



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 25, 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

Leonel Gallegos, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	Cheryl Baker, District 6, Vice-Chair
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. [April 11, 2023 Planning and Zoning Board Meeting](#)
[2023-0411 PZB Minutes.docx](#)

PUBLIC HEARINGS

2. **Preliminary/Final Plat.** The applicant, Gravity Pad Partners II, LLC, through their agent, Bokay Construction, requests approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 10, Block J, Lot 37A into two lots and dedicate right-of-way. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.
[LocationZoneMap.pdf](#)
[Lots 37-A-1 and 37-A-2 Block J Unit 10 Rio Rancho Estates - 03-27-2023.pdf](#)
[ReproductionofNotifications.pdf](#)
[Review Comments.pdf](#)
[AuthorizationLetter.pdf](#)
3. **Final Plat.** The applicant, Coal Bank Holdings Ltd., through their agent, Mark Goodwin & Associates, PA, requests approval of a Final Plat for the Stonegate Phase 1 Subdivision, on the property legally described as Stonegate, Tracts 2 and 8, and Rio Rancho Estates, Unit 13, Block 47, Tract B. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and

conditions.

Final Plat Application Signed.pdf

Letter of Authorization.pdf

Stonegate Phase 1 Final Plat

Engineering Comments

DISCUSSION AND DELIBERATION

- 4. Preliminary Plat Amendment.** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., requests approval of an amendment to a previously approved preliminary plat for the Sunrise Place Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Sunrise Place orig plat.pdf

Amended SUNRISE PLACE PLAT - redlined.pdf

Letter of Authorization

- 5. Preliminary Plat Amendment.** The applicant, FNA, LLC, requests approval of an amendment to a previously approved preliminary plat for the Vista Montebella Oeste Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

Vista Montebella Oeste Preliminary Plat Resubmittal Request 03142023.pdf

Preliminary Plat Application Re-Submission 04122023.pdf

VISTA MONTEBELLA OESTE PREL PLAT 041223.pdf

Changes to Approved Vista Montebella Oeste Preliminary Plat Identified.pdf

PreliminaryPlatABM_10.26.21.pdf

LocationZoneMap.pdf

- 6. Preliminary Plat Amendment.** The applicant, Lomas Encantadas Development Company, requests approval of an amendment to a previously approved preliminary plat for the Lomas Encantadas 1G, Phase 2 Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-LE1G-PH2.pdf

LE 1G PH2 FINAL PLAT - MARKUP.pdf

LE 1G PH2 FINAL PLAT.pdf

LE 1G Authorization Letter Signed.pdf

21-210-26 Prel Plat ABM.pdf

LocationZoneMap.pdf

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT