



MOUNTAIN

HAWK

ESTATES

MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO

ADOPTED DECEMBER 11, 2019

**Prepared by:
CONSENSUS PLANNING, INC.**

**Prepared for:
AMREP SOUTHWEST, INC.**



MOUNTAIN HAWK ESTATES

MASTER PLAN

City of Rio Rancho, New Mexico

Adopted December 11, 2019

Original Plan* Adopted March 24, 2001

Prepared for:

AMREP Southwest, Inc.

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Rio Rancho, NM 87124

Prepared by:

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

**The Hawk Site Master Plan prepared by: Community Sciences Corporation*



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.128

ENACTMENT NO.19-126

**RESOLUTION AMENDING THE HAWSITE MASTER PLAN WITH SAID PLAN TO BE
NAMED MOUNTAIN HAWK ESTATES MASTER PLAN; AND
PROVIDING FOR AN EFFECTIVE DATE**

1
2
3
4
5 **WHEREAS:** the State of New Mexico has granted the City of Rio Rancho the power,
6 authority, jurisdiction and duty to enforce and carry out the provisions of
7 law relating to planning, platting, zoning, and the power to adopt, amend,
8 extend and carry out a general municipal or master plan which may be
9 referred to as the general or master plan, all pursuant to 3-19-1, NMSA,
10 1978; and

11
12 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a
13 Comprehensive Plan that addresses and provides for specific goals,
14 policies, and actions; proposes land use throughout the City; provides for
15 adoption of specific area plans for specific area within the City; and also
16 provides for land use in master planned communities via master plans;
17 and

18
19 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a
20 Comprehensive Plan that addresses land use in master planned
21 communities; and

22
23 **WHEREAS:** the Governing Body of the City of Rio Rancho approved the Hawksite
24 Master Plan on May 23, 2001 with Resolution No. 27 Enactment No. 01-
25 027; and

26
27 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho reviewed the
28 amendments and modifications to the Hawksite Master Plan at their
29 meeting held on October 22, 2019, and following public hearing
30 recommends approval of those amendments and modifications; and

31
32 **WHEREAS:** the Governing Body of the City of Rio Rancho has reviewed the proposed
33 amendments (Case No. 19-410-06) to the Hawksite Master Plan at their
34 meeting held on December 11, 2019, and following public hearing and
35 receipt of the Planning and Zoning Board's report and recommendation,
36 has determined that the amended Plan is in conformance with the City of
37 Rio Rancho Comprehensive Plan.

38
39 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
40 OF RIO RANCHO:**

41
42 **Section 1.** The Governing Body hereby approves and adopts amendments to The
43 Hawksite Master Plan, now known as Mountain Hawk Estates Master Plan, comprised of
44 properties known legally as all lots, tracts, parcels, and rights of way within the plat of

1 Rio Rancho Hawksite, recorded in Plat Book 17, Pages 16-19. The Mountain Hawk
2 Estates Master Plan attached hereto as "Exhibit A" is hereby amended and adopted
3 with the following changes or conditions:

- 4 1. The City's Comprehensive plan, Generalized Land Use map (GLUM), Map L-2,
5 shall be modified to reflect the land uses in the updated "Mountain Hawk Master
6 Plan."
- 7 2. An amendment to the Hawksite Development Agreement may be required prior
8 to the approval of any preliminary or final plat or other action. Any development
9 or action proposed to implement this Mountain Hawk Estates Master Plan must
10 be consistent with and complementary to the Hawksite Development Agreement
11 and vice versa. Any necessary amendment to that development agreement to
12 implement this Master Plan must also be compliant with the City's Impact Fee
13 Subchapter as it may apply to the development agreement.
- 14 3. An update to the Drainage Implementation Plan and Drainage Master Plan are
15 required prior to the approval of any preliminary plat.
- 16 4. Vacation and dedication of right of way requires separate process and approval.
17 Land uses identified within any future vacated right-of-way are subject to and
18 contingent upon such vacation of right-of-way.
- 19 5. The "Utility" land use identified on Tract 9 on Figure 2. Future Land Use Plan, is
20 better identified as having a "Light Industrial & Business Park" land use
21 designation, and for purposes of implementation, said Tract 9 may be developed
22 for either Utility or Light Industrial & Business Park uses.

23
24 **Section 2.** Designs, layouts, and engineering requirements or details are subject to
25 compliance with City engineering and/or subdivision requirements prior to development.

26
27 **Section 3.** Effective Date:

28 This Resolution shall take effect immediately upon adoption.

29
30 ADOPTED THIS 11th DAY OF DECEMBER, 2019.

31
32 
33 _____
34 Gregory D. Hull, Mayor

35 ATTEST:

36 

37 _____
38 Rebecca A. Martinez, City Clerk

39 (SEAL)

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1. INTRODUCTION

AMREP Southwest, Inc., the developer of the Master Plan Area, has prepared this document to provide a thorough reporting to the City of Rio Rancho regarding the privately held parcels of land formerly known as **The Hawk Site** – now known as **Mountain Hawk Estates**. The intention of this plan is to ensure development of a high quality, mixed-use, master-planned community. Because Mountain Hawk Estates is a large development, the sum of the land uses proposed are intended to reflect the long-range planning objectives of the City of Rio Rancho; offering a range of residential, shopping, employment, and public land uses.

This plan is a revision to the original Master Plan that was adopted on March 24, 2001. The following chapters detail updated land use patterns and proposed zoning changes, transportation and access including adjustments to the Northwest Loop Road within the boundaries of the plan area, housing opportunities, employment and economic development, and the preservation of natural features and open space for drainage and recreation purposes. As an updated plan, this document responds to the goals and policies of the City of Rio Rancho's updated 2010 Comprehensive Plan and will continue to support the development of Mountain Hawk Estates into a true asset for the City and its residents.

In 1988, Mountain Hawk Estates, which consists of approximately 574 acres, was annexed into the incorporated limits of the City of Rio Rancho. Of this total area, approximately 48 acres is subtracted for the Northwest Loop Road right-of-way and the wastewater treatment facility located at the northern edge of the site. The City originally designated the area as a transition zone until the owner received approval of the original Master Plan and subsequently established zoning.

Since the original master plan and zoning approvals in 2001, several zone map amendments have been approved to add additional commercial acreage and to reflect changes in platting and market demands for certain types of residential lots, but the plan was not updated over the years to reflect those zoning changes. As such, this updated plan will reflect the existing conditions and proposes further changes to successfully implement the City of Rio Rancho Comprehensive Plan vision.

The original Master Plan, as well as this update, creates an opportunity to appropriately plan for a concentration of residential neighborhoods, employment, business, and open space within a Comprehensive Plan-designated development node at Rio Rancho's northern edge. Mountain Hawk Estates can serve as an attractive entry to the City. Job creation for economic diversification is a principal development objective, and the updated plan maintains a high acreage of industrial land to achieve this purpose. A wide range of housing choices will provide an affordable community for employees and their families with easy access to Unser Boulevard and U.S. 550 that provide good connections to other employment areas, schools, shopping, and leisure activities.

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2. EXISTING CONDITIONS

The site is located adjacent to the western right-of-way of U.S. 550, approximately four miles west of New Mexico State Road 528 (NMSR 528). U.S. 550 allows access to the site from Interstate 25, the Town of Bernalillo, and is a major highway connecting to Farmington and the four-corners area. NMSR 528 is one of the main roads through the City of Rio Rancho. This site is located approximately 15 miles north of Albuquerque, approximately 45 miles south of Santa Fe and approximately 5 miles west of the Town of Bernalillo. There are views from the site to both the Sandia and Jemez Mountains.



The Sandia Mountains and existing homes from Westphalia Boulevard.

This site is bisected, east and west, by the Northwest Loop Road, currently a 300' wide right-of-way designated as a limited access regional principal arterial by the Long-Range Roadway System Map of the Mid-Region Metropolitan Planning Organization (MRMPO), which is part of the Mid-Region Council of Governments (MRCOG). The northern half of the Northwest Loop Road has been partially constructed to the southwestern corner of the National Guard facility adjacent to the property where it connects to Unser Boulevard. Plans for the Northwest Loop Road were originally to extend westerly, then southerly to Interstate 40, in the Rio Puerco area; however, no additional construction has occurred to date, and right-of-way within the Mariposa Master Plan area to the west of Mountain Hawk Estates has reverted back to the owner, so it is unlikely that further extension of the Northwest Loop will occur anytime soon.

There are two other major roads that have an impact on the planning of this site. Westphalia Boulevard is called out on the Long-Range Roadway Systems Map (LRRSM) as a minor arterial and bisects Mountain Hawk Estates from north to south. It is platted through the master plan area and continues south to the Paseo Gateway area around V. Sue Cleveland High School. The portion of Westphalia Boulevard within the master plan area south of the Northwest Loop Road has been constructed to support the development that has occurred since the master plan was originally adopted. Unser Boulevard also abuts the site and is called out on the LRRSM as a regional principal arterial. Unser Boulevard intersects the Northwest Loop Road at the west edge of the Mountain Hawk Estates plan area. More about this can be found in **CHAPTER 7: TRANSPORTATION**.

Mountain Hawk Estates is bounded by the New Mexico National Guard Patriot Missile training facility to the west, the Pueblo of Santa Ana reservation lands to the north and east, and Unit 25 of Rio Rancho Estates to the south and west.

The National Guard training site is an active facility. The access for National Guard lands is adjacent to the Northwest Loop Road, at the western edge of the site at a designated access point.

Rio Rancho Estates Unit 25 is located to the south and west of the site within the incorporated limits of the City of Rio Rancho. This area has been subdivided and sold to numerous private parties; however, to date, there has been little to no development in this area.

Since development of Mountain Hawk Estates has commenced, the multiple drainage ways that traverse the site have begun being channelized with ponding to account for runoff from the new development. According to the most recent FIRM (Flood Insurance Rate Map) map for Sandoval County, dated March 18, 2008 (Panel 35043C1900D), the site is within Zone X, an area of minimal flood hazard, and there are no floodplains or floodways running through the property. Further discussion of drainage measures tailored to this site are found in **CHAPTER 5** of this master plan.

The original plan proposed a variety of ways to sustain the anticipated development within Mountain Hawk Estates, while it was largely separated from the developed portions of the City of Rio Rancho. An example includes the use of the existing water treatment facility at the northern edge of the plan area that was primarily being used by the National Guard facility prior to development in the Mountain Hawk Estates plan area. Development of Mariposa to the west of Mountain Hawk Estates has added to the availability of water and sewer infrastructure to aid future development in the northern part of Rio Rancho. Further discussion of the existing and planned water and wastewater systems can be found in **CHAPTER 6** of this plan.

As proposed through the Vision 2020 Comprehensive Plan process and maintained by the City's updated 2010 Comprehensive Plan, Mountain Hawk Estates is a preferred "growth node." As employers, businesses, and homebuilders look for sites in Rio Rancho, Mountain Hawk Estates will provide parcels with a variety of land uses, zoning designations, and sizes. Discussion of this updated plan's conformance to the Rio Rancho Comprehensive Plan is found in **CHAPTER 3** with more specific Land Use and Zoning considerations in **CHAPTER 4**.

3. COMPREHENSIVE PLAN RESPONSE

AMREP Southwest, through this updated master plan, has coordinated with Rio Rancho's Comprehensive Plan vision as it pertains to growth, community appearance and character. This Master Plan also affords solutions for the practical aspects of planning by:

- Designing mixed-use convenience,
- Reducing vehicular trips,
- Balancing workspace opportunities with nearby housing matched to wage-earning potential,
- Creating public-accessible recreational / open space amenities, and
- Emphasizing economic development objectives that respond to community needs

The only immediate neighbors of occupation are the National Guard. Proposed positioning of land uses establishes a non-residential buffer that will, on the subject property, mitigate negative impacts from the activity at the National Guard facility. In addition, future retail and service establishments provided for in this Master Plan afford conveniences for National Guard employees and weekend in-training personnel, residents of Mountain Hawk Estates and Mariposa, as well as travelers along U.S. 550.

The original Master Plan was presented to representatives of the nearest residential neighbors, the *Enchanted Hills Homeowner's Association*. The land use mix proposed by this updated plan is in line with the mixed-use framework established by the original Master Plan. The requested updated land use categories are needed to ensure higher density, affordable housing for some of the tracts, and with the higher density, promote more public amenities such as open space, parks and trails.

There are numerous goals and policies from the City of Rio Rancho's Comprehensive Plan that affect the continued development of Mountain Hawk Estates. As described below, this updated plan furthers these goals and policies and the overall Comprehensive Plan vision for the City.

A. Natural Environment

As described elsewhere, the Master Plan includes multiple drainageways and incorporates those into open space areas and trail corridors, where possible. The Plan furthers the following Comprehensive Plan goals and policies:

- **GOAL CON-5:** Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.
- **POLICY CON-12:** Develop and protect a public open space network.

The conceptual drainage plan (see **CHAPTER 5**) collects stormwater from the developed areas of the site and directs them to shared ponds and channels. These channels allow the stormwater to slow and reduce potential water pollution before leaving the site to the north via the primary arroyo that bisects the property. The ponds and channels are proposed to be retained as open space areas consistent with the original master plan with additional park space adjacent to them in two locations. Designated open space and drainage areas account for approximately 9% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

B. Land Use

As described in **CHAPTER 4: LAND USE**, much of the planning area is proposed to support medium to high density single-family and multi-family residential uses. Significant land remains designated for industrial use, as well as commercial and mixed uses near major intersections. Open space corridors and two neighborhood park sites are also included. The proposed land uses further the following Comprehensive Plan goals and policies:

- **GOAL L-1:** Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.
- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- **GOAL L-3:** Maintain a balance of land uses throughout the City.
- **POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY L-2:** Promote and support neighborhood scale retail activities that are consistent with residential development.
- **POLICY L-3:** Promote and support development that incorporates walkability.
- **Action L-1:** Identify areas within the City where locating large-scale light industrial businesses such as light manufacturing, warehousing and research facilities are appropriate.

As stated above, the Plan promotes a mixed-use development pattern with commercial and high-density residential land uses centered around the U.S. 550 and Northwest Loop Road intersection. Additional commercial and medium- to high-density residential is found along the Northwest Loop Road and Westphalia Boulevard. The plan also maintains a large amount of industrial land that is appropriate for light manufacturing, warehousing, and research uses.

C. Population and Housing

Rio Rancho is continuing to be an area of growth and new housing development in the Albuquerque Metropolitan Area, and the Comprehensive Plan identifies areas along major roadways likely to experience this growth including Unser Boulevard and U.S. 550 that bookend this master plan area. This Plan supports several housing goals of the Comprehensive Plan including:

- **GOAL PH-2:** Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **Policy PH-1:** Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity

- **Policy PH-5:** Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.
- **POLICY PH-9:** Provide incentives to encourage residential development for a range of housing types and income levels throughout the city.

The Master Plan proposes a wide variety of housing densities within a designated growth node. The existing single-family development will be complemented by additional homes on a variety of lot sizes, as well as the inclusion of higher density options such as townhomes and apartments in other areas within the plan boundary.

D. Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. The proposed transportation plan described in **CHAPTER 7** supports many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-1:** Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's economy.
- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **POLICY TR-1:** Plan land uses to increase mode share and opportunities for multi-purpose trips (trip chaining) through proper location and design of transportation facilities.
- **POLICY TR-4:** Support complete street designs in the upgrade of existing and the development of future areas of Rio Rancho.
- **POLICY TR-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. The plan includes a request that the Northwest Loop Road right-of-way be narrowed and potentially be realigned with the terminus of Unser Boulevard. This request would enhance the livability of the area and support complete streets goals by following City of Rio Rancho standards for principal arterials and having shorter, more walkable crossings within the plan area. A more hospitable transportation system will encourage a shift in mode share to walking and biking between the mixed land uses presented in this updated plan.

E. Public Facilities

The Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The Master Plan identifies existing and proposed public facilities and infrastructure development for Mountain Hawk Estates. Water and sewer infrastructure are already in place in much of the planning area, and new development will extend or install new facilities as needed for each individual project.

F. Parks and Recreation

The Comprehensive Plan identifies improving the City’s parks and recreation facilities as a clear need, especially in new master planned communities. Through the development of parks as part of residential communities within the plan area, this plan supports several Comprehensive Plan goals and policies to improve parks and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-3:** Develop, operate, and maintain parkland, recreation facilities and senior centers in a sustainable manner.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- **POLICY PR-3:** Acquire land throughout the city to meet present and future parks, open space and recreation/senior center needs.

The Master Plan Area includes two locations for neighborhood parks that will be dedicated to the City of Rio Rancho. Open space and drainage corridors will include multi-use paths that connect between individual subdivisions, the major road network, and areas of commercial retail, services, employment, and other mixed-uses.

G. Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- **GOAL UD-1:** Create focused growth areas where existing public infrastructure can support higher density development.
- **GOAL UD 2:** Create traditional neighborhood patterns that support a sense of place.
- **GOAL UD 3:** Create street patterns with development that fosters human interaction.

- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.
- **POLICY UD-1:** Identify specific areas within the city where growth should be focused.

The updated master plan offers a variety of land uses centered around the two principal arterial roadways that bisect the plan area. A sense of place and human interaction will occur by narrowing the current Northwest Loop Road to a more manageable width and fostering the development of commercial and multi-family uses in proximity to one another. Individual subdivisions will connect to the adjacent street network, as well as to multi-use trail corridors in adjacent open space areas that offer recreational opportunities and linkages to areas of commercial development.

H. Economic Development

The City of Rio Rancho has sought to diversify its economy and attract additional employers. In addition, the City has sought to increase the amount of local retail opportunities within Rio Rancho, as well as expand the overall tax base.

- **GOAL EDP-1:** Create Jobs.
- **GOAL EDP-3:** Enhance the tax base.
- **GOAL EDP-4:** Improve the quality of life.
- **Goal EDR-1:** Expand the economic base of Rio Rancho.
- **Goal EDR-2:** Reduce retail sales leakage to other New Mexico cities.
- **Goal EDR-3:** Encourage large-scale manufacturing companies to relocate to Rio Rancho.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated spending by new residents. Additionally, a large amount of industrial land is maintained that can be utilized for new companies to locate in Rio Rancho that would create jobs and expand the economic base of the city. Significant commercial uses designated by the plan will provide options for shopping, dining, and entertainment of residents of the residential areas and other nearby developments such as Mariposa, thus reducing leakage to other area cities.

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4. LAND USE & ZONING

A. Existing Land Use

The site is influenced by varying slopes, several ridgelines and frequent natural drainage ways. These facts led to the original Master Plan designation of fourteen distinct Planning Areas. Constraints imposed by the site's terrain were utilized as boundaries and buffers and served as a base for this updated plan in addition to the platting and installation of infrastructure that has occurred since the original plan was adopted.

The National Guard facilities located at the western edge of the plan area remain the dominant existing surrounding land use. Since adoption of the original plan, the Mariposa master planned community has begun developing to the southwest along Unser Boulevard and primarily consists of a variety of residential densities with a small, town center that includes some office and commercial space along with a park and community center.

Within the Mountain Hawk Estates plan area, the existing land uses are single-family residential with the remainder largely remaining vacant. Except for a city utility site, all the land north of the Northwest Loop Road is vacant. However, it has been bulk platted and utility infrastructure has been installed along the Westphalia Boulevard right-of-way.

The first subdivision within Mountain Hawk Estates has been completed on the south side of the Northwest Loop Road between James Wall Road and Westphalia Boulevard. Additional subdivisions that stalled during the economic downturn on the west side of Westphalia have been revived and are now seeing home construction.

B. Existing Zoning

Overall, existing zoning designations respond to the land uses and planning areas identified in the original master plan that were mapped to bulk land subdivision tracts. Much of the site is zoned Special Use for R-2 (SU/R-2), including the completed subdivision within Units 33 and 34. The SU/R-2 zone includes conditions stipulated in Ordinance No. 10, Enactment No. 01-10.

The SU/R-2 property located on the north side of the Northwest Loop Road was reconfigured in 2014 with revised platting around a central drainage parcel and neighborhood park. Originally, the drainageway paralleled Westphalia Boulevard, but modification was necessary because of requirements from the Office of the State Engineer. This modification also affected most of Reserve Area #1 and established Open Space (OS) and Parks and Recreation (PR) zoning in this area by replacing the Special Use for Multi-Use Facilities that existed prior.

The remaining portion of Reserve Area #1 (Tracts 8 & 9 and Parcel A) at the northern edge of the planning area, as well as Reserve Areas #2 and #3 from the 2001 Master Plan (generally defined by Tracts 22, 26, 30A and 30B) remain zoned Special Use for Multi-Use Facilities, which allows for drainage, transportation, sewage treatment, and/or open space uses subject to development per an approved Development Agreement or as determined via the platting process.

Tracts 27 and 28 located south of the Northwest Loop Road and west of Westphalia were rezoned in 2018 from SU/R-2 to SU/R-3 and are subject to the conditions established by Ordinance No. 31, Enactment No. 18-32 on November 14, 2018.

The last piece of Special Use zoning within the planning area is a sliver of land located between the U.S. 550 and Old State Highway 44 rights-of-way, which allows apartments. However, it should be noted that a significant portion of this tract is within the jurisdiction of the Pueblo of Santa Ana, and as such can no longer be privately developed.

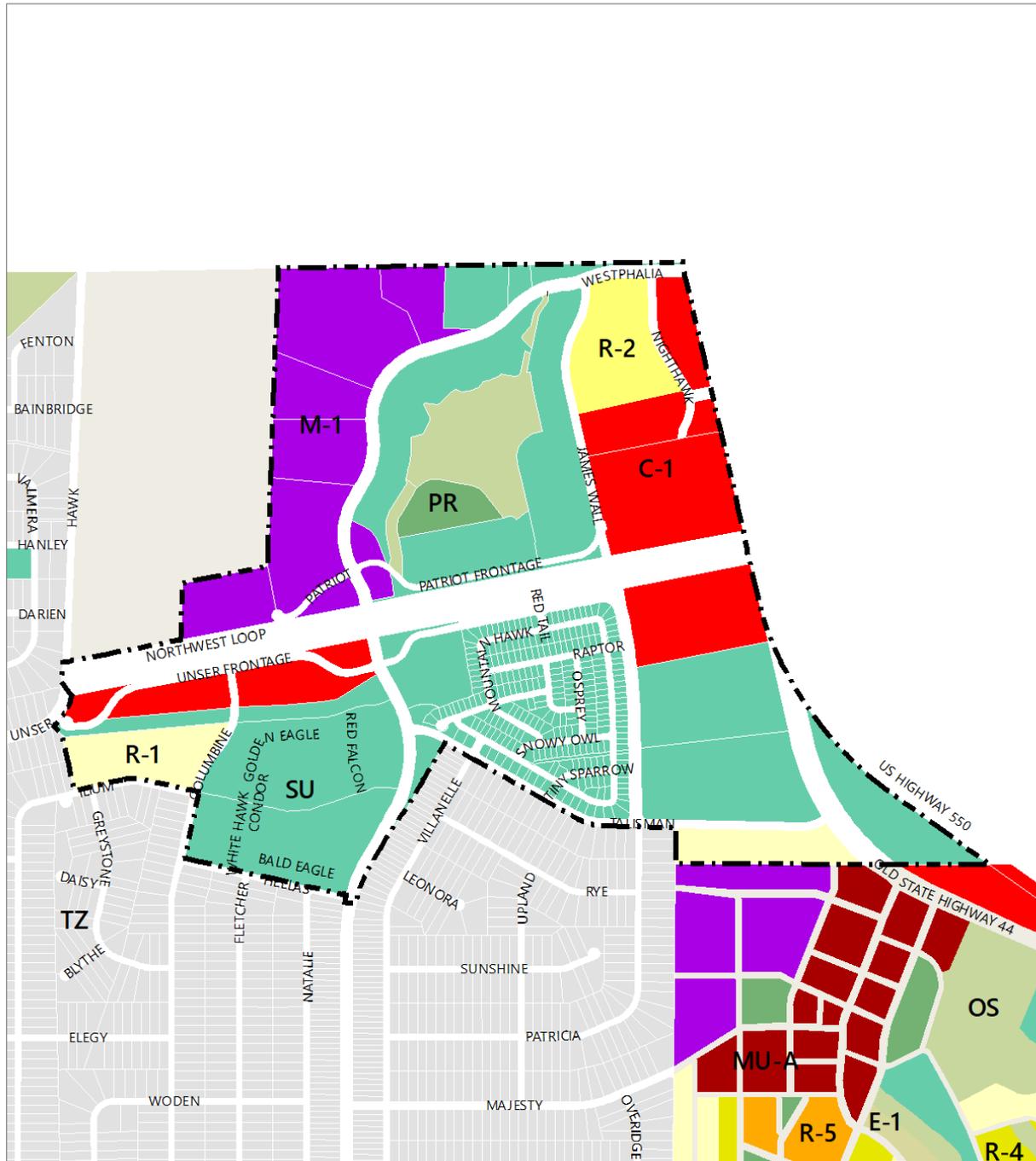
R-1 single-family residential zoning exists near the southern and western edges of the plan area.

Regarding non-residential zoning, the original 2001 Master Plan designated C-1 commercial zoning along U.S. 550 and the Northwest Loop Road on what is now Tracts 1 thru 4, 19, 21, 24, and 25. In 2006, a portion of Tract 3 was rezoned from C-1 to the straight R-2 zone district in exchange for an equivalent change in acreage from SU/R-2 to C-1 for Tract 35, located at the southwest corner of U.S. 550 and the Northwest Loop.

Finally, the area to the north of the Northwest Loop Road and west of Westphalia is zoned M-1 Industrial and Business Park District along with the two smaller Tracts 15A1 and 15B at the northeast and southeast corners of Westphalia and Patriot Road.

Even though several zone changes and platting actions have occurred since adoption of the Master Plan in 2001, the plan has never been amended, so this updated plan serves an important purpose to accurately reflect the most current land use and zoning conditions, as well as proposing changes where needed to implement the City's Comprehensive Plan vision.

Figure 1. Existing Zoning



Zoning

- | | | |
|---|--|----------------------|
| ■ C-1 | ■ R-4 | Master Plan Boundary |
| ■ E-1 | ■ R-5 | |
| ■ M-1 | ■ MU-A | |
| ■ PR | ■ SU | |
| ■ R-1 | ■ OS | |
| ■ R-2 | ■ TZ | |

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.



C. Proposed Land Use

As a uniquely situated, master planned community, Mountain Hawk Estates can integrate commercial and manufacturing activities, a variety of housing types, dwelling densities, and recreational facilities in a cohesive manner.

In response to the City's updated Comprehensive Plan and changing market realities, this updated master plan proposes several modifications to the original land use plan and subsequent zoning. Additionally, proposed changes to the transportation system in this area warrant further review and changes to the land use patterns originally determined in 2001 and through subsequent zone changes over the years. This updated land use plan is presented in Figure 2.

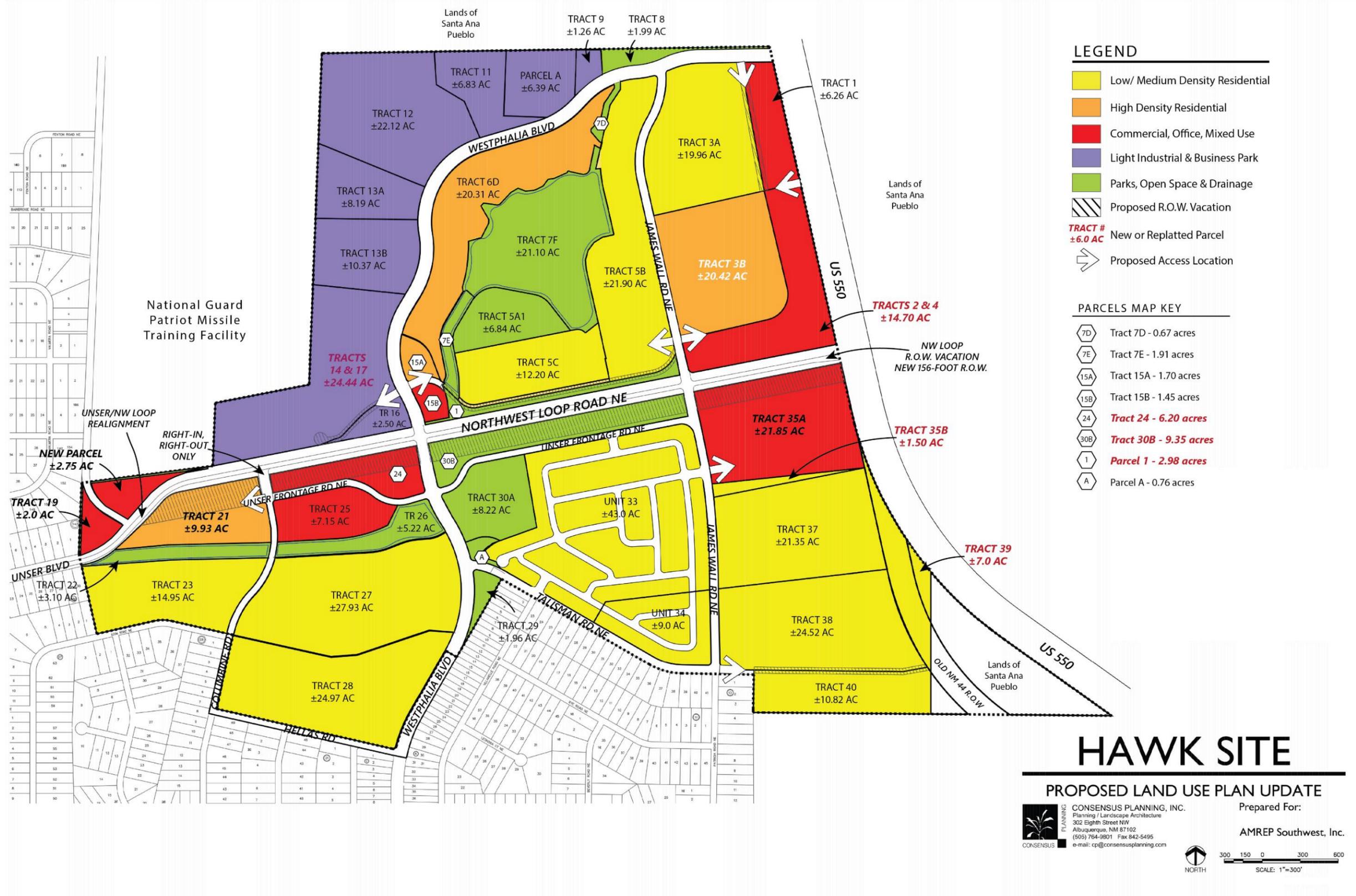
Generally, the overall density of the residential areas will increase slightly in response to changing market conditions and to support the City of Rio Rancho's goals and policies to provide a variety of housing types available to families and individuals with a wide range of income levels. This increase in density is especially appropriate within a designated growth node, and additional residents in the northern part of the city will aid development of the proposed commercial and other land uses within the plan area.

