

May 10, 2021

City of Rio Rancho
Planning & Zoning Board
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Submitted via Email to: Amy Rincon @ arincon@rrnm.gov
Copies to: Councilor Bob Tyler @ btyler@rrnm.gov
Planner Alex Lopez @ allopez@rrnm.gov



Re: Bulk Plat Approval for Mariposa East Tracts 1A-12-1A-15
Case No. 21-210-00006

Dear Planning & Zoning Board Members,

This comment letter is being submitted by the Mariposa Neighborhood Association (MNA) Infrastructure, Development & Environment Committee to be included in the members' packets and read into the public record at the regularly scheduled meeting on May 11, 2021. Because details of the proposed Monarch development will not be submitted by the Master Developer for consideration and approval until a later date, we would like to express some early general concerns.

In 2019, Mariposa East's Master Developer requested approval of a massive rezoning of tracts throughout Mariposa East, which was subsequently approved by you and the Governing Body. As you are aware, a group of residents fought this rezoning effort and were granted a few concessions, which were included in the resulting City of Rio Rancho Ordinance No. 33, Enactment No. 19-08. The following standards, regulations, and use of subject properties specified in Ordinance No. 33 are expected to be fully complied with at that time the Master Developer requests preliminary plat approval of the subject properties specified in said Ordinance:

- **Section 2.B.** regarding buffer zones, maximum heights of R-4 homes sharing a boundary with E-1 lots, and setback areas.
- **Section 2.C.** regarding preservation of existing trails and minimum impact of new development on those trails, by providing a 50' buffer for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to, those trails identified in the Mariposa Master Plan....
- **Section 2D.** regarding the requirement to update the current Mariposa Drainage Management Plan to match the approved zoning either in total or by tracts as referenced in the application at a future date or day as required by City Staff and/or SSCAFCA.

In closing, we would also like to request that Development Service's Planning staff engage the MNA early during their consideration phase rather than being apprised of the details of an approval request two working days prior to a P&Z Board Hearing through the publication of its agenda packet, which does not provide the MNA and its members adequate time to research concerns and provide a detailed, applicable response. See, Jemez Vista Neighborhood.

Respectfully Submitted By:

Mariposa Neighborhood Association

Infrastructure, Development & Environment Committee

Cassandra D'Antonio, Chair

Members: Sara Bryan, Angela Muxworthy, Lonnie Rowell, John D'Antonio, John Hamm