



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
July 22, 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. [July 8, 2025 Planning and Zoning Board Meeting Minutes 2025-0708_PZB_Minutes_BMB.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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.

- 2. Withdrawn - Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32, 38, 42-64; and Block 24, Lots 41-49, 55-56, 58-66, 68-70. The request is to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential. Staff contact is Tamarah Martinez and staff recommends the item be withdrawn to allow for re-noticing of the item.
- 3. Master Plan Amendment.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

Location, Zoning Map.pdf
Lot Breakdown.pdf
CLEAN Plan.pdf
REDLINED Plan.pdf
Reproduction of Notices.pdf
DRAFT_Resolution_MPA_BMB.doc
- 4. Master Plan.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of the Cleveland Heights Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

Location, Zoning Map.pdf
CLEAN Master Plan.pdf
REDLINE Master Plan.pdf
Lot Breakdown.pdf
Reproduction of Notices.pdf
Resolution_DRAFT.doc
- 5. Zone Map Amendment.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for Paseo Gateway, Tracts 10A, 10B, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; Tracts 5 and 6 from R-1 to R-4; and Tracts 9 and 10A from Open Space to R-4. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Location, Zoning Map.pdf
Application.pdf
Authorization.pdf
Justification Letter.pdf
Reproduction of Notices.pdf
SSAFCA Comments.pdf
Draft_Ordinance_7.22PZB_BMB.doc
- 6. Variance.** The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, are requesting approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement for the construction of a pergola at the the property located at 2956 Tierra del Luna Ave NE, legally described as Tierra Del Norte, Block 4, Lot 7. Staff contact is Michelle Costilla and staff recommends denial with findings.

Zoning, Location.pdf
Application.pdf
Authorization.pdf

Site Plan.pdf
Pergola.pdf
Justification.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

- 7. Final Plat.** The applicant, Roger Theis, of Harvard Ventures Inc., through their agent, Bohannan Huston Inc., requests approval of a Final Plat for the Mariposa East Subdivision, on the property legally described as Mariposa East, Tract 1A-12A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf
Submittal Package.pdf
Plat_FINAL.pdf
Engineering Comments.pdf

- 8. Postponement.** The City of Rio Rancho is requesting approval of Text Amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement. Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the request to the meeting date certain of October 14, 2025, in order to allow for more time for staff to address additional comments that were provided by stakeholders at a supplementary meeting.

- 9. Postponement.** The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM). Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the application to the meeting date certain of October 14, 2025, in order to allow more time for staff to address additional comments that were provided by stakeholders at a supplementary meeting.

DISCUSSION AND DELIBERATION

- 10. Preliminary Plat Amendment.** The applicant, DR Horton, through their agent, Cartesian Surveys, is requesting approval of an amendment to the previously approved Sandstone Bluffs at Cleveland Heights Preliminary Plat, Phase 1. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf
Application.pdf
Letter of Authorization.pdf
Approved Prelim Plat PZB_8.13.24.pdf
REDLINED Plat.pdf
Amended Plat - Cleveland Estates, Ph 1

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