

# *La Rambla de Rio Rancho*

## M A S T E R P L A N



RIO RANCHO, NEW MEXICO

JULY 1, 2020

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# *La Rambla de Rio Rancho*

## MASTER PLAN

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# *La Rambla de Rio Rancho*

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MASTER PLAN

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# La Rambla de Rio Rancho

## A. OVERVIEW OF THE RAMBLA

### 1. INTRODUCTION

La Rambla de Rio Rancho (“**Rambla**”) (formerly referred to as “Club Rio Rancho”; “Rio Rancho Country Club”; and “Chamisa Hills Country Club”) is located at 500 Country Club Drive SE, Rio Rancho, NM 87124 containing Tracts A & B of Chamisa Hills Country Club West and Parcels 2-6 of the Rio Rancho Golf Course. The overview map below shows the site location within the City of Rio Rancho. The site is generally located in the southern portion of the city, north of Southern Boulevard and west of NM Highway 528 (Figure 1).

**Why change the name of this Master Planned community to “Rambla” (La Rambla de Rio Rancho)?** Walk down La Rambla in Barcelona, Spain and you’ll see a multitude of delectable restaurants, artisan shops, craft breweries, local vendors, fresh produce, colorful flowers, and entertainment opportunities (driving range, bike trails, dog park, etc.) for the entire family to enjoy. The word rambla comes from the Arabic word ramla, which means sand (dry riverbed), but it most notably is used as a reference to a “way,” “boulevard,” or “path.” We believe that this master planned area will be the “way” for all Rio Ranchoans to come together and recreate, dine, and enjoy life with their families and friends.

### 2. HISTORY

The Club Rio Rancho golf course shut down its North Nine in 2013 and eventually closed entirely in 2016. Vacant since then, the clubhouse was destroyed by arson fire in 2019. The rubble and remains of the clubhouse has been demolished and removed to a landfill, and the remaining commercial property has been graded flat with the surrounding topography.

The property owner, Land Development 2, LLC, a New Mexico limited liability company, took over the property after the golf course closed and has worked hard to find a solution that will bring the property back to productive use and enjoyment for

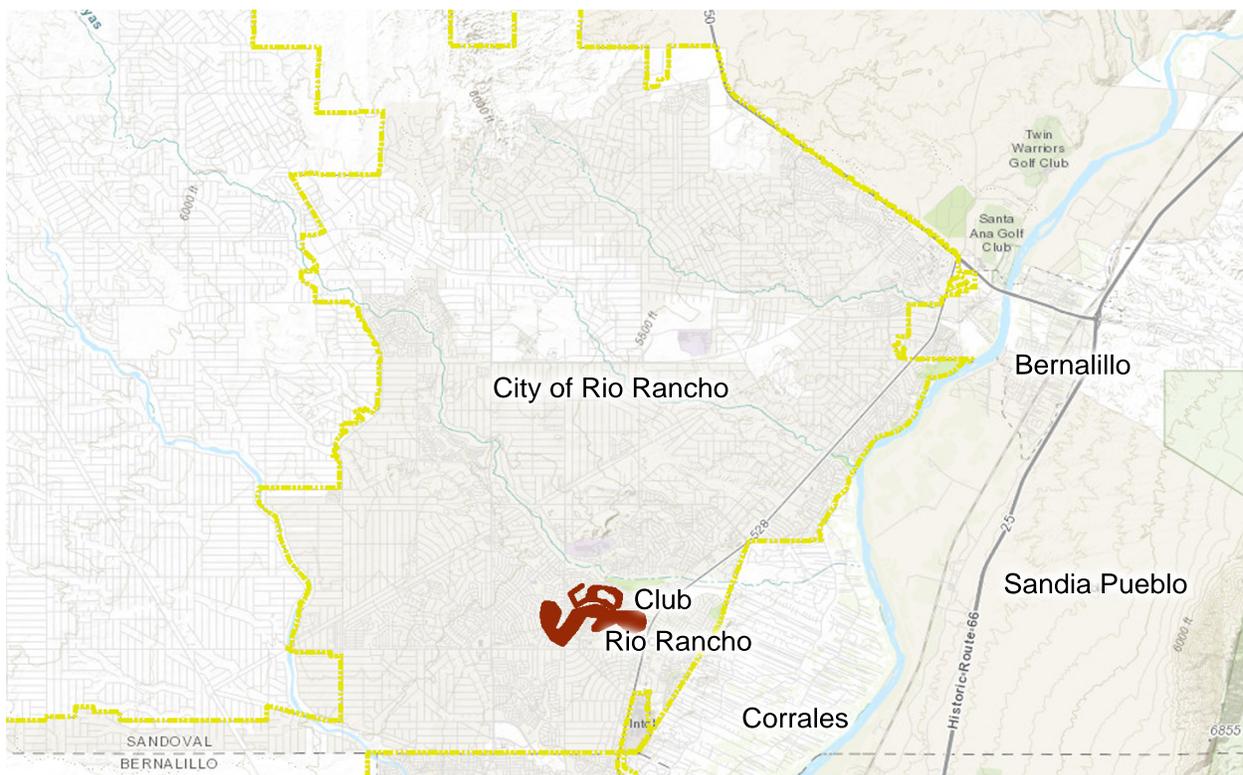


FIGURE 1: SITE LOCATION

the City of Rio Rancho and local residents. As part of this process, the City of Rio Rancho approved a Zone Map Amendment for the property on April 18, 2018 changing the zoning from Special Use for Golf Course to Special Use for Planned Residential Development (SU for PRD, see attached Ordinance No. 4, Enactment 18-06 in Appendix A). In accordance with the zone map amendment approval from the Governing Body [Ordinance No. 4 - Enactment No. 18-06], the submittal of this Master Plan application (received by City of Rio Rancho in late March of 2020) vests the zoning districts approved by the Governing Body on April 18, 2018. Additionally, this Master Plan shall help guide the future redevelopment of the Property as authorized by the City of Rio Rancho Code of Ordinances.

### 3. PURPOSE

The purpose of the PRD zoning is to provide “an environment within the layout of a defunct golf course to contribute to the natural amenities and to encourage preservation of open space while allowing for efficient arrangement of land uses.” The PRD zoning allows for approximately 62 acres of residential uses in accordance with the City of Rio Rancho’s R-2 zone with other specific requirements as described in the zoning ordinance. The zoning designation of “SU-PRD” was put in place to provide flexibility in the planning and development of individual smaller projects (within the master planned area) in accordance with an accompanying master plan. This Master Plan fulfills the requirement of the SU for PRD zone and provides the framework for the designation and development of the “Recreation and Open Space” zoning for 195 acres, Commercial uses for 6 acres, and Planned Residential Development uses for 62 acres described in the zoning ordinance. It provides an analysis of infrastructure requirements and a conceptual lot layout for the residential portion consistent with the PRD zoning and identifies next steps toward the successful redevelopment of the property.

Since the 2018 zoning approval, the developer has accomplished the following:

1. Adopted a Declaration of ECR that among other things, provides additional design, development and buffer criteria for the West Nine area within the PRD zone (see Declaration in Appendix B).
2. Negotiated the inclusion of Chamisa Hills Country Club West Tract B (Five Acres +/-) within the Master Plan planning area to allow for a complete and efficient residential development for the western portion of the residentially designated area of the PRD zone.
3. Engaged Respec to perform a grading and engineering analysis and modified the site plan accordingly with a conceptual lot layout for the residential areas including potential ingress and egress along with emergency access locations.
4. Engaged Consensus Planning to develop this Master Plan consistent with the PRD zoning and to examine opportunities for the 195 acres zoned “Recreation and Open Space” and 6 acres of commercial uses.
5. Conferred with neighborhood leaders to get feedback and additional ideas regarding the “Recreation and Open Space” and commercial areas (see next section).
6. Began necessary discussions with the City of Rio Rancho staff to facilitate access to the eastern residential portion of the development across city-owned property.
7. Communicated with home builders regarding construction in each of the proposed residential areas.
8. Reached out to the City of Rio Rancho Police Department about posting “Private Property” signs throughout the property, to keep the property safe from vandalism and property crime.
9. Entered into a maintenance contract to continue with the monthly weed removal, and debris removal.
10. Corresponded numerous times with the NMED regarding the reclaimed water and impounds (ponds).
11. Drained the north east impound (pond) and graded it level with the surrounding terrain (including notifying the NMED of its closure).

### 3. NEIGHBORHOOD ENGAGEMENT

As part of this master planning process, Land Development 2 and Consensus Planning solicited the input of residents from the neighborhoods surrounding the former golf course. Leadership from the Islands HOA; Stonehenge Estates HOA; and Enclave HOA were active and involved in conference calls to discuss the potential for the 195 acres of “Open Space and Recreation” and 6 acres of commercial uses.

Smaller group discussions were held on May 15 and May 22, 2020 to discuss the following topics and outreach to potential “end users” for portions of the property:

- Description of the purpose of the Master Plan and overview of the approval process
- Lack of “takers” for a charitable donation for a golf course use
- Work with home builders on the residential portions of the property
- Change of reuse water quality from Class 1B to Class 1A
- Considerations for alternative “Open Space and Recreation” uses by breaking up the 195 acres into manageable pieces for individual users
- Winery and fishing use that could be located at the eastern edge of the property near The Islands with access to High Resort Boulevard
- Farmer’s Markets and agricultural uses such as growing hops
- Standalone driving range or other golf, “putt putt,” miniature golf, and disc golf operators
- Restaurants, breweries, sports fields, amphitheaters, and other community-focused entertainment uses
- Special events such as a balloon festival
- Management of any open space under land conservation easements and community land trusts
- Involvement of public agencies such as the New Mexico Economic Development Department (Outdoor Recreation Division), Sandoval Economic Alliance, SSCAFCA, etc.

In addition to these smaller, advisory group discussions, Land Development 2 and Consensus Planning hosted a larger community meeting utilizing an online webinar format on June 5, 2020. After a presentation providing an overview of the proposed Master Plan and opportunities and uses envisioned for the property, a lengthy question and answer discussion followed, including questions and input from the New Mexico Environment Department and SSCAFCA. 41 individuals were in attendance for this community meeting.

Lastly, further discussion was had between the property owner, neighborhood leadership, and the New Mexico Environment Department on June 16, 2020. This discussion was held in order to more fully understand the discharge permit amendment and renewal process for the remaining reuse ponds on the site. Finding users of the reuse water and mechanisms to keep the ponds open and viable are a critical issue for residents in The Islands community. This Master Plan supports the continued use of these ponds by recommending a portion of the 195 acres of “Open Space and Recreation” in the eastern end of the plan area be used by a winery, fishing, or agricultural uses or some combination of them. If the ponds are unable to be repurposed for other uses, they will be drained and closed like the others located in the northern and western portions of the property.

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## B. CONTEXT AND EXISTING CONDITIONS

### 1. SITE VICINITY

La Rambla de Rio Rancho (“Rambla”) is located north of Southern Boulevard and west of NM Highway 528. High Resort Boulevard runs just to the north of much of the site and Nicklaus Drive is on the west. Broadmoor Boulevard bisects the site from north to south separating the West Nine from the North and East Nine areas. Broadmoor Boulevard connects to Country Club Drive to the south of the former clubhouse and designated commercial area within this plan.

The property is surrounded by existing development consisting primarily of residential land uses except for an adjacent shopping center, the High Resort commercial area, at High Resort Boulevard and NM Highway 528 to the northeast of the property. The surrounding subdivisions include Panorama Heights West, Panorama Heights North, Fairway Condos, Country Club Villas, Renaissance, Country Club Hills, Las Vigas, Enclave at Rio Rancho, Lakeview Estates, High Resort Village, Casitas at High Resort, Las Casas De Suenos, Chamisa Greens, Oakmount-Portion of Panorama Heights, Estates at High Resort, Islands at High Resort, Gleneagles at High Resort, High Resort, Greystone Pointe, Chamisa Hills, Willow Trace at High Resort, Greystone Ridge, and Stonehenge at High Resort. There are 3 nearby parks; Rio Rancho Sports Complex, Vista Sandia Park, and Veteran’s Memorial Park. See vicinity map below identifying the subject property and surrounding subdivisions (Figure 2).

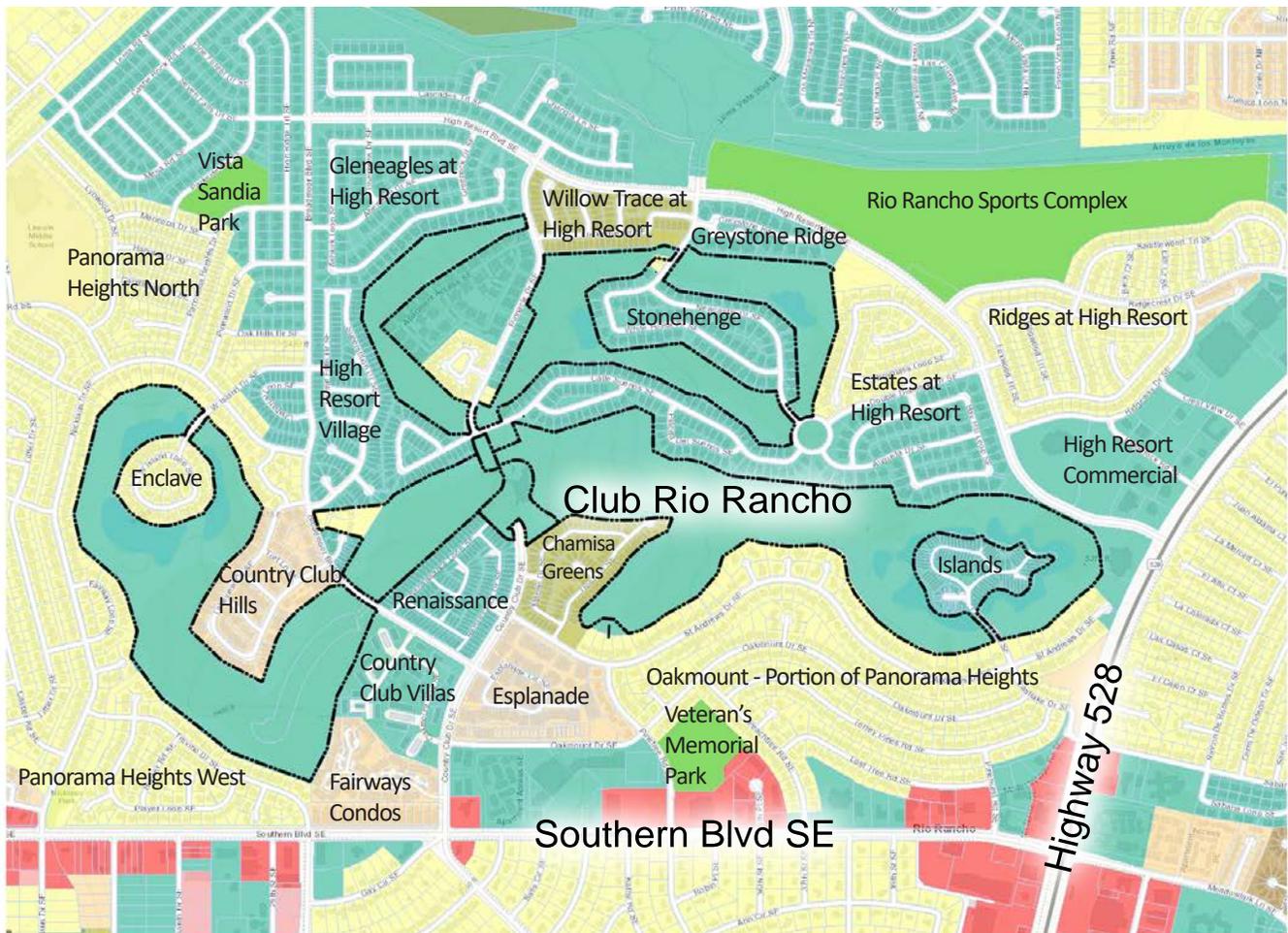


FIGURE 2: VICINITY MAP

## 2. SITE INFORMATION

The existing site conditions are remnants of the old closed and vacant golf course landscape. Many utilities and amenities are still intact and can be reused for future development. Utilities include a City of Rio Rancho Class 1B Recycled Water connection on site and existing electrical and sanitary sewer. The Applicant has worked in conjunction with the NMED to successfully de-water and close all the Class 1B Recycled Water Impounds (ponds) on the North and West Nine Areas. The recycled water impounds on the East Nine may remain filled (pursuant to the NMED Discharge Permit 1629), or the Applicant may pursue an effort to de-water those ponds, depending on the future land uses applied to the easterly property.

Existing irrigation equipment can potentially be reused and should be evaluated during future development as feasible. Utility connections exist for the Commercial area due to it being the former location of the golf clubhouse. The existing parking lot can also be reused for future development. The existing golf cart paths remain mostly functional as multi-use trails with some surfaces in need of repair. Neighborhood connections to these paths still exist and the paths are still in use for recreational activities. This system of former golf cart paths provides an easily accessible route for all the nearby residents to walk to the commercial center of the Rambla and safely enjoy the future restaurants, breweries, local shops, vendors, and entertainment (driving range, etc.).

The site is very hilly and scenic with the Bosque and fantastic mountain views to the east. Most of the site has been denuded of vegetation due to the lack of irrigation. Bare soil shows in most areas with weeds, some natives starting to grow in, tiny remaining patches of turf grass, and dead and/or dying trees.



FIGURE 3: VIEW TOWARD THE SANDIA MOUNTAINS FROM EAST OF THE COMMERCIAL AREA

### 3. EXISTING CONDITIONS ANALYSIS

As part of this Master Plan, an existing conditions analysis was performed regarding topography, soils, drainage, and tree condition. An overview of this analysis is shown in the Existing Conditions exhibit on the next page. Overall, the site retains many characteristics of its previous use as a golf course described in the previous section. It has rolling terrain that is fairly gentle with the exception of the farthest northern edge of the site adjacent to the Greystone Ridge subdivision south of High Resort Boulevard. In this location, the terrain drops sharply toward the adjacent subdivision and a drainage pond adjacent to the High Resort Boulevard right-of-way and continues to drop northward across the Rio Rancho Sports Complex to the Montoyas Arroyo.

The Existing Conditions exhibit also shows the USDA soil classifications for the Rambla property. The entirety of the East Nine and West Nine are made up of Grieta fine sandy loam with 1 to 4 percent slopes and Grieta-Sheppard loamy fine sands with 2 to 9 percent slopes. Similar to the slopes described above, there is more variation in the soils farther north on the property with Sheppard loamy fine sand between 3 and 15 percent slopes identified. The areas of this Master Plan proposed for residential development have the same soil types as within the surrounding area that have been developed for many years, and are appropriate for such development. Any development will require approval of grading and drainage plans to ensure adequate routing of stormwater and the correct elevations of future homes.

Most, if not all of the trees on the property are dead or unlikely to survive much longer. A tree inventory is required to be submitted prior to any preliminary plats in accordance with the adopted zoning ordinance.

There are several former reuse water storage ponds on the property, some of which also serve a stormwater function. The ponds located in the North Nine and West Nine areas have been drained and closed through coordination with the New Mexico Environment Department (NMED). The ponds in the East Nine surrounding The Islands community remain filled, but may be closed or repurposed based on implementation actions taken after approval of this Master Plan.

#### **WHAT IS THE FUTURE OF THE EAST PONDS AT CLUB RIO RANCHO?**

The private irrigation ponds located on the “east nine” will be drained and closed with the NMED if the zoning ordinance and master plan doesn’t allow for a use that can utilize the Class 1A water for irrigation and aesthetics (For example: the construction of a Winery, Brewery, Event Venue, etc.).

If the master plan and zoning provides for the construction of a commercial winery, brewery, event venue, etc. including a parking lot and walking trails... then the Applicant will be pursuing winery and brewery tenants & operators interested in the preservation of the ponds for the irrigation required for the production of wine, cider, beer, etc. The intent is to also permit and utilize the water for agricultural uses – vineyard and/or hops farm to support the winery or brewery. This would require that the Applicant and their third-party winery/brewery/operator rehabilitate and reshape the ponds to meet the irrigation needs of the winery, brewery, etc. The designs of the re shaped ponds will require the input of the Islands HOA and nearby residents to ensure appropriate fencing, setbacks, safety, etc.

If the zoning or master plan does not allow for the use of a winery/brewery/etc. then the Applicant will submit a closure plan to the NMED that includes the draining and “plating” of the east ponds (12 inches of clean fill dirt placed on top of the ponds).

The applicant previously offered to charitably donate these ponds to the City of Rio Rancho and/or the nearby HOA’s (including The Islands HOA). Those offers were rejected. Prior to draining the ponds and closing them with the NMED the applicant will reach out to the City and the neighboring HOA’s for their input.

### 3. SITE SURVEY

A survey has been prepared for the property and shows the property boundaries, legal descriptions, and acreages, etc. The cover sheet of the survey is shown following the Existing Conditions exhibit, and the entire survey document has been transmitted to the City of Rio Rancho along with the application for this Master Plan.



**USDA SOIL MAP LEGEND**

Map Unit Symbol	Map Unit Name
142	Grieta fine sandy loam, 1 to 4 percent slopes
145	Grieta-Sheppard loamy fine sands, 2 to 9 percent slopes
183	Sheppard loamy fine sand, 8 to 15 percent slopes
191	Sheppard loamy fine sand, 3 to 8 percent slopes

**LEGEND**

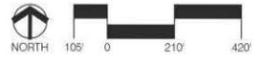
-  Existing 2 foot contours
-  Existing asphalt path
-  Existing pond or water harvesting area, current condition noted

*Club Rio Rancho*

**EXISTING CONDITIONS**

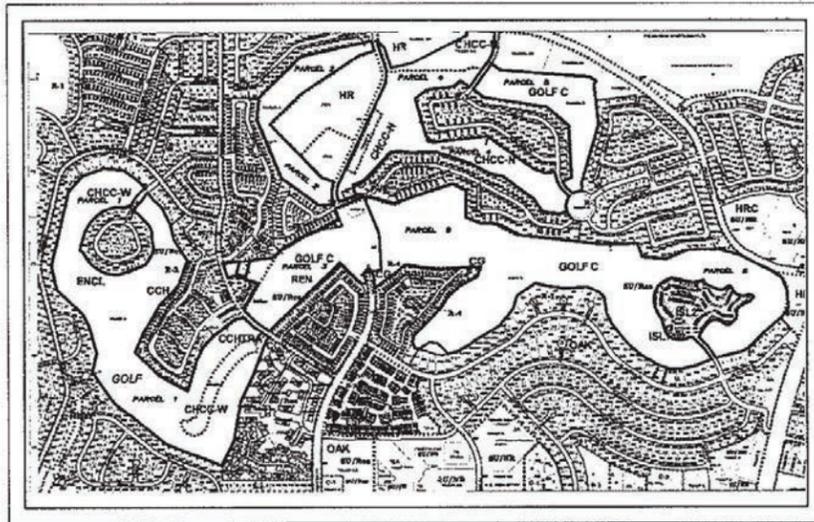
Prepared For:  
Land Development 2 LLC

Prepared By:  
Consensus Planning, Inc.  
RESPEC



ALTA/ACSM LAND TITLE SURVEY  
**RIO RANCHO GOLF AND COUNTRY CLUB**  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO

MAY, 2013



VICINITY MAP

N.T.S.

**GENERAL NOTES**

1. Readings shown hereon are New Mexico State Plane, Central Zone grid bearings (NAD 83)
2. Distances are ground
3. Distances along curved lines are arc lengths.
4. Record information, where it differs from that found in the field is shown in parenthesis (xxx)
5. All corners that were set are either a 3/8" rebar with cap stamped "HUG L.S. 9750" or a concrete nail with brass disk stamped "HUG L.S. 9750" unless otherwise indicated herein.
6. Field surveys were performed during the months of April and May, 2013.
7. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, SECTION II, EXCEPTIONS section of the Title Commitment prepared by Old Republic National Title Insurance Company, File No. 1301951, Effective Date: March 28, 2013.
8. The above described Title Commitment was used in defining easements as shown hereon. Numbers shown in circles by the easement description correspond to the Title Commitment's SCHEDULE B - SECTION II, EXCEPTIONS item number. Where possible, said easements have been plotted.
9. With regard to Table A, Item 1(a), observed evidence has been shown hereon. Where additional or more detailed information is required, the client is advised that excavator may be necessary. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.
10. The subject property is currently zoned "GOLF C" as shown on City of Rio Rancho Zone Atlas Pages 56, 57 and 58, Map dated June 1, 2004.
11. The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation or opinion of another party" with respect to an interpretation of a zoning ordinance or restriction.
12. There is no observed evidence of current earth moving work. Building addition to the clubhouse has been added to this survey.

**EXCEPTIONS**

Schedule B - Section II (Exceptions) as listed in Old Republic National Title Insurance Company, Commitment Number 1301951, effective date March 28, 2013:

11. Reservations contained in United States Patent recorded in Book DR2, Page 396, on September 22, 1920 and re-recorded in Book Misc. 23, Page 93 on January 22, 1969, records of Sandoval County, New Mexico. (Affects subject property-Not Plotted)
12. Restrictions and Reservations appearing of record as shown on Warranty Deed filed January 17, 1980 in Book DR 102, Page 687 as Document No. 1980075134, as modified by Amendment to Restrictive Covenant, filed November 14, 1997 in Book 400, Page 74971 as Document No. 1997024602, Restrictive Covenant Modification filed March 8, 2005 in Book 408, page 8138 as Document No. 2005008138, records of Sandoval County, New Mexico, but omitting any restriction based on race, color, religion or national origin to the extent such covenants, conditions or restrictions violate 42USC 3604. (Affects subject property-Not Plotted)
13. Easements and notes as shown on the plot recorded August 16, 2011, in Rio Rancho Estates Plat Book 23, pages 98-99, in Volume 3, Folio 3359, records of Sandoval County, New Mexico. (Affects subject property-Easements plotted hereon)
14. Easements and notes as shown on the plot recorded November 13, 2002, in Rio Rancho Estates Plat Book 15, pages 20-24, in Volume 3, Folio 2233-B, records of Sandoval County, New Mexico. (Affects subject property-Easements plotted hereon)
15. Easements and notes as shown on the plot recorded February 9, 1995, in Rio Rancho Estates Plat Book 7, page 66, in Volume 3, Folio 1212A, records of Sandoval County, New Mexico. (Affects subject property-Easements plotted hereon)
16. Easements and notes as shown on the plot recorded July 24, 1997, in Rio Rancho Estates Plat Book 10, pages 34-35, in Volume 3, Folio 1638B, records of Sandoval County, New Mexico. (Affects subject property-Easements plotted hereon)
17. Easements and notes as shown on the Summary Plat showing a 20' Permanent Public Waterline Easement recorded June 13, 2011, in Volume 3, Folio 3336, records of Sandoval County, New Mexico. (Affects subject property-Easements plotted hereon)
18. Easement Agreement, by and between Rio Rancho Golf and Country Club, Inc. and City of Rio Rancho, a municipal corporation, filed May 21, 1997 in Book 400, Page 37285, as Document No. 1997010459, records of Sandoval County, New Mexico. (Affects subject property-Not Plotted)
19. Memorandum of Lease (with right of first refusal), by and between Chamisa Hills Golf & Country Club, LLC ("Owner") and Altel Communications, LLC a Delaware limited liability company ("Tenant"), filed September 3, 2008 in Book 411, Page 27414, as Document No. 2008027414, Memorandum of First Amendment to Communications Site Lease Agreement, filed January 9, 2013 in Book 416, page 627 as Document No. 2013000627, records of Sandoval County, New Mexico. (Affects subject property-Shown hereon)
20. Easements and notes as shown on the Summary Plat of Lot 1 & Parcel 3 containing two lease parcels, Rio Rancho Golf & Country Club, in Sec. 24, T12N, R2E, NMPM & in Sec. 19, T12N, R2E, NMPM, City of Rio Rancho, Sandoval County, New Mexico, recorded November 8, 2006, in Plat Book 3, Folio 2734A, records of Sandoval County, New Mexico. (Affects subject property-Easements plotted hereon)
21. Easement in favor of Qwest Corporation, a Colorado corporation, and rights incident thereto, filed September 3, 2008 in Book 411, Page 27416, as Document No. 2008027416, records of Sandoval County, New Mexico. (Affects subject property-Easement description is not plotted)
22. Public Service Company of New Mexico underground Easement in favor of Public Service Company of New Mexico and US West Communications, Inc. and rights incident thereto, filed July 1, 1998 in Book 401, Page 45399, as Document No. 1998015984, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
23. Easement in favor of Qwest Corporation, a Colorado corporation, and rights incident thereto, filed December 8, 2005 in Book 408, Page 81498, as Document No. 2005051498, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
24. Grant of Public Utility Easement filed October 28, 1997 in Book 400, Page 70790, as Document No. 1997023072, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
25. Easement by and between Chamisa Hills Golf and Country Club, LLC and City of Rio Rancho, filed March 17, 2009 in Book 412, Page 7212, as Document No. 2009007212, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
26. Easements for Public Access as referred to or provided for on the maps recorded in Book Misc. 28, Page 485-486, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
27. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 80, Page 214, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
28. Easements referred to or provided for in the Deeds recorded in Book DR84, page 467, Book DR102, Page 663, and Book DR102, Page 687, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
29. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 147, Page 744 as Document No. 1982007004, as modified by the document recorded in Book Misc. 152, Page 113 as document No. 198301866, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
30. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 154, Page 476 as Document No. 1983034618, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
31. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 163, Page 644 as Document No. 1985072077, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
32. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 200, Page 121 as Document No. 1987094998, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
33. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 202, Page 141 as Document No. 1987071487, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
34. Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for in the document recorded in Book Misc. 224, Page 408 as Document No. 1988027038, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
35. Easement Agreement to Rio Rancho Utility Corporation as referred to or provided for in the document recorded in Book Misc. 306, Page 142 as Document No. 1994031406, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
36. Easement Agreement to Public Service Company of New Mexico and US West Communications, Inc., as referred to or provided for in the document recorded in Book Misc. 306, Page 684 as Document No. 1994033859, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
37. Easement Agreement to Public Service Company of New Mexico as referred to or provided for in the document recorded in Book Misc. 308, Page 179 as Document No. 1994033676, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
38. Underground Easement to Public Service Company of New Mexico and US West Communications, Inc., as referred to or provided for in the document recorded in Book Misc. 332, Page 419 as Document No. 1995070683, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
39. Easements, encroachments and notes as shown, noted and provided for on the survey recorded in Volume 3, Folio 1959-A, records of Sandoval County, New Mexico. (Affects subject property-Plotted hereon)
40. Rights of lessees or tenants under leases, sublease or rental agreements. (Affects subject property- Non-survey matter)

**FLOOD ZONE DETERMINATION**

A westerly portion of the subject property, specifically the existing ponds which surround The Enclave at Rio Rancho, as shown on Sheets 9 thru 13 hereon, lie within a Zone A (Special Flood hazard areas inundated by 100-year flood, No base flood elevations determined) flood area.  
 The remainder of the entire Golf Course lies within a Zone X (Areas determined to be outside 500-year flood plain) as shown and designated on the National Flood Insurance Program, Flood Insurance Rate Maps (FIRM) 35043C1893 D, 35043C2106 D and 35043C2107 D, effective date March 18, 2008.

**SURVEYORS CERTIFICATION**

I, XXXX, Chamisa Hills Golf and Country Club, LLC, a New Mexico limited liability company and Old Republic National Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 14 and 16 of Table A thereof. The field work was completed May 10, 2013.

XXXX, Surveyor  
 NSPS, No. 3796  
 May 16, 2013

SHEET 1 OF 40

**SURVTEK, INC.**

Consulting Surveyors Phone: 505-897-3388  
 9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Fax: 505-897-3377

# La Rambla de Rio Rancho

## ■ MASTER PLAN

### 4. ZONING AND LAND USE

As previously mentioned, the site was formerly zoned SU for Golf Course and was rezoned in 2018 to SU for PRD, Planned Residential Development. This Master Plan also includes Tract B, Chamisa Hills Country Club West, which is not subject to the 2018 PRD zoning regulations. Instead, Tract B is zoned Special Use (SU) for Single-Family Residential. This Special Use zone allows development generally consistent with the R-4 zone district standards with some modifications. Lot width for these 4.99 acres can be 32 feet at the street frontage and homes are restricted to single-story (maximum 32 feet tall). There is a slightly increased front setback from the standards in the Rio Rancho Code of Ordinances and side setbacks can be adjusted to allow a zero setback on one side if a 10-foot setback is provided on the opposite side. For consistency of the development in this area, this Master Plan proposes a lot layout consistent with both Special Use Ordinances generally consistent with the base zoning designations shown on the following page.

Much of the surrounding zoning is also Special Use for a variety of residential types developed in the 1980s and 1990s. South and west of La Rambla de Rio Rancho (“Rambla”) are R-1 and R-3 subdivisions dating back to the original zoning of the City of Rio Rancho in 1981. The R-1 zone allows single-family detached residential on 7,000 square foot lots and is the predominant zone throughout the older parts of Rio Rancho. The R-3 zone, on the other hand allows single-family detached residential on much smaller lots, as well as attached townhouses. It conditionally allows small-scale multi-family apartments. All three of these land use types are found within the area surrounding La Rambla de Rio Rancho (“Rambla”). There are two newer R-4 subdivisions from the early 2000s adjacent to the La Rambla de Rio Rancho (“Rambla”) that include single-family detached homes on lots as small as 4,000 square feet.

When La Rambla de Rio Rancho (“Rambla”) property was rezoned in 2018, the Generalized Land Use Map was amended by the Rio Rancho Governing Body from the Park, Open Space, and Drainage land use to Low/Medium Density Residential consistent with the zoning and the intention to allow a Master Planned Residential Development to be built on 62 acres of the former golf course. Including Tract B, Chamisa Hills Country Club West, this Master Plan proposes approximately 67 acres of residential land use compliant with the underlying zoning designations that allow for single-family detached residential on lot sizes consistent with the variety of lot sizes for homes in the surrounding area.

### 5. VARIANCES AND CONDITIONAL USE PERMITS

There are no known variances or conditional uses that have been granted for this site to date. Future uses of the property will include both permissive and conditional uses from the Rio Rancho Code of Ordinances as identified and allowed by the underlying SU for PRD zoning.



FIGURE 4: VIEW LOOKING SOUTHWEST ACROSS THE PROPOSED EAST NINE RESIDENTIAL AREA

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**NORTH NINE**

**WEST NINE**

**EAST NINE**

**ZONE LEGEND**

- Commercial C-1
- Residential R-2
- Open Space OS

*Club Rio Rancho*

**ZONING MAP DESIGNATIONS**

Prepared For:  
Land Development 2 LLC

Prepared By:  
Consensus Planning, Inc.  
RESPEC





## C. LAND USE PLAN

### 1. SITE DATA AND ALLOWED USES

La Rambla de Rio Rancho (“Rambla”) includes two residential areas, the East Nine and the West Nine. There is also a small six-acre commercial component in the heart of the Rambla, while the remainder of the property, including the entire North Nine is zoned “Recreation and Open Space” (which allows a myriad of permissive and conditional uses).

#### **East Nine**

The East Nine residential area includes approximately 16 acres of the former golf course property with access over an existing city-owned property (proposed to be obtained from the City of Rio Rancho). Up to 55 dwelling units are proposed for this portion of the project.

In addition to this residential area, the eastern portion of the property (east of Broadmoor Boulevard) contains the approximately 6-acre commercial area at the end of Country Club Drive and about 103 acres for uses contained within the “Recreation and Open Space” zoning category (including but not limited to: trails, open space, agricultural use, disc golf, golf, driving range, winery, solar array, apple orchard, outdoor amphitheater, etc.).

#### **West Nine**

The West Nine includes the second residential area totaling approximately 46 acres and containing a maximum of 140 lots. In addition to the land owned by Land Development 2, LLC and subject to the SU/PRD zoning established by Ordinance No. 4, Enactment 18-06, the developer has worked cooperatively with the owner of Tract B, Chamisa Hills Country Club West to ensure a coordinated subdivision design and efficient street access and layout. Tract B is zoned SU: Special Use for residential uses per the R-4 zone district standards. Approximately 26 acres are allocated within the Master Plan for uses contained within the “Recreation and Open Space” zoning category (including but not limited to: trails, open space, agricultural use, disc golf, golf, driving range, winery, solar array, apple orchard, outdoor amphitheater, etc.).

#### **North Nine**

In addition to the East and West areas, the North Nine (of the former golf course property) area contains approximately 64 acres for uses contained within the “Recreation and Open Space” zoning category (including but not limited to: trails, open space, agricultural use, disc golf, golf, driving range, winery, solar array, apple orchard, outdoor amphitheater, etc.).

For the entire Master Plan area, approximately 195 acres is designated as Recreation and Open Space uses with both permissive and conditional land uses allowed, and development requirements as regulated in the City’s PR: Parks and Recreation District section of the code. In addition, the Ordinance additionally allows for the following:

- a. Golf Courses including incidental supporting uses and structures which shall include club houses, maintenance facilities, pools, tennis courts, providing these do not exceed 5% of the golf course use land/ground area; and,
- b. Uses identified and permitted in the City’s OS: Open Space District.

#### **PARKS AND RECREATION DISTRICT**

The purpose of the City of Rio Rancho Parks and Recreation district is to beautify and create neighborhood identity; provide green space for active recreation and sports activities, relaxation, social interaction; to enhance and beautify the urban landscapes; to offset heat island effect; and to satisfy the visual and psychological needs of the community for light and air.

Permissive uses of this zone district from the Code of Ordinances include, but are not limited to the following:

- a. Parks and plazas, including playgrounds, fenced off-leash dog areas, skateboard facilities, sport courts and fields, bathroom facilities, pavilions, community and recreation centers, swimming pools, and trails;
- b. Botanical gardens, arboretums and gardens open to the public;
- c. Roads and public utilities necessary for the development and use of the park; and
- d. Golf courses.

## **OPEN SPACE DISTRICT**

In addition to uses of the Parks and Recreation district (listed above) within the 195 acres zoned “Recreation and Open Space”, the zoning allows uses from the OS: Open Space district as outlined in the Code of Ordinances. These areas will provide natural areas designated for outdoor education, low-impact recreation, wildlife/habitat enhancement and conservation, agricultural uses, natural and cultural resource preservation.

Permissive uses outlined in the Open Space district include the following:

- a. Natural areas designated for outdoor education, low-impact recreation, wildlife/habitat enhancement and conservation, pollinator habitat, natural and cultural resource preservation;
- b. Land undergoing restoration;
- c. Regional preserves;
- d. Lakes, waterways, flood water storage areas, and other public facilities for handling flood water, all designed in such a way as to be considered a visual and/or physical amenity in the community;
- e. Land that serves as a buffer, protecting the public from natural hazards;
- f. Structures and facilities incidental to the above uses; provided, that such incidental buildings do not cover more than five percent of the ground area;
- g. Amenities and improvements supporting the above uses including drinking water fountains and spigots, trash and dog waste receptacles, tables and benches, bicycle racks, and regulatory and interpretive signs; and
- h. Unpaved service roads, permeable parking lots with 25 spaces or less, fencing six feet in height or less, trails and trail corridors, and public utilities necessary for the protection, development and use of the open space area.

Conditional uses of the Open Space district are as follows:

- a. Development, including public utilities, roads other than unimproved service roads, drainage structures other than those necessary for resource protection, amphitheater, visitor center, interpretive center, botanical garden, arboretum, garden open to the public, parking lot with more than 25 spaces, and other uses as specified in resource management plans or master plans.

## 2. ILLUSTRATIVE MASTER PLAN

The illustrative Master Plan on the following page identifies a conceptual subdivision design for the residential areas, including street layout, access points (both vehicular and pedestrian), and buffer areas within and surrounding the development. Drainage ponding areas are identified, which are further defined in the Infrastructure section later in this document.



**LEGEND**

- Existing 2 foot contours
- Existing and proposed asphalt paths
- Existing and proposed path connections
- Existing or proposed pond/water harvesting

**ZONE LEGEND**

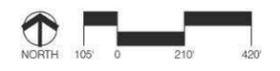
- Native area/open space
- Residential
- Commercial

*Club Rio Rancho*

**ILLUSTRATIVE MASTER PLAN**

Prepared For:  
Land Development 2 LLC

Prepared By:  
Consensus Planning, Inc.  
RESPEC





# La Rambla de Rio Rancho

## MASTER PLAN

In accordance with the PRD Ordinance, there shall be an average of 35-foot-wide buffer with a minimum of a 20-foot buffer between existing residential property lines and any new residential and non-residential development. The buffer shall be maintained by the new subdivisions and recorded as a public access easement for pedestrians and golf carts on the plat and the maintenance obligation of the buffer shall be in the Declaration of Covenants Conditions and Restrictions (CC&Rs), which document must be recorded in the office of the Sandoval County Clerk as a condition of plat approval. Development within non-residential areas shall be allowed to maintain existing parking within the required 20-foot buffer area. Such buffers shall include:

- Low water usage “native” vegetative plantings, including trees;
- 8 foot asphalt trail for pedestrian and golf cart access; and
- Park benches and other site furnishings.

The illustrative Master Plan illustrates this required buffer surrounding the East Nine area with the required pedestrian pathway. This is more easily seen in the close-up for this area (Figure 7).

In addition to the required buffer in the Ordinance, the developer has adopted a Declaration of ECR, only for the West Nine area, that provides for additional design criteria such as a setback buffer area of 65 feet between new houses and the existing residential property lines. The density of houses will consistent with the R-1 Single-Family zoning requirements of the City of Rio Rancho, and gates may be provided from new homes into the 65-foot setback area if they are no more than 6 feet wide. These standards and several others are part of the Declaration of Covenants, Conditions, and Restrictions for Tract A, Chamisa Hills Country Club West. In addition to the Illustrative Master Plan, cross sections have been provided to better illustrate the location and width of the trail corridors and spacing of new homes away from existing homes in each area.

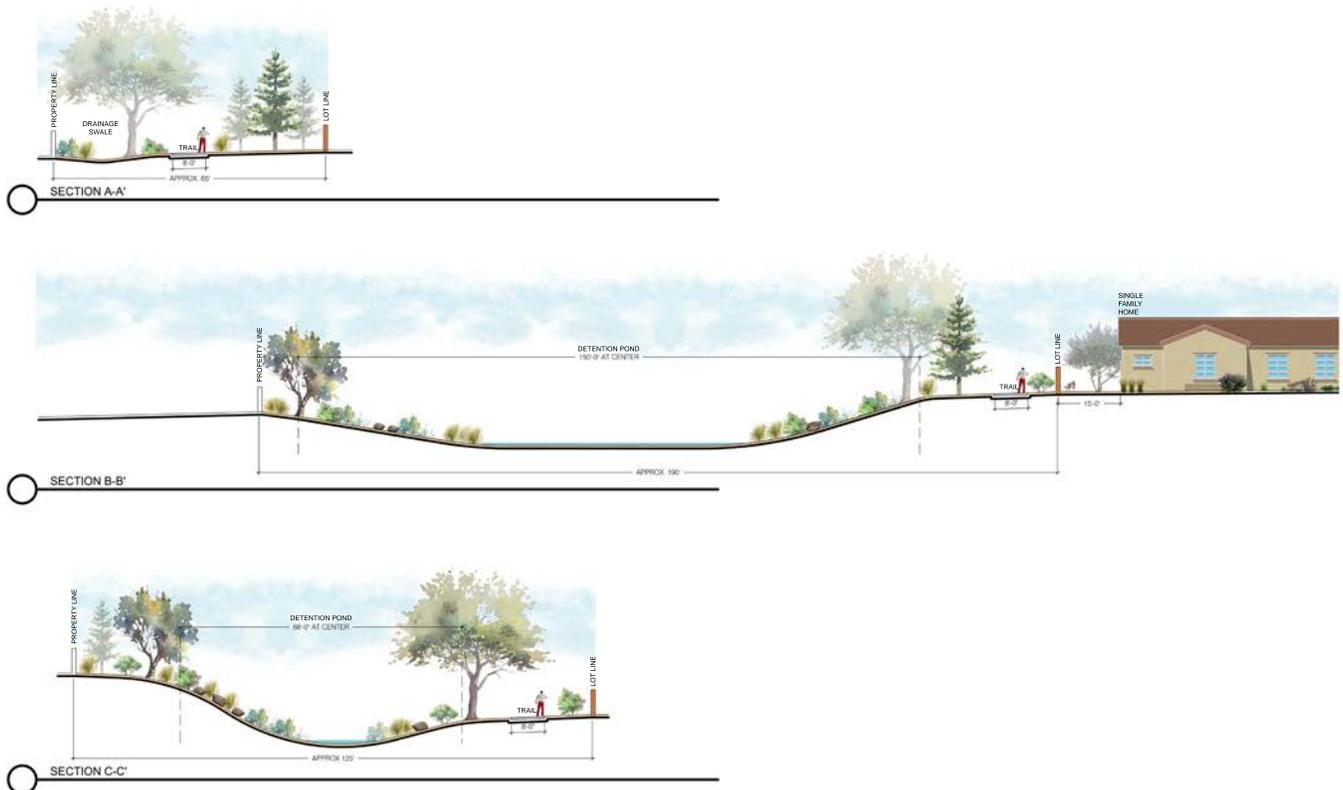


FIGURE 5: PROPOSED BUFFER CROSS SECTIONS



FIGURE 6: CLOSE-UP OF PROPOSED WEST NINE RESIDENTIAL AREA

Additional design standards may be proposed by individual home builders for each proposed subdivision and any such standards will be recorded as privately enforced CC&Rs as determined for those future developments.

Concepts for a typical entry sign, view fence, and perimeter walls have been created to enhance the community image. These graphics are shown on page 23.

### 3. NON-GOLF RECREATION AND OPEN SPACE PLAN

To date, there has been little to no interest from golf course developers in redeveloping the property as a golf course. The owner has offered it as a charitable donation to prospective groups, but has been turned down due to other barriers to redevelopment as a golf course. As described below there are several reasons why golf is no longer a viable land use for the 195 acres of recreation and open space land in the Rambla Master Plan.



FIGURE 7: CLOSE-UP OF PROPOSED EAST NINE RESIDENTIAL AREA

## WHY GOLF IS NOT A VIABLE OPTION?

Golf is no longer a viable land use for the 195 acres of land zoned “recreation / open space” for the following reasons:

1. The north nine was closed in 2013 and the balance of the golf course was closed in December of 2017.
2. Land Development 2, LLC acquired the property in March of 2018 (three months after the golf course was terminated and the grass was no longer being irrigated).
3. The predecessor golf course operator left LD2 with an unpaid water invoice for \$325,000 with the City of Rio Rancho (because they could not stay current with the water invoices and lack of “dues paying” memberships). LD2 has paid that invoice.
4. All three previous property owners failed to achieve a positive operating income as a golf course.
5. The golf course “business” was originally setup by AMREP, without any required financial contribution from neighboring residential homeowners to ensure its long term viability of the course (e.g. required social membership

- and/or various levels of playing memberships).
6. The cost of Class 1B water is prohibitive (it was \$1.39 per 1,000 gallons and the City of Rio Rancho dropped it to \$.69 per 1,000 gallons).
  7. There are not enough golf playing residents to achieve the 500+ “dues paying members” needed to continue the land use as a private country club.
  8. There are nearby Native American reservations that have pristine golf courses that don’t have the water expenses that a private golf course operator endures (Sandia and Isleta). This takes the avid golfers from Rio Rancho to nearby reservations for golf outings.
  9. LD2 offered the golf course land for free to the City of Rio Rancho in 2019 (as a municipal course or park) and that offer was rejected.
  10. LD2 has offered the golf course land as a charitable donation to many golf course operators and not one has accepted the charitable donation in light of the poor market conditions and significant costs of water and maintenance.

In accordance with the PRD zoning ordinance, a non-golf recreation and open space plan has been created (see Exhibit on the following page). The North Nine area will likely remain undisturbed natural open space for the foreseeable future, but it has zoning that allows for all the uses contained above within the Recreation and Open Space zoning designation. The existing golf cart paths throughout the property will be used as multi-use paths so residents can move about and enjoy the recreation and open space and travel to the six-acre commercially zoned parcel in the heart of the Rambla to dine, shop, or recreate with family and friends. Within the 140 acres of designated recreation and open space areas within the East and West Nine areas, some specific ideas for potential development have been identified:

- Solar array - Several solar panels mounted to a framework to generate energy. A 3-acre solar array could power 500 homes.
- Disc golf - A recreational activity involving throwing a flying disk at targets. Nine-hole disc golf course uses 5 to 10 acres of land, and a championship-caliber 18-hole course uses 30 to 40 acres.
- Dog Park - Approximately 1 to 2 acres fenced, providing shade and benches, and water source.
- Play areas - conventional or nature play
- Parcourse - Consists of a path with exercise equipment or obstacles installed along it or in clusters.
- Driving range/putting green - A recreational activity for golfers to practice their swing. Sizes are approximately 15 to 20 acres.
- Vineyard - growing of grapes to be used in the production of locally produced wine.
- Barn – Venue for agricultural use and special events.
- Agricultural Use – growing of local produce or grasses with a local farmer or community based agricultural approach.

These uses are among those allowed Recreation and Open Space uses as designated in the PRD Ordinance, including dog park, parcourse, disc golf, and driving range. A unique opportunity for this property is to include a vineyard or other gardens on-site that could supply produce for a local winery or restaurant, which could locate in the commercial zone at the center of the development. Additionally, there could be the construction of a winery near the Islands HOA ponds to take advantage of the Class 1A water contained in the ponds, as well as a commercial fishing operation (to allow local residents to try their luck at catching a fish while enjoying a glass of wine). This winery (if constructed) would be incidental to other uses of the land and would be limited to five percent of the ground area, or approximately 10 acres in size over the entire recreation and open space designated land. If conditions support this combination of uses, La Rambla de Rio Rancho (“Rambla”) could become a special destination within the City to dine, shop, and recreate and be “walkable” to hundreds of nearby residents.



Note: All ponds in the North Nine and West Nine Areas have been de-watered and closed.

**LEGEND**

- Undisturbed native area with existing trails
- Open space area with existing or new trails, 140 acres to be developed at same pace as new residential

*Club Rio Rancho*

**NON-GOLF OPEN SPACE PLAN**

Prepared For:  
Land Development 2 LLC

Prepared By:  
Consensus Planning, Inc.  
RESPEC





#### 4. OPEN SPACE OWNERSHIP AND MAINTENANCE

Currently, the entire property is owned and managed by Land Development 2, LLC. As owner, until another entity purchases the property or enters into an agreement for management or conservation, Land Development 2 is responsible for the maintenance responsibilities.

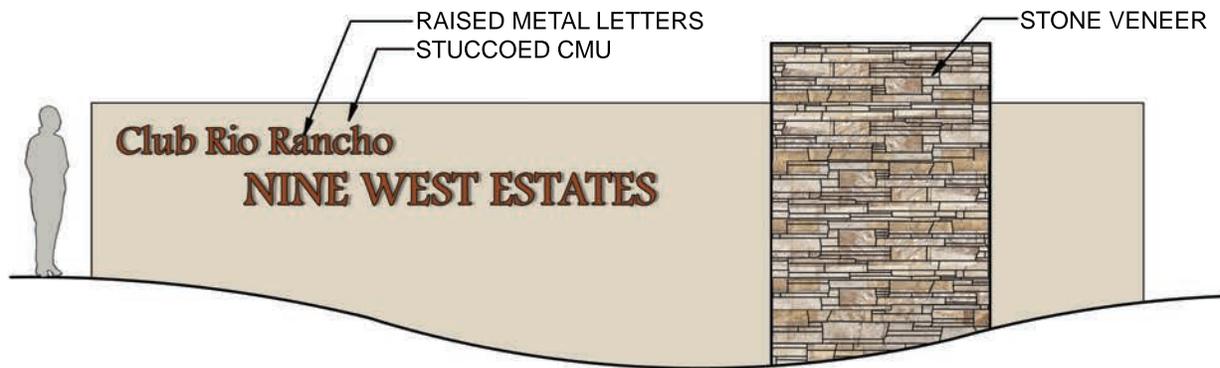
This Master Plan lays out a variety of options for development of the property and preservation of the open space, each of which could have a differing effect on this overall management responsibility. These future plans will dictate who maintains the property and those responsibilities will be outlined in future agreements or easements, as necessary.

#### 5. CONCEPTUAL COMMERCIAL CENTER

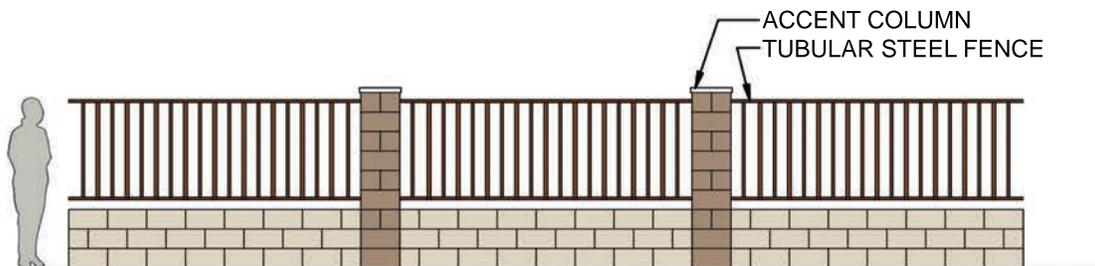
In addition to the conceptual residential subdivision layouts and considerations of the “Open Space and Recreation” uses, this Master Plan takes a look at opportunities for the six-acre commercial tract located at the heart of La Rambla de Rio Rancho (“Rambla”). The connection between the existing and new residents surrounding the Rambla to this commercial center by way of the surrounding open space and recreation areas is the essence of this Master Plan.

The Master Plan identifies several possible uses within this commercial area that can be combined with permissive uses in the adjacent open space and recreation land (such as a driving range) to create a destination for Rio Ranchoans. The property owner and neighbors have brainstormed what this area could look like and envision a mixed-use hub for shopping, dining, and entertainment. A conceptual site plan showing the possible combination of uses is provided on the following page. Such uses include, but are not limited to retail shops, restaurants, breweries, possible bed and breakfast, driving range, potential amphitheater, fitness center, indoor recreation (mini golf, climbing wall, or pool), offices, live/work, and multi-family dwellings. This wide variety of uses will result in a flourishing node of activity for southern Rio Rancho.

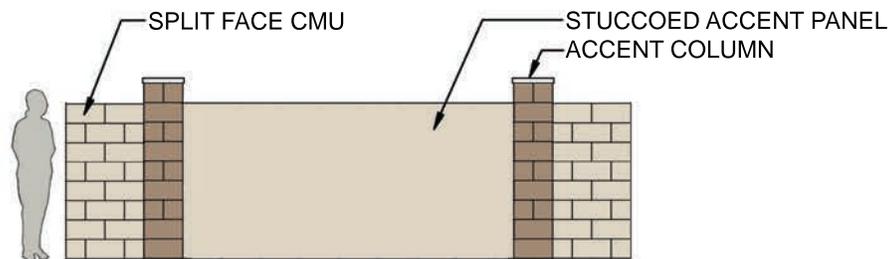
Future development of this commercial area will be done in accordance with the Rio Rancho Code of Ordinances, and each part of the development will be thoughtfully designed as part of the whole.



CONCEPTUAL ENTRY SIGN



CONCEPTUAL VIEW FENCE



CONCEPTUAL PERIMETER WALLS

**POSSIBLE BED AND BREAKFAST OR OTHER R-2 USES**

- 9,914 SF WITH 720 SF GATHERING AREA
- 6 UNITS
- 6 EMPLOYEES

**PARKING REQUIRED:**  
30 SPACES  
(OR RESIDENTIAL UNITS - 6 TO 12 UNITS)

PARKING SPACES: 97

TURF GRASS AREA  
POOL  
POSSIBLE AMPHITHEATER WITH TURF GRASS AREA  
PERGOLA

DRIVING RANGE AND PRO SHOP  
• RETAIL - 2,234 SF

**INDOOR RECREATIONAL USE**

- 5,274 SF
- POSSIBLE USES FOR MINI GOLF, CLIMBING WALL, POOL, SPORTS

**LIVE/WORK**

- 1ST FL - RETAIL SHOPS - 3,000 SF
- 2ND FL - MF DWELLING - 3,000 SF
- 3RD FL - MF DWELLING - 3,000 SF

**INDOOR RECREATIONAL USE**

- 5,274 SF
- POSSIBLE USES FOR MINI GOLF, CLIMBING WALL, POOL, SPORTS

**LIVE/WORK**

- 1ST FL - RESTAURANT - 3,100 SF
- 2ND FL - MF DWELLING - 3,100 SF
- 3RD FL - MF DWELLING - 3,100 SF

**LIVE/WORK**

- 1ST FL - OFFICE/RETAIL - 6,000 SF
- 1ST FL - FITNESS CENTER - 2,400 SF
- 2ND FL - MF DWELLING - 5,580 SF
- 3RD FL - MF DWELLING - 5,580 SF

**LIVE/WORK**

- 1ST FL - RETAIL - 2,640 SF
- 2ND FL - MF DWELLING - 2,640 SF
- 3RD FL - MF DWELLING - 2,640 SF

**LIVE/WORK**

- 1ST FL - OFFICE/RETAIL - 9,931 SF
- 2ND FL - MF DWELLING - 7,451 SF
- 3RD FL - MF DWELLING - 7,451 SF

**LIVE/WORK**

- 1ST FL - RESTAURANT - 6,800 SF
- 2ND FL - MF DWELLING - 6,800 SF
- 3RD FL - MF DWELLING - 6,800 SF

**LIVE/WORK**

- 1ST FL - BREWERY - 4,142 SF
- 2ND FL - MF DWELLING - 4,142 SF
- 3RD FL - MF DWELLING - 4,142 SF

PARKING SPACES: 143

PARKING SPACES: 119

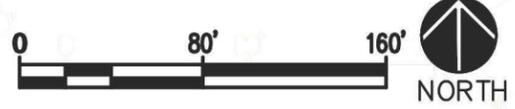
**NOTES:**

1. USES AND BUILDING SQUARE FOOTAGES ARE CONCEPTUAL AND SHOWN ONLY AS POSSIBILITIES.
2. PARKING WILL NEED TO ACCOMMODATE ALL PROPOSED USES AND WILL BE DETERMINED WITH FUTURE DESIGN.



**Conceptual Commercial Area**

Scale: 1"=80'





## D. POLICY ANALYSIS

### 1. INTRODUCTION

The La Rambla de Rio Rancho (“Rambla”) Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document which lays out broad goals, objectives, and policies to guide the growth and development of Rio Rancho. The Rio Rancho Comprehensive Plan is organized around eight fundamental principles, including:

- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The La Rambla de Rio Rancho (“Rambla”) Master Plan helps implement a number of these principles as outlined in the Rio Rancho Comprehensive Plan. How the Plan meets the principles and intent of the goals and policies of each one is included below.

### 2. CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this principle is to ensure that sustainability is a key component of the City’s growth. As development occurs, this principle is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made. The Conservation and Natural Environment Section of the Comprehensive Plan includes the following goals and policies that are met by this master-planned development:

- Preserve water resources;
- Preserve vegetation and natural resources;
- Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations;
- Promote growth management strategies that protect air, water, land, and energy resources consistent with Rio Rancho’s role as the third largest city in the state;
- Develop and protect a public open space network; and
- Identify sites necessary for open space.

The La Rambla de Rio Rancho (“Rambla”) Master Plan meets these objectives through the preservation and enhancement of approximately 192 acres of the former golf course as recreation and open space under a non-golf alternative, which is presented in this Master Plan. The former North Nine will likely be preserved as undisturbed natural open space (with the opportunity to take advantage of any of the uses allowed within the Recreation and Open Space zoning) while other areas will allow for additional uses consistent with the Parks and Recreation and Open Space zone districts in the Rio Rancho Code of Ordinances. Significant buffers are proposed around the residential subdivisions and will include pedestrian pathways and shade trees with xeriscape landscape plants and mulching materials.

### 3. LAND USE

The intent of the Land Use section of the Rio Rancho Comprehensive Plan is to ensure the City has a balance of land uses to support the economy and employment, provide for the recreation needs of citizens, and contribute to neighborhood character and interaction between residents. The goals, policies, and actions for land use in Rio Rancho include the following:

- Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan;
- Promote and support neighborhood scale retail activities that are consistent with residential development; and
- Promote and support development that incorporates walkability.

The La Rambla de Rio Rancho (“Rambla”) Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of recreation and open space within the Plan Area. The illustrative Master Plan is shown on page 17. Proposed residential lots and new houses developed on them will be in accordance with the R-2 zone district as approved under the PRD zoning. Additional lot size standards and a building height limitation apply to new lots located within 100 feet of existing residential development as required by the applicable special use zoning ordinances.

Land uses include commercial, residential, and recreation and open space. La Rambla de Rio Rancho (“Rambla”) is located just north of Southern Boulevard, a Community Principal Arterial and bounded by Highway 528 (Regional Principal Arterial), High Resort Boulevard (Minor Arterial), and Nicklaus (Minor Collector). The site is also bisected by Broadmoor Boulevard, a minor arterial, so the proposed uses have good access to surrounding residential and commercial developments within easy walking distance.

The plan also includes six acres of land that is zoned for commercial uses at the center of the Planned Residential Development district adopted in 2018, which is especially suitable for neighborhood scale commercial activities for new and existing residents alike. This Master Plan envisions this commercial space as a community gathering space that connects residents to each other and to the surrounding open space and recreation uses.

The La Rambla de Rio Rancho (“Rambla”) Master Plan utilizes existing City of Rio Rancho zoning categories as further specified by the adopting Ordinances, and development will conform with the design standards contained in those zoning categories and Special Use Ordinances. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas. Sections of these perimeter areas and streetscapes are provided in the Transportation section later in this plan.

### 4. POPULATION AND HOUSING

Rio Rancho has been a continuously growing community since its incorporation. As a growing community, there is a need to provide a variety of housing types meeting the needs of people at all income levels. The following are relevant goals and policies from the Population and Housing element:

- Maintain the strength, vitality, and stability of all residential neighborhoods and types;
- To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment; and
- Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities.

La Rambla de Rio Rancho (“Rambla”) includes two areas proposed for single-family residential development. This Master Plan, in conjunction with the PRD zoning, establishes guidelines for the development of these residential areas including the provision

of buffers between the new development and existing neighborhoods that will ensure this development provides an attractive living environment and maintains the stability of surrounding neighborhoods. As the vacant and closed golf course redevelops under the guidance of this Master Plan, the new development should help provide stability to the surrounding area that has been missing since the golf course closed, ending the uncertainty about this property and its future development. This new redevelopment of the Rambla will likely stabilize land values and create much needed opportunities for shopping, dining, and entertainment for existing and new residents alike.

## 5. TRANSPORTATION

The transportation principle is intended to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is also encouraged. The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the La Rambla de Rio Rancho (“Rambla”) Master Plan:

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

This Master Plan meets the objectives of providing access to a variety of transportation options through the creation of an internal transportation network that provides pedestrian and vehicular connectivity to and within each of the neighborhoods, in addition to providing connectivity and improvements to the adjacent transportation network. As an infill redevelopment project, the new subdivisions are in proximity to existing roadways that provide multi-modal access to a variety of uses and destinations throughout southern Rio Rancho. More details about transportation systems can be found later in the Infrastructure section, including traffic counts for the surrounding roadways.

## 6. PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties of providing infrastructure and services within the City. The applicable policy is listed below.

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

The Master Plan meets this intent and policy. The Master Plan is in an infill location that has existing development, existing infrastructure, and public facility capacity for the planned development. Such facilities include libraries, schools, and the Rio Rancho Sports Complex to name a few.

## 7. PARKS AND RECREATION

As required by Ordinance No. 4, Enactment No. 18-06, 192 acres of the subject property is to be reserved for parks and recreation, golf course, and other recreation and open space uses. Relevant goals and policies of the Parks and Recreation element that are advanced by this plan are listed below:

- Modify existing parks and recreation facilities to ensure safety, accessibility, and optimum use;
- Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment, and retail centers;
- Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation; and
- Develop partnerships with Rio Rancho Public Schools, public agencies, and private groups to coordinate and co-locate facilities to meet the open space and recreation needs of the city.

By preserving a significant amount of the former golf course for recreation and open space with the ability to once again be used for golf or other recreation uses, La Rambla de Rio Rancho (“Rambla”) positions itself to be an integral part of the future parks, recreation, and open space network of the City of Rio Rancho.

## 8. URBAN DESIGN

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

- Create safe developments that discourage crime;
- Support infill and redevelopment within areas of the city that have been neglected;
- Support development that links neighborhoods and encourages the use of all modes of transportation;
- Create subdivision linkages to open space recreational facilities; and
- Embrace the use of xeriscape landscaping.

The La Rambla de Rio Rancho (“Rambla”) Master Plan complies with the underlying zoning and design standards set by the City of Rio Rancho. The illustrative plan also provides for pedestrian linkages within the plan area as well as to the major streets bounding the Plan Area. As a master-planned development that includes a significant amount of recreation and open space, this Master Plan provides for connections to those recreation and open space areas from new infill neighborhoods that encourage multiple modes of transportation. These connections will also extend to the six-acre commercial tract at the heart of the Rambla. The connection between all the uses in the Master Plan will create a symbiotic relationship that enhances this area of Rio Rancho and may become an attraction for many residents.

## 10. ECONOMIC DEVELOPMENT PRINCIPLE

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

- Enhance the tax base; and
- Improve the quality of life.

Redevelopment and infill projects are encouraged. By providing residential infill development near Southern Boulevard and Highway 528, La Rambla de Rio Rancho (“Rambla”) residents will help serve the planned commercial retail centers. Retailers look for the number of roof tops within a given radius of new planned commercial areas; by providing additional residential development, new retailers can capture a greater market share. Additionally, by providing those additional rooftops and redeveloping a neglected property in a key location, this development should enhance the tax base and improve the quality of life for residents in the surrounding area.

## E. INFRASTRUCTURE

### 1. DRAINAGE

Hydrologic modeling for the development of this drainage plan was performed using the Arid Lands Hydrologic Model, AHYMO-S4 (2018), in accordance with the City of Rio Rancho Development Process Manual (DPM) Section 2.2. The 100-year 24-hour design storm event was used for the analysis and calculations. In general, the intent of the developed conditions is to adhere to the existing site conditions using detention ponds to reduce flow rates to match existing. The Applicant is aware of existing downstream capacity constraints in the area and will continue to coordinate with SSCAFCA to minimize the Master Plan's storm water drainage impact on downstream facilities. A more detailed drainage analysis shall be provided in the future prior to development, as required by the City of Rio Rancho, where the storm water mitigation improvements will be specified.

#### **West Nine**

Historically, the West Nine drainage area, formally known as Tract A and B of Chamisa Hills Country Club West, contains four general drainage subbasins. These subbasins are shown in the West Nine Drainage Plan as subbasins E1 – E4. Subbasin E1 generally drains north to south from the existing ponds south of West Island Loop towards the East Black Arroyo owned by SSCAFCA. Based on existing conditions and land types, the subbasin generates 77.5 cfs in the 100-year 24-hour storm event which is conveyed via surface drainage to the channel. Subbasin E2 contains the land directly east of Subbasin E1, including a portion of Tract A and all of Tract B. This subbasin generates approximately 106.7 cfs that does not drain to the SSCAFCA channel, and instead appears to be retained at the southeast corner of the property. Subbasin E3, formally known as Country Club Hills, is a developed residential subdivision estimated to generate approximately 94 cfs. The runoff surface flows to the southwest corner of the subdivision where it is routed through a storm drain and discharges at the SSCAFCA arroyo. This storm drain will need to be rerouted upon development. Subbasin E4 contains the remaining portion of Tract A including the existing ponds and residential lots. In addition, the subbasin receives offsite flows from surrounding residential development as shown in the West Nine Drainage Plan. This subbasin generates approximately 209 cfs and the entire flows are retained within the existing ponds.

The proposed residential development will directly affect Subbasins E1 and E2. Subbasin P1 is comprised of E1 and E2. Subbasin characteristics and assumptions for the development can be found in the ensuing tables. Subbasin P1 generates a flow rate of 233 cfs. A detention pond is to be installed to reduce the flow rate to match existing discharge rate to the SSCAFCA channel. In addition, the flows from Subbasin E3 are to be routed through a storm drain directly to the SSCAFCA channel. While Subbasin E4 retains its own stormwater runoff, a flow path is to be established through the proposed development to minimize potential impacts in the case of overtopping of the Subbasin E4 ponds in storm events larger than the 100-year 24-hour design.

#### **East Nine**

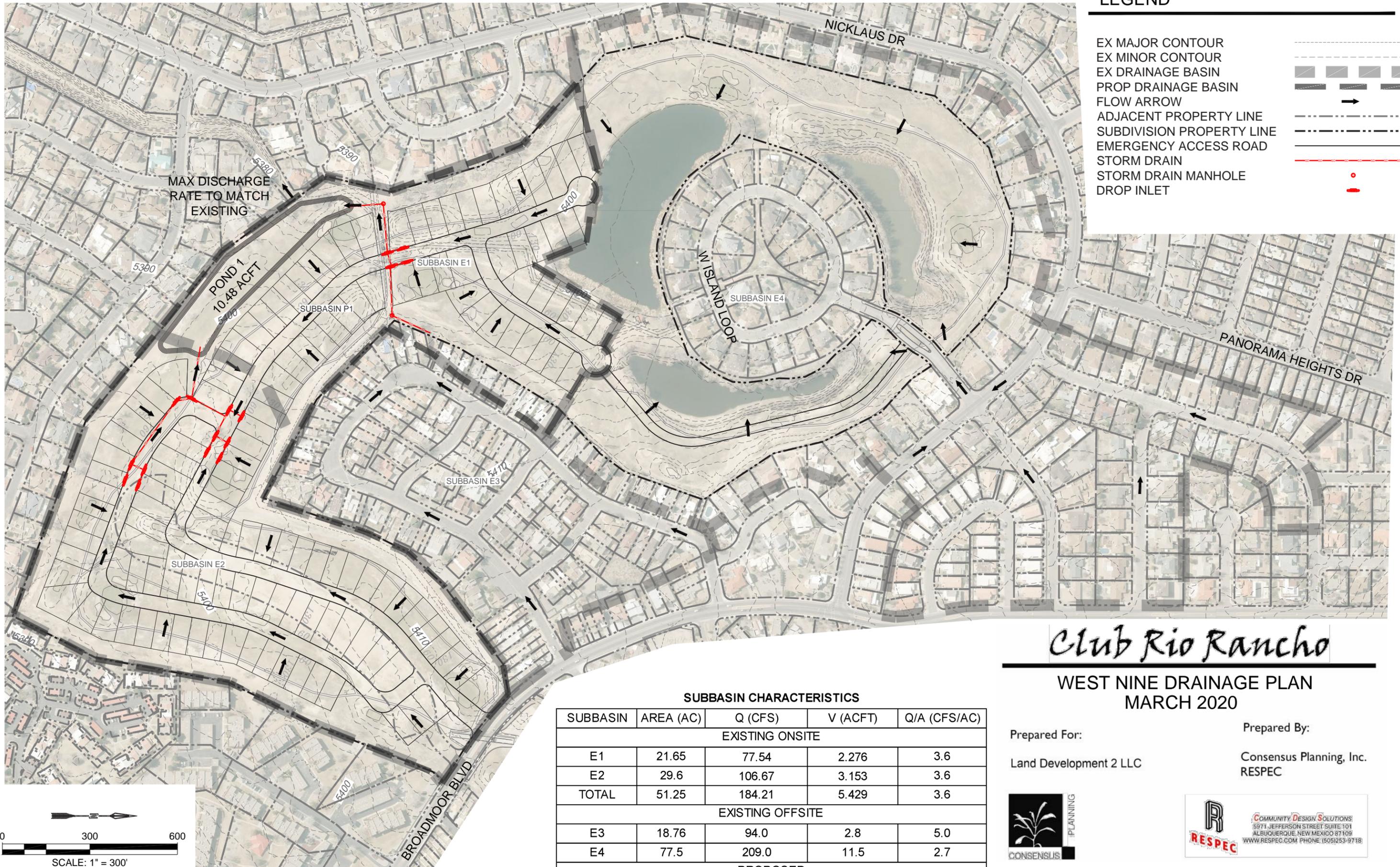
The East Nine drainage area is a portion of Chamisa Hills Country Club Par 3, containing approximately 17.5 acres. The site generally drains via sheet flow from northwest to southeast. The flows are divided into two existing subbasins, E1 and E2, generating approximately 46.4 and 18.6 cfs in the 100-year 24-hour storm event, respectively. E1 drains towards the back of the existing lots along St. Andrews Drive, where some of the flows appear to be retained and others discharge onto St. Andrews Drive via an earthen swale between two residential lots. Subbasin E2 appears to sheet flow into the remaining portion of the lot to the northeast. These subbasins are shown in the East Nine Drainage Plan.

The proposed residential development will create two subbasins, P1 and P2, generating approximately 72.8 and 4.7 cfs, respectively. Subbasin P1 will convey the developed flows to a detention pond to be located at the northeast corner of the site. This pond is to detain the flows such that the discharge onto the remaining portion of the lot match historic flow rates. In order to obtain the main access to the proposed residential development from St. Andrews Drive, the existing pond located at the southwest corner of the site will need to be modified to create enough space for the roadway improvements. It is anticipated that some of the previously detained flows in the pond will need to be discharged onto the roadway and accepted by the proposed development to be routed through the proposed pond at the northeast area of the site. A detention pond may be required for Subbasin P2. This pond is to detain the flows such that the discharge rate onto St. Andrews Drive matches existing conditions.

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# LEGEND

- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX DRAINAGE BASIN
- PROP DRAINAGE BASIN
- FLOW ARROW
- ADJACENT PROPERTY LINE
- SUBDIVISION PROPERTY LINE
- EMERGENCY ACCESS ROAD
- STORM DRAIN
- STORM DRAIN MANHOLE
- DROP INLET



## Club Rio Rancho

### WEST NINE DRAINAGE PLAN MARCH 2020

Prepared For:

Land Development 2 LLC

Prepared By:

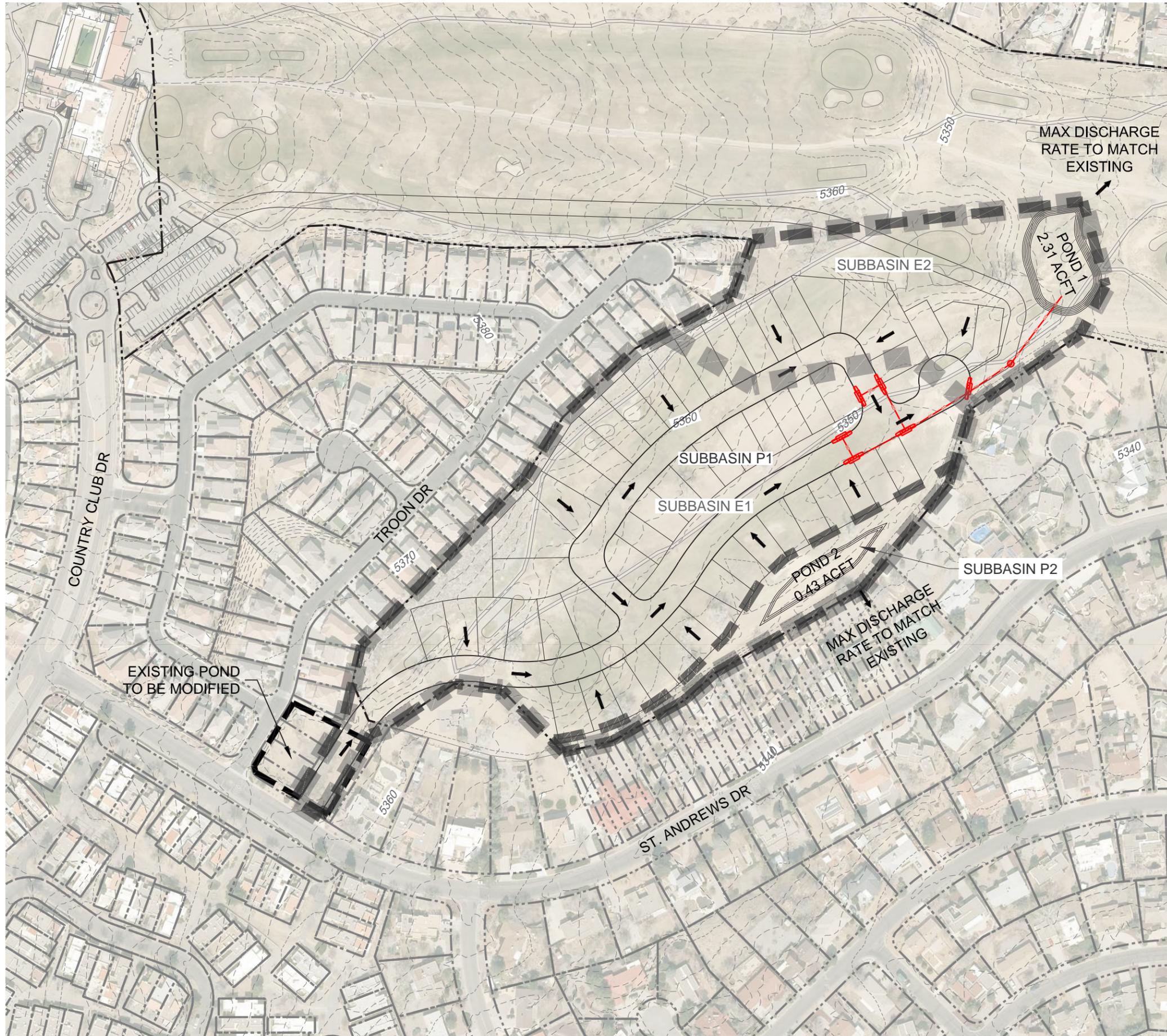
Consensus Planning, Inc.  
RESPEC



#### SUBBASIN CHARACTERISTICS

SUBBASIN	AREA (AC)	Q (CFS)	V (ACFT)	Q/A (CFS/AC)
EXISTING ONSITE				
E1	21.65	77.54	2.276	3.6
E2	29.6	106.67	3.153	3.6
TOTAL	51.25	184.21	5.429	3.6
EXISTING OFFSITE				
E3	18.76	94.0	2.8	5.0
E4	77.5	209.0	11.5	2.7
PROPOSED				
P1	52.25	233.03	9.35	4.5

Note: All ponds in the North Nine and West Nine Areas have been de-watered and closed.

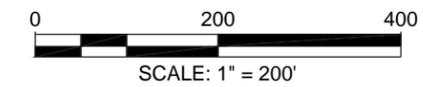


## LEGEND

- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX DRAINAGE BASIN
- PROP DRAINAGE BASIN
- FLOW ARROW
- ADJACENT PROPERTY LINE
- SUBDIVISION PROPERTY LINE
- EMERGENCY ACCESS ROAD
- STORM DRAIN
- STORM DRAIN MANHOLE
- DROP INLET

### SUBBASIN CHARACTERISTICS

SUBBASIN	AREA (AC)	Q (CFS)	V (ACFT)	Q/A (CFS/AC)
EXISTING				
E1	12.64	46.4	1.4	3.7
E2	4.89	18.6	0.5	3.8
TOTAL	17.53	65.0	1.9	3.7
PROPOSED				
P1	16.16	72.8	2.9	4.5
P2	1.37	4.7	0.1	3.4
TOTAL	17.53	77.5	3.1	4.4



# Club Rio Rancho

## EAST NINE DRAINAGE PLAN MARCH 2020

Prepared For:

Land Development 2 LLC

Prepared By:

Consensus Planning, Inc.  
RESPEC



## 2. UTILITIES

The Conceptual Utility Plans outline possible layouts and connection points for the proposed subdivision improvements. Based on preliminary discussions with the City of Rio Rancho Utilities Department, there appears to be sufficient capacity in the existing system to establish water and sanitary sewer services for the proposed development. A water availability statement is being processed and a water and sanitary sewer system model is being generated to establish the criteria needed for services to this development community. The applicant will continue coordination with the City of Rio Rancho Utilities Department to meet the criteria required by the system model and water availability statement. In addition, approval from the Fire Marshal's office will be required for the proposed development.

### **West Nine**

The West Nine development will require relocation of the existing non-potable waterline to accommodate for the proposed development layout. The Applicant has worked with NMED to successfully de-water and close the Class 1B Recycled Water Impounds (ponds) within the West Nine Area.

A sanitary sewer connection to the existing system can be made, which routes flows south through the existing system in Slice Court. The Country Club Hills Subdivision sanitary sewer line exits the subdivision at the southwest corner. This sanitary sewer line will need to be relocated upon development. The proposed potable waterline should connect to the existing 12" waterline on West Island Drive and complete a loop system with a connection to the existing 14" waterline on Broadmoor Blvd.

### **East Nine**

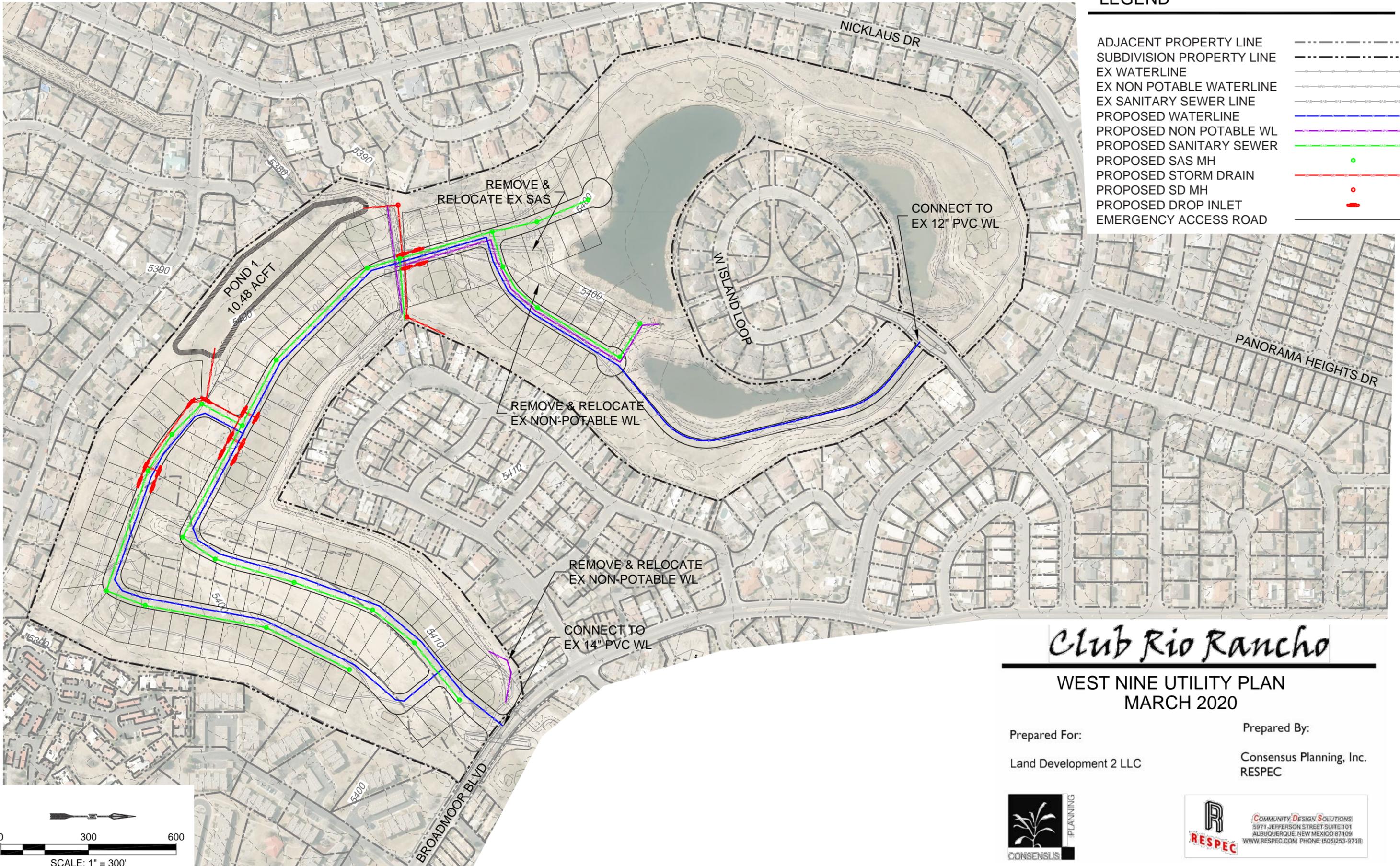
The East Nine development will also require relocation of non-potable waterline. The recycled water impounds on the East Nine may remain filled (pursuant to the NMED Discharge Permit 1629), or the Applicant may pursue an effort to de-water those ponds, depending on the future land uses applied to the easterly property.

Due to site grades, a gravity sanitary sewer connection appears to be infeasible, but a connection to St. Andrews Drive may be possible with a pressurized system. For a connection with a gravity system, the sanitary sewer line will need to be extended to the northeast then routed to the east along the southern property line of the property and connected to the existing sanitary sewer system in Eastlake Drive. A waterline connection can be made to the existing 16" waterline on St. Andrews Drive.

### **North Nine**

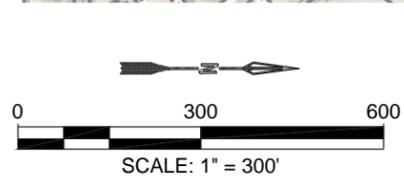
Like the West Nine, the Applicant has worked in conjunction with NMED to successfully de-water and close all the Class 1B Recycled Water Impounds (ponds) located within the North Nine area. Since no development is proposed to occur within the North Nine area, no new water or sanitary sewer lines are proposed within this area.

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### LEGEND

ADJACENT PROPERTY LINE	---
SUBDIVISION PROPERTY LINE	- - - - -
EX WATERLINE	— — — — —
EX NON POTABLE WATERLINE	— — — — —
EX SANITARY SEWER LINE	— — — — —
PROPOSED WATERLINE	— — — — —
PROPOSED NON POTABLE WL	— — — — —
PROPOSED SANITARY SEWER	— — — — —
PROPOSED SAS MH	●
PROPOSED STORM DRAIN	— — — — —
PROPOSED SD MH	●
PROPOSED DROP INLET	●
EMERGENCY ACCESS ROAD	— — — — —



# Club Rio Rancho

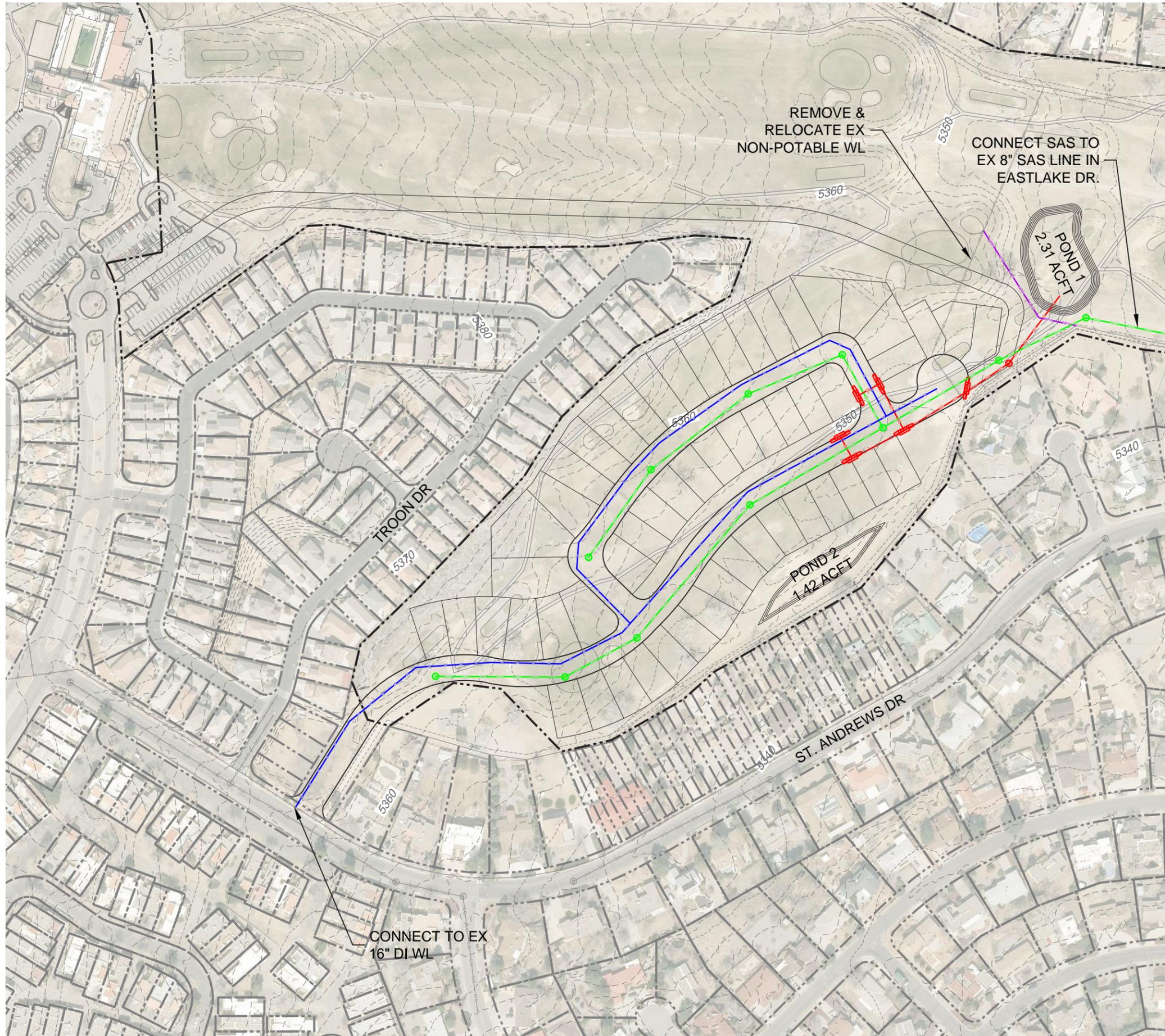
## WEST NINE UTILITY PLAN MARCH 2020

Prepared For:  
Land Development 2 LLC

Prepared By:  
Consensus Planning, Inc.  
RESPEC

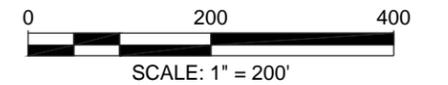


Note: All ponds in the North Nine and West Nine Areas have been de-watered and closed.



## LEGEND

ADJACENT PROPERTY LINE	---
SUBDIVISION PROPERTY LINE	----
EX WATERLINE	—○—○—○—○—
EX NON POTABLE WATERLINE	—○—○—○—○—
EX SANITARY SEWER LINE	—○—○—○—○—
PROPOSED WATERLINE	—■—■—■—■—
PROPOSED NON POTABLE WL	—■—■—■—■—
PROPOSED SANITARY SEWER	—■—■—■—■—
PROPOSED SAS MH	●
PROPOSED STORM DRAIN	—■—■—■—■—
PROPOSED SD MH	●
PROPOSED DROP INLET	■
EMERGENCY ACCESS ROAD	—■—■—■—■—



# Club Rio Rancho

## EAST NINE UTILITY PLAN MARCH 2020

Prepared For:  
Land Development 2 LLC

Prepared By:  
Consensus Planning, Inc.  
RESPEC



## F. TRANSPORTATION ANALYSIS

The West Nine residential development will access from Broadmoor Boulevard with emergency access from West Island Drive. The East Nine residential development will access from St Andrews Drive SE with emergency access from Country Club Drive SE (See Figure 8 below).

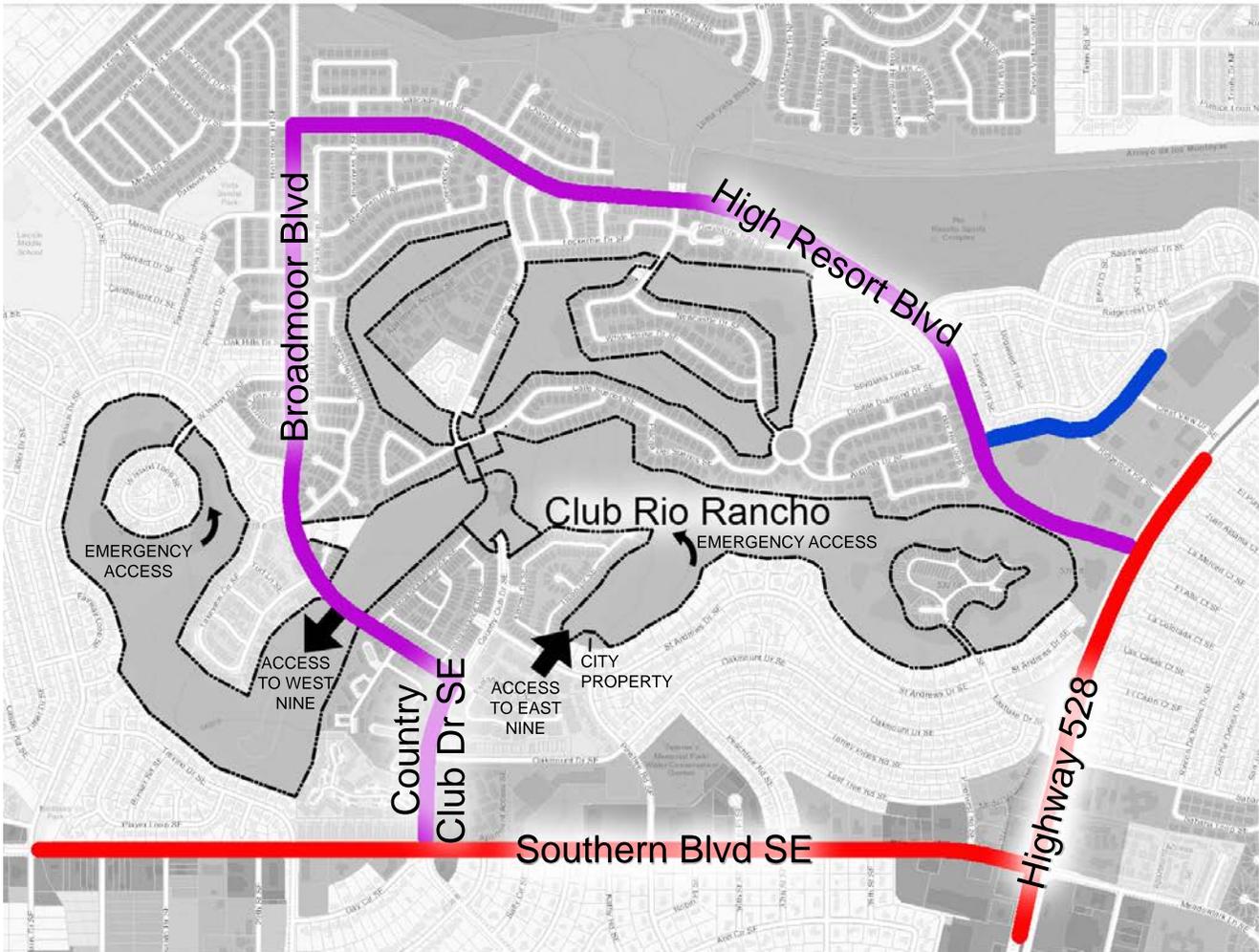


FIGURE 8: SITE ACCESS AND STREET CLASSIFICATIONS

### Street Classifications Legend

- █ Principal Arterial
- █ Minor Arterial
- █ Major Arterial

Source: MRCOG Functional Classification Map

# La Rambla de Rio Rancho

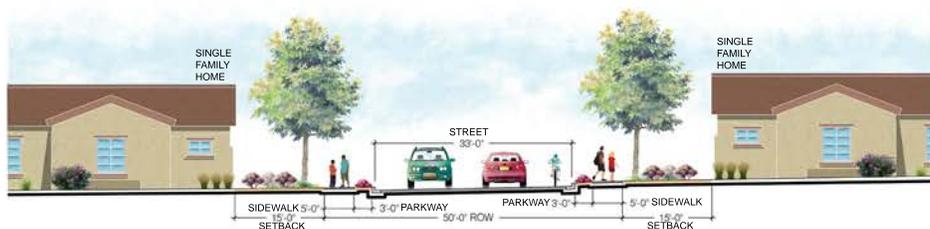
In order to provide the proposed access to the East Nine from St. Andrews Drive, this Master Plan proposes use of a city-owned parcel located near the corner of St. Andrews Drive and Troon Drive SE. This parcel is currently serving a stormwater drainage ponding function and will need to be modified to accommodate the required roadway. If this Master Plan is approved, future coordination with the City of Rio Rancho regarding the appraisal, land acquisition, and additional platting or granting of easements or right-of-way to utilize this parcel will be required.

Internal pedestrian circulation will be provided by sidewalks and trails along the interior roadways and recreation and open space easements to the residential neighborhoods. All internal roadways shall comply with City of Rio Rancho standards including width, sidewalks, signage, lighting, etc. and their final location will be as generally described in this Master Plan and finalized during future platting actions. A typical cross section of the local residential streets within La Rambla de Rio Rancho (“Rambla”) is provided below (Figure 9).

Each subdivision entrance in La Rambla de Rio Rancho (“Rambla”), and intersections within the development, will comply with AASHTO sight distance standards. By including Tract B, Chamisa Hills Country Club West within this Master Plan, coordinated access to Broadmoor Boulevard can be provided in a single location that will reduce vehicular conflicts that could occur without the cooperation of the two property owners.

Figure 10, on the next page, identifies the current traffic counts for the streets surrounding La Rambla de Rio Rancho (“Rambla”). The most recently reported daily traffic volumes from MRCOG from 2017 on Country Club Drive and Broadmoor Boulevard are 11,416 and 7,785, respectively. The combined total trips on these roads are 19,201. An initial trip generation review was completed by Timothy Simmons for the proposed 195 residential lots (140 in the West Nine and 55 in the East Nine), and it is estimated to generate an average of 1,841 daily trips that would be distributed to the north and south along Country Club and Broadmoor. This represents less than 10% of the combined daily traffic volumes on Country Club and Broadmoor, which are currently below capacity, thus no significant traffic impacts are anticipated.

A full traffic impact analysis is required for the future development of La Rambla de Rio Rancho (“Rambla”) and will be provided prior to approval of any preliminary plat within the designated residential areas. Preliminary plat submittals will include traffic control signs, signals, pedestrian safety measures, streetlights, intersections, cul-de-sacs, curves in the roadway, and street widths.



○ STANDARD ROADWAY SECTION

FIGURE 9: STANDARD STREET CROSS SECTION

# La Rambla de Rio Rancho



FIGURE 10: TRAFFIC COUNTS FOR MAJOR STREETS AROUND CLUB RIO RANCHO

### Traffic Counts = 2018

- = >50,000
- = 30,000 - 39,999
- = 20,000 - 29,999
- = 10,000 - 19,999
- = <10,000

Source: MRCOG Traffic Counts Map

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## G. IMPLEMENTATION

The implementation of the La Rambla de Rio Rancho (“Rambla”) Master Plan shall occur at the time of platting for each identified residential subdivision.

1. All land use decisions shall follow the adopted La Rambla de Rio Rancho (“Rambla”) Master Plan in accordance with City Development Services Department approval; this includes zone map amendments, platting, and right-of-way acquisition.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Public Works and Utilities Departments, Public Safety, PNM, and any other established entities working with the City of Rio Rancho.
3. All developments should provide convenient pedestrian circulation through and between parcels, and to recreation and open space corridors. Safe, convenient and pleasant pedestrian circulation may be accomplished with sidewalks and multi-use paths.
4. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and other landscaped areas will meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.
5. Recreation and open space areas and linear walkways shall be developed and a portion of which shall count towards the park requirements established by the City of Rio Rancho. The open space areas will be developed at an equivalent or greater rate than residential structures in accordance with the adopted zoning ordinance.
6. Design Guidelines for each residential subdivision may be incorporated into the CC&Rs for the residential area within La Rambla de Rio Rancho (“Rambla”).

### TIMING OF DEVELOPMENT

It is anticipated the each of the two residential areas proposed within this Master Plan will be submitted separately for preliminary and final plat approvals with development of both occurring between 0 and 6 years from adoption of this Master Plan.

The commercial portion of the Master Plan is anticipated to take longer to program with development between 0 and 12 years after adoption of this Master Plan.

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## APPENDIX A: ZONE MAP AMENDMENT 18-06 O-4



### CITY OF RIO RANCHO ORDINANCE

ORDINANCE NO. 4

ENACTMENT NO. 18-06

**AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR APPROXIMATELY 263 ACRES OF PROPERTY COMMONLY KNOWN AS THE 'GOLF COURSE' FROM SPECIAL USE FOR GOLF COURSE TO SPECIAL USE FOR PLANNED RESIDENTIAL DEVELOPMENT (SU for PRD); IDENTIFYING CONDITIONS FOR DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning designation on the subject property has been submitted to the City of Rio Rancho, and assigned City Case No. 17-100-00012; and,

**WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 14, 2017, which was postponed until January 9, 2018 and February 13, 2018, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

**WHEREAS:** the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, including specific findings related to the affected property, and the Board has further determined inclusion of all land known as the Rio Rancho Country Club (RRCC) to be included in this zone map amendment as necessary to provide for the most beneficial and effective redevelopment of the RRCC; and,

**WHEREAS:** in accordance with procedures set for in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, a public hearing on the proposed zoning district and Official Zone Map changes hereinafter described was duly advertised and held by the Governing Body of the City of Rio Rancho on March 28, 2018, and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

**WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

**Section 1. Rezoning of Property and Change in Land Use:**

- A.** The City of Rio Rancho Comprehensive Plan, November 2010, Map L-2: Generalized Land Use (GLUM) Amended January 27, 2016, is hereby amended by changing the Land Use designation of portions of the land known as the "RRCC Golf Course" from "Park, Open Space, Drainage" to "Low/Medium Density Residential" and "Commercial" as graphically identified on Exhibit A.

- B. The City of Rio Rancho Zoning Map is hereby amended by changing the zoning designation of the land identified graphically on Exhibit A from Special Use for Golf Course to Special Use for Planned Residential Development (SU-PRD). The SU for PRD provides flexibility in the planning and development of projects by allowing the combination of uses in accordance with an accompanying approved master plan.
- C. The Planning and Zoning Board is authorized to make minor adjustments (under 2 acres or less) to the boundaries illustrated in Exhibit A, for the purpose of determining and assigning the actual boundary based on a surveyed or platted subdivision which will formalize the actual zoning boundary.

**Section 2. Land Uses and Zoning: SU-PRD** is providing an environment within the layout of a defunct golf course to contribute to the natural amenities and to encourage preservation of open space while allowing for efficient arrangement of land uses. Dedicated open space should be used, to the extent possible, to buffer existing residential from proposed residential developments. Additionally, open space areas are encouraged to be used as a means of pedestrian activity and connectivity. Existing and proposed residential developments are encouraged to have equal access to open space and recreational opportunities. Open space, park, and recreation requirements should be spread throughout a development and connected with multiuse trails. The properties identified on Exhibit A are the approximate boundaries for the land uses/zoning designations listed below:

- A. **Commercial:** Approximately 6 acres of permissive and conditional commercial land uses, with development requirements as regulated in the City's C-1: Retail Commercial section of the code except as listed herein.
- B. **Single-Family Residential:** Approximately 62 acres of permissive and conditional land uses (not including Chamisa Hills Country Club West, Tract B and other lands identified in Section 5B, below), lot width, size and development requirements as regulated in the City's R-2: Single-Family Residential section of the code except for any lot within 100 feet of an existing residential development, shall meet the following:
  - 1. **Lot width:** Lot width shall be a minimum of the width of the abutting existing residential lot zoning requirement or R-2 whichever is greater.
  - 2. **Building Height:** Structures on such lots shall not exceed 20 feet and one story.
- C. **Recreation and Open:** Approximately 195 acres of permissive and conditional land uses, with development requirements as regulated in the City's PR: Parks and Recreation District section of the code, with exceptions and allowances as follows:
  - 1. **Additions to Permissive Uses:** Golf Courses including incidental supporting uses and structures which shall include club houses, maintenance facilities, pools, tennis courts, providing these areas do not exceed 5% of the golf course use land/ground area; and,
  - 2. Permissive uses identified and permitted in the City's OS: Open Space District.

**Section 3. Development Standards and Design:**

**A. Access:**

- 1. A Traffic Impact Analysis will be required for all new development.
- 2. Access via City property is not guaranteed and may require land acquisition, and additional platting or granting of easements and right-of-way.
- 3. Conversion of land uses as identified in this ordinance does not guarantee direct access off of Broadmoor Boulevard and development may require shared access with the property owners of CHCCW, Tract B, or other points of access to the established road network.

- B. Buffers:** There shall be an average of 35 foot wide buffer with a minimum of a 20 foot buffer between existing residential property lines and any new residential and non-residential development. The buffer shall be maintained by the new subdivisions and recorded as a public access easement for pedestrians and golf carts on the plat and the maintenance obligation of the buffer shall be in the Declaration of Covenants Conditions and Restrictions, which document must be recorded in the office of the Sandoval County Clerk as a condition of plat approval.
1. These buffers shall include:
    - a. Low water usage "native" vegetative plantings including trees
    - b. 8 foot asphalt trail for pedestrian and golf cart access
    - c. Park benches
    - d. Buffer trees
  2. Exceptions to buffers:
    - a. Development within non-residential areas shall be allowed to maintain existing parking within the required 20 foot buffer area.
- C. Landscaping:** A tree inventory will need to be conducted and submitted with the preliminary plat. Existing trees should be preserved and maintained wherever possible and any tree removal requires submittal and acceptance of a certified arborist report.

#### Section 4. Implementation and Process:

- A.** Prior to any development, with the exception of "redevelopment" or reconstruction of a golf course, or within 2 years of zoning approval, whichever comes first, a final master plan shall be submitted for Planning and Zoning Board approval, and shall include but not be limited to:
1. Application and fee.
  2. Name of the proposed development, name or names of the developers, name of the owner, architect, landscape architect, surveyor, engineer and/or land planner.
  3. Location map, showing the relationship of the proposed development to the existing and any proposed streets, and any other property owned by the land developer in that vicinity.
  4. Survey of the parcel showing boundaries, total acreage, parcel numbers, legal description and all encumbrances such as easements, right-of-ways, etc. Maximum number of unit's in each area, i.e. north, east and west areas.
  5. Site data including parcel size, current zoning and generalized land use designation, lands to be dedicated to public use, proposed easements, right-of-ways.
  6. Existing site characteristics including general information on site conditions and characteristics including adjacent developments, major trees, existing utilities, swales, bodies of water, flood zoned, topography, soils types and areas of critical concern. Note any variances or conditional use permits that have been granted for this site.
  7. Proposed plan illustrating streets, lots, and other features such as common areas, retention areas, parks, etc. Street layouts shall indicate the type of street and proposed right-of-ways. Lot layouts shall identify the proposed number of lots and proposed lot sizes.
  8. The general layout of water, sewer and storm water systems including connections.
  9. Proposed phasing, if any, with projected build-out date.
  10. Development plans showing access and buffer areas (both external and internal) to the development and how pedestrian and other non-motoring travel will be safely integrated.
  11. Tabulations of acreage devoted to each use and total gross acreage of the project.

12. Documentation as to the impact of the proposed development on the levels of service for roads, potable water, sanitary sewer, solid waste drainage, parks and any other services.
13. In addition to the above, the Planning and Zoning Board may require additional material such as plans, maps, studies and reports which may be needed in order to make the necessary findings and determinations that the project is in compliance with the applicable guidelines of the Comprehensive Plan and these guidelines.
14. Transportation plan, including layout of roads, bikeways, pedestrian ways and typical cross sections, and traffic circulation plan;
15. Utility service plan;
16. Landscaping plan;
17. Recreation concept plan, parks, trails and open spaces;
18. Any trails shall provide for connection to the City's existing trail network where possible and have a stabilized surface (asphalt preferable) a minimum of 8 feet in width to allow for golf carts, non-motorized vehicles and pedestrians to be on the trail together;
19. Substance of covenants, grants, easements, dedications, or major restrictions; and,
20. Alternate plans for open space and recreation areas if golf course redevelopment or reconstruction does not commence within 18 months of the date of this ordinance.

Any major or substantial change in the approved master plan, which affects the intent and character of the development, land use pattern, and location or dimensions of major streets shall be reviewed and approved by the Planning and Zoning Board. Minor changes which do not affect the intent or character of the development may be approved administratively.

- B. Following approval of the Final Master Plan, the subdivision of land within the project boundary shall be subject to Rio Rancho Subdivision regulations.
- C. Supplemental site plans for commercial development may be approved administratively through the building permit process.

### **Section 5. Other Requirements and Restrictions:**

- A. Notification fees:
  - a. The fees and costs associated with legally required notification for Zone Map Amendments, Master plan approvals, site plans approvals and variances or conditional uses will be paid by the applicant before any approval becomes effective.
- B. The following lands are not to be considered part of this ordinance:
  - a. Rio Rancho Golf Course and Country Club, Lot 1.
  - b. Chamisa Hills Country Club- West, Tract B.
- C. The rate structure for reclaimed water Class 1B effluent that will be used for the watering of a golf course is authorized to be defined in development agreement.
- D. All common open space as well as public and recreational facilities including a golf course, shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures. Failure to construct in accordance with this schedule as required by this section 5(D), will void any master plan approval and further developments will require amendments to this master plan, this ordinance or both.
  - a. In order to maintain and operate this open space the land developer must establish and identify the owner, the association, or nonprofit corporation (or provide the maintenance agreement with a Land Conservation Easement entered into with a governmental agency, land trust, or nonprofit) prior to the sale of any lots.

# La Rambla de Rio Rancho

**Section 6. Severability Clause:**

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

**Section 7. Effective Date:**

This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 18<sup>TH</sup> DAY OF APRIL, 2018.

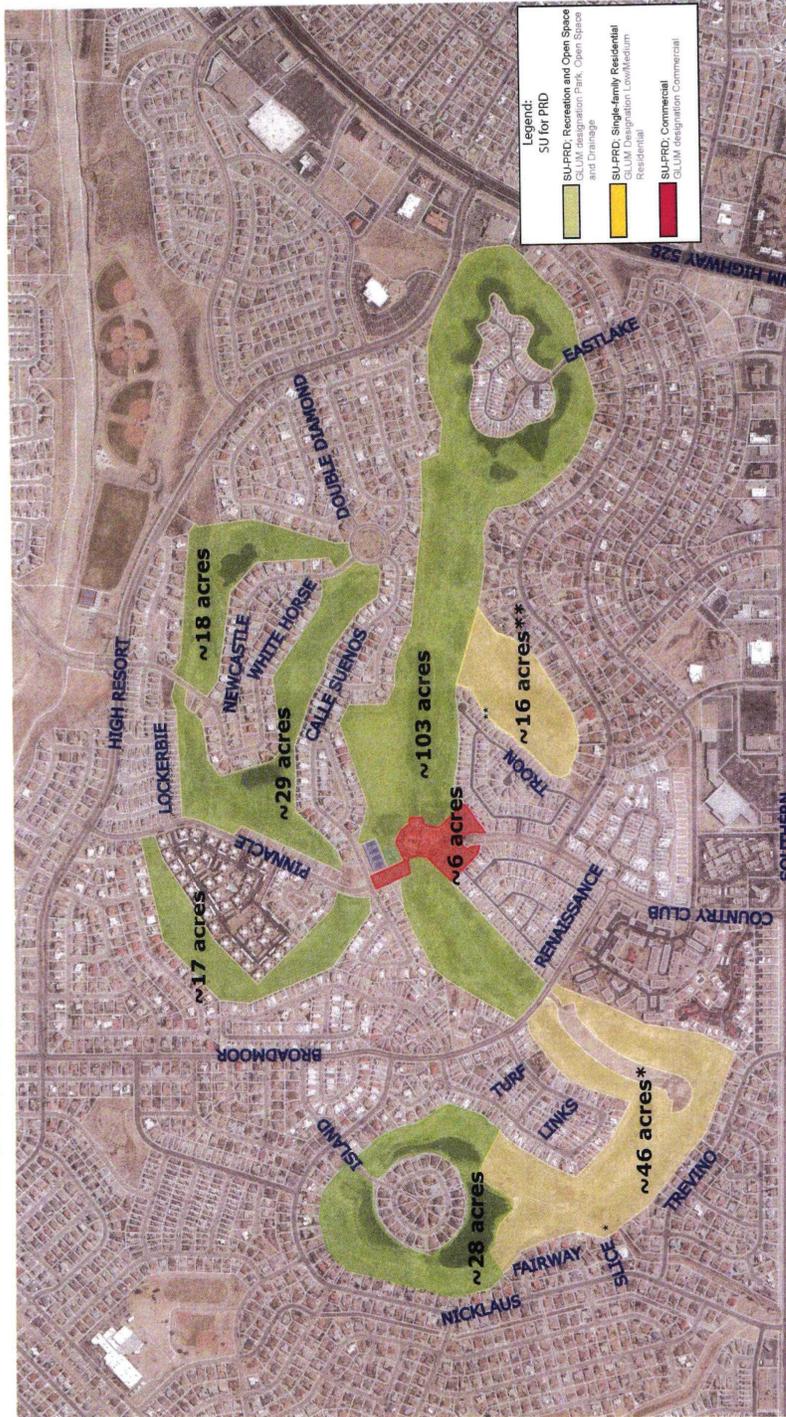
  
Greggory D. Hull, Mayor

ATTEST:

  
\_\_\_\_\_  
Stephen J. Ruger, City Clerk  
[SEAL]

# La Rambla de Rio Rancho

**EXHIBIT A**  
**RIO RANCHO COUNTRY CLUB AND "GOLF COURSE" GENERALIZED LAND USE MAP (GLUM) and ZONING MAP DESIGNATIONS**



\*Northern Boundary line is created by a straight line at the northern most point of PHW, Blk 1, Lot 39 to the pond following the southern most pond south boundary and creating a straight line with southeastern boundary of CCH, Blk 1, Lot 38A.  
 \*\* Northern Boundary line is created by a straight line from the western most point of CG, Blk 2, Lot 32 and the northern most point of Oak, Blk 7A, Lot 45.

## APPENDIX B: WEST CLUB RIO RANCHO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

### WEST CLUB RIO RANCHO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This "West Club Rio Rancho Declaration of Covenants, Conditions and Restrictions" ("Declaration") is made and entered into as of this \_\_\_ day of January 2019 ("Effective Date") by Land Development 2, LLC a New Mexico limited liability company ("Declarant").

#### STATEMENT OF INTENT

A. Declarant is the owner of a parcel of real property located in the City of Rio Rancho in Sandoval County, New Mexico, described in *Exhibit A* attached hereto (the "Land").

B. Declarant deems it desirable, and in the best interests of present and future owners, occupants, mortgagees and other persons now or hereafter at any time acquiring any interest in any portion of the Land, and those owners of properties delineated on *Exhibit B* to this Declaration, to establish this Declaration and provide for the creation after the expiration of Declarant's rights hereunder of an Association to enforce this Declaration and provide for the efficient operation, maintenance, improvement and repair of Common Areas and other matters benefiting the Land.

#### DECLARATIONS

NOW, THEREFORE, Declarant hereby declares that all and every portion of the Land is and shall be owned, held, leased, transferred, sold, conveyed, mortgaged, developed, used and occupied subject to the provisions of this Declaration, all of which are intended to and shall run with the land and be binding on all and every portion of the Land and all persons having or acquiring any right, title or interest therein of thereto, and shall inure to the benefit of Declarant, each Owner, and any mortgagees with a lien in an Owner's parcel. The Declaration also inures to the benefit of the properties that abut the exterior boundary of the Land and the properties delineated on *Exhibit B*. NO OTHER REAL PROPERTY IS SUBJECT TO OR COVERED BY THIS DECLARATION.

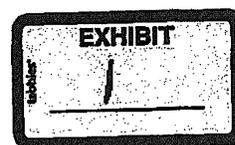
#### ARTICLE 1 DEFINITIONS

1.1 Declarant. "Declarant" shall mean the original Declarant named herein (Land Development 2, LLC a New Mexico limited liability company) or any other Owner to which all rights of Declarant may be expressly assigned by means of an instrument recorded in the official records of the City of Rio Rancho in Sandoval County, New Mexico, and, following the transfer of Declarant's rights hereunder, shall mean the Association, except as otherwise expressly provided.

1.2. Declaration. "Declaration" shall mean this instrument as amended from time to time.

1.3. City. "City" shall mean the City of Rio Rancho, located in Sandoval County, New Mexico.

1.4. Open Space Common Area. "Open Space Common Area" shall mean all open space areas and Improvements within the exterior boundaries of the Land. This term includes but is not limited to all landscaping, trails, sidewalks, refuse containers, benches, etc., any Tract that is owned by the Declarant or Association, and the Setback Area.



1.5. Effective Date. "Effective Date" shall have the meaning set forth in the first paragraph of this Declaration.

1.6. Land. "Land" shall mean the real property identified on *Exhibit A*.

1.7. Shared Expenses. "Shared Expenses" shall mean the sum of (i) all costs and expenses paid or incurred by Declarant or the Association for maintaining, operating, repairing, replacing or insuring the Open Space Common Area, (ii) Taxes, (iii) all costs and expenses for altering, improving or otherwise changing the Open Space Common Area to conform with requirements of law, to enhance the attractiveness or utility of or reduce the costs of operating or maintaining the Open Space Common Area and (iv) reasonable reserves for any of the foregoing purposes. In addition, if Declarant enters into a management contract with an unaffiliated third party to maintain, operate, repair and replace the Open Space Common Area, the Shared Expenses shall include a reasonable management fee for such services.

1.8. Taxes. "Taxes" shall mean any tax, charge or imposition levied, assessed or imposed by any governmental authority upon any portion of the Open Space Common Area or the maintenance, operation, repair, replacement or use thereof or upon the Shared Expenses, including without limitation any real or personal property tax, or other governmental taxes.

1.9. Association. "Association" means the organization formed pursuant to Article 4.2 below.

1.10 Owner. "Owner" means persons who acquire an ownership interest in the Land or any portion thereof, whether by deed or real estate contract.

1.11 Setback Area. "Setback Area" means the area that is a minimum distance of 65 feet between the property lines of platted subdivision lots on the Land and the existing residential property lines that abut the exterior boundary of the Land.

## ARTICLE 2 EASEMENTS

2.1. General Easements for Access and Emergency Vehicles. Each Owner hereby grants and conveys to Declarant and the other Owners for the use of Declarant, such Owners and their Permittees perpetual, non-exclusive easements for access, ingress, egress, passage and parking of non-motorized vehicle upon, over and across all parking and driveway areas depicted on the land use plan approved by the City.

2.2. Easement for Utility Lines. Each Owner hereby grants and conveys to Declarant and other Owners a perpetual, non-exclusive easement upon, over, under and across the Open Space Common Area located on the grantor's Tract for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation and removal of utility lines including but not limited to sanitary sewers, storm drains, storm drain ponds, water (fire and domestic), gas, electrical, telephone and communication lines.

2.3 Easement for Storm Drainage. Each Owner hereby grants and conveys to Declarant and each Owner of an adjacent Tract the perpetual right and easement to discharge surface storm drainage and other runoff from the grantee's Tract over, upon and across the Open Space Common Area.

## ARTICLE 3 SUBDIVISION AND OPEN SPACE COMMON AREA REQUIREMENTS

The provisions below are perpetual and shall run with the Land for the benefit of the properties that abut the exterior boundary of the Land and the properties delineated in *Exhibit B*.

3.1 The setback for all residential development built on the Land shall be a minimum distance of 65 feet between the property line of the new residential development and the existing residential property lines that abut the exterior boundary of the Land, which is referred to in this Declaration as the Setback Area.

3.2 The density of houses built on the Land shall not exceed the density allowed under the R-1 zoning requirements of the City.

3.3 The Declarant and the Association shall require that native vegetation and other improvements within the Setback Area are consistent with the applicable City ordinances.

3.4 No streets within the Setback Area are allowed. Except as specifically provided in this Article 3, no motorized traffic is allowed within the Setback Area.

3.5 No "sod/grass" is allowed in the Setback Area. Areas for storm drainage ponding shall comply with SSCAFCA requirements.

3.6 Only single-story houses are allowed on the Land on lots or tracts adjacent to the Setback Area. The building height for the one story houses built adjacent to the Setback Area shall not exceed twenty (20) feet.

3.7 Access to the Land is limited to a single access road off Broadmoor; provided an emergency access road that only connects to the West Island Loop Road is allowed, if required by the City.

3.8 Street lights installed on the Land shall comply with City Municipal Code.

3.9 Declarant and its contractors shall follow and comply all the City, State and Federal SWPPP regulations including the installation of "Sand" fencing erected during the construction process to protect the landscaping of existing homes that abut the Land.

3.10 Restrictions within the Setback Area include:

1) Access wall "gates" from the houses built on the Land that border the Setback Area shall be no wider than 6'.

2) Declarant and the Association shall post and maintain signs in visible strategic locations that read "No motorized vehicles of any kind allowed in setback" (except for emergency vehicles and electric golf carts).

3) Paved trail/walking paths shall be within 20' of the perimeter property lines for houses built on the Land.

4) Declarant and the Association shall post and maintain signs in visible strategic locations that read "Setback space use is limited to new residential subdivision residents and WNNA residents only" (except for emergency personnel, City personnel, maintenance crews, and utility companies).

5) The Declarant and the Association are responsible for regular quarterly maintenance (trash removal, vegetation maintenance, trail maintenance, etc.) of the Setback Area.

6) Vegetation within the Setback Area must be low water usage native vegetation and shall not include any grass turf.

7) Only pitched or flat roof styles are allowed on houses built on the Land.

**3.11 Compliance with Law.** All construction activities within the Setback Area shall be performed in compliance with this Declaration and all applicable federal, state, county or municipal laws, rules, regulations, orders and ordinances and directions of any public official having due authority.

**3.12** The burdens and benefits of the restrictions and covenants in Article 3 run with the land and are binding on Declarant, the Association, and their grantees, transferees, lessees, lenders, representatives, heirs, successors and assigns.

**3.13** Invalidation of any one restriction or covenant in Article 3 by judgment or court order shall in no way affect any other provision, which provisions shall remain in full force and effect.

**3.14** If an Article 3 violation occurs or is threatened, the Association, any Owner, or any property owner delineated on *Exhibit B*, may file an action at law or in equity against the person(s) violating, or attempting to violate, the restriction or covenant. If those who file the action prevail, they are entitled to recover reasonable attorney's fees and costs from the defendant(s).

**3.15** No delay or omission on the part of the Association, an Owner, or any property owner delineated on *Exhibit B* in exercising any right, power, or remedy herein provided for in the event of a breach of any Article 3 restriction or covenant shall be construed as a waiver thereof of acquiescence therein, and furthermore shall not be deemed a waiver of any subsequent breach or default.

**3.16** The laws of New Mexico govern the interpretation and performance under this Article 3.

## ARTICLE 4 THE ASSOCIATION

**4.1 Transfer of Declarant's Rights.** On such date as Declarant no longer owns any portion of the Land, or on any earlier date which Declarant may elect in its sole discretion (the "Transfer

Date”), all rights, powers, duties, and obligations of Declarant hereunder shall be transferred to the Association.

**4.2 Incorporation of Association.** On or prior to or at any time following the Transfer Date, Declarant or a majority of the Owners may cause the Association to be formed (and to be reformed or reinstated, if the legal existence of the Association at any time lapses or is terminated) as a New Mexico business corporation, limited liability company, or other type of legal entity. If the Association is not formed or its legal existence subsequently is terminated, the Association shall nevertheless exist as an unincorporated association under the laws of the State of New Mexico in accordance with and subject to the provisions of this Declaration.

## ARTICLE 5 MISCELLANEOUS PROVISIONS

**5.1 Miscellaneous Principles.** Whenever required by the context of this Declaration, (i) the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa and (ii) use of the words “including”, “such as”, or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as “without limitation”, or “but not limited to”, are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

**5.2 Severability.** Invalidation by judgment or order of any court of competent jurisdiction of any of the provisions contained in this Declaration or the application thereof to any person shall not affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

**5.3 Amendments; Benefit.** Except for the provisions contained in Article 3, this Declaration may be amended only by a written instrument signed by Declarant or, following the Transfer Date, by a majority of the Owners, and any amendment shall be effective only when recorded.

**5.4 Governing Law.** This Declaration shall be construed in accordance with and governed by the laws of the State of New Mexico. The parties agree that venue for any proceedings shall be in Sandoval County, New Mexico.

**5.5 No Waiver.** The failure of the Association, an Owner, or any property owner delineated on **Exhibit B** to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any legal or equitable rights or remedies which the Association, an Owner, or any property owner delineated on **Exhibit B** may have hereunder and shall not be deemed a waiver of any subsequent breach or default.

**5.6 Attorney's Fees.** If any litigation, administrative proceeding or arbitration be commenced concerning this Declaration, or the rights and duties of any party under this Declaration, the party prevailing in such proceeding, shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorneys' fees, expert witness fees, litigation related expenses, and court costs in such proceeding.

**5.7 Limitation of Liability.** No officers, directors, shareholders, members, general or limited partners, trustees or beneficiaries, employees or agents of any Owner, including Declarant, shall be liable for any breach or default by such Owner under any of the terms, covenants, conditions

and provisions of this Declaration. Any Non-Defaulting Owner who seeks to recover damages or exercise other remedies against a Defaulting Owner, including Declarant, shall have recourse solely against the interest of the Defaulting Owner, its successors and assigns; provided, however, the foregoing shall not in any way impair, limit or prejudice the right of any Owner to pursue equitable relief or to recover losses suffered on account of another Owner not fulfilling its obligations

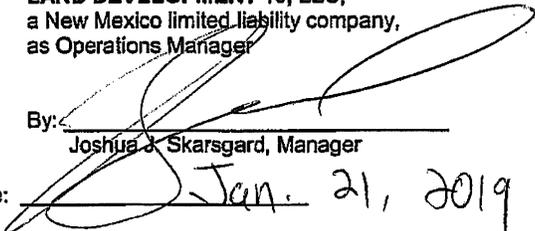
**5.8 Term.** This Declaration shall be effective as of the Effective Date and shall continue in full force and effect until midnight on the last day of the fiftieth (50th) complete calendar year following the Effective Date, at which time all provisions hereof shall lapse, except that the covenants and restrictions referred to in ARTICLE 3 hereof shall continue in force and effect perpetually; provided that this Declaration may be continued indefinitely for successive ten (10) year periods by a Supplemental Declaration executed, acknowledged and recorded by a majority of the Owners no earlier than one (1) year nor later than ninety (90) days prior to the then current expiration date. Upon termination of this Declaration, all rights and privileges derived from and all duties and obligations created and imposed by the provisions of this Declaration, except for ARTICLE 3 above, shall terminate and be of no further force or effect; provided, however, that the termination of this Declaration shall not limit or affect any right or remedy at law or in equity that an Owner may have against any other Owner with respect to any liability or obligation arising or to be performed under this Declaration prior to such termination. Notwithstanding anything herein to the contrary, should the zoning on the entirety of the Land (and not just a portion thereof) revert to SU-Golf Course, this Declaration shall terminate automatically.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the Effective Date.

**DECLARANT:**

**LAND DEVELOPMENT 2, LLC,**  
a New Mexico limited liability company,

By: **LAND DEVELOPMENT 10, LLC,**  
a New Mexico limited liability company,  
as Operations Manager

By:   
Joshua J. Skarsgard, Manager

Date: Jan. 21, 2019

**EXHIBIT A**

**LEGAL DESCRIPTION**

Tract A, CHAMISA HILLS COUNTRY CLUB-WEST, as the same is shown and designated on the plat entitled "SUMMARY PLAT OF TRACTS A AND B, CHAMISA HILLS COUNTRY CLUB-WEST, RIO RANCHO SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on November 13, 2002 in Volume 3, folio 2233-B, Rio Rancho Estates Plat Book 15, pages 20-24.

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APPENDIX C: CITY OF RIO RANCHO GOLF COURSE CHARRETTE  
REPORT