio Rancho Estates Unit 17	Block(s):	81	Lot(s):	Lot 20
Existing Zoning:	R-1	Proposed Zoning:			
No. of existing lots:	1	No. of proposed lots:	2	Total area of site (acres)	2.4995 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:	Ryan J. Mulhall	Applicant:	Agent: x
Signature:			Date: July 1, 2025

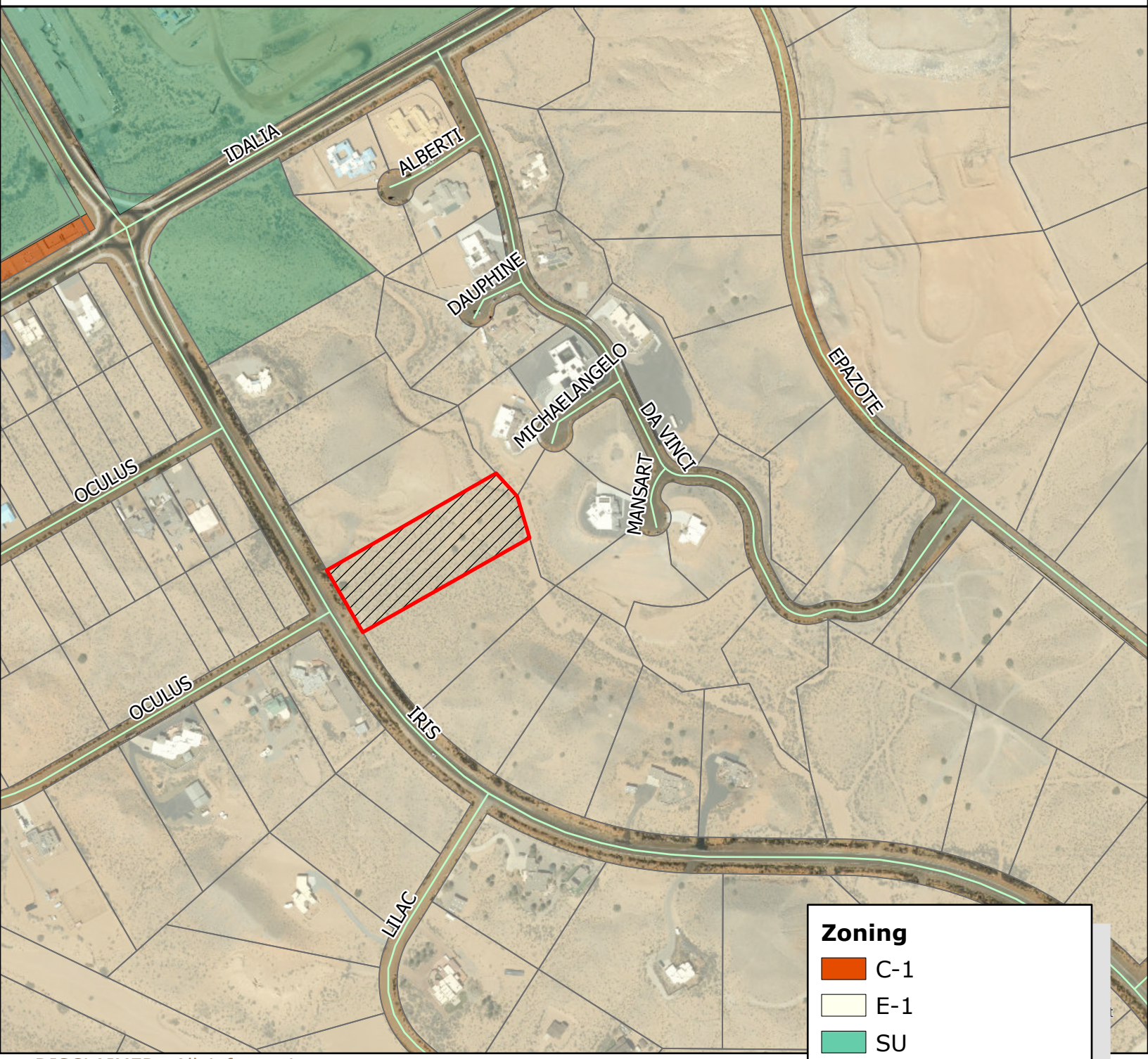
FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

5601 IRIS ROAD NE
UNIT 17, BLOCK 81, LOT 20



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 8.6.25

Mia Huynh
Southwest Elegant Homes, LLC
5616 Addis Ave SE
Albuquerque, NM 87106

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, Mia Huynh, Manager, Southwest Elegant Homes, LLC, 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 summary plat and any platting related actions, to subdivide an existing lot into two new lots, granting and vacating easements where necessary. This property is described as:

Lot numbered Twenty (20), in Block numbered Eighty-One (81), of Unit 17 of Rio Rancho Estates, a vacant lot located at 5616 Iris Road NE, northeast of its intersection with Oculus Loop NE, in the City of Rio Rancho, Sandoval County.

Thank You,

mia huynh 06/23/25

Mia Huynh, Manager Date
Southwest Elegant Homes, LLC

Justification Letter for 5601 Iris Rd Ne

Hi Brad,
I'm not so sure I know what a Justification letter is about.

I wanted to explain why I'd like to divide this 2.5 ac lot to 2 equal lots, one lot will have 1.3 ac and the other 1.2 ac. I think over an acre is a lot of land per house and more than most people would or need. I'd like to build 2 affordable homes on these 2 lots.

These lots are over 200 feet from city water and sewer according to Robert Lujan, Rio Rancho water engineer, he emailed you and I to confirm this.
The letter of Determination from Helene states that we can have a well for each lot or a shared well and a septic tank for each lot.

Thank you for taking the time to help me with this process.

Sincerely,
Mia Huynh
505-440-4632

Summary Plat for
Lots 20-A and 20-B, Block 81
Rio Rancho Estates Unit 17
Being Comprised of
Lot 20, Block 81
Rio Rancho Estates Unit 17
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Indexing Information

Section 4, Township 12 North, Range 3 East, N.M.P.M. as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates, Unit 17
Owner: Southwest Elegant Homes, LLC
UPC #: 1015072443329

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

Purpose of Plat

1. SUBDIVIDE EXISTING LOT INTO TWO NEW LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Vicinity Map

N.T.S.

Legal Description

LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED EIGHTY-ONE (81), OF UNIT SEVENTEEN (17), RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 6, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 83.

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 4, TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM, WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	1
NUMBER OF LOTS CREATED:	2
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	2.4995 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 0.999666453, WITH AN ORIGIN OF (0,0).

Documents

1. PLAT OF RECORD FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE, ON MARCH 6, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 83.
2. WARRANTY DEED FOR LOT 20, BLOCK 81, RRE UNIT 17, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 13, 2023, AS DOC. NO. 2023020556.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1911D, DATED MARCH 18, 2008.

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

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. 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.

_____
MIA HUYNH, MANAGER DATE
SOUTHWEST ELEGANT HOMES, LLC

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: MIA HUYNH, MANAGER, SOUTHWEST ELEGANT HOMES, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.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

Summary Plat for
Lots 20-A and 20-B, Block 81
Rio Rancho Estates Unit 17
Being Comprised of
Lot 20, Block 81
Rio Rancho Estates Unit 17
City of Rio Rancho
Sandoval County, New Mexico
July 2025

Easement Notes

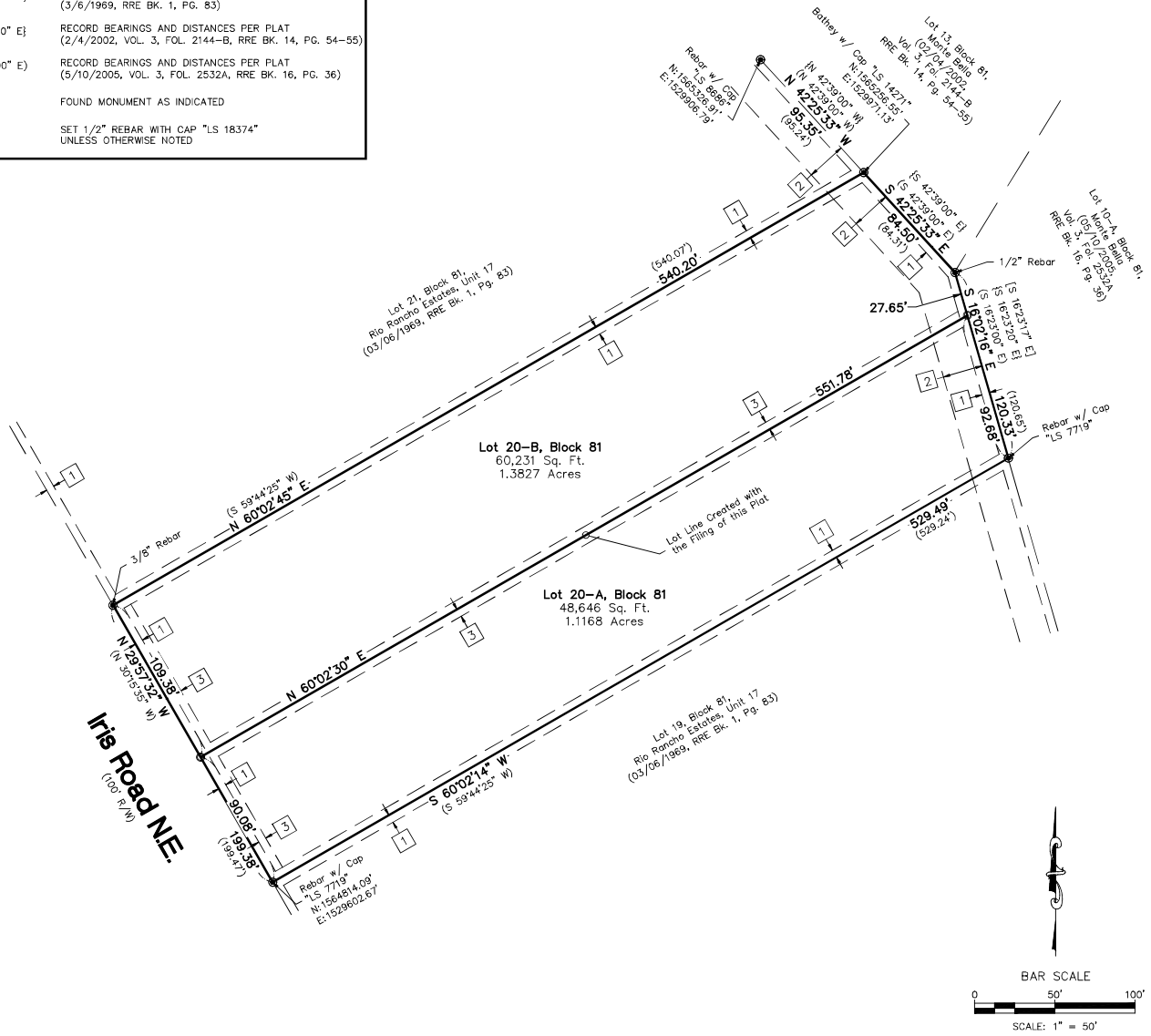
1 EXISTING 5' P.U.E. (03/06/1969, RRE BK. 1, PG. 83)

2 EXISTING 25' DRAINAGE EASEMENT (03/06/1969, RRE BK. 1, PG. 83)

3 ADDITIONAL 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/6/1969, RRE BK. 1, PG. 83)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (2/4/2002, VOL. 3, FOL. 2144-B, RRE BK. 14, PG. 54-55)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/10/2005, VOL. 3, FOL. 2532A, RRE BK. 16, PG. 36)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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

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

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

August 6, 2025

RE: **Preliminary/Final Plat & Subdivision Variance: Case No. 25-280-00004 and 25-210-00004, Unit 17, Block 81, Lot 20 (5601 Iris Road NE)**

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, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of **5601 Iris Road Ne**, legally described as **Unit 17, Blk 81, Lot 20.** The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, August 26, 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.

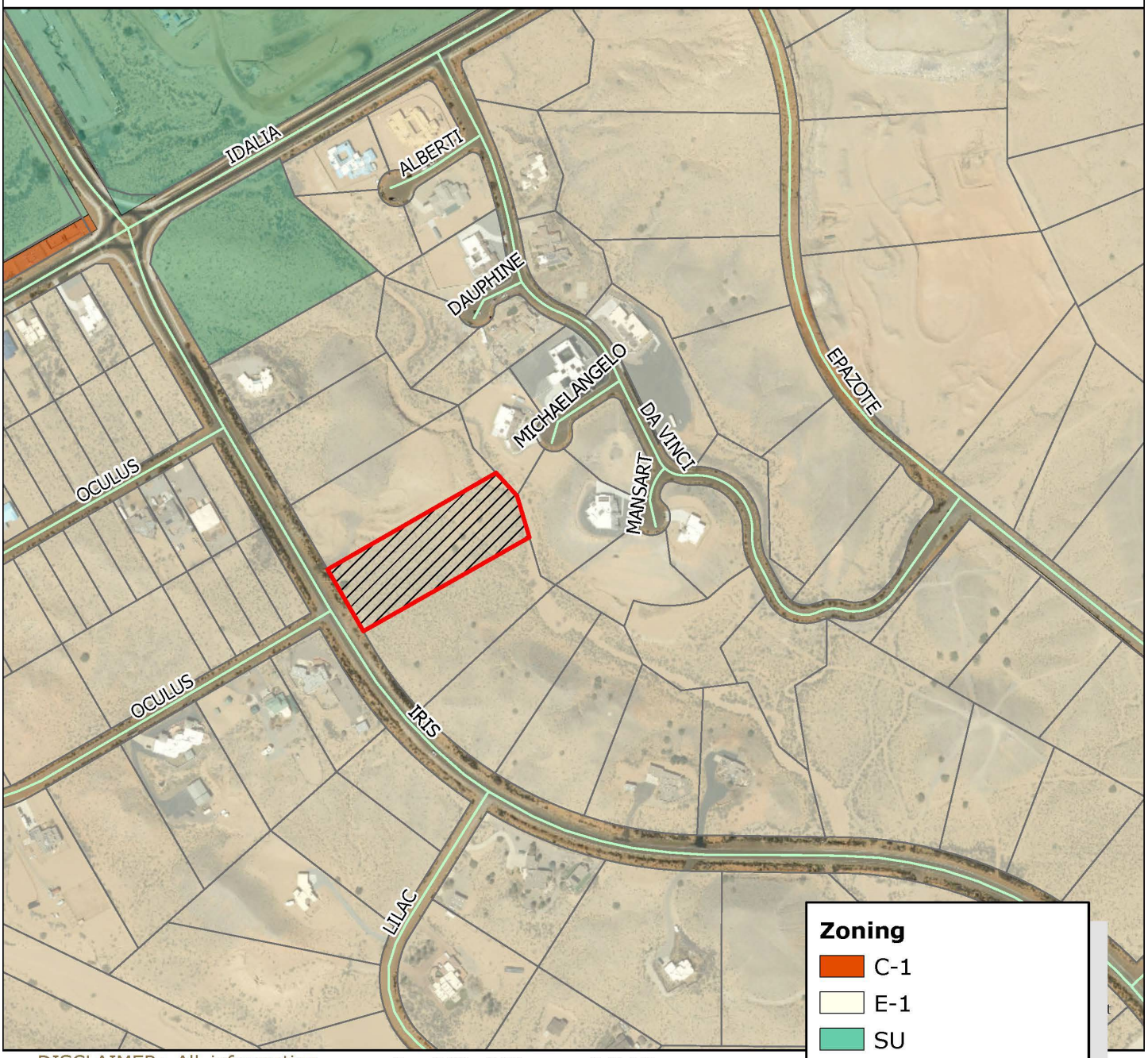
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

5601 IRIS ROAD NE
UNIT 17, BLOCK 81, LOT 20



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 8.6.25

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 26, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@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

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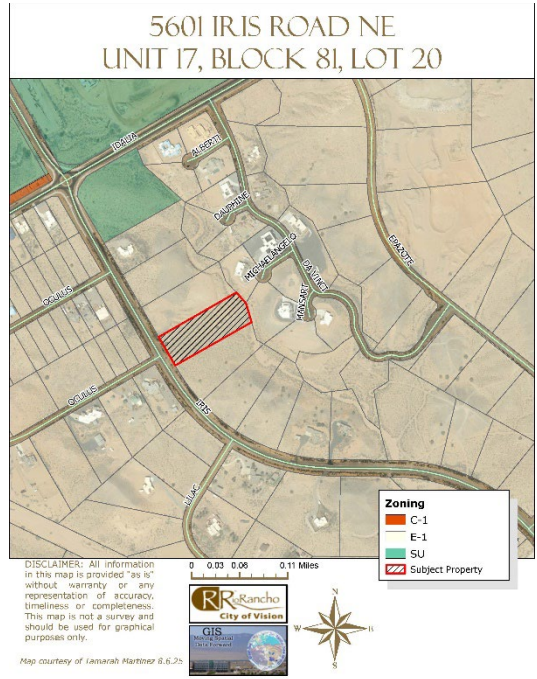
Location:	Virtual (Zoom)/City Hall
Date:	**August 26, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

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, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The PZB will hear the request on August 26, 2025.

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

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



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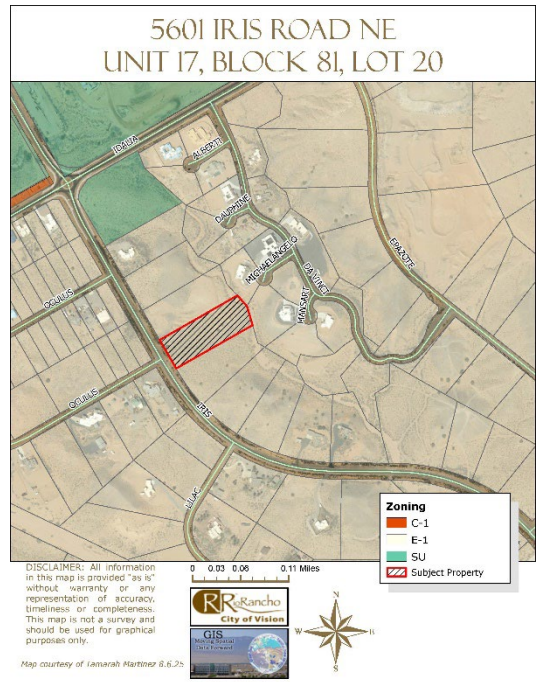


CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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 26, 2025:

Zone Map Amendment
Case #25-100-00007
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, requests approval of a Zone Map Amendment to implement a Renewable Energy Overlay Zone on 80 acres of the subject property legally described as
Loma Barbon, Tract B. The subject property comprises approximately 650 acres.

Master Plan Amendment
Case #25-410-00005
The applicant, Affordable Solar Group, LLC, through their agent, SelectROW, also requests approval of an amendment to the Loma Barbon Master Plan. The proposed amendment is to include provisions for the installation of a solar generation, storage and distribution system on the subject property.

Preliminary/Final Plat
Case #25-220-00006
The applicant, City of Rio Rancho Public Works, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and Unit 21, Block 20, Parcel D and Lot 48. The plat combines the four existing properties into two lots, dedicates a portion of Right of Way (ROW), and relocates PUE's.

Subdivision Variance
Case #25-280-0004
The applicant, Southwest Elegant Homes LLC, through their agent CSI- Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivsions, Section 155.27 Required Improvements, in order to split a lot at the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres

Preliminary, Final Plat
Case #25-210-00004
The applicant, Southwest Elegant Homes LLC, through their agent, CSI-Cartesian Surveys, Inc., is requesting approval of a Preliminary, Final Plat to split a lot 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres.

Variance
Case #25-110-00016
The applicant, Defined Pickleball, through their agent, EPNM, Inc., requests approval of a Variance request to allow for a second wall sign for the Defined Pickleball location at 1640 NM 528 SE, legally described as HILL, Tract B.

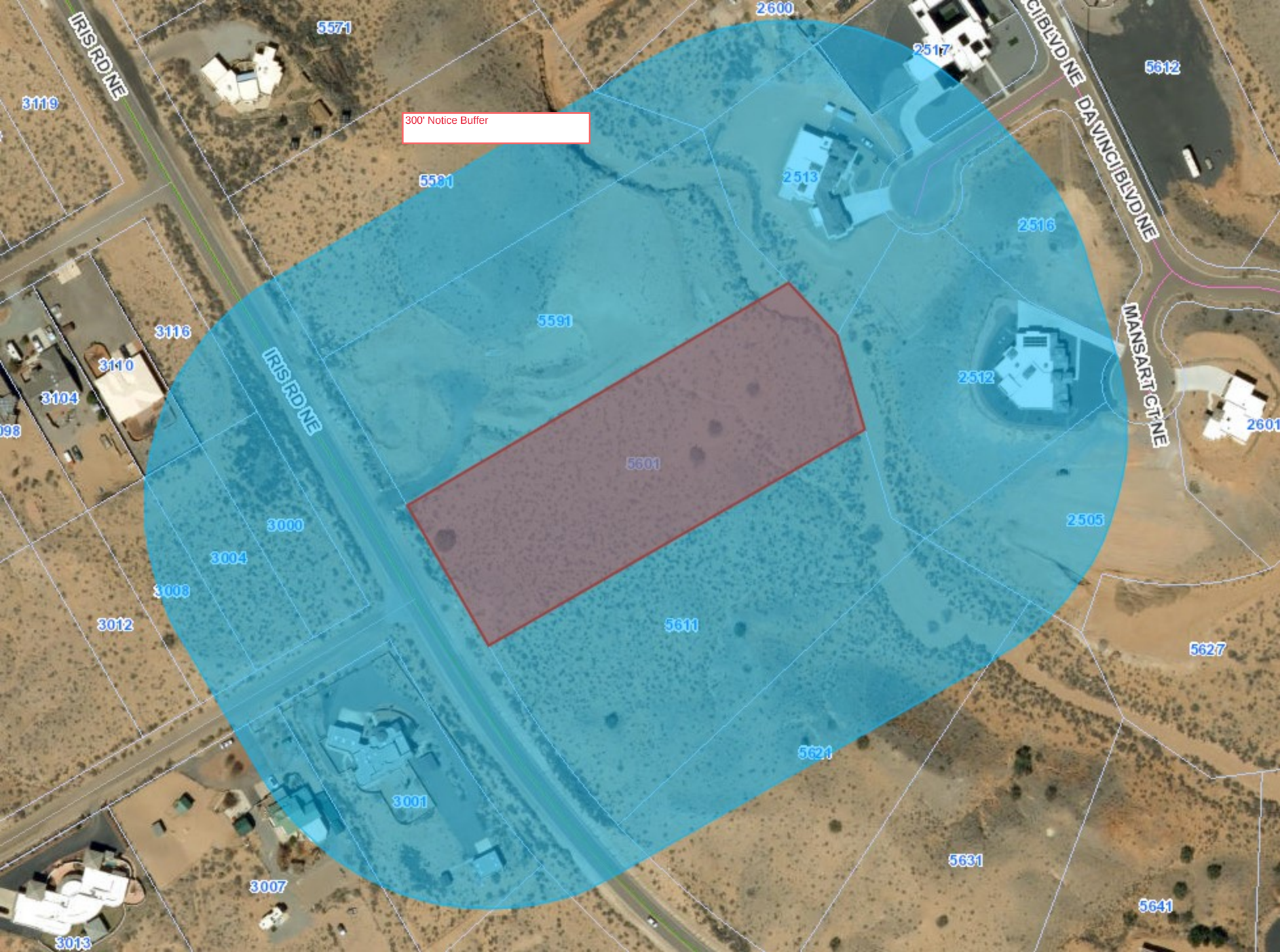
Zone Map Amendment
Case #25-100-00008
The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. The subject properties comprise approx. 2.65 acres.

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: August 11, 2025

100' Notice Buffer
5581
2513
MICHAELANGELO
DA VINCI BLVD NE
2516
5591
3116
IRIS RD NE
2512
MANSART CT NE
5601
3000
2505
3004
3008
5611
5621
3001
5631


300' Notice Buffer
IRIS RD NE
DA VINCI BLVD NE
MANSART CT NE
5571
2600
2517
5612
3119
5591
2513
2516
3116
3110
3104
5591
2512
2601
5601
3000
2505
3004
3008
3012
5611
5627
5624
3001
5631
3007
5641
3013

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00017

AGENDA DATE:
September 9, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Jennifer Trujillo, requests approval of a Variance to to the minimum required E-1: Estate Residential District rear setback of 25’ to allow for the construction of a new carport at the subject property of 698 10th St NE. Staff contact is Tamarah Martinez and staff recommends denial.

BACKGROUND AND ANALYSIS:
The applicant, Jennifer Trujillo, requests approval of a Variance request to the minimum required E-1: Estate Residential District rear setback of 25’ to allow for the construction of a new carport, at the subject property of 698 10th St NE, legally described as Unit 11, Block 34, Lot 42. The property is zoned E-1: Estate Residential District, comprises approximately 1.00 acres and is located on 10th St NE, a minor collector road, a third of a mile south of Northern Blvd NE, a minor arterial road.

Per the Rio Rancho Code of Ordinances R.O. 2003 §154.50, the setback requirements for the E-1 Zoning district are as follows: 35' from the front, 25' from the rear, and 10' from the side.

The applicant submitted a building permit for a 600 sq ft carport (building permit # 25-7643) measuring 24' x 25' in the rear of the subject property. The proposed carport would encroach 12' into the rear setback as shown in the included site plan, for a proposed 13' setback. The applicant submitted the variance request following Zoning staff review of the building permit and returning for revision to meet the 25 ft rear setback.

The structure has been reviewed and approved by the City Building and Engineering Divisions.

Prior to this item, the applicant was granted a variance request under Case # 20-110-00005 for a 25' x 24' garage in the rear of the property for the same 12' encroachment. The existing structure in the rear of the property is visible in the attached Site Plan, to the left of the proposed carport.

There is also a 20 ft Utility Overhang Easement in the rear of the property. The applicant will be responsible for obtaining and providing staff with an encroachment agreement for placing the structure within this easement.

REVIEW CRITERIA

The applicant submitted a justification narrative in support of the variance application as well as letters of support from surrounding neighbors. These narratives are 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."

In their justification letter, the applicant states: "This lot is irregularly shaped, narrowing to approximately 55.9 feet at the front and widening to approximately 215 feet at the rear. Due to this unique geometry, usable space is significantly constrained, particularly in relation to the placement of accessory structures. Strict application of the 25-foot rear setback requirement would limit functional use of the property and force the carport into a location that is less visually compatible with the existing residence and landscape, and potentially disruptive to the lot's natural drainage patterns. This hardship is unrelated to financial considerations and instead stems from the lot's physical shape and existing site conditions. The lot's size, shape, and topography are pre-existing conditions resulting from the original subdivision design and not from any action by the current owner. These conditions were in place at the time of purchase."

Staff recommends the Board finds that practical difficulty or unnecessary hardship cannot be found for the requested variance, as the justification is based off inconvenience and difficulty to personal comfort as the applicant is trying to build a carport next to an existing garage instead of utilizing the additional area in the rear of the property.

Staff recommends the Board find that while the property does have an irregular shape, it is one acre in size with ample space to construct a 600 sf structure and place the structure in the rear area of the property. The irregular shape provides for more space in the rear of the property than the front, allowing for space for accessory structures in the rear of the property, while also meeting zoning standards.

SURRONDING LAND USE/ZONING: The subject property is surrounded by E-1: Estate Residential to the north, south, east, and west.

NOTIFICATIONS: Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property on September 2, 2025 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on August 25,2025. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

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

IMPACT:

General Findings of Fact:

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

Specific Findings and Conditions for Denial:

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

Specific Findings 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. A variance to R.O. 2003 § 154.50 requiring a minimum twenty-five (25') foot rear yard setback is approved to allow an approximate twelve (12') foot encroachment into the rear yard setback, and only for the carport as identified in building permit application #25-7643.
3. The carport, as identified in building permit #25-7643 shall conform to all applicable building and zoning codes.
4. An encroachment agreement from PNM shall be provided prior to approval of building permit #25-7643 for the encroachment into the 20 ft wide Utility Overhang Easement.

ALTERNATIVES:

The Planning and Zoning Board may:

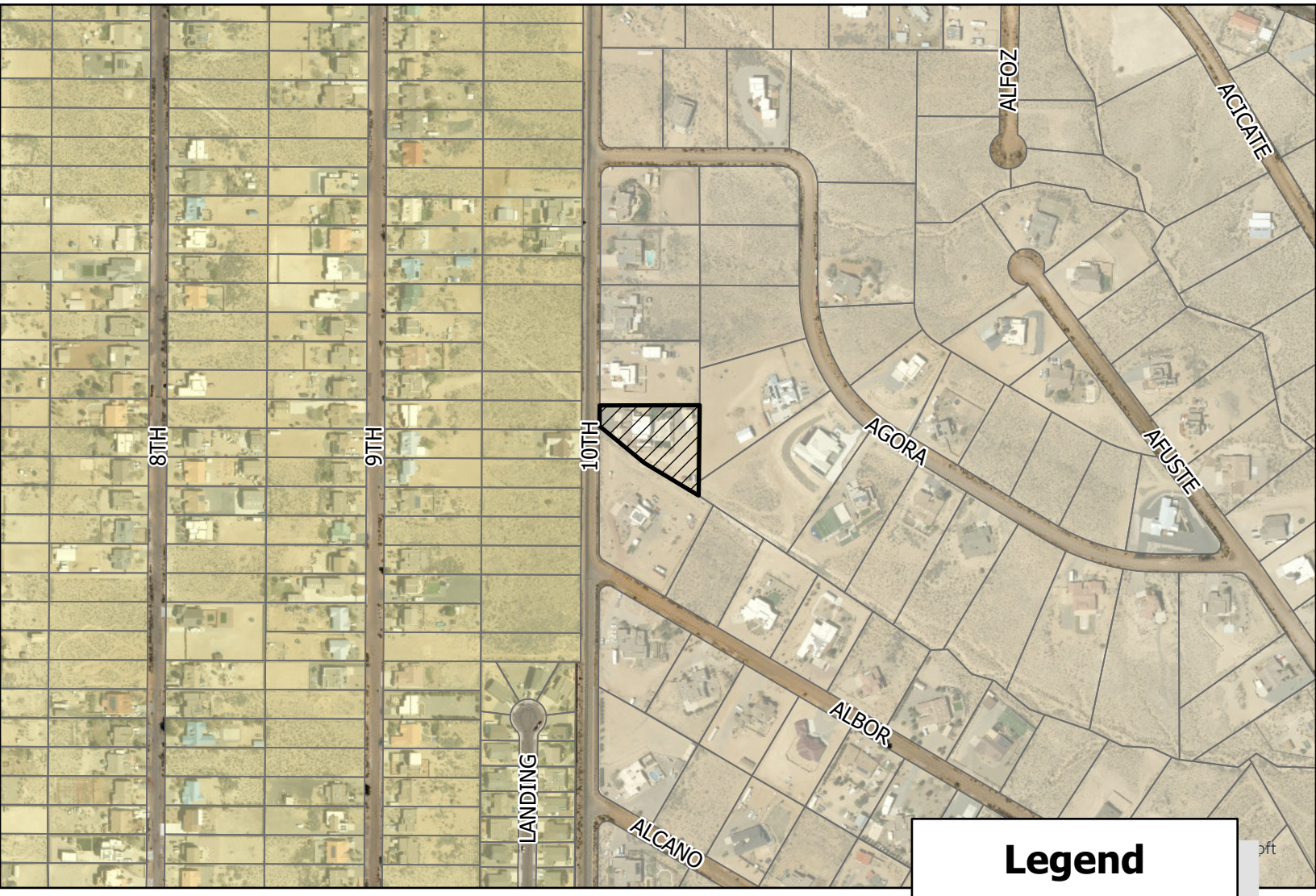
1. Approve the variance request;
2. Deny the variance request;
3. Modify the variance request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Location Zone Map.pdf
ATTACHMENT: Zoning Variance Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Building Permit_25-7643.pdf
ATTACHMENT: Letters from Neighbors.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_fact_698_10th_Carport_BMB.docx
ATTACHMENT: Book 24_Pg 41 Subject Property Plat.pdf

698 10TH STREET NE
UNIT 11, BLOCK 34, LOT 42



Legend

Zoning

- E-1
- R-1
- Subject Property

N
W
E
S

0 0.02 0.04 0.08 0.12 0.16 0.2 Miles

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

Map courtesy of Ben Isaacs, 8/21/2025

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: 698 10th Street NE, Rio Rancho, NM 87124

Legal Description: Block 34/Lot 42

Subdivision: Rio Rancho Estates/U11 Block: 34 Lot: 42

Parcel Size: T12N Zoning: Residential

Description for request: Request for a variance along the rear lot line from 25' to 13' so that our new carport aligns with the existing building which previously received a variance. This will be the most useful place and will be the least intrusive to our property and to our neighbors. We have already consulted with our neighbors to the rear. Due to the odd shape of the property this is the best fit.

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

Property Owner

Name (Print): Jennifer Trujillo

Address: 698 10th Street NE

Phone: 505-310-3576 Fax:

***Signature: Jennifer Trujillo

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

Applicant

Name (Print): Same As Above

Address:

Phone: 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:

Jennifer Trujillo
698 10th Street NE
Rio Rancho, NM 87124

August 11, 2025

To: Michelle Costilla
Planning and Zoning Department
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Subject: Justification for Variance Request – 698 10th Street NE, Rio Rancho, NM 87124
Parcel: R182077 | Zoning: Residential

Dear Ms. Costilla,

I am submitting this letter in support of my request for a variance to reduce the required rear setback from **25 feet to 13 feet** for the property located at **698 10th Street NE, Rio Rancho, NM 87124,** zoned Residential. This variance will allow construction of a new carport that aligns better with existing infrastructure and minimizes impact to the property's views and natural drainage.

1. Special Circumstances Applicable to the Property
This lot is irregularly shaped, narrowing to approximately **55.9 feet at the front** and widening to approximately **215 feet at the rear**. Due to this unique geometry, usable space is significantly constrained, particularly in relation to the placement of accessory structures. Strict application of the 25-foot rear setback requirement would limit functional use of the property and force the carport into a location that is less visually compatible with the existing residence and landscape, and potentially disruptive to the lot's natural drainage patterns. This hardship is unrelated to financial considerations and instead stems from the lot's physical shape and existing site conditions.

2. Special Circumstances Not Created by the Owner
The lot's size, shape, and topography are pre-existing conditions resulting from the original subdivision design and not from any action by the current owner. These conditions were in place at the time of purchase.

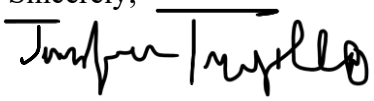
3. No Grant of Special Privileges
Approval of this variance would not grant special privileges inconsistent with other properties in the vicinity. Several nearby lots have multiple accessory structures and carports. The requested relief is the minimum necessary to achieve reasonable use of the property while maintaining neighborhood character.

4. No Material Detriment to the Neighborhood or Public Welfare
The proposed carport location will be the least intrusive to neighboring views, maintain existing landscape aesthetics, and avoid negative impacts to natural drainage flow. I have consulted with the immediate rear neighbors, who have expressed their full support for the project. The structure will comply with all applicable building and safety codes and will not negatively affect the surrounding community.

Based on the above, the proposed variance meets all four required criteria under the City of Rio Rancho's Variance Guidelines. I respectfully request your consideration and approval.

Thank you for your time and review. Please feel free to contact me at 505-310-3569 or aortega2130@yahoo.com if additional information is required.

Sincerely,



Jennifer Trujillo

RRioRancho
City of Vision

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

Permit #_____

Model # _____

Fees (non-refundable)

Application fee is 65% of Building Permit Fee

Total Fees Collected:_____

☐ Yes, I would like to contribute $75.00 to the Rio Rancho Economic Development Corporation.

Property Information

Acreage of property: 1.0 Height of Primary: 20' 7"

Width of Front Yard Setback: 57' SQ. Ft. of Primary: 2744 SqFt

Physical Address

Address: 698 10th street NE

City: Rio Rancho State: NM Zip: 87124

Legal Description

Subdivision/Unit: Rio Rancho Estates/U11 Block: 34 Lot: 42

Tract/Parcel: T12N Zoning: Residential

Description of Work

☐ New Construction ☐ Addition ☐ Residential Alteration/Repair
☐ Fence ☐ Demolition ☐ Swimming Pool/In-Ground
☑ Shed ☐ Interior Renovation ☐ Well #_____
☐ Septic #_____

Dimensions – Set Back(s)

Front: 285' Rear: 13'

Sides: Left 35' Right: 188'

Proposed use of property: Carport

Valuation: $16,000 Gross floor area:_____

Height of structure: 12' No. of Stories: 1 (Pool Only) Gallons:_____

Homeowner/Agent Information

Name (Print): Jennifer Trujillo

Address: 698 10th street NE

City: Rio Rancho State: NM Zip: 87124

Phone: 505-310-3576 Email: aortega2130@yahoo.com

Contractor Information

Name (Print): Eagle Carport License# 357833 GB82

Address: 210 Airport Rd

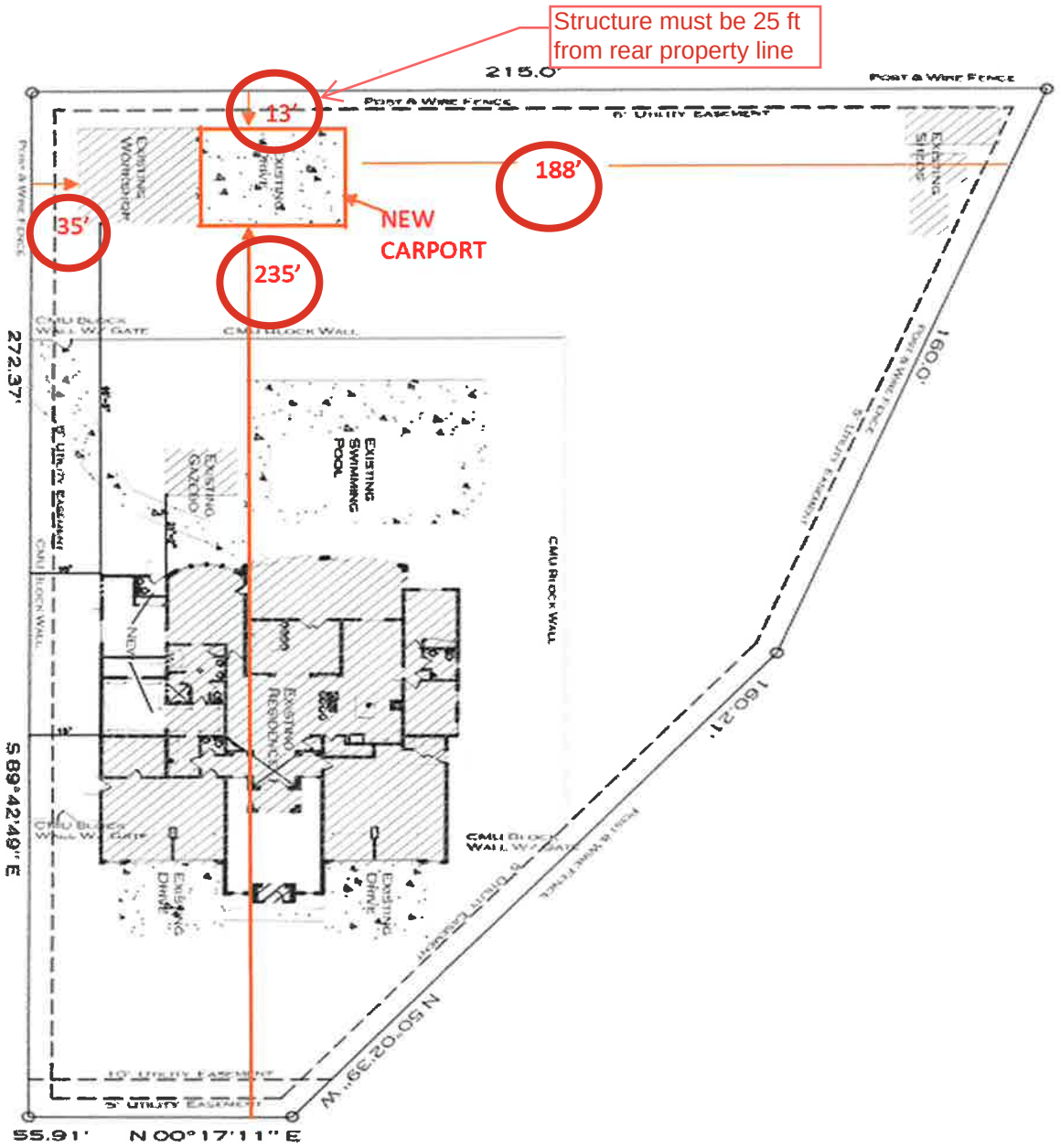
City: Mount Airy State: NC Zip:_____

Phone: 505-720-9130 Email:_____

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

Name (printed) Jennifer Trujillo Date 7/22/25

Signature Jennifer Trujillo



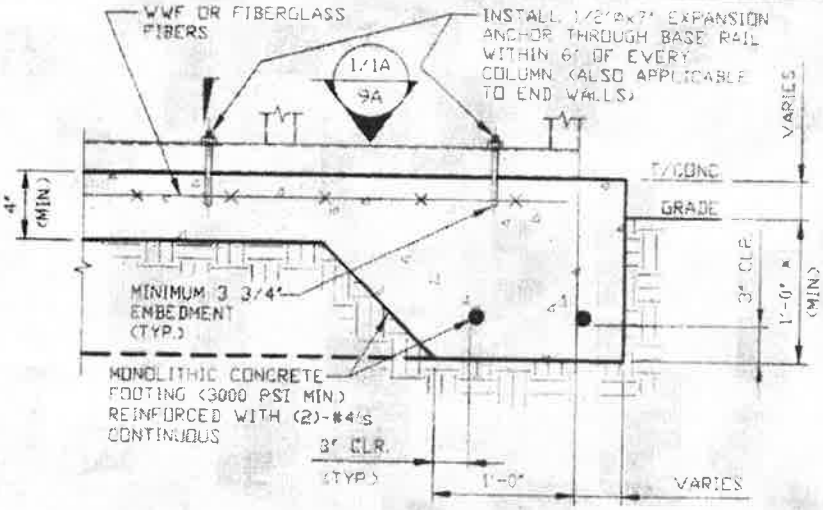
698 10TH ST. NE

SITE PLAN

N

SHEET 1 OF 5	3/27/2024	698 10TH ST. - ADDITION		
		SITE PLAN	RIO RANCHO, NEW MEXICO	

BASE RAIL ANCHORAGE OPTIONS

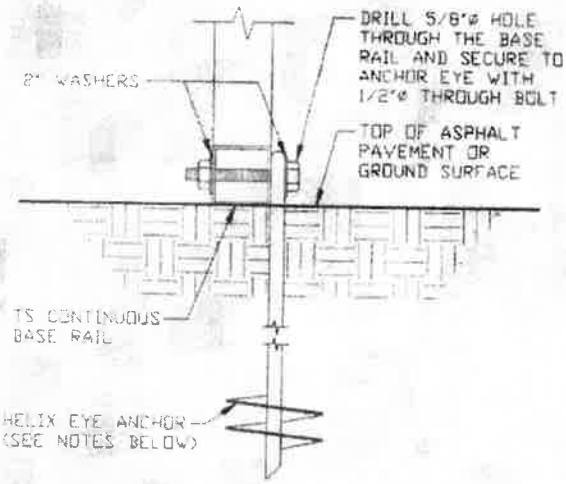


2 CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4"

* COORDINATE WITH LOCAL BUILDING CODES/ORD. REGARDING REQUIRED FOOTING DEPTH



2A GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)

* COORDINATE WITH LOCAL CODES/ORD. REGARDING REQUIRED ANCHOR LENGTH

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318:
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50" EMBEDMENT.
5. FOR VERY LOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60" EMBEDMENT.

Validity Notice

Plans Expiration Date:

31 July 2025

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

THIS DOCUMENT IS THE PROPERTY OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND ANY INFRINGEMENT THEREUPON MAY BE SUBJECT TO LEGAL ACTION.

DRAWN BY: JG	EAGLE CARPORTS 210 AIRPORT ROAD MOUNT AIRY, NC 27030 30'-0"x16'-0" SP ENCLOSED STRUCTURE EXP. B		
CHECKED BY: AM			
PROJECT MGR: JRP	DATE: 9-6-24	SCALE: NTS	JOB NO: 241465/241995
CLIENT: EAGLE CARPORTS	SHT. 9	DWG. NO: SK-3	REV: 2

Eagle Carports

"Flying High with Great Deals"

STRUCTURAL DESIGN

FULLY OPEN (CARPORT) BUILDING

MAXIMUM 30'- 0" WIDE X 20'- 0" HEIGHT- BOX EAVE FRAME AND BOW FRAME

27 June 2023
Revision 12
M&A Project No. 16166S/17207S/17293S/18012S/18260S/19320S/21169S/22068S/22285S/23019S

Prepared for:

Eagle Carports
210 Airport Road
Mt. Airy, NC 27030

Prepared by:

Moore and Associates Engineering and Consulting, Inc.

1009 East Avenue
North Augusta, SC 29841

401 S. Main Street, Suite 200
Mt. Airy, NC 27030

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING

Validity Notice
Plans Expiration Date: 27 June 2024
Plans are valid for one year from issuance date

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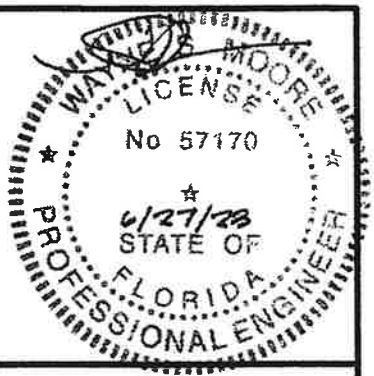
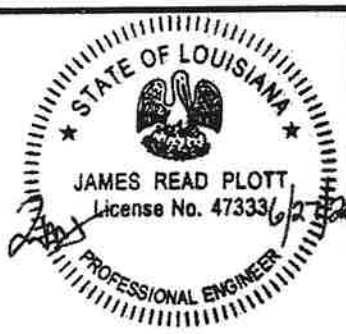
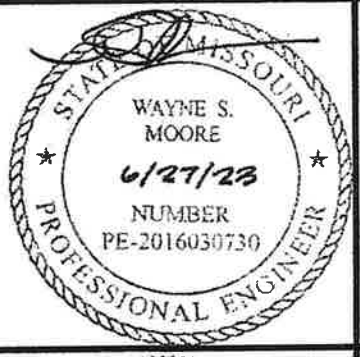




I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.



Professional Certification.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 49744, Expiration Date 6/6/24

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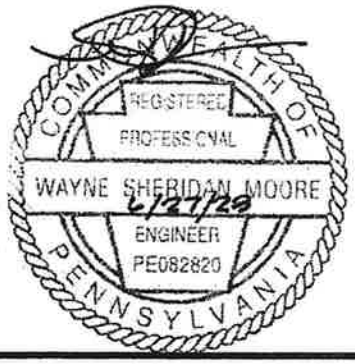
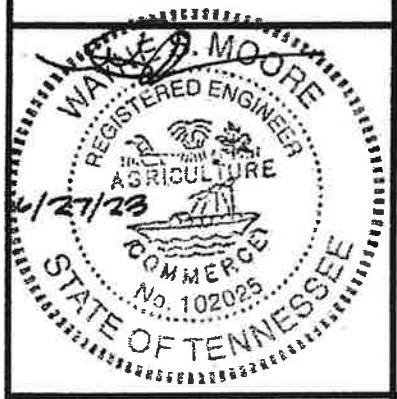
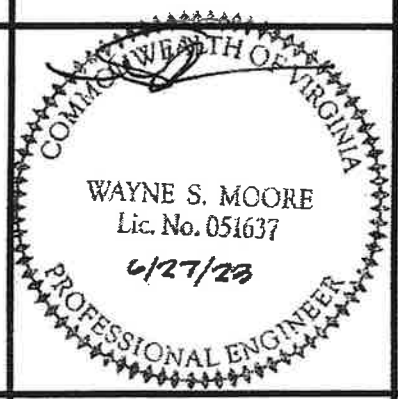
DRAWN BY: LT	EAGLE CARPORTS 210 AIRPORT ROAD MOUNT AIRY, NC 27030 30'-0"x20'-0" SP FULLY OPEN STRUCTURE		
CHECKED BY: JRP			
PROJECT MGR: WSH	DATE: 6-27-23	SCALE: NTS	JOB NO: 21169S/22068S/22285S/23019S
CLIENT: EAGLE CARPORTS	SHT. 1	DWG. NO: SK-1	REV: 12







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DRAWN BY: LT
CHECKED BY: JRP
PROJECT MGR: WSM
CLIENT: EAGLE CARPORTS

EAGLE CARPORTS
210 AIRPORT ROAD
MOUNT AIRY, NC 27030
30'-0"x20'-0" SP FULLY OPEN STRUCTURE

DATE: 6-27-23
SHT. 1A
SCALE: NTS
DWG. NO: SK-1
JOB NO: 21169S/22068S/22285S/23019S
REV: 12

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CLIENT: EAGLE CARPORTS

EAGLE CARPORTS
210 AIRPORT ROAD
MOUNT AIRY, NC 27030
30'-0"x20'-0" SP FULLY OPEN STRUCTURE

DATE: 6-27-23 | SCALE: NTS | JOB NO: 21169S/22068S/22285S/23019S
SHT. 2 | DWG. NO: SK-1 | REV: 12

INSTALLATION NOTES AND SPECIFICATIONS

1. DESIGN IS FOR MAXIMUM 30'-0" WIDE x 20'-0" EAVE HEIGHT OPEN CARPORT STRUCTURES.
2. DESIGN WAS DONE IN ACCORDANCE WITH ALL THE APPLICABLE BUILDING CODES LISTED ON SHEET 3A.
3. DESIGN LOADS ARE AS FOLLOWS:
   A) ROOF DEAD LOADS:
      SELF-WEIGHT = 1.5 PSF
      MEP = 0 PSF
      COLLATERAL = 0 PSF
   B) ROOF LIVE LOAD = 12 PSF
   C) FLOOR LIVE LOAD = 100 PSF (4" CONCRETE SLAB-ON-GRADE)
   D) GROUND SNOW LOAD = 35 PSF
      NOTE: UNBALANCED LOADING DUE TO SNOW DRIFTING FROM AN ADJACENT TALLER STRUCTURE HAS NOT BEEN EVALUATED.
4. 3-SECOND GUST ULTIMATE WIND SPEED (V_{ULT}) 105 TO 140 MPH (NOMINAL WIND SPEED 81 TO 108 MPH).
5. MAXIMUM RAFTER/POST AND END POST SPACING = 5.0 FEET (UNLESS NOTED OTHERWISE).
6. END WALL COLUMNS (POSTS) ARE EQUIVALENT TO SIDE WALL POSTS IN SIZE AND SPACING UNLESS NOTED OTHERWISE.
7. RISK CATEGORY I (NOT FOR HUMAN OCCUPANCY).
8. WIND EXPOSURE CATEGORY B/C.
9. STRUCTURAL ANALYSIS/DESIGN IS BASED ON TUBE STEEL (TS) MEETING THE REQUIREMENTS OF ASTM A653 GRADE 50 WITH MINIMUM YIELD STRENGTH (Fy) OF 54 KSI AND GALVANIZING MEETING THE MINIMUM REQUIREMENTS OF G60.
10. SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2"x2 1/2"-14 GAUGE TS FRAMING MEMBERS (UNLESS NOTED OTHERWISE). 2 1/4"x2 1/4"-12 GAUGE TS MAY BE USED AS OPTIONAL FRAMING MEMBERS.
11. CONNECTOR SLEEVES ARE MINIMUM 6" LONG, TS 2 1/4"x2 1/4"-14 GAUGE FOR 2 1/2"x2 1/2"-14 GAUGE AND TS 2"x2"-14 GAUGE FOR 2 1/4"x2 1/4"-12 GAUGE FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
12. AVERAGE PANEL FASTENER SPACING ON-CENTERS = 10" O.C. (MAX.)
13. FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14° (3:12 PITCH) OR LESS. SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY. ROOF SLOPES LESS THAN 3:12 REQUIRE USE OF LAP JOINT SEALANT.
14. ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL AT OR WITHIN 6" OF EVERY RAFTER COLUMN.
15. STANDARD GROUND ANCHORS (SOIL NAILS) CONSIST OF #4 REBAR W/ WELDED NUT x 36" LONG AND MAY BE USED IN SUITABLE SOILS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED.
16. CONTRACTOR TO PROVIDE ADEQUATE BRACING FOR STRUCTURE SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE AND FOUNDATION ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND, THEREFORE, REQUIRE ADDITIONAL SUPPORT TO MAINTAIN STABILITY BEFORE COMPLETION.
17. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
    SOIL SITE CLASS = D
    RISK CATEGORY I
    R = 3.25 I_E = 1.0
    S_{DS} = 2.625 g $V = C_S W$
    S_{D1} = 2.13 g
18. ANALYSIS/DESIGN OF THIS STRUCTURE WAS BASED ON THE LOADS, BUILDING CODE, AND STRUCTURAL GEOMETRY NOTED HEREIN. NO CHANGES SHALL BE MADE TO THE STRUCTURE WITHOUT EXPRESS WRITTEN PERMISSION FROM THE DESIGN ENGINEER. ANY CHANGES IN THE USE OR GEOMETRY OF THE STRUCTURE IN ANY MANNER IS A VIOLATION OF THE BUILDING CODE AND NEGATES ANY LIABILITY ON THE PART OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.
19. **THIS MASTER DESIGN IS A GENERIC MASTER DESIGN PRIMARILY INTENDED FOR PLANT FABRICATION AND ERECTION AKIN TO SHOP DRAWINGS. THE MASTER DESIGN IS NOT PRIMARILY INTENDED FOR CONSTRUCTION PERMIT. WHEN APPLYING FOR BUILDING PERMIT, THE CERTIFIED BUILDING OFFICIAL MUST BE CONSULTED TO VERIFY WHETHER THE USE OF THE MASTER DESIGN IS ADEQUATE OR IF A SITE-SPECIFIC DESIGN IS REQUIRED FOR BUILDING PERMIT. ANY VARIATION FROM THE ANALYSIS/DESIGN PARAMETERS OF THE MASTER DESIGN REQUIRES THE DEVELOPMENT OF A SITE-SPECIFIC DESIGN.**

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CHECKED BY: JRP			
PROJECT MGR: WSM	DATE: 6-27-23	SCALE: NTS	JOB NO: 21169S/220605/220285S/230195
CLIENT: EAGLE CARPORTS	SHT. 3	DWG. NO: SK-1	REV: 12

LIST OF APPLICABLE BUILDING CODES

2021 INTERNATIONAL BUILDING CODE (IBC 2021)

2018 INTERNATIONAL BUILDING CODE (IBC 2018)

2015 INTERNATIONAL BUILDING CODE (IBC 2015)

2012 INTERNATIONAL BUILDING CODE (IBC 2012)

2009 INTERNATIONAL BUILDING CODE (IBC 2009)

2006 INTERNATIONAL BUILDING CODE (IBC 2006)

ALABAMA BUILDING CODE 2021
(ADOPTS THE IBC 2021 WITHOUT AMENDMENTS)
(IBC 2015, IBC 2018, IBC 2021
(DEPENDENT UPON LOCAL JURISDICTION))

ARKANSAS BUILDING CODE 2021
(ADOPTS THE IBC 2021 WITH AMENDMENTS)

COLORADO BUILDING CODE 2021
(ADOPTS THE IBC 2021 WITH AMENDMENTS)
DENVER BUILDING CODE 2021
(ADOPTS THE IBC 2021 WITH AMENDMENTS)
(IBC 2012, IBC 2015, IBC 2018, IBC 2021
(DEPENDENT UPON LOCAL JURISDICTION))

2020 FBC - BUILDING, 7TH EDITION
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

GEORGIA STATE MINIMUM STANDARD BUILDING CODE
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

INDIANA BUILDING CODE, 2014 EDITION
(ADOPTS THE IBC 2012 WITH AMENDMENTS)

KANSAS BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)
WICHITA-SEDGWICK BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)
(IBC 2006, IBC 2018 (DEPENDENT UPON LOCAL JURISDICTION)

2018 KENTUCKY BUILDING CODE
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

BUILDING CODE 2021 OF LOUISIANA
(ADOPTS THE IBC 2021 WITH AMENDMENTS)

MARYLAND BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

MISSISSIPPI BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITHOUT AMENDMENTS)
(IBC 2012, IBC 2015 AND IBC 2018
(DEPENDENT UPON LOCAL JURISDICTION))

MISSOURI BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITHOUT AMENDMENTS)
KANSAS CITY BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)
(IBC 2006, IBC 2009, IBC 2012, IBC 2015, IBC 2018
(DEPENDENT UPON LOCAL JURISDICTION))

2015 NEW MEXICO COMMERCIAL BUILDING CODE
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

2018 NORTH CAROLINA BUILDING CODE
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

OHIO BUILDING CODE 2017
(ADOPTS THE 2015 WITH AMENDMENTS)

OKLAHOMA BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

PENNSYLVANIA BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)
PHILADELPHIA BUILDING CODE
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

2021 SOUTH CAROLINA BUILDING CODE
(ADOPTS THE IBC 2021 WITH AMENDMENTS)

TENNESSEE BUILDING CODE 2012
(ADOPTS THE IBC 2012 WITH AMENDMENTS)
BUILDING CODE OF THE CITY OF KNOXVILLE
(ADOPTS THE IBC 2018 WITH AMENDMENTS)
NASHVILLE AND DAVIDSON COUNTY BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

BUILDING CODE OF THE TEXAS INDUSTRIALIZED
HOUSING AND BUILDINGS PROGRAM
(ADOPTS THE IBC 2015 WITH AMENDMENTS)
AUSTIN BUILDING CODE 2021
(ADOPTS THE IBC 2021 WITH AMENDMENTS)
DALLAS BUILDING CODE 2015
(ADOPTS THE IBC 2015 WITH AMENDMENTS)
HOUSTON BUILDING CODE 2015
(ADOPTS THE IBC 2015 WITH AMENDMENTS)
SAN ANTONIO BUILDING CODE 2021
(ADOPTS THE IBC 2021 WITH AMENDMENTS)
(IBC 2006, IBC 2009, IBC 2012, IBC 2015, IBC 2018,
IBC 2021 (DEPENDENT UPON LOCAL JURISDICTION))

VIRGINIA CONSTRUCTION CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

WEST VIRGINIA BUILDING CODE 2018
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

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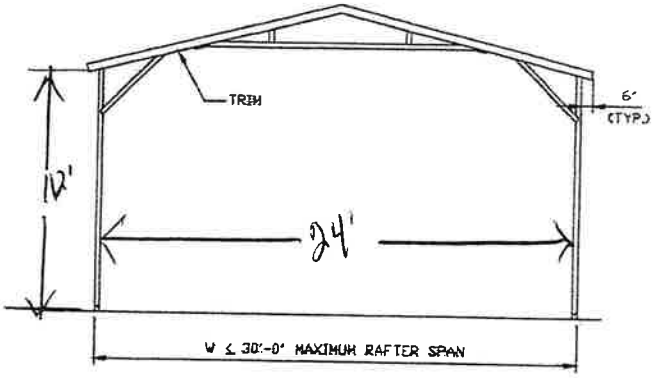
CHECKED BY: JRP
PROJECT MGR: VSN
CLIENT: EAGLE CARPORTS

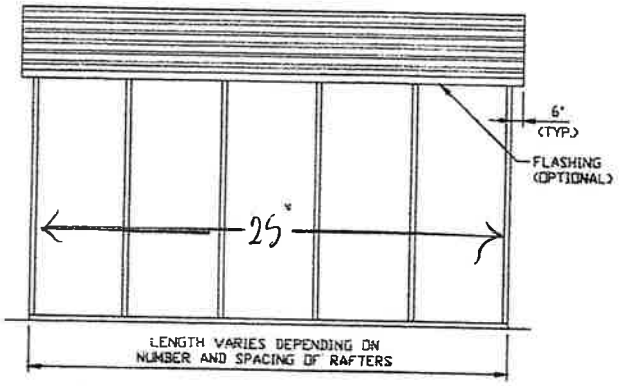
EAGLE CARPORTS
210 AIRPORT ROAD
MOUNT AIRY, NC 27030
30'-0"x20'-0" SP FULLY OPEN STRUCTURE

DATE: 6-27-23 | SCALE: NTS | JOB NO: 21169S/220685/222855/230195
SHT: 3A | DWG NO: SK-1 | REV: 12

BOX EAVE FRAME RAFTER STRUCTURE

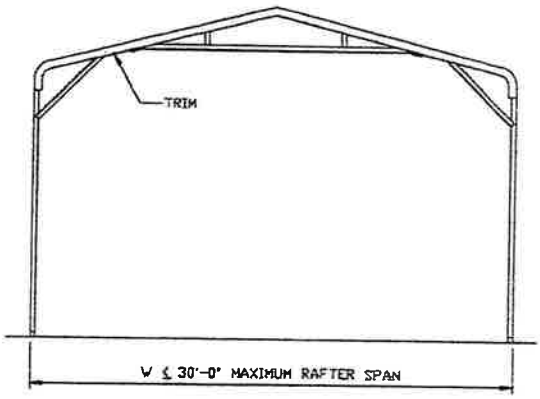


TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS

BOW EAVE FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
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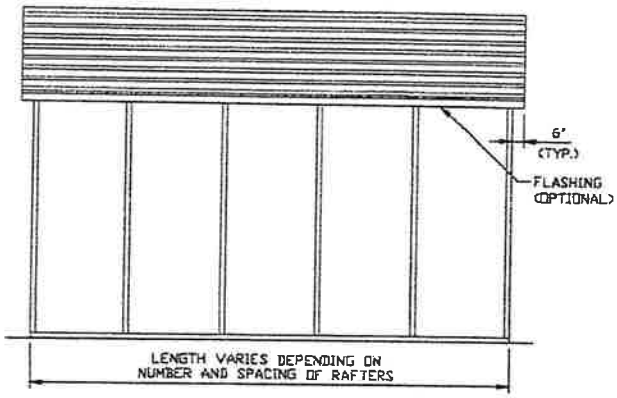

TYPICAL SIDE ELEVATION
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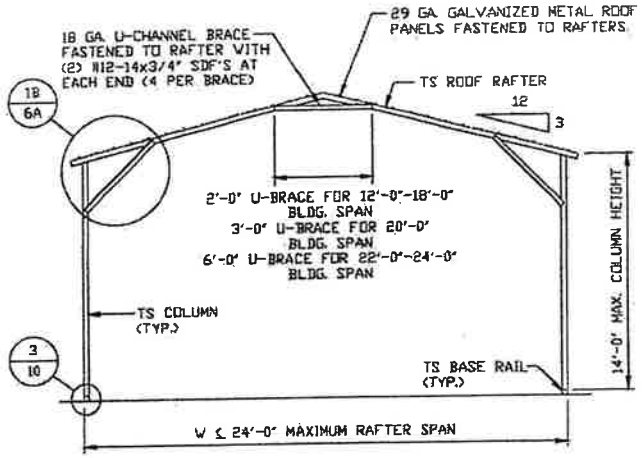
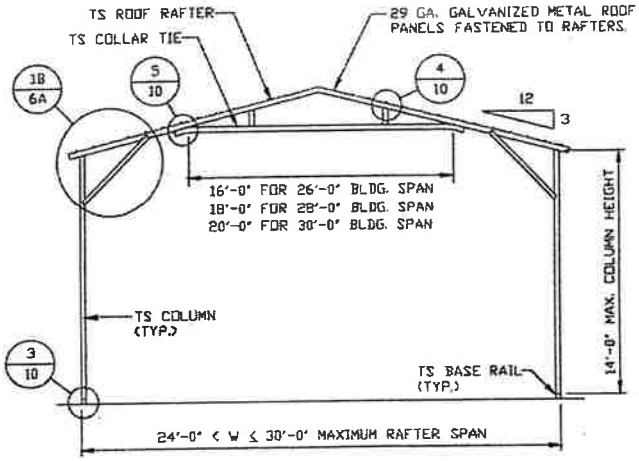
CLIENT: EAGLE CARPORTS	SHT. 4	DWG. NO: SK-1	REV: 12



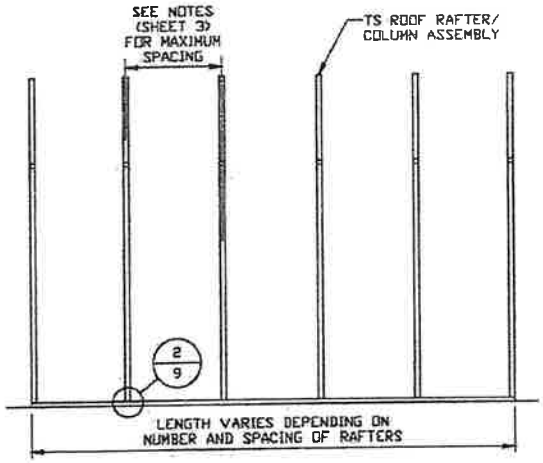
TYPICAL RAFTER/COLUMN FRAMING SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

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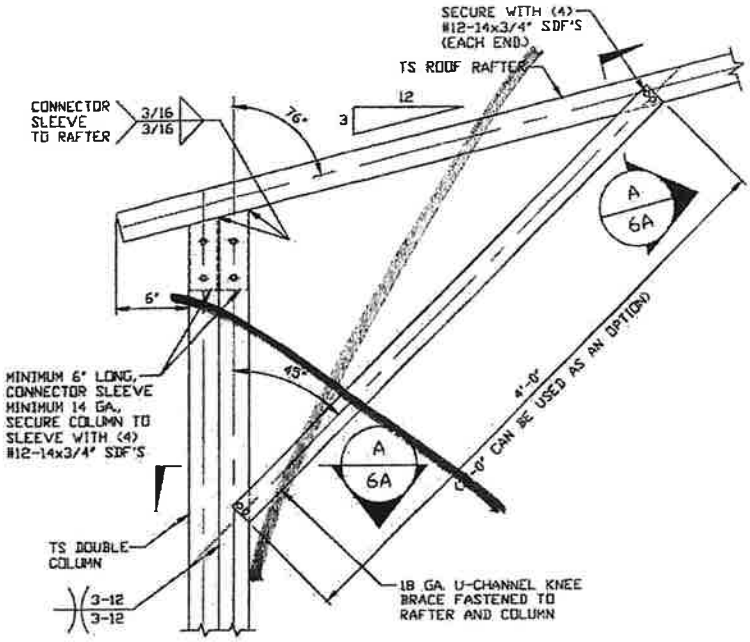
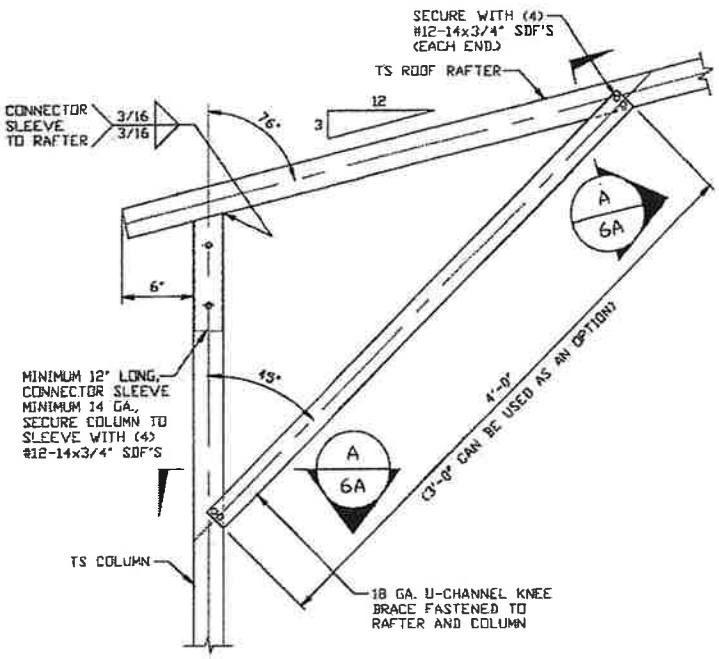


BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 14'-0" < TO ≤ 16'-0"

1A

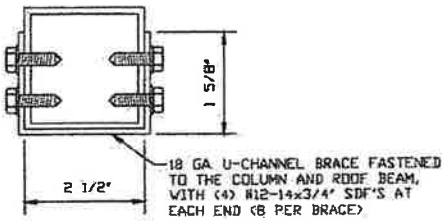
SCALE: NTS



BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS ≤ 14'-0"

1B

SCALE: NTS



BRACE SECTION

A

SCALE: NTS

NOTE: DOUBLE TUBE AND LACED SECTIONS NOT SHOWN FOR CLARITY.

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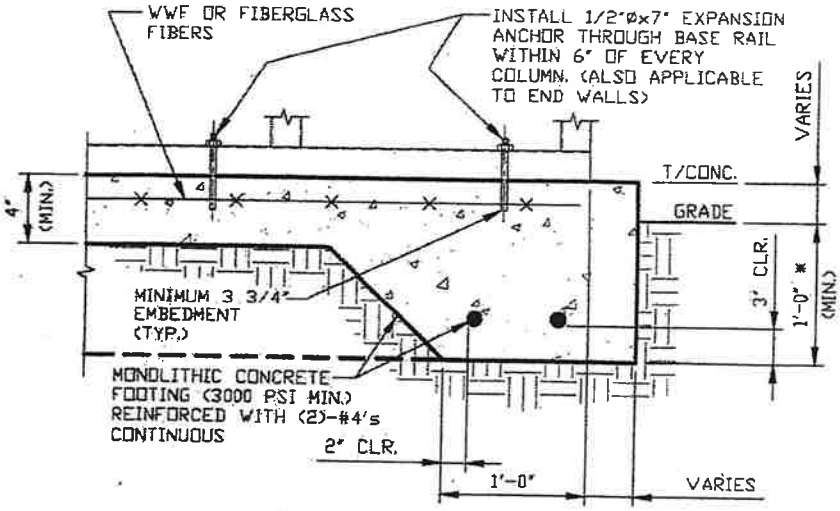
CLIENT: EAGLE CARPORTS	SHT. 6A	DWG. NO: SK-1	REV: 12

BASE RAIL ANCHORAGE OPTIONS

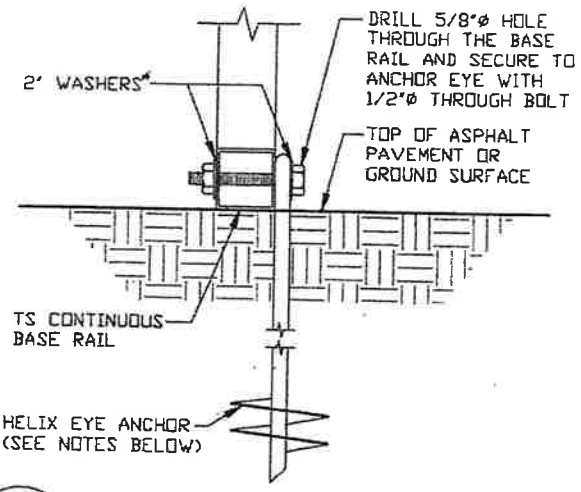


2 CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4".

* COORDINATE WITH LOCAL BUILDING CODES/ORD. REGARDING REQUIRED FOOTING DEPTH.



2A GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)

* COORDINATE WITH LOCAL CODES/ORD. REGARDING REQUIRED ANCHOR LENGTH.

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318:
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50" EMBEDMENT.
5. FOR VERY LOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60" EMBEDMENT.

Validity Notice

Plans Expiration Date:

27 June 2024

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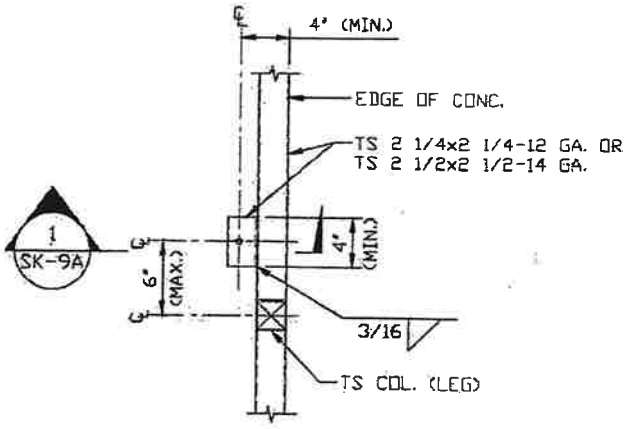
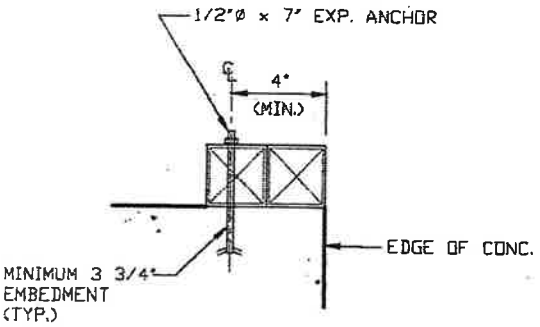
DRAWN BY: LT	EAGLE CARPORTS 210 AIRPORT ROAD MOUNT AIRY, NC 27030 30'-0"x20'-0" SP FULLY OPEN STRUCTURE		
CHECKED BY: JRP			
PROJECT MGR: WSN	DATE: 6-27-23	SCALE: NTS	JOB NO: 21169S/22068S/22285S/23019S
CLIENT: EAGLE CARPORTS	SHT. 9	DWG. NO: SK-1	REV: 12

BASE RAIL ANCHORAGE OPTIONS



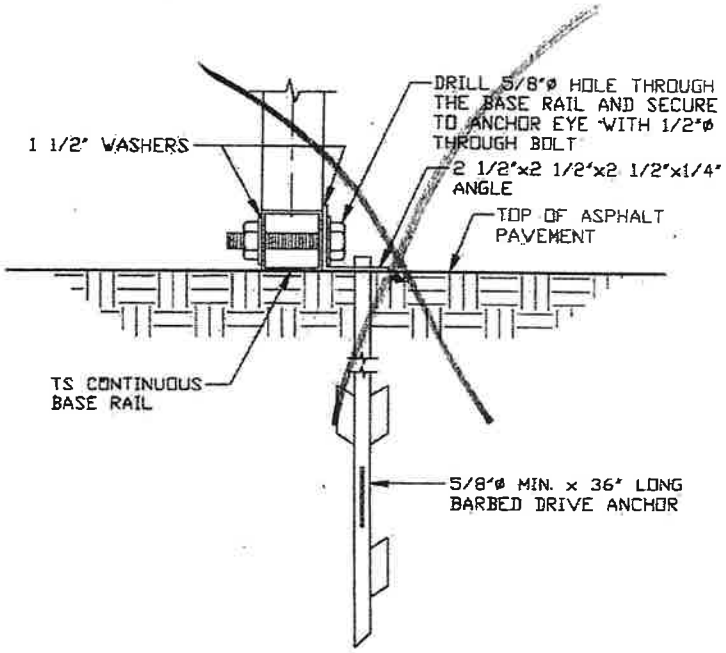
TYPICAL ANCHOR DETAIL WHEN BASE RAIL IS NEAR EDGE OF CONCRETE

SCALE: NTS



SECTION 1 SK-9A

SCALE: NTS



BARBED DRIVE BASE ANCHORAGE

SCALE: NTS

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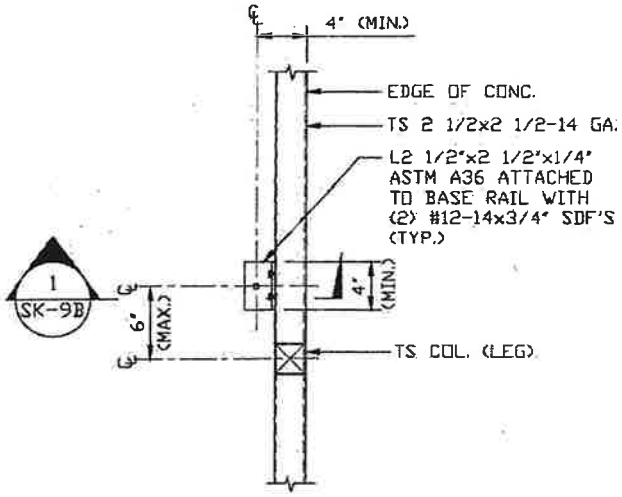
CHECKED BY: JRP			
PROJECT MGR: WSM	DATE: 6-27-23	SCALE: NTS	JOB NO: 211695/220685/222855/230195
CLIENT: EAGLE CARPORTS	SHT. 9A	DWG. NO: SK-1	REV.: 12

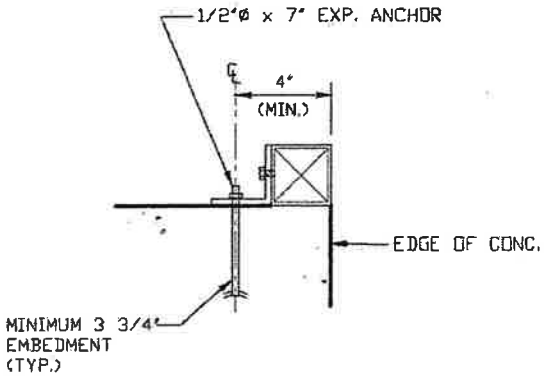
BASE RAIL ANCHORAGE OPTIONS

NOTE: INSET ANGLE CLIP IS NOT ADEQUATE WITH ATTACHED LEAN-TOS.



TYPICAL ANCHOR DETAIL WHEN BASE RAIL IS NEAR EDGE OF CONCRETE

SCALE: NTS



SECTION 1/SK-9B

SCALE: NTS

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	CHECKED BY: JRP		
	PROJECT MGR: WSN	DATE: 6-27-23	SCALE: NTS	JOB NO: 21169S/220685/222855/230195
	CLIENT: EAGLE CARPORTS	SHT. 9B	DWG. NO: SK-1	REV: 12

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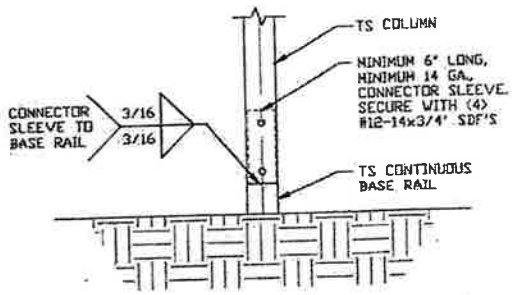
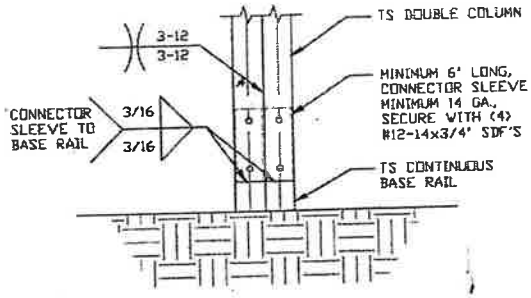
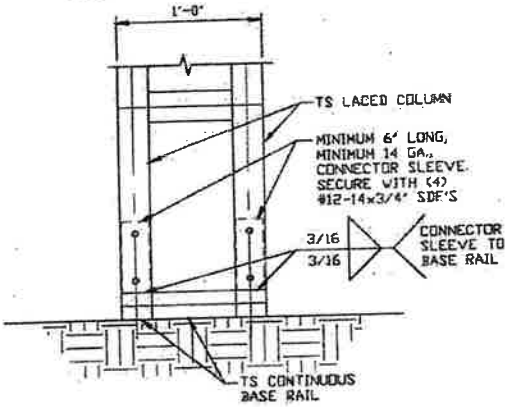
CONNECTION DETAILS



3 **RAFTER COLUMN/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



3A **RAFTER COLUMN/BASE RAIL CONNECTION DETAIL**
SCALE: NTS



3B **RAFTER COLUMN/BASE RAIL CONNECTION DETAIL**
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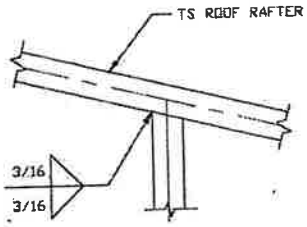
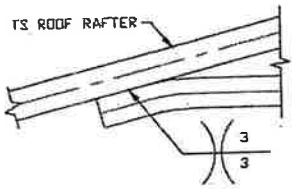
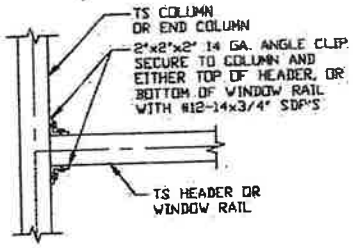


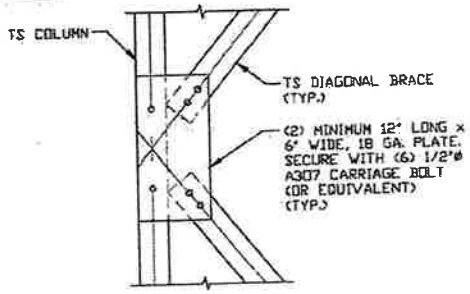
4 **RAFTER TO CHORD CONNECTION DETAIL**
SCALE: NTS



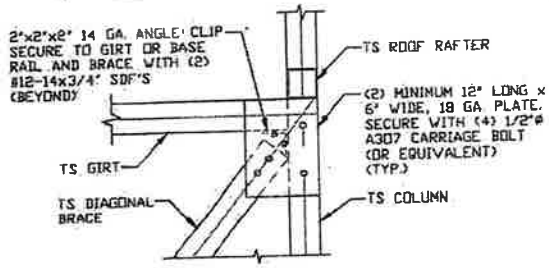
5 **COLLAR TIE CONNECTION DETAIL**
SCALE: NTS



6 **COLUMN OR WINDOW RAIL/GIRT TO POST CONNECTION DETAIL**
SCALE: NTS



7 **TYPICAL COLUMN BRACE CONNECTION DETAIL**
SCALE: NTS



8 **TYPICAL COLUMN BRACE CONNECTION DETAIL**
SCALE: NTS

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DRAWN BY: LT
CHECKED BY: JRP
PROJECT MGR: WSM
CLIENT: EAGLE CARPORTS

EAGLE CARPORTS
210 AIRPORT ROAD
MOUNT AIRY, NC 27030
30'-0"x20'-0" SP FULLY OPEN STRUCTURE

DATE: 6-27-23 | SCALE: NTS | JOB NO: 21169S/22068S/22285S/23019S
SHT. 10 | DWG. NO: SK-1 | REV.: 12

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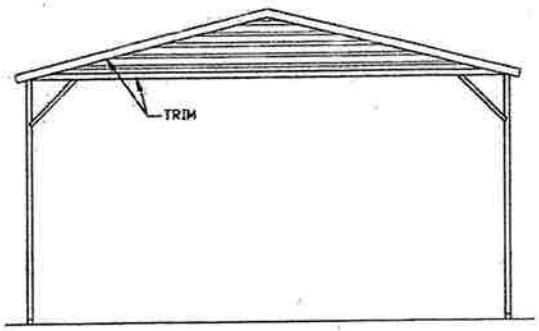
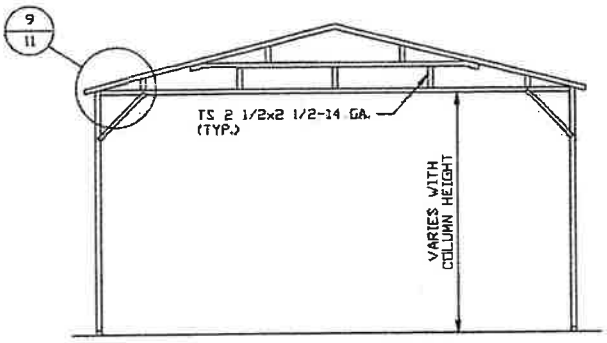
BOX EAVE RAFTER GABLE END OPTION



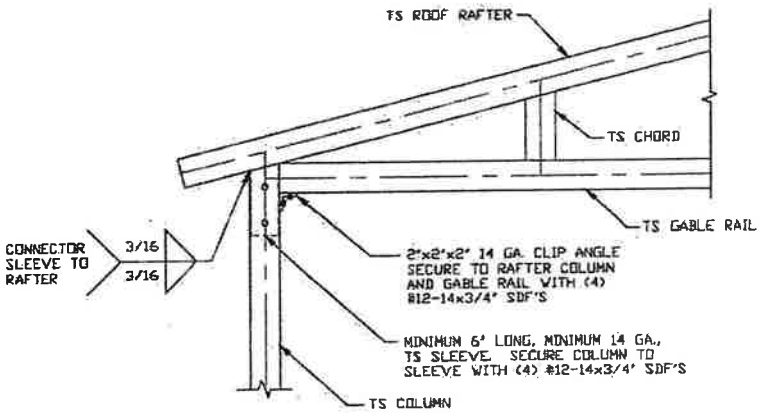
TYPICAL BOX EAVE RAFTER GABLE END ELEVATION

SCALE: NTS



TYPICAL BOX EAVE RAFTER GABLE END FRAMING SECTION

SCALE: NTS



9 BOX EAVE RAFTER GABLE RAIL TO RAFTER COLUMN CONNECTION DETAIL

SCALE: NTS

NOTE: KNEE BRACE NOT SHOWN FOR CLARITY.

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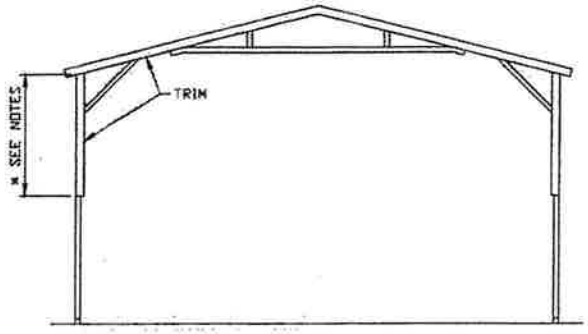
CHECKED BY: JRP		
PROJECT MGR: WSM	DATE: 6-27-23	SCALE: NTS
CLIENT: EAGLE CARPORTS	SHT. 11	DWG. NO: SK-1

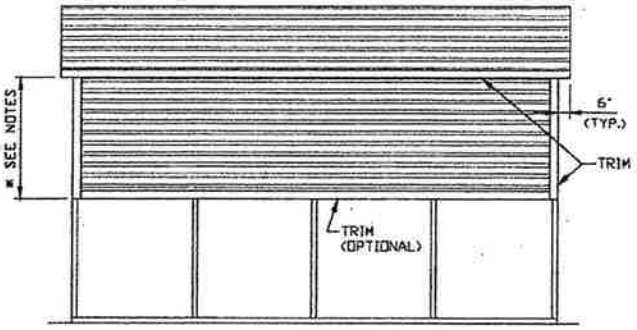
JOB NO: 21169S/22068S/22285S/23019S

REV: 12

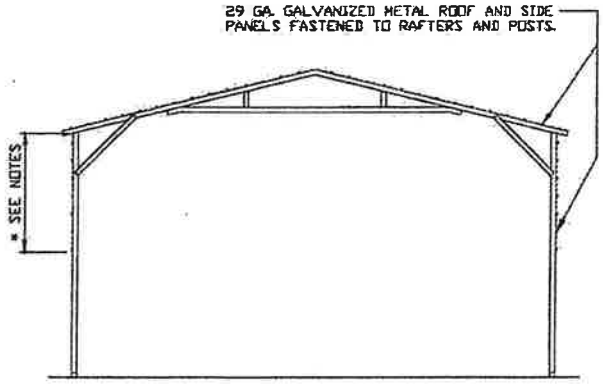
BOX EAVE RAFTER EXTRA SIDE PANEL OPTION



TYPICAL END ELEVATION
EXTRA SIDE PANELS
SCALE: NTS



TYPICAL SIDE ELEVATION
EXTRA SIDE PANELS
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAME
SECTION - EXTRA SIDE PANELS
SCALE: NTS

NOTES:
* 9'-0" MAX. FOR EAVE HEIGHT 14'-0" < TO ≤ 20'-0"
* NO ADDITIONAL SIDING ALLOWED FOR HEIGHT ≤ 14'-0"

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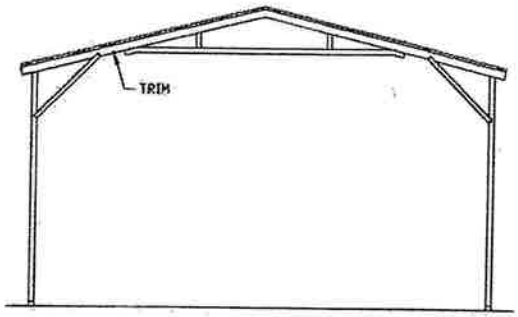
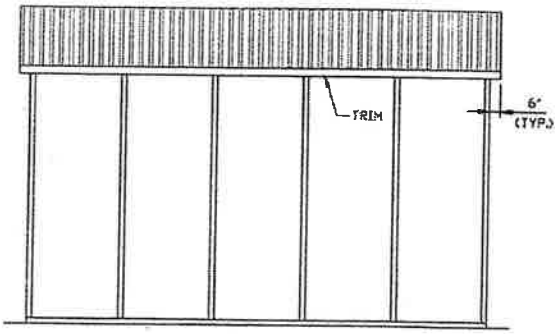
CHECKED BY: JRP			
PROJECT MGR: WSM	DATE: 6-27-23	SCALE: NTS	JOB NO: 21169S/220685/222855/230195
CLIENT: EAGLE CARPORTS	SHT. 15	DWG. NO: SK-1	REV: 12

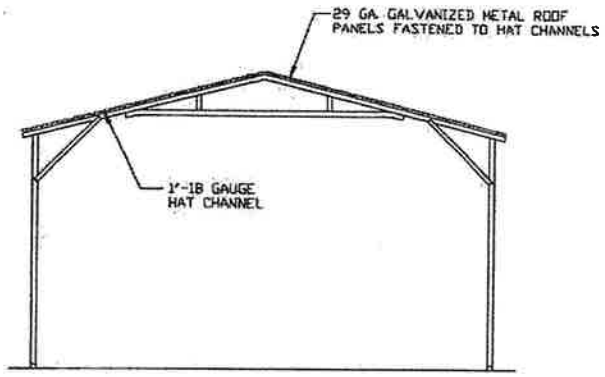
BOX EAVE RAFTER VERTICAL ROOF OPTION



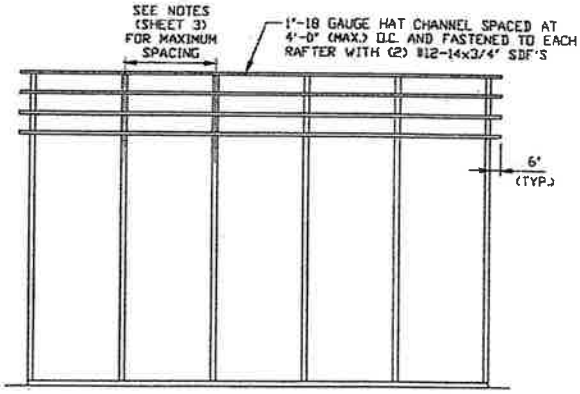
TYPICAL END ELEVATION
VERTICAL ROOF
SCALE: NTS



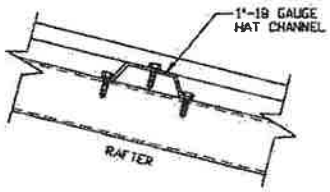
TYPICAL SIDE ELEVATION
VERTICAL ROOF
SCALE: NTS



TYPICAL INTERIOR SECTION
VERTICAL ROOF OPTION
SCALE: NTS



TYPICAL FRAMING SECTION
VERTICAL ROOF OPTION
SCALE: NTS



PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
SCALE: NTS

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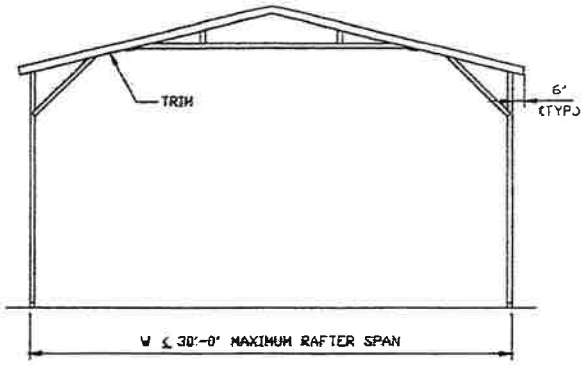
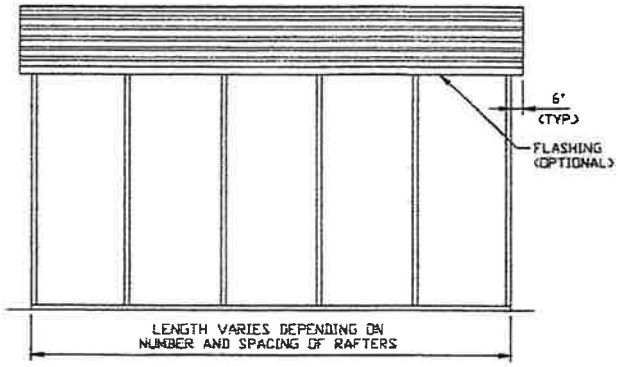
CHECKED BY: JRP			
PROJECT MGR: VSH	DATE: 6-27-23	SCALE: NTS	JOB NO: 21169S/22068S/22285S/23019S
CLIENT: EAGLE CARPORTS	SHT. 17	DWG. NO: SK-1	REV.: 12

BOX EAVE FRAME RAFTER STRUCTURE

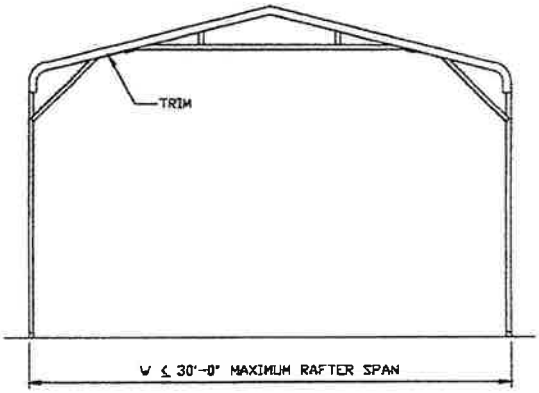


TYPICAL END ELEVATION
SCALE: NTS

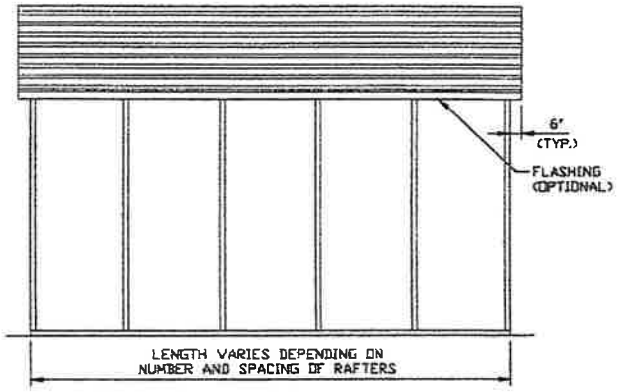


TYPICAL SIDE ELEVATION
SCALE: NTS

BOW EAVE FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS

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CHECKED BY: JRP			
PROJECT MGR: WSM	DATE: 6-27-23	SCALE: NTS	JOB NO: 211695/220685/222855/230195
CLIENT: EAGLE CARPORTS	SHT. 4	DWG. NO: SK-1	REV.: 12

8/19/2025

Anthony and Loreen Mendiola
520 Albor Cir NE
Rio Rancho, NM 87124

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

Subject: Letter of Support for Carport Construction at 698 10th Street NE

Dear Planning and Zoning Department,

I am writing to express my support for my neighbor, Jennifer Trujillo, in their request to build a carport in their backyard at **698 10th Street NE, Rio Rancho, NM 87124**.

