



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
January 9, 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	

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR**

1. [December 12, 2023 Planning and Zoning Board Meeting Minutes  
2023-1212 PZB Minutes.docx](#)

**STAFF REPORTS**

2. [Planning and Zoning Monthly Summary Plat Report - DECEMBER 2023  
2023 PZ SUMMARY PLAT DEC.pdf](#)
3. [Planning and Zoning Monthly Building Activity Report - DECEMBER 2023  
2023 PZ MONTHLY COMPARISONS.pdf](#)

**PUBLIC HEARINGS**

4. **Preliminary Plat Extension.** The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
[Location, Zoning Map.pdf](#)  
[Application Package.pdf](#)  
[Reproduction of Notices.pdf](#)
5. **Preliminary/Final Plat.** The applicant, Albert Sanchez, requests approval of a Preliminary/Final Plat to adjust the building envelope for 6003 Rooster Point Rd NE, legally described as RLEM2, Blk A, Lot 44. Staff Contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[Zoning, Location  
Application  
Mariposa Founder's Approval Letter  
Justification  
Proposed Building Envelope Change  
Warranty Deed  
Mariposa Building Envelope Definitions  
Mariposa Building Envelope Changes  
Mariposa Building\\_Envelope Guidelines.pdf  
Reproduction of Notices](#)

## DISCUSSION AND DELIBERATION

- 6. Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phase 1 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

*Zoning, Location*

*Amended Preliminary Plat*

*Plat Changes*

*Application*

*Authorization*

*Lot Summary Table*

## COMMENTS BY BOARD MEMBERS

## PUBLIC FORUM

## ADJOURNMENT

## 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>.

Public comment on agenda items can be taken in-person or remotely via Zoom meeting software with the access information below:

Join by Computer:

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

Meeting ID: 851 8074 1871

Passcode: 026819