The plan includes a net increase in the amount of acreage dedicated to industrial and manufacturing uses that will afford employment opportunities and continue to offer a transition between the National Guard site and the less intense uses to the east and south. Westphalia and the Northwest Loop Road then provide an additional buffer to higher density residential, commercial, and mixed-uses, which further step down to open space, parks, and more moderate density residential.

There is an overall decrease in the amount of commercial land with a focus of retaining commercial and mixed-uses adjacent to major intersections. The most significant reductions from existing conditions are within Tracts 3B and 21, which are proposed to accommodate higher-density residential uses such as townhouses and apartments. These new higher density residential uses are a critical component of creating a mixed-use activity node with a variety of housing types and densities as envisioned by the Comprehensive Plan. Some of these high-density residential uses are a relocation of the apartment uses first identified in the 2001 Master Plan that can no longer be built where originally planned due to a change in land ownership by the Pueblo of Santa Ana.

Other significant changes and modifications to the land use plan are the result of the vacation of a portion of the Northwest Loop Road and other smaller access and frontage road right-of-way in the plan area. More about the proposed roadway vacations is discussed in **CHAPTER 7: TRANSPORTATION**. If approved, the vacated right-of-way would add significant acreage to the adjacent parcels, which include medium density residential, commercial, and open space.

Figure 2. Future Land Use Plan



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A detailed description of the proposed changes are as follows:

- Designation of Parcel A as additional manufacturing. Parcel A was originally planned for sewer treatment facilities and is no longer needed for that purpose. A change to manufacturing is consistent with the other tracts of land north of the Northwest Loop Road and west of Westphalia Boulevard. This change is also a replacement acreage for Tracts 15A and 15B that are proposed to change from manufacturing to residential and commercial uses, as described further below. Residential and commercial for these two tracts are more appropriate on the east side of Westphalia as they abut other residential and open space tracts.
- Slight increase and generalization of the residential densities on Tracts 3A, 5B, 5C, 23, 37, 38, and 40. These properties are currently zoned R-1, R-2, and SU/R-2. A higher density land use consistent with the R-3 and R-4 zone districts is appropriate for these parcels and their proximity to major roadways within a designated growth node.
- Change from commercial to residential use for Tract 35B. This change adds to the overall total residential within the plan area and the lost commercial acreage will be replaced by the addition of acreage to Tract 35A from existing Northwest Loop Road right-of-way.
- Modify the remnant Tract 39 from multi-family to single-family. The remaining portion of Tract 39 originally identified by the 2001 Master Plan is now owned by the Pueblo of Santa Ana. While unlikely to develop soon, should the adjacent section of Old NM 44 right-of-way be vacated in the future, this tract could be combined with the vacated right-of-way and developed as an extension of the subdivisions proposed in Tracts 37 and 38. At this time a vacation is not being sought. If the adjacent right-of-way is never vacated, a commercial use may be appropriate next to U.S. 550.
- Add new higher density land use for Tracts 6D, 15A, and 21. These tracts are currently zoned SU/R-2, M-1, and C-1, respectively. This proposed land use adds a new development option that was not previously available in the plan. Such a land use could include townhouses or similar density single-family dwellings consistent with the uses found in the R-3, R-5, and R-6 zone districts.
- Convert Tract 3B from commercial to high-density residential. This change retains the intent of the original plan to include apartments but in a new location due to the limitation on development of the previously identified Tract 39 by Pueblo of Santa Ana ownership.
- Change Tract 15B from manufacturing to commercial and mixed uses. This small tract of land (1.45 acres), is more appropriate for general commercial uses near a major intersection rather than larger-scale manufacturing especially considering its adjacency to residential and open space uses as described above.
- Add additional commercial acreage to Tracts 19, 24, and 35A, plus create new commercial parcel through the vacation of the Northwest Loop Road right-of-way and realignment of Unser Boulevard at the western edge of the plan area. As described further in **CHAPTER 7: TRANSPORTATION**, this right-of-way is no longer necessary and would be more productively used for development that will add to Rio Rancho's tax base and provide goods and services to the residents of Mountain Hawk Estates and Mariposa, personnel at the National Guard facility, and travelers along U.S. 550.
- Add open space acreage to Parcel 1 and Tract 30B from proposed roadway vacation actions.

Tracts 33 and 34, which have already been developed will remain as low/medium-density residential and retain the SU/R-2 zone as established by the original 2001 Master Plan and zoning. Tracts 27 and 28 will likely develop under the existing SU/R-3 zone established in 2018 and related conditions of development. New zone districts responding to the changes identified in this proposed land use

plan will be requested through the City of Rio Rancho Zone Map Amendment process with straight zones utilized where possible. Table 1 breaks down the changes between the 2001 Master Plan to the existing conditions and the new proposed land uses in this updated Master Plan. Percentages are used because of varying acreages between the original, which did not use platted parcels, the existing platted lots, and the proposed tracts that are changing due to ownership and possible roadway vacations.

Table 1. Land Use Comparisons

Land Use/Zone District	2001 Master Plan	Existing Conditions	Updated Land Use Plan
Low/Medium Density Residential	55.0%	51.7%	48.7%
High Density Residential	2.7%	3.0%	10.5%
Commercial, Office, Mixed-Use	16.5%	15.9%	11.6%
Light Industrial & Business Park	14.2%	16.3%	16.2%
Parks, Open Space, and Drainage	11.6%	13.0%	13.1%
Total*	100.0%	99.9%	101.1%

*Totals may not equal 100% due to rounding.

This updated plan decreases the amount of low-density residential and replaces it with additional medium-density residential and an increase in the amount of higher density residential. There is a slight decrease in the amount of commercial, and the plan maintains the current amount of open space and industrial area.

The maximum number of dwelling units was set via a Development Agreement at 1,600. If that number is anticipated to change, the Development Agreement will need to be renegotiated to ensure the appropriate infrastructure and other requirements of the City of Rio Rancho are being provided.

5. CONCEPTUAL DRAINAGE PLAN

The primary philosophy for the drainage concept is the protection of life and property. Secondly, ensuring the stability of the arroyo system and providing for maintenance and perpetuation of that system for flood management, as necessary. Thirdly, the proper development of the site's drainage system is critical to providing an important aesthetic and recreational resource for future residents. A Master Drainage Plan was prepared and submitted as part of the original 2001 Hawk Site Master Plan approval.

As Mountain Hawk Estates develops, the natural drainage system of arroyos will be further enhanced to provide adequate storm water run-off and detention facilities and passive and recreational open space. Consequently, the subject of site drainage is a critical one to the master planned development of this area.

A well-developed, northward flowing central arroyo bisects Mountain Hawk Estates. In the southern half of the site, a series of finger-like extensions covered much of the original planning areas Seven through Fourteen, collecting water into a low area situated immediately to the east of Planning Area Seven. As a result, a storm water detention pond was constructed to the southeast of the Northwest Loop Road and Westphalia Boulevard intersection. This pond, located in the open space tract between the Northwest Loop and Frontage Road, releases through a culvert under the Northwest Loop Road, which is proposed to be upgraded during the development of Mountain Hawk Estates.



Central Drainage Arroyo Through Mountain Hawk Estates, Looking South.

The continuation of the central arroyo feature north of the Northwest Loop runs in a predominantly northern direction to the existing sewer treatment site. The original master plan kept this drainage tract parallel to the Westphalia Boulevard right-of-way, but it was replatted in 2014 to lead to a more centralized ponding area in the center of former Planning Area #2 (now known as Tract 7F) due to requirements from the Office of the State Engineer. Generally, no changes are proposed to this reconfigured overall drainage scheme. However, subsequent to approval of this revised Master Plan, the Drainage Management Plan will be updated to ensure proper stormwater function under amended development conditions.

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6. CONCEPTUAL UTILITY PLAN

A. Water

The original Mountain Hawk Estates development began with modest existing utilities. These existing utilities included Wastewater Treatment Plant #4, a lagoon/pond and sewage settling tank; Well Site #15 and Tank/Reservoir #15, a 1.0-million-gallon tank.

The 2001 Master Plan assumed the 1-million-gallon reservoir (located at City Well #15) had adequate storage for up to half of the proposed project and additional storage would be required thereafter.

Since the beginning of development in Mountain Hawk Estates, several water improvements have been completed including significant storage upgrades. Those improvements include the following:

- 2 Million Gallon Tank #12 West
- Hawk Site Booster Station and 16" Transmission Line
- 3 Million Gallon Second Tank #12 West
- 3 Million Gallon Second Tank #15

B. Wastewater

In addition to improvements to water infrastructure, several improvements to wastewater infrastructure have also been made, including:

- Lift Station #20 – Serving all of Mountain Hawk Estates and Southern Drainage Basin
- 12" Force Main to Mariposa Wastewater Treatment Plant
- 15" Wastewater Collection Main to LS #20

These improvements are consistent with the 2001 Master Plan, which stated that a permanent solution for disposal of wastewater from the Master Plan Area shall be a regional wastewater system designed to address the regional needs" of Mountain Hawk Estates, Mariposa and Loma Barbon. The Mariposa Wastewater Treatment Plant can be expanded as more development occurs within Mountain Hawk Estates and the surrounding area.

These utility improvements represent most of the major backbone infrastructure needed to service the Mountain Hawk Estates Master Plan Area. As the remaining units develop, additional collection (sewer) and distribution (water) lines will be constructed in accordance with the Development Agreement for the area.

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7. TRANSPORTATION

The original Mountain Hawk Estates development area included right-of-way for the future Northwest Loop (300') and the extension of Westphalia Boulevard (100'). All collectors and arterial roadways will remain with the amended Master Plan with some modifications to width or alignment proposed, specifically to Unser Boulevard and the Northwest Loop as described below. Smaller local roads will be eliminated in multiple areas subject to requests to vacate the right-of-way. The eliminated local roads will be replaced by new roads dedicated as part of future subdivisions or access roads included in commercial site plans. The reduction of these unnecessary local roads surrounding commercial, industrial or multi-family developments will reduce the City's maintenance burden and place the burden more directly on the future development.

A. Access and Transportation

Mountain Hawk Estates is bisected east-west by a limited access, divided, principal arterial; the Northwest Loop Road. This road forms the site's primary connection to nearby U.S. 550. Because it is a limited access corridor, the Northwest Loop Road is intended to connect to only a few major streets accessing areas to both the north and south within Mountain Hawk Estates. Roadway improvements within the Northwest Loop Road right-of-way currently afford restricted traffic across the site, linking the terminus of Unser Boulevard with U.S. 550. This Master Plan depicts two access points from U.S. 550 into the site north of the Northwest Loop Road. A third access into the site from U.S. 550 to the south of the Northwest Loop Road is located at the Old NM 44 right-of-way.

On the Northwest Loop Road, additional access points have been approved and offer entry to the Mountain Hawk Estates development in several key locations. These access points include the following:

- 1) Approximately a quarter mile west of U.S. 550, James Wall Road is anticipated to serve both the prospective commercial, multi-family, and mixed-use development of Tracts 2, 3B, and 4, as well as the large residential neighborhoods within Tracts 3A, 5B, and 5C. This extension of the existing street northward will serve as a major through-traffic opportunity for the existing neighborhood within Units 33 and 34, as well as future residents in Tracts 37, 38, and 40.
- 2) Providing access for Tracts 8 through 17, Westphalia Boulevard extends north from its current intersection with the Northwest Loop Road. If acceptable, this roadway will provide effective through-traffic circulation with an intersection on U.S. 550 at the very northeastern corner of Mountain Hawk Estates. This intersection is one of the proposed access points on U.S. 550 mentioned above. From the south, continuation of Westphalia Boulevard will create access and through-travel opportunities into the developed subdivisions in Units 33 and 34, as well as those under construction in Tracts 27 and 28 and onto the Northwest Loop Road.
- 3) Columbine Road provides internal access as well as potential through traffic connections onto existing streets in Unit 25 to the south (Ilium Road and Hellas Road), which provide additional connection to Westphalia Boulevard.

With the elimination of the Northwest Loop Road dedication in the Mariposa Master Planned Area to the west of Mountain Hawk Estates, the applicant would like to reclaim portions of the Northwest Loop that are unnecessary and excessive considering the unlikely expansion as originally envisioned and the only connection being to Unser Boulevard just west of the planning area. The Master Plan proposes to vacate the southern portions of the current right-of-way. These vacated

rights-of-way would then be absorbed into adjacent tracts and be zoned with the same zone designation as those adjacent tracts consistent with the proposed land uses in **CHAPTER 4**.

In addition to the excess portions of the Northwest Loop Road right-of-way, this Master Plan proposes the Patriot Road paralleling the north side of the Northwest Loop also be vacated. This roadway will be replaced by individual accesses to commercial tracts and new roads dedicated as part of the proposed residential subdivisions.

In the northeast part of the planning area, Hawk Way and Nighthawk Road are also proposed to be eliminated at this time, and future access and circulation will be determined by future development of the surrounding tracts.

Finally, a portion of the Unser Frontage Road paralleling the south side of the Northwest Loop is proposed to be vacated. This portion, located west of Columbine Road, does not connect through to Unser Boulevard and is unnecessary for the development of Tract 21. Individual access for Tract 21 will be determined when it is developed.

As a result of the eliminated right-of-way, Unser Boulevard would be realigned and extend to U.S. 550. The new right-of-way width will be 156 feet wide, which is the standard width for a regional principal arterial.

B. Multi-Modal System

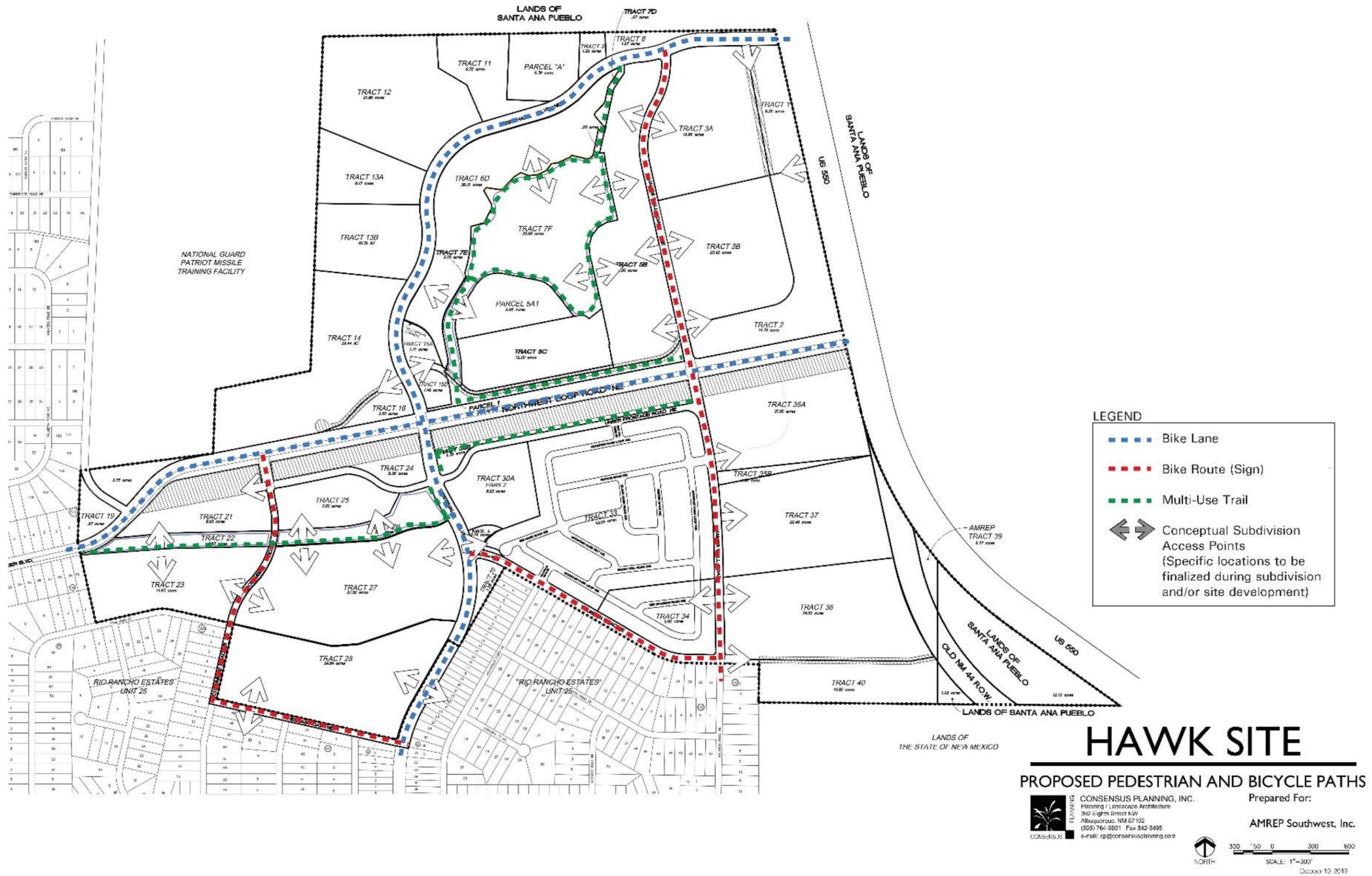
It is recommended that other modes of transportation should be considered to lessen and reduce the impact of vehicular traffic within Mountain Hawk Estates. For example, the land use arrangement recognizes that significant amounts of trails, landscaping, and buffered areas with bikeways and pedestrian facilities will be incorporated within the plan. The proximity of jobs from the industrial and commercial land uses to the proposed residential neighborhoods will also reduce the number of internal-external trips by minimizing the distances driven by some residents and promoting the use of alternative transportation options for travel within the plan area. This will reduce the impact on the adjacent arterial roadways and the highway department system.

Figure 3 below shows the conceptual bicycle and pedestrian facilities within the Mountain Hawk Estates plan area. Major roadways within the planning area will be built to the City of Rio Rancho standards to include bike lanes and sidewalks, and other streets with lower speed limits will provide calmer traffic conditions for non-motorized travel between neighborhoods. In addition, several of the open space tracts may be enhanced with multi-use paths that will accommodate bikes and pedestrians with limited interaction with automobiles. Finally, all local roads within the Master Plan will include sidewalks, so residents and visitors may move about individual neighborhoods safely.

C. Traffic Impact Analysis

A traffic impact assessment (TIA) for the Hawk Site Development was completed in 2007. The study analyzed build and no-build scenarios in two timeframes and made recommendations for intersection improvements within the Mountain Hawk Estates plan area and outside of the plan area based on the anticipated trip generation and distribution. As Mountain Hawk Estates continues to develop, further study may be required by the City of Rio Rancho regarding changes to land use and requests to vacate right-of-way within the plan area.

Figure 3. Proposed Bicycle and Pedestrian Circulation.



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8. PUBLIC FACILITIES & SERVICES

A. Public Safety

Because of its size, Mountain Hawk Estates will necessarily require that both Fire stations and Police substations be sited to serve the additional residential, commercial and industrial land users in the area. Because of its central location within the site and proximity to the Northwest Loop Road, a location at the eastern edge of Tracts 24 and 25 was considered for such public safety uses by the 2001 Master Plan. Alternatively, the Fire and Rescue and Police Departments may consider other locations. Since adoption of the original Master Plan, an additional Fire station was built within the Mariposa development to the southwest of Mountain Hawk Estates.

B. Schools

After meeting with Rio Rancho Public School officials and reviewing the Rio Rancho Public Schools Master Plan, the Rio Rancho Public School District (the “District”) determined that a school site was not desired in the Mountain Hawk Estates Master Plan Area. The District built Vista Grande Elementary School on Chayote Road to the south of Mountain Hawk Estates. In addition, since 2001, the District has built two more elementary schools (Sandia Vista and Cielo Azul) to the southeast and southwest of the planning area. To the extent that any new elementary school is necessary in the future, the desired location for this school would likely be west of Mountain Hawk Estates and serve students in Mariposa and other nearby developments in addition to Mountain Hawk Estates. Since 2001, V. Sue Cleveland High School and Rio Rancho Middle School were built to the south of the planning area. However, current planning does not preclude the District from acquiring a school site within the Master Plan Area through the District’s power of condemnation (See Superintendent of Schools letter in Attachments).

C. Open Space, Parks, & Trails

An important element of the master planned development of Mountain Hawk Estates is the establishment of open space areas that promote scenic recreational settings, afford lineal pedestrian access and provide areas that buffer potentially conflicting land uses from one another; particularly the residential areas developed in Units 33 and 34 and proposed for Tracts 5B and 5C adjacent to the Northwest Loop Road. Likewise, those homes closest to proposed non-residential sites and the National Guard training facility must be carefully buffered from potential negative impacts of commercial activity and traffic.

The original Master Plan provided for numerous greenbelt trails that connected with a central arroyo open space. In practice, these conceptual trail networks within individual subdivisions became narrow platted easements located between the backyards of homes. In response to resident and homebuilder concerns about these alley-like corridors doing little to enhance connectivity and instead becoming an attractive nuisance, this plan proposes elimination of those easements. This has already occurred in Units 33 and 34.

As an alternative to trails within each subdivision and the lack of functionality of the platted easements, local street networks and sidewalks established for each development will provide adequate bicycle and pedestrian circulation and ready access to a larger multi-use trail network that will be provided within the planned open space and drainage areas. Direct access to these trails will be provided from each development, as feasible and determined during the subdivision or site development process. Figure 3, in the Transportation Section of the plan, shows this conceptual network and possible access locations.

With ready access to streets with sidewalks and open space trail corridors, future residents will have ample opportunities for recreation as well as access to local shopping and employment areas. Approximately 45 acres, or 9 percent of the land within Mountain Hawk Estates, is reserved for open space and drainage uses with additional acreage set aside in neighborhood parks.

D. Neighborhood Amenities and Buffering

Much of what makes the master planned development of Mountain Hawk Estates viable is the careful attention to eliminating potentially undesirable conflicts between adjacent, differing, land uses. By providing a generous allocation of recreation open space through the center of the site and planning for the inclusion of ample lineal open space trails amenities between individual planning areas, there is not only the benefit of ameliorating noise and light disturbances but also attractive, recreational circulation.

As planning areas are successively outlined in greater detail for development, there is accommodation in the estimated allowance provided in the net developable acre calculations for such things as neighborhood parks, opportune open space locations and community centers. As a large, mixed-use master planned concept, Mountain Hawk Estates has the uncommon opportunity to foresee and eliminate potential land use conflicts before they occur. There is also the opportunity to create a pleasant environment for people who will live and work in this new Rio Rancho community.

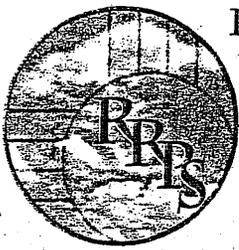
9. APPENDICES

A. 2001 Letter from Rio Rancho Public Schools

B. 2001 Letter from NMDOT District Three

C. 1999 Letter from City of Rio Rancho regarding water availability

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RIO RANCHO PUBLIC SCHOOLS

"Student Success is the Focus of Our Work"

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V. Sue Cleveland, Ed.D.

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Don J. Schlichte, *Member*

May 22, 2001

Mr. James Jimenez
City Administrator
City of Rio Rancho
Rio Rancho, New Mexico, 87124

Dear Mr. Jimenez:

This letter is to confirm that the Rio Rancho Public School District's Five Year Plan does not foresee the need for construction of a school in the new AMREP development planned adjacent to the Hawk Missile Battalion site. The Rio Rancho Public School District has plans to complete an elementary school in the Enchanted Hills Subdivision. The district also hopes to construct another elementary school in the general area, provided funds become available in the next bond election. However, there are no plans to build a school inside the subdivision currently being proposed to the Rio Rancho Governing Body.

The Rio Rancho Public Schools appreciates your request for this information and your interest in cooperatively planning for future school construction.

Sincerely,

V. Sue Cleveland, Ed.D.
Superintendent of Schools

C/Board of Education





NEW MEXICO STATE HIGHWAY
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DISTRICT THREE OFFICE

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January 9, 2001

James P. Merrill, Principal Planner
JMCS
Box 4881
Albuquerque, New Mexico 87196

Subject: **524-Acre Hawk Site Development, South Side of the NW Loop, West of Unser Boulevard**

Dear Mr. Merrill:

Based on our December 13, 2000 meeting, the District will approve of the following access points from the subject development onto the NW Loop with the following conditions:

- **Falcon Road (1500' west of NM550)** – Right-in/right-out access until such time as the NW Loop becomes a 4-lane facility. At that time the Developer will be required to eliminate this access and comply with the access policy as discussed in the UTPPB Resolution.
 - Prior to issuance of the interim driveway permit, The District will require the Developer to design **the interim and future** site access plans, and to submit them to the District for review and approval.
- **Hawk Boulevard (3500' west of NM550)** – Full Access intersection until such time as the NW Loop becomes a 4-lane facility. At that time the intersection may become a grade separated intersection with no access to the NW Loop.
- **Falcon Road and Hawk Boulevard**
 - The Developer will be responsible for informing all perspective buyers of the ultimate access plan prior to finalizing any purchase agreements.



**NEW MEXICO STATE HIGHWAY
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AN EQUAL OPPORTUNITY EMPLOYER

James Merrill
9 January 2001
Page 2

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505-285-3200

- The District respectfully requests that Sandoval County assist in informing all potential property owners that will be affected by the noted changes in access.
- The Department recommends that the Developer make provisions in the site plan for developing a future Frontage Road system along both sides of the NW Loop within the limits of their frontage. Along the south side of the NW Loop, the Frontage road should tie to the Unser Boulevard/NW Loop intersection.
- The Consultant shall provide construction plans, site grading and drainage plan approval, cultural resources approval, driveway permit applications, and traffic control plans for construction of the interim access intersections.

If you have any questions please contact this office at 841-2761.

Sincerely,


Steven P. Harris
District Three Engineer

cc: Katherine J. Trujillo
Mir Amiri
Julian Vigil
Eric Martinez
Ken Curtis, City of Rio Rancho
Frank Marquez, Sandoval County
Traffic File



ADMINISTRATIVE
OFFICE

City of Rio Rancho

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RECEIVED

OCT 14 1999

CAS

PAA
JTS

JOHN M. JENNINGS
Mayor

EWL

October 4, 1999

Cliff A. Spirock, CEO
Community Science Corporation
Post Office Box 1328
Corrales, New Mexico 87048

Reference: The Hawk Development Site, AMREP Southwest Owner, Request for Water Utility Availability, Dated September 22, 1999

Dear Mr. Spirock:

In response to your request for a non-binding letter of water and sewer expansion potential, I would have the following. As you are aware Wilson and Company recently conducted a study for Water and Wastewater Capacity Analysis for the City of Rio Rancho. In that capacity analysis, the Hawk Site area was not counted in their study due to lack of solid planning information by the major land owner in the area, AMREP Southwest. However, there was discussion of the potential for the Hawk Site Development, which had been discussed in the wastewater portion of the study. There was no discussion as to the capacity needs of the Hawk Site Development and accounting for the known water capacity needs of the City, again do to insufficient data. Whether or not the Hawk Site area was included in the capacity study, does not preclude a decision that the City does not plan to support such development activity in that area.

In June of 1993, United Water of New Mexico, previous water utilities company for the City of Rio Rancho, had applied for an additional 12,000 acre feet to support growth for the City of Rio Rancho. When the City took over the Utilities in June 1995, we continued to pursue the additional 12,000 acre feet for anticipated growth within the City of Rio Rancho. To date the City has expended a very large sum of funds to pursue the additional 12,000 acre feet, which should accommodate approximately 22,500 additional single family equivalent (SFE) water connections to the City's system. To date, the City has not been awarded a diversion of Water Rights Permit for the applied 12,000 acre feet.

You made note in your letter, dated September 22, 1999, that a hearing with the Office of the State Engineer was scheduled for November of 1999. However, due to circumstances beyond the control

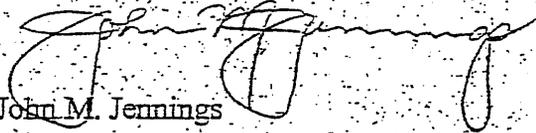
of the City of Rio Rancho, that hearing date has been abandoned, and a new date has not been scheduled as of yet.

This letter is to inform you that it is the City of Rio Rancho's plans to support planned managed growth for the future of Rio Rancho and to provide water and wastewater utilities as that growth develops. We are aware of your general plans for development in the Hawk Site area, however, the exact numbers and types of development you planned for this area is unknown. We also understand that you must have some sort of indication from the City to move forward in your planning activities for the Hawk Site area.

It is with these facts that you and your client, AMREP Southwest, understand that it is the City's intent to support future growth within the City of Rio Rancho, as we are working diligently to secure the water rights for the anticipated growth. You should also understand that until such time as the City has a formal response on the request for the additional water rights for the City of Rio Rancho, we cannot obligate a specific quantity at this time. It is our greatest hopes that the Office of the State Engineer for the State of New Mexico, will act upon the permit request for the additional 12,000 acre feet of water sometime after the first of the year.

If you have any questions or comments, please contact me or my staff.

Sincerely,



John M. Jennings
Mayor

c: James Jimenez, Acting City Administrator
Henry Pacelli, Chairman, Utilities Commission
Larry W. Webb, Director of Utilities
Art Corsie, Director of City Development

