



CITY OF RIO RANCHO COVER PAGE

Legislation Item: R56

AGENDA DATE:
July 23, 2026

DEPARTMENT:
Administration

SUBJECT:
R56, Resolution Authorizing and Permitting the City to Sell 0.56 Acres of Real Property

BACKGROUND AND ANALYSIS:

The Camino Encantadas Park is a 2.8 acre recreational park (the "Parcel") in the Enchanted Hills Area. The subject property is legally described as Lomas Encantadas, Tract 17-A. Referred to as the "Green Park", the Camino Encantadas Park features a dog park, a walking path, a playground structure with equipment, shading and park tables, a soccer field, and a pickle ball court.

Despite these amenities, almost 1 acre of the real property comprising the Camino Encantadas Park remains unused. The full 2.8 acre parcel lends itself to park uses on the north side of the parcel, but the same cannot be said for the south 0.56 acres of the parcel.

Due to the nature and unusual shape of the 2.8 acre parcel comprising the Camino Encantadas Park, not many park amenities were able to be constructed on the near 1 acre portion of real property abutting Camino Venada. The Parcel is naturally restricted by the shape of the neighboring 1.32 acre vacant lot at 3820 Camino Encantadas NE. Outside of the walking path that wraps around the Camino Encantadas Park, the Parcel remains unused, and the City has no present plans to make a smaller junior park on this portion of the Parcel.

The City has received an offer from the owner of 3820 Camino Encantadas to purchase 0.56 acres of this unused portion of the Parcel for the amount of \$17,500.00. The 0.56 acre portion of the Parcel would be surveyed and replatted by the Buyer. The Buyer plans to utilize this 0.56 acres to further its real estate development project on 3820 Camino Encantadas. With the purchase of this area the Buyer is able to facilitate better access to their site without needing to seek shared access with the City through the Camino Encantadas Park and/or a considerable variance to the off-street parking standard.

The City is able to sell this portion of the Parcel to the Buyer, as the Buyer has followed the correct steps for a real estate purchase and land sale as outlined in NMSA Section 3-56-1(A). The Buyer has presented an acceptable Appraisal that values this portion of the Parcel and City staff have reviewed relevant information and made an assessment that there is no basis to deny their purchase request.

City staff recommends the Governing Body find that the approval of the Resolution is beneficial for the public and for residential growth and development in the Enchanted Hills area. Approval will help to facilitate continued development in the Enchanted Hills and Lomas Encantadas areas.

City staff additionally recommends the Governing Body find that the sale will also transfer the

responsibility of City-owned real property not currently being utilized by the City, alleviating the City of ongoing maintenance, upkeep costs and associated liabilities.

IMPACT:

City Administration recommends the Governing Body approve Resolution No.56, subject to the following findings of fact:

General Findings of Fact:

1. The Governing Body has the authority to approve a Resolution to sell City of Rio Rancho Real Property as specified under NMSA Section 3-56-1(A).
2. The Applicant has the authority to request purchase of the specified City of Rio Rancho Real Property.
3. The City of Rio Rancho and the Applicant have followed all requirements outlined in NMSA Section 3-56-1(A) regarding procedures for the sale of land.

Specific Findings of Fact:

1. All requirements outlined within Resolution No. 56 shall be executed prior to sale of the real property to the Applicant.
2. Approval of the Resolution does not guarantee the sale of the identified real property, but allows the City to sell the real property to the developer should the developer request a sale.

ALTERNATIVES:

The Governing Body may:

1. Approve the Resolution;
2. Deny the Resolution;
3. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

City Administration recommends the Governing Body adopt the Resolution.

ATTACHMENT: [Resolution](#)

ATTACHMENT: [Resolution- Signed](#)

ATTACHMENT: [Purchase Agreement](#)

ATTACHMENT: [Camino Encantadas Land Appraisal](#)

ATTACHMENT: [Site Maps](#)