As their adjacent neighbor, I have no objections to the proposed structure. I believe the addition of the carport will be both practical and aesthetically consistent with the neighborhood. It will not negatively affect my property, obstruct views, or diminish the character of our community.

In fact, I believe this improvement will contribute positively to the upkeep and value of the neighborhood, and I fully support their request for approval.

Thank you for your time and consideration. Please feel free to contact me if you need any further information.

Sincerely,

Loreen Mendiola
505-660-4785/l.mendio@yahoo.com

8/21/2025

Hilary Hoekenga
701 Agora Rd, NE
Rio Rancho, NM 87124

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

Subject: Letter of Support for Carport Construction at 698 10th Street NE

Dear Planning and Zoning Department,

I am writing to express my support for my neighbor, Jennifer Trujillo, in her request to build a carport in their backyard at **698 10th Street NE, Rio Rancho, NM 87124**.

As their adjacent neighbor, I have no objections to the proposed structure. Our property is the lot directly behind Jennifer's and will be closest to the new carport. I have reviewed their plans and have no concerns about the project. The carport will not interfere with my property, block views, or cause any disturbance. On the contrary, I believe this addition will be a useful improvement and will fit well with the surrounding homes in our neighborhood.

I respectfully encourage the City to approve their request. Please contact me if any further information is needed.

Sincerely,

Hilary Hoekenga
719-694-6779/Hilary.Hoekenga@gmail.com

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

August 29, 2025

RE: Variance Request; Case No. 25-110-00017
Unit 11, Block 34, Lot 42

Dear Property Owner:

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

The applicant, Jennifer Trujillo, requests approval of a Variance Request to the minimum required E-1: Estate Residential District rear setback of 25' to allow for the construction of a new carport for the subject property of 698 10th St Ne legally described as Unit 11, Block 34, Lot 42. The subject property comprises approximately 1.01 acres.

The **Planning and Zoning Board** will consider the request and decide their approval on **Tuesday, September 9, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

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

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

Please contact me via e-mail me at tamartinez@rrnm.gov or call me at 505-896-8793, if you have any questions concerning this matter.

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.

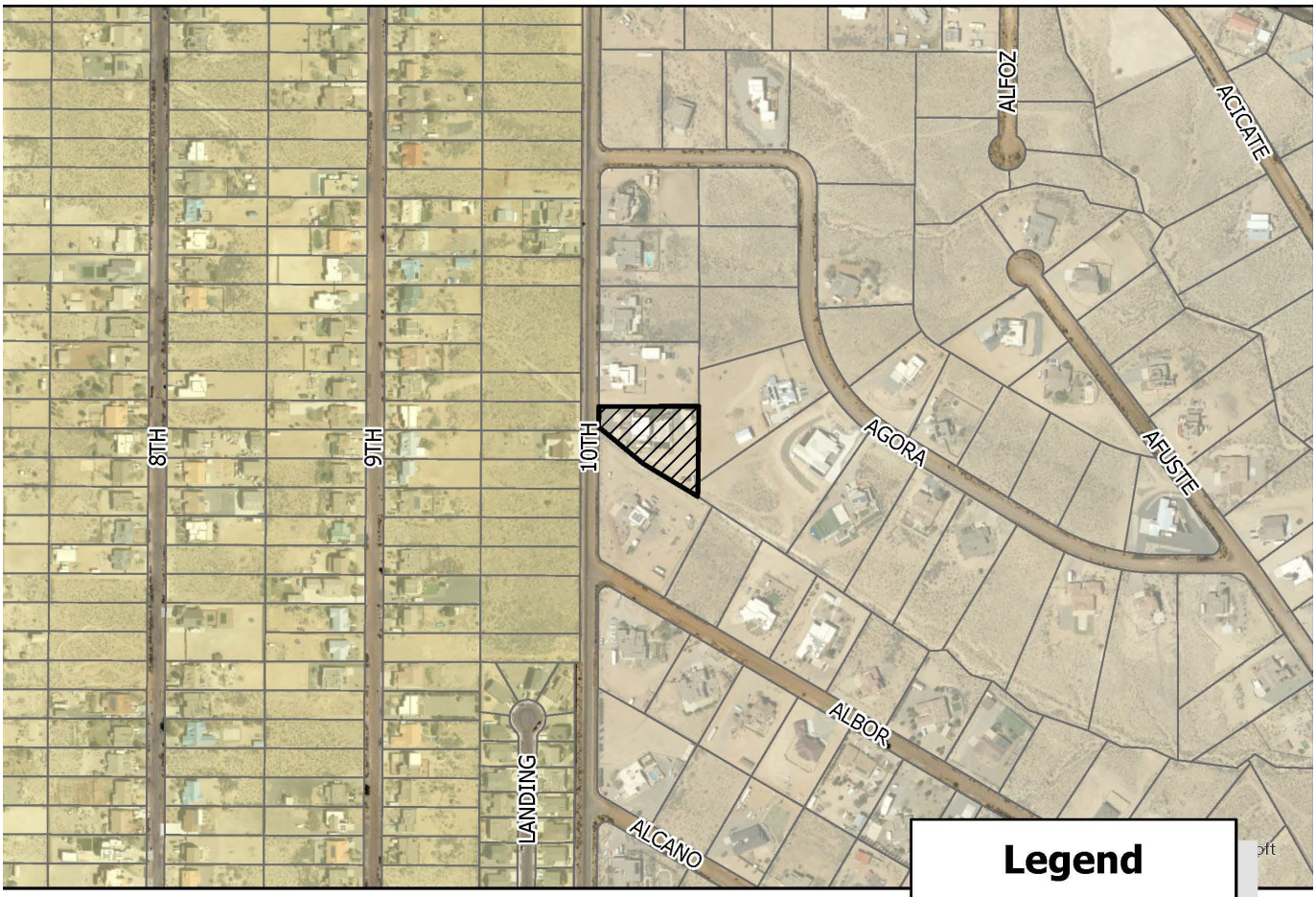
Respectfully,

Tamarah Martinez

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

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

698 10TH STREET NE
UNIT 11, BLOCK 34, LOT 42



GIS Moving Spatial Data Forward

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

Map courtesy of Ben Isaacs, 8/21/2025

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, September 9, 2025:

Preliminary/Final Plat
Case #25-220-00006

The applicant, City of Rio Rancho, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and a portion of Block 19, Tract AA, and Block 20, Parcel D and Lot 48. The plat combines the properties into two parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

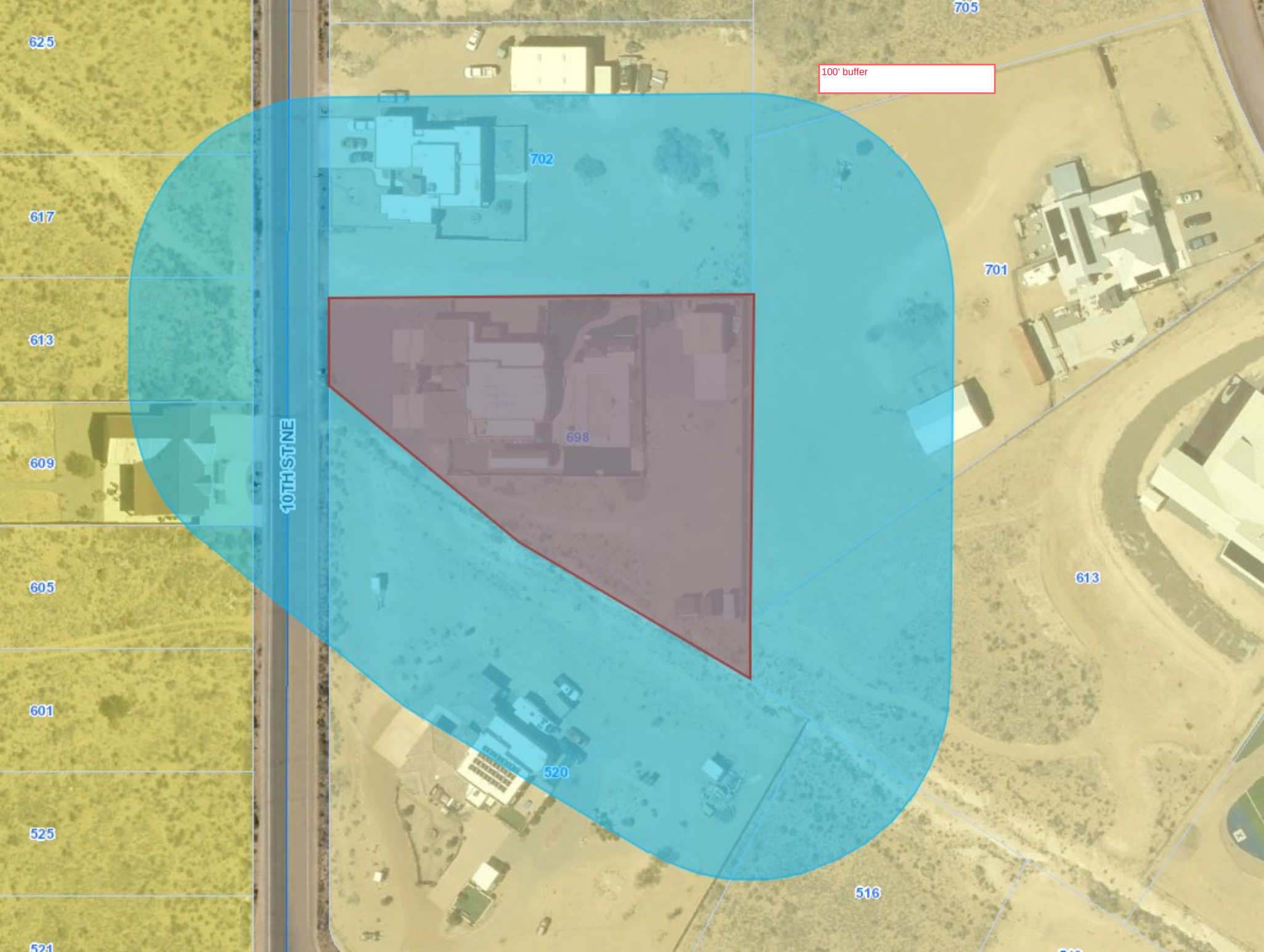
Variance
Case #25-110-00017

The applicant, Jennifer Trujillo, requests approval of a Variance request to the minimum required E-1: Estate Residential District rear setback of 25' to allow for the construction of a new carport at the subject property of 698 10th St NE, legally described as Unit 11, Blk 34, Lot 42. The property is zoned E-1: Estate Residential District and comprises approximately 1.01 acres.

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: August 25, 2025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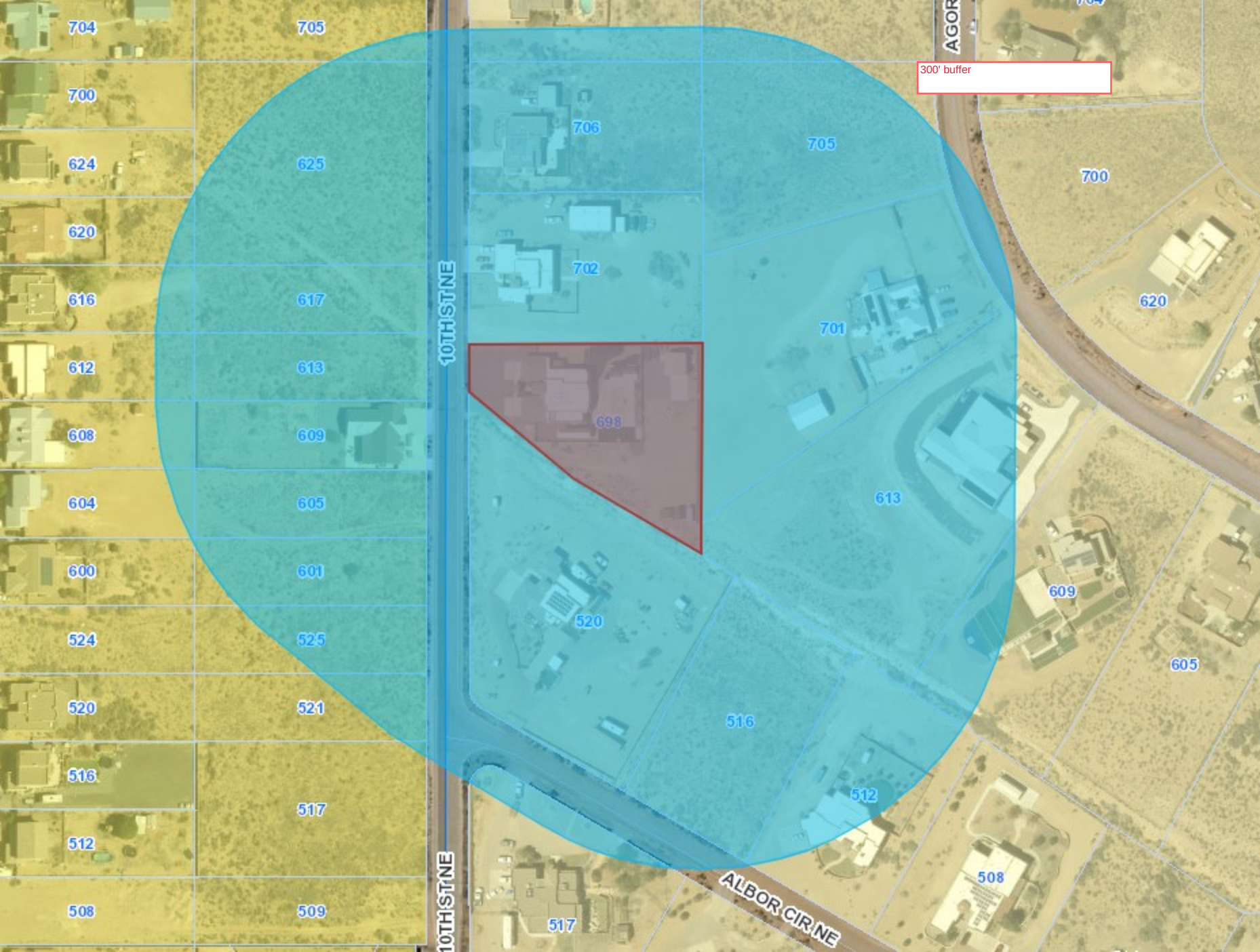
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BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00017

REQUEST FOR VARIANCE TO THE REAR YARD SETBACKS TO ALLOW FOR THE ENCROACHMENT OF A CARPORT IN THE REAR YARD SETBACKS FOR THE PROPERTY LOCATED AT 698 10TH ST NE (UNIT 11, BLOCK 34, LOT 42).

Applicants: Jennifer Trujillo

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 9TH day of September, 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 authority to make application to request a variance to rear yard setbacks.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a variance to the rear yard setbacks for the property located at 698 10th St NE., **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on September 9, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00017

REQUEST FOR VARIANCE TO THE REAR YARD SETBACKS TO ALLOW FOR THE ENCROACHMENT OF A CARPORT IN THE REAR YARD SETBACKS FOR THE PROPERTY LOCATED AT 698 10TH ST NE (UNIT 11, BLOCK 34, LOT 42).

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GENERAL FINDINGS OF FACT:

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

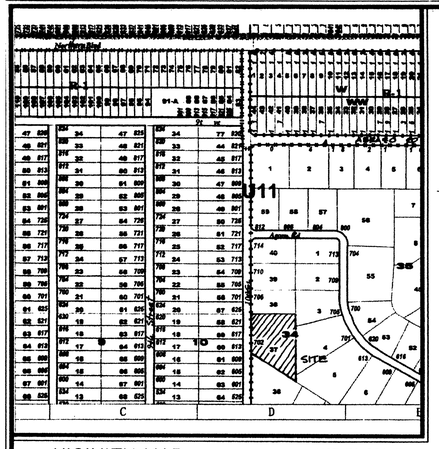
SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. A variance to R.O. 2003 § 154.50 requiring a minimum twenty-five (25') foot rear yard setback is approved to allow an approximate twelve (12') foot encroachment into the rear yard setback, and only for the carport as identified in building permit application #25-7643.
3. The carport, as identified in building permit #25-7643 shall conform to all applicable building and zoning codes.
4. An encroachment agreement from PNM shall be provided prior to approval of building permit #25-7643 for the encroachment into the 20 ft wide Utility Overhang Easement.

THEREFORE, the application for a variance to the rear yard setbacks for the property located at 698 10th St NE., **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on September 9, 2025, subject to the conditions, restrictions, and stipulations specified above.

_____ _____

Date Planning & Zoning Board Chairman



VICINITY MAP

NOT TO SCALE

ZONE ATLAS PAGE 74

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.

LEGAL DESCRIPTION

LOT 37, BLOCK 34, NORTHERLY PORTION OF N.E. PORTION OF UNIT ELEVEN, RIO RANCHO ESTATES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANDOVAL COUNTY, NEW MEXICO ON APRIL 22, 1963, IN VOLUME RR1, PAGE 50.

CONTAINS 2.1111 ACRES, MORE OR LESS.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO DIVIDE EXISTING LOT 37 INTO TWO NEW LOTS.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE VECTORS GPS REAL TIME NETWORK (RTN). BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS NAD83.

2. DOCUMENTS USED:
   A. THE PLAT OF THE NORTHERLY PORTION OF THE N.E. PORTION OF UNIT ELEVEN, RIO RANCHO ESTATES, RECORDED APRIL 22, 1963 IN RIO RANCHO ESTATES PLAT BOOK 1, PAGE 50.

3. RECORD BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER SAID PLAT NOTED ABOVE IN 2A., DOCUMENTS USED.

4. THIS PROPERTY LIES WITHIN ZONE X (0.2% ANNUAL FLOOD CHANCE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35043C1889D DATED MARCH 18, 2008.

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.

CONSENT STATEMENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

BY: Lynn W Hoeke 2-07-12
OWNER: VINCE HOEKE — DATE

BY: Lynn W Hoeke 2-07-12
OWNER: LYNN HOEKE — DATE

ACKNOWLEDGEMENT

State of New Mexico)
County of Sandoval) ss

This instrument was acknowledged before me this 7th day of February, 2012,

by: Lynn Hoeke, signing for husband Vince Hoeke under power-of-attorney dated 3/8/1999

Notary Public: Thomas W Patrick

My Commission Expires: 10-06-2014

OFFICIAL SEAL
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 10-06-2014

ACKNOWLEDGEMENT

State of New Mexico)
County of Sandoval) ss

This instrument was acknowledged before me this 7th day of February, 2012,

by: Lynn Hoeke

Notary Public: Thomas W Patrick

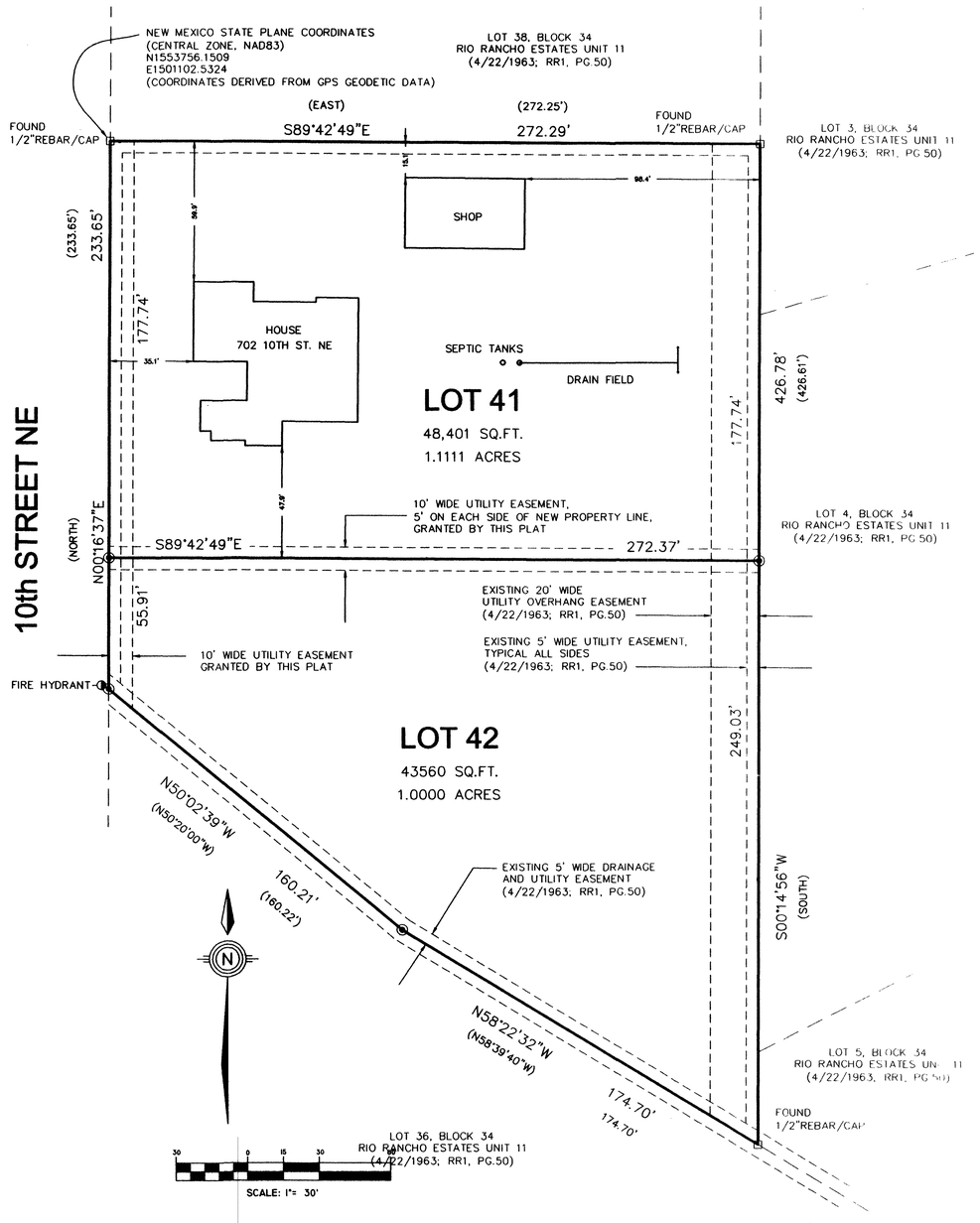
My Commission Expires: 10-06-2014

OFFICIAL SEAL
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 10-06-2014

JURISDICTIONAL AFFIDAVIT

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

Thomas W Patrick 2.07.2012
THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651 — DATE



SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

Thomas W Patrick 2.07.2012
THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651 — DATE

THOMAS W PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

SUMMAR

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CITY OF RIO R
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JANUARY 2012
(TOWN OF ALAMEDA GRA

SITE DATA

CASE NUMBERS	2-200-00003
FEMA MAP NO.	35043C1889D
FLOOD ZONE DESIGNATION	ZONE "X"
ZONING	E1
MILES OF DEDICATED RIGHT OF WA	NONE
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	2
TOTAL AREA	1111 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	NONE
PROPOSED LAND USE	RESIDENTIAL
PROPOSED ZONING	NO CHANGE

2012P00416 02/15/2012 02:26:29 PM P 3419
Bk Pg of
Valencia Rodella - Sandoval County Clerk

UTILITY APPROVALS

NEW MEXICO GAS COMPANY — 2-8-2012 DATE

PNM — 2-7-12 DATE

CABLEONE — 2-8-12 DATE

QWEST CORPORATION d/b/a CENTURY LIN — 02.07.12 DA

CITY OF RIO RANCHO — 2-13-12 DATE

O RANCHO DEVELOP

ROVED THIS 13 AY OF FEBRUARY, 2012

STOR

CITY CLERKS CERTIFICATE

MONTOYA, CITY CLERK
ICO DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED ADMINISTRATIVELY BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF RIO RANCHO.
THIS 13th DAY OF February, 2012

BY:

TREASURER'S CERTIFICATE

I, [illegible], TREASURER OF SANDOVAL COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN TAXED FOR THE PREVIOUS TEN (10) YEARS. PROPERTY TAXES ARE CURRENT AND HAVE BEEN PAID IN FULL.

BY: SANDOVAL COUNTY TREASURER — 2.15.12 DATE

STATE OF NEW MEXICO) SS.
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON THE 15th DAY OF FEB, 2012 AT 2:26 P M.,
AND RECORDED IN VOLUME 3, FOLIO 3419 OF SANDOVAL COUNTY.

Sally Padilla
COUNTY CLERK AND RECORDER.

BY: Deputy

BK. 24 PG. 41

MONUMENT LEGEND

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SURVEYS/SCALE

Community Sciences Corporation

PLANN
Box 130
ENGINEERING
Isleta, N.M. 87048
(505)897-0600

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-00006

AGENDA DATE:
September 9, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, the City of Rio Rancho, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and a portion of Block 19, Tract AA, and Block 20, Parcel D, and Lot 48. Unit 21, Block 20, Parcel D and Lot 48. The plat combines the properties into two parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, City of Rio Rancho, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and a portion of Block 19, Tract AA, and Block 20, Parcel D, and Lot 48. The plat combines the properties into two parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

The plat depicts the resulting configuration of right-of-way (ROW), for the proposed King Blvd expansion project. The plat reflects the dedication of ROW at the Wilpett Dr NE and King Blvd NE intersection, as well as at the Lake Valley Drive NE and King Blvd NE intersection.

Wilpett Dr NE is currently classified as a major collector road, Lake Valley Drive NE is classified as a residential road, and King Blvd NE is classified as a minor arterial road.

Parcel D, Lot 48, and Lots 1 and 2, are zoned NC: Neighborhood Commercial, and are currently undeveloped. Tract AA is currently zoned O-1: Office, and is also currently undeveloped. The subject property is also within the Paseo Gateway West Specific Area Plan.

I. GENERAL INFORMATION
1. Layout: The proposed subdivision is dedicating ROW for King Blvd NE Lake Valley Dr NE and creating two parcels.
2. Acreage: 4.0651 acres.
3. Access: Access to the proposed parcels would be determined based on the site plan submitted and the spacing within the State Access Management Manual (SAMM).
4. Zoning: The subject properties are zoned NC: Neighborhood-Commercial District and O-1: Office. No split-zoning would result from this plat.
5. Dry Utilities/Gas: Future development of the lot is responsible for coordinating the installation of all dry utilities with Cable One, Centurylink, PNM, Ezee Fiber, and Gas Company of New Mexico. All utility franchises will be signing the plat.
6. Water and Wastewater Availability: The new lot and tracts may be serviced by City water and wastewater. The property owners will need to confirm availability upon development.

7. Drainage: Drainage and infrastructure plans will be reviewed upon development and installation of improvements.
8. Roads & Sidewalks: There are 0.3848 acres of ROW being dedicated with this plat.
9. Recreation Facilities/Open Space: None
10. Easements: The plat is granting a 10ft PUE along the front of the parcels. The existing PUE/drainage easement previously granted to SSCAFCA, is also to be vacated and dedicated to the City of Rio Rancho.
11. Public Site Dedications: None
12. Vacations: None
13. Variances: None

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. The infrastructure and improvement plans shall be provided and approved pending plat approval.

III. CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lot and tracts would comply with the dimensional standards of the NC: Neighborhood Commercial and O-1: Office zoning districts, as laid out in R.O. 2003 §154.51. The proposed preliminary plat contains two parcels which would measure approximately 0.8011 and 1.6085 acres, in compliance with the 0.25 acre minimum lot area of the NC: Neighborhood Commercial Zoning District. The remaining Tract AA measures approximately 1.2707 acres, in compliance with the 0.25 acre minimum of the O-1: Office zoning district.

Staff recommends the Planning and Zoning Board find the proposed Preliminary/Final Plat conforms to the requirements of R.O. 2003 Chapter 154.51.

IV. CONFORMANCE WITH CITY COMPREHENSIVE PLAN AND PASEO GATEWAY WEST SPECIFIC AREA PLAN:
In Chapter 7, Transportation Element, Policy TR-9 seeks to "Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property." This application would be an action in meeting this policy.

Staff recommends the Planning and Zoning Board find the plat is in conformance with the City Comprehensive Plan and Paseo Gateway West Specific Area Plan.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS: The following departments reviewed the application and have the following comments:

DSD Planning and Zoning -
a. Update title of plat to: "Final Plat of Parcel D-1, Block 20, and Parcel B, Block 13, and Tract AA, Block 19, Rio Rancho Estates, Unit 21, City of Rio Rancho, Sandoval County, New Mexico"
b. Update City Clerk Signature block to remove "approved administratively by the Rio Rancho Development Services Department" and replace with, "approved by the Planning and Zoning Board"
c. Update Property Owner Information to also include Property Owner Information for Tract AA, Block 19, Unit 21
DSD Engineering - No comments provided
Public Works - No adverse comments
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No comments provided
SSCAFCA - No adverse comments
MRCOG - No comments

Parks, Recreation and Community Services - No adverse comments.

NOTIFICATIONS: Notice of a pending Preliminary/Final Plat application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Albuquerque Journal on August 25, 2025. A notice sign was posted to the property one week prior to the public hearing. All legal notification requirements have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary/Final Plat subject to the following findings of fact:

FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the Preliminary/Final plat and the subject property.
2. The applicant has the authority to apply for a Preliminary/Final Plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The Preliminary/Final Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary/Final Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary/Final Plat conforms to the requirements of the NC: Neighborhood-Commercial District under 154.51.
4. The Preliminary/Final Plat conforms to the requirements of the O-1: Office District under 154.51.
5. The Preliminary/Final Plat conforms to the Paseo Gateway West Specific Area Plan.
6. A Water/Waste Water Availability statement from the Utility Division is required prior to future commercial site development.
7. All future development shall conform to all applicable City codes and ordinances.
8. All staff comments will be addressed prior to the recording of the plat, including future Engineering comments and the following:

a. Update title of plat to: "Final Plat of Parcel D-1, Block 20, and Parcel B, Block 13, and Tract AA, Block 19, Rio Rancho Estates, Unit 21, City of Rio Rancho, Sandoval County, New Mexico"
b. Update City Clerk Signature block to remove "approved administratively by the Rio Rancho Development Services Department" and replace with, "approved by the Planning and Zoning Board"
c. Update Property Owner Information to also include Property Owner Information for Tract AA, Block 19, Unit 21

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

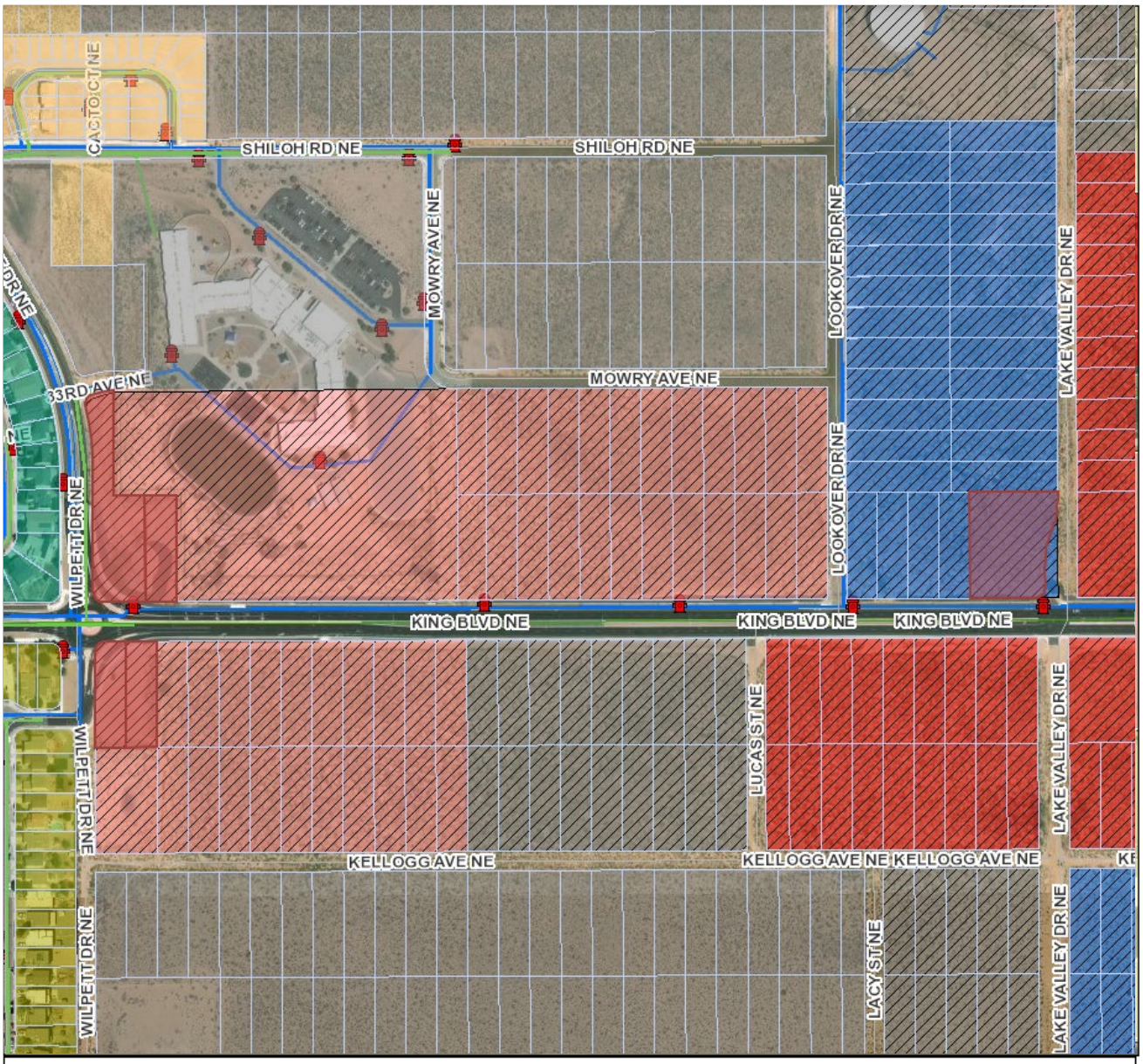
Staff recommends approval with findings.

ATTACHMENT: Location Zone Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notifications.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

PRELIMINARY/FINAL PLAT
(KING BLVD EXPANSION)
UNIT 21, BLOCK 13, LOTS 1 & 2; UNIT 21, BLOCK 20, LOT 48 & PARCEL D; UNIT 21, BLOCK 19, TRACT AA



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 1/23/2025

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name:	CITY OF RIO RANCHO PUBLIC WORKS		Phone: 505-891-5032
Address:	3200 CIVIC CENTER CIRCLE NE		E-Mail: bladd@rrnm.gov
City:	RIO RANCHO	State: NM	Zip: 87144
Proprietary Interest:	OWNER	List Owners: CITY OF RIO RANCHO	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: dduneman@huitt-zollars.com
City:	RIO RANCHO	State: NM	ZIP Code: 87124

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

SUMMARY PLAT SUBMITTAL FOR KING BLVD. EXPANSION

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 21	Block(s): 13 / 20	Lot(s): Lots 1 & 2 / Parcel D, Lot 48
Existing Zoning: C-1	Proposed Zoning: C-1	
No. of existing lots: 4	No. of proposed lots: 2	Total area of site (acres) 2.93

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: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:		Date: 7/25/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

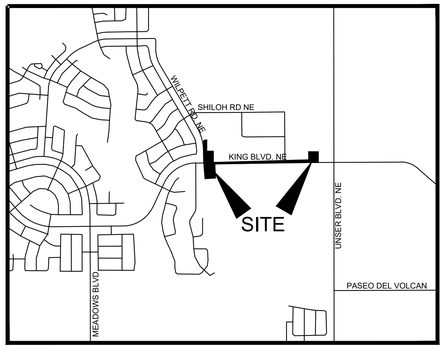
Form revised June 2014

SUMMARY PLAT FOR PARCEL D-1, NORTHERN MEADOWS, PARCEL B, BLOCK 13, RIO RANCHO ESTATES, UNIT TWENTY-ONE

SECTION 35, TSP 13 N, R 2 E,
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 6

DATE OF PREPARATION: JULY 2025



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

Being all of Parcel D, Northern Meadows Unit Sixteen, recorded in Bk. 19, Pg. 5-7, Plat Records Sandoval County New Mexico, a portion of Tract AA in Block 19, all of Lots 1 and 2 in Block 13, all of Lot 48 in Block 20 of Unit Twenty-One Rio Rancho Estates, recorded in Rio Rancho Estates Plat Book No. 2, Page 8, located within Section 35, TSP 13 N, Rnge 2 E, City of Rio Rancho, Sandoval County, New Mexico.

Said Parcels contain 3.6803 acres, (160,312 square feet) of land.

STATEMENT OF DECLARATION

THE PURPOSE OF THIS PLAT IS TO:

1. CREATE PARCELS D-1 AND B.
2. ELIMINATE ALL OF THE EXISTING INTERIOR LOT AND TRACT LINES WITHIN THE INTERIOR OF THE RIGHT-OF-WAY DEDICATED BY THE CITY OF RIO RANCHO AS SHOWN ON THIS SUMMARY PLAT.
3. VACATE EXISTING 5' UTILITY EASEMENTS AS SHOWN HEREON.
4. DEDICATE STREET RIGHT OF WAY. (LABELED AS 4-1, 5-1 AND 6-1)
5. GRANT 10' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON.
6. VACATE THE EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED TO SSCAFCA AS CREATED BY NORTHERN MEADOWS UNIT 16, RECORDED ON JANUARY 31, 2006 IN BOOK 19 PAGES 5-7 OF THE OFFICE OF SANDOVAL COUNTY CLERK AND DEDICATE IT TO THE CITY OF RIO RANCHO.

SUBDIVISION DATA

SUBDIVISION: SUMMARY PLAT — PLAT ACRES 4.0651 ac

NO. OF EX. LOTS: 3

NO. OF EX. TRACTS: 1

NO. OF EX. PARCELS: 1

NO. OF NEW LOTS: 0 — NEW LOT ACRES: 0

NO. OF NEW TRACTS: 0 — NEW TRACT ACRES: 0
NO. OF NEW PARCELS: 2 — NEW PARCEL ACRES: 2.4096 ac

ROAD MILES DEDICATED: 0.1325 mi

ROAD ACRES DEDICATED: 0.3848

SURVEY NOTES

1. Basis of Bearings is the State Plane Coordinate System of 1983 (NAD83), New Mexico Central Zone (3002) Grid Bearings.
2. Distances and coordinates shown hereon are surface values, using a ground scale factor of 1.0003516790, scaled at N=0, E=0.
3. Unit of Measure: U.S. Survey Foot
4. Bearings and distances shown in parenthesis are record values, based on the following recorded documents:
   - R1: Subdivision Plat for Unit Twenty-One, Rio Rancho Estates, recorded in Bk. 2, Pg 8.
   - R2: Summary Plat Tracts A and B, Unit Twenty-One, Rio Rancho Estates, recorded in Bk. 22, Pg 110.
   - R3: Northern Meadows Unit 16, recorded in Bk. 19, Pg. 5-7.
   - R4: Northern Meadows Unit 14, recorded in Bk. 17, Pg. 113-117.
5. Title Reports were provided by Fidelity National Title of New Mexico, Inc. Order No. SP000108236, SP000108242 and SP000112550.

SURVEYOR'S CERTIFICATE

I, DAVID W. MACKEY, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS SUMMARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR THE MONUMENTATION AND SURVEYS OF THE RIO RANCHO SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND SUMMARY PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS MARCH 12, 2022.

DAVID W. MACKEY, NMPS NO. 30051 DATE

DAVID W. MACKEY NEW MEXICO 30051 PROFESSIONAL SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, DAVID W. MACKEY, NEW MEXICO PROFESSIONAL LAND SURVEYOR NO. 30051, DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.

DAVID W. MACKEY, NMPS NO. 30051 DATE

DAVID W. MACKEY NEW MEXICO 30051 PROFESSIONAL SURVEYOR

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. SAID OWNERS HEREBY CONSENT TO THE ELIMINATION OF EXISTING LOT LINES, EASEMENTS AND THE CREATION OF PARCEL D-1 AND PARCEL B, AS SHOWN HEREON. SAID OWNERS ALSO CONSENT TO THE DEDICATION OF PUBLIC ROW TO THE CITY OF RIO RANCHO & UTILITY EASEMENTS AS SHOWN HEREON. PARCELS D-1 AND B ARE HEREBY DEDICATED TO THE CITY OF RIO RANCHO.

GREGGORY D. HULL, MAYOR

STATE OF _____)
COUNTY OF _____) SS

ON THIS____DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREGGORY D. HULL, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF THE CITY OF RIO RANCHO, NEW MEXICO AND THAT HE SIGNED THIS INSTRUMENT ON BEHALF OF SAID CITY AS THE FREE ACT AND DEED OF SAID CITY.

Notary Public
OFFICIAL SEAL
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission Expires _____

PROPERTY OWNER INFORMATION

LOT 1 & 2, BLOCK 13	CITY OF RIO RANCHO, A NEW MEXICO MUNICIPAL CORPORATION	BK. 424, PG. 44306
LOT 48, BLOCK 20	CITY OF RIO RANCHO, A NEW MEXICO MUNICIPAL CORPORATION	BK. 408, PG. 38688
PARCEL D, NORTHERN MEADOWS	CITY OF RIO RANCHO, A NEW MEXICO MUNICIPAL CORPORATION	BK. 19, PG. 5-7 (PLAT RECORDS)

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 CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
E. 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 THE 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 THE 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/SWITCH GEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCH GEAR 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 PROPERY(S) SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER RECORD DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

UTILITY APPROVALS

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NM GAS COMPANY DATE

QWEST D/B/A/ CENTURYLINK QC DATE

SPARKLIGHT DATE

COMCAST DATE

EZEE FIBER DATE

SHEET INDEX

1. COVER
2. LEGAL DESCRIPTIONS
3. OVERALL SHEET LAYOUT
4. PARCEL B GRAPHIC
5. PARCEL D-1 GRAPHIC
6. TRACT AA GRAPHIC

APPROVALS:

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20__.

BY: _____
AMY RINCON, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

_____
DAVE GATTERMAN, EXECUTIVE ENGINEER

STATE OF _____)
COUNTY OF _____) SS

ON THIS____DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVE GATTERMAN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE EXECUTIVE ENGINEER OF SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY, A NEW MEXICO CORPORATION ORGANIZED UNDER THE LAWS OD THE STATE OF NEW MEXICO AND THAT HE SIGNED THIS INSTRUMENT ON BEHALF OF SAID COPORATION AS THE FREE ACT AND DEED OF SAID CITY.

Notary Public
OFFICIAL SEAL
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission Expires _____

CITY CLERKS CERTIFICATE

I, NOEL DAVIS, CITY CLERK OF THE CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____ 20__.

BY: _____
NOEL DAVIS, CITY CLERK DATE

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

_____
Chairman

COUNTY CLERK'S CERTIFICATION

STATE OF NEW MEXICO)
)SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON _____ AT _____ M.

RECORDED IN VOLUME _____ OF RECORDS OF SAID COUNTY, FOLIO _____.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____). ANNE BRADY-ROMERO, SANDOVAL

COUNTY CLERK AND RECORDER.

BY: _____
DEPUTY DATE

TREASURER'S CERTIFICATE

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

HUITT ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

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R.R.E. Book __ Page __

SUMMARY PLAT FOR
PARCEL D-1, NORTHERN MEADOWS,
PARCEL B, BLOCK 13,
RIO RANCHO ESTATES, UNIT TWENTY-ONE

SECTION 35, TSP 13 N, R 2 E,
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

DATE OF PREPARATION: JULY 2025

LEGAL DESCRIPTIONS:

4-1

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, ALSO BEING A NORTHWESTERLY PORTION OF LOTS 1 AND 2, BLOCK 13, RIO RANCHO ESTATES UNIT 21, RECORDED IN BK. 2 PG. 8, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO, AND REFERENCED IN WARRANTY DEED FILED DECEMBER 28, 2021 IN BK. 424, PG 44306, DEED RECORDS SANDOVAL COUNTY NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 3/8" REBAR FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 13, RIO RANCHO ESTATES UNIT TWENTY-ONE, RECORDED IN BK. 2, PG. 8, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO;

THENCE, N 89°59'59" W, ALONG THE SOUTH RIGHT OF WAY OF KING BLVD A DISTANCE OF 240.00 FEET TO A FOUND 3/8" REBAR FOR THE NORTHWEST CORNER OF LOT 2, BLOCK 13, BEING ALSO THE BEGINNING OF A CURVE TO THE LEFT, AND BEING THE POINT OF BEGINNING OF THIS PARCEL;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 170.16 FEET, A DELTA OF 74°59'37", A CHORD BEARING OF S 52°30'12" W, AND A CHORD LENGTH OF 158.27 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS";

THENCE, S 15°00'23" W, A DISTANCE OF 134.18 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED PARCEL ALSO BEING A POINT ON THE EAST RIGHT OF WAY OF 15TH ST. NE;

THENCE, N 00°01'02" E, WITH SAID EAST RIGHT OF WAY AND WITH THE WESTERN LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 225.95 FEET TO THE NORTHEAST CORNER OF THIS PARCEL ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF KING BLVD.;

THENCE, S 89°59'59" E, WITH SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 160.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2007 ACRES, 8,742 SQFT.

PARCEL B

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, ALSO BEING A NORTHWESTERLY PORTION OF LOTS 1 AND 2, BLOCK 13, RIO RANCHO ESTATES UNIT 21, RECORDED IN BK. 2 PG. 8, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO, AND REFERENCED IN WARRANTY DEED FILED DECEMBER 28, 2021 IN BK. 424, PG 44306, DEED RECORDS SANDOVAL COUNTY NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 3/8" REBAR FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 13, RIO RANCHO ESTATES UNIT TWENTY-ONE, RECORDED IN BK. 2, PG. 8, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO;

THENCE, N 89°59'59" W, ALONG THE SOUTH RIGHT OF WAY OF KING BLVD A DISTANCE OF 240.00 FEET TO A FOUND 3/8" REBAR FOR THE NORTHWEST CORNER OF LOT 2, BLOCK 13, BEING ALSO THE BEGINNING OF A CURVE TO THE LEFT, AND BEING THE POINT OF BEGINNING OF THIS PARCEL;

THENCE, S 00°00'01" W, WITH THE EASTERLY LINE OF LOT 2, BLOCK 13 A DISTANCE OF 272.25 FEET TO A FOUND XXX FOR THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, N89°59'59" W, WITH THE SOUTHERLY LINE OF LOTS 1 AND 2, BLOCK 13 A DISTANCE OF 160.32 TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE, N 00°01'02" E, WITH THE EAST RIGHT OF WAY LINE OF 15TH ST. NE AND WITH THE WESTERN LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 46.30 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS";

THENCE, N 15°00'23" E, WITH SAID WESTERN LINE A DISTANCE OF 134.18 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS", ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 170.16 FEET, A DELTA OF 74°59'37", A CHORD BEARING OF N 52°30'12" E, AND A CHORD LENGTH OF 158.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8011 ACRES, 34,894 SQFT.

5-1

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, ALSO BEING A SOUTHWESTERLY PORTION OF PARCEL D, NORTHERN MEADOWS UNIT 16, RECORDED IN BK. 19, PG. 5-7, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO, TOGETHER WITH A SOUTHERLY PORTION OF LOT 48, BLOCK 20, RIO RANCHO ESTATES UNIT 21, RECORDED IN BK. 2 PG. 8, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO, REFERENCED IN STIPULATED JUDGEMENT FILED JANUARY 1, 2024 IN BK. 427, PG 1891, DEED RECORDS SANDOVAL COUNTY NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 5/8" REBAR WITH CAP STAMPED "LS 9243" FOR THE SOUTHEAST CORNER OF SUMMARY PLAT TRACTS A AND B, UNIT TWENTY ONE, RECORDED IN BK. 22, PG, 110, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO;

THENCE, S 89°59'59" E, ALONG THE NORTHERN RIGHT OF WAY OF KING BLVD A DISTANCE OF 719.21 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE, N 89°59'59" W, WITH THE NORTHERN LINE OF KING BLVD. A DISTANCE OF 197.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, A DELTA OF 90°01'57", A CHORD BEARING OF N 44°59'01" W, AND A CHORD LENGTH OF 35.37 FEET TO A POINT ON THE EAST RIGHT OF WAY OF WILPETT RD. NE;

THENCE, N 00°01'58" E, WITH SAID EAST RIGHT OF WAY A DISTANCE OF 227.20 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE NORTHERN CORNER OF THIS PARCEL;

THENCE, S 08°26'21" E, LEAVING SAID EAST RIGHT OF WAY AND WITH THE EASTERN LINE OF THIS PARCEL A DISTANCE OF 142.93 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 116.00 FEET, AN ARC LENGTH OF 133.39 FEET, A DELTA OF 65°53'04", A CHORD BEARING OF S 41°22'53" E, AND A CHORD LENGTH OF 126.16 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 119.02 FEET, A DELTA OF 15°40'35", A CHORD BEARING OF S 82°09'42" E, AND A CHORD LENGTH OF 118.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1841 ACRES, 8,021 SQFT.

6-1

THAT CERTAIN PARCEL OF LAND, SITUATED WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND BEING THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED ON NOVEMBER 11, 2023, IN BOOK 426, PAGE 23365, DEED RECORDS OF SANDOVAL COUNTY, NEW MEXICO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (RECORD DIMENSIONS SHOWN IN PARENTHESIS () ARE RECITED HEREIN TO REFERENCE THE RECORDED SUBDIVISION PLAT OF SAID RIO RANCHO ESTATES UNIT TWENTY ONE):

COMMENCING AT A 3/8 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF LOT 7, BLOCK 14 OF SAID RIO RANCHO ESTATES UNIT TWENTY ONE, FROM WHICH A 1 INCH IRON PIPE (BENT) FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 14, BEARS N 89°59'59" W, A DISTANCE OF 480.00 FEET (RECORD: EAST);

THENCE N 31°23'00" E, A DISTANCE OF 117.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AA;

THENCE S 89°59'59" E, WITH THE SOUTH LINE OF SAID TRACT AA, A DISTANCE OF 165.99 FEET (RECORD: EAST) TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'01", WITH A CHORD BEARING OF N 45°00'00" E, FOR A CHORD DISTANCE OF 35.36 FEET TO THE END OF SAID CURVE;

THENCE N 00°00'00" E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 101.26 FEET, A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 21°05'51", WITH A CHORD BEARING OF N 10°32'55" E, FOR A CHORD DISTANCE OF 100.69 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 82.85 FEET, A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 21°05'50", WITH A CHORD BEARING OF N 10°32'56" E, FOR A CHORD DISTANCE OF 82.38 FEET TO THE END OF SAID CURVE, BEING THE EAST LINE OF SAID TRACT AA, FROM WHICH THE NORTHEAST CORNER OF SAID TRACT AA BEARS N 00°00'01" E, A DISTANCE OF 17.27 FEET;

THENCE S 00°00'01" W, WITH THE EAST LINE OF SAID TRACT AA, A DISTANCE OF 254.98 FEET (RECORD: SOUTH) TO THE SOUTHEAST CORNER OF SAID TRACT AA;

THENCE N 89°59'59" W, LEAVING SAID EAST LINE, WITH THE SOUTH LINE OF SAID TRACT AA, A DISTANCE OF 58.51 FEET (RECORD: WEST) TO THE POINT OF BEGINNING, CONTAINING 0.1324 ACRES OR 5,767 SQUARE FEET OF LAND.

PARCEL D-1

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, ALSO BEING A SOUTHWESTERLY PORTION OF PARCEL D, NORTHERN MEADOWS UNIT 16, RECORDED IN BK. 19, PG. 5-7, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO, TOGETHER WITH A SOUTHERLY PORTION OF LOT 48, BLOCK 20, RIO RANCHO ESTATES UNIT 21, RECORDED IN BK. 2 PG. 8, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO, REFERENCED IN STIPULATED JUDGEMENT FILED JANUARY 1, 2024 IN BK. 427, PG 1891, DEED RECORDS SANDOVAL COUNTY NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 5/8" REBAR WITH CAP STAMPED "LS 9243" FOR THE SOUTHEAST CORNER OF SUMMARY PLAT TRACTS A AND B, UNIT TWENTY ONE, RECORDED IN BK. 22, PG, 110, PLAT RECORDS SANDOVAL COUNTY NEW MEXICO;

THENCE, S 89°59'59" E, ALONG THE NORTHERN RIGHT OF WAY OF KING BLVD A DISTANCE OF 719.21 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 119.02 FEET, A DELTA OF 15°40'35", A CHORD BEARING OF N 82°09'42" W, AND A CHORD LENGTH OF 118.65 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 116.00 FEET, AN ARC LENGTH OF 133.39 FEET, A DELTA OF 65°53'04", A CHORD BEARING OF N 41°22'53" W, AND A CHORD LENGTH OF 126.16 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS";

THENCE, S 08°26'21" E, LEAVING SAID EAST RIGHT OF WAY AND WITH THE EASTERN LINE OF THIS PARCEL A DISTANCE OF 142.93 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR A POINT LOCATED ON THE EASTERLY RIGHT OF WAY OF WILPETT RD. NE;

THENCE, N 00°01'58" E, WITH SAID EAST RIGHT OF WAY A DISTANCE OF 82.98 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 830.00 FEET, AN ARC LENGTH OF 170.21 FEET, A DELTA OF 11°44'58", A CHORD BEARING OF N 05°50'30" W, AND A CHORD LENGTH OF 169.91 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.80 FEET, A DELTA OF 86°38'08", A CHORD BEARING OF N 86°38'08" E, AND A CHORD LENGTH OF 34.30 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS";

THENCE, N 74°55'09" E, WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 21.42 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 40.81 FEET, A DELTA OF 15°05'05", A CHORD BEARING OF N 82°27'41" E, AND A CHORD LENGTH OF 40.69 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, S 00°00'21" W, A DISTANCE OF 272.61 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"

THENCE, S 89°58'02" E, A DISTANCE OF 159.93 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS";

THENCE, S 00°03'21'" E, WITH THE EASTERLY LINE OF THE HEREIN DESCRIBED PARCEL A DISTANCE OF 271.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6085 ACRES, 70,065 SQFT.

HUITT ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

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SUMMARY PLAT FOR PARCEL D-1, NORTHERN MEADOWS, PARCEL B, BLOCK 13, RIO RANCHO ESTATES, UNIT TWENTY-ONE

SECTION 35, TSP 13 N, R 2 E,
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

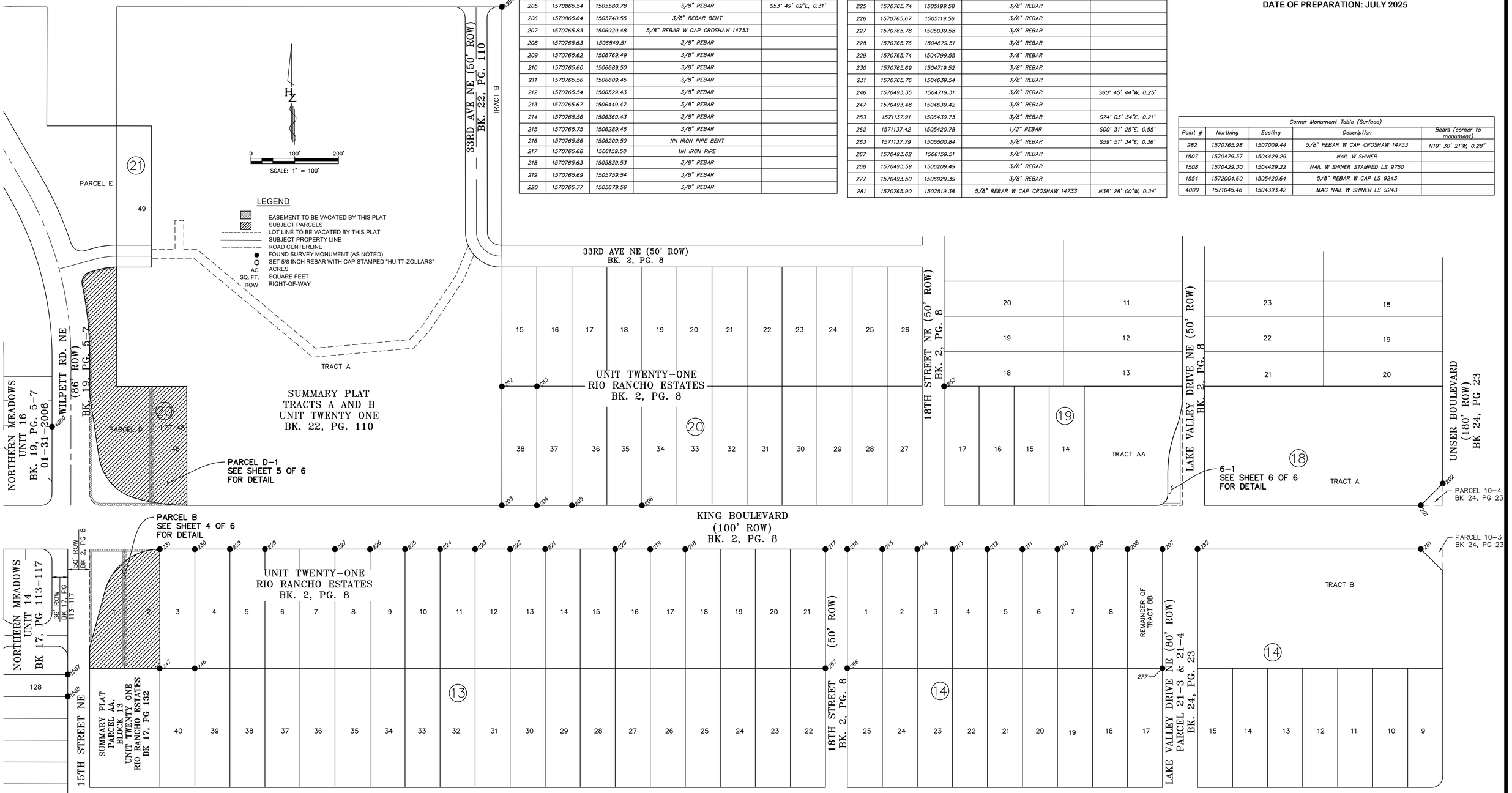
SHEET 3 OF 6

DATE OF PREPARATION: JULY 2025

Corner Monument Table (Surface)				
Point #	Northing	Easting	Description	Bears (corner to monument)
201	1570865.91	1507519.51	5/8" REBAR W CAP CROSHAW 14733	
202	1570915.91	1507569.49	5/8" REBAR W BROKEN CAP	
203	1570865.78	1505420.57	5/8" REBAR W CAP LS 9243	
204	1570865.53	1505500.81	5/8" REBAR W CAP NMPLS 7923	S55° 31' 43"E, 0.34'
205	1570865.54	1505580.78	3/8" REBAR	S53° 49' 02"E, 0.31'
206	1570865.64	1505740.55	3/8" REBAR BENT	
207	1570765.83	1506929.48	5/8" REBAR W CAP CROSHAW 14733	
208	1570765.63	1506849.51	3/8" REBAR	
209	1570765.62	1506769.49	3/8" REBAR	
210	1570765.60	1506689.50	3/8" REBAR	
211	1570765.56	1506609.45	3/8" REBAR	
212	1570765.54	1506529.43	3/8" REBAR	
213	1570765.67	1506449.47	3/8" REBAR	
214	1570765.56	1506369.43	3/8" REBAR	
215	1570765.75	1506289.45	3/8" REBAR	
216	1570765.86	1506209.50	1IN IRON PIPE BENT	
217	1570765.68	1506159.50	1IN IRON PIPE	
218	1570765.63	1505839.53	3/8" REBAR	
219	1570765.69	1505759.54	3/8" REBAR	
220	1570765.77	1505679.56	3/8" REBAR	

Corner Monument Table (Surface)				
Point #	Northing	Easting	Description	Bears (corner to monument)
221	1570765.75	1505519.61	3/8" REBAR	
222	1570765.79	1505439.60	3/8" REBAR	
223	1570765.80	1505359.52	3/8" REBAR	
224	1570765.72	1505279.55	3/8" REBAR	
225	1570765.74	1505199.58	3/8" REBAR	
226	1570765.67	1505119.56	3/8" REBAR	
227	1570765.78	1505039.58	3/8" REBAR	
228	1570765.76	1504879.51	3/8" REBAR	
229	1570765.74	1504799.55	3/8" REBAR	
230	1570765.69	1504719.52	3/8" REBAR	
231	1570765.76	1504639.54	3/8" REBAR	
246	1570493.35	1504719.31	3/8" REBAR	S60° 45' 44"W, 0.25'
247	1570493.48	1504639.42	3/8" REBAR	
253	1571137.91	1506430.73	3/8" REBAR	S74° 03' 34"E, 0.21'
262	1571137.42	1505420.78	1/2" REBAR	S00° 31' 25"E, 0.55'
263	1571137.79	1505500.84	3/8" REBAR	S59° 51' 34"E, 0.36'
267	1570493.62	1506159.51	3/8" REBAR	
268	1570493.59	1506209.49	3/8" REBAR	
277	1570493.50	1506929.39	3/8" REBAR	
281	1570765.90	1507519.38	5/8" REBAR W CAP CROSHAW 14733	N38° 28' 00"W, 0.24'

Corner Monument Table (Surface)				
Point #	Northing	Easting	Description	Bears (corner to monument)
282	1570765.98	1507009.44	5/8" REBAR W CAP CROSHAW 14733	N19° 30' 21'W, 0.28"
1507	1570479.37	1504429.29	NAIL W SHINER	
1508	1570429.30	1504429.22	NAIL W SHINER STAMPED LS 9750	
1554	1572004.60	1505420.64	5/8" REBAR W CAP LS 9243	
4000	1571045.46	1504393.42	MAG NAIL W SHINER LS 9243	



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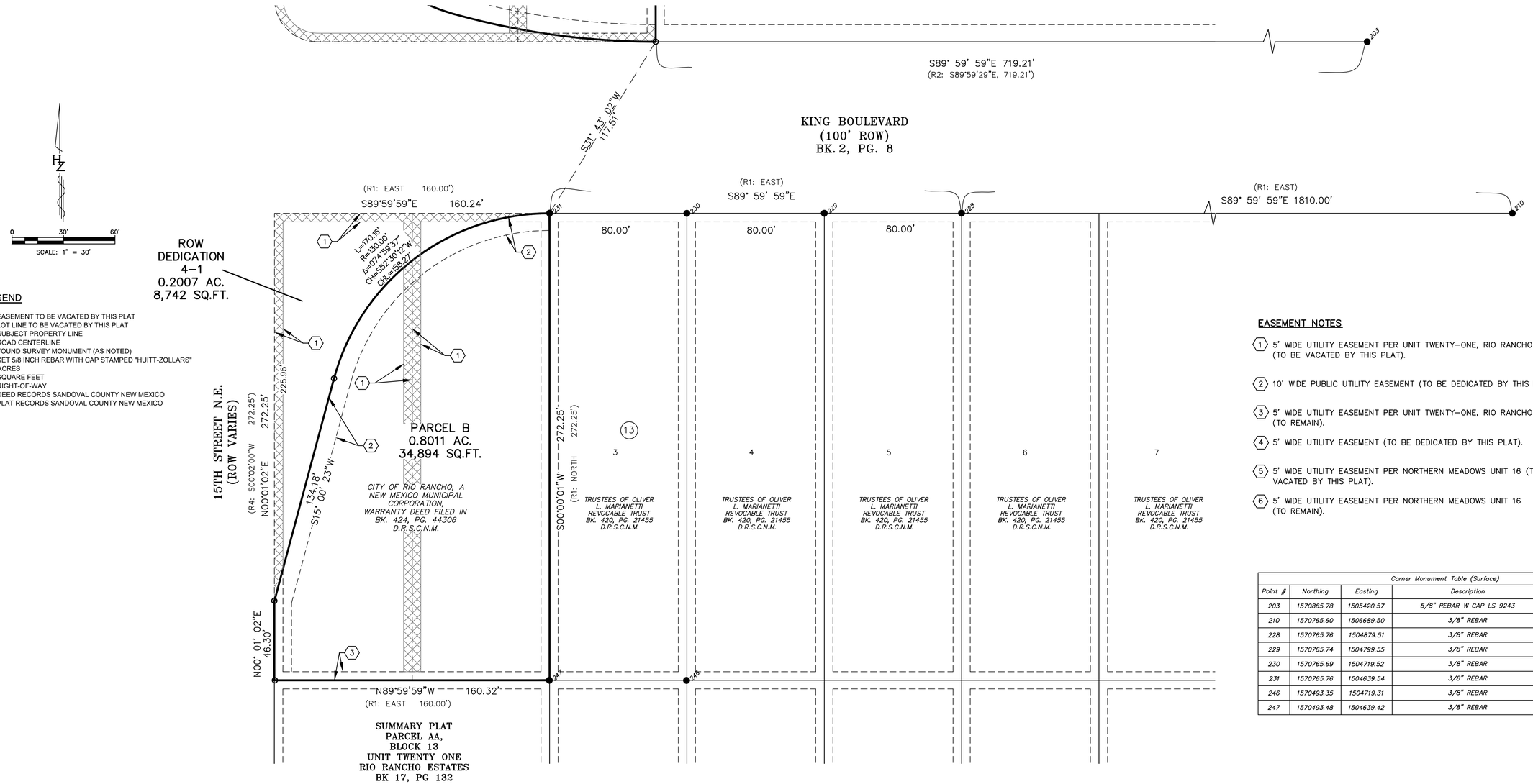
R.R.E. Book __ Page __

SUMMARY PLAT FOR PARCEL D-1, NORTHERN MEADOWS, PARCEL B, BLOCK 13, RIO RANCHO ESTATES, UNIT TWENTY-ONE

SECTION 35, TSP 13 N, R 2 E,
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 4 OF 6

DATE OF PREPARATION: JULY 2025



LEGEND

- EASEMENT TO BE VACATED BY THIS PLAT
- LOT LINE TO BE VACATED BY THIS PLAT
- SUBJECT PROPERTY LINE
- ROAD CENTERLINE
- FOUND SURVEY MONUMENT (AS NOTED)
- SET 5/8 INCH REBAR WITH CAP STAMPED "HUITT-ZOLLARS"
- AC. ACRES
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- D.R.S.C.N.M. DEED RECORDS SANDOVAL COUNTY NEW MEXICO
- P.R.S.C.N.M. PLAT RECORDS SANDOVAL COUNTY NEW MEXICO

EASEMENT NOTES

1. 5' WIDE UTILITY EASEMENT PER UNIT TWENTY-ONE, RIO RANCHO ESTATES (TO BE VACATED BY THIS PLAT).
2. 10' WIDE PUBLIC UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT).
3. 5' WIDE UTILITY EASEMENT PER UNIT TWENTY-ONE, RIO RANCHO ESTATES (TO REMAIN).
4. 5' WIDE UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT).
5. 5' WIDE UTILITY EASEMENT PER NORTHERN MEADOWS UNIT 16 (TO BE VACATED BY THIS PLAT).
6. 5' WIDE UTILITY EASEMENT PER NORTHERN MEADOWS UNIT 16 (TO REMAIN).

Corner Monument Table (Surface)

Point #	Northing	Easting	Description	Bears (corner to monument)
203	1570865.78	1505420.57	5/8" REBAR W CAP LS 9243	
210	1570765.60	1506689.50	3/8" REBAR	
228	1570765.76	1504879.51	3/8" REBAR	
229	1570765.74	1504799.55	3/8" REBAR	
230	1570765.69	1504719.52	3/8" REBAR	
231	1570765.76	1504639.54	3/8" REBAR	
246	1570493.35	1504719.31	3/8" REBAR	S60° 45' 44"W, 0.25'
247	1570493.48	1504639.42	3/8" REBAR	

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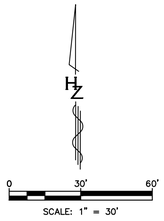
R.R.E. Book __ Page __

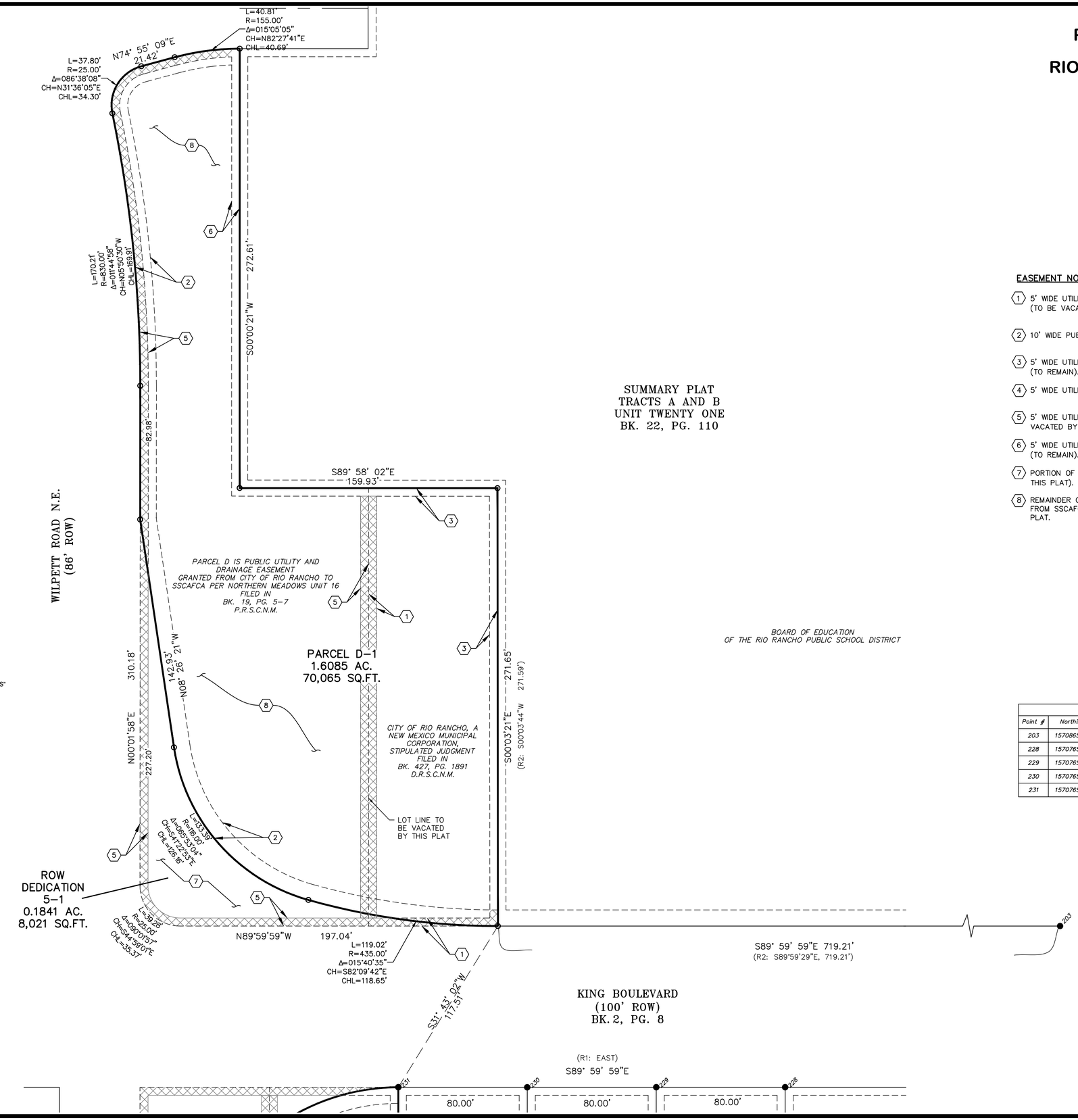
SUMMARY PLAT FOR PARCEL D-1, NORTHERN MEADOWS, PARCEL B, BLOCK 13, RIO RANCHO ESTATES, UNIT TWENTY-ONE

SECTION 35, TSP 13 N, R 2 E,
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 6

DATE OF PREPARATION: JULY 2025





SUMMARY PLAT
TRACTS A AND B
UNIT TWENTY ONE
BK. 22, PG. 110

EASEMENT NOTES

1. 5' WIDE UTILITY EASEMENT PER UNIT TWENTY-ONE, RIO RANCHO ESTATES (TO BE VACATED BY THIS PLAT).
2. 10' WIDE PUBLIC UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT).
3. 5' WIDE UTILITY EASEMENT PER UNIT TWENTY-ONE, RIO RANCHO ESTATES (TO REMAIN).
4. 5' WIDE UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT).
5. 5' WIDE UTILITY EASEMENT PER NORTHERN MEADOWS UNIT 16 (TO BE VACATED BY THIS PLAT).
6. 5' WIDE UTILITY EASEMENT PER NORTHERN MEADOWS UNIT 16 (TO REMAIN).
7. PORTION OF PUBLIC UTILITY AND DRAINAGE EASEMENT (TO BE VACATED BY THIS PLAT).
8. REMAINDER OF PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED FROM SSCAFCA AND DEDICATED TO THE CITY OF RIO RANCHO BY THIS PLAT.

LEGEND

- EASEMENT TO BE VACATED BY THIS PLAT
- LOT LINE TO BE VACATED BY THIS PLAT
- SUBJECT PROPERTY LINE
- ROAD CENTERLINE
- FOUND SURVEY MONUMENT (AS NOTED)
- SET 5/8 INCH REBAR WITH CAP STAMPED "HUITT-ZOLLARS"
- AC. ACRES
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- D.R.S.C.N.M. DEED RECORDS SANDOVAL COUNTY NEW MEXICO
- P.R.S.C.N.M. PLAT RECORDS SANDOVAL COUNTY NEW MEXICO

Corner Monument Table (Surface)

Point #	Northing	Easting	Description	Bears (corner to monument)
203	1570865.78	1505420.57	5/8" REBAR W CAP LS 9243	
228	1570765.76	1504879.51	3/8" REBAR	
229	1570765.74	1504799.55	3/8" REBAR	
230	1570765.69	1504719.52	3/8" REBAR	
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SUMMARY PLAT FOR
PARCEL D-1, NORTHERN MEADOWS, PARCEL B, BLOCK 13, RIO RANCHO ESTATES, UNIT TWENTY-ONE

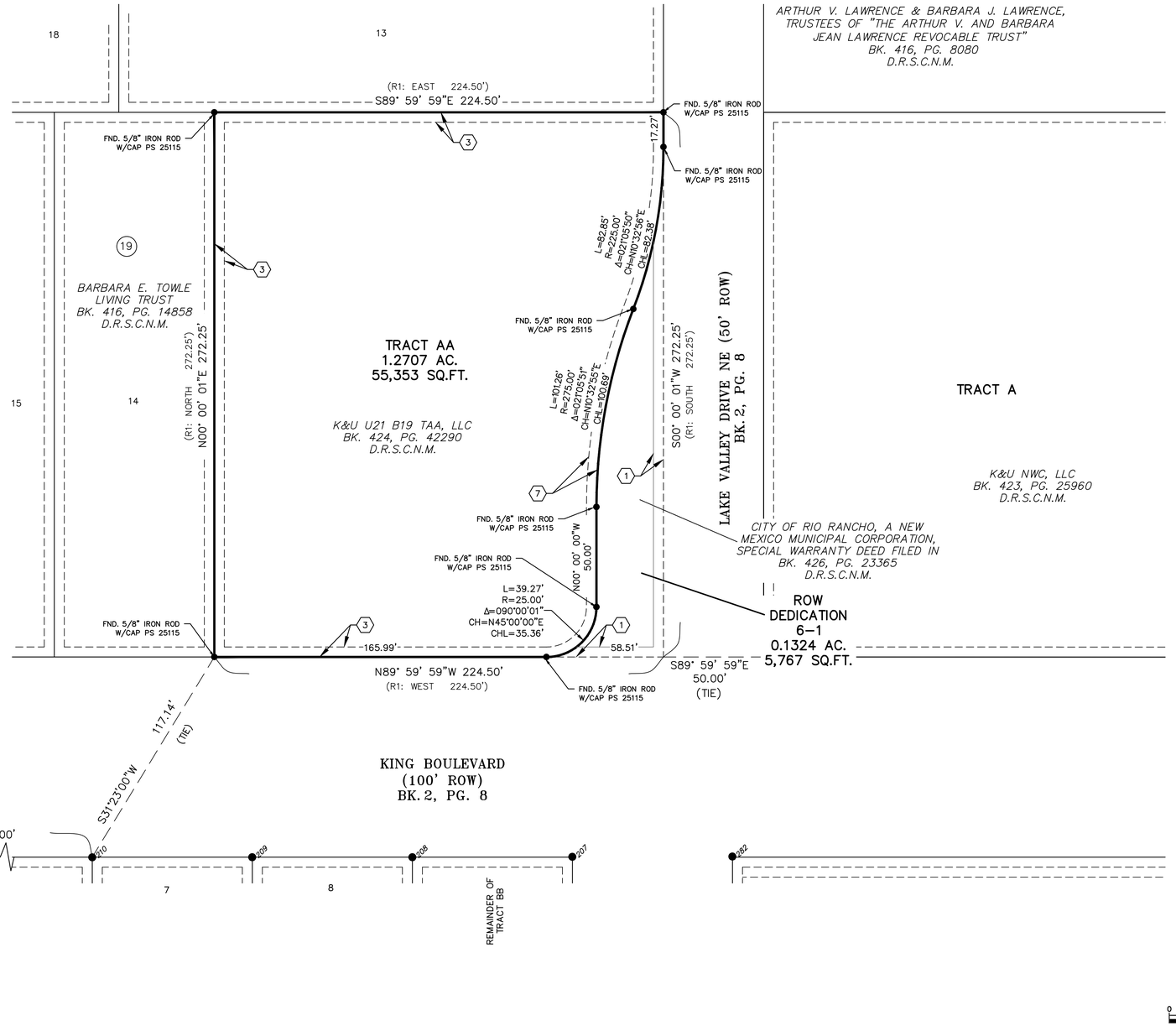
SECTION 35, TSP 13 N, R 2 E,
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 6 OF 6

DATE OF PREPARATION: JULY 2025

LEGEND

	EASEMENT TO BE VACATED BY THIS PLAT
	LOT LINE TO BE VACATED BY THIS PLAT
	SUBJECT PROPERTY LINE
	ROAD CENTERLINE
	FOUND SURVEY MONUMENT (AS NOTED)
	SET 5/8 INCH REBAR WITH CAP STAMPED "HUITT-ZOLLARS"
AC.	ACRES
SQ. FT.	SQUARE FEET
ROW	RIGHT-OF-WAY
D.R.S.C.N.M.	DEED RECORDS SANDOVAL COUNTY NEW MEXICO
P.R.S.C.N.M.	PLAT RECORDS SANDOVAL COUNTY NEW MEXICO



EASEMENT NOTES

1. 5' WIDE UTILITY EASEMENT PER UNIT TWENTY-ONE, RIO RANCHO ESTATES (VACATED BY SPECIAL WARRANTY DEED FILED IN BK. 426, PG 23365, D.R.S.C.N.M.).
2. 10' WIDE PUBLIC UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT).
3. 5' WIDE UTILITY EASEMENT PER UNIT TWENTY-ONE, RIO RANCHO ESTATES (TO REMAIN).
4. 5' WIDE UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT).
5. 5' WIDE UTILITY EASEMENT PER NORTHERN MEADOWS UNIT 16 (TO BE VACATED BY THIS PLAT).
6. 5' WIDE UTILITY EASEMENT PER NORTHERN MEADOWS UNIT 16 (TO REMAIN).
7. 5' WIDE UTILITY EASEMENT PER SPECIAL WARRANTY DEED FILED IN BK. 426, PG 23365, D.R.S.C.N.M. (TO REMAIN).

Corner Monument Table (Surface)

Point #	Northing	Easting	Description	Bears (corner to monument)
207	1570765.83	1506929.48	5/8" REBAR W CAP CROSHAW 14733	
208	1570765.63	1506849.51	3/8" REBAR	
209	1570765.62	1506769.49	3/8" REBAR	
210	1570765.60	1506689.50	3/8" REBAR	
282	1570765.98	1507009.44	5/8" REBAR W CAP CROSHAW 14733	N19° 30' 21"W, 0.28"

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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

August 21, 2025

RE: Preliminary/Final Plat,
Case No. 25-220-00006
King Blvd Expansion

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.

***NOTE THAT IS THE SECOND NOTICE FOR THIS ITEM, AS THE ITEM WAS POSTPONED FROM 8/26/25, TO INCLUDE ANOTHER TRACT (TRACT AA). The updated map shows all affected lots.

The applicant, City of Rio Rancho Public Works, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2; Unit 21, Block 20, Parcel D and Lot 48; and Unit 21, Block 19, Tract AA. The plat combines the properties into two parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, September 9, 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 red (hatched) 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.

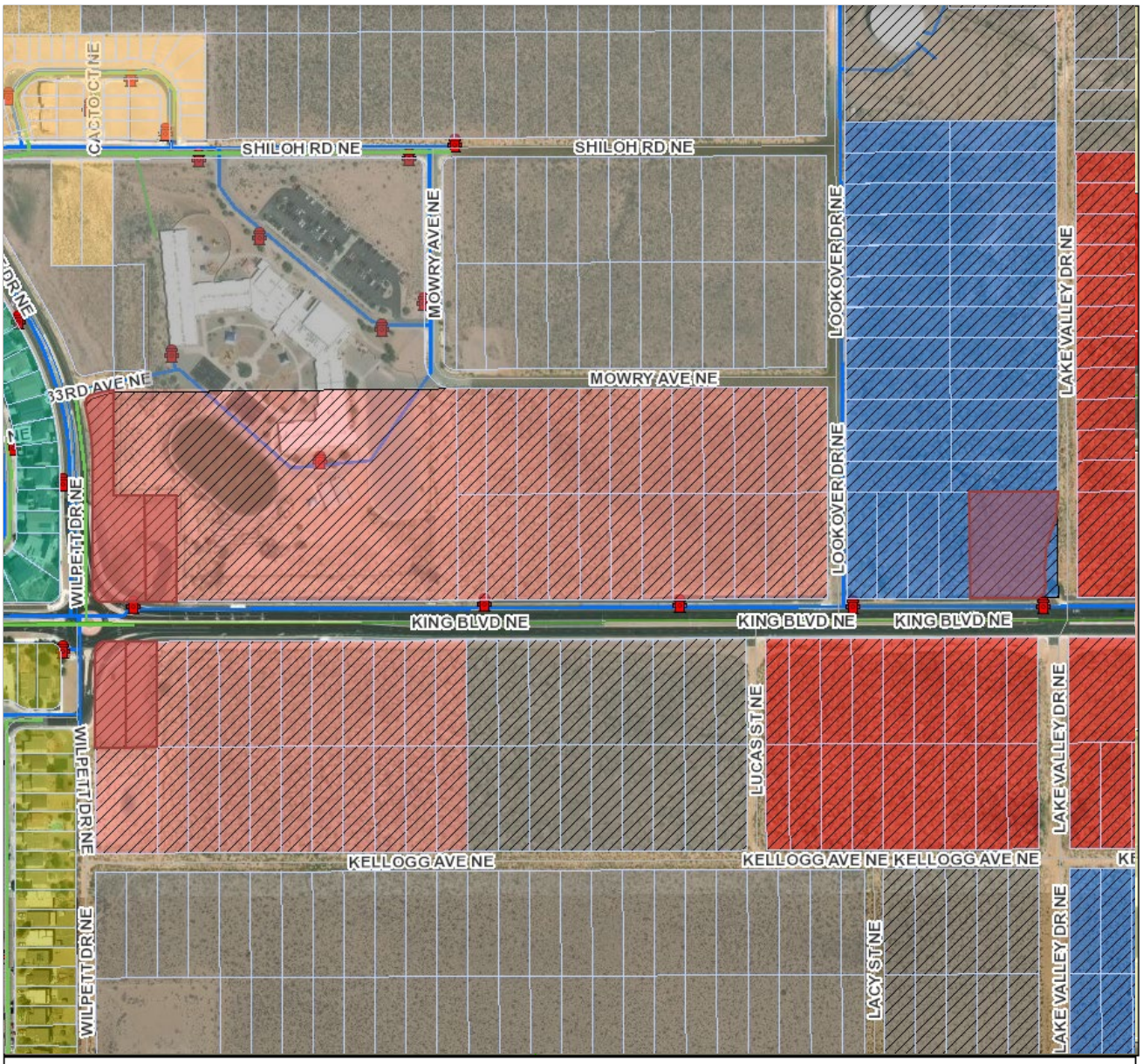
Respectfully,

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

PRELIMINARY/FINAL PLAT
(KING BLVD EXPANSION)
UNIT 21, BLOCK 13, LOTS 1 & 2; UNIT 21, BLOCK 20, LOT 48 & PARCEL D; UNIT 21, BLOCK 19, TRACT AA



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 1/23/2025

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, September 9, 2025:

Preliminary/Final Plat
Case #25-220-00006

The applicant, City of Rio Rancho, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and a portion of Block 19, Tract AA, and Block 20, Parcel D and Lot 48. The plat combines the properties into two parcels, dedicates a portion of Right of Way (ROW), and relocates PUE's.

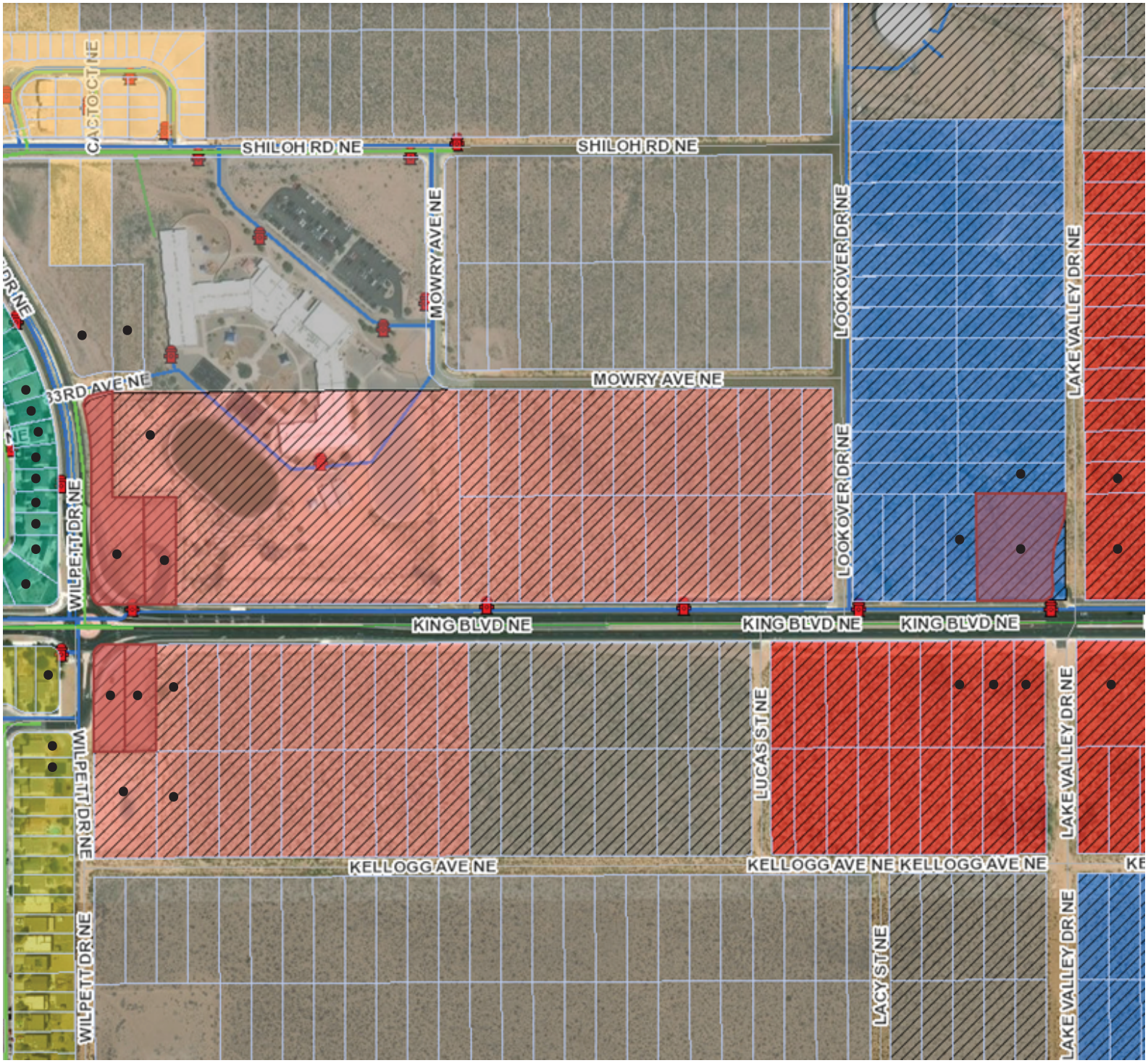
Variance
Case #25-110-00017

The applicant, Jennifer Trujillo, requests approval of a Variance request to the minimum required E-1: Estate Residential District rear setback of 25' to allow for the construction of a new carport at the subject property of 698 10th St NE, legally described as Unit 11, Blk 34, Lot 42. The property is zoned E-1: Estate Residential District and comprises approximately 1.01 acres.

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: August 25, 2025



Notice Map: • - FIRST CLASS MAIL TO SUBDIVIDER AND ABUTTING PROPERTIES