



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
July 11, 2023  
6:00 PM  
City Hall**

**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>

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:

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

Meeting ID: 851 8074 1871

Passcode: 026819

**Board Members**

VACANT, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	VACANT, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**PUBLIC FORUM**

**CONSENT CALENDAR**

1. [June 27, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-0627 PZB Minutes.docx](#)

**ELECTION OF OFFICERS**

Election of Chairman

Election of Vice-Chairman

**PUBLIC HEARINGS**

2. **Postponement: Specific Area Plan Amendment.** The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan to change the Future Land Use Exhibit. Staff contact is Chris Benson and staff recommends that the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board meeting, as requested by the applicant.  
[David Torres - Postponement .jpg](#)
3. **Postponement: Zone Map Amendment.** The applicant, David Torres, is requesting approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 112, Tracts A & B, Lots 1, and 4-7, to change the zoning from C-1: Retail Commercial District and C-2: Wholesale and

Warehousing Commercial District to M-1: Industrial and Business Park District. Staff contact is Chris Benson, and staff recommends that the item be postponed and the public hearing continued to the July 25, 2023 Planning and Zoning Board meeting, as requested by the applicant.

***David Torres - Postponement .jpg***

- 4. Variance.** The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, for a proposed cannabis establishment, as outlined by the Rio Rancho Municipal Code Section 122.04. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE. Staff contact is Chris Benson and staff recommends denial with findings.

***23-110-00003 - LocationZoneMap.pdf***

***Cannabis Variance Application***

***23-110-00003 - Legal Ad.docx***

***Notice Sign - Brian Salas.jpg***

***23-110-00003 - Notice Labels\_REVISED.doc***

***23-110-00003 - Postcard\_REVISED.docx***

***23-110-00003 - Noticed Properties Map.pdf***

***23-110-00003 - Finding of Fact.pdf***

***Public Comment - 1.docx***

***Public Comment - 2.pdf***

- 5. Variance.** The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as Unit 11, Block 5, Lot 63; located at 617 5th St NE. Staff contact is Liz Ruiz Carlos and staff recommends denial, subject to findings.

***Location\_Zoning Map.pdf***

***Application.pdf***

***Justification Letter.docx***

***Site Plan.pdf***

***Backyard 1.jpg***

***Backyard 2.jpg***

***Proposed Location.jpg***

***NeighboringPropertyOwnerLetter.pdf***

***Postcards.pdf***

***Legal Ad.pdf***

***Notice Map.pdf***

***Findings\_of\_Fact.docx***

- 6. Vacation of Plat.** The applicant, AMREP Southwest Inc., through their agent, Community Sciences Corporation, requests approval of a Vacation of Plat for a portion of Northwest Loop Rd NE and a portion of Unser Frontage Rd NE. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***LocationZoneMap.pdf***

***TRACTS 19-A, 21-A, 2-A, 24-A, 30-B-1, PARCEL 2-A, RRHAWKSITE and TRACT 35-A-1, MTN HAWK 37 PH.2 FINAL.pdf***

***Application.pdf***

***Mountain Hawk Estates MP Transportation Section.pdf***

***Proposed Land Use Map Mountain Hawk.pdf***

***ReproductionofNotifications.pdf***

***ReviewerComments.pdf***

- 7. Conditional Use Permit.** The applicant, Chris Tafoya, through their agent, Scott Anderson, is requesting approval of a Conditional Use Permit for a multi-family development at the subject property legally described as CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval.

***Location\_Zoning Map.pdf***

***Application.pdf***

*Justification Letter.pdf*  
*Site Plan.pdf*  
*Elevations.pdf*  
*Drawings.pdf*  
*NeighboringPropertyOwnerLetter.pdf*  
*Notice Map.pdf*  
*Legal Ad.pdf*  
*SSCAFCA Comments.pdf*  
*SSCAFCA Comments\_Site Plan.pdf*  
*Findings\_of\_Fact.docx*

- 8. Specific Area Plan Amendment.** The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of an amendment to the Sierra Vista Specific Area Plan to change the Future Land Use Map for the property legally described as Unit 13, Block 37, Lot 27; and Block 36, Lots 1, 2, 28, and 29. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions.

*ZUMA RANCH\_AREA-ZONING.pdf*  
*Application*  
*Exhibit 12 - Future Land Use Map\_Sierra Vista SAP.pdf*  
*Authorization letter.pdf*  
*ZUMA RANCH - Legal AD.docx*  
*ZUMA\_RANCH\_NOTICED\_PROPERTIES.pdf*  
*ZUMA\_RANCH\_Notice-signed.pdf*  
*DRAFT\_ZumaRanchSAPamend\_Resolution AR.docx*

- 9. Master Plan.** The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of the Zuma Ranch Master Plan for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, Block 37, Lots 4-27. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommends approval to the Governing Body.

*ZUMA RANCH\_AREA-ZONING.pdf*  
*Zuma Ranch Master Plan.pdf*  
*Zuma Ranch Application*  
*ZUMA RANCH - Legal AD.pdf*  
*Authorization letter.pdf*  
*ZUMA\_RANCH\_Notice Letter*  
*ZUMA\_RANCH NOTICED PROPERTIES.pdf*  
*Notice Signs.jpeg*  
*ENGINEERING\_UTILITIES\_DSD\_Revisions\_ZUMA Full MP FINAL DRAFT 11.23.2022.pdf*  
*DSDComments\_ZUMA Ranch Full MP.pdf*  
*DRAFT\_ZumaRanchMP\_Resolution.docx*

- 10. Zone Map Amendment.** The applicant, Zuma Ranch, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment to change the zoning from TZ: Transitional Zoning, C-1: Retail Commercial, and R-1: Single-Family Residential, to R-4: Single-Family Residential and R-5: Single-Family Residential, for the property legally described as Unit 13, Block 34, Lots 9-15, Block 35, Lots 1-26, Block 36, Lots 1-29, and Block 37, Lots 4-27. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval to the Governing Body with findings and conditions.

*ZUMA\_RANCH\_AREA-ZONING.pdf*  
*Zuma Ranch\_LLCApplcation*  
*Authorization\_letter.pdf*  
*ZUMA\_RANCH\_NOTICED\_PROPERTIES.pdf*  
*ZUMA\_RANCH\_Notice-signed.pdf*  
*ZUMA\_RANCH\_-\_Legal\_AD.docx*

**DISCUSSION AND DELIBERATION**

**COMMENTS BY BOARD MEMBERS**

**STAFF REPORTS**

**ADJOURNMENT**