

CHAMISA HILLS MASTER PLAN



SEPTEMBER 2025

PREPARED BY:

PREPARED FOR:

ADOPTED 9.11.25



fbt | architects



Sage Land Solutions, LLC

Steve Chavez, RR MESA LLC







CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 47

ENACTMENT NO. 25-101

RESOLUTION ADOPTING THE CHAMISA HILLS MASTER PLAN

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

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

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, the Rio Rancho Comprehensive Plan; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Chamisa Hills Master Plan at their meeting held on April 8, 2025, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on September 11, 2025, reviewed the proposed Chamisa Hills Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the proposed Chamisa Hills Park Master Plan (planning area comprising approximately 256 acres), attached hereto.

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

Section 3. Effective Date. This Resolution shall become effective ten days after adoption.

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2 ADOPTED THIS 11TH DAY OF SEPTEMBER, 2025.

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Greggory D. Hull, Mayor

ATTEST:


Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 14

ENACTMENT NO. 25-19

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR APPROXIMATELY 256 ACRES OF PROPERTY COMMONLY KNOWN AS THE 'GOLF COURSE' FROM SPECIAL USE FOR PLANNED RESIDENTIAL DEVELOPMENT (SU for PRD) TO R-1: SINGLE FAMILY RESIDENTIAL, R-2: SINGLE FAMILY RESIDENTIAL, R-3: SINGLE FAMILY RESIDENTIAL, MUA: MIXED-USE ACTIVITY CENTER, NC: NEIGHBORHOOD COMMERCIAL, PR: PARKS AND RECREATION, AND OS: OPEN SPACE; 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 ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 24-100-00008; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Chamisa Hills Master Plan on September 11, 2025, with Resolution No. 47 Enactment No. 25-101; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on April 8, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, 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: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on May 8, 2025, and September 11, 2025, and the Governing Body heard

interested parties and citizens for and against the proposed amendments; and

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

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

Section 1. Rezoning of Property and Change in Land Use

- A. The City of Rio Rancho Zoning Map is hereby amended by changing the zoning designation of the land identified graphically on Attachment A from Special Use for Planned Residential Development (SU-PRD) to R-1, R-2, R-3, MUA, NC, PR, and OS, with an accompanying approved Master Plan.
- B. The Planning and Zoning Board is authorized to make minor adjustments (under 0.5 acres or less) to the boundaries illustrated in Attachment 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 Use and Zoning: 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. Open space, park, and recreation requirements should be spread throughout the development and connect with multiuse trails. The properties identified on Attachment A are the approximate boundaries for the land uses/zoning designations listed below:

- A. **R-1 Single-Family Residential:** Approximately 47 acres of permissive and conditional land uses, lot width, size, and development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) R-1 standards as of the effective date of this ordinance or as subsequently amended, with the following conditions and restrictions:
 - i. Structures shall be single-story and not exceed 20 feet in height
 - ii. There shall be a 65-foot separation buffer between property lines of the new and existing properties.
- B. **R-2 Single-Family Residential:** Approximately 42 acres of permissive and conditional land uses, lot width, size, and development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) R-2 standards as of the effective date of this ordinance or as subsequently amended, with the following conditions and restrictions:
 - i. In the Vida Moderna subdivision and Sierra Vista Subdivision, as identified on exhibit A, structures shall be single-story and not exceed 20 feet in height.
- C. **R-3 Single-Family Residential:** Approximately 15 acres of permissive and conditional land uses, lot width, size and development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) R-3 standards as of the effective date of this ordinance or as subsequently amended.
- D. **MUA Mixed Activity Center:** Approximately 18 acres of permissive and conditional

- land uses, lot width, size and development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) MUA: Mixed Use Activity Center standards as of the effective date of this ordinance or as subsequently amended.
- E. **NC Neighborhood Commercial:** Approximately 6 acres of permissive and conditional land uses lot width, size and development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) NC: Neighborhood Commercial standards as of the effective date of this ordinance or as subsequently amended and the following restrictions:
- i. Single-Story maximum height.
- F. **PR Parks and Recreation:** Approximately 12.4 acres of permissive and conditional land uses lot width, size and development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) PR: Parks and Recreation standards as of the effective date of this ordinance or as subsequently amended.
- G. **Open Space:** Approximately 115.6 acres of permissive and conditional land uses, with development requirements as regulated in Rio Rancho Code of Ordinances (R.O. 2003) OS: Open Space standards as of the effective date of this ordinance or as subsequently amended.

Section 3. Conditions, Development Standards/Regulations and Use of Property:

- A. The property identified in Section 1 above, is subject to all Land Use, Zoning, and Standards as specified below.
- B. **Density and Unit Counts:** Unit counts for Single-Family Housing shall adhere to the following maximum unit counts for each development area:
- i. West Nine (Luxe View Estates): 110 units
 - ii. East Nine
 - a. Sierra Vista: 38 units
 - b. Vida Moderna: 70 single-family units
 - c. Nueva Esperanza: 84 townhome units
- C. **Access:**
- i. A Traffic Impact Analysis will be required for all new development.
 - ii. Access via City property is not guaranteed and may require land acquisition, and additional platting or granting of easements and right-of-way.
 - iii. Conversion of land uses as identified in this ordinance does not guarantee direct access off 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.
- D. **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.
- E. **Signage:** Sign regulations shall be per the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 156.
- F. **Master Plan:** Design Standards and Development Guidelines not specifically mentioned in this Ordinance or Chapter 154 shall occur per the Chamisa Hills Master Plan including all Appendices, or amendment thereto, as adopted by the Governing Body, Resolution No. 47 Enactment No. 25-101.

Section 4. Other Requirements and Restrictions:

- A. Notification fees:
- i. 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:
- i. Rio Rancho Golf Course and Country Club, Lot 1.
 - ii. Chamisa Hills Country Club- West, Tract B.
- C. Class 1B effluent shall be used for the watering of the open space and parks.
- D. An Environmental Site Assessment shall be submitted prior to or in conjunction with Land Use Applications for all phases of the development.
- E. A Development Schedule shall be submitted to the City prior to any applications for development, which shall include:
- i. Phasing and timing of platting actions and infrastructure.
 - ii. Phasing and timing of subdivisions.
 - iii. Phasing and timing of the landscape development, rehabilitation, and revegetation of open spaces.
 - iv. Phasing and timing of parks.
- F. All open space 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 the property. Failure to construct in accordance with this Development Schedule as required by section 4 (E) and 4(F), will void any master plan approval and further developments will require amendments to this master plan, this ordinance or both.
- i. 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.
 - ii. The Landscape Development, Rehabilitation and Revegetation Plan ("LDRRP") of the open space areas shall be submitted with sufficient time for review and approval to achieve the LDRRP implementation established in this Section F. The LDRRP shall:
 - a. Address the current conditions and viability of the open space, to include seeding, plantings, and irrigation until natural vegetation is established; and
 - b. Outline implementation steps, including a scope of work, project schedule, site plan(s) and trail construction; and
 - c. Be submitted for review and approval no later than three (3) years from the date of adoption of this Ordinance.
 - iii. Implementation of the LDRRP, including the rehabilitation and revegetation of East View Heights, shall be completed prior to the issuance of a building permit for the 101st dwelling unit, a Certificate of Occupancy of 1,000 square feet of non-residential space, or a period of five-(5) years from the date of adoption of this Ordinance, whichever comes first within the entire master plan.
 - a. In the period prior to implementation and completion of the LDRRP, East View Heights and other areas shall be maintained in a manner (or per the standards set forth in the LDRRP) to meet or exceed the requirements of Chapter 91 of the City's code of ordinances and foster the implementation of the LDRRP.
 - iv. Trails must meet the minimum standards according to the Development

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PURPOSE OF THE DOCUMENT

The purpose of this Master Plan and accompanying 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 new development areas for housing and commercial land uses.” The Master Plan covers approximately 256 acres. The Master Plan and proposed zoning allows for approximately 104 acres of residential uses in accordance with the City of Rio Rancho’s R-1, R-2, and R-3 zones, which are designed to accommodate a range of new subdivisions to allow construction of single family detached homes and attached townhomes. Each of the residential tracts will include interior open space and open space buffers as shown on the Illustrative Master Plan. There is an 12.4-acre Park identified to provide public recreational opportunities for the area. The East View Heights open space tracts that will be owned and maintained by the Master HOA. Finally, the plan includes a new 18-acre town center that will accommodate a mix of mixed-use, restaurants, and retail at the center of the Master Plan (Adjacent to the new Park) and a smaller commercial/office center located off High Resort Boulevard.

This document also includes the following sections to ensure that the vision for the community is achieved and is done so to ensure protection of the public health safety and welfare of the City of Rio Rancho and its existing and future residents:

1. A landscape improvements plan that outlines the types and intent of the various open space areas with Chamisa Hills;
2. An overview of the engineering requirements to allow for the future development of the individual neighborhoods and non-residential development and identifies engineering steps needed for the successful redevelopment of the property;
3. An overview of the governance for the project ensuring that the interior open space and buffers, as well as the larger separate open space tracts are developed and maintained;
4. A zoning plan to implement the land use proposal; and
5. Design standards to ensure the quality of the built environment.
6. Community engagement provides an opportunity for collaboration with existing HOAs, residents, and developer.



EXECUTIVE SUMMARY



INTRODUCTION TO LOCATION

Chamisa Hills Master Plan (which is made up of lands associated with the former golf course, clubhouse, and associated amenities) is located at 500 Country Club Drive SE in the central part of the City of Rio Rancho. The property contains approximately 256 acres and includes 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 and central portion of the city, north of Southern Boulevard and west of NM Highway 528 (Figure 1).



FIGURE 1: SITE LOCATION

HISTORY OF THE PROJECT

The golf course shut down the North Nine in 2013 and eventually closed entirely in 2016. The property has been 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 former clubhouse property has been graded to be consistent with the surrounding topography.

As a part of the closure of the golf course, the ownership has closed and dewatered the former irrigation lakes associated with the operation of the course. The ownership has, and continues to work with the New Mexico Environment Department to close out the permits associated with these lakes ensuring that there are no remaining environmental issues.

The property owner purchased the property after the golf course closed. During a prior effort with a previous owner, 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 prior submittal of a Master Plan application (originally received by the City of Rio Rancho in late March of 2020) vested the zoning districts approved by the Governing Body on April 18, 2018. While that master plan application was denied, the submittal vested the zoning in accordance with the ordinance.

MASTER PLAN RECOMMENDATIONS

The Master Plan is designed to accommodate the following implementation steps:

1. Re-zoning of the property with a combination of Mixed Use Activity Center (MU-A), Open Space (OS), Single Family Residential (R-1), Single Family Residential (R-2), Residential Townhomes & Residential Multi-Family (R-3) and Neighborhood Commercial (NC);
2. Establish a framework for future governance of the property to ensure that the Master Plan is followed and that long term maintenance of common areas (within each neighborhood or commercial development) and other open space tracts in accordance with the landscape improvements plan;
3. Complete the release/closure of all NMED permits associated with the former golf course;
4. Dedication of the Neighborhood Park to the Master HOA;
5. Address a portion of the City's housing needs within a variety of small/pocket neighborhoods within the former golf fairways;
6. And create a community gathering place at the La Joya de Rio Rancho town center with restaurants, residential, and retail in a walkable, plaza-oriented environment with controlled access.
7. The Chamisa Hills Business Park will be governed by the rules and procedures of an Architectural Review Committee (ARC). The ARC will be established by the developer to be responsible for the enforcement of specific design standards as detailed in Section 6: Design Standards.

NEIGHBORHOOD ENGAGEMENT

Notably, the North Nine Neighborhood Association and The Islands at Rio Rancho have expressed their support through letters, highlighting our ongoing dialogue and the positive impact of our plans on their communities. Additionally, the West Nine Neighborhood Association has conveyed their support via email, further demonstrating the widespread approval of our development initiatives in conjunction with the Stonehenge Neighborhood Association, who have confirmed our engagement and communication throughout the master plan development process. This collective support and affirmation of communication/community engagement is a testament to the thorough and considerate planning we have undertaken, always keeping the community's best interests at the forefront.

In conjunction with maintaining active communication with the community, SSCAFCA (Southern Sandoval County Flood Control Authority, has confirmed our consistent communication and the diligence we have shown in developing a plan that truly benefits the community. Furthermore, the Rio Rancho Police Department has affirmed our collaborative efforts to ensure the safety and security of the area. These endorsements reflect our unwavering commitment to building a development that is not only beneficial but also deeply respectful of the community's values and needs.

On June 26, 2025, representatives from multiple homeowner associations and neighborhood groups convened for a stakeholder meeting regarding the Chamisa Hills Master Planned Community. The meeting was held at 6:00 p.m. at the Rio Rancho Chamber of Commerce, hosted by Steve Chavez and Jerome Gonzales. The purpose of the meeting was to facilitate open communication, address community concerns, and ensure alignment on development plans and neighborhood impacts.

In attendance were representatives from The Islands at Rio Rancho, North Nine Neighborhood Association, Stonehenge Estates HOA, The Fairways Condominiums, The Enclave at Rio Rancho HOA, West Nine Neighborhood Association, Country Club Villas HOA, Chamisa Greens, and Greystone Ridge. Each group brought forth unique perspectives and priorities to be considered as part of the larger planning and coordination efforts for the future of Chamisa Hills.

To ensure that all feedback was thoughtfully addressed, three follow-up meetings were held on July 17th, August 6th, and August 26th, where remaining concerns were revisited and discussed in detail. The HOAs could then review the progress and ensure that their questions and concerns were being addressed. All meetings adjourned with all questions being confirmed answered. At the final meeting on August 26th, the HOA delegates confirmed that all items had been resolved and approved, with no outstanding matters remaining.

Sign-in sheets from each meeting are included with the meeting summaries in Appendix A.

The Islands at Rio Rancho

The Islands requested clarification on the role of the Master HOA. CHMPC confirmed that only new HOAs would fall under the Master HOA. To ensure inclusion, CHMPC will request input from existing HOA boards when drafting the CCRs and Community Guidelines. CHMPC agreed to provide finalized copies to all surrounding HOAs for their records. The Islands at Rio Rancho delegates attended all four meetings. At the last meeting, the delegates confirmed that all items were satisfied and approved the notes with no outstanding items. See attached letter of support.

Stonehenge Estates HOA

Stonehenge representatives sought clarification on traffic safety, PID/TIDD obligations, drainage, and emergency access roads. CHMPC carefully reviewed each item, adding master plan language that supports a cul-de-sac pending city approval, clarifying definitively that no existing homeowners would be subject to PID or TIDD obligations, and correcting ambiguous language in the Infrastructure Financing Strategy. They also confirmed that stormwater runoff would be managed in accordance with approved city engineering standards, that the emergency access road

would remain restricted to emergencies only, and that a drainage study would be completed upon approval. Each concern raised by Stonehenge was addressed through documented plan updates and clarifications. The Stonehenge Estates HOA delegates attended the first, second, and last meetings. At the last meeting, the delegates confirmed that all items were satisfied and approved the notes with no outstanding items.

The Fairways Condominiums

The Fairways requested protection of their landscaping, solutions to drainage issues, installation of a wall, formal landscaping agreements, and assurances regarding flooding and parcel ownership. CHMPC addressed these thoroughly, confirming that the Fairways could retain their landscaping within the 65-foot buffer. CHMPC also agreed to work toward a written landscaping lease agreement, confirmed a master drainage study would be completed, explained ownership of nearby parcels, and committed to evaluating pocket parks. These responses demonstrated flexibility and cooperation, while ensuring the development remained aligned with city requirements. The Fairways Condominiums delegates attended all four meetings. At the last meeting, the delegates confirmed that all items were satisfied and approved the notes with no outstanding items. See attached letter of support.

The Enclave at Rio Rancho HOA

The Enclave requested confirmation of zoning, feasibility of emergency access, pond usage, equipment removal, covenant involvement, and updates to property boundaries. CHMPC responded by updating the zoning in Luxe Vista Estates to R-1, confirming ponds would remain detention features, committing to the removal of old equipment once approvals were in place, and adding alternate emergency access options to the Master Plan. They also welcomed the Enclave's input in developing CCRs and agreed to incorporate their PIN map adjustments into updated property boundaries. These responses were documented in the updated master plan and notes, showcasing CHMPC's collaborative approach to ensuring the Enclave's concerns were formally addressed. The Enclave at Rio Rancho HOA delegates attended all four meetings. At the last meeting, the delegates confirmed that all items were satisfied and approved the notes with no outstanding items. See attached letter of support.

West Nine Neighborhood Association

West Nine requested clarification on open space maintenance, pathway distances, enforcement of the settlement agreement, park space, and access rights. CHMPC addressed each point by assigning long-term maintenance responsibility to RHOA-4, confirming that pathways would remain close to 30 feet from homes, and amending the master plan to include the existing settlement agreement. The team also updated maps to show designated open space in the northern Luxe Vista Estates, welcomed West Nine's input during CCR development, and revised language on gate access to ensure any openings required formal Master HOA approval. These measures reflected CHMPC's responsiveness and willingness to adapt the master plan to community needs. The West Nine Neighborhood Association delegates attended the first three meetings. At their last meeting attended, the delegates confirmed that all items were satisfied and approved the notes with no outstanding items. See attached letter of support.

Country Club Villas HOA

Country Club Villas requested dust control and raised concerns about traffic due to existing congestion. CHMPC responded with a clear plan: a master SWPPP study would be completed, dust mitigation measures would be deployed during construction, and the final development would significantly reduce dust impacts. They also confirmed a city-

required traffic study would be performed to ensure circulation standards were met. By addressing both immediate and long-term issues, CHMPC demonstrated its commitment to mitigating impacts on Country Club Villas residents. The Country Club Villas HOA delegates attended the first meeting. At the conclusion of the first meeting, the delegates confirmed that all items had been satisfied and voiced support for the project.

Chamisa Greens / Greystone Ridge

Chamisa Greens/Greystone Ridge requested assurances on traffic, drainage, subdivision entrances, and the inclusion of a perimeter wall. CHMPC addressed each concern by confirming that full traffic and drainage studies would be completed once the Master Plan was approved and that all work would comply with City of Rio Rancho codes. These documented commitments highlighted CHMPC's proactive planning and responsiveness to neighborhood concerns. The Chamisa Greens / Greystone Ridge Association delegates attended the first three meetings. At their last meeting attended, the delegates confirmed that all items were satisfied and approved the notes with no outstanding items. See attached letter of support.

North Nine Neighborhood Association

North Nine raised detailed questions about ownership, codification of open space, rehabilitation of East View Heights, drainage, and long-term stewardship. CHMPC addressed these concerns directly by confirming that RR Mesa LLC would retain ownership until an appropriate governing entity was established, amended the zoning map as requested, and updated the revegetation plan to ensure that improvements would keep pace with the development of the commercial center (La Joya de Rio Rancho). The team also revised language on fencing to clearly restrict access without formal Master HOA approval and acknowledged questions about bond adequacy. These updates demonstrated CHMPC's commitment to aligning with city ordinances and honoring community requests. The North Nine Neighborhood Association delegates attended the first three meetings, but were absent from the fourth. At their last meeting, the delegates confirmed that all items were satisfied and approved the notes, with no outstanding items.

Engaged Stakeholders:

SEA (Sandoval Economic Alliance): Through many emails, meetings, and studies, the SEA has provided great insight into different development strategies and opportunities that would be helpful to stimulate additional growth while servicing public interest in the community and improving the quality of life. See letter in the Appendix F

SSCAFCA (Southern Sandoval County Arroyo Flood Control Authority): We acknowledge SSCAFCA and their invaluable expertise in ensuring responsible land use and environmental sustainability within the Chamisa Hills area. Their collaboration has been essential in addressing critical infrastructure and flood control considerations. See letter in the Appendix F

Rio Rancho Police Department: We commend the Rio Rancho Police Department for their proactive engagement and commitment to ensuring the safety and security of Chamisa Hills residents. Their partnership underscores our shared dedication to fostering a thriving and secure community. See letter in the Appendix F

New Mexico Environmental Department: We express our gratitude to the New Mexico Environmental Department for its guidance and regulatory oversight, which ensures that our master plan aligns with environmental conservation and compliance standards. Their expertise has been pivotal in integrating eco-friendly practices into our development strategies.

The enthusiastic support and collaborative spirit demonstrated by these stakeholders have been instrumental in shaping a master plan that reflects the aspirations and priorities of the Chamisa Hills community. As we move forward, we remain committed to continued engagement and partnership to realize our shared vision for a vibrant, inclusive, and sustainable community

DISTINCT DEVELOPMENT AREAS

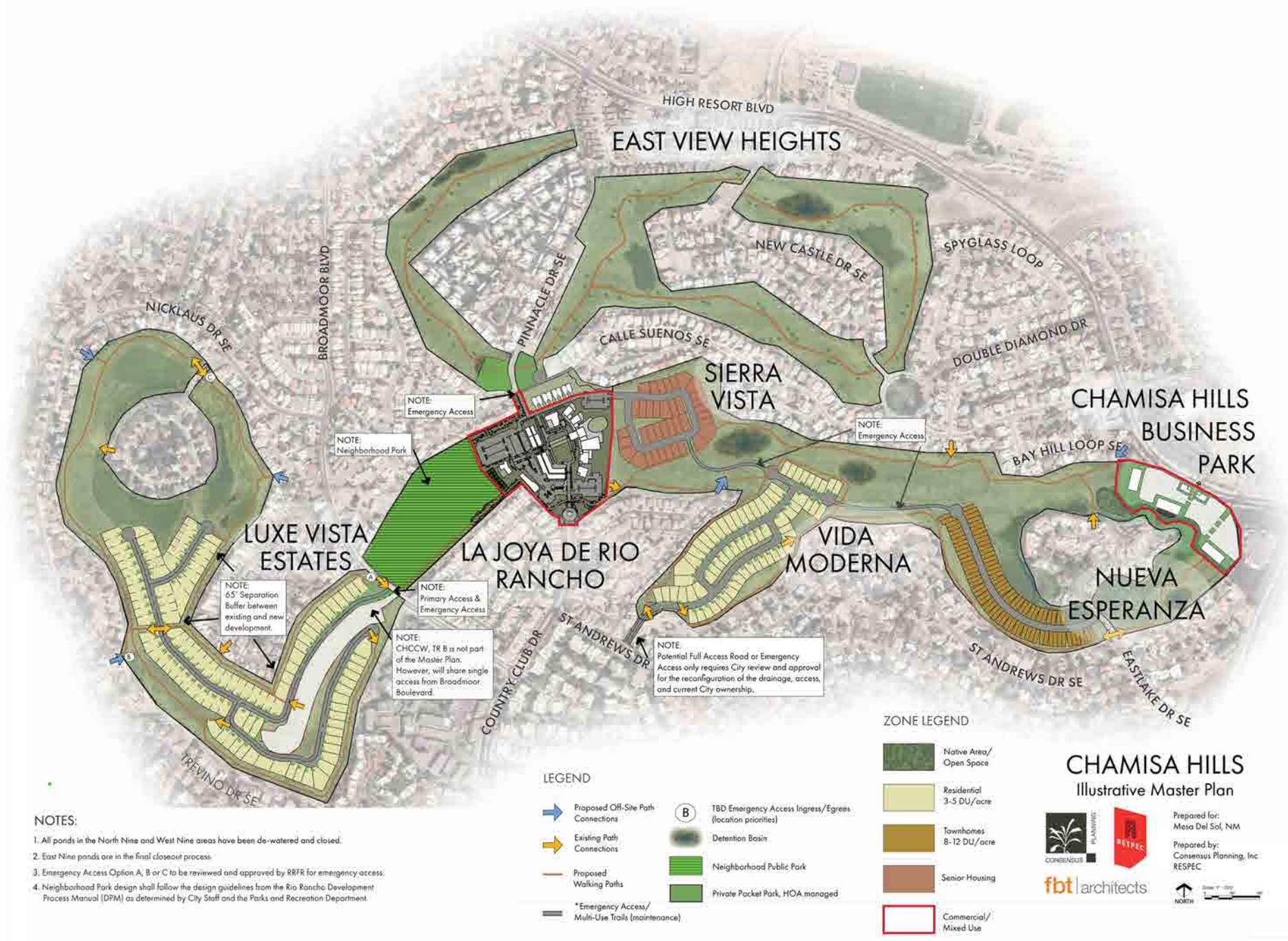
The Chamisa Hills Master Plan is made up of several distinct development areas. These areas roughly correspond and build upon the history of the property that included a 27-hole golf course and club house. The old golf course provides a linear open space corridor that went between and through residential neighborhoods with trails, fairways, and greens. The proposed residential neighborhoods invite new residents to discover a world where intimate neighborhoods beckon, accessible via charming residential streets, all adorned with lush green buffers that seamlessly merge with the surrounding landscape. Here, new Homeowner's Associations will take charge, ensuring the enhancement of buffer zones and trails for a community that thrives in harmony with nature. Each individual HOA will also be a member of the Master HOA that will ensure consistent development and maintenance of the open space of each individual neighborhood and the larger open spaces outside of the individual neighborhoods. The former north nine will be maintained as open space with maintenance responsibility of the Master HOA.

The plan includes two separate commercial areas that will serve the new residents, surrounding neighborhoods, and the City as a whole. The town center will provide higher density residential, mixed use buildings, restaurants, retail, and services. The new commercial adjacent to High Resort Boulevard will provide retail and office space to serve the community at large. The addition of both residential and commercial development areas within the old golf course footprint will allow the necessary economic support that will permit the construction and redevelopment of the open space areas and trails to complement the new development as well as the surrounding development. Since the closure of the golf course, the old fairways have come into a state of disrepair which has had a negative impact on the area, the surrounding homes/neighborhoods, and the City as a whole. Redevelopment of this land will bring economic vitality and new activity and energy to the area. The Master Plan will improve the quality of life for those existing neighborhoods while providing new housing and commercial opportunities.



ILLUSTRATIVE MASTER PLAN

2





EAST VIEW HEIGHTS OPEN SPACE

This area encompasses the old North Nine portion of the golf course and subsequent drainage improvements made at the time the former irrigation lakes were drained. The plan calls for this area to remain as a natural passive open space, providing a respite to the developed neighborhoods surrounding it. The plan is to provide a nature trail traversing throughout this natural passive open space. This trail will be a walking trail with crusher fines, lined with natural seeding to correspond with the natural surroundings. These larger areas of open space do not have new housing developments associated with them and will remain as natural open areas with limited improvements related to drainage. It is the intent of the developer to seek MR designation and use of the MR/TIF funds to help financial and fund the Open Space rehabilitation and O&M costs as further defined in Chapter 4: HOA & GOVERNANCE and in Appendix E page 125.

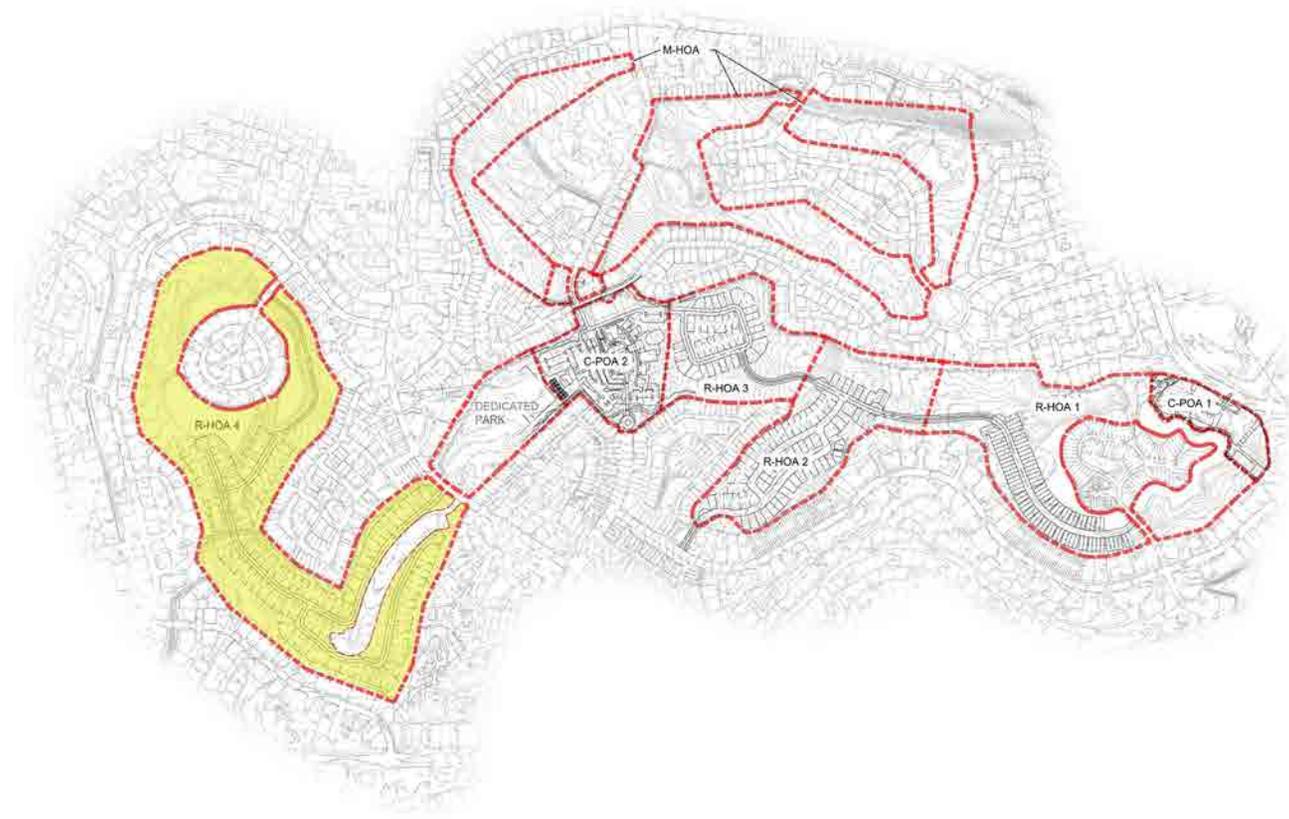
The developer has consulted with the construction contractor to determine the anticipated construction cost of the trail and associated landscape improvements. The trail and improvements were estimated at \$400,000.00. The developer has posted a financial guarantee to cover the anticipated construction of the trail and associated landscape improvements. The financial guarantee shall be a 5-year bond or through grants and investments. If funding is not secured from other monetary sources within the 5 years, the bond funding will be used as the primary funding source for the improvements, with the cost not exceeding \$400,000.00. Future improvements will be determined by the receiving entity in coordination with the Chamisa Hills development.

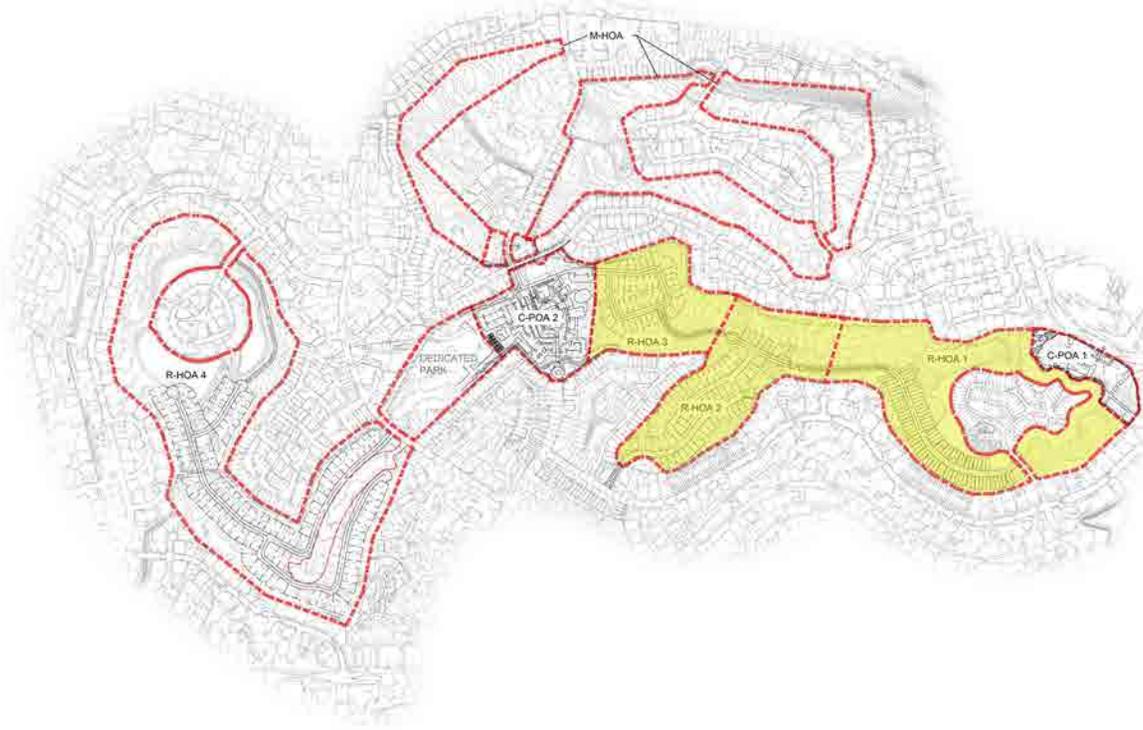
The open space was maintained by the developer and the maintenance responsibility has transferred to the Master Homeowner's Association during the duration of the bond, following the same schedule and practices that have been implemented as defined by the current landscaping/maintenance agreement. This includes addressing slopes, protection of native vegetation, and native seeding applied. No motorized vehicles will be permitted on the natural passive open space except for contracted maintenance vehicles actively maintaining the grounds.

LUXE VIEW ESTATES

Luxe Vista Estates is a haven of 110 single-family homes developed within the former West Nine area of the now abandoned golf course. With its primary gateway on Broadmoor Boulevard, this new neighborhood honors the essence of its surroundings, maintaining landscaped buffer zones, and trails per the original Settlement Agreement with the surrounding neighbors. The design includes emergency access that will meet IFC Appendix D standards and any deviations may require additional review process and approval. This neighborhood surrounds an existing community, Enclave at Rio Rancho and an out parcel that is owned by a third party which are not part of this Master Plan.

There will be a 65-foot buffer separating new and existing development. The buffer areas, between the new homes and the surrounding residential, will be owned, improved, and maintained by a Homeowner's Association. The buffer areas will be improved with landscapes and trails. The area outside of Enclave at Rio Rancho will be zoned Open Space (OS) that provides a comprehensive buffer separation between existing properties, new development, and the Enclave at Rio Rancho. Envision a new residential neighborhood that respects the past while embracing the future, surrounded by new landscapes and pathways, beckoning residents to explore and connect.





SIERRA VISTA

Venture further south and east into is a vibrant set of three unique neighborhoods. Here, 38 lots cater to senior housing, offering unparalleled connectivity to the La Joya de Rio Rancho town center, where an array of amenities awaits within walking distance. The Sierra Vista Residences (55+) senior housing area includes both vehicular and trail connections to the town center, providing excellent access to services and the surrounding street network.

VIDA MODERNA

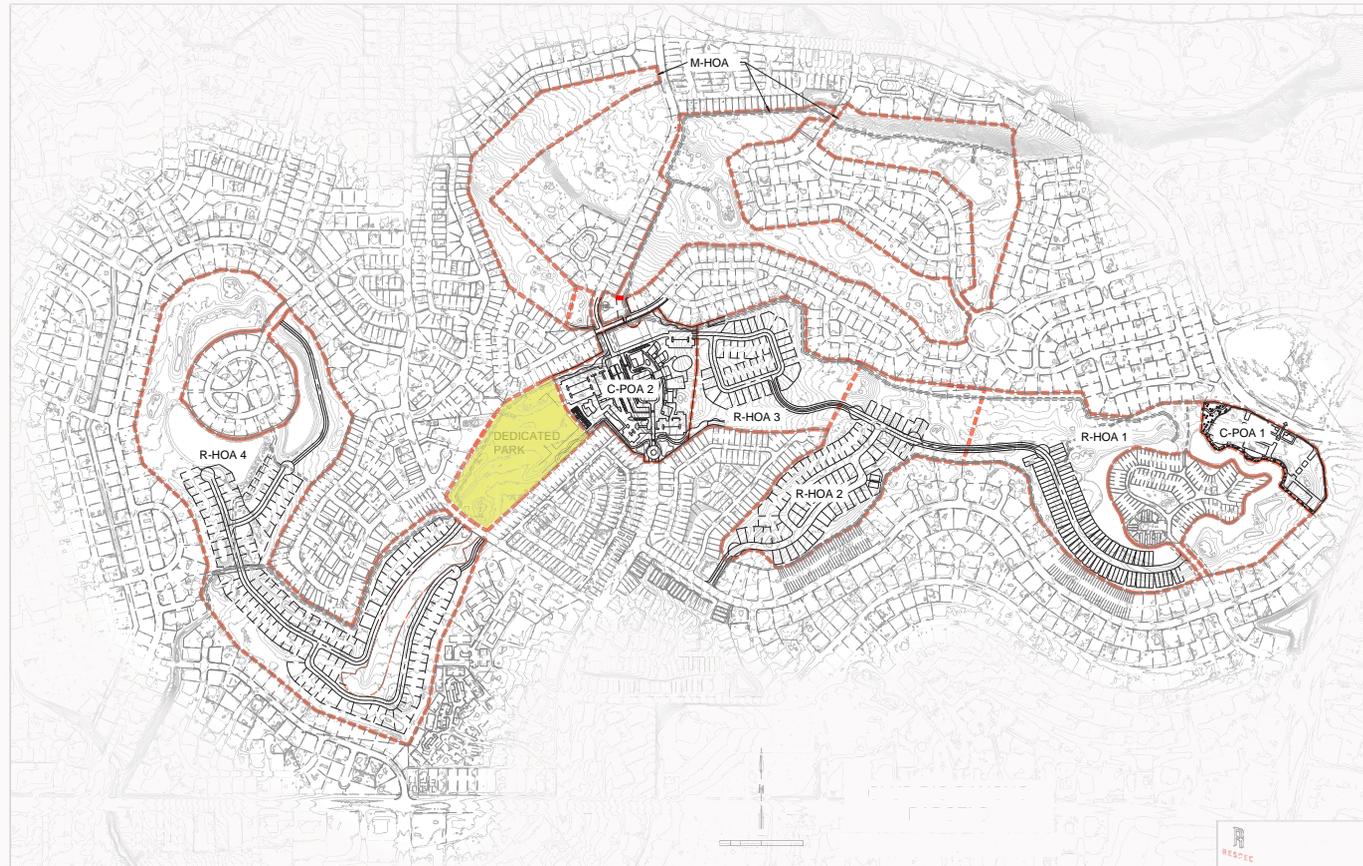
Further east is Vida Moderna Residences (Modern Life) a new 70 family-oriented single-family, offering a new neighborhood separated from the adjacent homes by open spaces and trails. If approved, the developer will be responsible for redesigning the drainage improvements to work with the access into the neighborhood.

NUEVA ESPERANZA

Continuing east is Nueva Esperanza new 76 townhomes neighborhood, a symphony of contemporary living nestled along a double-loaded street, bridging the gap between surrounding single-family residences and The Islands townhome community. Accessed from the quiet Eastlake Drive, these townhomes offer a perfect balance of convenience and tranquility. The former lakes surrounding The Islands have been closed, dewatered, and are going through the NMED process to close the existing permits. The original use of lakes was an integral design element between the existing neighborhood and the new homes and new commercial (to the east).

NEIGHBORHOOD PARK

The Chamisa Hills Dedicated Park will serve as a Neighborhood Park for Luxe Vista Estates residents, Sierra Vista residents, Vida Moderna residents, and Nueva Esperanza residents. The park will be utilized to serve those visiting the La Joya De Rio Rancho town center and will be an extension of the pedestrian environment and activities at the Town Center. The open, lush grass space and interior trails, surrounded by perimeter trees, will create a community that co-exists with nature. The park is estimated at 12.4 acres and will be designed to follow the Development Process Manual (DPM). The final park programming will be determined in concert with the Department staff and Parks and Recreation Commission prior to final design and construction.



City of Rio Rancho Requirement

3 ACRES OF PARK LAND PER 1,000 RESIDENTS
4 ACRES OF OPEN SPACE PER 1,000 RESIDENTS

Calculation

AVERAGE HOUSEHOLD SIZE: 2.83
AVERAGE HOUSEHOLD SIZE * HOUSEHOLD UNITS

TOTAL UNITS: 294

TOTAL POPULATION: 832

TOTAL PARKLAND AREA: 2.5 ACRES REQUIRED

TOTAL PARKLAND AREA PROVIDED: 12.4 ACRES

TOTAL OPEN SPACE AREA: 3.3 ACRES

TOTAL OPEN SPACE AREA PROVIDED: 115.6 ACRES



CHAMISA HILLS BUSINESS PARK

The Chamisa Hills Business Park is located at the eastern edge of the community and will serve as a shared complex for offices, medical facilities, and various services. This small-scale office complex will feature natural earth-tone, single-story buildings. The Chamisa Hills Business Park is zoned Neighborhood Commercial (NC) with a maximum building height of 24 feet to ensure that it aligns with community expectations. Buildings within Chamisa Hills Business Park are designed with ample separation from the existing residential neighbors. Buildings will be located a minimum of 200 feet from the existing residential property line at the northeast corner of the business park.

Offering stunning views of the Sandia Mountains, the business park is designed with excellent access to High Resort Boulevard and strong connections to the surrounding landscape and passive open spaces. Research indicates that successful, vibrant outdoor public spaces can enhance the property value of surrounding buildings and provide significant long-term benefits for both users and the community.

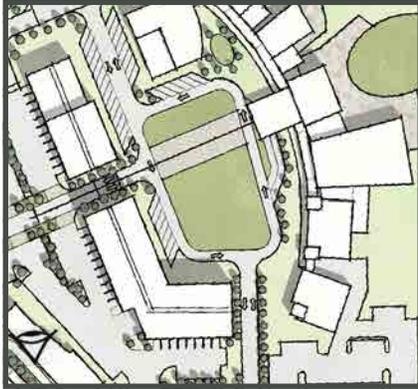
LA JOYA DE RIO RANCHO (THE JEWEL OF RIO RANCHO)

The La Joya de Rio town center is designed as a centrally located community gathering space that will serve as a walkable mix of restaurants, retail, and services for the entire community. The focus of this area is a new plaza surrounded by small restaurants, shops, and mixed-use buildings. A key feature will be outdoor dining areas taking advantage of the views of the Sandias across the open space and views to the new Park. The vision is for La Joya de Rio Rancho to be the place for residents and visitors alike to gather, recreate, shop, with opportunities for unique dining and beverage choices. The center



will be accessible by car, bicycles, and pedestrians via the extensive roadway and trail network. Adequate parking will be provided but located at the rear of the buildings and via on-street parking along the private roadway network around the plaza. A key feature of the design is to allow access from both the north and south but make it difficult and slow to get through the center. This design will discourage use of this area as through street. Westbound Calle Suenos is proposed to terminate with a cul-de-sac. This requires City review and Planning and Zoning Board approval and if approved, will be constructed by the developer. If not approved, the neighborhood will reach out to the Public Works Department to see what traffic calming solutions are available.

In line with the City's traffic calming procedures, there shall be consensus of the impacted property owners by way of written approval by a majority (i.e., at least 50% plus one) of impacted property owners of record (no lessees).



Keyplan



Center looking North



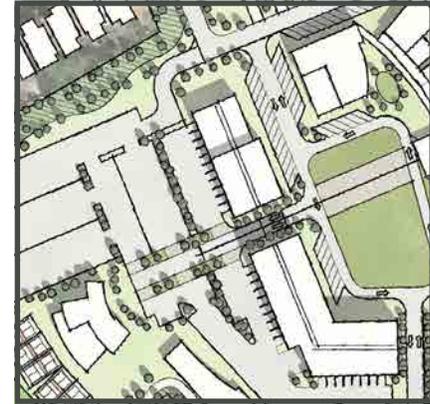
Keyplan



Center looking South



Center looking West



Keyplan



Tap room looking East



Keyplan

EXISTING CONDITIONS

The Chamisa Hills site represents a remarkable infill opportunity to create fantastic, new neighborhoods. Home of the original Rio Rancho Golf Course, the former fairways can accommodate several housing types with tremendous views to the Sandia Mountains and Rio Grande. The former golf course lands are surrounded by existing neighborhoods that have been negatively impacted by the course closure. Redevelopment of the former golf course lands will not only provide new housing, but will define future trails and open spaces that will provide amenities for the surrounding neighborhoods and the City as a whole.

Chamisa Hills is located in the heart of Rio Rancho offering the community ready access to services, commercial districts, and new housing that add value to the existing housing investments in the area.

As mentioned, the site for this project occupies the original location of the Club Rio Rancho Golf Course. The resulting landscape is an abandoned landscape made up of the original golf course including asphalt golf cart trails, graded bunkers, sand traps, drained ponds that still serve as stormwater detention areas for nearby neighborhoods, and matted turfgrass. There has been considerable effort to remove dead plant material throughout the site while the ponds have been drained and reclaimed so that they continue to be used for drainage purposes.



LANDSCAPE IMPROVEMENTS PLAN

3



PROPOSED OPEN SPACE IMPROVEMENTS

In the open space areas within East View Heights, Luxe Vista Estates, and Nueva Esperanza Community there will be a series of soft surface, walking trails that provide further connection between communities and the surrounding neighborhoods. These soft surface trails will be surfaced with crusher fines and are suitable for running, walking, exercise, and dog walking activities. As a publicly accessible amenity, the trail provides recreation and wellness opportunities for the City of Rio Rancho, nearby existing neighborhoods and the newer communities in Chamisa Hills (See Figure 2). Landscape plans shall be required with each neighborhood subdivisions plat and shall be constructed in conjunction with the development. Common landscape areas and trails shall be owned and maintained by each HOA. In addition to the soft surface walking trails, the emergency access roadway doubles as a multi-use trail during non-emergency times of the day to provide connectivity between the significant commercial and residential areas throughout the development.

Trailheads will be improved at all major intersections to guide visitors and residents alike through the open space (except for the East View Heights Open Space). A kiosk with an open space map will provide opportunities for visitors to orient themselves and neighborhood notices to be posted. A trash receptacle, dog waste stations, and a bench will be provided. A sustainable, xeric and colorful landscape will be installed at each of the trailheads to introduce the open spaces to the public.

The majority of the East View Heights open space will remain unimproved with the exception of native seeding. Fortunately, the rugged west mesa landscape has already begun to reclaim this man-made, recreation-focused landscape with native grasses and shrubs. The remnants of the golf course will be repopulated with native vegetation and typical habitats associated with the west mesa. The native seed mix shall promote vegetation for the soil and climate of the west mesa is made up of grasses, forbs, shrubs and an occasional one-seed juniper. The open spaces will be maintained by the master HOA to address weeds, dead and down plant materials, and invasive plant removals with ongoing maintenance done once per month for dust and weed mitigation. For additional information related to specific access and revegetation standards, see Appendix D on page 121 and Appendix E on page 125.

RESIDENTIAL LANDSCAPE GUIDELINES

a. General Guidelines for Residential Developments

Stormwater detention areas shall be improved as landscape amenities and (exclusive of seeding and stabilization rock or organic mulching techniques) shall have minimum density of 50% vegetative cover that include shrubs and tree canopies.

A minimum landscape buffer of 25'-0" shall be improved in areas fronting open spaces and shall achieve a minimum density of 65% vegetative cover including shrub and tree canopies.

All areas between existing parcels and new (no matter the width) shall be improved with landscape to a density of 65% vegetative cover including shrub and tree canopies.

The proposed soft surface crusher fines trails shall be constructed and maintained by each Residential HOA. These trails will access for Chamisa Hills residents to the common open space areas.

All efforts shall be taken to preserve existing native vegetation that stabilizes slopes, minimizes wind-blown sand and provides a seed bank for future soil stabilization. Efforts to save existing vegetation include limiting mass grading, identifying significant vegetated areas and

protecting them from vehicular and pedestrian access. Graded slopes that exceed 3:1 shall be (at a minimum) stabilized with angular rock mulch and native grass seeding. At a minimum, all areas disturbed due to grading shall be stabilized in conformance to SWPPP regulations and follow native seeding standards below.

Green stormwater infrastructure (GSI) shall be utilized to capture stormwater, augment irrigation demand, and decrease requirements on downstream infrastructure. (Reference 2020 NMDOT NPDES Manual).

GSI shall be applied utilizing a combined best management practice (BMP). GSI BMPs involve utilizing several GSI techniques to maximize infiltration and treat stormwater where it falls. For example, utilizing buffer and filter strips prior to a sedimentation pond and detention basin, or harvesting water in pocket parks and open space amenities, or utilizing curb cuts in roadways medians and depressed medians prior to a directing stormwater directly into a detention pond are several GSI BMP's. (Reference <https://www.dot.nm.gov/wp-content/uploads/2021/10/NPDES-Manual-Rev3-2020.pdf>)

b. Entrances and Community Signage

Entrances and Community branding areas shall include lit signage and branding iconography either part of, or independent from, perimeter walls. Landscape improvements associated with entrances and signage shall be aligned with City Ordinances.

c. Plant Material

Plant material shall be xeric, native, and naturalized plant material suitable for the climate and conditions of the West Mesa.

Under no circumstances shall plant material or seed from the New Mexico Noxious Weed Lists (updated, July 2020) be knowingly introduced on site.

Except in cases where stormwater harvesting is anticipated (in detention ponds or in GSI designed spaces), all plant material shall be adapted to arid conditions.

High water-use turfgrass (such as any combinations or singular use of either Kentucky bluegrass, perennial ryegrass or fescue) shall be limited to 20% of any front yard landscape.

Planting operations shall utilize a 3:1 ratio of soil amendment to existing planting soil in planting pits to augment soil biology and provide humus producing material for plant material. Planting operations shall also utilize 99% elemental sulfur at manufacturers recommended rates to counter excessive salts found in existing soils due to previous land uses.

All planting areas shall be mulched with a 4" depth of either rock or organic mulch with filter fabric.

d. Native Seeding

Successful seeding operations contribute to the quality of life for residents in Rio Rancho by stabilizing soils, controlling erosion and reducing wind-borne dust. Therefore, it is very important that seeding operations be successfully designed, specified and implemented. Seeding shall follow COA, Section 1012, 1012.1.4(b) Sandy Soil Seed Mix and 1012.2.3.2 Native Grass Hay and Straw Mulch, and 1012.3.4 Preparation for Germination/Erosion Control Materials.

Note: Site specific mulch produced from construction related clearing and grubbing can be used to supplement the provisions above as a “best practice” providing plant materials and seeds from existing native plant materials.

Seeding design specifications shall utilize seeding mixes suitable to the soils and climate of the west mesa.

Seeding specifications shall include the seed mix with rates of PLS of all seed mixes and seeding rates per acre.

Surface roughening, land imprinting, and mulching is encouraged and will result in less erosion and better seed germination results. (reference: <https://www.dot.nm.gov/wp-content/uploads/2021/10/NPDES-Manual-Rev3-2020.pdf>)

Seeding operations shall include drill seeding and hydromulching with natural tackifiers and binders. Steep slope seeding may include hand broadcasting and hydromulching. Hydroseeding is not recommended. Crimping silage into seeded areas is not recommended unless native grass silage is specified.

Strict adherence to native grass seeding periods shall be observed to achieve the best germination results.

It is recommended that a temporary spray irrigation system be utilized in all seeded areas to achieve the optimum germination rates.

e. Irrigation Systems

All containerized plant material shall be irrigated by an automatic underground irrigation system managed by the developers and homeowner associations of the different residential tracts.

Automatic irrigation controllers shall be ‘smart’, in that they shall monitor evaporation rates, and be capable of adjusting themselves to weather and seasonal conditions.

Irrigation systems shall be either buried bubblers or drip irrigation systems and shall adhere to the best practices of getting the right amount of water to the right plant at the right time.

All irrigation systems shall adhere to any all regulations for backflow protection.

Irrigation systems for the common areas shall be designed for non-potable water sources from the City of Rio Rancho.

f. Miscellaneous

Synthetic turf or plants are not allowed in front yard landscapes.

g. Streetscapes

Sidewalks shall be offset from the back of curbs a minimum of five feet to create a parkway strip that protects pedestrians from traffic and creates a planting strip for trees and shrubs. Streets and drives are to be planted with street trees at 30'-0" on center with a minimum of one street tree per household. Street trees shall be selected from list of trees that are hardy to urban conditions such as excessive heat from paving, compacted and disturbed soil conditions, and are known to be less destructive to urban infrastructure such as sidewalks and water lines. If/when GSI features are combined with street tree plantings such plantings shall be adapted to be periodically inundated with stormwater. Six shrubs, or perennials shall be planted per tree in streetscape conditions between and underneath street tree canopies. All clear sight line provisions shall be observed in the design of streetscapes to preserve safety.

h. Pocket Parks

Pocket parks are defined as any area less than 1 acre providing a community gathering space for recreation and outdoor living. Pocket parks shall be designed and built by the homebuilder/developer for each neighborhood and shall be owned and maintained by the Homeowner's Association and Commercial Property Association.

Pocket parks shall be designed to accommodate the needs of the community, such as small sports practice fields for light recreational activity, playgrounds, dog parks, or walking trails that contribute to the overall wellness of the neighborhood.

Pocket parks may provide turf areas for gathering, picnicking, and active or passive recreation activities. A shade structure, with site furnishings (benches, tables and trash receptacle), plantings and accessible walk is the minimum improvement required at pocket parks.

i. Neighborhood Park

The Chamisa Hills Master Plan includes a large Neighborhood Park just west of the La Joya de Rio Rancho. This park is anticipated to be designed to include a large turf area for sport courts, shade structure, a perimeter trail, benches, picnic table and other typical park amenities. The preliminary construction cost for a 12.4 acres is estimated at between two and three million dollars.

The ultimate programming will be designed to follow the Development Process Manual (DPM). The final park programming will be determined in concert with the Department staff and Parks, Recreation, and Community Services Department prior to final design and construction. The details regarding the design, construction, final size of park and credits, maintenance, and possible conveyance to the City for long term ownership and maintenance shall be addressed in a Development Agreement. The Development Agreement shall be negotiated following the approval of the Master Plan.



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The successful execution of the Chamisa Hills Master Plan necessitates careful attention to the implementation and construction of improvements within the common areas as identified within the Master Plan area. This section of the master plan provides a comprehensive strategy for governance, open space operations and maintenance (O&M) financing, as well as public infrastructure financing.

The Master Homeowners' Association (M-HOA) Tracts will undergo improvements by the Master Developer since they are not directly associated with a subdivision. M-HOA primary duty shall manage the landscape enhancements identified for the entire Master Plan, and specifically East View Heights and Neighborhood Park. The Residential and Commercial Associations will require coordination and approval from the M-HOA. The improvements will be constructed by the associated Homeowner Association.

The Residential Homeowners Association (R-HOA) include Nueva Esperanza Residences, Vida Moderna Residence, Sierra Vista Residences, and Luxe View Estates. The Commercial Homeowners Association includes Chamisa Hills Business Park and La Joya de Rio Rancho.

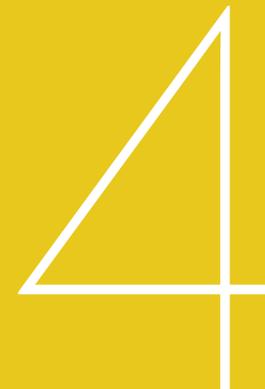
This document provides an overview of key aspects of the project, focusing on governance, open space O&M financing, and public infrastructure financing strategies.

GOVERNANCE NAMES

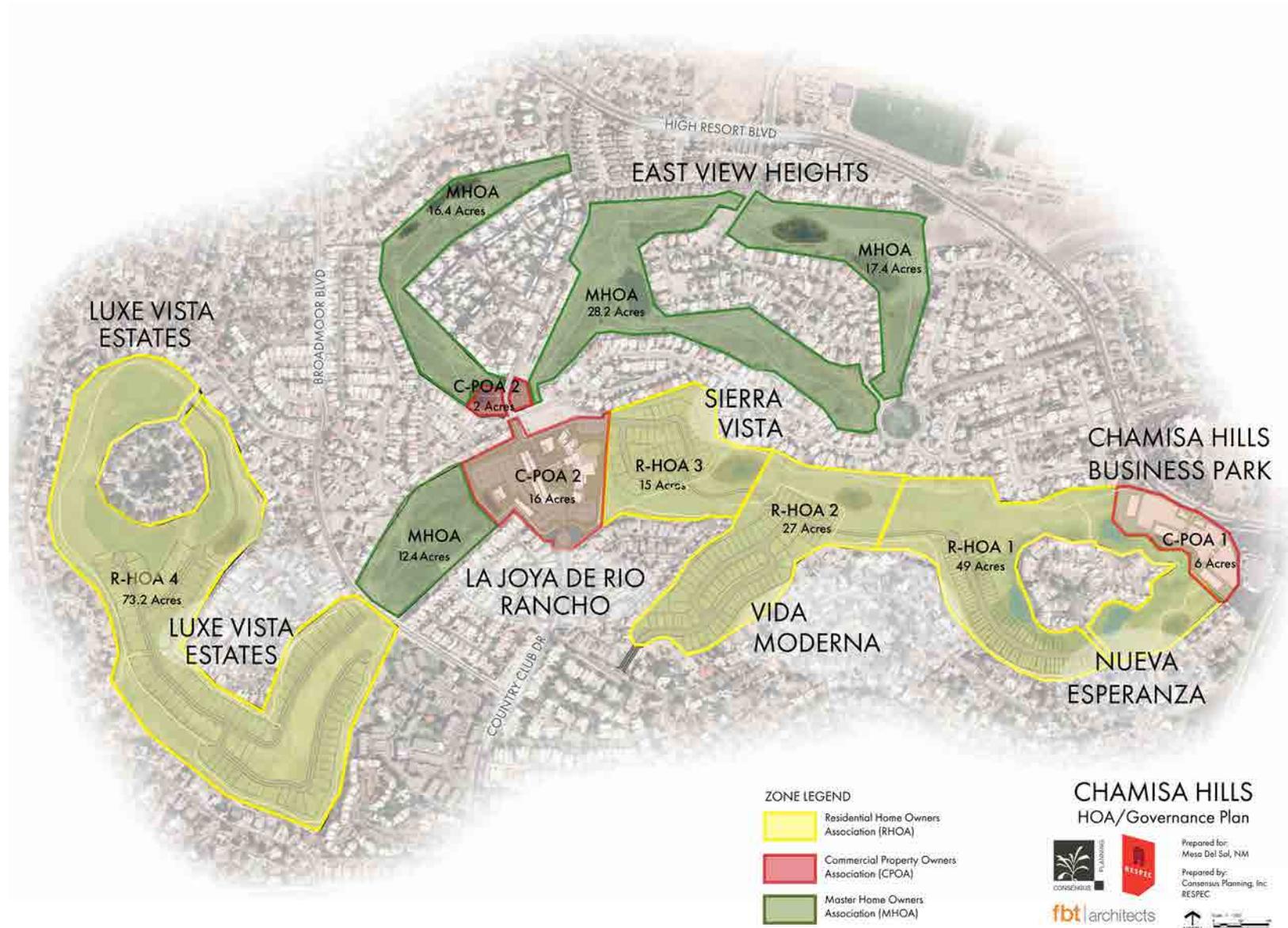
- Master Homeowner Association (M-HOA)
- Chamisa Hills Business Park (C-POA 1)
- La Joya de Rio Rancho (C-POA 2)
- Nueva Esperanza Residences (RHOA-1)
- Vida Moderna Residences (Modern Life) (RHOA-2)
- Sierra Vista Residences (55+) (RHOA-3)
- Luxe View Estates (RHOA-4)



HOA & GOVERNANCE



HOA & GOVERNANCE PLAN



COMMON OPEN SPACE O&M FOR CHAMISA HILLS

a. Master HOA for Open Space

The Master Plan envisions the establishment of a single Master HOA responsible for managing East View Heights open space, Neighborhood Park, and coordinating the open space improvements for the Residential Home Owners Association and Commercial Property Owners Association. Two subdivisions, Luxe Vista and Nueva Esperanza have both residential common space and residential open space. The existing open space within Luxe Vista is managed and maintained by Residential Home Owners Association (R-HOA 4) and Nueva Esperanza Community will be managed and maintained by Residential Home Owners Association (R-HOA 1).

To ensure equitable distribution of costs, each residence within the Master Plan area will be assessed a proportional share of annual expenses. Key points of this assessment model include:

- All open space areas designated as “Master HOA” will be dedicated to the Master HOA.
- Adjacent and encircled existing residents will be provided the opportunity to join the Master HOA, granting them legal access to the “private” open space. Those who choose not to join, as well as the general public, will not have access rights.

b. Residential Open Space

Each development will have their distinct Residential Owners Association responsible for the O&M of specific common areas to include Nueva Esperanza Residences (RHOA-1), Vida Moderna Residences (RHOA-2), Sierra Vista Residences (RHOA-3), and Luxe View Estates (RHOA-4).

c. Commercial Common Areas

Common areas within the commercial zones, identified in the Zoning Map as MU-A (La Joya de Rancho) and NC (Chamisa Hills Business Park), will each have their distinct “Association” responsible for the O&M of specific common areas.

d. Neighborhood Park

The Master HOA oversees design, construction, and maintenance for the Neighborhood Park. In the event, the Neighborhood Park is dedicated to another entity, the responsibility for maintenance and amenity enhancement would also transfer to the new party.

INFRASTRUCTURE FINANCING STRATEGY

The Master Plan incorporates a robust infrastructure financing strategy, subject to approval by the City of Rio Rancho's Governing Body as part of the master plan approval process. It is anticipated that the developer will pursue a PID and a Metropolitan Redevelopment/Tax increment Financing (MR/TIF) concurrently. The applications for special district financing via PID and MR/TIF should be "uses" driven and include detailed pro-forma specifying how the proceeds will be used (e.g. one-time capital/development and recurring O&M costs).

Key elements of this strategy include:

a. Creation of a PID (Public Improvement District)

To secure the necessary funding for open space, connecting, and proportional offsite public infrastructure, a PID will be established for the new property owners of the new development. The PID will not incur or subject any additional taxes or fees to the existing property owners. The PID will serve as a crucial financial instrument for the project's success.

b. Creation of a Metropolitan Redevelopment Area (MRA) and Tax increment Financing (TIF) District

The Metropolitan Redevelopment Act (3-60A-1 to 3-60A-48 NMSA 1978) is a statute passed and most recently amended in 2023, permits local governments, through their governing body, to designate an area with needed development or redevelopment as an Metropolitan Redevelopment Area (MRA). Whereby new property tax and gross receipts tax revenues above an established base are dedicated to fund projects and programs that benefit the Metropolitan Redevelopment Area. The Act limits such funding to 20 years. MRA revenues could fund open space capital improvements and maintenance, as well as provide additional benefits such as funding other public infrastructure and development incentives for the project.

The Chamisa Hills Master Plan proposes that the owner and the City of Rio Rancho work together to designate the entire Master Plan area as an MRA. Once designated, the Master Plan will be used as the basis to prepare an MRA Plan and TIF district for the Master Plan area. This will create a funding mechanism that will be available for the improvements to the Open Space (including the former North Nine), ongoing maintenance and operational expenses for the Open Space, development within the La Joya de Rio Rancho, and other public infrastructure improvements.

c. Sales Agreement Requirements

Superblock purchasers, as part of their sales agreements, will be obligated to assume responsibility for various aspects, including:

- All in-tract public horizontal infrastructure.
- All non-public infrastructure.
- Owners will assume responsibility for commercial private and public infrastructure, with the potential for reimbursement from PID revenue for public infrastructure.

In conclusion, the Chamisa Hills Master Plan outlines a comprehensive governance structure, open space O&M financing model, and infrastructure financing strategy that collectively underpin the successful development and management of the project. It reflects a commitment to equitable cost-sharing and robust financial planning to ensure the realization of the Master Plan's objectives. There shall be no "double dipping" eligible expenditures across MR/TIF, PID, and Impact Fee Credits. Eligible expenditures may only be funded by one of the development tools.



ZONE LEGEND
 Boundary

CHAMISA HILLS
 Proposed PID Boundary



Prepared for:
 Mesa Del Sol, NM
 Prepared by:
 Consensus Planning, Inc
 RESPEC





ZONING

In order to implement the Chamisa Hills Master Plan, a comprehensive zoning map amendment is proposed. The zoning will help facilitate the zoning for each parcel as established by the bulk plat (that will create the zoning and development parcels). It is understood that each development area will be refined by individual site plans and/ or subdivision plats, the intent as expressed in this Master Plan will be adhered to.

The zoning proposed includes residential development such as R-1 and R-2 for the detached single-family housing types and R-3 for the townhouse communities. There is a Mixed Use Activity Center in the middle of the development to include a range of land uses which will allow the development of mixed-use buildings (non-residential uses on the ground floor) to help ensure an active, walkable community gathering place office, retail, and residential. The Commercial area is zoned NC, to provide retail and office space.

Mixed Use Activity Center (MU-A)

- La Joya de Rio Rancho (The Jewel of Rio Rancho)

Neighborhood Commercial (NC):

- Chamisa Hills Business Park

Single-Family (R-1 & R-2):

- Luxe Vista Estates
- Vida Moderna Residences
- Sierra Vista Residences (55+)

Townhomes (R-3):

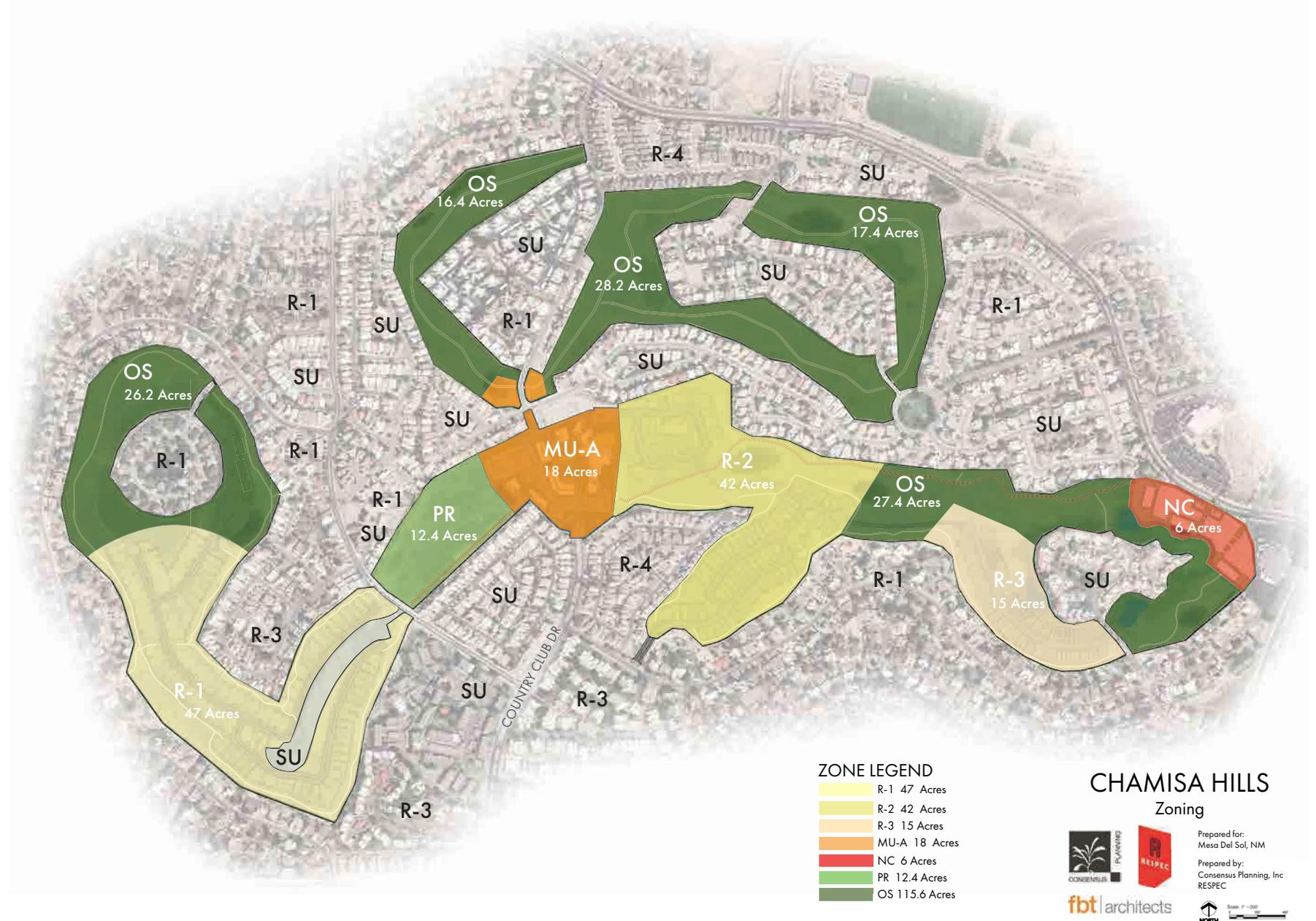
- Nueva Esperanza Residences



ZONING

5

ZONING MAP



INTRODUCTION TO DESIGN STANDARDS

The intent of these Design Standards is to provide a framework for future architects, landscape architects, designers, and developers to help them understand the aesthetic and functional vision and goals for the property. The primary goal is to create a vibrant complex that responds to its surroundings, meets the needs of adjacent properties, improves environmental conditions, and complies with the City of Rio Rancho zoning codes & ordinances. These standards shall be used to facilitate the design of buildings, landscapes, and facilities that respect their surroundings, maintain and highlight views, and improve the natural and built environment. Each section begins with written guidance to encourage certain design features consistent with the Southwest contemporary vision and to discourage other features that may not be appropriate here. Photos, plans and renderings help to demonstrate these principles. The main purpose of the Guidelines are:

1. To provide an expression of desired features that should meet the Southwest contemporary architecture and aesthetic.
2. To aid City of Rio Rancho staff and committees during project reviews and provide a baseline for discussion of major design elements of proposed developments.
3. The Chamisa Hills Business Park will be governed by the rules and procedures of an Architectural Review Committee (ARC). The ARC will be established by the developer to be responsible for the enforcement of specific design standards.

These are not meant to be unbreakable rules. Each project has its own unique elements that may make implementation of the Guidelines unfeasible. The Planning Board will work closely with a development's designers to apply these Guidelines in a thoughtful manner to achieve the long-range goal of creating cohesive environment in La Joya Commercial district.



DESIGN STANDARDS



LAND USE CONCEPT:

La Joya de Rio Rancho (The Jewel of Rio Rancho) is located in an MU-A Mixed Use Activity Center according to Rio Rancho. The purpose of the MU-A Mixed Use Activity Center is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. The purpose of this Design Standard is to create the necessary integration between the multiple building types and uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the Rio Rancho Municipal Code. The proposed mixture of uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site residents and businesses. Key points about the development include:



1. This development proposes to provide a Community Center (including restaurant, banquet room and seminar rooms), two on site restaurants, a tap room, two mixed-use residential buildings, a fitness gym, duplex units and a public park. With amazing views of the Sandia Mountains and the local surroundings, the development will interact with the natural environment creating a true sense of connectivity and belonging. Key points of emphasis described within this site development plan area.
 - a. Strong pedestrian linkages
 - b. Unified architecture
 - c. Open space areas
 - d. Unified landscaping
2. Future development shall be in accordance with the submitted design standards accompanying this site development plan for subdivision.
3. Building outlines, parking areas, sidewalk layouts, and landscape areas shown on individual tracts in any of the sheets accompanying this site development plan for subdivision are conceptual in nature. Actual layouts and areas on individual tracts may differ from those shown herein, but must meet the intent and guidelines of this site plan for subdivision.





LA JOYA DE RIO RANCHO (THE JEWEL OF RIO RANCHO)

- A. COMMUNITY CENTER
- B. RETAIL/LIVING
- C. RETAIL/LIVING
- D. RETAIL/RESTAURANT

- E. FITNESS
- F. RESTAURANT/ TAP ROOM
- G. DUPLEX - 8 UNITS
- # PARKING SPOTS QUANTITY

SITE DESIGN

GENERAL SITE DESIGN:

1. A primary focus of the site design will be the creation of a pedestrian friendly environment that encourages pedestrian activity throughout the area.
2. All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. A number of pedestrian walkways shall be provided between the sidewalk adjacent to the roadway and building entries. Pedestrian walkways shall be paved. In addition, contrasting paving treatments shall be provided at crosswalks connecting parking areas and at walkways that cross streets.
3. Whenever possible, shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots shall be limited to the minimum necessary to provide adequate circulation.
4. Asphalt parking areas and paved surfaces shall follow the GSI BMP's as outlined in the NMOT NPDES manual in that combinations of GSI BMP's shall be utilized to capture and treat storm water close to the source. For example, parking shall be designed to direct water to parking islands with depressed medians and curb cuts, or alternatively, infiltration trenches shall be utilized to harvest storm water, augment irrigation to plant material before entering storm water detention or retention facilities.
5. Ensure appropriate bicycle and pedestrian access to the plan area and adjacent trails.



Recommended



Credit: FBT Architects

- Planting beds protect trees and create pleasant site amenity.

Recommended



Credit: Groundworks Studio

- Different paving materials help to distinguish driving surfaces from pedestrian pathways and enhance the attractiveness of the walkways.

Not Recommended



Credit: Google Maps - Rio Rancho

- Lack of sidewalks puts pedestrians in peril.

Not Recommended



Credit: Google Maps - Rio Rancho

- Sidewalks unpaved or with compacted gravel are not ideal for wheelchair users.

PEDESTRIAN FEATURES

a. SITE FURNISHINGS:

To enhance the pedestrian experience throughout the site, amenities such as benches, shade structures, bicycle racks, pedestrian scale lighting, enhanced landscape areas, decorative paving, and other visual articulations shall be incorporated throughout the development. A cohesive palette of site furnishings will contribute to the visual continuity of the site.

b. SIDEWALKS:

Pedestrian walkways shall be installed along any street-facing facade with a pedestrian entrance to a building.

1. Sidewalks shall be a minimum width of six feet. When adjacent to parking areas minimum width is 8'-0"
2. The street side of the sidewalk shall be set back a minimum of six feet from the back of the curb.

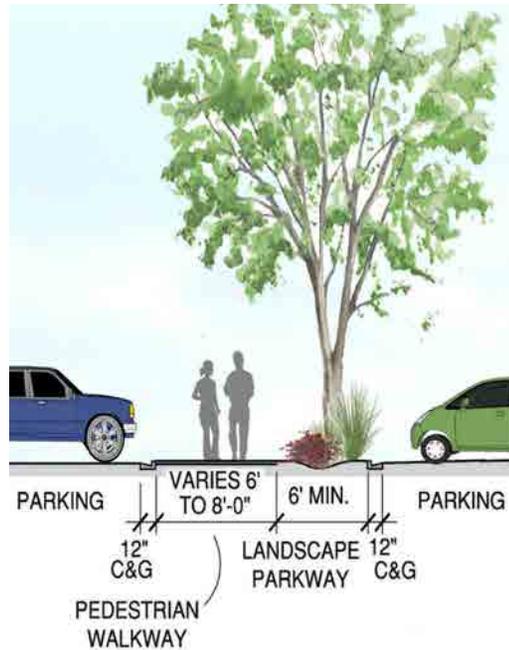
c. ACCESSIBILITY:

Pedestrian circulation routes shall comply with the guidelines of the Americans with Disabilities Act.

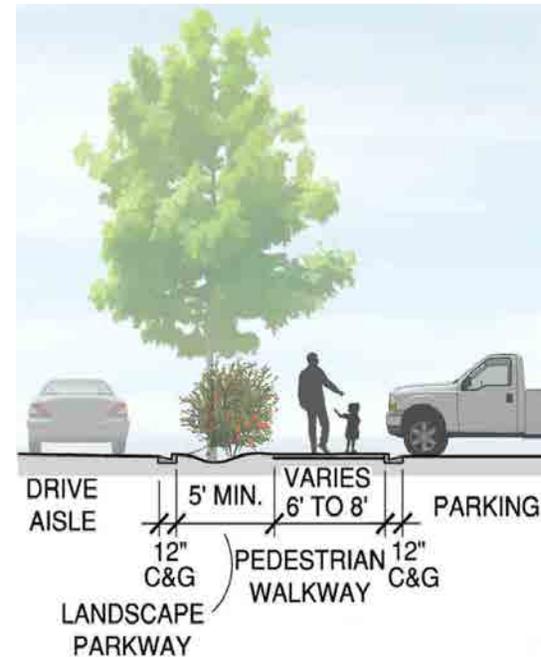
d. PEDESTRIAN CONNECTIONS AT PARKING AREAS:

Safe, convenient access to and from the site and ease of mobility within the site shall be provided for pedestrians. Each tract within the site shall be pedestrian, bicycle, and handicap accessible within the tract and to adjacent streets.

1. Pedestrians shall have safe and accessible travel routes from parking areas to buildings.
2. Pedestrian walkways shall be paved. In addition, contrasting paving treatments shall be provided at crosswalks connecting parking areas and at walkways that cross streets.
3. Commercial pedestrian trail systems shall link up with the secondary 'soft' trail systems in the adjacent open spaces to facilitate connectivity from the new and existing communities.



Pedestrian walkway at perimeter parking area
Source: FBT Architects



Pedestrian walkway at interior parking area
Source: FBT Architects

e. BICYCLE CONNECTIONS:

Each street designated in the La Joya de Rio Rancho District shall be provided with two bicycle lanes at the arterial streets and at least one bicycle lane at the local streets.

1. The bicycle lanes shall be 5'-0" to 6'-5" feet in width to ensure pedestrian and bicyclist safety (TBFP).
2. The lanes shall be paved. The bike lanes must have a line with a normal solid white line and a standard bike lane symbol marking. Lane markings should remain solid and not dotted at driveway crossing.
3. Bike lanes may be enhanced with a longitudinal marked buffer area for more separation distance. This treatment is appropriate for bike lanes on roadways with high motor vehicle traffic volumes and speed, adjacent to parking lanes, or a high volume of truck or oversized vehicle traffic.
4. Bike trails and bike lanes shall connect to the established overall open space multi-use trail system.

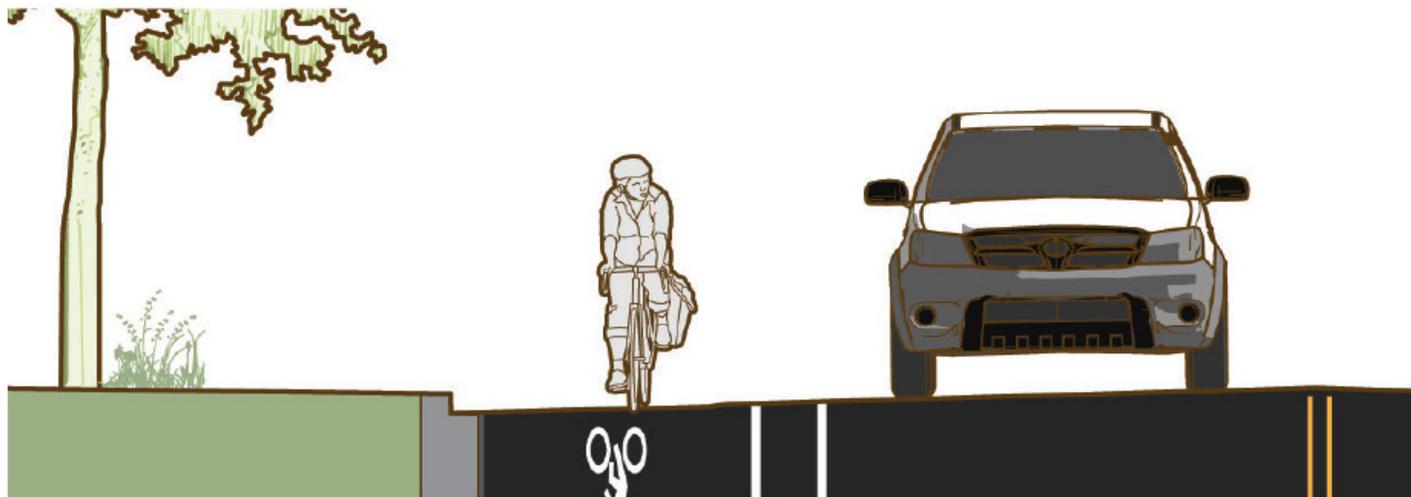
f. BICYCLE RACKS:

The tract shall provide bicycle racks for 3% of occupants, or as required by Code, whichever requires more.

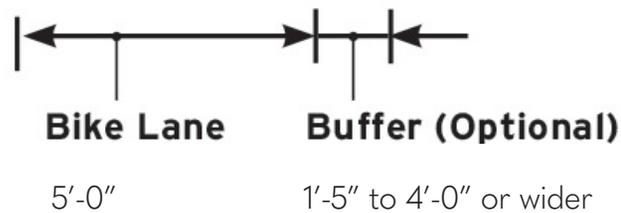
g. TRANSIT:

Accessibility is a key component of encouraging mass transit ridership. The development must incentivize public transportation utilization. To encourage the use of public transportation, incentives may be offered to help reduce the cost to the user, including free or discounted bus, rail, or public transportation passes. Other incentives include employer-provided subsidies, reimbursements, partial payments, or pre-tax payroll reductions.

Such incentives have been shown to increase public transportation use, and use of active travel options such as walking and bicycling, particularly among college students. Bus stops should be located along the perimeter of the development to avoid traffic, reduce noise and to provide more safety to locals.



Source: FBT Architects

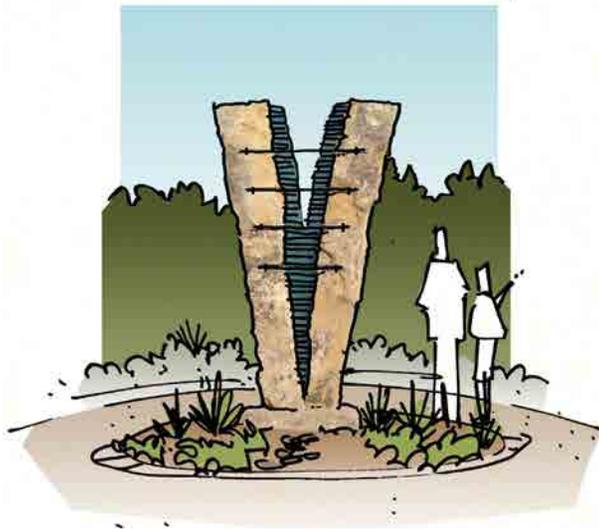


ART/SCULPTURE

The presence of art enriches New Mexico's communities and makes it more accessible to the public. At various locations throughout the site, art & sculpture will be used to highlight focal points, encourage pedestrian interaction, and serve as wayfinding elements.



Sculpture - Source: FBT Architects



CENTRAL PARK/PLAZA

The Central Park/Plaza located at the heart of La Joya shall provide an inviting, flexible space that creates opportunities for a variety of uses for the enjoyment of all users. The Plaza shall be composed of approximately one-third paved areas and two-thirds landscape areas.

a. PAVED AREAS:

1. Open gathering areas for large groups to attend formal events such as musical performances, farmers market and local gatherings.
2. Intimate gathering areas for smaller groups to participate in informal events such as outdoor meetings, lunch groups, and informal social events.
3. Benches, tables, and trash receptacles shall be strategically placed throughout the paved areas for the convenience and comfort of users. The site furnishings shall be coordinated with the furnishings palette for the balance of the project to ensure the visual and aesthetic continuity of the site.
4. Pedestrian scale lighting shall be provided for night events and for general safety. Light poles and fixtures shall be aesthetically appealing and shall be coordinated with the furnishings palette for the balance of the project.
5. Lighting shall comply with state and local Night Sky Act.
6. The paved areas shall be 'interwoven' with landscape areas to provide visual interest and separation/buffering between the various use zones.



La Joya de Rio Rancho Plaza looking West

b. LANDSCAPED AREAS:

1. Internalized park spaces are suitable for large group gatherings and the extension of commercial enterprises. As such, larger nonprogrammed turf areas shall be designed to further the community use of commercial districts and maximize landscape flexibility. Active recreation is not to be encouraged in commercial landscaped zones, but rather passive recreation activities such as walking or light active recreational activities such as corn hole or bocce shall be accommodated.
2. Landscape shall be designed to create a sense of place in the high desert/west mesa of Central New Mexico. Plant material creating a sense of place include representative xeric and native plant material that both create beautiful buffers to land uses, accentuate signage and create shaded outdoor spaces.
3. Shade structures, and site furnishings for both public and private gatherings shall be provided in established landscape zones.



La Joya de Rio Rancho looking North

PARKING/STREETS

a. INTRODUCTION:

All developments in the zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that is likely to be attracted to a specific development. The number of spaces should be provided according to the building type. See Rio Rancho Zoning Code Ordinance for the required number of spaces.

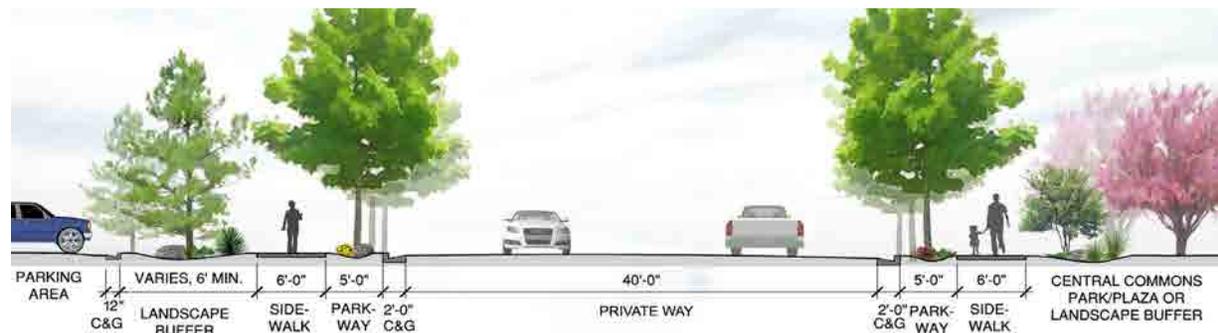
b. CLEAR LINES OF SIGHT:

Clear lines of sight shall be maintained at all exits of parking areas and street intersections.

c. OFF-STREET PARKING AREA LANDSCAPING:

Trees are required in and around off-street parking areas to provide shade and relieve the adverse visual impact of pavement and parked cars. Trees can also be parking lot features, including evergreen buffers, and/or flowering accents. Quantity and distribution of trees shall be as follows:

1. A minimum of one tree per ten parking spaces shall be provided.
2. Tree planters within off-street parking areas shall be a minimum of 64 square feet per tree. tree planters in outdoor seating areas shall be 49 square feet minimum.
3. A minimum of 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.
4. No parking space shall be more than fifty feet from a tree.
5. GSI BMPS shall be utilized for any parking lot over 50 parking spaces.



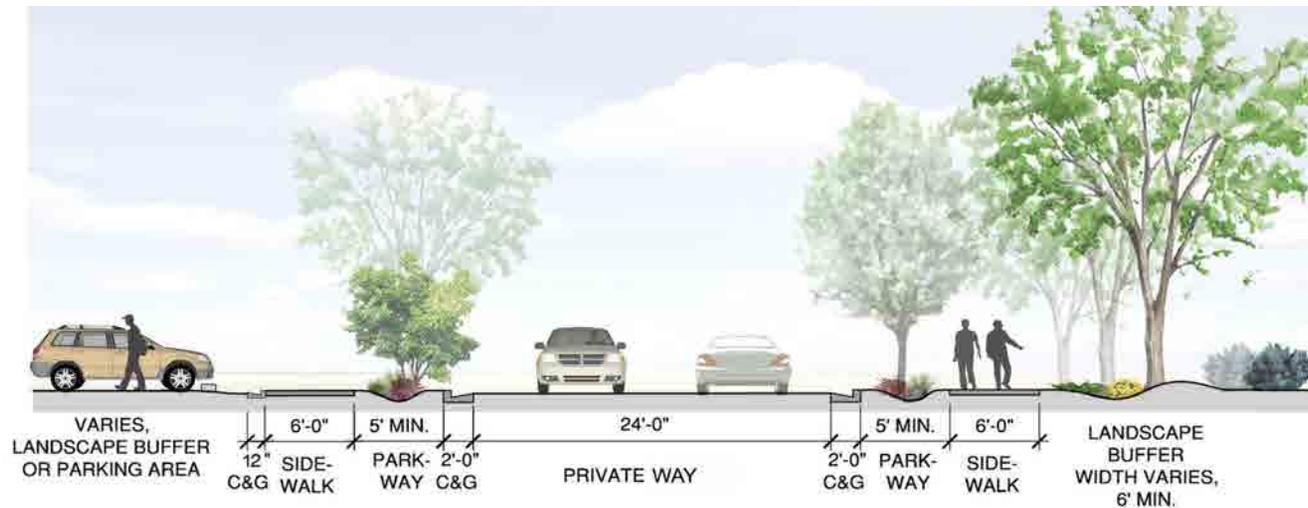
Primary private way - Typical section

d. PRIVATE WAYS LANDSCAPING:

Sidewalks, and screening of parking and maintenance areas shall be provided along private ways within the site as follows:

1. Sidewalks shall be a minimum width of six feet and shall be provided on both sides of the private way.
2. Parking and maintenance areas adjacent to private ways shall be screened with landscape, berming, or a combination thereof.
3. Appropriate landscaping shall be provided for visual relief along the frontage of the parcel. No less than 15% of the net lot area shall be landscaped, ground cover density at the frontage of the parcel shall be no less than 75% including tree canopies. Cool season grass shall be limited to a maximum of 1,000 square feet or 20% of the total lot area, whichever is less.
4. Cool season turf grasses include but are not limited to the following species: *Poa pratensis* (Kentucky bluegrass), *Festuca* spp. (fescues), and *Lolium* spp. (ryegrasses). Plant materials shall be limited to species that are not listed as high water use in the City of Rio Rancho¹ Plant Species list.

1. City of Rio Rancho High Water Use Plant Species plant list. <https://www.rrnm.gov/2168/High-Water-Use-Plant-Species>



Secondary private way - Typical section

e. LOW-EMISSION & FUEL EFFICIENT VEHICLE PARKING:

Each tract shall provide low-emission and fuel-efficient preferred parking spaces for 5% of total vehicle parking.

f. DRIVE ACCESS:

Drive access cuts to lots from internal streets to be determined during individual site design, 24' wide typical.

SIGNAGE

Signage shall enhance the overall attractive character of the complex as well as provide information and direction to visitors. A common design theme for signage in the plan area will enhance the overall image and create a cohesive environment. Providing adequate signage is critical to achieve successful wayfinding throughout the site. The signage standards are based on the Rio Rancho Code of Ordinance. The requirements should always meet the currently adopted edition of the Code of Ordinance.

a. TYPES OF SIGNS ALLOWED ON A PRIVATE PROPERTY

Primary signs are considered permanent and identify an establishment or premises while the establishment is operative or the premises are occupied. Primary signs require a sign permit. The following are the different types of primary signs:

1. Wall signs.
2. Marquee.
3. Awning signs.
4. Projecting.
5. Hanging signs.
6. Freestanding signs (pedestal/pylon, monument).

b. GENERAL STANDARDS:

All signs constructed, erected, modified, or altered shall comply with the following standards:

(A) Exceptions. All signs constructed, erected, modified, or altered shall comply with the standards of this chapter, whether such signs do or do not require a sign permit, except for those items listed in this section. The following signs are not regulated by this chapter:

- (1) Signs within a building or enclosed space within a development that are not visible from a public right-of-way.
- (2) Any required public notice, sign, or warning installed by federal, state, or local governments.
- (3) Logos and labels located on mechanical equipment, recycling bins, trash containers, and similar equipment, which are part of the equipment as manufactured and/or installed.
- (4) Works of art that do not contain a commercial message.
- (5) Holiday decorations that do not contain a commercial message.

(B) Location restrictions.

- (1) No sign may be erected in a location that violates the building code, fire code, and other applicable city codes or ordinances.
- (2) No sign is permitted within the clear sight triangle as established within Chapter 154.
- (3) Only signs that have been placed by or authorized by the federal government, state government, or the city may be installed on public property. Any sign installed on public property, including rights-of-way, without prior authorization, will be removed by the city without notice and may be disposed of.
- (4) No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. Any sign installed on private property without authorization may be removed by the property owner without notice and may be disposed of.
- (5) No sign may be erected in a manner that obstructs access to any ingress or egress, fire escapes, fire hydrants, fire department connections, or standpipes and similar fire safety connections.

(C) Audio components. Audio components are prohibited as part of any sign, except for the following:

- (1) Drive-through sign. For drive-through signs, including signs in individual stalls at drive-in restaurants, the audio component is limited to communication between the customer and the restaurant staff taking orders.
- (2) Signs owned and/or operated by a government agency.
- (3) Permitted gas station pump video screens.

(D) Illumination. In addition to the standards below, all outdoor lighting shall comply with Chapter 159 and the State of New Mexico Night Sky Protection Act. In the case of a conflict, the more stringent requirement shall apply.

- (1) Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, shall be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.
- (2) The sign face of internally illuminated signs shall function as a filter to diffuse illumination. The sign face shall cover all internal illumination components so that no exposed bulbs are visible.
- (3) All external illumination of a sign shall concentrate the illumination upon the printed area of the sign face.
- (4) The use of bare bulbs as external illumination is only permitted for marquee signs.
- (5) No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly glazed tiles, which would increase glare.
- (6) The maximum allowable illumination measured at the property line is one lumen per square foot (one foot-candle), unless such signs are allowed to extend over the property line, where the maximum allowable illumination is measured at the back of curb or edge of pavement.
- (7) For electronic message signs, the maximum brightness is limited to 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunset and sunrise. The sign shall have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.

(E) Construction standards.

- (1) Supports and braces shall either be designed as an integral part of the overall sign or obscured from public view to the extent feasible.
- (2) All signs attached to a building shall be installed and maintained so that wall penetrations are watertight and the structure does not exceed allowable stresses of supporting materials.
- (3) All signs shall be designed and constructed in compliance with the building code, electrical code, and all other applicable codes and ordinances.
- (4) Glass comprising any part of a sign shall be safety glass.
- (5) Conduits, raceways, and other components of a sign illumination system shall be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

(F) Permitted materials for signs.

- (1) Permanent sign structures shall be constructed of durable materials such as brick, wood or simulated wood, stone, concrete, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Solid awnings and structural canopies shall be constructed of permanent building materials.
- (2) Awning, canopy, blade, and wall signs may also be constructed of durable weather resistant material such as canvas, nylon, or vinyl-coated fabric.
- (3) Wall, awning, canopy, and blade signs constructed of material shall be mounted within a frame so that they are held taut between all support posts.

(G) Required maintenance.

- (1) All signs shall be kept in a safe and well-maintained condition and appearance, and shall be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.
- (2) All signs shall be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.
- (3) All unused sign hardware or wiring shall be removed.
- (4) No sign frame may remain unfilled or allow any internal part or element of the sign structure to be visible.
- (5) If a sign is maintained in an unsafe or unsecured condition, it shall be removed or the condition corrected. If the sign is not removed or the condition is not corrected within the required time period, the city may enforce this order through applicable enforcement procedures.
- (6) The city may remove any sign that is creating an imminent danger of significant harm to persons or property summarily and without notice. The owner of such sign is responsible for all costs of removal. The method for collection of costs may include, but shall not be limited to, a lien pursuant to Sections 3-36-1 through 3-36-7 NMSA 1978.

(7) Where possible by the design of a sign structure, the owner of a permanent sign that becomes obsolete after the associated activity or use is discontinued or abandoned shall remove all sign copy from the sign structure and the panels shall be removed and replaced with a blank panel. This requirement is not satisfied by reversing (i.e., turning such copy so that it faces inward), painting over, covering with vinyl or other fabric, or other means of obfuscating such copy.

(8) Any activity that increases the sign area, sign height, or any sign dimension, or moves the location of a sign, requires a sign permit.

(9) The following maintenance activities are exempt from requiring a sign permit. All other maintenance and alterations to a sign require a permit.

(a) Painting, cleaning, or other normal maintenance and repair of a sign. This does not include any structural changes or any changes in the electrical components of the sign, including the removal or replacement of electrical components.

(b) Changing the copy of a changeable message sign.

(H) Permanent off-premises signs. Permanent off-premises signs are considered billboards, which are a distinct land use, and are subject to the regulations of Chapter 154.



Credit: FBT Architects

- Proportional sized sign according to the height of the building .
- Sign located at main building access.
- Sign with 3 colors maximum.

Recommended



Credit: City of Portland

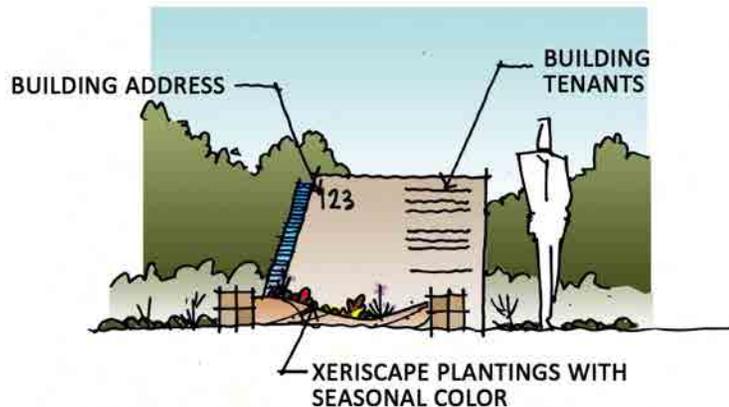
- Sign located above roof.
- Sign with more than 3 colors.
- Visible sign structure.

Not Recommended

c. PROHIBITED SIGNS

1. Abandoned signs as defined in the Sign Regulation Code¹ of Rio Rancho.
2. Animated signs; signs with visible moving, revolving or rotating parts, noise making, flashing or fluttering lights or other illuminating devices that have a changing brightness or intensity of color.
3. Billboards.
4. Signs that exceed two square feet in area on vehicles or trailers that are parked or located for the primary purpose of displaying the sign.
5. Signs with exposed incandescent, metal halide, or fluorescent light bulbs.
6. Roof signs.
7. All signs not expressly permitted under this chapter or exempt from regulation in accordance with the previous section are prohibited.

d. FREE STANDING SIGNAGE



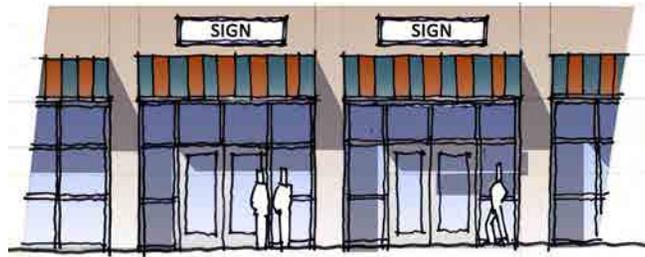
1. Freestanding signs shall not exceed 26' in height.
2. All freestanding sign lighting shall be downward facing and shall not create glare on the street or adjacent property.

¹ Sign Regulation Code of Rio Rancho

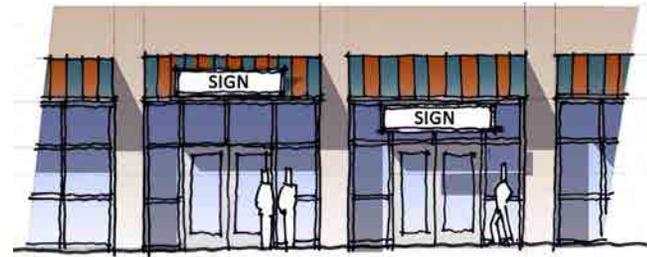
<https://www.codepublishing.com/NM/RioRancho/html/RioRancho150/RioRancho156.html>

e. RETAIL SIGNAGE.

1. At retail locations where multiple tenants occupy the same site, individual building mounted signs are appropriate in combination with a monument sign identifying the development and address.
2. Sign color, material, and placement shall be compatible with the building it identifies.
3. Signs that flash, blink, move, or have audible sound are not permitted. Portable or roof top signs are not permitted.
4. Building mounted sign lettering shall be individual channel letters. Illuminated plastic panel signs are not allowed with the exception of logos.



Retail signage



Retail signage

f. BUILDING MOUNTED SIGNAGE AT MULTIUSE

1. No more than one sign per facade.
2 signs maximum per building.
2. Sign area shall be as described in these design standards



Mixed building signage

g. PROJECT IDENTIFICATION - SITE SIGNAGE

At select locations as indicated on the site plan, free standing monument signs will serve to identify the entire project. The purpose of these signs is to communicate to the public the intended name of the project. Sign lighting will be in accordance with all night sky ordinances.



Note: Maximum sign area shall be as described in these Design Standards

LIGHTING

A primary objective of these lighting guidelines is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Light fixtures and standards shall conform to state and local safety illumination standards.

a. STREET LIGHTING:

1. Lighting shall be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light fixtures shall be twenty five (25) feet measured from top to grade, unless otherwise required by the City and/or engineer.
2. Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded.
3. Cobra head fixtures shall not be used for street lighting. Lighting treatment within the development site shall be consistent to a standard full-cutoff shoebox fixture or of higher architectural quality conforming to all applicable night sky ordinances.
4. High efficiency/high brightness led lighting is required.

b. PARKING LOT AND BUILDING EXTERIOR LIGHTING:

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, common areas, and walkways. Such lighting should not conflict with proposed landscaping. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure.

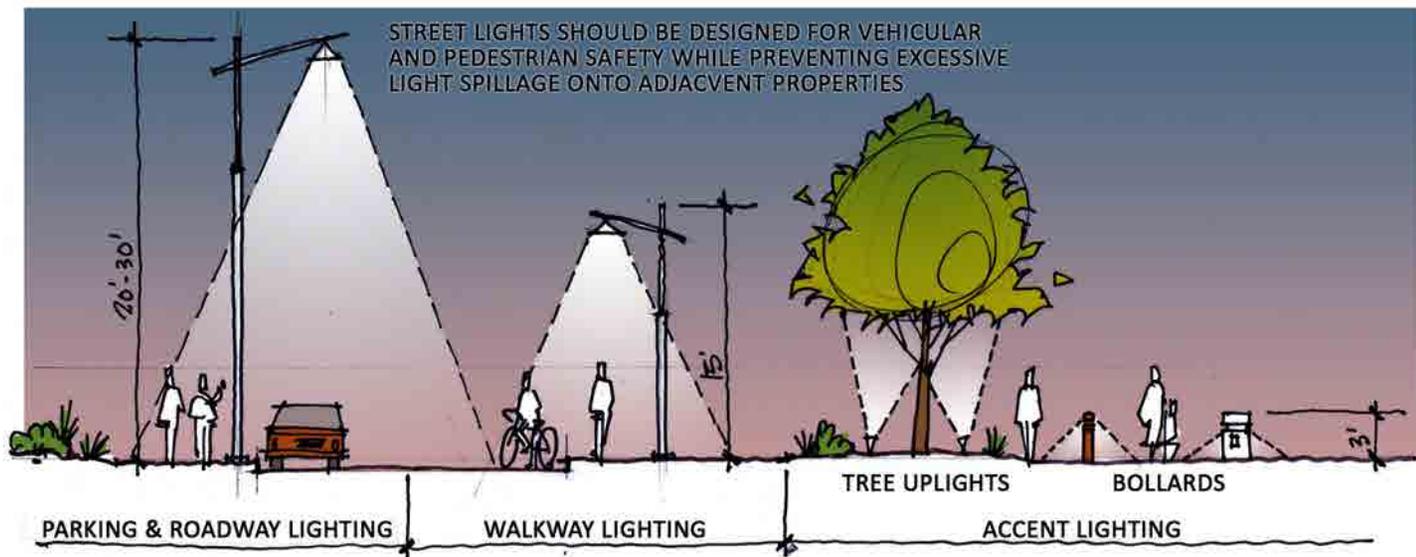
Parking lot and street lighting shall allow for the implementation of solar panels and dynamic lighting systems.

1. The design of the lighting fixtures shall be compatible with the architectural features of the main structures on-site.
2. Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The height of parking lot lights shall be twenty five (25) feet maximum.
3. Building entrances shall be well lit.
4. Fixtures shall use high efficiency/high brightness LEDs.

c. PEDESTRIAN LIGHTING:

Lighting shall be pedestrian oriented in districts with high pedestrian movement. Bollard or wall pocket lighting using high efficiency LEDs is required along sidewalks and other public areas.

1. Pedestrian lighting shall not exceed fifteen (15) feet in height.
2. Bollard material and design shall be compatible with the adjacent buildings. Bollards shall be no greater than three (3) feet in height. Shatter-proof coverings shall be provided for bollards and other types of low-level lighting.
3. Lighting may be used to accent certain landscape features. This type of lighting shall be of a low-level intensity and only illuminate the intended landscape feature.



Site Lighting

SUSTAINABILITY

1. Site selection - this site was previously developed and is not in an ecologically sensitive area such as a prime farm land, wetland or habitat.
2. The new development is large enough to support several land uses, enabling the Rio Rancho community to address multiple priorities. Smart growth and sustainable development approaches to mixed-use redevelopment provide benefits that extend beyond jobs, services and amenities. These collaborative efforts create walkable neighborhoods, convert renewable energy into power, provide access to public transportation, and strengthen quality of life for everyone.
3. New construction shall minimize light trespass from the buildings and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments. To accomplish this, all site and building-mounted luminaires shall produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. No more than 5% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).
4. Civil engineers and landscape architects shall employ and utilize GSI BMP's in all grading, drainage, and landscape plans. Smart controllers capable of seasonal adjustments according to evaporation rates shall be utilized for all irrigation systems.
5. The proximity to green areas (park at West side of development) is an asset in helping improve mental health issues like depression, anxiety and stress. Making sure that all people have access to parks and outdoor programming is a critical way to increase these positive effects on health and quality of life of the community.
6. The development will encourage the use of public transportation, biking or carpooling, consequently reducing greenhouse gas emissions from personal vehicles.
7. Recycling programs must be incentivized not only to the residents, but also to the local commercial activities.
8. Green initiatives must be expected from developers and builders. This simple act transforms the way buildings and communities are designed, built and managed in order to reduce their overall impact on human well-being and the environment.
9. New Mexico gets more sun than many other states in the US, meaning a photovoltaic system will produce more in New Mexico than it will in other parts of the country. A high-producing system combined with the state's net metering law means that there is potential for significant savings in New Mexico.

ENERGY GUIDELINES

1. Orient buildings consistent with energy conservation principles.
2. Encourage “green building” design, i.e. energy efficient windows and skylights, occupancy sensors, roof top gardens, active and passive solar systems, etc.
3. Use building materials from recycled or renewable sources.
4. Consider roof-top solar systems and ground source heat pumps (geo-thermal) to reduce fossil fuel use.
5. Provide shade trees in parking lots to reduce pavement heat gain and help keep vehicle interiors cool.
6. Use LED lights for exterior lighting to reduce use of electricity.
7. Place hedgerows or evergreen plantings to slow prevailing winter winds.
8. Incorporate electric charging stations in parking lots to promote the use of electric vehicles.

Source: FBT Architects

Recommended



Credit: FBT Architects

- Orient building to maximize the use of natural daylight in interior lighting and install roof-top solar panels to reduce the power use of building tenants.
- Trees in parking lots can reduce excess heat generated by large areas of paving and help to reduce stormwater runoff and pollution.
- In time, trees provide shade to cool pavement surface, reduce air temperature, and mitigate the heat island effect.

Recommended



Credit: FBT Architects

- Use a variety of window forms to increase use of natural light, such as transom windows, display windows, dormers, skylights, etc.
- Lighter colors should be adopted to reflect light.

ORGANIZATION OF BUILDINGS AND USES

The organization of buildings should meet the layout specified in this Guideline and also taking into consideration:

1. For large developments, establish a visual and functional focal point (e.g. town green, outdoor sculpture, water feature, landmark structure, park, etc.).
2. For property with more than one building on a site, develop a coherent architectural site plan with an organized composition (e.g. buildings clustered around a central space/focal point or configured in a linear pattern).
3. Arrange multiple buildings so that their primary orientation complements one another.
4. Locate uses that generate more pedestrian activity (e.g., restaurants, retail stores) at the street level and less active uses on upper floors.
5. Where nearby buildings establish a defined relationship to the street, new buildings should maintain the rhythm of building setbacks and front yard composition and foster a strong street edge.

Recommended



La Joya - Credit: FBT Architects

- Clustered, mixed use development concept, with commercial buildings sharing a common parking lot and a single curb cut.
- Sidewalks and few driveway crossings reduce vehicle conflicts with pedestrians and bicyclists. Internal paths connect uses within a site and with adjacent properties.

Not Recommended



Credit: Google maps

- Separate uses on one lot are isolated from each other by a large, formless parking lot.
- The site offers no pedestrian amenities for walking through the parking lot or to adjacent uses.

BUILDING COMPOSITION

1. Multi-story buildings are encouraged. Single story buildings should be articulated with design features discussed in these Guidelines. Multi-story buildings shall be limited in height to 32 feet.
2. Break large building volumes into smaller forms to lessen the total building mass. Step back and forth with smaller sub-masses. Use one-story projections with arcades or porches on two and three-story buildings, and address the pedestrian scale at the street level.

Recommended



Credit: FBT Architects

- Mixed building elements and materials help compose a distinctive architectural theme

Not Recommended



Credit: Google Maps

- Plain building front, minimal windows, and long blank wall offer no visual interest.
- Mechanical equipment on the roof is visible at street level.
- Single-story building and deep setback provides no sense of enclosure.

BUILDING MATERIALS

The combination of the Southwest traditional and a touch of contemporary materials, will create an interesting and modern aesthetic to the Chamisa Hills Community. The following elements should be considered:

1. Use traditional building materials that weather naturally, such as stone.
2. Aesthetically appealing finishes like stucco beautifully transform the building appearance, while also extending the building's life span and durability.
3. Use materials that have texture, pattern, or lend themselves to a high quality of detailing.
4. Use durable, eco-friendly materials whenever possible.
5. Mix building materials where appropriate to add visual interest to the exterior.
6. Avoid metallic and reflective materials; natural colors and earth tones are preferred.
7. Contemporary forms and materials are welcome as long as they reinterpret and echo the region's traditional design forms and materials.

Recommended



Credit: FBT Architects

- Southwest Contemporary style
- Mix of materials and colors
- Durable materials

Not Recommended



Credit: Holzer-Kobler

- Homogeneous materials
- Lack of textures, patterns and colors
- Metallic and reflective materials

FACADE

The Southwest contemporary building should feature sleek, simple lines and a minimalist aesthetic, focusing on open and spacious environments. Maximizing natural light with large windows and glass doors, while unique materials like adobe and metal add character. Bold and dynamic color schemes that celebrate the natural beauty of the surrounding landscape are encouraged. The following elements should be considered:

1. Avoid unarticulated and monotonous facades that create blank walls. Incorporate materials, balconies, windows, etc. to prevent uninterrupted lengths of façade greater than 30 feet.
2. Vary the building footprint so there are pronounced changes in wall planes (5 feet or greater) so there are no straight walls longer than 75 feet facing a public street or parking area.
3. Create a variety of story heights along facades.
4. Provide clearly visible and identifiable entrances that are recessed or articulated with projected coverings. In mixed use buildings, distinguish entrances for upper floor residential or commercial uses through different facade treatments.
5. Windows should make up a minimum of 30% of the total area of the front facade. There should be a sufficient quantity of appropriately scaled windows and doors with a balanced spacing and rhythm. Retail storefronts should be modestly scaled, with vertically proportioned windows articulated with muntins. Windows and glass portions of doors should be clear, non-mirrored, and non-opaque glass.
6. When parking is located to the rear of a building, provide additional windows, lighting, and possibly an entrance to create a favorable impression of the uses within.
7. Use a variety of materials or patterns in the façade to add visual interest but limit the number to avoid visual overload.
8. Encourage shadow lines and patterns using architectural elements such as overhangs, projections, reveals, etc.
9. Strive for visual simplicity rather than complexity.

Recommended



Credit: FBT Architects

- Mix of materials and patterns
- Contemporary Southwestern design

Not Recommended



Photo: Matt Briney

- Pueblo style
- Spanish Revival
- Monotonous colors

Recommended



Credit: FBT Architects

- Access to daylight
- Mix of colors and materials

Not Recommended



Credit: Google maps - Rio Rancho

- Rigid elements and shapes
- Monotonous facade

ROOFS

To provide an expression of desired features that should meet the Southwest contemporary architecture and aesthetic, roofs should adhere to the following standards:

1. Alter roof forms and heights to break down large roof masses.
2. Overhangs and eaves should be incorporated.
3. Flat roofs with articulated parapets and architecture features that become an expression of the building façade are encouraged.
4. False gable-end shaped parapets, steep roof and mansard roofs are strongly discouraged and should be avoided.
5. Rooftop equipment should be concealed from ground view.
6. Use reflective materials to reduce the heat island effect.

Recommended



Credit: FBT Architects

- Southwest Contemporary style
- Canopy of photovoltaics
- Varied roof forms help to create a distinctive impression.
- Roof overhang provides safety from the elements and indicates building entrance.

Not Recommended



NMSU's Domenici Hall (Photo by Javier Gallegos/Kokopelli)

- Clay roof tiles
- Mansard roof
- Dutch gabled roof
- Gambrel roof

ACCESS MANAGEMENT

1. Combine curb cuts where feasible. New developments should generally have no more than one entrance and one exit per street.
2. For multiple building developments, one combined entrance/exit location is preferable at the main entrance to facilitate traffic movement. A landscaped traffic island is encouraged to separate in and out movements.
3. Reduce the number of conflict points between vehicles, between vehicles and pedestrians, and between vehicles and bicyclists to limit driver mistakes and possible collisions. For example, align driveways on opposite sides of the road and increase spacing between driveways where possible to increase driver reaction time.
4. Driveways too close to intersections can cause conflicts with traffic entering from side streets. Seek to preserve intersection capacity by locating access driveways away from intersections.

Recommended



Credit: Jaynes

- Traffic island with granite curbs and low-growth landscaping help to separate entering and exiting traffic while maintaining motorists' visibility.
- Trees in perimeter of parking lot provide autumn colors and summer shading as they mature.
- Single entrance serves multiple uses on adjoining lots, reducing the number of curb cuts.

Not Recommended



Credit: Google Maps

- Multiple curb cuts and broad openings present hazards to motorists.
- Minimal parking lot landscaping and parking in front of the building means pavement dominates the view of the property.
- Landscaping and curbing can help to channel traffic to defined driveway openings and limit conflicts with pedestrians and bicyclists.

DELIVERY AREAS

1. Vehicle access to delivery areas should be away from the primary face of buildings.
2. Locate loading areas away from primary visual corridors.
3. Shield loading docks and storage areas from view by separate structures matching the building's exterior or by opaque landscape buffers and fencing.
4. Provide walls, fences, or layered landscape buffer to muffle the noise impacts on nearby residential neighborhoods.

Recommended



Credit: FBT Architects

- Loading docks in the rear minimize noise from deliveries.
- Tree belt screens unsightly views from neighbors and absorbs sound.
- Consider proximity of residential uses and locate services to avoid noise impacts.

Not Recommended



Credit: Google Maps

- Provide separation of trucks and cars to minimize conflicts.
- Inappropriate delivery location blocks traffic on a main thoroughfare.
- Orient service areas to not be visible from the public way.

MISCELLANEOUS

a. ANTENNA AND TOWERS:

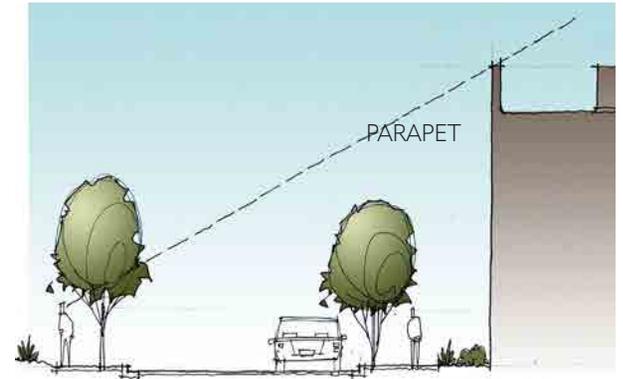
Freestanding cellular antenna and cell towers are prohibited. Antennas shall be integrated with buildings, light poles, existing utility structures and other public facilities.

b. MECHANICAL EQUIPMENT:

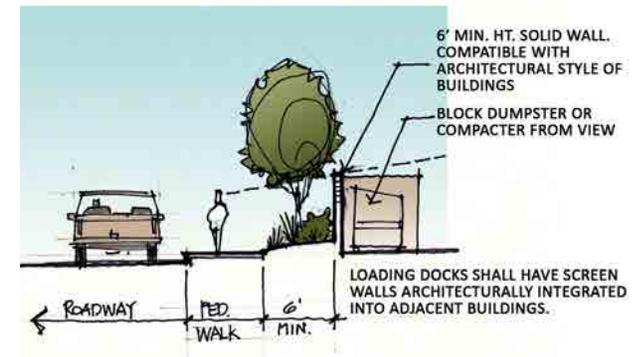
1. Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building's basic design, material, and color. The height of a screening element such as a parapet shall be uniform around the entire structure and shall be at least equal in height to the mechanical units being screened from view.
2. Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials.
3. On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable TV, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.

c. TRASH ENCLOSURE:

1. Trash enclosures shall utilize similar colors and materials to buildings. The design of the enclosure shall be compatible with the architectural theme of the site.
2. No refuse storage/collection areas will be allowed to be sited in close proximity to the front of a building. Refuse containers are to be sited so as to have at least 1 double loaded row of parking and associated drive isle between the lot and the primary building entrance/elevation. Refuse collection areas shall be enclosed within a six (6) to eight (8) foot tall masonry enclosure which is large enough to contain all refuse generated between collections.



Mechanical Screening



Trash enclosure requirements

INFRASTRUCTURE

Roadways/Access

The project is served by existing surrounding roadways including: Country Club Drive – Currently a 2-lane divided roadway extending into the development from Southern Boulevard where it aligns with Sara Road at a signalized intersection. Country Club Drive is currently classified as a Minor Arterial from Southern Boulevard to Broadmoor Boulevard and as a Minor Collector from Broadmoor Boulevard north into the master plan area. Broadmoor Boulevard – Currently a 2-lane divided roadway extending from its roundabout style intersection with Country Club Drive north to a signalized intersection with High Resort Boulevard and continuing to Northern Boulevard and beyond. High Resort Boulevard – Currently a 4-lane divided roadway extending from a signalized intersection with Broadmoor Boulevard east to a signalized intersection with NM 528 (Pat D'Arco Highway).

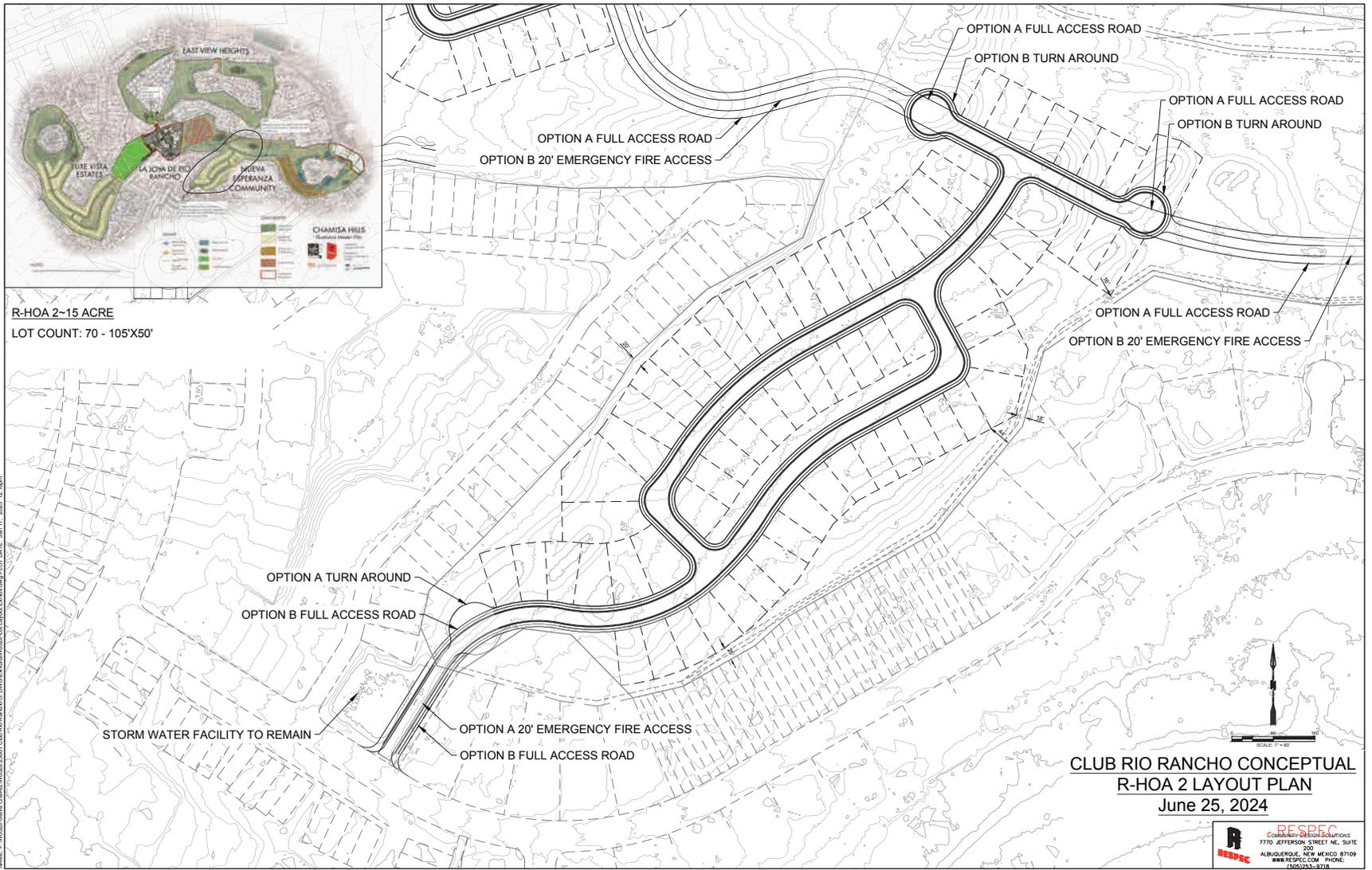
Nueva Esperanza Community includes Residential Home Owners Associations (RHOA) 1-3. The R-HOA 1's main access will be from Eastlake Drive. This roadway has sufficient capacity for the limited number of lots taking access from this roadway.

R-HOA 2's main access is proposed to be from St. Andrews Drive. St. Andrews Drive has sufficient capacity to allow access to this residential community. This access does require that the applicant work with the City of Rio Rancho to acquire the land available for this access Right of Way. Tract B-1, Block 2 within Chamisa Greens Subdivision is owned by the City of Rio Rancho. This tract currently is used for detention ponding of storm water runoff from Chamisa Greens Subdivision as well as providing access to the old golf course acreage. The development proposes to reconfigure this area to allow for a standard local street to be constructed for access to this area of the development. The remaining portion of Tract B-1 would continue to serve the Chamisa Greens Subdivision with detention ponding. The development would need to work with the City of Rio Rancho to acquire this property, install improvements for access and dedicate the required Right of Way. Platting will be done in coordination with the City which will require review and an approval process. In the circumstance that the acquisition of this land is not possible then access would come from Pinnacle Drive and Eastlake Drive, utilizing an emergency fire lanes as internally access.



ENGINEERING



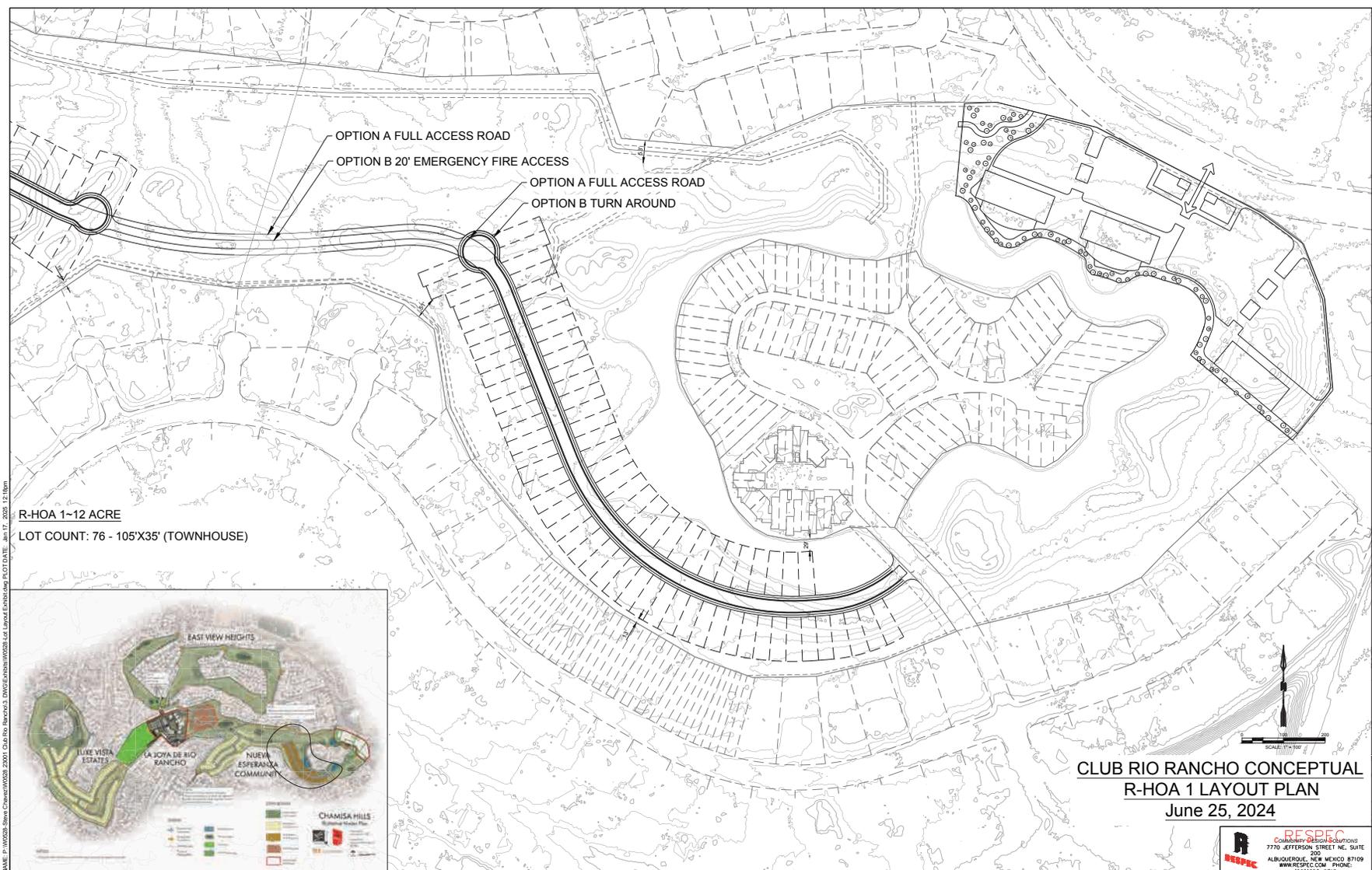


R-HOA 3's main access will be from an intersection aligned with Pinnacle Drive which has an intersection with High Resort Boulevard. Pinnacle Drive is currently contained within a 60' Right of Way and a street width of 43'. This roadway will be sufficient for anticipated traffic prior to development of the commercial area since no new residential development will access this street.

R-HOA 1, 2 and 3 will be joined by a 20' wide secondary access roadway sufficient for fire access to the development areas but not open to vehicle public use. This "fire access" will also serve as a pedestrian pathway as well.

The Luxe Vista Estates designated as R-HOA 4 will access directly to Broadmoor Boulevard. It is anticipated that the connection to Broadmoor Boulevard will include improvements to provide a full intersection including a left turn deceleration lane at this location. A traffic analysis should be performed prior to development to determine any other improvements that may be warranted by this development. A 20' wide secondary access roadway sufficient for fire access will be provided at the north end of this development. This access will not be open to public vehicular use and will also serve as a pedestrian pathway through the open space in this area.

Development within La Joya De Rio Rancho designated as C-POA 2 has been designed to allow traffic to travel north/south through this area, but it will be very slow and difficult to discourage use for cut through traffic. Specific measures to ensure that cut through traffic will include on-street parking, reduced speed limit, one way central plaza, pedestrian speed tables, etc. C-POA 2 will need to consider restriping of Pinnacle Drive to determine the need for left turn deceleration lanes at roadway intersections. All access will comply with Safety Association Manual (SAMM) spacing, and the Design Process Manual (DPM) Volume II Chapter II.3



R-HOA 1-12 ACRE
 LOT COUNT: 76 - 105'X35' (TOWNHOUSE)



**CLUB RIO RANCHO CONCEPTUAL
 R-HOA 1 LAYOUT PLAN
 June 25, 2024**

RESPEC
 CONSULTING DESIGN SOLUTIONS
 7770 47TH AVENUE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87109
 WWW.RESPEC.COM PHONE: (505)253-9174

NAME: P:\W2023-Slow Chavez\W2023-2001 Club Rio Rancho\3. DWG\ENHANCED\W2023 Lot Layout Enriching Plot.DWG: Jun 17, 2024 12:18 PM



R-HOA 4A ~46 ACRE
 LOT COUNT: 74 - 130'X60'
 (WEST NINE TOTAL: 100)



**CLUB RIO RANCHO CONCEPTUAL
 R-HOA 4A LAYOUT PLAN
 June 25, 2024**



RESPEC
 Community Solutions
 7770 JEFFERSON STREET NE, SUITE
 200
 ALBUQUERQUE, NEW MEXICO 87109
 WWW.RESPEC.COM PHONE:
 (505) 261-8718

NAME: P:\W028\Brow_Chamisa\W028_2001_Clar_Rio_Rancho\3. DWG\ENR\W028_4A\Lot Layout & Roadway\LOT DATE: Jan 17, 2025 12:10pm



R-HOA 4B-46 ACRE
LOT COUNT: 36- 130'X60'
(WEST NINE TOTAL: 100)

NAME: P:\WORKSPACE\Chamisa\WORKS\2001_Club Rio Rancho\21_DWG\ESPERANZA\029_Lot Layout_Export.dwg PLOT DATE: Jun 17, 2024 12:18pm



CLUB RIO RANCHO CONCEPTUAL
R-HOA 4B LAYOUT PLAN
June 25, 2024





NAME: P:\WORKS\Steve\Chamisa\WORKS\2001 Club Rio Rancho\3. DWG\Enplan\105261.dwg PLOT DATE: Jun 17, 2024 12:18pm

DRAINAGE

Historic/Existing Conditions

The existing watershed including the former golf course area and some surrounding community areas, such as The Islands @ Rio Rancho, currently discharge to the existing ponds surrounding “The Islands @ Rio Rancho” community. These existing ponds are currently undergoing remediation efforts per agreements with the New Mexico Environmental Department (NMED). These ponds currently serve as retention ponds for storm water runoff. Downstream storm drainage systems were not designed to accommodate storm water runoff from this watershed.

Most of the Luxe Vista Estates development area currently discharges to the East Black Arroyo located in an established drainage easement located just south of Slice Court. The former ponds surrounding “The Enclave” community are subject to NMED coordination and a subsequent remediation agreement. The ponds continue to serve as retention ponds for the existing surrounding communities including “The Enclave”.

The East View Heights area including the former golf course and the surrounding communities were developed over the past several decades. The existing drainage mitigation for the area is such that some of the surrounding communities storm water discharge drains to the old golf course acreage and some of the golf course acreage drains to the roadway and storm drain network through the surrounding communities.

The purposed neighborhood park area currently drains to the southwest and into a sidewalk culvert discharging into Broadmoor Boulevard. Any increase in runoff should be reduced to existing flow rates by detention ponding and released in the manner of the existing flows.

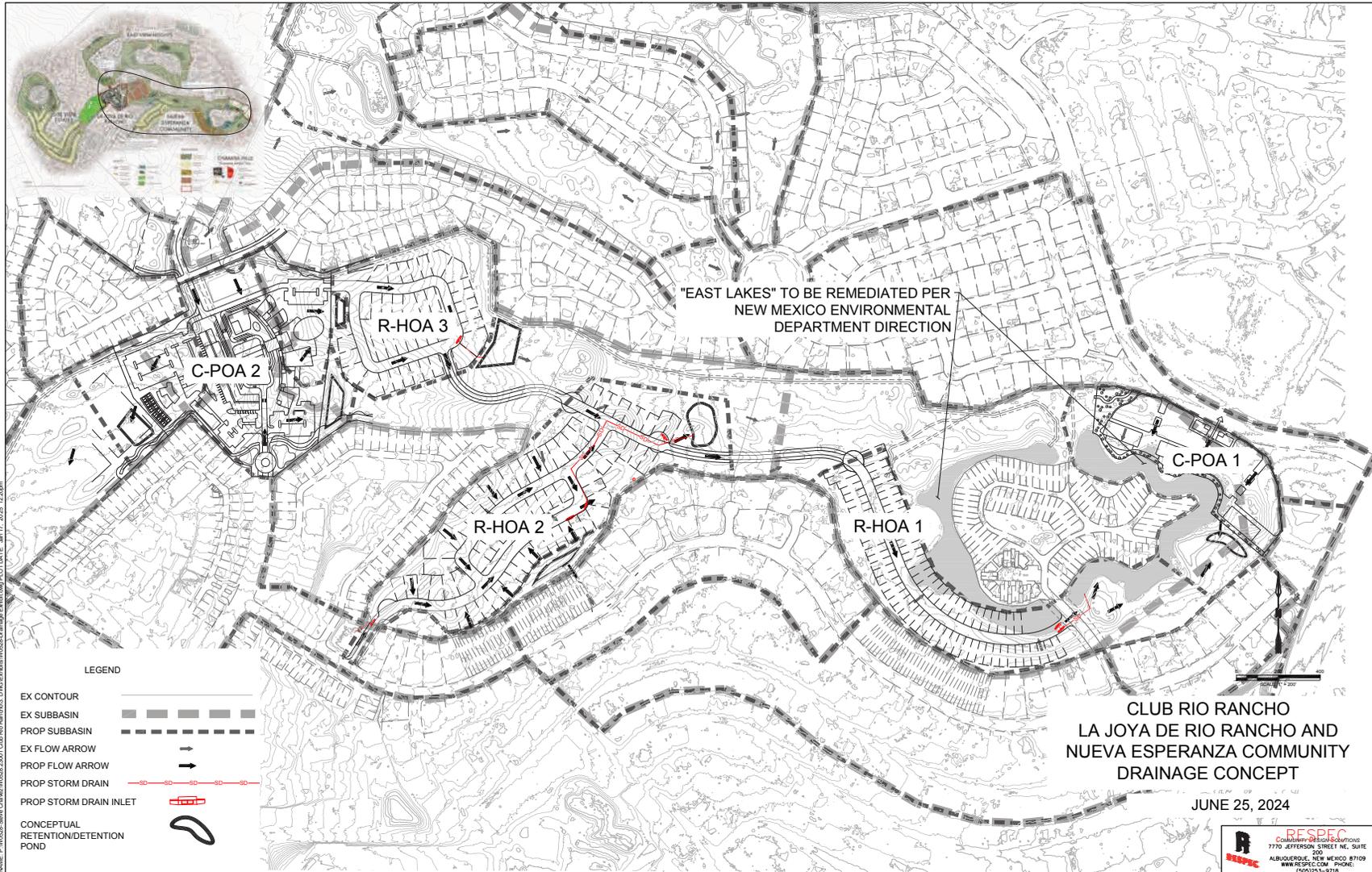
Proposed Conditions

A detailed master drainage plan and final determination of the remediation and storm water mitigation for this entire watershed should be completed prior to development of any of these areas. The Chamisa Hills Business Park, Nueva Esperanza Community and at least a portion of the La Joya De Rio Rancho development storm water will continue to discharge into the existing ponds. Portions of the La Joya De Rio Rancho development area, such as the parking area and westerly areas may drain to separate ponding areas depending on final design. The use of detention/retention ponds for individual areas and the infrastructure required to convey storm water runoff to the ponds should be determined with the completion of the master drainage plan. Due to the lack of capacity in the NM 528 storm drain system downstream of this site, retention ponding is required. This is consistent with the retention ponding in place for the existing condition.

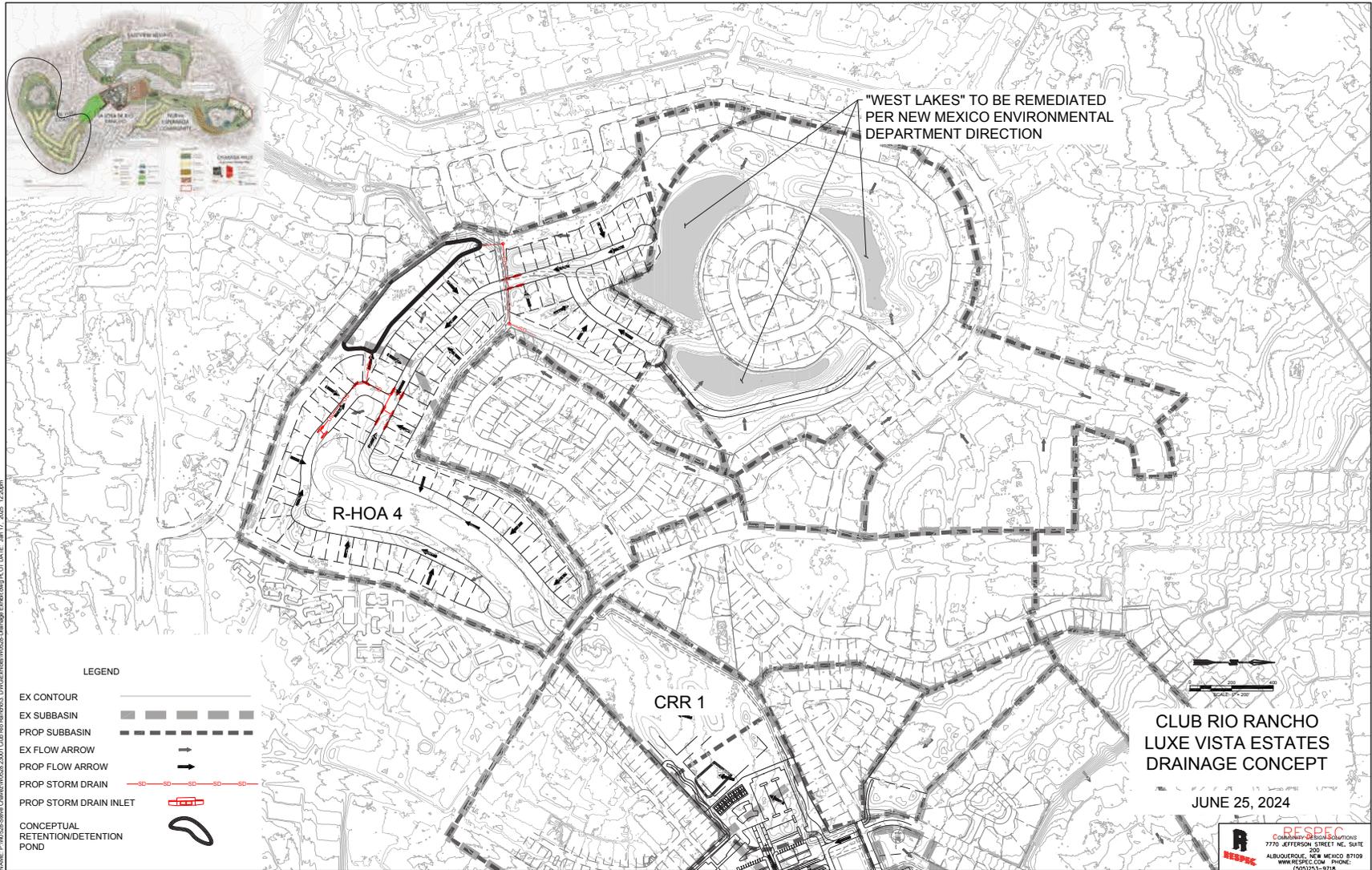
The East View Heights is to remain undeveloped and therefore existing storm water runoff conditions will remain unchanged. This area currently drains to the existing ponds, roadway networks and storm drainage systems and will continue to do so.

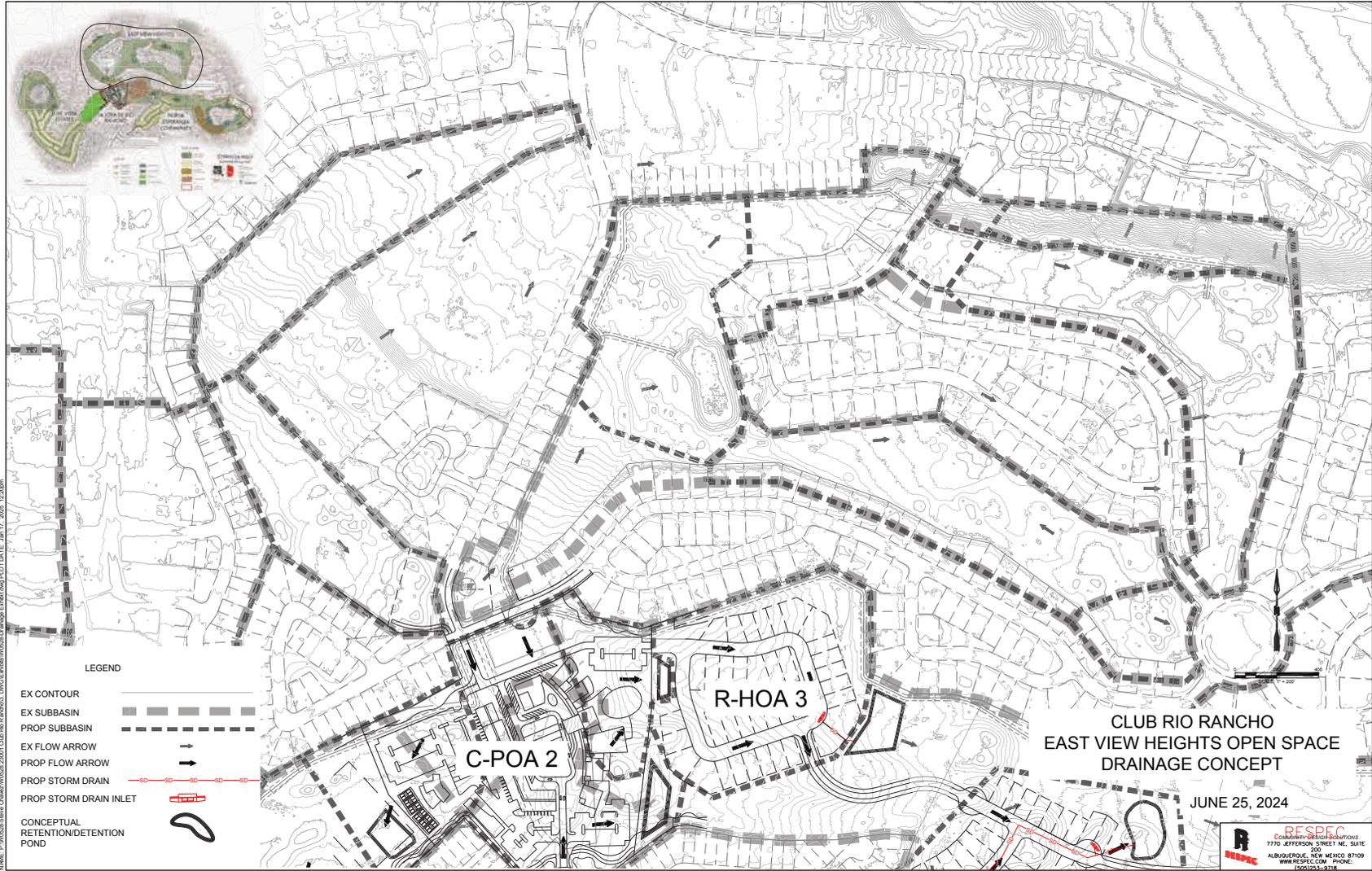
The Luxe Vista Estates (R-HOA 4) development will provide detention ponding to reduce the storm water runoff from the site such that it does not exceed the existing discharge rate. The site will continue to discharge to the East Black Arroyo at the existing discharge location. The East Black Arroyo is a Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) facility and coordination and approval will be required. This development area is also impacted by offsite flow from an existing neighborhood, Country Club Hills, located north of this development. A portion of this neighborhood currently discharges via surface flow and storm drain flow into this area. This offsite runoff will continue to be accommodated by this development.

The former ponds surrounding “The Enclave” community will continue to serve as retention ponds for the existing surrounding communities including “The Enclave”. Some adjacent surrounding “open space” acreage also discharges storm water to these ponds and will continue to do so. No increase in storm water runoff into these ponds is anticipated.



NAME: P:\WORK\Shaw_Chester\W028\2001_Claro_Rio_Rancho\DWG\ENR\W028\2001_Claro_Rio_Rancho.dwg PLOT DATE: Jun 17, 2024 12:20pm





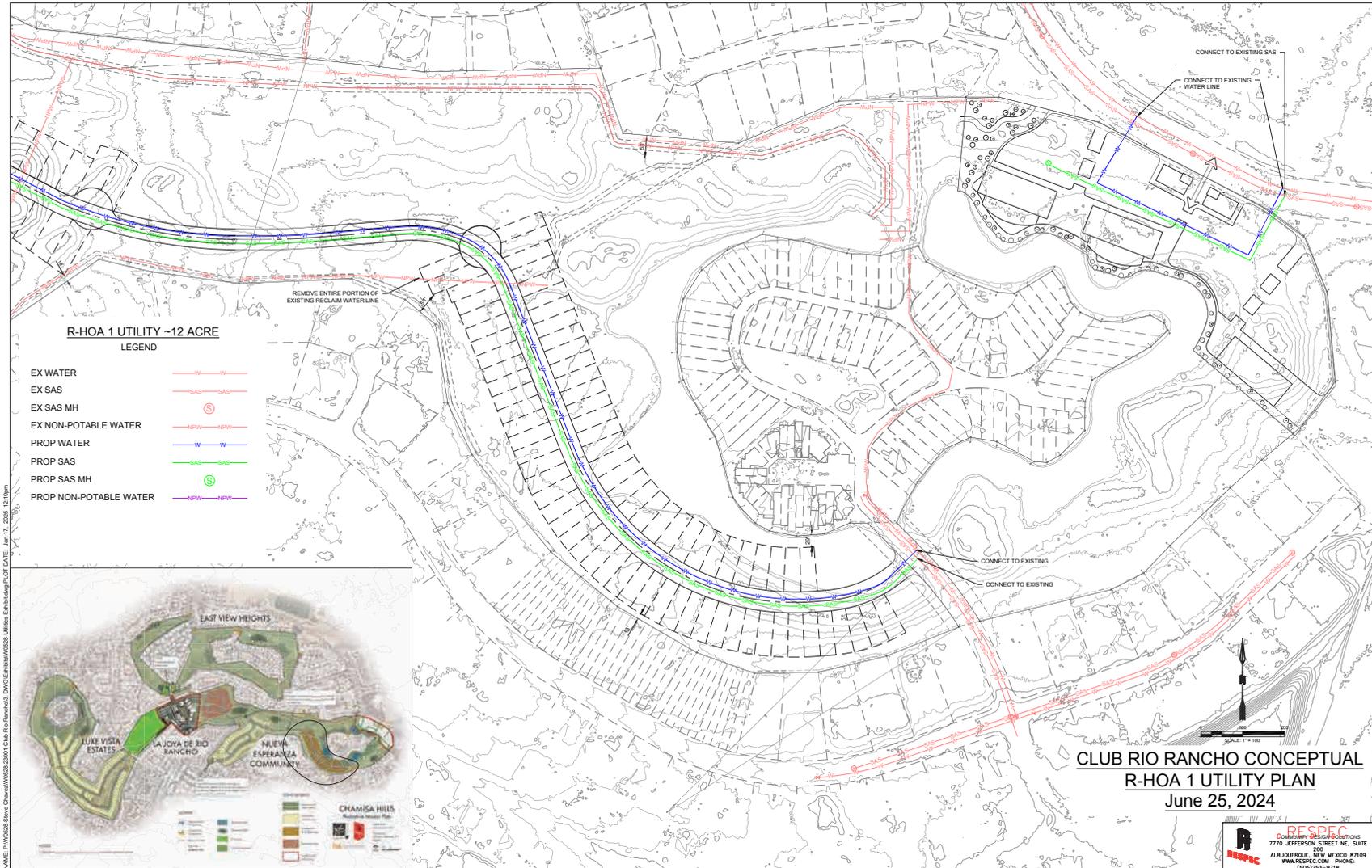
NAME: P:\W008\Steve\Chavez\W008_2001 Club Rio Rancho\21 DWG\ENR\W008 Drainage ENR.dwg PLOT DATE: Jan 17, 2025 12:20pm

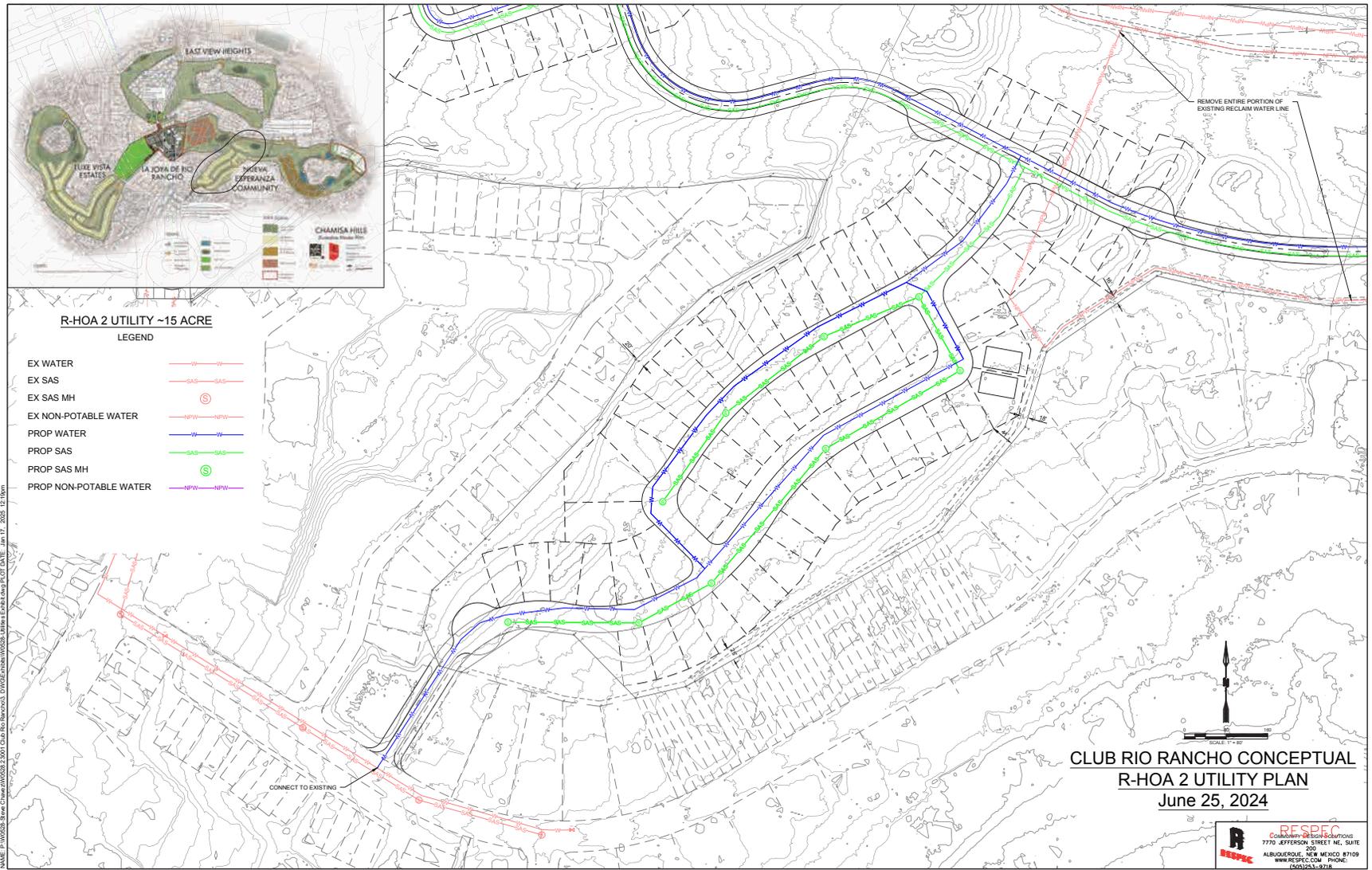
UTILITIES

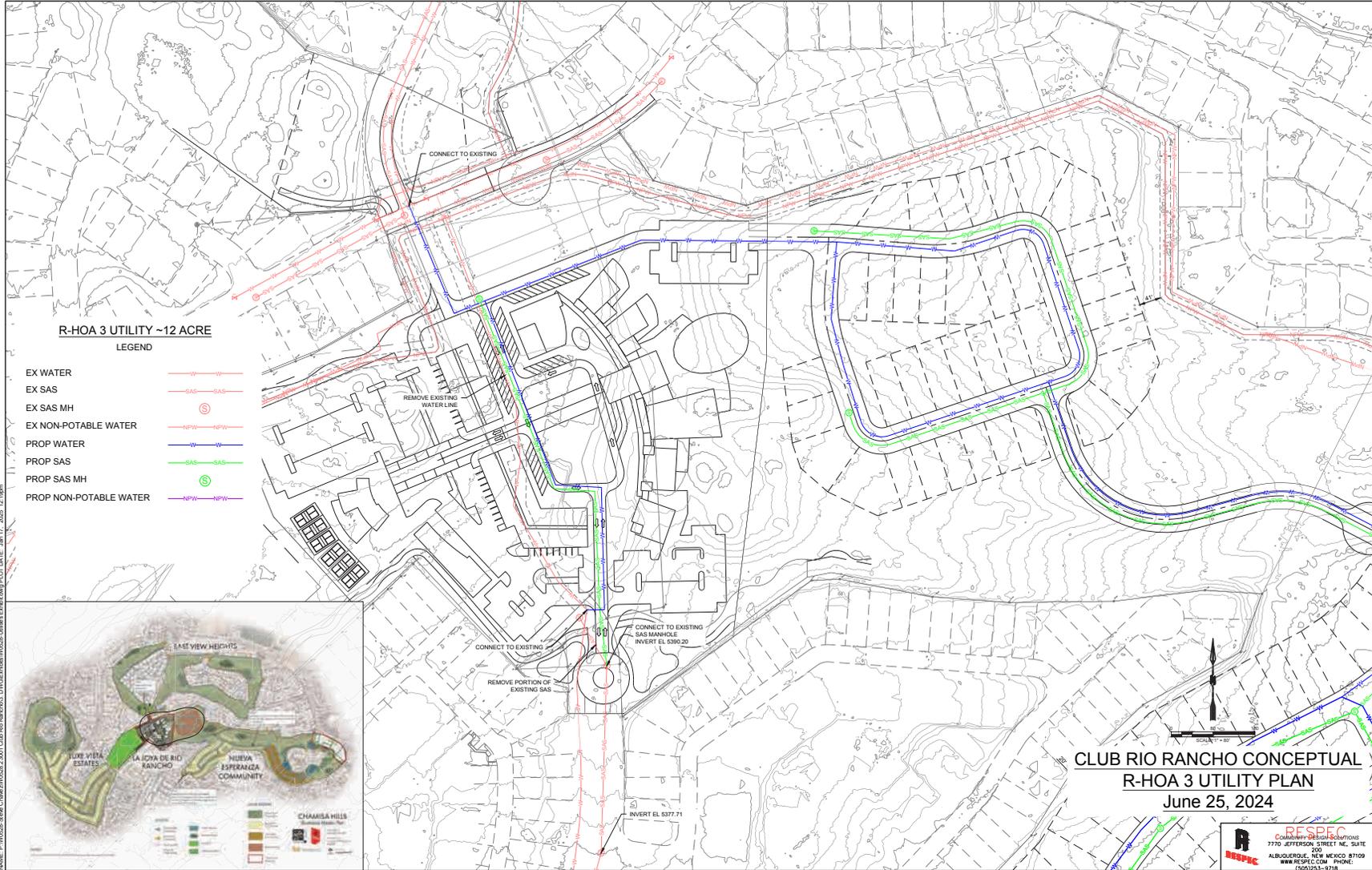
Water, Sanitary Sewer and other “dry” utilities are available throughout the master planned area. An approved “water and sewer availability” will be required for each area of the development prior to subsequent approvals such as preliminary plats and site plans. The Nueva Esperanza Community separate utilities between RHOA 1-3. The R-HOA 1 can be served by a water line and a gravity sanitary sewer extension from Eastlake Drive. The R-HOA 2 can be served by a water line and a gravity sanitary sewer extension from R-HOA 1 west to R-HOA 2. A secondary water line connection can be made at St. Andrews Drive to provide redundancy in the system for both R-HOA 1 and R-HOA 2. R-HOA 3 can be served by a water line and a gravity sanitary sewer extension from R-HOA 2 to R-HOA 3. A secondary water line connection can be made at an existing 8” waterline located within the proposed C-POA 2 area.

The Luxe Vista Estate governed by R-HOA 4 can be served by a waterline connection at both Broadmoor Boulevard and West Island Drive, providing a looped system to serve this community. Sewer can be served by a gravity sewer system connection to an existing gravity line entering this community area from Slice Court.

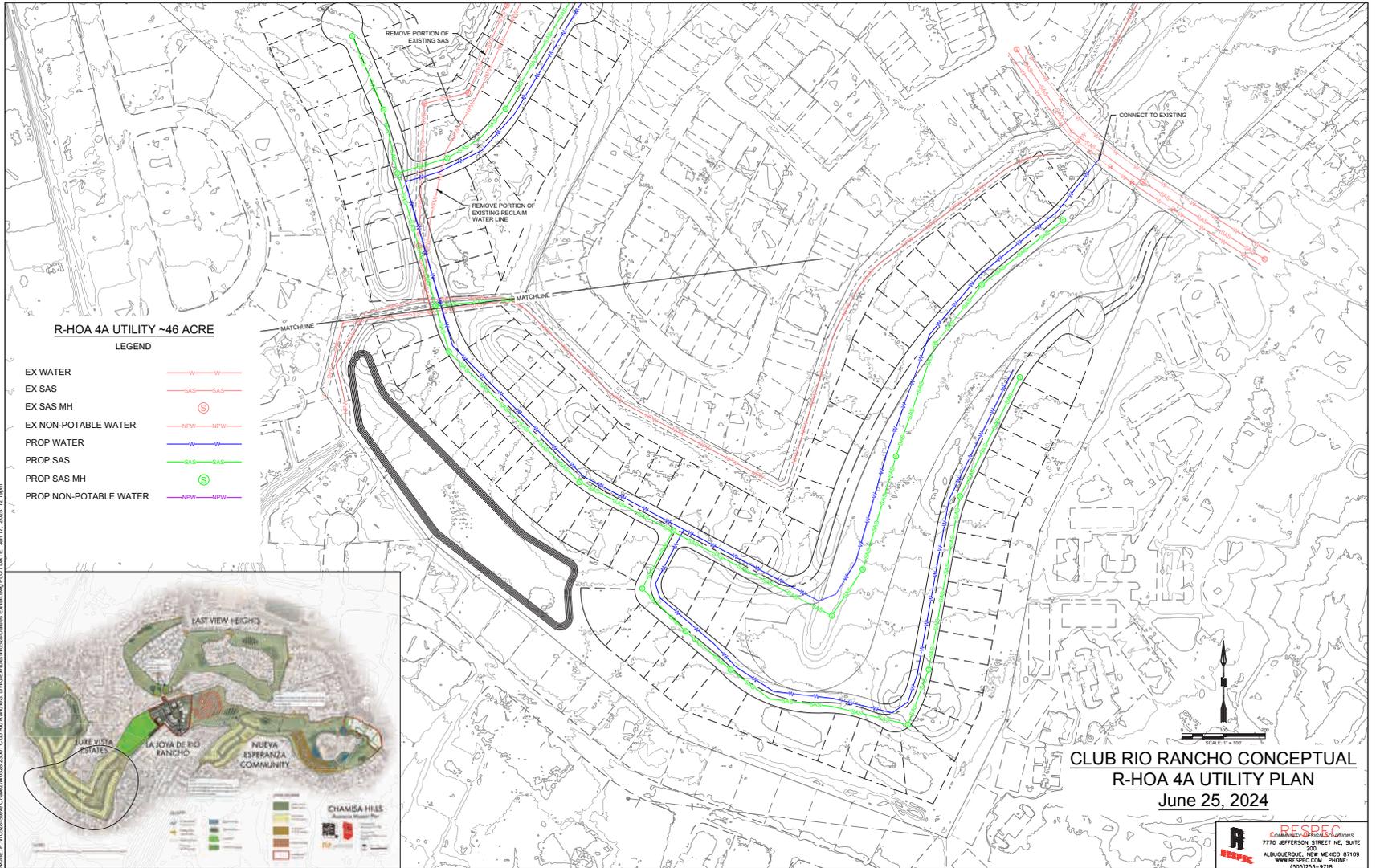
The Chamisa Hills Business Park governed by C-POA 1 can be served by extending water and sewer service from the existing waterline and gravity sewer located with High Resort Boulevard. The La Joya De Rio Rancho governed by C-POA 2 can be served by the existing waterline located within this commercial development area. It can be served by the existing gravity sewer located in Country Club Boulevard or by extending the sanitary sewer to this area from R-HOA 3. All utilities are compliant with Design Process Manual (DPM) Volume II Chapter II.4 and City ordinance Title V.







DATE: 11/05/2024 File: Club Rio Rancho - R-HOA 3 Utility Plan.dwg Plot Date: 11/17/2024 11:19AM





NAME: P:\WORK\Shaw-Chamisa\W0028\2001 Club Rio Rancho\3. DWG\4B-R-HOA\W0028-4B-Utility-Plan.dwg PLOT DATE: Jun 17, 2025 12:10pm

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The golf course shut down the North Nine in 2013 and eventually closed entirely in 2016. The property has been vacant since then. The clubhouse was destroyed by arson fire in 2019. The former clubhouse property has been graded to be consistent with the surrounding topography.

As a part of the closure of the golf course, the ownership has closed and dewatered that former irrigation lakes associated with the operation of the course. The ownership has, and continues to work with the New Mexico Environment Department to close out the permits associated with these lakes ensuring that there are no remaining environmental issues.

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).

The plan includes two separate commercial areas that will serve the new residents, surrounding neighborhoods, and the City as a whole. The La Joya De Rio Rancho town center will provide higher density residential, mixed use buildings, restaurants, retail, and services. The Chamisa Hills Business Park, the new commercial adjacent to High Resort Boulevard will provide retail and office space to serve the community at large.

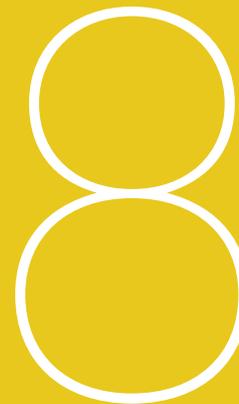
The plan provides various residential options, open space, and parks to complement the employment draw to the area. The Nueva Esperanza Community accommodates housing types for seniors, townhomes, and single-family houses. The Luxe View Estates provides single-family homes.

The Plan shall include land donation for a regional park, 2 smaller neighborhood parks, and extension open space within the East View Heights. Home Owner Associations are designed into the Master Plan for future and continuous operations and maintenance. There will be landscape improvements supplemented by enhanced access with walking trails connecting each subdivision.

We would like to acknowledge the surrounding neighborhood associations and residents for their comments and feedback. Specifically, North Nine Neighborhood Association, The Islands at Rio Rancho Association, West Nine Neighborhood Association, and Stonehenge of High Resort Home Owners Association. Additionally, recognize the public entities for their support and assistance including SEA (Sandoval Economic Alliance), Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), Rio Rancho Police Department, and New Mexico Environmental Department.



CONCLUSION & ACKNOWLEDGMENT



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APPENDIX A:
CHAMISA HILLS
PLANNED COMMUNITY
STAKEHOLDERS MEETINGS
NOTES & SIGN-IN SHEET

CHAMISA HILLS MASTER PLANNED COMMUNITY COMMUNITY STAKEHOLDER MEETINGS

Dates: June 26, July 17, August 6, and August 26, 2025
Times: 6:00 PM
Location: Rio Rancho Chamber of Commerce
Hosted By: Steve Chavez and Jerome Gonzales

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ABSTRACT

On June 26, 2025, representatives from multiple homeowner associations and neighborhood groups convened for a stakeholder meeting regarding the Chamisa Hills Master Planned Community. The meeting was held at 6:00 p.m. at the Rio Rancho Chamber of Commerce, hosted by Steve Chavez and Jerome Gonzales. The purpose of the meeting was to facilitate open communication, address community concerns, and ensure alignment on development plans and neighborhood impacts.

In attendance were representatives from The Islands at Rio Rancho, North Nine Neighborhood Association, Stonehenge Estates HOA, The Fairways Condominiums, The Enclave at Rio Rancho HOA, West Nine Neighborhood Association, Country Club Villas HOA, Chamisa Greens, and Greystone Ridge. Each group brought forth unique perspectives and priorities to be considered as part of the larger planning and coordination efforts for the future of Chamisa Hills.

To ensure that all feedback was thoughtfully addressed, three follow-up meetings were held on July 17th, August 6th, and August 26th, where remaining concerns were revisited and discussed in detail. The HOAs could then review the progress and ensure that their questions and concerns were being addressed. All meetings adjourned with all questions being

confirmed answered. At the final meeting on August 26th, the HOA delegates confirmed that all items had been resolved and approved, with no outstanding matters remaining.

THE ISLANDS AT RIO RANCHO

ATTENDEES: JANA BURDICK, KATHY COLLEY

- **Board Proposed Question:** Clarification of how the Master HOA will work.
 - **CHMPC Response:** Master HOA will be comprised of all the newly formed HOAs on newly built property only. Existing HOAs will not be required to be a part of the new HOAs or Master HOAs. However, upon request of both the Islands at Rio Rancho Board of Directors and the Enclave Board of Directors, Chamisa Hills Master Plan will request recommendations from existing HOAs to produce the new Master HOA CCRs and Community Guidelines. Upon completion of CCRs and Community Guidelines, all existing HOAs surrounding the Chamisa Hills Master Planned Development will be issued a copy of the Master HOA CCRs and Community Guidelines for reference.

NORTH NINE NEIGHBORHOOD ASSOCIATION

ATTENDEES: KATHY MCCORMICK, MICHAEL KOLYSKO

- **Board Proposed Question:** How will the North Nine Open Space ownership be structured during and after the development?
 - **CHMPC Response:** CHMPC will retain ownership until a governing entity is established and the property can be taken over by a government entity or non-profit organization.
 - Allows capital outlay funds to be utilized.
 - Additionally, we are working on a second funding mechanism that will use a percentage of GRT to fund operations & maintenance from the commercial center.
- **Board Proposed Question:** Are the trail/pathway connectivity for North Nine interconnected with the rest of the Chamisa Hills Master Plan? And how will you stop cars from entering the open space?
 - **CHMPC Response:** Our plan calls for barriers to be in place to block any unauthorized car access into the OS.
- **Board Proposed Question:** If after the 5 years, will RR Mesa retain ownership?
 - **CHMPC Response:** Yes, please refer to Revegetation Plan: Adoption of Master Plan – Master HOA
 - “The Master HOA has five years from the adoption of the master plan to establish another steward or owner before the financial guarantee is utilized and landscaping improvements begin. If a new owner cannot be determined, responsibility for East View Heights will remain with the

Master HOA.”

- Board Proposed Question: Can open space (OS) be codified to prevent future building?
 - CHMPC Response: Yes, this has already been established in the Zoning Map. (See page 33: Zoning Map)
- Board Proposed Question: At the last meeting on July 17, it was stated by Steve that the rehabilitation of the East View Heights Open Space would include several actions. These actions included removing the hardscape as well as buildings, etc. We believe that it is important to capture these statements in the third bullet of your notes under landscaping improvements and in the Landscape and Development Plan. Will your notes and Master Plan reflect this change?
 - CHMPC Response: The rehabilitation effort for the East View Heights will include removal of existing structures and identified hardscape that need replacement or repair, depending on the status and vision of the open space detailed in the Master Plan.
- Board Proposed Question: Who retains ownership of the East View Heights open space? Steve has said several times that he will retain ownership until another entity can be identified that will accept ownership. The confusion comes from the minutes, and The Landscape and Development plan. Three different entities are referenced for ownership/responsibility, CHMPC, the Master HOA and RR Mesa LLC. Will RR Mesa/Mr. Chavez retain ownership until the open space can be donated?
 - CHMPC Response: RR Mesa LLC will retain it, and it will only go to another entity that can conform to the standards of the Master HOA.
- Board Proposed Question: Who will or can be a member of the Chamisa Hills Master Homeowners Association? How will the Master HOA be structured?
 - CHMPC Response: The Master HOA will be structured with membership including RR Mesa LLC. ownership members, a builder delegate from each sub HOA, and a resident member from each sub HOA.
- Board Proposed Question: Who will be responsible for development of the property? Is it right to assume that block sales of the residential areas will be made to developers and they will be responsible for the development of residential areas? Will RR Mesa LLC be the developer of the commercial areas?
 - CHMPC Response: Yes, the commercial areas are intended to be developed by the current ownership. The residential areas will be developed by residential builders who can deliver on the standards set by the Master Plan and conform to the vision of the Master Plan reviewed and confirmed by RR Mesa LLC.
- Board Proposed Question: We have not seen the changes to the Landscape Development, Rehabilitation, and Revegetation Plan on the Drop Box link provided. Statements have been made several times that, “Improvements of the open space will keep pace with the development of the rest of the property.” Section 4, F, of the proposed ordinance states that the open space is constructed and fully improved by

the developer at an equivalent or greater rate than the construction of residential structures. The July 17th notes provided as well as The Landscape Development plan indicate that the Master HOA has five years from the adoption of the Master Plan to begin landscape improvements. How does this meet the requirements of the proposed ordinance and the public statement made at our meetings? Will the change shown to the board on July 17th be provided as requested in our August 8th email?

- **CHMPC Response:** The updated revegetation plan reads as follows: "The Master HOA has five years from the adoption of the master plan to establish another steward or owner before the financial guarantee is utilized. The developer will start the improvements of the East View Heights open space in parallel with the development of the La Joya De Rio Rancho (C-POA 2)."
- **Board Proposed Question:** Page 23 of the Landscape Development plan has a statement that most existing homes that back up to the former golf course properties have walls and fences that can remain. What is the intention of this statement? Does it mean that the walls or fences can be modified to permit access to the open space or other parts of the property? This question generated much discussion at our July 17th meeting. We believe that it should be clarified.
 - **CHMPC Response:** Thank you for this note. We have updated the plan to read as follows: "Most existing homes that back up to the former golf course properties have walls and fences that separate their yards from the open space. In cases where the abutting properties have existing gates, no access will be granted to these property owners unless a written request by the property owner is submitted and granted or denied by the Master HOA with written confirmation of approval or denial. Owner retains the right to deny, modify, or terminate access at any time."

ADDITIONAL INFORMATION REQUESTED TO BE ADDED BY NORTH NINE NEIGHBORHOOD ASSOCIATION AFTER THE FIRST SESSION: ALL ITEMS ANSWERED AND APPROVED IN THE FOLLOWING SESSIONS

Thank you for sending out your notes from the meeting. The board would like to present to you the following items that we believe need further discussion and clarification.

Kathy and I brought up that the current proposed 5-year bond/ownership presented in the master plan does not comply with the ordinance. The NNNA in our letter of support indicated that we continued to support the ordinance.

The current Rio Rancho Ordinance Section 4 states; Other Requirements and Restrictions: "F. i. 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."

The retention of ownership by CHMPC is a possible solution until a government entity, association, nonprofit corporation or a Land Conservation Easement is identified to

assume ownership of the East View Heights Open Space. However, the proposed master plan must be amended to reflect the requirement that CHMPC will retain ownership until a governing entity is established, and the property can be taken over by that entity or non-profit.

Your notes do not address the concern that we have over the amount of the current bond. At the meeting it was stated by you and Mr. Chavez that the bids you have received for the open space supported the \$400K. The city noted in their comments that the \$400K was inadequate. The notes should include that the issue was raised and detail the response provided to North Nine representatives.

Lastly, A question was raised about the pace at which improvements would take place on the East View Heights Open space. Our notes indicate that Mr. Chavez stated that the improvements would keep pace with the new development. I believe this should be included in the master plan and your notes as well.

STONEHENGE ESTATES HOA

ATTENDEES: RAYMOND ARCHIBEOUE, JASON FOSTER

- Board Proposed Question: Calle Suenos: Traffic and safety concerns around the round about.
 - CHMPC Response: We were told to remove the round about by CoRR staff. If they agree they will allow the roundabout at that location, we will be happy to add it back into the master plan.
 - Meeting with City of Rio Rancho:
 - City of Rio Rancho: PZB is the authority to grant subdivision variances for a cul-de-sac. City cannot guarantee PZB approval, but feels this is the most feasible option, assuming PZB approves the cul-de-sac subdivision variance. Once the master plan is approved, a PZB application can begin for the cul-de-sac as requested. If not permissible by PZB, other traffic slowing mechanisms can be implemented (e.g., speed bumps, speed bulbs, and/or a one-way street).
 - CHMPC Response: We will add language into the master plan that states we intend for there to be a cul-de-sac, but understand this is pending PZB approval, and if not approved, other speed reduction mechanisms will be used. The developer will pay for the cul-de-sac with no impact to existing residents, but will ask residents to assist the approval process for PZB.
- Board Proposed Question: The document shows that existing property owners will be subject to a PID. However, you state that there will be no new Taxes or PIDs on existing homeowners. Please explain.
 - CHMPC Response: To clarify, this is a misunderstanding in the document. Page 31 defines the normal standards for a PID implementation, generally being a collective consensus between new and existing homeowners. In our models (beginning on page 162), the master plan does not propose any PID being imposed on existing property owners.

- **Action Item:** CHMPC has updated the document to clarify that no existing homeowners will be subject to a PID (see attached graphic).
- **Board Proposed Question:** Please speak to the stormwater runoff concerns about water flowing from the developed parking areas.
 - **CHMPC Response:** The existing parking lots have already been engineered and approved by the city. Our engineering, grading, and drainage will be focused on our development and will follow all requirements by CoRR which will include drainage studies to ensure stormwater runoff is being addressed correctly.
- **Board Proposed Question:** Will there be a TIDD on residents, and how will it be levied?
 - **CHMPC Response:** There will not be a PID or TIDD on existing homeowners. We have corrected the language in the Master Plan to ensure there is no ambiguity. (See Page 31: Infrastructure Financing Strategy)
- **Board Proposed Question:** Can the emergency access road from Pinnacle next to the 55+ community be changed?
 - **CHMPC Response:** We have noted that the access road is only an emergency access road and will not be used as a possible access point for public access between the communities.
- **Board Proposed Question:** Has there been a conversation with SSCAFCA regarding the drainage and hardscape?
 - **CHMPC Response:** After the Master Plan is approved, a master drainage study will be completed with SSCAFCA prior to development.

THE FAIRWAYS CONDOMINIUMS

ATTENDEES: DEBBIE ROBERTS, BARB FORBERT

- **Board Proposed Question:** We have put a considerable amount of resources into irrigation and landscaping. Will we be able to keep the landscaping we have already built?
 - **CHMPC Response:** You can keep your landscaping as is. There is a 65-foot buffer between our proposed development and the lot lines. Your landscaping is within that 65-foot buffer; however, we will not ask you to remove it. We will allow you to maintain it as long as it remains maintained and well-kept.
- **Board Proposed Question:** We are already having drainage issues. How will your development address the drainage from the new development?
 - **CHMPC Response:** We have engineered our drainage to route to the center streets of Luxe Vista Estates, so there will be no additional stormwater runoff that will come from the new development and adversely impact your neighborhood.
- **Board Proposed Question:** We would like for there to be a wall installed between our property and the new development.
 - **CHMPC Response:** All of the houses will have walls as part of each individual lot,

but there will not be any walls installed to buffer between the open space and your property.

- Board Proposed Question: Is there a written agreement for keeping our landscaping? If so, for how many years?
 - CHMPC Response: We will work with you to come to an agreement with your community that allows you to retain your landscaping and maintenance of the landscaping within our development. We cannot just give the land as that would change the development requirements for the community, but we are willing to let you continue your landscaping and maintenance in the identified area.
- Board Proposed Question: What is the lighter part in Luxe Vista Estate, and what is the plan for it?
 - CHMPC Response: That is owned by another entity, but we are working with them directly.
- Board Proposed Question: What is the plan for the berm, grade, and flooding issues on the back side of the area?
 - CHMPC Response: After the Master Plan is approved, a master drainage study will be completed as part of the development process, and we will be following all City requirements for drainage.
- Board Proposed Question: Will there be a park in Luxe Vista Estates?
 - CHMPC Response: Pocket parks are being evaluated, but will depend on build requirements and HOA formation of the community for funding and ongoing O&M.

THE ENCLAVE AT RIO RANCHO HOA

ATTENDEES: TOM WRIGHT, DAVID PATTERSON

- Board Proposed Question: Please confirm the zoning in RHOA 4, is it R-1 or R-4?
 - CHMPC Response: The Master Plan has been updated to confirm that Luxe Viste Estates zoning is designated as R-1. This will be reflected in the updated master plan we send to you.
- Action Item: CHMPC has updated the document to reflect the proper zoning.
 - Board Proposed Question: Emergency access road planning currently calls for an emergency road access that will not be feasible in its current configuration. Can you use the open property as an access point that is closer to your development?
 - CHMPC Response: This will require a review of the property on site and agreement from the current property owner, who would have to sell the property. This will be discussed in detail at the site meeting.
 - CHMPC Response: Exploratory Idea from City Staff: We will add language into

the master plan that states we intend to use the Option A (Broadmoor) approach, pending approval from the City of Rio Rancho administration during the platting process, requesting long-term dedication of the access for emergency access use only. Option A will be off of Broadmoor, Option B will be off of the west side of Luxe Vista Estates, and Option C will be on the north side of Luxe Vista Estates.

- **Board Proposed Question:** Please confirm Luxe Vista Estates' acreage is accurate.
 - **CHMPC Response:** We will review all graphics to ensure acreage figures are accurate and up-to-date.
- **Board Proposed Question:** What will happen to the existing ponds?
 - **CHMPC Response:** They will be used for their current purpose of water detention and are part of the overall Master Plan Drainage Study.
- **Board Proposed Question:** What will you do with the existing structure and utility boxes?
 - **CHMPC Response:** All will be removed as part of the development plans.
- **Board Proposed Question:** Green Summit is removing/rolling over demarcation pins.
 - **CHMPC Response:** We will have a site visit with Green Summit to ensure that we are not rolling over the demarcation pins.
- **Board Proposed Question:** HOA 4 involvement: We request to serve as a consultant during the development of the covenants.
 - **CHMPC Response:** We look forward to your input regarding RHOA-4 CCRs and Community Guidelines.
- **Board Proposed Question:** We ask that the existing structures and equipment from the old golf course be removed from the area.
 - **CHMPC Response:** Once the Master Plan is completed, we can begin a master SWPPP study that will allow us to remove the old golf course equipment and structures still standing.
- **Board Proposed Question:** Can we receive a copy of the updated map?
 - **CHMPC Response:** Yes, one will be sent with the compilation of the notes from this meeting.
- **Board Proposed Question:** Can language be added to reshape the bank to conform with the PIN map that has been submitted?
 - **CHMPC Response:** We will get a copy of the map you have and mark out additional footage that can be added onto the back of your properties that will become the responsibility of the homeowners and the Enclave HOA.
- **Board Proposed Question:** Can Enclave be a party to the covenants established for the new HOA?
 - **CHMPC Response:** We are happy to review your input as a consultant during the formation of the HOA, but we will need to make sure that all input received is also in the best interest of the New HOA. We would appreciate your feedback

during the CCR development period.

ADDITIONAL INFORMATION REQUESTED TO BE ADDED BY THE ENCLAVE AT RIO RANCHO HOA AFTER THE FIRST SESSION: ALL ITEMS ANSWERED AND APPROVED IN THE FOLLOWING SESSIONS

Concerning the notes taken during the June 26 meeting:

Emergency access road: To be clear, it was stated by Tom Wright that the Enclave at Rio Rancho HOA owns the entry island on West Island Drive SE. To elaborate, the Rio Rancho City owns the street and curbing but not the land contained in the center of the road between Nicklaus and West Island Loop SE. We adamantly oppose any road, emergency or otherwise, emptying onto West Island Drive from any residence or commercial development built to the south and east of the Enclave neighborhood. We will not allow our entry island to be modified, shortened, altered, or removed in any way to allow traffic, emergency or otherwise. The Enclave HOA water meter, irrigation control, and entry sign is located on this land and the Enclave HOA has maintained the property since 1995 when it was deeded to the Enclave HOA by Argus development. The Rio Rancho City has never maintained this property. An alternate exit was proposed for an emergency road if needed. It was also stated that the Enclave would work with Mr. Chavez and the Rio Rancho Planning and Zoning Board towards an alternate connection between the two northwest arms of the Luxe Vista Estates. We await the scheduling of that meeting.

Remaining pond aeration equipment: The question was, when will the pump house, the remaining aerator, and all the green control boxes be removed? It was stated Mr. Chavez that the city will not allow this to be accomplished until the preliminary plan is approved.

The Enclave HOA respectfully submits that this, however lengthy, but more accurate rendition of the proceedings.

WEST NINE NEIGHBORHOOD ASSOCIATION

ATTENDEES: LIN CRAMER, GARY SULLIVAN

- Board Proposed Question: Please determine which HOA will be responsible for the long-term maintenance of the open space
 - CHMPC Response: The long-term maintenance will be an RHOA-4 responsibility.
- Board Proposed Question: How close will new paths be to existing homes?
 - CHMPC Response: Roughly 30 to 40 feet from existing homes.
- Board Proposed Question: Ensure all provisions are reviewed and upheld from the settlement agreement.
 - CHMPC Response: Yes, we have amended our master plan to include the settlement agreement (page 172).
- Board Proposed Question: Please ensure inclusion of park space around the north part of Luxe Vista Estates (area that circles the Enclave HOA currently represented as not being

built on in the Master Plan).

- **CHMPC Response:** We are updating the map showing the northern part of the Luxe Vista Estates as designated OS.
- **Board Proposed Question:** Would West Nine be included in the formation of the CCRs for the new HOAs?
 - **CHMPC Response:** We are happy to review your input as a consultant during the formation of the HOA, but we will need to make sure that all input received is also in the best interest of the New HOA. We would appreciate your feedback during the CCR development period.
- **Board Proposed Question:** Can the height specification be changed to say 45 feet instead of 30–40 feet?
 - **CHMPC Response:** The paths will wind between the two developments but will be relatively centrally located within the 65-foot buffer.
- **Board Proposed Question:** Can we have access to maintain the open space or access the open space through property gates? Do you anticipate locking off the open properties so people cannot access them?
 - **CHMPC Response:** We have updated the plan to read as follows: "Most existing homes that back up to the former golf course properties have walls and fences that separate their yards from the open space. In cases where the abutting properties have existing gates, no access will be granted to these property owners unless a written request by the property owner is submitted and granted or denied by the Master HOA with written confirmation of approval or denial. Owner retains the right to deny, modify, or terminate access at any time."

COUNTRY CLUB VILLAS HOA

ATTENDEES: PAUL CAPUTO, RUBY CAPUTO

- **Board Proposed Question:** We have had \$100,000+ in damages due to sands blowing into our property and we would like to request a 4 ft. sand fence.
 - **CHMPC Response:** As part of our development requirements, we will have a master SWPPP study performed, and there will be dust mitigation efforts deployed for the construction period. Once construction is completed, the new development will greatly reduce the amount of wind and dust exposure to your property.
- **Board Proposed Question:** Traffic concerns: existing challenges for 204 residents, how will you address this issue?
 - **CHMPC Response:** As part of our development criteria, we will be doing a traffic study prior to any development required by CoRR to ensure traffic standards are met and do not highly impact your HOA.

CHAMISA GREENS / GREYSTONE RIDGE

ATTENDEES: MICHELLE PHILLIPS

- Board Proposed Question: Our primary concern is increased traffic and the resulting impacts on the community. How will you address this?
 - CHMPC Response: As part of our development criteria, we will be doing a traffic study prior to any development required by CoRR to ensure traffic standards are met and do not highly impact your HOA. We cannot do the traffic impact analysis until after the Master Plan is approved, to show the plan that the traffic analysis will analyze.
- Board Proposed Question: What is being done about drainage onto St. Andrews?
 - CHMPC Response: Once the Master Plan is approved, a master drainage study will be completed for drainage. This will include a drainage study, engineering, and landscaping that will all be designed with drainage in mind.
- Board Proposed Question: How will traffic flow into the new area be managed?
 - CHMPC Response: Once the Master Plan is approved, a traffic study will be performed to best address the traffic for the area and will comply with all City of Rio Rancho codes.
- Board Proposed Question: Will there be a wall constructed as part of the new development?
 - CHMPC Response: The new development will include a wall and rear-loaded designs on new builds.

ADDITIONAL INFORMATION REQUESTED TO BE ADDED BY CHAMISA GREENS / GREYSTONE RIDGE AFTER THE FIRST SESSION: ITEM ANSWERED AND APPROVED IN THE FOLLOWING SESSIONS

The board reached out and wanted to clarify what the proposed entrance to the subdivision may look like off of St. Andrews.

Chamisa Hills Master Planned Community

8/27 Community Stakeholder Meeting Sign-In Sheet

HOA Delegations	First Name	Last Name	Phone Number	Email
The Islands at Rio Rancho	Todd Wilson	Wilson	505-603-5977	tcwilson01@gmail.com
The Islands at Rio Rancho	Jana	Burdick	505-401-3650	hanamary.22@gmail.com
North Nine Neighborhood Association				
North Nine Neighborhood Association				
Stonehenge Estates HOA	JASON	FOSTER	505 220-1081	badog108@gmail.com
Stonehenge Estates HOA	Michael	Fennell	505-400-2866	mfennell308@gmail.com
The Fairways Condominiums	Debbie	Roberts	(505) 350-6398	debbie@tcdrlc.com
The Fairways Condominiums	BARO	FORBERT	605-274-3481	gmforbert@aol.com
The Enclave at Rio Rancho HOA	Tom	Wright	816-390-1966	alex.wright@att.net
The Enclave at Rio Rancho HOA				
West Nine Neighborhood Association				
West Nine Neighborhood Association				
Country Club Villas HOA				
Country Club Villas HOA				
Chamisa Greens				
Chamisa Greens				
Greystone Ridge				
Greystone Ridge				

Fairways Condos Dan Murray (917) 439-1158 Dpmurray25@gmail.com

Chamisa Hills Master Planned Community

HOA Delegations	First Name	Last Name	Phone Number	Email
The Islands at Rio Rancho	JANA	Bardick	505 401 3650	hanamary22@gmail.com
The Islands at Rio Rancho	Todd	Wilson	505-603-5922	ted ECWilson81@gmail.com
North Nine Neighborhood Association	Michael	Kolyske	505-5736398	MJ Kolyske@gmail.com
North Nine Neighborhood Association	Bill	Glassman	505-2067810	
Stonehenge Estates HOA				
Stonehenge Estates HOA				
The Fairways Condominiums	Barb Forbert		505/2743484	nmforbert@aol.com
The Fairways Condominiums	Debbie	Roberts	505-350-6398	debbie@tedrllc.com
The Enclave at Rio Rancho HOA	Tom Wright		816-390-1906	T-alex-wright@att.net
The Enclave at Rio Rancho HOA				
West Nine Neighborhood Association	Linda	Prames	505 362 6519	golfga2@msn.com
West Nine Neighborhood Association	Fory	Sullivan	505 269 4409	SULLIVAN42409@gmail.com
Country Club Villas HOA				
Country Club Villas HOA				
Chamisa Greens	SYLVIA	WILSON	505 553 5180	sylvia3325@gmail.com
Chamisa Greens	Alyssa	Bowe	505 726 7994	akearney250@gmail.com
Greystone Ridge				
Greystone Ridge				

Chamisa Hills Master Planned Community

July 17th Community Stakeholder Meeting Sign-In Sheet

HOA Delegations	First Name	Last Name	Phone Number	Email
The Islands at Rio Rancho	KATHY	COLLEY	505-463-1994	KCOLLEY622@gmail.com
The Islands at Rio Rancho	Tad	Wilson	505-603-5900	TCWilson17@gmail.com
North Nine Neighborhood Association	Michael	Kolyzko	505-573-6393	MTKolyzko@gmail.com
North Nine Neighborhood Association	Kathy	McCormick	505-259-9311	kathy.mccormick@gmail.com
Stonehenge Estates HOA	JASON	FOSTER	505-220-1081	bodog198@gmail.com
Stonehenge Estates HOA	Mike	Vidal	505-355-5080	maxvidal@gmail.com
The Fairways Condominiums	BARB FORBET	FORBET	505-274-3484	nmforbet@aol.com
The Fairways Condominiums	Debbie	Roberts	505-350-6398	debbie@tedrille.com
The Enclave at Rio Rancho HOA	Thomas Wright	Wright	816-390-1906	Talex_wright@att.net
The Enclave at Rio Rancho HOA				
West Nine Neighborhood Association	LINDA	CRAMER	505-362-6519	606F2A2@MSN.COM
West Nine Neighborhood Association	Gary	Sullivan	505-269-4405	SULLIVAN424063@gmail.com
Country Club Villas HOA				
Country Club Villas HOA				
Chamisa Greens	SYLVIA	WILSON	505-553-5180	sylvia3325@gmail.com
Chamisa Greens	Alyssa	BONE	505-720-7094	akearney250@gmail.com
Greystone Ridge	Michelle Phillips		505-896-2207 ex 3	michelle@cordeandcompany.com
Greystone Ridge				
Stonehenge	Kevin	JACKSON		KEUJACKUSA@gmail.com

Meeting Sign-in Sheet

NAME	PHONE (CELL)	EMAIL
Gary Sullivan	525 269 4405	SULLIVAN42405J@Gmail.com
Debbie Roberts	505 362 6519	BOLF242@MSN.COM
Barb Forbert	505-350-6398	debbie@tcdrlc.com
	505-274-3484	nmforbert@aol.com
Pamela Harris	505-400-4010	PQuailTeam@gmail.com
Michelle Phillips	505-896-7700ex3	michelle@corderandcompany.com
JANA Burdick	505 401 3650	hanamary22@gmail.com
Kathy Colley	505 403 1994	KCOLLEY32@GMAIL.COM
Paul Caputo	505 975-2010	rubysrealtty@outlook.com
Thomas Wright	505 985-2010	RRinc01@MSN.COM
Raymond Archibogue	760-390-1906	T-alex-wright@att.net
Deuc Patterson	760 504 5756	Mr. Raymond D. Archie@gmail.com
JASON FOSTER	505-228-1615	dpatt427@gmail.com
Michael Kolysko	505-220-1081	badog108@gmail.com
Kathy McCormick	505-573-6393	MTKolysko@gmail.com
	505-259-9341	Kathy.mcc7103@gmail.com



APPENDIX B:
MR/TIF MEMO



Memo

To: RR Mesa, LLC
From: Kim Murphy, Advisor, SLS
Cc: Harry Relkin, Principal, SLS
Jim Strozier, Consensus Planning
Re: Chamisa Hills Proposed MRA
Financial Feasibility Study
Date: July 25, 2025

The City of Rio Rancho Governing Body, at its May 8, 2025 meeting, requested that the applicant, RR Mesa, LLC for the Chamisa Hills Master Plan and Zone Map Amendment provide additional information and address several issues related to the project. One request deals with a financial analysis to determine revenue source(s) for planned capital improvements and ongoing operations & maintenance for a portion of the former golf course proposed as major open space, comprising approximately 65 acres, currently known as East Heights Open Space (see attached Master Plan).

RR Mesa, LLC has engaged Sage Land Solutions, LLC to examine funding options for improving and maintaining this open space, and Sage has recommended that the applicant and the City consider designating the Chamisa Hills Master Plan development a Metropolitan Redevelopment Area ("MRA") pursuant to state statute ("MR Act").

Under separate cover, Sage Land Solutions has described how the MRA works and the process for formation. This memo presents the results of a high-level financial analysis of the proposed Chamisa Hills MRA. Key assumptions relating to the analysis are set forth in the Attachment, including the graphic portrayal of the proposed MRA boundary.

The MR Act permits local governments, through their governing body, to designate an area with needed development or redevelopment whereby up to 75% of new property tax and gross receipts tax revenues above an established base are dedicated to fund projects and programs that benefit the MRA Area. The Act limits such funding to 20 years. In the case of Chamisa Hills, MRA revenues could fund open space capital improvements and maintenance, as well as provide additional benefits such as funding other public infrastructure and development incentives for the project.

The Chamisa Hills MRA financial feasibility analysis is guided by similar analyses performed by Sage Land Solutions for other proposed MRAs. These analyses, while appropriately detailed for a general study, rely on certain assumptions about the

development project, the real estate market and local, county and state funding derived from available sources. Please refer to the Attachment for additional information.

Proposed development program provided by the client's planning and design consultant, Consensus Planning is as follows:

Residential 294 Units

- Single Family 218 Units
 - 60 ft. Front Lots 110
 - 50 ft. Front Lots 108
- Townhomes 76 Units

La Joya de Rio Rancho 170,000 Sq. Ft.

- Community Center (A) 40,000 Sq. Ft.
 - Restaurant
 - Banquet Room
 - Seminar Rooms
- Retail / Living (B) 60,000 Sq. Ft.
 - Restaurant
 - Retail
 - Living Units (36)
- Retail / Living (C) 30,000 Sq. Ft.
 - Restaurant
 - Retail
 - Living Units (24)
- Retail (D) 10,000 Sq. Ft.
- Fitness (E) 6,000 Sq. Ft.
- Restaurant (F) 8,000 Sq. Ft.
- Duplex (G) 16,000 Sq. Ft.

Chamisa Hills Business Park 78,600 Sq. Ft.

- Office 72,000 Sq. Ft.
- Retail 6,600 Sq. Ft.

An important element of the analysis is the current and future property tax and gross receipts tax revenue associated with the project. According to Sandoval County the current property valuation, as vacant land, is \$233,993 for 233.99 acres. The taxable valuation is \$77,998 and the current property tax bill is \$2,846.52 for 2025. Since the

property is vacant, there is no activity on the property which would generate gross receipts tax. The assumptions for future property tax and gross receipts tax revenue is based on the following:

Property tax revenue assumption. The property tax levy for residential uses in the City of Rio Rancho is 36.040 mills and 36.495 for non-residential uses (2024). The table below lists the various component of the overall property tax rate eligible to be dedicated to the MRA and the proposed maximum property tax mill levy.

	Total	MRA Eligible	MRA Proposed (75%)
CoRR Municipal	9.562	9.562	7.171
Sandoval County	6.985	6.985	5,239
State of NM	1.360	1.360	1.020
School District	10,639	0	0
Higher Education	3.733	0	0
UNM Hospital	1.760	0	0
Sandoval Flood Control	2.001	0	0
Total (94 IN R)	36.040	17.907	13.430

Gross receipts tax revenue assumption. The table below shows the total gross receipts tax for the City of Rio Rancho (2025), the portion eligible for dedication to the MRA, and the proposed gross receipts tax amount, which is consistent with the City's GRIP policy.

	Total	MRA Eligible	MRA Proposed (75%)
CoRR Municipal	2.0625	1.8125 ¹	1.3594
Sandoval County	0.5000	0.5000	0.3750
State to CoRR	1.2250	1.2250	0.9187
State of NM	3.6500	3.6500	2.7375
Total	7.4375%	7.1875%	5.3906%

Property Tax Revenue

Potential property tax revenue generated from the proposed development of Chamisa Hills over the 20-year study period is \$23,553,000 of which \$17,665,000 would be dedicated to the MRA. The MRA portion comes from the following sources:

¹ Excludes 0.25% for higher public education

City of Rio Rancho	\$9,145,000
Sandoval County	\$7,179,000
State of New Mexico	\$1,341,000

Additionally, the MRA property tax revenue breaks down into: \$10,420,000 from residential development and \$7,245,000 from commercial development.

Gross Receipts Tax Revenue

Potential gross receipts tax revenue generated from the proposed development of Chamisa Hills over the 20-year study period amounts to is \$44,436,000 of which \$33,327,000 would be dedicated to the MRA. The MRA portion comes from the following sources:

City of Rio Rancho	\$13,997,000
Sandoval County	\$2,333,000
State of New Mexico	\$16,997,000

Additionally, the MRA gross receipts tax breaks down into the following:

Construction-related GRT	\$12,238,000	One-time
Infrastructure	\$941,000	
Home Building	\$6,169,000	
Commercial Building	\$5,128,000	
Sales-related GRT	\$21,089,000	Recurring

Property Tax & GRT Revenue Combined

Potential property tax and GRT combined revenue generated from the proposed development of Chamisa Hills over the 20-year study period amounts to is \$67,989,000 of which \$50,992,000 would be dedicated to the MRA. The MRA portion comes from the following sources:

City of Rio Rancho	\$23,142,000	45%
Sandoval County	\$9,512,000	19%
State of New Mexico	\$18,338,000	36%

ATTACHMENT - ASSUMPTIONS

Property Tax Revenue Estimate

	<u>Assessed Value</u>	<u>Taxable Value (1/3)</u>
Single Family- 60 ft. Front	\$600,000	\$200,000
Single Family- 50 ft. Front	\$475,000	\$158,3333
Townhomes- 35 ft. Front	\$400,000	\$133,333

<u>Residential Annual Absorption</u>	<u>Y3</u>	<u>Y4</u>	<u>Y5</u>	<u>Y6</u>	<u>Y7</u>	<u>Total</u>
SF-60	10	20	25	25	30	110
SF-50	15	25	30	30	8	108
TH	15	15	15	15	16	76
Total	40	50	70	70	54	294

	<u>Land Value/SF</u>	<u>Building Value/SF²</u>
Community Center-A	\$5	\$700
Retail/Living-B	\$6	\$325
Fitness-E	\$5	\$275
Retail/Living-C	\$6	\$325
Restaurant-F	\$7	\$400
Restaurant/Shops-D	\$8	\$400
Office	\$6	\$350
Retail	\$9	\$400

² From FBT Architects with adjustment to include tenant improvements

Commercial Annual Absorption	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Total
Community Center-A	40k							
Retail/Living-B		60k						
Fitness-E			6k					
Retail/Living-C				30k				
Restaurant-F					0	8k		
Restaurant/Shops-D							10k	
La Joya Subtotal								154k
Office	24k			24k	0		24k	
Retail			3.3k			3.3k		
Business Park Subtotal								78.6k

Gross Receipts Tax Estimate

	Y1	Y2	Total
Infrastructure Cost ³ / Absorption	\$8,725k	\$8,275k	\$17,450k

Residential & Commercial Building Construction is the same as the building component contained in the Property Tax Revenue assumptions above.

Sales activity commences the year following completion of construction and for special use and mixed use buildings excludes non-sales use areas, e.g. living areas.

	<u>Sales Areas</u>	<u>Sales / SF</u>
Community Center-A	20,000 sf	\$250
Retail/Living-B	11,000 sf	\$250
Fitness-E	6,000 sf	\$100
Retail/Living-C	6,000 sf	\$250
Restaurant-F	8,000 sf	\$350
Restaurant/Shops-D	12,000 sf	\$350
Office	72,000 sf	\$150
Retail	6,600 sf	\$350

³ From RESPEC / Community Design Solutions

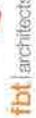


ZONE LEGEND
 Boundary

CHAMISA HILLS
 Proposed MIR Boundary

Prepared For:
 Metro D&S, NM

Prepared By:
 Consensus Planning, Inc.
 RESPEC


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APPENDIX C:
METROPOLITAN
REDEVELOPMENT
ACT MEMO

Metropolitan Redevelopment Act Memo

I. Introduction

The Metropolitan Redevelopment Act (“Act”) is a statute that was originally passed in 1979 and has been most recently amended in 2023 with a large expansion of local government’s ability to finance projects. The Act delegates powers to local governments for redevelopment purposes as well as creates a new powerful funding mechanism. The process has several steps that must occur. First, the local government must identify a Metropolitan Redevelopment Area (“Area”), that is considered a slum area or a blighted area, by resolution (it appears obvious that the “old” golf course area qualifies as blighted under the Act). Then a local government must adopt a Redevelopment Plan (“Plan”). Once the local government has by Resolution identified an Area and adopted a Plan it is delegated many powers by the legislature to carry out the Plan. Included in those powers is a funding mechanism that went into effect this year because of the 2023 amendment to the Act which does not negatively impact the city’s general fund nor create any new tax burden for its citizens. Local governments now have the power to finance redevelopment with tax increment financing which allows the redevelopment to “pay for itself.”

II. Statutory Scheme

The first step in the scheme of the Act is to designate an Area. The local government must first find by resolution that an area is a slum area or blighted area or a combination of the two.

Once the area is designated, a Plan is developed. The Plan must include proposed activities and development that results in the elimination of the blight including how the Plan meets the needs of the community.

Under the Act, local governments are granted broad authority to eliminate slum and blight conditions and promote revitalization. They may clear, rehabilitate, or improve areas; acquire, dispose of, or insure real and personal property; and enter into agreements or contracts to implement redevelopment plans. They can construct or improve infrastructure such as streets, utilities, public buildings, parks, and playgrounds, and provide public services otherwise unavailable in the area. Local governments may borrow or lend money, issue bonds, apply for or grant financial assistance, and invest reserve funds. But with the “new” TIF component much of this can be accomplished by the developer who may receive reimbursement. Local government is empowered to conduct inspections, surveys, and appraisals; create and enforce redevelopment plans; carry out relocation efforts; and administer building regulations and zoning changes. The Act also allows for economic studies, organizational restructuring, and the creation of new government offices to support redevelopment. Additionally, local governments can acquire property for historic preservation, environmental conservation, or the removal of blight, and make land available for private or public redevelopment, including through grants or partnerships with nonprofit and development organizations.

The powers that a local government are imbued with are vast and have been majorly affected by the 2023 amendment to the Act. Once the Area has been designated and the Plan has been adopted, the local government gains all powers, other than the power of eminent domain, that are necessary to carry out the Plan. The 2023 amendment revised the powers of local governments and added “constructing” to the list of purposes that a local government is authorized to make

loans or grants or authorize the use of the proceeds of the bonds issued pursuant to the Act to rehabilitate or conserve a building or buildings located in a metropolitan redevelopment area. Major differences between the Act and the Tax Increment for Development Act (“TID”) are the power to use TIF funds not only public infrastructure, but also for “private” infrastructure investment and enhanced services such as the “O&M” for open space and parks. The Act created as an exception to the anti-donation clause of the NM’s constitution, that a portion of the newly created revenue can be directed to private entities (such as HOAs for O&M) to implement the Plan.

The local government has the option to create a metropolitan redevelopment agency or could assign to an existing city agency. The agency would be vested with all powers of the local government in the same manner as though the agency were the local government, with some exceptions. The powers that the local government always retain include declaration of the Area, approving or amending the Plan, approve a general redevelopment plan for the local government, make findings of necessity prior to the creation of the Plan, issue general obligation bonds and revenue bonds as authorized by law, issue redevelopment bonds and appropriate funds and levy taxes. The agency may not transact any business or exercise any powers until the local government has adopted an ordinance creating a metropolitan redevelopment agency or assigning to an existing agency and has specified the powers and duties of the agency. When/if the agency is created or the authority is assigned to an existing agency, the mayor or manager of the local government with advice and consent of the local government shall appoint a board of five commissioners of the redevelopment agency which may be “volunteer” citizens.

III. Financing Methods

The “old” law allowed local governments in New Mexico to finance metropolitan redevelopment projects using the increased property tax revenues (tax increments) generated by improved properties within a designated area. Unfortunately, this has proved to be woefully insufficient to effectively incent sufficient redevelopment of blighted areas. The 2023 amendment expanded this tool to include both property tax and gross receipts tax (GRT) increments. Upon approval of a redevelopment plan including TIF, the local government may commit future increases in property tax and GRT revenue—up to 75%—to be allocated for the purposes approved for project financing for up to 20 years (including O&M for the proposed open space). Upon approval of the same by the county and state, their share of property tax and GRT up to 75% may also be utilized.

IV. Conclusion

The Act Redevelopment Act provides a robust legal and financial framework for local governments in New Mexico to address slum and blight conditions and promote long-term revitalization. Through the process of area designation and planning with public engagement, the Act empowers municipalities to implement targeted redevelopment strategies tailored to the needs of their communities. The 2023 amendments significantly expanded the scope and flexibility of the Act by enhancing financing mechanisms—most notably by authorizing the use of gross receipts tax increments in addition to property tax increments and allowing direct appropriation to private entities, including non-profits such as HOAs and the use of new tax revenue (increment) for both capital and O&M funding. By combining broad redevelopment powers with the funding tool of tax increment financing, the Act equips local governments with the means to implement transformative urban projects. These projects not only improve

infrastructure and public facilities but also support critical services such as the required O&M for the designated open space that benefit residents within redevelopment areas, adjacent thereto and the community in general.



APPENDIX D:
PEDESTRIAN
ACCESS PLAN

Pedestrian Access Plan

The purpose of this pedestrian access plan is to address the conflict between existing homeowners who have existing gates from their rear yards onto the former golf course property, existing fences and walls, new fences and walls, access to the private open space areas, and how access to the open space will be managed.

Existing Access:

For areas of the Chamisa Hills private open space that are not being developed with new housing, there are existing homeowners that have gates that provide access to the open space. To the best of our knowledge, none of these owners have covenanted access to the former golf course. Existing gates may remain; and access shall be subject to the rules imposed by the Chamisa Hills Master Homeowner's Association (Master HOA). Since the existing owners are not a part of the Master HOA, which owns and maintains the open space, their access is limited and subject to the Master HOA restrictions. In cases where the abutting properties have existing gates, no access will be granted to these property owners unless a written request by the property owner is submitted and granted or denied by the Master HOA with written confirmation of approval or denial. Owner retains the right to deny, modify, or terminate access at any time.

Existing Walls and Fences:

Most of the existing homes that back up to the former golf course properties have existing walls and fences that are constructed at a variety of heights, colors, and materials. These walls and fences may remain for properties that back up to the Open Space, however, new or replacement walls shall be 6 feet tall and constructed with integrally colored cmu block. If the abutting properties back up to a new subdivision, the developer/homebuilder may negotiate with the existing owners to update and replace these walls if that is determined to be a mutually agreeable solution.

Master HOA Member Access:

All new residents within the Chamisa Hills Master Plan will be members of the Master HOA. The Master HOA shall be responsible for the operation and maintenance of the common open space areas and trails, which is funded by dues from its members. As such, Master HOA members will have access to all the open space areas, common pocket parks, park, and trails. It is anticipated that existing pedestrian access points will be signed (see example below) and have appropriate access restrictions preventing motorized vehicle access and clearly indicating the hours of operation but will not have locked gates or fencing. Individual neighborhoods may be gated and will also have their own HOA. These neighborhood specific pocket parks and interior trails will be limited to the use of their residents.

Enforcement:

The Master HOA shall be responsible for installation of signs at the entrances to the open space areas to clearly enumerate the rules for the use of open space and the hours of operation. It is not anticipated that these areas will be policed by private security and will operate on an honor system between the HOA members and the existing neighbors. Legitimate users of the open space will provide eyes on the trails/open space and assist in policing unwanted and illegal behavior. Ultimately, any violations of the rules and trespassing will be addressed by the City of Rio Rancho Police Department.



Typical Open Space Access Sign
(Final Design and Locations to be determined by the Master HOA)

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APPENDIX E:
LANDSCAPE DEVELOPMENT,
REHABILITATION, AND
REVEGETATION PLAN

Landscape Development, Rehabilitation, and Revegetation Plan

The purpose of this revegetation plan is to supplement the information and standards in Chapter 3 – Landscape Improvement Plan and address the maintenance of the abandoned golf course fairways, lake closures, proposed landscape improvements, and future management and implementation. The developer/current owner has an existing maintenance program that will serve as the foundation for this document.

After reviewing COA, Section 1012, including recommendations from other comparable sites in Rio Rancho, we were consulted that hydroseeding would be the best option for the open space.

Note: Site-specific mulch produced from construction-related clearing and grubbing may also be used to supplement the provisions above as a “best practice” providing plant materials and seeds from existing native plant materials.

Existing Maintenance Program:

The Chamisa Hill open space is regularly maintained weekly, with rotated maintenance divided into three zones (see Figure 1). The maintenance contractor, Green Summit, treats each zone equally by removing dead plants, weeds, and overgrown grass, which is cut to a standard height. Additionally, any trash will be removed on a weekly basis.

- Zone one includes North Nine (East View Heights).
- Zone two includes West Nine (Luxe Vista and Neighborhood Park).
- Zone three consists of the former East Nine (La Joya de Rio Rancho, Vida Moderna, Nueva Esperanza, Sierra Vista, and Chamisa Hills Business Park)

Figure 1: Rotation Zones – Chamisa Hills Maintenance Program



In addition to standard maintenance, the developer has and will continue to tackle other issues and challenges. One of these challenges is to decrease dust around the property by mowing the grass at a higher height. However, trespassing remains a persistent problem. A wire barrier was installed along the roads to deter trespassers, but it has been consistently vandalized: the wires have been cut, gates removed or pushed aside, and in some cases, curbs have been driven over. Despite the installation of "No Trespassing" signage, many individuals continue to ignore these warnings. Due to repeated incidents of vandalism, maintenance crews have been instructed to report any new issues directly to the property manager, who will take appropriate action. If any unauthorized individuals are observed in the fairways, Green Summit has been advised to contact the police immediately.

Closure of Lake – Dewatering Permit

In 2016, the lakes within the former golf course, which were previously used to irrigate the course, were closed due to high nitrogen levels posing environmental challenges. The developer is collaborating with the New Mexico Environmental Department (NMED) to complete the necessary dewatering and revegetation processes to reclaim this area as open space. As of July 21, 2025, most of the rehabilitation work is complete, including the development of a Stormwater Pollution Prevention Plan (SWPPP) to comply with federal regulations aimed at minimizing and mitigating potential pollution. The NMED recently granted an extension for the site until August 6, 2025, to finish the remaining tasks, including covering the treated soil with new seeds which are being completed while this Master Plan is being prepared.

Adoption of Master Plan – Master HOA

As provided in Chapter 4: HOA and Governance, and at the time of the adoption of the Chamisa Hills Master Plan, the developer/current owner will establish the Chamisa Hills Master Homeowner's Association (Master HOA). The current Chamisa Hills Maintenance Program managed by Green Summit will be transferred to the Master HOA. This Master HOA will include the new/separate Homeowner's Associations (HOAs) created for each neighborhood that will be responsible for landscaping, open space, and future maintenance. Additionally, Commercial Owners Associations will oversee the Operations and Maintenance (O&M) for their respective communities Chamisa Business Park and La Joya De Rio Rancho.

The Master HOA will manage the neighborhood park and open space in East View Heights. East View Heights will undergo landscape improvements, including replacing existing golf cart pathways with retrofitted soft surface crusher fines pathways and reseeding the area with native grasses and flowers. A financial guarantee of \$400,000 is required to be in place to cover these improvement costs, with two separate estimates confirming the guarantee's adequacy for the specified improvements. The Master HOA has five years from the adoption of the master plan to establish another steward or owner before the financial guarantee is utilized. The developer will start the improvements of the East View Heights open space in parallel with the development of the La Joya De Rio Rancho (C-POA 2). If a new owner cannot be identified, responsibility for East View Heights will stay with the Master HOA. The Master HOA can establish funding mechanisms, such as a Metropolitan Development Area (MRA) or Tax Increment Financing (TIF), to finance

Maintenance and Operations dedicated to East Heights Open Space.

Open Space Ownership & Maintenance

Most existing homes that back up to the former golf course properties have walls and fences that separate their yards from the open space. In cases where the abutting properties have existing gates, no access will be granted to these property owners unless a written request by the property owner is submitted and granted or denied by the Master HOA with written confirmation of approval or denial. Owner retains the right to deny, modify, or terminate access at any time.

Beyond those walls and fences lies the new development's common space, which will be maintained by the Master HOA. The Master HOA will establish both Residential and Commercial Owners Associations. These HOAs will be responsible for the operations and maintenance (O&M) of the common areas within their respective communities and will share responsibilities for regional trails and pathways. A multi-use paved trail will connect the various communities, and in some cases, will also serve as an emergency access route. Each residential development will have its own distinct Homeowners Association, namely: Nueva Esperanza Residences (RHOA-1), Vida Moderna Residences (RHOA-2), Sierra Vista Residences (RHOA-3), and Luxe View Estates (RHOA-4) (see Figure 2). Each district will create its own landscape plan. Luxe Vista will feature common open space and common residential space. All HOA Open Space areas are managed consistently with the Master HOA requirements. Common areas within the commercial zones, identified on the Zoning Map as MU-A (La Joya de Rancho) and NC (Chamisa Hills Business Park), will each have their own distinct association responsible for the operations and maintenance of specific common areas.

Figure 2: Governance





APPENDIX F: COMMUNITY SUPPORT LETTERS

Greystone Ridge Homeowners' Association, INC.

08/20/2025

Governing Body of the City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Support for Chamisa Hills Master Planned Community

Dear Honorable Members of the Governing Body,

On behalf of the Greystone Ridge Homeowners' Association, INC. and the residents we represent, I am writing to formally express our support for the approval of the Chamisa Hills Master Planned Community.

Over the course of recent months, the developer has hosted a series of community meetings and information sessions that have provided a clear and transparent view of the proposed master plan. These meetings have not only given residents the opportunity to ask questions and share feedback, but they have also fostered positive and constructive dialogue. The developer's responsiveness and commitment to addressing community input have been evident throughout this process.

After thorough review and discussion, our Board has concluded that the Chamisa Hills Master Planned Community is a thoughtful and forward-looking development that aligns with the long-term vision for our area. We believe this project will bring significant value to both current residents and the broader Rio Rancho community, enhancing quality of life while maintaining the character and integrity of the surrounding neighborhoods.

Accordingly, the Greystone Ridge Homeowners' Association, INC. respectfully and confidently supports the Chamisa Hills Master Planned Community and urges the Governing Body to approve the master plan.

We appreciate your leadership and dedication to guiding responsible growth in our city. Please accept this letter as a reflection of our collective endorsement and trust in this project's ability to contribute positively to Rio Rancho's future.

Respectfully,

Greystone Ridge Board of Directors c/o

Michelle Phillips Greystone Ridge Homeowners' Association Manager
Office 505-896-7700 ex 3
2207 Golf Course Rd SE Suite B
Rio Rancho, NM 87124





The Enclave @ Rio Rancho HOA Incorporated

August 11, 2025

RR Mesa LLC, Mr. Chavez

In accordance with the requirement by the Rio Rancho City Council concerning the property development of the defunct golf course titled The Chamisa Hills Preliminary Master Plan, in that greater community involvement was to occur between RR Mesa LLC and the surrounding HOAs, the Enclave HOA has participated in meetings with the RR Mesa LLC since that directive was given in May and have negotiated in good faith with RR Mesa LLC in order to resolve differences and misunderstandings.

The following items of concern were discussed with RR Mesa LLC with regard to the Luxe Vista Estates development portion of the Chamisa Hills Preliminary Master plan which will directly a-but the Enclave neighborhood. Therefore, in that an understanding of the Enclave HOAs positions and the agreement of each point below have been understood by both parties they are to be placed within the revised Chamisa Hills Preliminary Master Plan which will be presented to the Rio Rancho City Council on September 11, 2025 by Mr. Chavez and RR Mesa LLC.

- 1) The area of the golf course surrounding the Enclave neighborhood will be amended to and designated as OS (open space) and not R4 housing as now shown in the new drawings placed in the revised Chamisa Hills Preliminary Master plan. The proposed Luxe Vista Estates will be built no further north and west closer to the Enclave neighborhood than what is shown on the plan drawings.

- 2) The auxiliary emergency access road was discussed with the RR City Planning and Zoning Department, RR Mesa LLC, and the Enclave Board concerning options not to include an entrance on West Island Drive SE with a request to the city that an emergency entrance to the Luxe Vista estates off of the Slice Court cul-de-sac through RR city owned property be used for that access.
- 3) Concerning the three dry ponds surrounding the Enclave neighborhood to which storm and surface water is shunted, RR Mesa LLC will provide remediation to these dry ponds, which will level and increase each ponds base diameter in order to facilitate rapid water absorption into the soil along with increasing the evaporation rate to the atmosphere, therefore decreasing the time of standing water in the ponds. Remediation to the pond boundaries facing the outside Enclave perimeter wall will also be accomplished, which was caused by the removal of the dying cottonwood trees and prior pond water and rain erosion. This will be accomplished by adding dirt to the outside perimeter Enclave land, ensuring proper elevation to the existing Enclave land with a minimum distance of fifteen feet (15 feet) from the Enclave perimeter wall. A property boundary map has been provided by the Enclave Board to RR Mesa LLC for accuracy in property boundary location between the Enclave property and what is proposed to be under the to be written R HOA4 covenant. It is further understood that the Enclave HOA and its members will be allowed to plant water compliant trees and shrubs outside the surrounding Enclave perimeter wall on the Enclave land and the land up to each dry pond's inward perimeter, the later land to be controlled by the R HOA4 covenant, without restrictions, as a gesture of community between the Enclave HOA and the to-be-formed R HOA4 Luxe Vista Estates development. All equipment, control boxes, and the pump house used in each ponds aeration system will be removed.

- 4) The Enclave HOA Board will continue to be available to work with RR Mesa LLC and the City of Rio Rancho in order to resolve issues that may arise in the planning and development of the Chamisa Hills Development and in particular to the Luxe Vista Estates Development portion of that plan.

With these items placed within the Chamisa Hills Master Plan, the Enclave at Rio Rancho Board and its members find no reason at this time to oppose but rather endorse the passing of the Chamisa Hills Preliminary Master Plan by the Rio Rancho City Council.

The Enclave at Rio Rancho HOA

Brian Edwards	President
David Patterson	Vice President
Jeanine Patterson	Secretary
Thomas Wright	Treasurer

From: MIKE PYNE <michael_pyne@men.com>

Sent: Monday, August 11, 2025 4:20 PM

To: Jerome Gonzalez <jerome@meadelecolnm.com>; stave@sc3intl.com

Cc: Gary Janet Sullivan <sullivan4240ef@gmail.com>; Lin Vaccaro <colf2a2@men.com>

Subject: Chamisa Hills Master Planned Community

Mr. Chavez, Mr. Gonzalez:

The West Nine Neighborhood Association (WNNA) represents over 100 homes surrounding the West Nine portion of the former Golf Course in Rio Rancho. The members and officers of our group have reviewed your revised master plan. Although we don't have complete consensus, it is clear that a majority of our members are in favor of it going forward. You thus have the support of the WNNA with regards to your master plan. Please consider this email as proper representation of this fact.

Thank you

Mike Pyne

President, WNNA

THE FAIRWAYS CONDOMINIUM ASSOCIATION

c/o Town and Country Diversified Realty, LLC

**P.O. Box 44277
(505) 350-6398 phone**

**Rio Rancho, NM 87174
(505) 503-8599 fax**

August 27, 2025

RR Mesa LLC
5700 University Avenue, S.E.
Albuquerque, NM 87106

**RE: CHAMISA HILLS MASTER PLAN
RIO RANCHO, NEW MEXICO**

Dear Mr. Chavez:

Two delegates from The Fairways Condominium Association (The Fairways) have attended the three meetings held at the Rio Rancho Chamber of Commerce on June 26, 2025, July 17, 2025 and August 6, 2025.

We have discussed our concerns regarding the proposed Chamisa Hills Master Plan and how it will affect our community. We understand and agree with the notes taken from the meetings.

The Fairways herewith provides our approval and support of the proposed Chamisa Hills Master Plan, Revision X, dated July 2025, with the following stipulations:

- The Fairways will be allowed to service and maintain the additional land adjacent to our property behind Buildings 913, 915, 917 and 919 as designated on the attached drawing. This land is within the 65-Foot buffer on the Master Plan.
- After the Master Plan is approved, a written Lease Agreement will be initiated between RR Mesa LLC and The Fairways for that designated land.
- Duration of Lease will be 1 year and will automatically renew for another year at the end of each year.
- Amount of the Lease will be \$1.00 per year.
- The Fairways understands that they must maintain that area or risk losing it which will terminate the Lease Agreement.

The Fairways appreciates your engagement with our community.

The Board of Directors
The Fairways Condominium Association

August 25, 2025

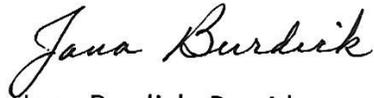
To Whom It May Concern:

Beginning in the fall of 2022, the Board of Directors for The Islands at Rio Rancho has participated in regular meetings with Mr. Chavez where he shared his vision for the Club Rio Rancho property (Chamisa Hills). He has continuously engaged with us and sought feedback on the plans, particularly those that directly impact our community. We have also been participants in the recent Community Stakeholder Meetings hosted by Mr. Chavez and Jerome Gonzales.

Mr. Chavez has presented a plan for the property that should be embraced by the City of Rio Rancho. In our view, he has made every attempt to address community concerns and modify the Master Plan where possible. It is time to move forward.

We are tired of being surrounded by a dead golf course. Our residents have endured the loss of our beloved East Lakes and the wildlife that visited and lived on and around those bodies of water. We are ready for change.

Thank you,



Jana Burdick, President

On behalf of The Islands of Rio Rancho Board of Directors

Raymond Archibeque
3904 Bay Hill Loop S.E.
Rio Rancho, N.M. 87124

27 August 2025,

City Leadership and Residents of Rio Rancho,

I am writing to express my support for the proposed development project, **Chamisa Hills Master Plan** and to acknowledge the extensive process that has taken place between the developer and the neighborhood associations.

Over the course of this project's planning, the developer engaged in meaningful dialogue with our community, held meetings with neighborhood associations, and worked to incorporate feedback. This collaborative approach has ensured that local voices were heard and that the project reflects both the needs of the community and the goals of responsible growth.

Although there are still questions that need to be answered, as well as accountability for legal processes that incorporate the developer, the residents of the affected area, and the city, I am confident that this development is moving in the right direction. Follow-up meetings are encouraged; however, the momentum that has been generated gives me great hope that something beautiful can be created for generations to come.

This project represents more than buildings; it brings meaningful benefits to the community. It offers opportunities for economic growth through jobs and investment, strengthens the tax base that supports city services, and provides improved infrastructure and amenities that will serve both current and future residents. These are lasting improvements that will enhance quality of life and ensure that our community remains vibrant and forward-looking.

As a resident of this community, I want to see responsible growth that provides opportunities for my family and neighbors while respecting the character of our area. This project, shaped through collaboration and dialogue, reflects exactly that balance.

It is also important to acknowledge those in the community who have opposed this project without engaging in the established process. Some have chosen to spread fear and "what ifs" rather than facts, while others avoided direct dialogue with the developer and instead attempted to rally opposition from the sidelines. These tactics do not strengthen our community; they only serve to undermine progress and diminish trust. If concerns are to be raised, they should be rooted in research, accountability, and constructive engagement—not in hollow attacks.

The transparency and willingness to adapt shown by the developer throughout this process is commendable and sets a strong example for future projects in our area. For these reasons, I fully support this development and urge city leaders to allow this project to move forward without unnecessary delays.

Sincerely,

Raymond Archibeque
Resident & Former President,
Stonehenge Estates HOA



Southern Sandoval County Arroyo Flood Control Authority

1041 Commercial Drive SE • Rio Rancho, NM 87124
Ph (505) 892-RAIN (7246) • Fax (505) 892-7241

BOARD OF DIRECTORS

Ronald Abramshe
John Chaney
Cassandra D'Antonio
Bel Marquez
Michael Vidal

EXECUTIVE ENGINEER

Dave Gatterman, P.E.

August 1, 2024

SENT VIA ELECTRONIC MAIL

Mr. Jerome Gonzales
5700 University Blvd.
Albuquerque, NM 87106

RE: Communication between SCAFCA and Club Rio Rancho property developer

Dear Mr. Gonzales,

Per your request, I am providing a summary of communications that have occurred between SCAFCA and the developer of Club Rio Rancho, also known as the Rio Rancho Golf Course (property).

Starting when the current owner, Mr. Steve Chavez (Developer), acquired the property in 2022 or early 2023, the Developer, his staff, and SCAFCA have had extensive communications regarding the proposed development of the property and whether or not SCAFCA would have a role in the future ownership and/or management of any of the property. The types of communication between the Developer and SCAFCA include telephone communications between the Developer and SCAFCA staff, in-person meetings between the Developer and SCAFCA staff, and in-person meetings between the Developer and the SCAFCA Board of Directors Quality of Life committee.

On March 3, 2023, after this series of communications, SCAFCA issued a letter discussing SCAFCA's involvement in the at the former Rio Rancho Golf Club property (attached). This is the only known formal communication from SCAFCA to the Developer.

If you have any questions or need additional information, please feel free to reach out to me a dgatterman@scafca.com or via telephone at 505-892-7246.

Sincerely,

David Gatterman

David Gatterman
Executive Engineer
SSCAFCA

Digitally signed by David Gatterman
DN: c=US, E=dgatterman@scafca.com,
O=SSCAFCA, CN=David Gatterman
Date: 2024.08.01 08:43:21 -0600

ATTACHMMENT

www.scafca.org



Southern Sandoval County Arroyo Flood Control Authority

1041 Commercial Drive SE • Rio Rancho, NM 87124
Ph (505) 892-RAIN (7246) • Fax (505) 892-7241

BOARD OF DIRECTORS

Ronald Abramshe
John Chaney
Mark Conkling
Cassandra D'Antonio
James F. Fahey Jr.

EXECUTIVE ENGINEER

David Gatterman, P.E.

March 3, 2023

SEND VIA ELECTRONIC MAIL

Mr. Steve Chavez
C/O Mr. Jerome Gonzales
RR Mesa LLC
5700 University Blvd
Albuquerque, NM 87106

RE: SSCAFCA Involvement at the Former Rio Rancho Golf Club property

Dear Mr. Chavez,

Thank you for the opportunity to work with you and your staff with regard to the disposition of the former Rio Rancho Golf Club ("RRGC") property that you recently acquired. The Southern Sandoval County Arroyo Flood Control Authority ("SSCAFCA" or "Authority") has had internal discussions regarding the role that the Authority may or may not have at the RRGC as you proceed with your development plans for the property.

SSCAFCA is a quasi-municipal corporation and a political subdivision of the State created by the New Mexico State Legislature for the purposes of flood control within our jurisdictional area. The legislation that created SSCAFCA authorizes the agency to acquire, improve, equip, operate and maintain flood control systems to promote the health, safety, prosperity, security and general welfare of the inhabitants of the Authority. Our statutory authority is very broad within the limited scope of flood control.

Accordingly, the SSCAFCA Board of Directors develops and promulgates policies governing the scope of activities with regard to acquisition, operation and management of the flood control system. One of these policies, the Drainage Policy, identifies a minimum threshold of 500 cubic feet per second ("cfs") of stormwater generated during the 100-year storm event as a regional storm drainage facility that will be managed by SSCAFCA. However, stormwater facilities below the 500 cfs threshold may be considered for ownership and operation with the approval of the Authority's Board of Directors. Until a more detailed engineering analysis of the proposed drainage conditions at the former RRGC development is performed by your development design team, SSCAFCA's potential involvement at this time is undetermined.

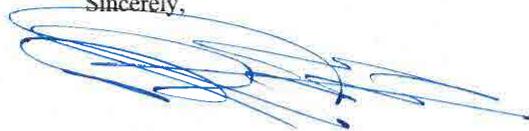
The Board of Directors has also enacted a Quality-of-Life Master Plan. This plan expresses the desire of the Board to provide for the multi-use of SSCAFCA drainage facilities. It is the intent of the Board of Directors to encourage the multi-use of our drainage facilities for public outdoor recreation when those objectives also serve to fulfill the Authority's mandate. In some instances, these facilities coincide with the operation and maintenance of the drainage facility (e.g. access road for maintenance

doubles as a pedestrian trail) or may be constructed within a drainage facility that is operated by another entity (e.g. park operated by the City within an operational flood control system or facility). In either case, SSCAFCA's ownership of multi-use areas is generally connected to its flood control function.

At this time, we cannot define what the Authority's potential role might be in the proposed redevelopment of the RRG property. Any potential future role must be consistent with the requirements of any applicable City ordinance and our Drainage Policy. The Authority recognizes that since the closure of this golf course in the mid-2010s, this site has been distressed and in need of rehabilitation and/or redevelopment. As development review proceeds through the City and until such time your engineer develops and submits a master drainage plan with a detailed grading and drainage design for review, it could be determined that within the constraints outlined above, SSCAFCA has a role in the operation and management of certain flood control systems and facilities and their associated properties.

If you have any further questions or would like to discuss further, please feel free to contact me at 505-892-7246.

Sincerely,



David Gatterman, PE
Executive Engineer
Southern Sandoval County Arroyo Flood Control Authority



July 30, 2024

RE: Chamisa Hills Master Plan

To Whom It May Concern,

Since the early planning stages of the Chamisa Hills masterplan, RR Mesa LLC has met with Sandoval Economic Alliance (SEA) on several occasions to share their plans and seek feedback.

As a local economic development organization, SEA is always looking for opportunities to help grow our local economic base by assisting existing businesses to expand and to attract new opportunities to the community. We were happy to learn that part of the overall masterplan incorporated commercial real estate opportunities and we discussed the need for, and importance of, available commercial real estate for new job creation.

They also shared their plans to help improve the quality of life for the area. Quality of life is an important component of economic development providing community assets to encourage people to live, work, and stay in our community.

We appreciate RR Mesa LLC's outreach to SEA and for allowing us to learn more about their plans with the opportunity to provide feedback.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Shepherd", is written over a light blue horizontal line.

Fred Shepherd
President & CEO
Sandoval Economic Alliance

William Glassman
President
North Nine Neighborhood Association

July 12, 2024

Steven Chavez
Managing Partner
MDS Investments

To Whom It May Concern,

The North Nine Neighborhood Association (NNNA) is a New Mexico non-profit corporation supporting the homeowners living alongside the North Nine Open Space. The NNNA takes great pride in having played a crucial role in the creation of Ordinance 4, City of Rio Rancho, adopted April 18, 2018, (Ordinance) and remains steadfast in our commitment to upholding its principles as they pertain to the North Nine Open Space. Our dedication to this cause is unwavering.

Over the past six (6) months, we have had the privilege of collaborating with Mr. Steven Chavez in our shared mission to find a mutually beneficial permanent solution for the North Nine Open Space as defined in the Ordinance. During this period, our numerous in-person meetings and consistent electronic communications with Mr. Chavez and his staff have been both productive and accommodating.

Though we have yet to identify a permanent solution for the North Nine Open Space, the NNNA is pleased with Mr. Chavez's five-year proposal to improve the open space, which includes a \$400,000 bond set aside for this purpose. Additionally, Mr. Chavez has assured us in several meetings that he will never build residential or commercial properties on the North Nine Open Space. Improvements will commence upon the approval of his Master Plan. Based on Mr. Chavez's plans and assurances, the NNNA fully endorses his proposal for the North Nine Open Space. We are committed to continuing our collaboration with Mr. Chavez and his staff to find a permanent solution for the future.

Working with Mr. Chavez and his team has been a genuinely rewarding experience. Their professionalism and commitment have been exemplary, and we eagerly anticipate the continuation of this productive and harmonious relationship well into the future.

Sincerely,

William Glassman

William Glassman
President
North Nine Neighborhood Association



RIO RANCHO

POLICE

SERVING SINCE 1981

To whom it may concern,

This letter is to confirm the collaboration of RR MESA LLC with the Rio Rancho Police Department in resolving issues on their acquired property. In April of 2024 RR MESA LLC reached out to Rio Rancho Police Department to address trespassing at a newly acquired location (Club Rio Rancho) at 500 Country Club Dr. Se, Rio Rancho, NM 87124. Since this property was vacated a number of calls for service of trespassing were observed. After discussion of strategies, RR MESA LLC erected "No Trespassing" signs at every entry/exit point. This was to assist Rio Rancho Police Department enforce trespassing issues. Since the signage was placed, officers have responded to several calls at this location and were able to resolve the issues.

Respectfully,

Richard Koschade, Captain

Rio Rancho Police Department

500 Quantum Rd., Rio Rancho, NM 87124



APPENDIX G
PID MEMO UPDATE

Altura Real Estate, LLC

Kim D. Murphy, Principal
kim@altura-real-estate.com

Memo

October 11, 2023 **UPDATE- Dec. 20, 2023**

To: Jerome Gonzales, Project Lead, Club Rio Rancho
From: Kim Murphy, Principal
Cc: Harry Relkin, Relkin Law Firm

RE: Club Rio Rancho- Public Improvements District Feasibility Study

Background

The Public Improvement District Act, NMSA 1978, Section 5-11-1 et seq, as amended ("PID Act") provides for financing based on a levy imposed against real property within a district that may be apportioned according to direct or indirect benefits conferred upon affected real property. PID taxes, levies and charges may be pledged to pay debt service on bonds or notes issued by a PID. PID bonds/notes are not obligations of the State of New Mexico or the local government jurisdiction in which the PID is located, but are obligations solely of the PID issuing the debt.

The City of Rio Rancho adopted Public Improvement District Guidelines and Application Procedures (Chapter 2 Article 10) in October 2003 ("City's PID Policy"), which enacts policies and procedures for processing and approving applications for approval of PIDs within the City's boundaries.

The following is a statement of "general use" excerpted from City's PID Policy:

"PIDs should be used primarily in connection with the financing of infrastructure for development of residential projects, master planned communities or substantial commercial development and redevelopment. PIDs may also be used to provide an enhanced level of public infrastructure amenities and or municipal services. In order to avoid inefficient use of limited resources, unless otherwise agreed, PIDs will generally not be approved to finance less than \$3 000 000. The City's approval of a PID shall be based on an applicant's demonstration that the PID will provide benefit to the end users of the PID-financed infrastructure or to the City which would not otherwise be available. Such benefits may include, without limitation, additional amenities, services, increased quality of development or pricing benefits."

The City of Rio Rancho has approved the formation of the following PIDs:

- Cabezon PID (2004)
- Mariposa PID (2006)

P.1

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Kim D. Murphy, Principal
kim@altura-real-estate.com

- Stonegate Communities PID (2013)
- Lomas Encantadas / Enchanted Hills PID (2016)
- Broadmoor Heights PID (2018)
- Tierra Del Oro PID (2019)
- Los Diamantes PID (2021)

Applications for the formation of PIDs require complex calculations of the cost of public infrastructure that benefit distinct classes of real property according to use, parcel acreage, lot size or width ("front foot") or other attributes. A special assessment or levy is imposed for each class of property that is proportional to the benefit created by the proposed infrastructure. However, under the City PID Policy, the total annual tax obligation is limited to no more than 1.99% of the sum of the ad valorem tax plus the PID special assessment divided by the anticipated market value of each class of real property.

Assignment

The client, RR Mesa LLC, has requested a "high level" preliminary determination of the feasibility of PID financing for its Club Rio Rancho project, comprising approximately 257 acres, based on the following land use summary:

	<u>RESPEC/FBT</u>	<u>ARE¹</u>	
Single Family Residential	231	264	Dwelling Units
Townhome / Duplex Residential	130	138	Dwelling Units
Residential Total	361	402	Dwelling Units
Commercial Village / Center	154,300 Building Square Feet (Gross) ²		
Business Park	78,600 Building Square Feet (Gross)		

P.2

¹ In ARE's opinion, the residential lot program seems deficient in smaller lots, which would potentially offer more affordable single family homes. Additionally, broadening the housing program in this manner will accelerate the overall pace of project absorption. Therefore, for the purpose of this analysis, both the unmodified RESPEC lot count and an ARE modified lot count incorporating 40-foot lots will be presented. The modified ARE lot count reduces the 60 front foot (FF) lots from 100 to 33 and adds 100 40FF lots. ARE also combined the 8 duplex lots in La Joya Commercial Center with the townhouse units, bring the total to 138. Overall, total residential lots increased from 361 to 402.

² The gross square feet proposed by FBT Architects, i.e. 170,300, has been revised for the purposes of this study by deleting duplex homes (8 units / 16,000 gross sf) from the Commercial Center and adding 8 dwelling units to the Townhome category (130+8= 138 units). Adjusted Commercial Center total is 154,300 gross sf.

Altura Real Estate, LLC

Kim D. Murphy, Principal
kim@altura-real-estate.com

Study Approach

The Club Rio Rancho project is in the early stages of planning, and as such, many details of the development are still being considered and evaluated. The initial investigation focused on potential PID revenue from special assessments attributable to the various classes of property in the proposed project, and PID bond financing based on that annual PID revenue. This approach established an initial determination of feasibility since the amount of the PID levy is governed by market acceptability and the overall tax burden "cap" of 1.99% of market value.

This UPDATE revises the PID revenue estimates based on the most recent housing program segmentation and lot counts, as well as an analysis of funding support provided by the PID toward reducing estimated total project infrastructure costs provided by RESPEC (dated December 8, 2023).

Further, the study examined certain information and analysis set forth in the Los Diamantes PID Application from 2021, and where appropriate, certain study elements have been modified and incorporated to align with the Club Rio Rancho project.

Study Conclusions

An overview of the PID feasibility study for Club Rio Rancho:

- Total annual PID revenue - \$625,000
- Total PID revenue available for debt service (exclusive of administrative costs, with 110% coverage) - \$555,000
- 35-year tax-exempt bond at 4.6% - \$8,750,000 principal amount
- Bond proceeds available for public infrastructure (exclusive of bond reserve fund and issuance costs) - \$7,995,000
- PID funds for infrastructure per lot (402 total) - \$19,888 (compares to Los Diamantes at \$22,062)

Study Assumptions & Analysis

Residential Market. In Rio Rancho, and elsewhere in the Albuquerque Metro Area, single family development and home sales are the primary drivers for PID financing. Using Southwest MLS data, home sales at Los Diamantes by Pulte and DR Horton for the most recent 12-month period were examined. The results of this investigation indicate two major market segments:

- 40-foot lots with home prices averaging \$388,800 (\$400,000 rounded)
- 50-foot & 55-foot lots with home prices averaging \$499,700 (\$500,000 rounded)

Although not relevant to this study, we note that the 40-foot lots represent about 35% of the overall single family housing program set forth in the Los Diamantes PID Application and MLS sales data indicates that homes on 40-foot lots have an absorption rate 2.5 times that of 50 & 55-foot lots.

P.3

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kim@altura-real-estate.com

While a number of 40-foot lots have been added to the program for the purposes of this study, i.e. 100 DUs representing 25% of the total, we believe that the Club Rio Rancho project will appeal more to the upper-end of the housing market.

Real Property Classification. As mentioned, PIDs impose special assessments or levies on various classes of real property which are proportional to the benefit created by public infrastructure. For the purposes of this study, the following real property classes were assumed:

- | | | |
|----------------------|--------------|---------------------------|
| • Single Family | 40-foot Lots | 100 Dwelling Units |
| • Single Family | 50-foot Lots | 104 Dwelling Units |
| • Single Family | 55-foot Lots | 27 Dwelling Units |
| • Single Family | 60-foot Lots | 33 Dwelling Units |
| • Townhome / Duplex | 31-foot Lots | 138 Dwelling Units |
| • Commercial Village | 16 Acres | 154,300 Gross Square Feet |
| • Business Park | 14 Acres | 78,600 Gross Square Feet |

Special Assessments- Competitive Projects. The following is a listing of annual special assessments for several established PIDs in the Rio Rancho area, with formation date noted:

	<u>30-35' Lots</u>	<u>40-45' Lots</u>	<u>50' Lots</u>	<u>55' Lots</u>
Los Diamantes (2021)	NA	\$1,113	\$1,306	\$1,401
Tierra del Oro (2019)	NA	\$1,080	\$1,320	\$1,620
Volterra (2009)	\$900	\$1,177	\$1,440	\$1,687

Additionally, these other Albuquerque Metro PIDs provide additional "benchmarks":

Mesa del Sol (2008)

- Single Family \$1,229 – 1,655 per Lot
- Townhome \$1,200 per Lot
- Community Retail \$352 per 1,000 Building Square Feet
- Office Area \$440 per 1,000 Building Square Feet

Juan Tabo Hills Estates (2017)

- Single Family \$1,900 – 2,360 per Lot

Inspiration (2020)

- Single Family \$1,190 – 2,100 per Lot

Special Assessments- Club Rio Rancho. Based on a review of special assessments for competitive projects, as well as an analysis of the overall tax burden (ad valorem tax plus special assessment) for various classes of real property, the following reflects reasonable annual special assessment assumptions for the Club Rio Rancho project:

P.4

Altura Real Estate, LLC

Kim D. Murphy, Principal
kim@altura-real-estate.com

	<u>31' Lots</u>	<u>40' Lots</u>	<u>50' Lots</u>	<u>55' Lots</u>	<u>60' Lots</u>
Single Family / TH / Duplex	\$900	\$1,200	\$1,500	\$1,650	\$1,800
Commercial Village / Center	\$551 per 1,000 Building Square Feet				
Business Park	\$445 per 1,000 Building Square Feet				

Attachment "A" presents the calculation of total annual special assessment revenue for the project and the overall tax burden analysis. A key assumption of this analysis is the ratio of the sum of annual ad valorem taxes plus special assessment for each real property class divided by the anticipated market value of each class. Although the City PID Policy sets a maximum of 1.99% for this ratio, an analysis of Los Diamantes indicates a current range of 1.45% to 1.65%.

Conservatively, this study assumes a "target" of 1.50% for the overall tax burden ratio.

PID Financing. Also shown on **Attachment "A"**, the estimated annual special assessment revenue for the project is \$625,000 (rounded). The amount available for debt service ("DS") is calculated as follows:

Annual PID Revenue	\$625,000
Less PID Admin. Costs	\$70,000 (-)
Less DS Coverage (10%)	\$50,000 (-)
Net Amount for annual DS	\$505,000

Assuming tax-exempt bond financing through the New Mexico Finance Authority, we anticipate the following terms:

Principal Amount	\$8,750,000
Interest Rate	4.6%
Financing Term	35 Years

The assumed bond finance terms results in the following table of "sources and uses":

<u>Sources of Funds</u>		
• Bond Principal	\$8,750,000	
<i>Total Sources of Funds</i>	<i>\$8,750,000</i>	
<u>Uses of Funds</u>		
• Infrastructure Improvements	\$7,995,000	
• Debt Service Reserve	\$555,000	
• Capitalized Interest	\$0	
• Issuance Costs	\$200,000	
<i>Total Uses of Funds</i>	<i>\$8,750,000</i>	P.5

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Altura Real Estate, LLC

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PID Funding Contribution to Total Costs. RESPEC has prepared a cost estimate for total project development costs ("Engineer's Opinion of Probable Costs") dated Dec. 8, 2023 (**Revised 12-19-23**), including all onsite and offsite construction and "soft" costs, as follows: **\$23,785,660**. Net of costs associated with the Commercial Center and Business Park (\$602,527), total residential subdivision costs amount to **\$23,183,133**. On a per lot basis, total residential subdivision costs (again, net of commercial areas) amount to \$64,219 (assuming 361 lots) and \$57,669 (assuming 402 lots).

ARE has analyzed total project infrastructure costs estimated by RESPEC to identify public infrastructure costs eligible for PID financing. Overall, about 60% of total project development costs, or **\$14,173,199**, would be eligible for PID funding. Of this amount, \$483,489 is associated with the Commercial Center and Business Park. On a per lot basis, PID eligible costs for the residential subdivision areas amount to \$39,261 (assuming 361 lots) and \$35,257 (assuming 402 lots).

However, as the foregoing revenue analysis indicates, actual estimated PID funding for public infrastructure amounts to **\$7,995,000 or about 56% of PID eligible infrastructure costs**. Assuming this amount were applied to the residential subdivision areas only, the per lot contribution of PID financing would be \$22,147 (assuming 361 lots) and \$19,888 (assuming 402 lots).

Net per lot costs for residential subdivision areas, assuming PID contribution, amounts to \$42,072 (assuming 361 lots) and \$37,781 (assuming 402 lots).

Public Financing Comparison with Los Diamantes. Los Diamantes is a similar, relatively recent, residential development project near Club Rio Rancho, which was approved for both PID financing (2021) to fund on-site public improvements and TIDD financing (2020) to fund off-site public improvements. A comparison of the two projects follows on a total project cost basis (ignoring costs allocated to commercial areas):

	<u>Los Diamantes</u>	<u>Club Rio Rancho</u>	
Total Residential Lots	578	361 - 402	
Total Cost ³	\$48,268,058	\$23,785,660	
Total Cost / Lot	\$83,509	\$65,888 - \$59,168	
Total PID Funding / Lot	\$22,062	\$22,147 - \$19,888	
Total TIDD Funding / Lot	\$21,728	\$0	
Net Cost / Lot	\$39,719	\$43,741 - \$39,280	P.6

³ Both projects have relative minor commercial areas, which will be ignored for the purposes of this comparison.

Real Estate, LLC

Kim D. Murphy, Principal
kim@altura-real-estate.com

Analysis. The cost analysis for Club Rio Rancho compares favorably with Los Diamantes, although Los Diamantes has considerably more off-site infrastructure costs (\$18.5 million or 10% of total costs) than Club Rio Rancho (\$2.4 million or 10% of total costs).

On a project cost basis (not accounting for costs associated with commercial areas), off-site infrastructure costs for Los Diamantes amount to approximately \$32,007 per lot (578) and \$6,648 per lot for Club Rio Rancho. In-tract costs result by deducting off-site costs from total costs. As a result, in-tract costs at Los Diamantes amount to \$51,502 per lot (578) and \$59,240 per lot for Club Rio Rancho. In-tract cost estimates for Club Rio Rancho are about 15% higher than Los Diamantes over the 2020/21 to 2023 time period, which seems reasonable given the current price escalation.

Based on the foregoing, we estimate that PID financing at Club Rio Rancho would cover about 34% of the total project infrastructure costs, which compares favorably with Los Diamantes. While an exhaustive project-to-project comparison is beyond the scope of this study, the percentage is likely competitive with similar projects in the northwest Metro area, including Rio Rancho.

Additional public finance support from the City of Rio Rancho through GRIP or TIDD could further improve the cost analysis. This would allow greater flexibility given the recent inflation and interest environment, especially if public off-site and/or amenity costs are included in the cost estimates.

The estimate of annual PID revenue from special assessments and funds for infrastructure through PID bond financing contained herein by Altura Real Estate LLC is expected to be reasonable when compared to existing PIDs in the Rio Rancho area, especially in the early stage of the Club Rio Rancho project.

The purpose of the study is to determine general PID feasibility only for the project. The study is not adequate for a formal determination under the PID Act and City PID rules, and conclusions are expected to change during the formal PID Application process if undertaken.

P.7

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Club Rio Rancho PID
 Proposed Property Classes, Special Levy & Total Tax Burden
 December 15, 2023 **UPDATE**

Attachment "A"

<u>Property Classes</u>	<u>Lot Width</u>	<u># Lots / Acres</u>	<u>Annual Levy per Lot or RSF</u>	<u>Total Annual Levy</u>
Single Family	40' FF	100	\$1,200	\$120,000
Single Family	50' FF	104	\$1,500	\$156,000
Single Family	55' FF	27	\$1,650	\$44,550
Single Family	60' FF	33	\$1,800	\$59,400
Townhome/Duplex	31' FF	138	\$900	\$124,200
La Joya Commercial Village		16 Ac	\$551	\$88,160
Enchanted Business Park		14 Ac	\$445	\$6,230
Total		402 / 30 Ac		\$624,150 Use \$625,000 rounded

<u>Residential Property</u>	<u>Market Value SWMLS</u>	<u>Assessed Value 95%</u>	<u>Taxable Value 33.33%</u>	<u>Annual Property Tax 36.167</u>	<u>Annual Special Levy</u>	<u>Special Levy / Property Tax</u>	<u>Total Annual Tax Burden</u>	<u>Annual Tax / Assessed Value</u>
Single Family 40' FF	\$400,000	\$380,000	\$126,654	\$4,581	\$1,200	26%	\$5,781	1.52%
Single Family 50' FF	\$500,000	\$475,000	\$158,318	\$5,726	\$1,500	26%	\$7,226	1.52%
Single Family 55/60' FF	\$500,000	\$475,000	\$158,318	\$5,726	\$1,650	29%	\$7,376	1.55%
Townhome/Duplex 31' FF	\$350,000	\$332,500	\$110,622	\$4,008	\$900	22%	\$4,908	1.48%

<u>Commercial Property</u>	<u>Acres</u>	<u>Building GSF</u>	<u>Market Value / GSF</u>	<u>Market Value FB7 & ARE</u>	<u>Taxable Value 33.33%</u>	<u>Annual Property Tax 41.64</u>	<u>Annual Special Levy</u>	<u>Special Levy / Property Tax</u>	<u>Total Annual Tax Burden</u>	<u>Annual Tax / Market Value</u>
La Joya Commercial Village	16	154,300	\$475	\$73,292,500	\$24,428,390	\$1,017,198	\$85,000	8.4%	\$1,102,198	1.50%
Enchanted Business Park	14	78,600	\$385	\$30,261,000	\$10,085,981	\$419,961	\$35,000	8.3%	\$454,961	1.50%



APPENDIX H: AWDT ANALYSIS

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1 (800) 245-3102
tierwestllc.com



November 24, 2023

David Serrano, P.E., Deputy Director
Development Services / Engineering
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: [#2023023] – Club Rio Rancho – Rio Rancho, NM

David:

Transmitted herewith is an electronic copy for your review and approval of the FINAL Preliminary Traffic AWDT Analysis for the proposed Club Rio Rancho development in Rio Rancho, NM

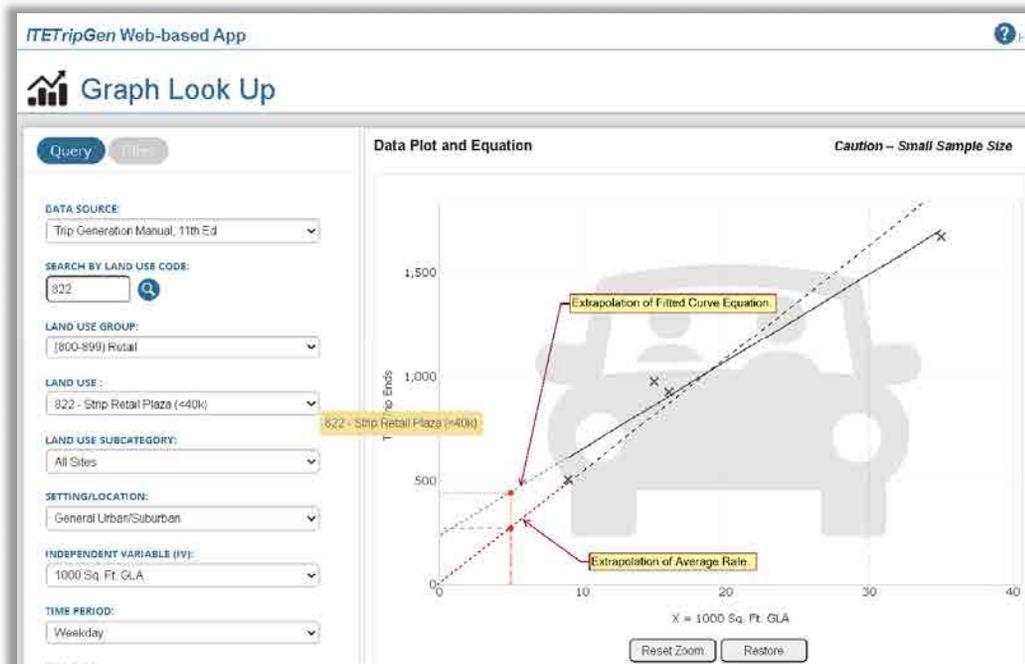
City of Rio Rancho comments dated October 24, 2023 have been addressed. A few of my responses to the comments are as follows:

Trip Generation – Comment was that “Peak Hour of generator is higher so determine with CoRR what to use.”

Response: A Traffic Impact Study (TIS) is a report that evaluates the effects of a proposed development on the surrounding transportation network. One of the main factors that determines the need and scope of a TIS is the number of trips generated by the development **during the peak hour of the adjacent street traffic**. This is because the peak hour of the adjacent roadway system represents the worst-case scenario for traffic congestion and delay, and therefore the most critical time to assess the impacts and mitigation measures of the development. By using the peak hour of the adjacent street traffic, the TIS can ensure that the proposed development will not adversely affect the safety and efficiency of the existing and future traffic conditions. The peak hour of generator may not coincide with the peak hour of adjacent street traffic. An extreme example of that concept would be a church use. A church use is likely to generate high volumes of traffic on Sunday mornings, Sunday evenings, and Wednesday evenings. It will generate its highest volumes when the adjacent street system is not normally fully loaded. When a church generates its maximum traffic, the volumes on the adjacent street system is not at maximum. Thus, the trip generation rate during the peak hour of adjacent street traffic should and almost always is used in Traffic Impact Studies.

Also regarding trip generation rates, some comments were made related to the use of average rates versus fitted curve equations. First of all, the trip generation rate calculations use the average trip generation rate for all daily trips. There are two reasons for this. First, daily trips are not really used in the Traffic Impact Study for calculating anything. All calculations for delay, LOS, and queuing are based on hourly volumes. Daily traffic volumes just provide a rough approximation for the overall project daily trip generation rate. The purpose of this study was to focus on the daily trips only. The AM and PM Peak Hour trip generation rates will be used in a future Traffic Impact Study, but are not essential for this analysis. Secondly, regarding daily trip rates for residential uses, there is often a fitted curve equation provided with a relatively high R² value. However, when viewing the trip generation curve based on the fitted curve equation, it is clear that the trip generation results based on the fitted curve equation results in values that are too high for small

projects. As an example, the Retail Center has a proposed 5,000 s.f. Strip Retail Plaza <40K component. Below is the ITE Trip Generation Graph (11th Edition):



Note that as the fitted curve approaches zero square feet, it reports what seem to be excessively high trip generation rates so that if the building were only 100 square feet, it would still generated 250 trips per day. That rate seems highly improbable. Even though the R^2 value is 0.96, the average rate will provide a more reasonable trip generation value than the fitted curve equation.

There is time to work out the details of the AM and PM Peak Hour trip generation rates in the next few weeks while determining how to proceed from here. I think I heard you say that the City of Rio Rancho was not going to require a full Traffic Impact Study as a condition of Master Plan approval.

Finally, I submitted this analysis to Margaret Haynes at the New Mexico Department of Transportation District 3 office a few weeks ago, and I have attempted to follow up with her, but she has not yet responded to my attempts to contact her.

Thank you,

Terry O. Brown, P.E.

Cc: Travis Johnson, Traffic Engineer, City of Rio Rancho
Peter Prukop, Associated Engineer, City of Rio Rancho

Transmittal as noted

JRW

July 15, 2024

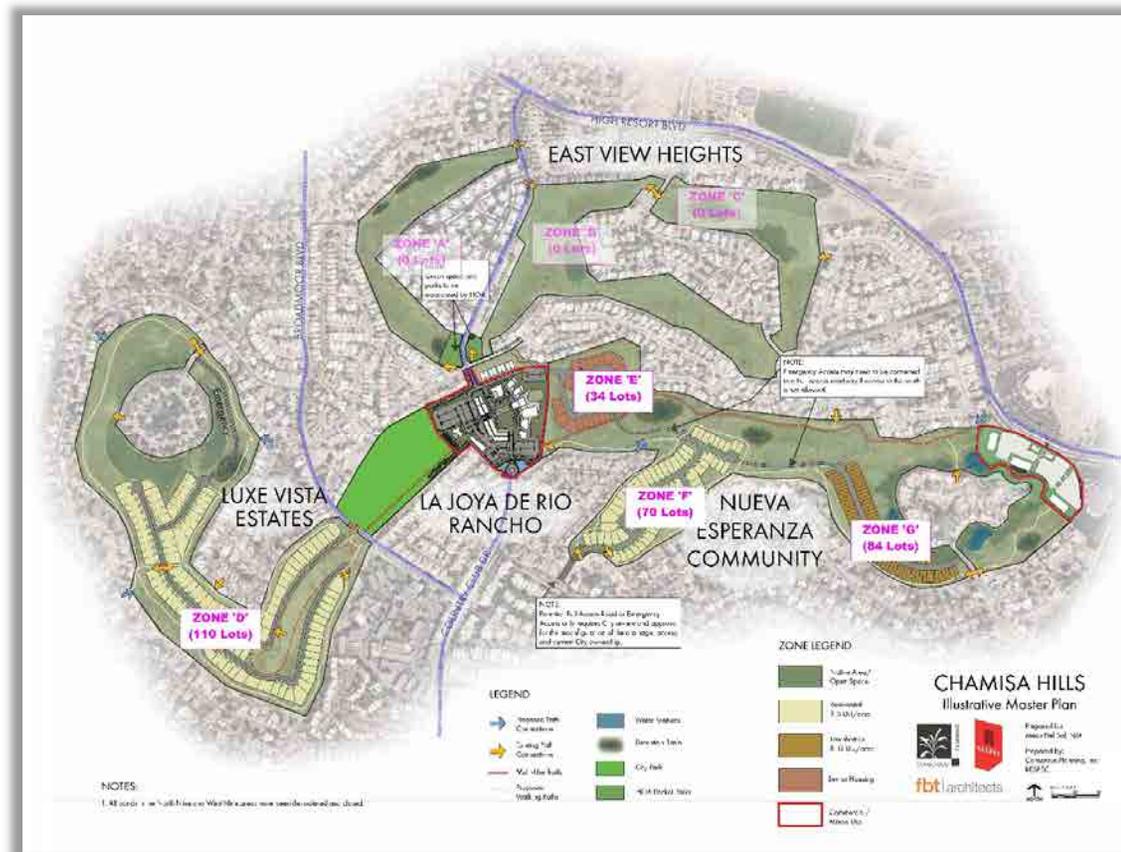
David Serrano, P.E., Deputy Director
 Development Services
 City of Rio Rancho
 3200 Civic Center Circle NE
 Rio Rancho, NM 87144

Re: [#2023023] – Club Rio Rancho / Chamisa Hills (Broadmoor Blvd. / Country Club Dr.) Preliminary Analysis

Dear David:

This analysis aims to create a map depicting the additional daily traffic generated by the proposed Club Rio Rancho development on the adjacent transportation system by the proposed Club Rio Rancho / Chamisa Hills development located north of the intersection of Broadmoor Blvd. / Country Club Dr. Club Rio Rancho / Chamisa Hills is a proposed mixed-use development (residential, commercial, and office) that is located on the old Rio Rancho golf course. This document is not intended to serve as a Traffic Impact Study for the development. Following is a conceptual plan for the project (also see Page A-2 in Appendix):

5571 Midway Park Pl. NE Albuquerque, NM 87109
 (505) 858-3100 fax (505) 858-1118 1 (800) 245-3102
 tierrawestllc.com



Club Rio Rancho is proposed to be comprised of seven clusters of residential uses and two clusters of retail / office / residential uses (mostly retail). The clusters of residential uses have been designated a “Zones” for the purpose of this analysis. The following table defines each of the seven Zones and the two retail / office / residential areas:

Zone	No. Units		Description
A	0		Residential Units (Eliminated)
B	0		Residential Units (Eliminated)
C	0		Residential Units (Eliminated)
D	110		Residential Units (Reduced)
E	34		Residential Units
F	70		Residential Units
G	84		Residential Units
RETAIL 1	6,000 sq. ft.	Bldg. A	High Turnover Sit-Down Restaurant
RETAIL 1	6,000 sq. ft.	Bldg. A	High Turnover Sit-Down Restaurant
RETAIL 1	8,000 sq. ft.	Bldg. B	Strip Retail <40K
RETAIL 1	5,500 sq. ft.	Bldg. B	High Turnover Sit-Down Restaurant
RETAIL 1	5,500 sq. ft.	Bldg. B	Strip Retail <40K
RETAIL 1	36	Bldg. B	Multi-family Housing (Low-Rise)
RETAIL 1	3,000 sq. ft.	Bldg. C	High Turnover Sit-Down Restaurant
RETAIL 1	3,000 sq. ft.	Bldg. C	Strip Retail <40K
RETAIL 1	25	Bldg. C	Multi-family Housing (Low-Rise)
RETAIL 1	6,000 sq. ft.	Bldg. D	Strip Retail <40K
RETAIL 1	6,000 sq. ft.	Bldg. D	High Turnover Sit-Down Restaurant
RETAIL 1	8,000 sq. ft.	Bldg. E	Health / Fitness Club
RETAIL 1	8,000 sq. ft.	Bldg. F	High Turnover Sit-Down Restaurant
RETAIL 1	16	Bldg. G	Single-Family Detached Housing
RETAIL 2	72,000 sq. ft.	N/A	Small Office Building
RETAIL 2	6,000 sq. ft.	N/A	Strip Retail < 40K

NOTES: RETAIL 1 is also called La Joya de Rio Rancho (The Jewel of Rio Rancho).
RETAIL 2 is also called Enchanted Business Park.

A previous similar analysis showed residential development (single-family dwelling units) in Zones A, B, And C. Those proposed residential units have been eliminated from the project. Additionally, Zone D was reduced from a proposed 134 lots to 110 lots. Overall the number of residential trips generated by this project was reduced significantly. Retail commercial trips are unchanged.

A trip generation rate for the entire project (residential / commercial / office) was developed based on the Institute of Transportation Engineers’ Trip Generation Handbook (11th Edition) and is attached to this letter of analysis in the Appendix on Pages A-5 through A-.29.

The new Club Rio Rancho daily trips were distributed onto the adjacent transportation system based on Mid-Region Council of Governments’ Socioeconomic Data (2040 data set). The residential daily trips were distributed onto the adjacent transportation system proportional to the area-wide distribution of employment inversely proportional to the distance of the project from the employment subarea. The retail commercial and office trips were distributed onto the adjacent transportation system proportional to the distribution of population within a two-mile radius of the project. Trip Distribution results were then used to distribute the daily traffic onto the adjacent transportation system.

The following items are attached to this Letter of Analysis as Appendix pages:

- Page A-1: Vicinity Map
- Page A-2: Club Rio Rancho Master Plan
- Page A-3: Table of Uses for RETAIL 1 (La Joya de Rio Rancho)
- Page A-4: Table of Uses for RETAIL 2 (Enchanted Business Park)
- Page A-5: Trip Generation Summary Table
- Pages A-5 thru A-29: Trip Generation Worksheets for individual uses.
- Page A-30: DASZ Map for Distribution of retail commercial trips.
- Page A-31 thru A-33: Trip Distribution Table – Retail Commercial Trips

- Page A-35 thru A-36: Trip Distribution Table – Residential Trips
- Page A-37: Distribution of Daily Trips from Club Rio Rancho Table.
- Page A-38: Master Trip Generation Map (Daily Trips)

This Letter of Analysis serves to help the City of Rio Rancho assess whether a more extensive Traffic Impact Study will be necessary and to identify areas of concern for evaluation in future traffic studies. It is acknowledged that a full Traffic Impact Study will likely be required for this project and will be required at a future date when other planning / entitlement issues are resolved.

The Master Trip Generation Map and the Distribution of Daily Trips from Club Rio Rancho Table will provide the following information for evaluation:

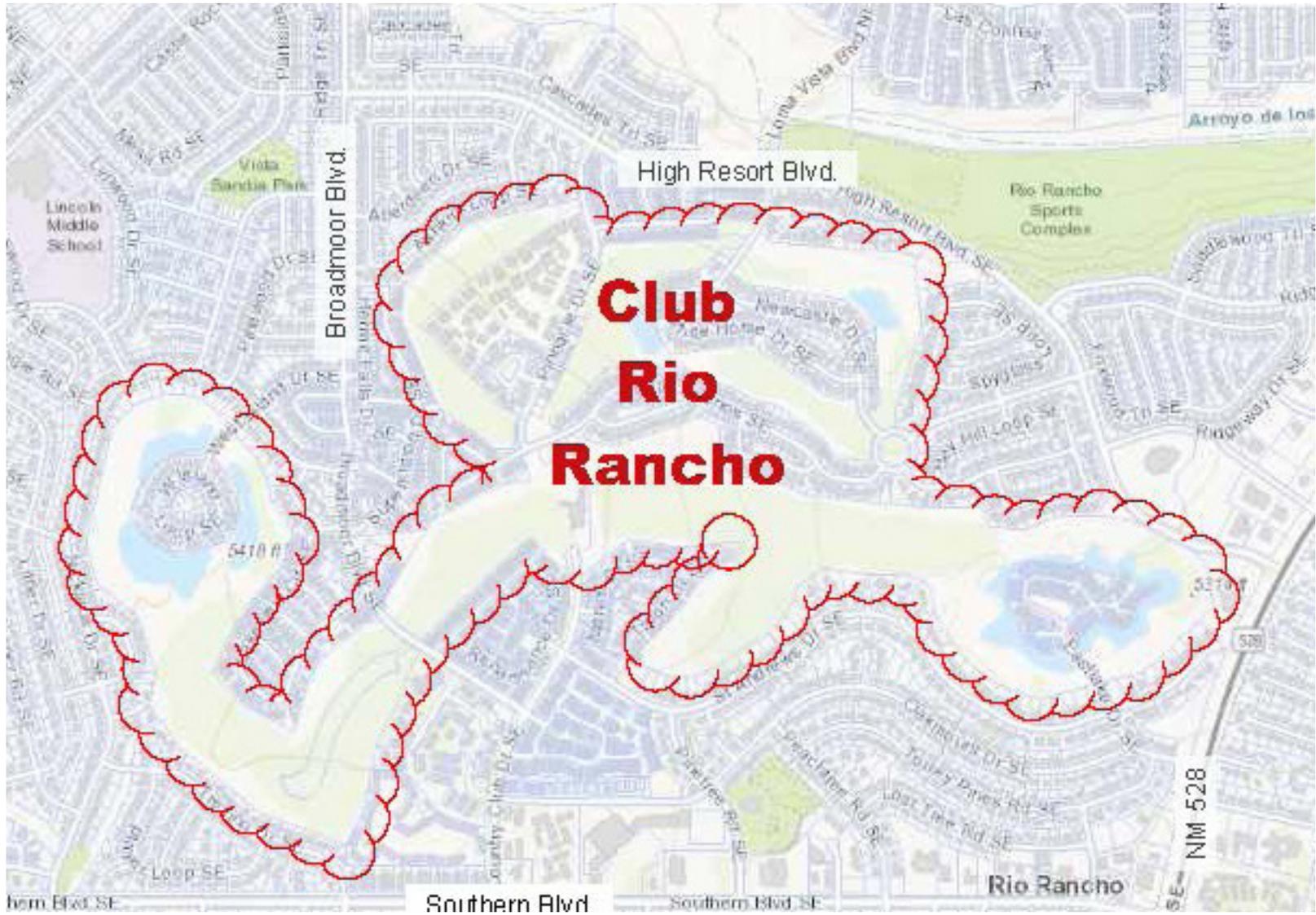
- 1) Roadway Segment Number
- 2) Retail Daily Trips generated by Club Rio Rancho for each roadway segment.
- 3) Residential Daily Trips generated by Club Rio Rancho for each residential Zone and for each roadway segment.
- 4) Total Daily Trips generated by Club Rio Rancho for the total development for each roadway segment.
- 5) 2022 AWDT (Average Weekday Daily Traffic volumes) from the Mid-Region Council of Governments' Traffic Flow Map (2022).

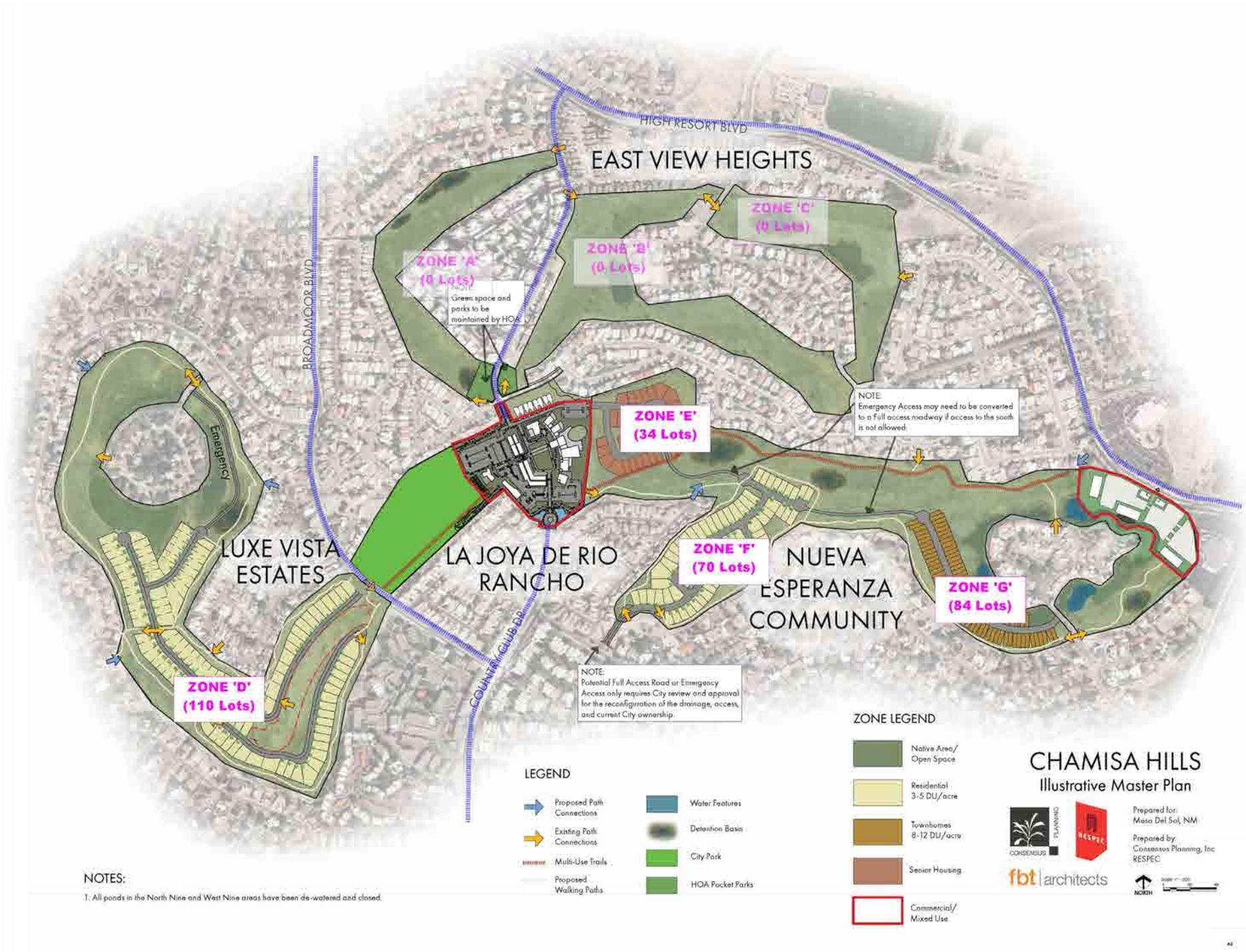
Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.

Attachments as noted





Green space and parks to be maintained by HOA

NOTE: Emergency Access may need to be converted to a full access roadway if access to the south is not allowed.

NOTE: Potential Full Access Road or Emergency Access only requires City review and approval for the reconfiguration of the drainage, access, and current City ownership.

NOTES:
1. All ponds in the North Nine and West Nine areas have been de-watered and closed.

LEGEND

- Proposed Path Connections
- Existing Path Connections
- Multi-Use Trails
- Proposed Walking Paths
- Water Features
- Detention Basin
- City Park
- HOA Pocket Parks

ZONE LEGEND

- Native Area/ Open Space
- Residential 3-5 DU/acre
- Townhomes 8-12 DU/acre
- Senior Housing
- Commercial/ Mixed Use

CHAMISA HILLS
Illustrative Master Plan



Prepared for:
Mesa Del Sol, NM

Prepared by:
Consensus Planning, Inc
RESPEC



Chamisa Hills Community

La Joya de Rio Rancho (The Jewel of Rio Rancho)

Club Rio Rancho					
	GROSS SF	NET SF	PKG Factor	PKG Req'd.	
Building A: Community Center	40,000				
Restaurant		6000	1/100	60	
Banquet Room		6000	1/40	150	
Seminar Rooms (2@4000)		8000	1/200	40	
Building B: Retail/Living	60,000				
Restaurant		5500	1/100	55	
Retail		5500	1/300	18	
Living					
Efficiency		10	600	1.50	15
1 BR/1 BA		22	750	1.50	33
2BR/2BA		4	1,100	1.75	7
Building C: Retail/Living	30,000				
Restaurant		3000	1/100	30	
Retail		3000	1/300	10	
Living					
Efficiency		7	600	1.50	11
1 BR/1 BA		14	750	1.50	21
2BR/2BA		3	1,100	1.75	5
Building D: Retail/Living	10,000				
Restaurant		6000	1/100	60	
Retail		6000	1/300	20	
Building E: Fitness	6,000	8000	1/200	40	
Building F: Restaurant	8,000	8000	1/100	80	
Building G: Duplex 8 x 2,000 SF	16,000				
Total:	170,000				
Parking Required				655	
Parking Provided					
Garages				29	
On-Street				66	
Parking Lots				560	
				655	



DATE: August 15, 2023
 OWNER: SC3 International, LLC.



fbt architects

Rio Rancho
 Design Concept

Chamisa Hill Community

Scale: NTS
A-3 Page 01

Enchanted Business Park



Enchanted Business Park	
	GROSS SF
Building B: Office	
Office	24,000
Office	24,000
Office	24,000
Building C: Retail	
Retail	3,300
Retail	3,300
Total	78600
Parking Required	460
Parking Provided	
Garages	
On-Street	
Parking Lots	480

Site Data

Mixed Use Square Footage
 Office buildings: 36,000 gsf each
 Retail: 5,000 gsf each

Office/Retail Parking Requirements
 Office: 1/300 sf = 360 spaces
 Retail: 1/100 sf = 100 spaces

Total Required: 460 spaces
 Total Provided: 480 spaces

Legend:

- A - Parking
- B - Office Building
- C - Retail



fbt architects

DATE: August 15, 2023
 OWNER: SC3 International, LLC.

Rio Rancho
 Design Concept

Chamisa Hill Community

Scale: NTS
A-4 Page 5

Club Rio Rancho / Chamisa Hills - July 2024 Plan
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	ZONE	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
		DESCRIPTION		GROSS	ENTER	EXIT	ENTER
Summary Sheet			Units				
North Nine	A	Single-Family Detached Housing (210)	0	-	-	-	-
North Nine	B	Single-Family Detached Housing (210)	0	-	-	-	-
North Nine	C	Single-Family Detached Housing (210)	0	-	-	-	-
West Nine	D	Single-Family Detached Housing (210)	0	-	-	-	-
Luxe Vista	D	Single-Family Detached Housing (210)	110	1,037	21	60	68 40
East Nine	E	Single-Family Detached Housing (210)	35	330	7	21	23 14
Nueva Esperanza	F	Single-Family Detached Housing (210)	75	707	15	42	48 28
Nueva Esperanza	G	Single-Family Detached Housing (210)	85	802	17	48	54 32
Building A	Retail Center	High Turnover (Sit-Down) Restaurant (932)	6.00	643	32	26	33 21
Building A		High Turnover (Sit-Down) Restaurant (932)	6.00	643	32	26	33 21
Building B		Strip Retail Plaza <40K - Linear (822)	8.00	436	11	8	26 26
Building B		High Turnover (Sit-Down) Restaurant (932)	5.50	590	29	24	30 19
Building B		Strip Retail Plaza <40K - Linear (822)	5.50	299	8	5	18 18
Building B		Multifamily Housing - Low-Rise - (220)	36	243	3	11	23 13
Building C		High Turnover (Sit-Down) Restaurant (932)	3.00	322	16	13	17 11
Building C		Strip Retail Plaza <40K - Linear (822)	3.00	163	4	3	10 10
Building C		Multifamily Housing - Low-Rise - (220)	25	169	2	8	20 12
Building D		Strip Retail Plaza <40K - Linear (822)	6.00	327	8	6	20 20
Building D		High Turnover (Sit-Down) Restaurant (932)	6.00	643	32	26	33 21
Building E		Health/Fitness Club (492)	8.00	-	5	5	26 20
Building F		High Turnover (Sit-Down) Restaurant (932)	8.00	858	42	34	44 28
Building G		Single-Family Detached Housing (210)	16	151	4	10	11 7
Enchanted	Small Office Building (712)	72.00	1,036	99	22	53 103	
Enchanted	Shopping Center > 150K - Linear (820)	6.00	222	3	2	10 11	
Subtotal				9,621	390	400	600 475
Residential							
North Nine			0	0	0	0	0
West Nine			110	1,037	21	60	68 40
East Nine			195	1,839	39	111	125 74
Commercial Center			52	394	7	21	34 20
Retail (Center) - R1				5,487	228	205	344 247
Enchanted Retail - R2				1,258	102	24	63 114

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Units

Single-Family Detached Housing (210)

0	-	-	-	-	-
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Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

North Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER
Single-Family Detached Housing (210)	0	-	-	-	-

Units
Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

North Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Units

Single-Family Detached Housing (210)

0	-	-	-	-	-
---	---	---	---	---	---

Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

North Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER
Single-Family Detached Housing (210)	0	-	-	-	-

Units
Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

West Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Units

Single-Family Detached Housing (210)

110	1,037	21	60	68	40
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Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

Luxe Vista

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Single-Family Detached Housing (210)	35	330	7	21	23	14
	Units					
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

East Nine

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Units

Single-Family Detached Housing (210)

75	707	15	42	48	28
-----------	-----	----	----	----	----

Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

Nueva Esperanza

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Single-Family Detached Housing (210)

Units	85	802	17	48	54	32
Dwelling Units						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

Nueva Esperanza

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	Units 6.00	643	32	26	33	21
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 107.2 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.57 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Building A

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

High Turnover (Sit-Down) Restaurant (932)	Units 6.00	643	32	26	33	21
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 107.2 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.57 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Building A

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Strip Retail Plaza <40K - Linear (822)	Units 8.00	436	11	8	26	26
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 54.45 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 2.36 (X) + 0$$

60% Enter, 40% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 6.59 (X) + 0$$

50% Enter, 50% Exit

Comments:

Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
<i>High Turnover (Sit-Down) Restaurant (932)</i>	Units 5.50	590	29	24	30	19
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 107.2 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.57 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Strip Retail Plaza <40K - Linear (822)

Units	5.50	299	8	5	18	18
1,000 S.F.						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 54.45 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 2.36 (X) + 0$$

60% Enter, 40% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 6.59 (X) + 0$$

50% Enter, 50% Exit

Comments:

Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Multifamily Housing - Low-Rise - (220)	36.00	243	3	11	23	13

Units
Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 6.74 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.4 (X) + 0$$

24% Enter, 76% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 0.43 (X) + 20.55$$

63% Enter, 37% Exit

Comments:

Building B

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	3.00	322	16	13	17	11

Units
1,000 S.F.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 107.2 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.57 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Building C

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Strip Retail Plaza <40K - Linear (822)	Units 3.00	163	4	3	10	10
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 54.45 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 2.36 (X) + 0$$

60% Enter, 40% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 6.59 (X) + 0$$

50% Enter, 50% Exit

Comments:

Building C

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT
Multifamily Housing - Low-Rise - (220)	25 169	2	8	20	12

Units
Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 6.74 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.4 (X) + 0$$

24% Enter, 76% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 0.43 (X) + 20.55$$

63% Enter, 37% Exit

Comments:

Building C

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Strip Retail Plaza <40K - Linear (822)	Units 6.00	327	8	6	20	20
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 54.45 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 2.36 (X) + 0$$

60% Enter, 40% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 6.59 (X) + 0$$

50% Enter, 50% Exit

Comments:

Building D

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	Units 6.00	643	32	26	33	21
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 107.2 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.57 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Building D

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Health/Fitness Club (492)	8.00	-	5	5	26	20

Units
1,000 S.F.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 0 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 1.31 (X) + 0$$

51% Enter, 49% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.67 \ln(X) + 2.44$$

57% Enter, 43% Exit

Comments:

Building E

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Units						
High Turnover (Sit-Down) Restaurant (932)	8.00	858	42	34	44	28
1,000 S.F.						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 107.2 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.57 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Building F

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Single-Family Detached Housing (210)	16	151	4	10	11	7

Units
Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 9.43 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.91 \ln(X) + 0.12$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.94 \ln(X) + 0.27$$

63% Enter, 37% Exit

Comments:

Building G

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Small Office Building (712)	Units 72.00 1,000 S.F.	1,036	99	22	53	103

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 14.39 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 1.67 (X) + 0$$

82% Enter, 18% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 2.16 (X) + 0$$

34% Enter, 66% Exit

Comments:

Enchanted

Based on ITE Trip Generation Manual - 11th Edition

Club Rio Rancho / Chamisa Hills - July 2024 Plan Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Shopping Center > 150K - Linear (820)	Units 6.00 1,000 S.F.	222	3	2	10	11

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 37.01 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.84 (X) + 0$$

62% Enter, 38% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

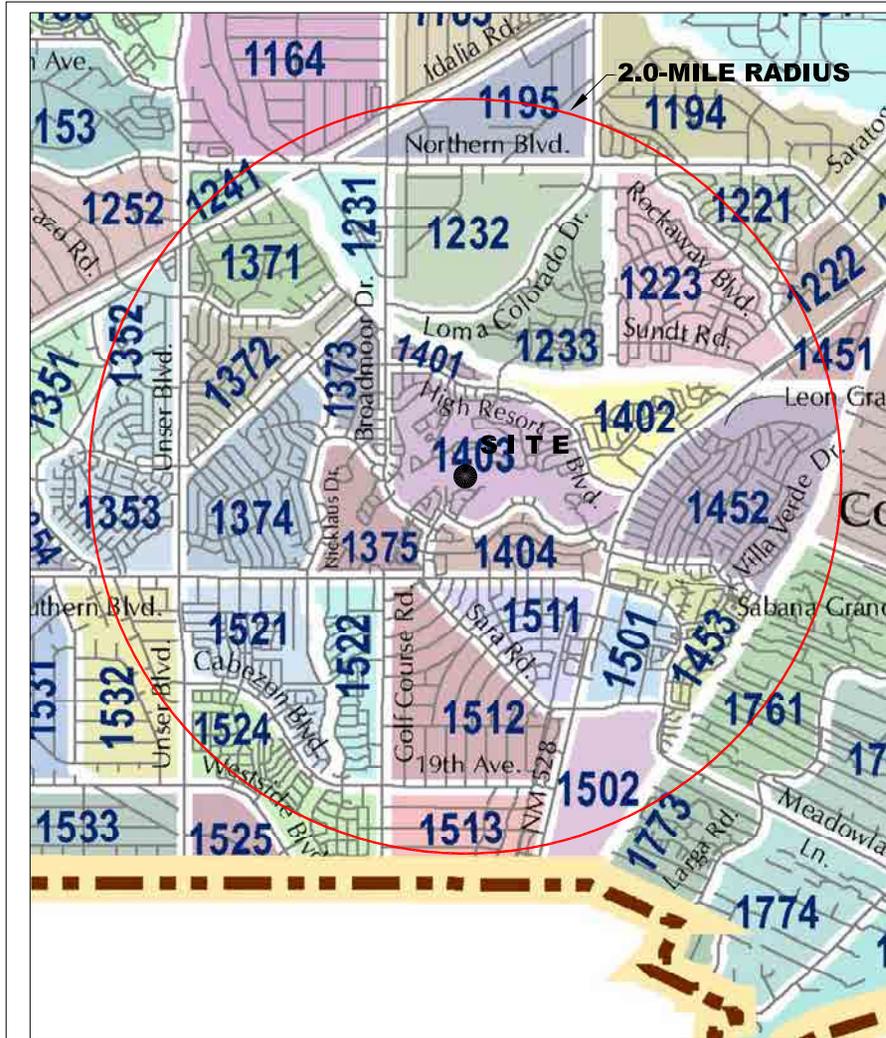
$$T = 3.4 (X) + 0$$

48% Enter, 52% Exit

Comments:

Enchanted

Based on ITE Trip Generation Manual - 11th Edition



DATA ANALYSIS SUBZONE (DASZ) MAP
Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

A-30

L

Trip Distribution Table

Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Data Analysis Subzone Population Data for determination of Local Trip Distribution for Proposed **Retail Commercial Trips**

*2016 and 2040 Data Taken from Mid-Region Council of Governments**

2040 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico.

DASZ #	% Sub Area in Study	Population		Interpolated Population for the Year 2027	Population in Study	Percent Population	(HW) High Resort West			(BN) Broadmoor North			(528N) NM 528 North		
		2016	2040				% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population
Boundary Specified on DASZ Map															
1194	10%	742	798	768	77	0.17%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1195	50%	0	256	117	59	0.13%	0%	0.00%	0	90%	0.12%	53	0%	0.00%	0
1221	20%	1401	1424	1,412	282	0.64%	0%	0.00%	0	0%	0.00%	0	50%	0.32%	141
1222	10%	421	441	430	43	0.10%	0%	0.00%	0	0%	0.00%	0	100%	0.10%	43
1223	100%	2747	2895	2,815	2,815	6.39%	0%	0.00%	0	0%	0.00%	0	100%	6.39%	2,815
1231	100%	100	166	130	130	0.30%	0%	0.00%	0	100%	0.30%	130	0%	0.00%	0
1232	100%	0	54	25	25	0.06%	0%	0.00%	0	100%	0.06%	25	0%	0.00%	0
1233	100%	2823	3260	3,023	3,023	6.86%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1241	60%	120	125	122	73	0.17%	0%	0.00%	0	100%	0.17%	73	0%	0.00%	0
1352	90%	1671	1863	1,759	1,583	3.59%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1353	90%	2195	2156	2,177	1,959	4.45%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1371	100%	1050	1444	1,231	1,231	2.79%	0%	0.00%	0	100%	2.79%	1,231	0%	0.00%	0
1372	100%	1758	1991	1,865	1,865	4.23%	0%	0.00%	0	20%	0.85%	373	0%	0.00%	0
1373	100%	1254	1389	1,316	1,316	2.99%	100%	2.99%	1,316	0%	0.00%	0	0%	0.00%	0
1374	100%	3253	3197	3,227	3,227	7.32%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1375	100%	1194	1939	1,535	1,535	3.48%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1401	100%	286	263	275	275	0.62%	0%	0.00%	0	100%	0.62%	275	0%	0.00%	0
1402	100%	1241	1315	1,275	1,275	2.89%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1403	100%	3206	3407	3,298	3,298	7.49%	10%	0.75%	330	20%	1.50%	660	20%	1.50%	660
1404	100%	989	1424	1,188	1,188	2.70%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1451	30%	0	0	0	0	0.00%	0%	0.00%	0	0%	0.00%	0	100%	0.00%	0
1452	100%	2983	3147	3,058	3,058	6.94%	0%	0.00%	0	0%	0.00%	0	100%	6.94%	3,058
1453	100%	2420	3208	2,781	2,781	6.31%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1501	100%	581	981	764	764	1.73%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1502	100%	0	36	17	17	0.04%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1511	100%	943	1158	1,042	1,042	2.36%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1512	100%	1984	2014	1,998	1,998	4.53%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1513	100%	968	984	975	975	2.21%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1521	100%	3308	3254	3,283	3,283	7.45%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1522	100%	1121	1624	1,352	1,352	3.07%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1524	90%	3397	3580	3,481	3,133	7.11%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1532	30%	413	438	424	127	0.29%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1761	20%	1133	1397	1,254	251	0.57%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
				48,417	44,060	100.00%				1,646	3.74%	2,820	6.40%	6,717	15.24%

Trip Distribution Table
Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Data Analysis Subzone Population Data for determination of Local Trip Distribution for Proposed **Retail Commercial T**

2016 and 2040 Data Taken from Mid-Region Council of Governments'
 2040 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico.

DASZ #	% Sub Area in Study	2016 Population	2040 Population	Interpolated Population for the Year 2027	Population in Study	Percent Population	(SE) Southern Blvd. East			(528S) NM 528 South			(SW) Southern Blvd. West		
							% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population
Boundary Specified on DASZ Map															
1194	10%	742	798	768	77	0.17%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1195	50%	0	256	117	59	0.13%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1221	20%	1401	1424	1,412	282	0.64%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1222	10%	421	441	430	43	0.10%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1223	100%	2747	2895	2,815	2,815	6.39%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1231	100%	100	166	130	130	0.30%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1232	100%	0	54	25	25	0.06%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1233	100%	2823	3260	3,023	3,023	6.86%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1241	60%	120	125	122	73	0.17%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1352	90%	1671	1863	1,759	1,583	3.59%	0%	0.00%	0	0%	0.00%	0	100%	3.59%	1,583
1353	90%	2195	2156	2,177	1,959	4.45%	0%	0.00%	0	0%	0.00%	0	100%	4.45%	1,959
1371	100%	1050	1444	1,231	1,231	2.79%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1372	100%	1758	1991	1,865	1,865	4.23%	0%	0.00%	0	0%	0.00%	0	80%	3.39%	1,492
1373	100%	1254	1389	1,316	1,316	2.99%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1374	100%	3253	3197	3,227	3,227	7.32%	0%	0.00%	0	0%	0.00%	0	100%	7.32%	3,227
1375	100%	1194	1939	1,535	1,535	3.48%	0%	0.00%	0	0%	0.00%	0	100%	3.48%	1,535
1401	100%	286	263	275	275	0.62%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1402	100%	1241	1315	1,275	1,275	2.89%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1403	100%	3206	3407	3,298	3,298	7.49%	20%	1.50%	660	0%	0.00%	0	20%	1.50%	660
1404	100%	989	1424	1,188	1,188	2.70%	100%	2.70%	1,188	0%	0.00%	0	0%	0.00%	0
1451	30%	0	0	0	0	0.00%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1452	100%	2983	3147	3,058	3,058	6.94%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
1453	100%	2420	3208	2,781	2,781	6.31%	100%	6.31%	2,781	0%	0.00%	0	0%	0.00%	0
1501	100%	581	981	764	764	1.73%	40%	0.69%	306	60%	1.04%	458	0%	0.00%	0
1502	100%	0	36	17	17	0.04%	0%	0.00%	0	100%	0.04%	17	0%	0.00%	0
1511	100%	943	1158	1,042	1,042	2.36%	0%	0.00%	0	100%	2.36%	1,042	0%	0.00%	0
1512	100%	1984	2014	1,998	1,998	4.53%	0%	0.00%	0	100%	4.53%	1,998	0%	0.00%	0
1513	100%	968	984	975	975	2.21%	0%	0.00%	0	100%	2.21%	975	0%	0.00%	0
1521	100%	3308	3254	3,283	3,283	7.45%	0%	0.00%	0	0%	0.00%	0	100%	7.45%	3,283
1522	100%	1121	1624	1,352	1,352	3.07%	0%	0.00%	0	0%	0.00%	0	100%	3.07%	1,352
1524	90%	3397	3580	3,481	3,133	7.11%	0%	0.00%	0	0%	0.00%	0	100%	7.11%	3,133
1532	30%	413	438	424	127	0.29%	0%	0.00%	0	0%	0.00%	0	100%	0.29%	127
1761	20%	1133	1397	1,254	251	0.57%	100%	0.57%	251	0%	0.00%	0	0%	0.00%	0
				48,417	44,060	100.00%	5,185 11.77%			4,490 10.19%			18,351 41.65%		

Trip Distribution Table

Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Data Analysis Subzone Population Data for determination of Local Trip Distribution for Proposed **Retail Commercial T**

*2016 and 2040 Data Taken from Mid-Region Council of Governments'
2040 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico*

DASZ #	% Sub Area in Study	2016 Population	2040 Population	Interpolated Population for the Year 2027	Population in Study	Percent Population	(LVN) Loma Vista North			(RN) Ridgecrest Access		
							% Utilizing	% Population Utilizing	Population	% Utilizing	% Population Utilizing	Population
Boundary Specified on DASZ Map												
1194	10%	742	798	768	77	0.17%	100%	0.17%	77	0%	0.00%	0
1195	50%	0	256	117	59	0.13%	10%	0.01%	6	0%	0.00%	0
1221	20%	1401	1424	1,412	282	0.64%	50%	0.32%	141	0%	0.00%	0
1222	10%	421	441	430	43	0.10%	0%	0.00%	0	0%	0.00%	0
1223	100%	2747	2895	2,815	2,815	6.39%	0%	0.00%	0	0%	0.00%	0
1231	100%	100	166	130	130	0.30%	0%	0.00%	0	0%	0.00%	0
1232	100%	0	54	25	25	0.06%	0%	0.00%	0	0%	0.00%	0
1233	100%	2823	3260	3,023	3,023	6.86%	100%	6.86%	3,023	0%	0.00%	0
1241	60%	120	125	122	73	0.17%	0%	0.00%	0	0%	0.00%	0
1352	90%	1671	1863	1,759	1,583	3.59%	0%	0.00%	0	0%	0.00%	0
1353	90%	2195	2156	2,177	1,959	4.45%	0%	0.00%	0	0%	0.00%	0
1371	100%	1050	1444	1,231	1,231	2.79%	0%	0.00%	0	0%	0.00%	0
1372	100%	1758	1991	1,865	1,865	4.23%	0%	0.00%	0	0%	0.00%	0
1373	100%	1254	1389	1,316	1,316	2.99%	0%	0.00%	0	0%	0.00%	0
1374	100%	3253	3197	3,227	3,227	7.32%	0%	0.00%	0	0%	0.00%	0
1375	100%	1194	1939	1,535	1,535	3.48%	0%	0.00%	0	0%	0.00%	0
1401	100%	286	263	275	275	0.62%	0%	0.00%	0	0%	0.00%	0
1402	100%	1241	1315	1,275	1,275	2.89%	0%	0.00%	0	100%	2.89%	1,275
1403	100%	3206	3407	3,298	3,298	7.49%	5%	0.37%	165	5%	0.37%	165
1404	100%	989	1424	1,188	1,188	2.70%	0%	0.00%	0	0%	0.00%	0
1451	30%	0	0	0	0	0.00%	0%	0.00%	0	0%	0.00%	0
1452	100%	2983	3147	3,058	3,058	6.94%	0%	0.00%	0	0%	0.00%	0
1453	100%	2420	3208	2,781	2,781	6.31%	0%	0.00%	0	0%	0.00%	0
1501	100%	581	981	764	764	1.73%	0%	0.00%	0	0%	0.00%	0
1502	100%	0	36	17	17	0.04%	0%	0.00%	0	0%	0.00%	0
1511	100%	943	1158	1,042	1,042	2.36%	0%	0.00%	0	0%	0.00%	0
1512	100%	1984	2014	1,998	1,998	4.53%	0%	0.00%	0	0%	0.00%	0
1513	100%	968	984	975	975	2.21%	0%	0.00%	0	0%	0.00%	0
1521	100%	3308	3254	3,283	3,283	7.45%	0%	0.00%	0	0%	0.00%	0
1522	100%	1121	1624	1,352	1,352	3.07%	0%	0.00%	0	0%	0.00%	0
1524	90%	3397	3580	3,481	3,133	7.11%	0%	0.00%	0	0%	0.00%	0
1532	30%	413	438	424	127	0.29%	0%	0.00%	0	0%	0.00%	0
1761	20%	1133	1397	1,254	251	0.57%	0%	0.00%	0	0%	0.00%	0
							3,412					
							7.74%					
										1,440		
										3.27%		

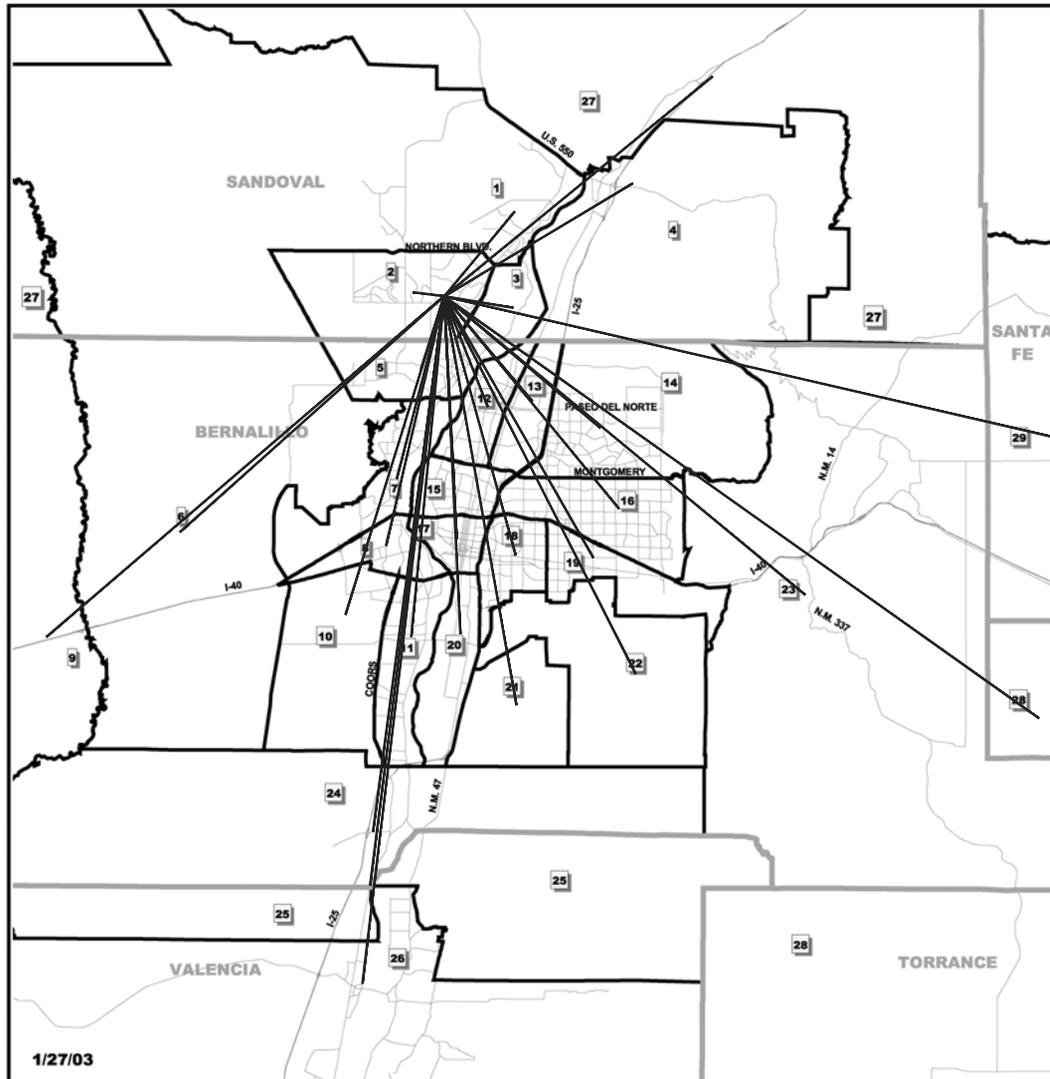


Figure 6

22 Subarea Identification Number

Subareas of the MRCOG Region


**Mid-Region
Council of Governments**
 317 Commercial NE, Suite 104
 Albuquerque, NM 87102
 505-247-1750

Subarea boundaries extend to county boundary where full extent of subarea not shown except for Subarea 29 which only includes southern Santa Fe County.

Club Rio Rancho
(Broadmoor Blvd. / County Club Dr.)
Trip Distribution Subarea Map

A-34

Trip Distribution Table

Club Rio Rancho - (Broadmoor Blvd. / Country Club Dr.)

Sub Area Employment Data:

For determination of Trip Distribution for Proposed **Residential Development Trips**

2016 and 2040 Data Taken from Mid-Region Council of Governments' 2040 Data Set
 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

Sub Area I.D.#	% Sub Area in Study	2016 Employment	2040 Employment	Interpolated Employment for the Year 2027	Employment in Study	Dist. (Mi.)	Employment / Distance	% Employment / Distance	(HW) High Resort West			(BN) Broadmoor North			(528N) NM 528 North		
									% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment
1	100%	8,354	11,675	9,876	9,876	4.8	2,058	3.68%	0%	0.00%	0	50%	1.84%	1,029	50%	1.84%	1,029
2	100%	16,637	19,808	18,090	18,090	1.4	12,922	23.12%	5%	1.16%	646	20%	4.62%	2,584	20%	4.62%	2,584
3	100%	1,731	1,938	1,826	1,826	3	609	1.09%	0%	0.00%	0	0%	0.00%	0	20%	0.22%	122
4	100%	3,725	4,083	3,889	3,889	9.6	405	0.72%	0%	0.00%	0	0%	0.00%	0	100%	0.72%	405
5	100%	13,625	15,349	14,415	14,415	3.3	4,368	7.82%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
6	100%	1,113	4,263	2,557	2,557	15.4	166	0.30%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
7	100%	9,234	11,922	10,466	10,466	8.2	1,276	2.28%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
8	100%	9,101	12,837	10,813	10,813	11.1	974	1.74%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
9	100%	724	1,023	861	861	22.8	38	0.07%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
10	100%	3,409	5,330	4,289	4,289	14.5	296	0.53%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
11	100%	5,699	6,882	6,241	6,241	14.9	419	0.75%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
12	100%	6,287	7,474	6,831	6,831	5.2	1,314	2.35%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
13	100%	38,387	42,986	40,495	40,495	6	6,749	12.08%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
14	100%	37,195	40,809	38,851	38,851	8.9	4,365	7.81%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
15	100%	17,358	20,784	18,928	18,928	8.4	2,253	4.03%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
16	100%	54,135	60,416	57,014	57,014	12	4,751	8.50%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
17	100%	40,280	48,177	43,899	43,899	10.6	4,141	7.41%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
18	100%	32,770	38,004	35,169	35,169	11.7	3,006	5.38%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
19	100%	24,729	28,854	26,620	26,620	13.1	2,032	3.64%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
20	100%	5,978	8,831	7,286	7,286	14.7	496	0.89%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
21	100%	1,755	4,714	3,111	3,111	18	173	0.31%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
22	100%	28,349	31,083	29,602	29,602	18.4	1,609	2.88%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
23	100%	2,923	3,349	3,118	3,118	20.4	153	0.27%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
24	100%	1,271	1,266	1,269	1,269	23.5	54	0.10%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
25	100%	112	112	112	112	25.8	4	0.01%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
26	100%	17,882	21,300	19,449	19,449	30.1	646	1.16%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
27	100%	5,846	6,024	5,928	5,928	15.1	393	0.70%	0%	0.00%	0	0%	0.00%	0	100%	0.70%	393
28	100%	4,338	5,143	4,707	4,707	31.8	148	0.26%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
29	100%	1,784	2,111	1,934	1,934	27.6	70	0.13%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
		394,731	466,547	427,647	427,647		55,887	100.00%		1.16%	646		6.46%	3,613		8.11%	4,532
											1.16%			6.46%			8.11%

* - Subarea in which the site is located.

Trip Distribution Table

Club Rio Rancho - (Broadmoor Blvd. / Country Club Dr.)

Sub Area Employment Data:

For determination of Trip Distribution for Proposed **Residential Development Trips**

2016 and 2040 Data Taken from Mid-Region Council of Governments' 2040 Data Set
 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico

Sub Area I.D.#	% Sub Area in Study	2016	2040	Interpolated Employment for the Year 2027	Employment in Study	Dist. (Mi.)	Employment / Distance	% Employment / Distance	(SE) Southern Blvd. East		(528S) NM 528 South		(SW) Southern Blvd. West				
		Employment	Employment	Employment					% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment
1	100%	8,354	11,675	9,876	9,876	4.8	2,058	3.68%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
2	100%	16,637	19,808	18,090	18,090	1.4	12,922	23.12%	5%	1.16%	646	25%	5.78%	3,230	25%	5.78%	3,230
3	100%	1,731	1,938	1,826	1,826	3	609	1.09%	40%	0.44%	243	40%	0.44%	243	0%	0.00%	0
4	100%	3,725	4,083	3,889	3,889	9.6	405	0.72%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
5	100%	13,625	15,349	14,415	14,415	3.3	4,368	7.82%	0%	0.00%	0	40%	3.13%	1,747	60%	4.69%	2,621
6	100%	1,113	4,263	2,557	2,557	15.4	166	0.30%	0%	0.00%	0	40%	0.12%	66	60%	0.18%	100
7	100%	9,234	11,922	10,466	10,466	8.2	1,276	2.28%	0%	0.00%	0	40%	0.91%	511	60%	1.37%	766
8	100%	9,101	12,837	10,813	10,813	11.1	974	1.74%	0%	0.00%	0	40%	0.70%	390	60%	1.05%	585
9	100%	724	1,023	861	861	22.8	38	0.07%	0%	0.00%	0	40%	0.03%	15	60%	0.04%	23
10	100%	3,409	5,330	4,289	4,289	14.5	296	0.53%	0%	0.00%	0	40%	0.21%	118	60%	0.32%	177
11	100%	5,699	6,882	6,241	6,241	14.9	419	0.75%	0%	0.00%	0	40%	0.30%	168	60%	0.45%	251
12	100%	6,287	7,474	6,831	6,831	5.2	1,314	2.35%	0%	0.00%	0	100%	2.35%	1,314	0%	0.00%	0
13	100%	38,387	42,986	40,495	40,495	6	6,749	12.08%	0%	0.00%	0	100%	12.08%	6,749	0%	0.00%	0
14	100%	37,195	40,809	38,851	38,851	8.9	4,365	7.81%	0%	0.00%	0	100%	7.81%	4,365	0%	0.00%	0
15	100%	17,358	20,784	18,928	18,928	8.4	2,253	4.03%	0%	0.00%	0	100%	4.03%	2,253	0%	0.00%	0
16	100%	54,135	60,416	57,014	57,014	12	4,751	8.50%	0%	0.00%	0	100%	8.50%	4,751	0%	0.00%	0
17	100%	40,280	48,177	43,899	43,899	10.6	4,141	7.41%	0%	0.00%	0	100%	7.41%	4,141	0%	0.00%	0
18	100%	32,770	38,004	35,169	35,169	11.7	3,006	5.38%	0%	0.00%	0	100%	5.38%	3,006	0%	0.00%	0
19	100%	24,729	28,854	26,620	26,620	13.1	2,032	3.64%	0%	0.00%	0	100%	3.64%	2,032	0%	0.00%	0
20	100%	5,978	8,831	7,286	7,286	14.7	496	0.89%	0%	0.00%	0	100%	0.89%	496	0%	0.00%	0
21	100%	1,755	4,714	3,111	3,111	18	173	0.31%	0%	0.00%	0	100%	0.31%	173	0%	0.00%	0
22	100%	28,349	31,083	29,602	29,602	18.4	1,609	2.88%	0%	0.00%	0	100%	2.88%	1,609	0%	0.00%	0
23	100%	2,923	3,349	3,118	3,118	20.4	153	0.27%	0%	0.00%	0	100%	0.27%	153	0%	0.00%	0
24	100%	1,271	1,266	1,269	1,269	23.5	54	0.10%	0%	0.00%	0	100%	0.10%	54	0%	0.00%	0
25	100%	112	112	112	112	25.8	4	0.01%	0%	0.00%	0	100%	0.01%	4	0%	0.00%	0
26	100%	17,882	21,300	19,449	19,449	30.1	646	1.16%	0%	0.00%	0	100%	1.16%	646	0%	0.00%	0
27	100%	5,846	6,024	5,928	5,928	15.1	393	0.70%	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
28	100%	4,338	5,143	4,707	4,707	31.8	148	0.26%	0%	0.00%	0	100%	0.26%	148	0%	0.00%	0
29	100%	1,784	2,111	1,934	1,934	27.6	70	0.13%	0%	0.00%	0	100%	0.13%	70	0%	0.00%	0
		394,731	466,547	427,647	427,647		55,887	100.00%		1.59%	890		68.81%	38,453		13.87%	7,753
											1.59%		68.81%	38,453		13.87%	7,753

* - Subarea in which the site it located.

Distribution of Daily Trips from Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

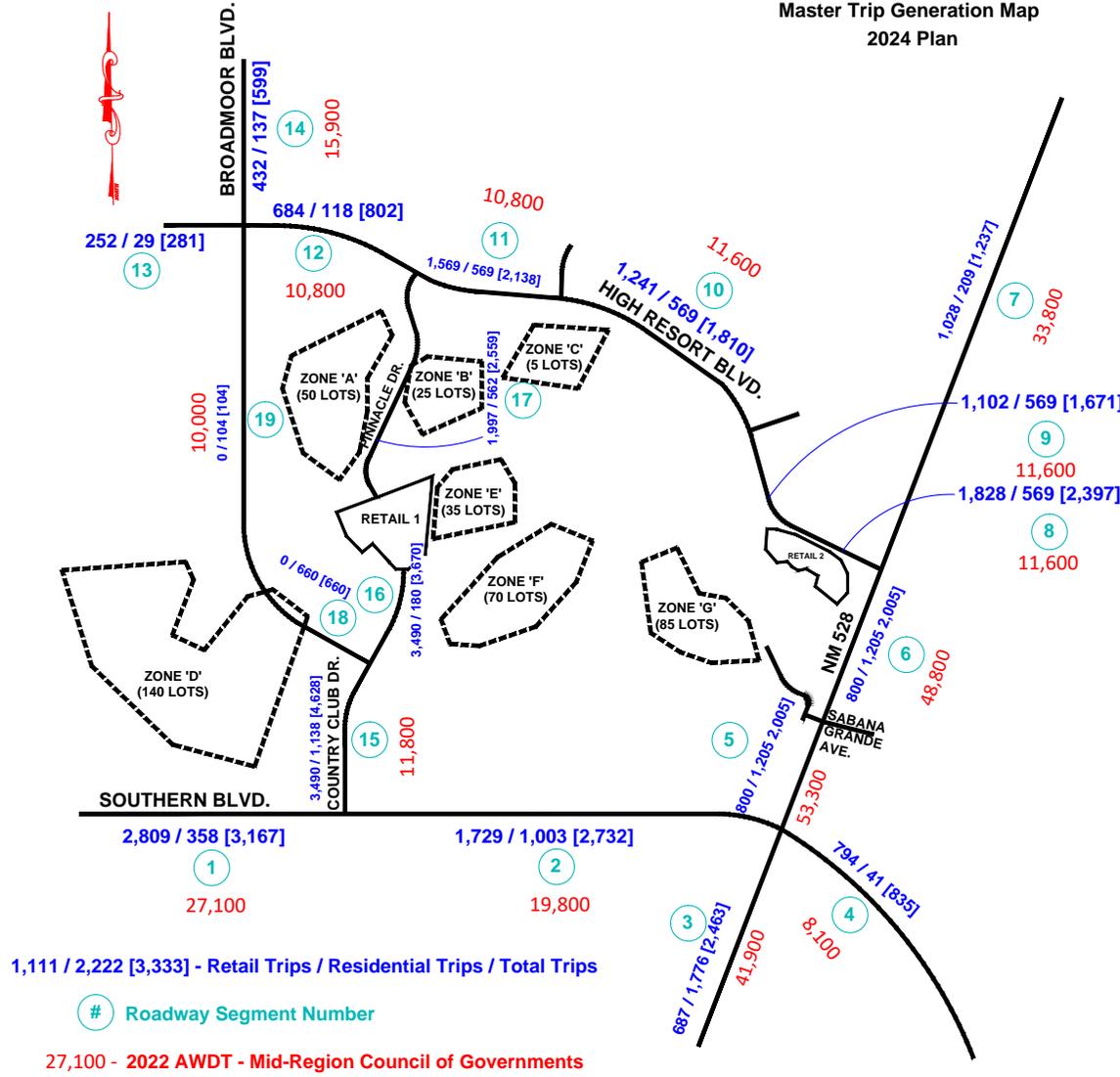
Retail Commercial Trips (R1) = 5,487
 Enchanted Trips (R2) = 1,258

 Zone "A" Trips = 0
 Zone "B" Trips = 0
 Zone "C" Trips = 0
 Zone "D" Trips = 1037
 Zone "E" Trips = 35
 Zone "F" Trips = 707
 Zone "G" Trips = 802

Roadway Segment Breakdown

Roadway Segment #	Description	Retail Uses				Total Retail	Residential Uses										Total Residential	TOTAL		
		Retail 1		Retail 2			Zone													
		% Distr.	Volume	% Distr.	Volume		"A/B"	"C"	"D"	"E"	"F"	"G"								
1	Southern Blvd. West of Country Club Rd.	41.65%	2,285	41.62%	524	2,809	13.87%	-	13.87%	-	13.87%	144	13.87%	5	13.87%	98	13.87%	111	358	3,167
2	Southern Blvd. East of Country Club Rd.	21.96%	1,205	41.65%	524	1,729	10.40%	-	0%	-	78.51%	814	10.40%	4	10.40%	74	13.87%	111	1,003	2,732
3	NM 528 South of Southern Blvd.	10.19%	559	10.19%	128	687	68.81%	-	68.81%	-	68.81%	714	68.81%	24	68.81%	486	68.81%	552	1,776	2,463
4	Southern Blvd. East of NM 528	11.77%	646	11.77%	148	794	1.59%	-	1.59%	-	1.59%	16	1.59%	1	1.59%	11	1.59%	13	41	835
5	NM 528 North of Southern Blvd.	0.00%	-	63.61%	800	800	60%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	84.27%	676	1,205	2,005
6	NM 528 North of Sabana Grande	0.00%	-	63.61%	800	800	60%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	84.27%	676	1,205	2,005
7	NM 528 North of High Resort Blvd.	15.24%	836	15.24%	192	1,028	8%	-	8.11%	-	8.11%	84	8.00%	3	8.00%	57	8.11%	65	209	1,237
8	High Resort Blvd. West of NM 528	15.24%	836	78.85%	992	1,828	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	2,397
9	High Resort Blvd. East of Ridgeway Dr.	15.24%	836	21.15%	266	1,102	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	1,671
10	High Resort Blvd. East of Loma Vista Blvd.	18.51%	1,016	17.89%	225	1,241	68.41%	-	78.51%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	1,810
11	High Resort Blvd. East of Pinnacle Dr.	26.26%	1,441	10.14%	128	1,569	68.41%	-	21.49%	-	0	-	68.41%	24	68.41%	484	7.62%	61	569	2,138
12	High Resort Blvd. East of Broadmoor Blvd.	10.14%	556	10.14%	128	684	7.62%	-	21.49%	-	0	-	7.62%	3	7.62%	54	7.62%	61	118	802
13	Seven Falls Dr. West of Broadmoor Blvd.	3.74%	205	3.74%	47	252	1.16%	-	1.16%	-	1.16%	12	1.16%	-	1.16%	8	1.16%	9	29	281
14	Broadmoor Blvd. North of High Resort Blvd.	6.40%	351	6.40%	81	432	6.46%	-	6.46%	-	6.46%	67	6.46%	2	6.46%	46	6.46%	52	167	599
15	Country Club Dr. North of Southern Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	92.38%	958	24.27%	8	24.27%	172	0	-	1,138	4,628
16	Country Club Dr. North of Broadmoor Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	0	-	24.27%	8	24.27%	172	0	-	180	3,670
17	Pinnacle Dr. South of High Resort Blvd.	36.39%	1,997	0.00%	-	1,997	75.73%	-	0	-	0	-	75.73%	27	75.73%	535	0	-	562	2,559
18	Broadmoor Blvd. West of Country Club Dr.	0.00%	-	0.00%	-	-	0.00%	-	0	-	63.61%	660	0.00%	-	0.00%	-	0	-	660	660
19	Broadmoor Blvd. South of High Resort Blvd.	0.00%	-	0.00%	-	-	0.00%	-	0	-	10.01%	104	0.00%	-	0.00%	-	0	-	104	104

Club Rio Rancho
(Broadmoor Blvd. / County Club Dr.)
Master Trip Generation Map
2024 Plan



Retail Commercial Trip 5,487
 Enchanted Trips (R2) 1,256
 Zone "A" Trips = 0
 Zone "B" Trips = 0
 Zone "C" Trips = 1037
 Zone "D" Trips = 35
 Zone "E" Trips = 707
 Zone "F" Trips = 802

Tierra West, LLC
 5571 Midway Park Pl. NE
 Albuquerque, NM 87108
 (505) 858-3100 (Voice)

Distribution of Daily Trips from Club Rio Rancho (Broadmoor Blvd. / Country Club Dr.)

Roadway Segment #	Description	Retail 1			Retail 2			Residential Uses						Total Residential	TOTAL		
		% Distr.	Volume	% Distr. / Volume	% Distr.	Volume	% Distr. / Volume	"A/B"	"C"	"D"	"E"	"F"	"G"				
1	Southern Blvd. West of Country Club Rd.	41.85%	2,285	41.62%	524	2,809	13.87%	-	13.87%	144	13.87%	5	13.87%	98	13.87%	111	3,167
2	Southern Blvd. East of Country Club Rd.	21.96%	1,205	41.65%	524	1,729	10.40%	-	0%	0	10.40%	4	10.40%	74	13.87%	111	1,003
3	NM 528 South of Southern Blvd.	10.19%	559	10.19%	128	687	68.81%	-	68.81%	714	68.81%	24	68.81%	486	68.81%	552	1,776
4	Southern Blvd. East of NM 528	11.77%	646	11.77%	148	794	1.59%	-	1.59%	16	1.59%	1	1.59%	11	1.59%	13	41
5	NM 528 North of Southern Blvd.	0.00%	-	63.61%	800	800	69%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	1,205
6	NM 528 North of Sabana Grande	0.00%	-	63.61%	800	800	69%	-	70.40%	-	8.11%	84	60.00%	21	60.00%	424	1,205
7	NM 528 North of High Resort Blvd.	15.24%	836	15.24%	192	1,028	8%	-	8.11%	84	8.00%	3	8.00%	57	8.11%	65	289
8	High Resort Blvd. West of NM 528	15.24%	836	15.24%	192	1,028	68.41%	-	75.91%	-	0	68.41%	24	68.41%	494	7,626	8,654
9	High Resort Blvd. East of Country Club Dr.	18.51%	1,016	17.89%	232	1,441	68.41%	-	75.91%	-	0	68.41%	24	68.41%	494	7,626	8,654
10	High Resort Blvd. East of Pinnacle Dr.	26.29%	1,441	10.14%	128	1,669	68.41%	-	21.49%	-	0	68.41%	24	68.41%	484	7,626	8,654
11	High Resort Blvd. East of Broadmoor Blvd.	10.14%	556	10.14%	128	684	7.62%	-	21.49%	-	0	7.62%	3	7.62%	54	7,626	8,654
12	Seven Falls Dr. West of Broadmoor Blvd.	3.74%	205	3.74%	47	252	1.16%	-	1.16%	-	1.16%	-	1.16%	8	1.16%	9	29
13	Broadmoor Blvd. North of High Resort Blvd.	6.40%	351	6.40%	81	432	6.46%	-	6.46%	-	6.46%	-	6.46%	46	6.46%	52	167
14	Country Club Dr. North of Southern Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	92.39%	958	24.27%	8	24.27%	172	0
15	Country Club Dr. North of Broadmoor Blvd.	63.61%	3,490	0.00%	-	3,490	24.27%	-	21.49%	-	92.39%	958	24.27%	8	24.27%	172	0
16	Country Club Dr. North of Broadmoor Blvd.	36.39%	1,997	0.00%	-	1,997	75.73%	-	0	-	0	-	75.73%	27	75.73%	535	0
17	Pinnacle Dr. South of High Resort Blvd.	0.00%	-	0.00%	-	0	0.00%	-	0	-	0	-	0.00%	0	0.00%	0	0
18	Broadmoor Blvd. West of Country Club Dr.	0.00%	-	0.00%	-	0	0.00%	-	0	-	0	-	0.00%	0	0.00%	0	0
19	Broadmoor Blvd. South of High Resort Blvd.	0.00%	-	0.00%	-	0	0.00%	-	0	-	0	-	0.00%	0	0.00%	0	0



APPENDIX I:
CITY OF RIO RANCHO
ORDINANCE NO. 10
ENACTMENT NO. 02-007

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CITY OF RIO RANCHO



ORDINANCE NO. 10

ENACTMENT NO. 02-007

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP; TO AMEND THE ZONING DESIGNATION OF A TOTAL OF 6.1 ACRES ON THE PROPERTY KNOWN BY LEGAL DESCRIPTION AS (UNPLATTED) PORTIONS OF RIO RANCHO COUNTRY CLUB AND GOLF COURSE-GOLF C, PARCEL 4, CONSISTING OF 2.9 ACRES IN AREA A; AND PARCEL 1, CONSISTING OF 3.2 ACRES IN AREA B, FROM SU/NON-RESIDENTIAL TO SU/SINGLE FAMILY RESIDENTIAL

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

Section 1. Land Use: Detached single-family dwellings as per R-4 zoning district design guidelines

Section 2. Lot Size: Minimum lot size shall be as per R-4 zoning district.

Section 3. Lot Width: Minimum lot width at the street frontage is 32 feet.

Section 4. Setbacks: Setbacks shall be; Front 20-feet, 25-feet to garage; Rear 15-feet and side 5-feet

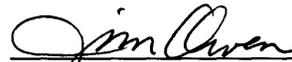
Section 5. Height: Maximum height of any structure shall not exceed 32-feet; except height be limited to one story in Area B.

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 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.R.O. 1987.

Section 8. Effective Date. This Ordinance shall become effective ten days after adoption.

Adopted this 27th day of March 2002



Jim Owen, Mayor
3/28/02

Date

ATTEST:



Tina Gonzales, City Clerk
[SEAL]

**CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM**

Reference No: **0-10**

DEPARTMENT: City Development **AGENDA DATE:** March 27, 2002

SUBJECT: Zone Map Ordinance

PURPOSE: To change the current zoning designation from Unplatted SU-NR/Special Use Non-Residential (existing golf course property) to SU/Special Use for Single-Family Residential Development; varying lot sizes

LEGAL: Unplatted portions of Rio Rancho Country Club and Golf Course

APPLICANT: Chamisa Hills Golf and Country Club, LLC

AGENT: Jeff Mortensen & Associates

SYNOPSIS:

- The applicant is requesting to change the current zoning designation for a total of 6.1 (+-) acres of unplatted golf course property from SU-NR/Non-Residential to SU/Special Use for Single-Family Residential Development.
 - All development requirements including but not limited to setback requirements shall be as per the R-4/Single-Family District unless otherwise stated in the zone map ordinance.
 - On February 26, 2002, the Planning and Zoning Commission conducted a public hearing on this request. After discussion between the Commissioners, neighboring residents and staff, the Planning and Zoning Commission voted to recommend approval of the zone map amendment by a unanimous vote of 5-0.
-

I. FINDINGS OF FACT:

A. BACKGROUND INFORMATION:

The applicant, Chamisa Hills Golf and Country Club, LLC. is proposing to rezone several portions of the Rio Rancho Golf Course to SU/Special use for Single-family residential development. There are two areas being proposed for rezoning to allow for development of single-family residential lots; the combined acreage of the areas is approximately 6.1 acres.

Area A is located at Country Club Drive and Calle Suenos and is approximately 2.9 acres.

Area B is located off Broadmoor Drive, west of the properties that abut the Golf Course at Lakeview Circle and is approximately 3.2 acres.

The proposal is for single-family residential development. Although lot sizes will be formally determined via the subdivision process, the conceptual site plans provided indicate lot sizes that vary from a minimum lot size of 5000 square-feet, minimum lot width of 32 feet and lot depth a minimum of 100 feet to lots up to 8,400 square-feet. Staff recommends that development requirements including but not limited to setback requirements shall be as per the R-4/Single-Family District unless otherwise stated in the zone map ordinance.

As justification for the request, the applicant stated that according to P.G.A. standards, the existing golf course acreage exceeds the typical acreage utilized for a golf course. Approval of the zone change would allow for the subsequent subdivision of the property and would consequently, decrease the area of property that requires watering and maintenance. The owners intend to restore and improve existing golf course areas thereby improving the existing conditions of the Golf Course. The applicant has stated that the sale of the proposed residential lots will essentially improve the proforma of the project and make the project more viable. The applicant believes that the Golf Course is a valuable resource to the community and that the proposed rezoning of a small percentage of the total acreage is a tool to improve and maintain that resource.

- B. LAND USE
Presently the land is vacant golf course. The neighboring land uses include single-family and multi-family residences in Areas A and B.
- C. ZONING:
The subject property is zoned SU/Non-Residential.
Area A abutting property is zoned Su/Multi-Family Residential.
Area B abutting property is zoned R-3/Multi-Family Residential.
- D. ACREAGE: Total acreage of all property proposed to be re-zoned is 6.1.

II. FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:

- A. CONFORMANCE WITH THE CITY ZONING ORDINANCE
The City Zoning Ordinance requires that the City Planning and Zoning Commission review a request for a zone map amendment and make a recommendation to the Governing Body.
FINDING: The Planning and Zoning Commission has reviewed this application as required by Ordinance. This application fulfills the requirements of the ordinance.

The request for special use zoning is special because of the diverse dimensions of the property and the surrounding properties and, due to the overall unique location of the area. This request for SU/Single-Family Residential zoning would allow for development of single-family residential homes and is equal to the zoning designation of much of the surrounding residential properties.

FINDING: The SU Zoning designation is appropriate for this project.

RATIONALE FOR APPROVING THE APPLICATION

In deliberating whether to change a zoning designation, the Governing Body may consider various criteria in making their decision. Generally, the Governing Body should consider whether there is an overall benefit to the community in approving the zone change or whether the change would only benefit the property owner. In addition, the Governing Body should determine whether conditions of the area and surrounding area warrant the change in zoning. That is, is this application/use consistent with the surrounding area, does it grant a discriminatory benefit to the landowner, and/or does it harm neighboring properties or the community welfare. Also to be considered in deliberating the change in zoning designation is whether the request generally conforms to the Comprehensive Plan.

This application, if approved, would allow for a change in zoning designation of a relatively small percentage of the overall golf course property and would allow the property to be replatted into residential lots. Essentially, the proposed additional lots can be viewed as an extension of an existing subdivision. It is Staff's opinion from a zoning perspective, that approval of this request would not constitute spot zoning. The areas proposed to be rezoned are proposed to be developed as per the surrounding residential areas currently adjacent to or, surrounded by golf course property. Essentially, what is proposed is more of the same development, golf course and residential lots. The size of the required parcel for a golf course has changed. The rezoning of a small portion of the existing golf course property does not alter the overall use, development plan, or the existing character of the area. In fact, it appears the request would enhance the overall use of the land without harming surrounding properties. The applicant has indicated that the existing golf course is typically larger than needed for a golf course according to P.G.A. standards. The applicant adds that a reduction in size is warranted to allow for proper restoration, which includes resolving existing water and odor issues. When considering all the issues, it seems apparent that if the Golf Course property is restored, improved upon, and water issues and related nuisances are rectified or improved upon, there is an overall benefit to the community and to the existing residences.

It should be noted, since concern has been voiced about future potential requests, that any property owner may at any time make application to change the zoning designation of property. State statute and the City of Rio Rancho zoning ordinance permit such application. It is the Governing Body's charge to review each application and make a determination according to criteria noted above. Therefore, should the property owner of the golf course in the future make application to rezone other golf course areas other than those areas in process now, the Governing Body would review the application, review staff recommendations, review existing conditions, solicit citizen input, and consequently determine whether another approval is warranted or not.

D. NOTIFICATIONS

Certified letters, providing neighboring property owners notice of this hearing, were sent on March 5 2002. In addition, courtesy notifications were sent out, providing neighboring property owners notice of the Planning and Zoning Commission hearing.

A legal notice was published in the newspaper; publication date of March 11, 2002.

OTHER DEPARTMENTS' RECOMMENDATIONS:

Various City departments were provided the opportunity to review this application. Departments are made aware of the proposed project and they are given the opportunity to identify any issues that may need to be addressed via the zoning process. Most often, development requirements such as drainage, access points, and water availability are of a standard nature and addressed via the subdivision (platting) process. The actual layout of the proposed lots is also determined via the subdivision process. Departments that reviewed this request include the Utility Department, DPS Traffic Division, City Fire Inspector and Public Works/City Engineer Department. None of the reviewing Departments had unusual or unique requirements, restrictions, or comments that require consideration at this time.

REVIEWED BY:							
CITY ATTORNEY		FIRE	<u> x </u>	PARKS & REC.	<u> </u>	SENIOR CTR.	<u> </u>
CITY CLERK		FINANCE	<u> </u>	PERSONNEL	<u> </u>	UTILITIES	<u> x </u>
CITY DEV	x	LIBRARY	<u> </u>	PUBLIC WORKS	<u> x </u>	DPS TRAFFIC	<u> x </u>

PLANNING & ZONING COMMISSION RECOMMENDATION:

On February 26, 2002, the Planning and Zoning Commission voted to recommend APPROVAL of the zone map amendment by a unanimous vote of 5-0. (See Attachment)

DEPARTMENT RECOMMENDATION:

The Department of City Development recommends APPROVAL of the proposed zone map amendment. Staff recommends the Governing Body find that approval of the request should result in an overall benefit to the community and that the request conforms to the character of development of the immediate area and the Comprehensive Plan.

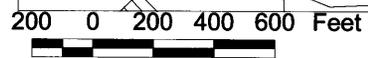
PREPARED BY: Joyce Jordan / dw DATE: 3/19/02

DEPARTMENT DIRECTOR: Cliff Corson / dw DATE: 3/19/02

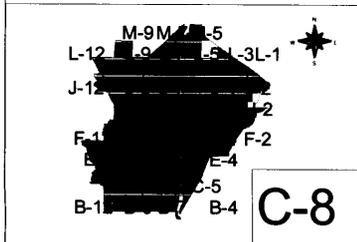
CITY ADMINISTRATOR: James C. Jernigan DATE: 3/20/02

Attachment(s):

- Attachment I: Proposed Ordinance
- Attachment II: Location Map
- Attachment III: Application
- Attachment IV: Letter of intent
- Attachment V: PZC Minutes, 2/26/02
- Attachment VI: Site Plan



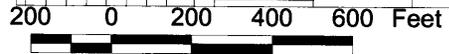
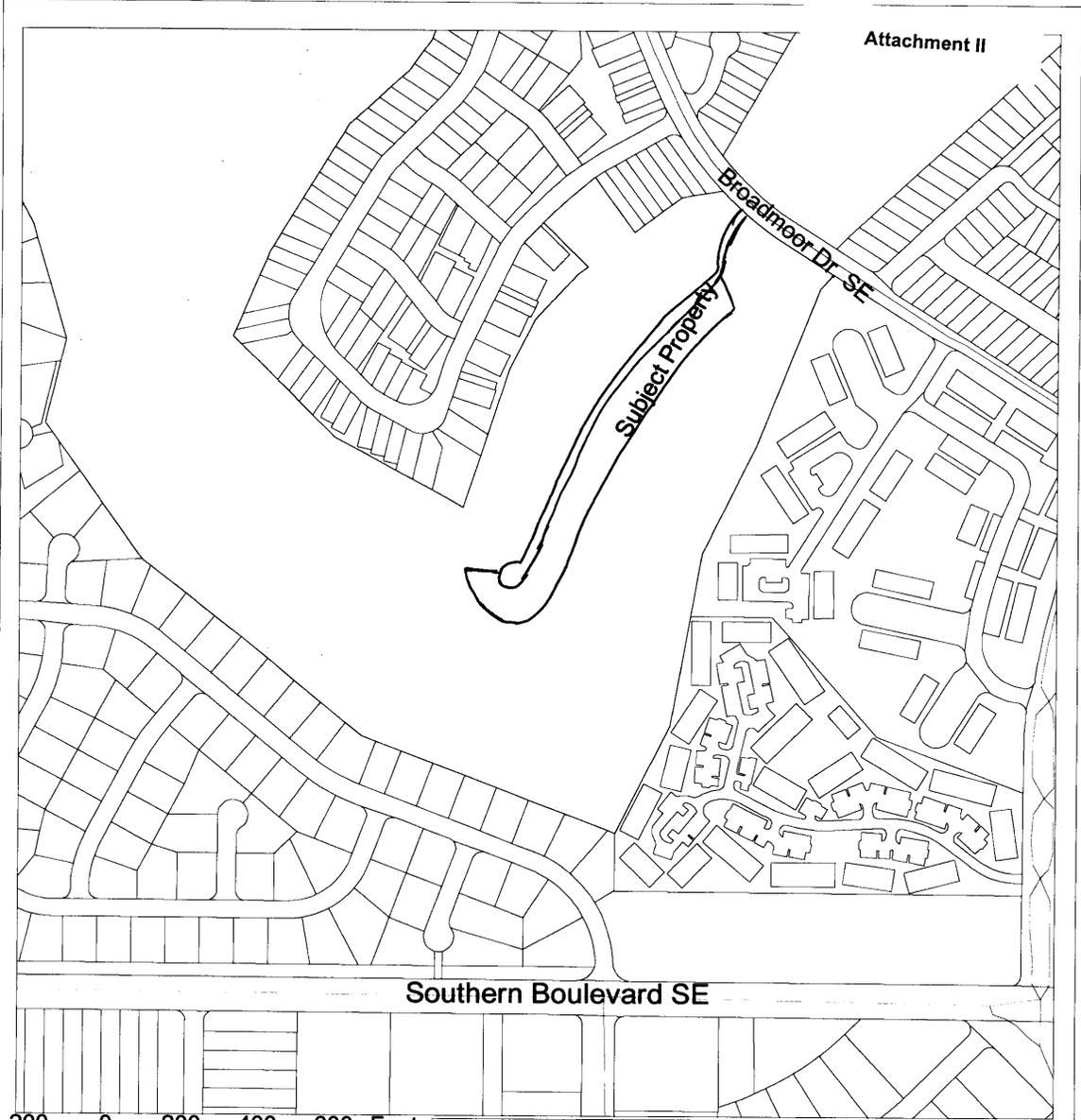
**Zone Map Amendment
Chamisa Hills Country and Golf Club
Area A**



- ▲ Atlasgrid.shp
- ▣ Streets.shp
- ▣ Parks.shp
- ▣ Major road
- ▣ Moderate road
- ▣ Minor road
- ▣ Canyons.shp
- ▣ Citylimits.shp

**CITY DEVELOPMENT
PLANNING DIVISION**
Prepared By: Joyce Jordan

1:5662 02/20/2002



Southern Boulevard SE

Broadmoor Dr SE

Subject Property

Zone Map Amendment
 Chamisa Hill Country and Golf Club
 Area B



- M-9 M-7 M-5
- L-12 L-9 L-7 L-5 L-3 L-1
- J-12 J-9 J-7 J-4 J-2
- H-9 H-7 H-4 H-2
- F-12 F-9 F-7 F-4 F-2
- E-11 E-9 E-7 E-4
- C-9 C-7 C-5
- B-12 B-9 B-7 B-4
- C-8**

- Roads.shp
 - Major road
 - Moderate road
 - Minor road
- Parcels.shp

CITY DEVELOPMENT
 PLANNING DIVISION
 Prepared By: Joyce Jordan
 1:4383 03/11/2002



CITY OF RIO RANCHO

2001.078.2

City Development Department
3900 Southern Blvd., Ste 103
Rio Rancho, NM 87124
(505) 891-5005 • Fax: (505) 896-8994

Attachment III

ZONE MAP AMENDMENT APPLICATION: 02-100-00002

Receipt No. _____

Scheduled P&Z Meeting _____

Fee _____ (See Reverse)

Total Acreage Of Request 7.8 AC *6-1 dw*

Chamisa Hills Golf and Country Club, LLC
Applicant: (Contract Purchaser) Phone# 480-947-8800 Fax# (480) 947-8830

Mailing Address: 6916 E. 5th Avenue, Scottsdale, AZ 85251

Agent: Jeff Mortensen & Associates Phone# 345-4250 Fax# 345-4254

Mailing Address: 6010-B Midway Park Blvd NE, Albuquerque, NM 87109
Bay View Franchise Mortgage

Property Owner: Acceptance Company Phone# 916-804-3900 Fax# _____

Legal Description Of Property: Portions of Rio Rancho Country Club & Golf Course

Unit: (Unplatted) Block _____ Lot _____

Present Zoning Designation: SU/NR

Zoning Designation Requested: SU/Single Family Residential

(C-1) (C-2) (M-1) (R-2) (R-3) (SU) (O-1) (O-2) (CMU)

If Special Use Designation: Indicate Use(s):

Single Family Residential Homes

Explanation Of Request (Use Reverse Side If Necessary)

Zone Map Amendment from SU/NR to SU/Single Family Residential to allow the

Subsequent Subdivision platting and development of Surplus Golf Course

Signature J. Graeme Mean Date 02/14/02 (Continued back of sheet)

INSTRUCTIONS: The application should be submitted to the City Development Department at the Rio Rancho City Hall. Each application should be accompanied by twenty (20) copies of a development plan showing the location and the dimensions of the property, location, size, and height of proposed structures, signs, or use; design of pedestrian or vehicular circulation; design of parking, loading or traffic handling facilities and methods, and the proposed schedule for completion of the plan. If the applicant is other than the property owner, a letter from the property owner stating that he/she is aware of request of land use and that the applicant may act as his/her agent.

FOR OFFICE USE ONLY

Application Received By: _____

Date: _____ File No. _____

**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

February 13, 2002

Art Corsie
Department of City Development
City of Rio Rancho
3900 Southern Blvd
Rio Rancho, New Mexico 87174

Re: Chamisa Hills Country Club

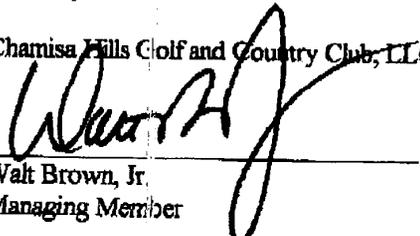
Dear Mr. Corsie:

As the contract purchaser of the Rio Rancho Country Club property with authority to submit land use requests for the subject site, I hereby authorize Jeff Mortensen and Associates, Inc. to act as agent on behalf of Chamisa Hills Golf Country Club LLC for the purpose of submitting said land use requests.

If you should have any questions or comments concerning this information, or if we can be of further service to you at this time, please do not hesitate to call.

Sincerely,

Chamisa Hills Golf and Country Club, LLC


Walt Brown, Jr.
Managing Member



CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION MINUTES
February 26, 2002

ITEM V-PAGE 1

5. DISCUSSION AND DELIBERATION

B. **ZONE MAP AMENDMENT:** The applicant requests a recommendation, to the Governing Body, for approval of a zone map amendment to change the current zoning designation, SU/Condominium of 8.3775 acres (+-) for property known by legal description as High Resort, Parcel 2C and 8.1899 acres (+-) of unplatted SU/Non-Residential land to R-4/Single-Family Residential.

APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC AND CREST HOMES / AGENT: JEFF MORTENSEN AND ASSOCIATES

Prior to commencing with the applicant's presentation, Commissioner Heil stated that the item was specific to the zone change requests of portions of the golf course property. He added that any proposed trail and water issues would not be addressed at this time.

Chuck Cala, Jeff Mortensen & Associates addressed the Commission to request a favorable recommendation to the Governing for a zone map amendment of various areas of the golf course and an 8.3775 acre parcel depicted on sketch plats "A, B & D". Mr. Cala added that the applicant met with neighboring property owners surrounding the property in sketch plat "C", after which, the applicant's agreed to withdraw the request to rezone that area until such time as an agreement could be reached.

Mr. Cala added that the applicant's original request of Sketch Plat "D", to rezone 8.1889 acres to R-4/Single-Family is being amended to request the rezoning of 6.56 acres of unplatted SU/Non-Residential to R-4/Single-Family Residential and that approximately .62 acres be rezoned to R-1/Single-Family Residential along White Horse Drive SE.

Sketch Plat "A" would allow for the rezoning of a portion of golf course, Parcel 4 along Country Club Drive and property along Calle Suenos, a total of 2.9 acres from SU/Non-Residential to SU/Single Family residential. The rezoning would allow for design and construction of 15 lots along Country Club Drive and six (6) lots along Calle Suenos.

Sketch plat "B" would allow for the rezoning of a portion of golf course, Parcel 1, south of Broadmoor Drive. The rezoning would allow for the design and construction of a 26 lot subdivision. There was extensive discussion between the surrounding property owners, the applicant and the Commissioners, after which, there was consensus to request the homes be constructed as one-story dwellings.

Commissioner Heil informed the Commissioners, staff and the public that Item 5B and 5C would be discussed together, but would be voted on separately. He asked for a motion to open the items, which would allow discussion between all parties.

MOTION PZC022602-5B: COMMISSIONER BRIONES MOVED TO ACCEPT THE APPLICANT'S REQUEST, AS AMENDED, FOR A RECOMMENDATION TO THE GOVERNING BODY FOR APPROVAL TO CHANGE THE CURRENT ZONING DESIGNATION SU/CONDINUMUNS OF 8.3775 ACRES FOR PROPERTY KNOWN BY LEGAL DESCRIPTION AS HIGH RESORT, PARCEL 2C; 6.5671 ACRES (+-) OF UNPLATTED SU/NON-RESIDENTIAL LAND TO R-4/SINGLE FAMILY RESIDENTIAL AND APPROXIMATELY 27,425 SQUARE-FEET (.62 ACRES) OF UNPLATTED SU/NON-RESIDENTIAL LAND TO R-1/SINGLE-FAMILY RESIDENTIAL. APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC AND CREST HOMES/AGENT: JEFF MORTENSEN AND ASSOCIATES. SECONDED BY COMMISSIONER MOORS.

Walt Brown Jr., Chamisa Hills Golf & Country Club addressed the Commission to give a brief history of his family business and the chain of events leading to the request for a zone change on the golf course property. He informed the Commissioners that the revitalization of the golf course and clubhouse could not be accomplished unless some of the property was sold to bring revenue to offset the cost of reconstruction. Mr. Brown added that he would make every effort to work with the surrounding property owners, so that the project could be a favorable one.

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Commissioner Heil asked for comments or questions from the public.

The following residents/property owners voiced their opposition to the request for rezoning of golf course property. Some concerns mentioned are diminished property value, increased traffic, and height of structures. Some property owners feel that constructing homes on the golf course would result in an undue burden to the surrounding community.

- Harolyn Ellison, 919-A Country Club Dr.
- Richard Hermann, 620 Lakeview Circle
- Ken Cameron, 634 Lakeview Circle
- Howard E. Smith, 2933 Trevino Dr. SE
- Veta F. Wright, 913-D Country Club Dr.
- Richard Draper, 600 Lakeview Circle
- Matt DeAverio, 4009 St. Andrews
- Ray Abbott, 3772 Calle Suenos
- Felicie Truscio, 77 Parkside Road
- Mark Schneider, 308 Spyglass Pl. SE
- Bill Craten, 917-C Country Club Dr. (Fairways)
- June Ashburn, 3506 WhiteHorse

- The following residents/property owners voiced their approval for the project.
- Dan Buchly, President of Stone Hedge Home Owners Association
 - Lorna Fossenier, President of Country Club Women's Club Association
 - Dave Zerwas, 576 Eastlake Dr.
 - Charles C. Davis, 3113 Calle Suenos SE, President of High Resort Association
 - Roland Crane, 2935 Broadmoor Dr.
 - Dennis Santino, 3920 Bayhill Loop SE
 - Greg Cambell, 204 Inverness

AMENDMENT PZC022602-5B1: COMMISSIONER SMITH MOVED TO INCLUDE THE REQUIREMENT THAT ZONING CHANGES FOR SKETCH PLAT "D" ARE CONTINGENT ON PURCHASE OF THE GOLF COURSE. SECONDED BY COMMISSIONER THURGOOD.

AMENDMENT PZC022602-5B1 VOTE: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

MOTION PZC022602-5B VOTE AS AMENDED: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

C. ZONE MAP AMENDMENT: The applicant requests a recommendation, to the Governing Body, for approval of a zone map amendment to change the current zoning designation, for property known by legal description as Unplatted portions of Rio Rancho Country Club and Golf Course, a total of 7.8 acres from SU/Non-Residential to SU/Single-Family Residential.

APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC / AGENT: JEFF MORTENSEN AND ASSOCIATES

Commissioner Heil asked for a motion on the zone map amendment for Sketch Plat "A" and "B", a total of 6.1 acres. Sketch Plat "C" was removed from the original zone map request.

MOTION PZC022602- 5C: COMMISSIONER BRIONES MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A RECOMMENDATION, TO THE GOVERNING BODY, FOR APPROVAL OF A ZONE MAP AMENDMENT TO CHANGE THE CURRENT ZONING DESIGNATION OF PROPERTY KNOWN BY LEGAL DESCRIPTION AS UNPLATTED PORTIONS OF RIO RANCHO COUNTRY CLUB AND GOLF COURSE, A TOTAL OF 6.8 ACRES FROM SU/NON-RESIDENTIAL TO SU/SINGLE-FAMILY RESIDENTIAL, EXCLUDING THE PLAT AREA "C". APPLICANT: CHAMISA HILLS GOLF AND COUNTRY CLUB, LLC/AGENT: JEFF MORTENSEN AND ASSOCIATES. SECONDED BY COMMISSIONER THURGOOD.

ITEM V-PAGE 3

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3 AMENDMENT PZC022602-5C1: COMMISSIONER BRIONES MOVED TO AMEND ITEM "C" AND
4 RESTRICT PLAT "B", THE PROPOSED 26 LOT SUBDIVISION, TO BE RESTRICTED TO A
5 SINGLE-STORY RESIDENCE. SECONDED BY COMMISSIONER THURGOOD.
6

7 AMENDMENT PZC022602-5C2: COMMISSIONER SMITH MOVED TO AMEND THE MOTION FOR
8 APPROVAL OF THE ZONING CHANGES FOR PLATS "A" AND "B" CONTINGENT ON THE
9 PURCHASE OF THE GOLF COURSE. SECONDED BY COMMISSIONER MOORS.

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11 AMENDMENT PZC022602-5C2 VOTE: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

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13 AMENDMENT PZC022602-5C1 VOTE: MOTION APPROVED UNANIMOUSLY BY A VOTE OF 5-0.

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15 MOTION PZC022602-5C VOTE AS AMENDED: MOTION APPROVED UNANIMOUSLY BY A VOTE
16 OF 5-0.
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APPENDIX J:
CITY OF RIO RANCH
ENACTMENT NO. 18



**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.

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- 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.

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

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- 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.

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

47 **A. Access:**

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- 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.

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- 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.

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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 18TH DAY OF APRIL, 2018.


Greggory D. Hull, Mayor

ATTEST:


Stephen J. Ruger, City Clerk
[SEAL]

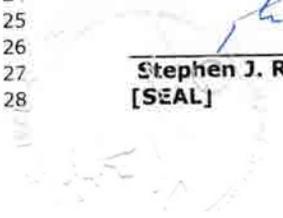


EXHIBIT A

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.



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO. 13

ENACTMENT NO. 18-11

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS TRACT B, SUMMARY PLAT OF TRACT A AND B, CHAMISA HILLS COUNTRY CLUB - WEST, TO INCLUDE THE ENTIRE TRACT B AS HAVING A ZONING DESIGNATION OF SU: SPECIAL USE FOR SINGLE FAMILY RESIDENTIAL DISTRICT (SU/SINGLE FAMILY RESIDENTIAL) AS SET FORTH AND ADOPTED IN ORDINANCE NO. 10, ENACTMENT NO. 02-007; IDENTIFYING CONDITIONS OF 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 by the City of Rio Rancho, and assigned City Case No. 18-100-00005; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on April 24, 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, and said report includes specific findings related to the affected property; and,

WHEREAS: a public hearing occurred, in accordance with procedures set for the in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on May 23, 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 Official Zone Map is hereby amended by changing the zoning designation of approximately 1.7 acres from SU: Special Use/Non Residential District to SU: Special Use for Single Family Residential District, and verifying approximately 3.2 acres as having a zoning designation of SU: Special Use for Single Family Residential District (SU/Single Family Residential) on land legally described as:

1 Tract B (4.99 acres), as same is shown designated on the plat entitled
2 "SUMMARY PLAT OF TRACTS A AND B, CHAMISA HILLS COUNTRY CLUB
3 - WEST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO" approved by
4 the Board of Commissioners on 13th day of November, 2002 and filed in
5 the office of the County Clerk of Sandoval County in Book Number 15,
6 Page Number 20 - 24.

- 7
8 **B.** The City of Rio Rancho Comprehensive Plan, November 2010, Map L-2:
9 Generalized Land Use (GLUM) Amended January 27, 2016, is hereby
10 amended by changing the Land Use designation of the land described in
11 Section 1A, above, from "Park, Open Space, Drainage" to "Low/Medium
12 Density Residential".

13
14 **Section 2. Land Use, Conditions, Development Standards/Regulations and use of**
15 **PROPERTY identified in Section 1, above:**

16 The land described in Section 1 above shall be subject to the zoning requirements and
17 development standards set forth in City Ordinance No. 10, Enactment No. 02-007,
18 including but not limited to:

- 19
 - 20 • Land Use: Detached single-family dwellings as per R-4 zoning district design
21 guidelines;
 - 22 • Lot Size: Minimum lot size shall be as per R-4 zoning district.
 - 23 • Lot Width: Minimum lot width at the street frontage is 32 feet.
 - 24 • Setbacks:
 - 25 (a) Front – 20 feet; garage – 25 feet; side loaded garage – 15 feet,
 - 26 (b) Rear – 15 feet; alley loaded garage – zero feet,
 - 27 (c) Side – five feet; zero lot line setbacks area allowed on one side with a
28 10-foot setback on the opposite side,
 - 29 (d) Corner side – 10 feet; and,
 - 30 • Height: Maximum height of any structure shall be limited to one story and in
31 no case exceed 32 feet.

32 **Section 3. Severability Clause:**

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

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40 **Section 4. Effective Date:**

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

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44 **ADOPTED THIS 23RD DAY OF MAY, 2018.**

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Greggory D. Hull, Mayor

52 **ATTEST:**

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Stephen J. Ruger, City Clerk
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APPENDIX K:
WNNA SETTLEMENT
AGREEMENT

**SETTLEMENT AGREEMENT BETWEEN
WEST NINE NEIGHBORHOOD ASSOCIATION &
LAND DEVELOPMENT 2, LLC**

ORIGINAL

This Settlement Agreement (“Agreement”) is made and entered into as of this 21 day of January 2019 (“Effective Date”) by and between the WEST NINE NEIGHBORHOOD ASSOCIATION (“WNNA”) and LAND DEVELOPMENT 2, LLC a New Mexico limited liability company (“LD2”). Collectively herein the WNNA and LD2 are referred to as the “Parties”.

WHEREAS, LD2 submitted a zone map amendment and general plan amendment (hereafter collectively referred to as “Application”) to the City of Rio Rancho (“City”) in February of 2018; and

WHEREAS, the City unanimously approved the Application on the 24th day of April 2018 whereupon the WNNA filed a land use appeal in the Thirteenth Judicial District Court, Cause No. D-1329-CV-2018-01221 (“Appeal”); and

WHEREAS, the Parties desire to avoid the potential expense, delay, or uncertainty of litigation by entering into this Agreement; and

NOW THEREFORE, the Parties agree to resolve the issues alleged in the Appeal by this Agreement through the terms and provisions set forth hereinbelow.

I. Dismissal of the Appeal

The Parties acknowledge and agree that within five days of the execution of this Agreement, the Parties shall file a Stipulated Dismissal of the Land Use Appeal with Prejudice with the Thirteenth Judicial District Court (including the review, approval and execution by the City of Rio Rancho).

II. Terms of the Settlement

1. Private Covenant Recorded upon the West Nine Parcel: Within three (3) days of after the Effective Date, LD2 agrees to record the Declaration of Covenant, Conditions and Restrictions (“Declaration”) attached as *Exhibit 1* to this Agreement in the real property records of Sandoval County, New Mexico for the real property described as Tract A, Chamisa Hills Country Club -West as the same is shown and designated on the plat recorded November 13, 2002 in Volume 3, folio 2233-B, Rio Rancho Estates Plat Book 15, pages 20-24 (commonly known as the “West 9”). The Declaration shall provide for the following:

a. A setback for all new housing development in the West 9 that is a minimum distance of 65 feet between the property line of the new houses and the existing residential property lines that abut the West 9 golf course area of Club Rio Rancho (the “Setback Area”).

b. The density of houses built on land within the West 9 shall be consistent with the R-1 zoning requirements of the City. Building heights in the West 9 for single story houses shall not exceed twenty (20) feet.

c. LD2 shall require that native vegetation and other improvements within the Setback Area are consistent with the applicable City ordinances.

d. There will be no streets within the Setback Area.

e. There will be no "sod/grass" in the Setback Area and there will be areas of storm drainage ponding consistent with requirements from SSCAFCA.

f. Only single-story homes are allowed in the new residential subdivision on those houses adjacent to the Setback Area.

g. A single access road off Broadmoor (if allowed by the City Fire Department and City Planning Staff). LD2 agrees to use best efforts to plan the new residential subdivision with a single access road off Broadmoor (assuming it complies with local zoning and fire ordinances). If required by the City, LD2 will install an emergency road that only connects to the West Island Loop Road.

h. Street lights in the new residential subdivision shall comply with City Municipal Code.

i. LD2 shall follow 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 West 9.

j. Restrictions within the Setback Area of the West 9 shall include:

1) Access wall "gates" from the houses built in the new residential subdivision bordering the Setback Area are no wider than 6'.

2) Signs are posted 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 in the new residential subdivision.

4) Signs posted 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 new residential subdivision HOA specifically is responsible for regular quarterly maintenance (trash removal, vegetation maintenance, trail maintenance, etc.) of the Setback Area.

6) The vegetation within the Setback Area is low water usage native vegetation and does not include any grass turf.

7) Only pitched or flat roof styles are allowed within the new residential subdivision.

III. Enforcement.

A copy of the recorded Declaration shall be provided to the WNNA and the City Land Use Department. If any future subdivision application or land use application for the West 9 property is inconsistent with the Declaration, the WNNA is entitled to injunctive relief and to recover its attorney's fees and costs in enforcing provisions of the Declaration.

IV. The WNNA, its officers, and those members who have contributed money to the WNNA to oppose the Application ("Donor Members") shall author a letter of support for the preliminary and final plat applications submitted by LD2, provided those applications are consistent with the Declaration, including the setback and density provided above in Article II.

V. The WNNA, its officers, and its Donor Members shall not appeal any further land use applications presented by LD2 upon the entire Club Rio Rancho property, provided the applications are consistent with the recorded Declaration, including the setbacks and density provided above in Article II.

VI. Except for actions to enforce the provisions of this Agreement and the Declaration, the WNNA, its officers, and its Donor Members waive all other claims in law and equity (including but not limited to: land use appeals, equitable servitude, etc.) against LD2 and the real property referred to as Club Rio Rancho (270 acres).

VII. The WNNA, its officers, and its Donor Members will author a letter of "non-opposition" for a six acre "future phase" for a commercial zone map amendment application by LD2 to be requested in an area immediately contiguous to the west side of the former Club House (zoning application will include permissive uses that include the possibility of a hotel, senior housing complex, commercial building, or apartment complex).

VIII. Should the zoning in the entire West 9 revert to SU-Golf Course, the Declaration shall terminate automatically.

IX. GENERAL TERMS OF THE SETTLEMENT AGREEMENT.

1. No Admission of Liability. Neither this Agreement nor the settlement it represents is an admission of liability for any of the claims pertaining to the Application and the Appeal (the "Claims") that were asserted by any of the Parties. The Parties hereto agree that this Agreement represents a compromise settlement of doubtful and disputed claims and that the Agreement and related documents shall not be used as evidence of liability or responsibility, or allocation thereof, in any proceeding. The parties hereto understand that this Agreement and the settlement it

represents is, and is intended to be, a full and final settlement of all the Claims covered by the Agreement.

2. Miscellaneous. This Agreement contains the entire agreement between the Parties, with respect to the matters addressed herein, may be executed in counterparts, each of which will be considered an original, and any amendment of this agreement must be in writing and signed by the Parties.

3. Severability. If, for any reason, any provision of the Agreement is held invalid, either in whole or in part, such invalidity shall not affect any other provisions of the Agreement, and each such other provision shall continue in full force and effect. This Agreement is specifically enforceable, is governed by the laws of the State of New Mexico. The parties represent to one another that they have the authority to execute this Settlement Agreement and be bound by its terms.

4. Binding Effect. This Agreement is binding upon, and enforceable against, the Parties and their respective heirs, successors, assigns, grantees, transferees, lenders, agents, and representatives.

WEST NINE NEIGHBORHOOD ASSOCIATION.

a New Mexico unincorporated association

By: Michael Pyne
Name: Michael Pyne
Title: President

Date: 1/21/19

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
Joshua J. Skarsgard, Manager

Date: 1/21/19

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 21 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

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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

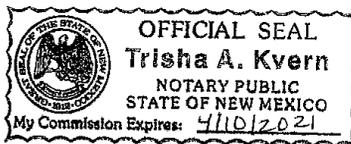
By: _____
Joshua J. Skarsgard, Manager

Date: _____

Jan. 21, 2019

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was
acknowledged and subscribed
before me by Joshua J. Skarsgard,
Manager of Land Development 10, LLC
a New Mexico limited liability
company as Operations Manager of
Land Development 2, LLC, a New
Mexico limited liability company,
this 21st day of January, 2019.



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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.

EXHIBIT B

TO THE WEST CLUB RIO RANCHO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

All lots and tracts designated on the following subdivision plats:

Country Club Hills - The plat and replats designated as Country Club Hills, Rio Rancho, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in the following Rio Rancho Estates Plat Books:

Plat filed June 24, 1975 in Rio Rancho Estates Plat Book Number RRE 3, Pages 3-7
Replat No. 4, filed September 17, 1978 in Rio Rancho Estates Plat Book Number 3, Pages 49-50
Replat No. 6, filed September 11, 1980 in Rio Rancho Estates Plat Book Number 3, Pages 112
Tract AA filed for record on May 24, 1994, recorded in Volume 3 of Records of Sandoval County, New Mexico, Folio 1138A (Rio Rancho Estates Plat Book Number 7, Page 42.

Panorama Heights West – The plat and replats designated as Panorama Heights West, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in the following Rio Rancho Estates Plat Books:

Plat filed March 1, 1979 in Rio Rancho Estates Plat Book Number 3, Pages 52-54.
Replat filed September 27, 1979 in Rio Rancho Estates Plat Book 3, Page 80
Replat filed May 1, 1986 in Rio Rancho Estates Plat Book 4, Page 68

Panorama Heights North Unit 2 – The plat designated as Panorama Heights North Unit 2, A Subdivision in the City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 4, Pages 2-4, on July 2, 1984.

Lakeview Estates – The plat designated as Lakeview Estates, A Subdivision of Tract "AA", Panorama Heights North Unit 2, Within Projected Section 24, T. 12N., R. 2E., N.M.P.M., City of Rio Rancho, Town Of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, and recorded in Volume 3 of Records of Sandoval County, Folio 1091-8 (Rio Rancho Estates Plat Book No. 7, Page 6) on November 19, 1993.

The Enclave at Rio Rancho – The plat designated as The Enclave At Rio Rancho, Comprised of a Portion of the Unplatted Rancho Estates Country Club and Golf Course Property, Situate Within The Town of Alameda Grant Projected Section 24, T12N, RRE, N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico, October, 1993, filed in the office of the County Clerk of Sandoval County, New Mexico, and recorded in Volume 8 of Records of Sandoval County, Folio 1113-A (Rio Rancho-Estates Plat Book No. 7, Page 20 and 21) on January 28, 1994.

Country Club Villas – The plats designated as Phase I through Phase XX , Country Club Villas, At Rio Rancho Condominium, Condominium Plat, A Subdivision of Air Space within Rio Rancho, Town Of Alameda Grant, Sandoval County, New Mexico, filed in the office of the County Clerk of Sandoval County, New Mexico, and recorded in various Volumes of Records of Sandoval County and in various Rio Rancho Estates Plat Books on various pages. The Project Boundary encompasses 19.268 acres.

Plat I filed October 12, 1983 in Volume 3 of the Records of Sandoval County, Folio 128-129 (Rio Rancho Estates Plat Book No. 3, Page 128).

Plat II filed September 29, 1987 in Volume 3 of the Records of Sandoval County, Folio 678B (Rio Rancho Estates Plat Book No. 4, Page 106)

Plat III filed August 4, 1986 in Volume 3 of the Records of Sandoval County, Folio 594A (Rio Rancho Estates Plat Book No. 4, Page 75)

Plat IV filed July 27, 1994 in Volume 3 of the Records of Sandoval County, Folio 1155A (Rio Rancho Estates Plat Book No. 7, Page 92)

Plat V filed July 27, 1994 in Volume 3 of the Records of Sandoval County, Folio 1155B (Rio Rancho Estates Plat Book No. 7, Page 93)

Plat VI filed July 18, 1988 in Volume 3 of the Records of Sandoval County, Folio 730B (Rio Rancho Estates Plat Book No. 5, Page 70)

Plat VII filed July 11, 1994 in Volume 3 of the Records of Sandoval County, Folio 1152A (Rio Rancho Estates Plat Book No. 7, Page 87-89)

Plat VIII filed June 28, 1989 in Volume 3 of the Records of Sandoval County, Folio 784A (Rio Rancho Estates Plat Book No. 5, Page 108A-108B)

Plat IX filed August 7, 1990 in Volume 3 of the Records of Sandoval County, Folio 860B (Rio Rancho Estates Plat Book No. 6, Page 110)

Plat X filed August 21, 1991 in Volume 3 of the Records of Sandoval County, Folio 930A (Rio Rancho Estates Plat Book No. 6, Page 46)

Plat XI filed February 15, 1994 in Volume 3 of Records of Sandoval County, Folio 1115B (Rio Rancho Estates Plat Book No. 7, Page 28).

Plat XII filed November 22, 1993 in Volume 3 of the Records of Sandoval County, Folio 1093A (Rio Rancho Estates Plat Book No. 7, Page 26)

Plat XIII filed July 28, 1993 in Volume 3 of the Records of Sandoval County, Folio 1067A (Rio Rancho Estates Plat Book No. 6, Page 108-109)

Plat XIV filed May 31, 1993 in Volume 3 of the Records of Sandoval County, Folio 1044B (Rio Rancho Estates Plat Book No. 6, Page 110-111)

Plat XV filed September 14, 1987 in Volume 3 of the Records of Sandoval County, Folio 671A (Rio Rancho Estates Plat Book No. 4, Page 103)

Plat XVI filed November 26, 1986 in Volume 3 of the Records of Sandoval County, Folio 609B (Rio Rancho Estates Plat Book No. 4, Page 96)

Plat XVII filed July 24, 1987 in Volume 3 of the Records of Sandoval County, Folio 668 (Rio Rancho Estates Plat Book No. 4, Page 101)

Plat XVIII filed July 18, 1988 in Volume 3 of the Records of Sandoval County, Folio 731A (Rio Rancho Estates Plat Book No. 5, Page 72)

Plat XIX filed February 27, 1991 in Volume 3 of the Records of Sandoval County, Folio 894B (Rio Rancho Estates Plat Book No. 6, Page 37)

Plat XX filed April 9, 1992 in Volume 3 of the Records of Sandoval County, Folio 970A (Rio Rancho Estates Plat Book No. 6, Page 62)

Fairway Condominiums Village 1 – (Note: The Fairway Condominiums Village does not have a plat as it came out of sectionalized property.) The first condominium declaration of Fairways Condominiums Village 1 is filed in the office of the County Clerk of Sandoval County, New Mexico in Rio Rancho Estates Book Misc. 47, Page 563 on June 12, 1973.

The End