CITY OF RIO RANCHO
DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING DIVISION

Request for Approval of Curb Cut Location
Ordinance Number 96.04.(B)

Property Owner: _____

Address of Property Request is for: _____

Phone Number: _____ E-Mail: _____

CONTRACTOR INFORMATION

Name: _____

Address: _____

Phone: _____

License Number: _____

PLANS ATTACHED: _____- must show accurately the extent and character of crossing proposed to be constructed.

I have read and understand the **Curb Cut Ordinance Number 96.04.(B)**

Signed: _____ Date: _____

OFFICE USE ONLY

Application Approved By: _____ Date: _____

This approval does not constitute a permit to perform the work. Obtain a ROW use permit per ordinance 96.0 prior to starting work.

Denied for the following: _____

_____

_____

See attachment for approval instructions.

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STEPS FOR OBTAINING CURB CUT APPROVAL

1. Fill out City of Rio Rancho Request for Approval of Curb Cut Location.

2. Submit City of Rio Rancho Request for Approval of Curb Cut Location to the Department of Development Services Engineering Division located at 3200 Civic Center Circle NE – Suite 130.

3. Engineering will review the application for compliance with current ordinances. Upon approval or denial, the applicant will be notified.

4. The contractor that is going to perform the work shall submit Request for Right-of-Way Use and attach approved Request for Approval of Curb Cut Location. Permits and procedures are online at www.ci.rio-rancho.nm.us under Development Services Department, Engineering Division.

5. A typical permit to install curb cut will cost $62.00

(Any contractor that performs work within City Right-of-Way shall be licensed, insured, and bonded with the City of Rio Rancho.)

96.04 SPECIFIC CIRCUMSTANCES.

Without limiting the generality of the foregoing, the following special circumstances require right-of-way use permits. The absence of mention in this section does not exempt an activity from the requirement to obtain a right-of-way use permit.

(A) *Right-of-way crossing.*

(1) Crossings shall not unreasonably interfere with or unduly impair the proper and safe use of the right-of-way or adjacent properties.

(2) The legal owner of the property benefiting from the crossing shall be signatory to the permit.

(3) If a crossing is being proposed in conjunction with the construction of a new building or the remodel or renovation of an existing building, approval for the crossing shall be obtained prior to the city's issuance of the building permit. The right-of-way permit must be obtained prior to starting construction of the crossing.

(B) *Curb cuts.* If the proposed crossing includes a curb cut, the following shall apply:

(1) Residential areas:

(a) The minimum width of curb cuts shall be 12 feet and the maximum width shall be 24 feet.

(b) A minimum of 22 feet of standing curb must remain between any two curb cuts on the same lot or single parcel of land or, if more than one lot or parcel of land is being put to a single land use, then the requirement shall apply to the land use.

(c) No double or circle drives shall be installed or maintained unless the property shall have a minimum of 60 feet frontage on the street affected thereby.

(d) No curb cuts shall be closer than two and one-half feet from side property lines.

(e) Corner property curb cuts shall be no closer to the intersecting street than either:

1. Twenty-five feet from the curb face of the intersecting street or extension thereof; or

2. Ten feet from the property line of the intersecting street.

(f) No dual frontage access (access to more than one street from a residential lot) shall be allowed.

(2) In all light traffic commercial areas, which shall include all office buildings or other commercial buildings not more than two stories in height, the gutter line width of curb cuts shall be a minimum of 12 feet and a maximum of 25 feet. All other requirements shall be the same as in residential areas.

(3) In all heavy traffic commercial areas which include, but are not limited to, all drive-in type establishments, the gutter line width of curb cuts shall be a minimum of 20 feet and a maximum of 35

feet in width, as justified after a complete study of traffic volume, pedestrian volume, one-way streets, and type of business making request. All other requirements shall be the same as in residential areas.

(4) When conformance to the standards as set forth in this subsection would cause harm to the community or exceptional and undue hardship to any person, the Development Services Director may vary design standards to the extent that substantial justice may be done. However, the relief may not be granted if it is detrimental to the public good or impairs the intent and purpose of this subchapter or the desirable general development of the community. Any modification thus granted shall be entered in the records of the Development Services Department setting forth the reasons which justified the modification.