

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> 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: BUTTERFLY HOLDINGS, LLC		Phone: 505-389-2191	
Address: 333 RIO RANCHO DRIVE, SUITE 202		E-Mail: BRYANA@ASWINC.COM	
City: RIO RANCHO	State: NM	Zip: 87124	
Proprietary Interest: 100%	List Owners:		
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		E-Mail: NVILLA@HUITT-ZOLLARS.COM	
City: RIO RANCHO	State: NM	ZIP Code: 87124	

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

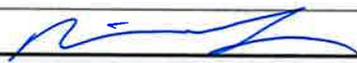
FINAL PLAT APPLICATION FOR THE M AT MARIPOSA SUBDIVISION

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: MARIPOSA EAST	Block(s): Tract 1A-16B & 1A-16C	Lot(s):
Existing Zoning: MU-A	Proposed Zoning:	
No. of existing lots: 2 TRACTS	No. of proposed lots: 26	Total area of site (acres) 4.1

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: NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 6-24-20

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

**Butterfly
Holdings, LLC**

333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124
505-892-9200

June 23, 2020

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Authorization for submittal of Final Plat – The M

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the submittal of the Final Plat for The M.

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,



Bryan Aragon, PE
Butterfly Holdings, LLC

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – 1 copy

Yes No

- Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – 7 copies

Yes No

- Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – 7 paper copies (folded) *NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes No

A. IDENTIFICATION

- Subdivision name
- Date of Plat
- Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
- North Arrow
- Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
- Reference To:
- (A) Federal Section
 - (B) Projected Section
 - (C) Land Grant
 - (D) County and City Control Systems

Yes No

Disclosure Statement

B. MONUMENTS

Subdivision Control Monuments

(A) Centerline Monumentation

(B) Block Control with Surveyor's Registration Number

(C) Type of Corners Found or Set

(D) Bond

Permanent Survey Monuments

(A) Type of Monuments

(B) Monuments, Existing or Set

(C) X and Y Coordinates (N.M.S.P.)

(D) Reference Zone

(E) Delta Alpha

(F) Combined Ground to Grid Factor

(G) Bond

Bench Marks

(A) Location Found or Set

(B) Bond

C. PERIMETER

Written Description, Metes & Bounds

Bearing in Degrees, Minutes & Seconds

Distances in Feet & Hundredths

Record Distances & Bearings

Yes No

- Measured Distances & Bearings
- Basis for Bearings Shall Be Grid or Rotation Factor to Grid
- Total Gross Acreage of Subdivision
- Property Corners Found or Set
- Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

- Block Identification
- Lot Identification
- Bearing on Non-Radial Lines
- Bearing on Non-Perpendicular Lines
- Distances Lot Perimeter

E. ADJACENT LAND

- The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
- Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
- Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

- Name of Streets (Ensure No Duplication)
- Right-of-Way Width Noted
- Centerline Data, Tangent Distances & Bearings
- Centerline Data, Curves, Radius, Central Angles, Arc
- Mileage of Streets Created: Total, Full-Width, Half-Width
- Street Vacation Application Number

Yes No

- Private Streets or Access Easements so Designated
- Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility

G. EASEMENTS

- All Easements of Record or Apparent are Shown
- Location by Distance & Bearing
- Dimension
- Purpose
- Proposed Shown in Dashed Lines and Labeled
- Existing Shown in Dashed Lines and Labeled with Recordation Data
- Vacated Shown in Ghost Lines and Labeled
- Apparent Shown and Labeled
- Limitations

H. DRAINAGE RIGHT-OF-WAY

- Location
- Dimension

I. PUBLIC AREAS

- Location
- Dimension
- Purpose

J. FREE CONSENT

- Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes No

K. CERTIFICATIONS

- Jurisdictional Affidavit
- Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
- Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
- Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
- Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
- Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
- Certification of County Treasurer that all current and previous property taxes have been paid in full
- Certification of County Clerk noting date, time and recording information

L. DEDICATION

- Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
- Notary signature

M. ACKNOWLEDGMENT

- Acknowledged in the manner required for the acknowledgment of deeds
- Notary signature

N. SURVEY

- Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

To be completed at time of recording

Yes No

Digital submittals are required and must contain a minimum of the following:
Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane,
Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

Content

(A) A single drawing in model space showing only parcel lines, street center
lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or
greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

File format

(A) DXF files in ASCII format. Other formats directly compatible with
Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or
CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

File names

(A) <DSD Project#>.dxf used as a standard naming convention

Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section
designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Files will be e-mailed

Final Construction Plans – 7 copies

Yes No

on file
Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – 3 copies

Yes No

on file
Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – 3 copies

Yes No

on file
Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – 3 copies

Yes No

on file
Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.

NA
Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway.

Infrastructure List – 7 copies

Yes No

List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – 2 copies

Yes No

NA
List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

Development Agreement – 3 copies

Yes No

on file - Mariposa Development Agreement
Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – 3 copies

Yes No

TBD
Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): Nina Villa Applicant Agent

Signature:  Date: 6-24-20

For Office Use Only

I have reviewed the Final Plat Application and find it **complete** **incomplete.**

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____



CITY OF RIO RANCHO
PLANNING AND ZONING BOARD
AGENDA BRIEFING MEMORANDUM

AGENDA DATE: January 28, 2019
DEPARTMENT: Development Services
SUBJECT: 19-210-00010 The M at Mariposa Preliminary Plat
PROPERTY: Mariposa East Tract 1A-16B and Tract 1A-16C
APPLICANT: Butterfly Holdings, LLC
AGENT: Kelly Klein of Bohannon Huston
DEPT. RECOMMENDATION: APPROVAL with conditions

BACKGROUND AND ANALYSIS: The applicant has submitted a preliminary plat for the M at Mariposa. This proposed subdivision is located on Mariposa East Tract 1A-16B and Tract 1A-16C, on Blue Grama Drive off of Mariposa Parkway NE. The existing Tract 1A-16B is approximately 2.00 acres and existing Tract 1A-16C is approximately 2.09 acres. The land to be subdivided to is subject to the MU-A: Mixed Use Activity Center District and the Mariposa Master Plan.

Current Legal Description:
Mariposa East Tract 1A-16B and Tract 1A-16C

Proposed Legal Description:
The M
• Lots 1-26
• Tracts A and B

I. General Information

- A. Layout: The M would be 26 lots with MU-A: Mixed Use Activity Center District Zoning.
B. Acreage: Approximately 4.09 acres.
C. Location: The proposed subdivision is off Mariposa Parkway NE, Blue Grama Drive NE, Mariposa Loop NE, and E Village Road NE.
D. Access: There would be one access from the northern portion to Parkway Ave. The southern portion would have an access onto Parkway Road. There will not be any direct access on to Mariposa Parkway.
E. Zoning: The subject properties are zoned MU-A: Mixed Use Activity Center District by Ordinance No. 92, Enactment No. 07-90. The properties also have the Mariposa Master Plan Overlay Zone by Ordinance No. 15, Enactment No 15-13.

Table with 2 columns: Location and Zoning. Rows include North, West, South, and East locations with their corresponding zoning designations and ordinance/enactment numbers.

- 1 F. **Dry Utilities/Gas:** The applicant is responsible for coordinating the installation of all dry
- 2 utilities with Cable One, Centurylink/Sparklight, PNM and Gas Company of New Mexico.
- 3 G. **Water and Wastewater Availability:** Water and Waste Water Availability for the M has been
- 4 granted in the letter dated January 15, 2020 for the Rio Rancho Utilities Department.
- 5 H. **Drainage:** Per the Grading and Drainage for the project would be collected by a total of six
- 6 basins and into the existing storm drains on the surrounding roads. The Development Services
- 7 Engineering Division have comments and have requested revisions.
- 8 I. **Roads & Sidewalks:** All internal streets would be privately owned and maintained by the
- 9 homeowners association. A TIA was not submitted and will be with the application and will
- 10 need to be reviewed by staff before any type of construction can take place.
- 11 J. **Recreation Facilities/Open Space:** No park space/open space is being dedicated by this
- 12 action.
- 13 K. **Easements:** A 5 foot public water easements along the private alleys would be granted to the
- 14 City of Rio Rancho and Tract A and B will have blanket waterline and sanitary sewer easements
- 15 granted to the City. North of Tract A, a 20 foot Public Utility Easement will be granted to the
- 16 City.
- 17 L. **Public Site Dedications:** None.
- 18 M. **Vacations:** None.
- 19 N. **Variations:** The applicant requests a variance to Rio Rancho Municipal Code § 155.43 regarding
- 20 five foot minimum width easements on all rear and side lot lines. Because the site is within a
- 21 master planned community, all the utilities would be designed to serve the entire development
- 22 and necessary utility easement corridors have been determined.
- 23

24 **II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS**

25 The preliminary plat has been reviewed and found to be in conformance with the subdivision

26 chapter of the City (*Rio Rancho Code of Ordinances*, Chapter 155).

27

28 **FINDING: Criteria is satisfied.**

29

30 **III. CONFORMANCE WITH THE ZONING ORDINANCE**

31 The subject property is zoned MU-A: Mixed Use Activity Center.

32

33 **FINDING:** There would be 25 residential lots and one commercial lot. The lots range in size

34 average in size from 4,095 square feet to approximately 17,000 square feet. **Criteria is**

35 **satisfied.**

36

37 **IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN**

38 In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments

39 that establish a community character that considers circulation, landscaping, open space, storm

40 drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

41

42 **FINDING:** This application would be an action in meeting the policy of encouraging

43 development within a master planned area to create a specific community character within the

44 City of Rio Rancho. **Criteria is satisfied.**

45

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

The Departments of Fire and Rescue, Police - Traffic Division, Development Services (Planning and Engineering) and SSCAFCA are reviewing this application and related infrastructure plans. Further studies including a Traffic Impact Study and Soils Analysis are still needed for review.

Reviews are still pending on documents that have not been submitted to the City and therefore a final determination on conformance cannot be determined at this time.

FINDING: Criteria may be satisfied.

CONFORMANCE WITH THE MARIPOSA MASTER PLAN:

The proposed private alleys would be 21.25 feet wide. There are no width requirements for private alleys.

Reviews are still pending on documents that have not been submitted to the City and therefore a final determination on conformance cannot be determined at this time.

FINDING: Criteria may be satisfied.

UNDER REVIEW BY:

- | | | | |
|-------------------------------------|----------------------|-------------------------------------|-----------------|
| <input checked="" type="checkbox"/> | Engineering/DSD | <input checked="" type="checkbox"/> | Fire and Rescue |
| <input checked="" type="checkbox"/> | Parks and Recreation | <input checked="" type="checkbox"/> | Police |
| <input checked="" type="checkbox"/> | SSCAFCA | | |

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary plat with staff recommendations.
2. Approve the preliminary plat with amendments to recommendations.
3. Deny the preliminary plat.
4. Postpone the preliminary plat and have staff re-notice the item to include a subdivision variance.
5. Postpone the preliminary plat for further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Board **APPROVE** Preliminary Plat Case # 19-210-00010 with the following **CONDITIONS OF APPROVAL:**

1. In accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 155.27, the Planning and Zoning Board authorizes the Development Services Department to approve all plans and data necessary for construction of the improvements.
2. Infrastructure plans shall be submitted, reviewed and approved by the Development Services Department; Department of Public Works; Department of Police; Fire and Rescue Department; the Parks, Recreation and Community Services Department (if landscaping, park or trail plans are required); and SSCAFCA prior to installation. Review for compliance with the Mariposa Master Plan and Mixed Use Activity Center Master Plan Design and Development Guidelines will part of this review and approval process.
3. A Soils Analysis and Traffic Impact Study need to be submitted, reviewed and approved prior to any construction.
4. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable.
5. Impact fee assessment will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.
6. Prior to submission for a final plat approval the Home Owner's Association needs to be created and associated covenant documents drafted.

- 1 7. In accordance with the Mariposa Master Plan and Mixed Use Activity Center Master Plan
- 2 Design and Development Guidelines [page 3], prior to commencement of construction
- 3 "the City Director of Development Services will approve the site plans" for construction on
- 4 the created lots.
- 5 8. All construction shall comply with the architectural styles and other design criteria as set
- 6 forth in the Mariposa Master Plan and Mixed Use Activity Center Master Plan Design and
- 7 Development Guidelines.
- 8 9. Revisions and/or additions to the plat shall be submitted, reviewed and approved
- 9 Infrastructure plans shall be submitted, reviewed and approved by the Development
- 10 Services Department; Department of Public Works; Department of Police; Fire and
- 11 Rescue Department; the Parks, Recreation and Community Services Department (if
- 12 landscaping, park or trail plans are required); and SSCAFCA prior to scheduling of Final
- 13 Plat hearing to include:
- 14 a. Display lot dimensions in acreage and square feet.
- 15 b. A notice of Free Consent and Dedication with signature line(s) for property owner(s)
- 16 c. A City Book and Page Plat Number (as assigned)
- 17 d. A Jurisdictional Affidavit
- 18 e. The Surveyor of Record Affidavit and signature
- 19 f. Surveyor of record stamp and date
- 20 g. Certification of the Sandoval County Treasurer that the previous 10 years property
- 21 taxes due and payable have been paid in full.
- 22 h. Utility approval signatures.
- 23 i. City Clerk's Signature
- 24 j. Sandoval County Treasurer Signature
- 25 k. Planning and Zoning Board Approval Signature.
- 26 10. Infrastructure shall be installed and accepted prior to the recording of the final plat or the
- 27 applicant shall submit for staff review and approval of a subdivision improvement
- 28 agreement and financial guarantee prior to the final plat hearing.
- 29

30 **FINDINGS OF FACT:**

31 General Findings:

- 32 1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval
- 33 of a preliminary plat.
- 34 2. The applicant has the authority to apply for a preliminary plat.
- 35 3. Neighboring property owners and applicant/agent received written notices of the
- 36 applications and public hearing date and time.
- 37

38 Specific Findings:

- 39 1. The preliminary plat has been prepared, reviewed and may conform to the City of Rio
- 40 Rancho plans and policies after further document submissions and reviews.
- 41 2. The preliminary plat meets to the requirements of the 155.23 Preliminary Plat approval;
- 42 Plans and Data.
- 43 3. The preliminary plat conforms to the MU-A: Mixed Use Activity Center District
- 44 requirements, and subject to compliance with conditions and final site plan approval by
- 45 the City's Director of Development Services, is consistent with the Mariposa Master Plan.
- 46

47 **OTHER DEPARTMENT/AGENCY COMMENTS BASED ON SUBMITTED DOCUMENTS:**

48 The above departments and agencies were provided a copy of the preliminary plat and related

49 infrastructure plans and reports.

50

51 **Fire Comments:**

- 52 1. Confirm fire hydrants are at approved locations and distances.
- 53 2. Fire hydrants shall be required to be fully operational before any construction is to begin.
- 54 3. Access shall be provided for emergency vehicles during construction.
- 55 4. Street widths shall follow City ordinance.
- 56 5. Turning radius shall be required to be 28 ft.
- 57 6. No crash gates shall be allowed.

1
2 **Parks Comments:**

3 No comments.

4
5 **SSCAFCA Comments:**

6 No adverse comments.

7
8 **Engineering Comments:**

9 1. Per the Preliminary Plat Application (Pages 5 and 6), the preliminary plat lacks a Traffic
10 Impact Study.

11 2. Engineered infrastructure construction drawings are currently under review.
12
13

14 **NOTIFICATIONS:**

15 Individuals owning property within 100 feet of the subject property were notified of the Preliminary Plat
16 hearing by mail that was sent on January 10, 2020 (see Attachment IV). Development Services staff
17 submitted a legal notice for publication in the January 12, 2020 edition of the Rio Rancho Observer. A
18 sign was posted on the property on January 21, 2020.
19

20
21 **PREPARED BY:**



22 Rebekah Longstreet, Municipal Planner II

DATE: 1.21.2020

23
24
25 **REVIEWED BY:**



26 Amy Rincon, AICP, Planning and Zoning Manager

DATE: 1.22.2020

27
28
29 **DEPARTMENT DIRECTOR:**



30 Anthony Caravella, AICP, DSD Director

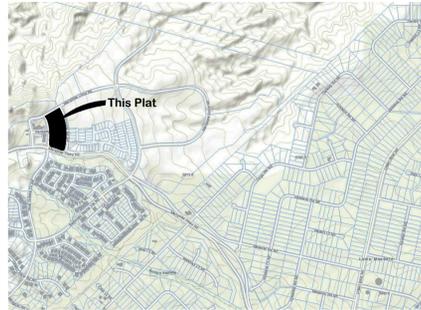
DATE: 1/23/2020
31
32

- 33 **ATTACHMENT I:** Location Map
34 **ATTACHMENT II:** Proposed Preliminary Plat
35 **ATTACHMENT III:** Application
36 **ATTACHMENT IV:** Water and Wastewater availability statement
37 **ATTACHMENT V:** Reproduction of Public Notice
38
39
40
41

INFRASTRUCTURE LIST
THE M AT MARIPOSA SUBDIVISION
 JUNE 23, 2020
 CITY OF RIO RANCHO CASE NO. 19-210-00010

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

TYPE OF IMPROVEMENT	LOCATION	FROM	TO
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 1	Parkway Avenue	Mariposa Parkway
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 3	Private Alley 1	Private Alley 9
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 5	Mariposa Loop	Parkway Avenue
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 6	Private Alley 8	Private Alley 7
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 7	Private Alley 5	Private Alley 6
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 8	Private Alley 5	Private Alley 6
Asphalt Pavement Curb and Gutter 8" Waterline 8" Sanitary Sewer	Private Alley 9	Private Alley 3	Private Alley 1



Location Map

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

- 1 Found Rebar w/Cap: Gromatsky
2 Found No. 5 rebar Bent, Accepted
3 Found Curb Pin
4 Found Rebar w/Cap

Found monuments are tagged with a washer stamped PLS 7482 where possible.

SUBDIVISION DATA

Table with 4 columns: SUBDIVISION, PLAT ACRES, NO. OF LOTS, LOT ACRES, NO. OF PARCELS, PARCEL ACRES, NO. OF TRACTS, TRACT ACRES, NO. OF EXIST. TRACTS, ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO, NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO.

DEDICATION

The real estate shown and described on this replat is surveyed and replatted with the free consent of and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate do hereby grant and all easements shown or noted on the plat including the right of ingress and egress.

BUTTERFLY HOLDINGS LLC

Carey A. Plant, Vice President Date

STATE OF _____)
SS
COUNTY OF _____)

On this ___ day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Carey A. Plant, who being by me duly sworn, did say that she the Vice President of BUTTERFLY HOLDINGS LLC, a New Mexico corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires _____

PUBLIC UTILITY EASEMENTS

This Plat grants a 5' PUE along the rear lot lines and side lot lines and a 10' PUE along the front lot lines unless otherwise shown.

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. Cable One for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable 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.

PUBLIC UTILITY EASEMENTS

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 property(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.

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

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this ___ day of _____, 20___.

Anthony Caravella, Director

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this ___ day of _____, 20___.

Paul Wymer, Chairman

CITY CLERK'S CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Planning and Zoning Board Chairman on the ___ day of _____, 20___.

Rebecca Martinez, City Clerk

FOUND NGS MONUMENT "BREAK" N.M. STATE PLANE COORDINATES X=1,506,159.40 Y=1,538,298.12 CENTRAL ZONE NAD 1983 DELTA ALPHA = -0.0153833 GRID TO GROUND = 1.000368736 ELEV. = 6116 (NAVD88)



CURVE TABLE

Table with 6 columns: CURVE NO., DELTA, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists curve data for various lots and tracts.

LINE TABLE

Table with 3 columns: LINE NO., BEARING, LENGTH. Lists line data for various lots and tracts.

SUBDIVISION PLAT OF THE M BEING TRACT 1A-16B AND TRACT 1A-16C MARIPOSA EAST SITUATE WITHIN Sections 12 & 13, Township 13 North, Range 2 East N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico Rio Rancho Estates Unite Twenty-Five DATE OF SURVEY: NOVEMBER 2019 SHEET 1 of 1

LEGAL DESCRIPTION

Tract 1A-16B and Tract 1A-16C, as shown on the Plat of Tracts 1A-11 Thru 1A-15, Tracts 1A-16A Thru 1A-16I, Tracts 1A-17 Thru 1A-21 and Tracts OS-11 Thru OS-14 & OS-A1 Mariposa East, filed in the office of the Sandoval County Clerk, on February 9, 2006, in Book 409, Page 6753 (Rio Rancho Estates Book 19, Pages 65-72).

Said Parcel containing 4.0878 acres (175,065 sq. ft.) more or less.

PURPOSE OF PLAT

The purpose of this Plat is to Replat Tract 1A-16B into 12 Lots and 1 Tract and Tract 1A-16C into 14 Lots and 1 Tract.

Tract A and Tract B shall be Private Access, Landscape, Drainage, City Water and City SAS Easements.

NOTES: UNLESS OTHERWISE INDICATED:

- 1 Distances shown hereon are horizontal ground distances in US Survey Feet.
2 Bearings are based on New Mexico State Plane Coordinates, Central Zone, NAD83.
3 Record measurements are shown in Parenthesis ().
4 Project Ground to Grid Factor: 0.9996283
5 21.25' Wide City Water Easement Granted by this Plat.

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 Date



JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date



TREASURER'S CERTIFICATE

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

Laura M. Montoya, Sandoval County Treasurer Date

STATE OF NEW MEXICO)
SS
COUNTY OF SANDOVAL)

This Instrument was filed for record on _____, 20___ at _____ M. recorded in Volume _____ of the records of said County, Folio _____.

(Rio Rancho Estates Plat Book No. _____, Pg. _____)

Eileen Garbagni, County Clerk and Recorder.

By: _____ Deputy

HUETT-ZOLIARS Rio Rancho 333 Rio Rancho Dr. NE, Suite 101 Rio Rancho, NM 87124 (505)892-5141

Plotted: 5/11/2020 2:37:47 PM By: Stelzer, Kim H:\proj\R31785-01 - AS\Map\Map1A-16B and 1A16C Plat Svc\05 Design\Survey\The M Plat.dwg Last Saved: 5/11/2020 2:35:33 PM kstelzer