



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
August 13, 2024
6:00 PM
City Hall**

BOARD MEMBERS

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

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. [July 9, 2024 Planning and Zoning Board Meeting Minutes 2024-0709_PZB_Minutes_BMB.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Building Activity Report – July 2024 2024 PZ MONTHLY COMPARISONS.pdf](#)

- 3. Planning and Zoning Monthly Summary Plat Report – JULY 2024**
July Summary Plat.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, Chris Fischahs, requests approval of a Variance to the 5-foot side setback in order to build a deck for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE. Staff contact is Sean LaBarbera, and staff recommends denial with findings.
Location Map
Request of Variance - Fischahs - Setback.pdf
Request of Variance - Deck Side Setback Area - Fischahs .docx
Vista Grande HOA ACC Approval - deck.pdf
Backyard Floating Deck Plan - Fischahs.pdf
Legal Ad.docx
Findings_of_Fact Estrella Noche_BMB.docx
Notice Letter PZB Estrella Noche.docx
- 5. Variance.** The applicant, Manuel A. Reyna, requests approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of 0.2632 acres. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.
Location Map_Notice Properties.pdf
Justification letter.pdf
Variance planning and zoning app.pdf
Transmittal_24-110-00013 (Fire).doc
PRCS Review Comments
98-023 O-21.pdf
94-066 O-68.pdf
Legal Ad
Transmittal_24-110-00013 (Engineering).doc
Findings_of_Fact 340 Northern Blvd.docx
- 6. Subdivision Variance.** The applicant, DR Horton, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Sandstone Bluffs at Cleveland Heights Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Plat.pdf
Application.pdf
Justification.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx
- 7. Preliminary Plat.** The applicant, DR Horton, Inc., is requesting approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision, Phase 1. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application

FINAL Revised Plat.pdf
Transmittal_24-210-00005_FIRE.pdf
Transmittal_24-210-00005_SSCAFCA.pdf
Reproduction of Notices_.pdf

- 8. Subdivision Variance.** The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request is for the Los Diamantes Phase III Subdivision, on the property legally described as Los Diamantes, Tract 3-A-2. Staff contact is Tim Dvorak and staff recommends approval with findings.
Zoning, Location
Application
Authorization
Preliminary Plat
Justification
Reproduction of Notices, Legal
Findings_of_Fact_BMB.docx
- 9. Preliminary Plat.** The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprising 141 Lots and 6 Tracts zoned R-3: Mixed Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Preliminary Plat
Reproduction of Notices, Legal
Reviewer Comments
- 10. Zone Map Amendment.** The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Zone Map Amendment to change the zoning from C-2: Wholesale and Warehousing Commercial District & R-1: Single-Family Residential District zoning to OS: Open Space District zoning for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A and A-1-B. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommends approval of the Zone Map Amendment to the Governing Body, with findings.
Location/Zone Map
Application
Noticed Properties Map
Book 25 Page 67-68
Legal Ad Proof PZB 08.13.pdf
NEWDRAFT_Ordinance_24-100-00006_CB_BMB.docx
- 11. Zone Map Amendment.** The applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment for the lots legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17, 26, 29-37, 40, 41, 44, from T-Z: Transitional Zoning to R-4: Single-Family Residential Zoning; and Unit 25, Block 150, Lot 11, from T-Z: Transitional Zoning to R-3: Mixed Residential Zoning. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body with findings.
Location and Zoning Map.pdf
Application Package.pdf
Mountain Hawk West Master Plan Proposed Land Use Exhibit.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.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