



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 23, 2025
6:00 PM
City Hall**

BOARD MEMBERS

| | |
|---|----------------------------|
| Scottie Richardson, District 1, Chair | Andrea Hankins, District 5 |
| Kevin Kofchur, District 2 | Lisa Hardisty, District 6 |
| Fred Radosevich, District 3 | Sal Tortorici, At-Large |
| Robert Gabaldon, District 4, Vice-Chair | |

MEETING INFORMATION

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. [September 9, 2025 Planning and Zoning Board Meeting Minutes 2025-0909 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - August 2025 AUGUST SUMMARY PLAT.pdf](#)

3. Planning and Zoning Monthly Building Activity Report - August 2025
2025 PZ MONTHLY COMPARISONS.pdf

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

- 4. Variance.** The applicant, Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' wide lot for the construction of single-family dwelling unit on the subject property of 404 Northern Blvd NE, legally described as Unit 11, Block V, Lot 13. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

Location & Zoning Map

Variance Application.pdf

Justification Letter

Site Plan

Reproduction of Notices.pdf

Findings_of_Fact_Northern_BMB.docx

- 5. Variance.** The applicant, Solano Builders & Construction LLC, is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the construction of single-family dwelling unit on the subject property located at 121 9th Avenue NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

Zoning & Location Map.pdf

Application.pdf

Justification Letter.pdf

Reproduction of Notifications.pdf

Existing Zoning Ordinances.pdf

Findings of Fact.docx

- 6. Variance.** The applicants, Albert Martinez and Angela Crespin-Martinez, are requesting approval of a Variance to the R-1: Single-Family Residential District 20 ft minimum front setback requirement for an addition to the primary structure for their property located at 6366 Roadrunner Loop NE. Staff contact is Ben Isaacs and staff recommends denial with findings and conditions.

Zoning & Location Map.pdf

Application.pdf

Justification Letter.pdf

Proposed Addition Site Plan.pdf

Current Site & Floor Plan.pdf

Administrative Residential Child Care Permit.pdf

Aerial & Street View Images.pdf

Reproduction of Notifications.pdf

Findings of Fact.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in

total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT