



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
May 9, 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 25, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-0425 PZB Minutes.docx](#)

**PUBLIC HEARINGS**

- 2 **Conditional Use Permit.** The applicant, David Baca, is requesting approval of a Conditional Use Permit for an automotive dealership at 1601 Golf Course Rd SE. The subject property is legally described as Unit 16, Block 83, Lot 54A1 and is currently zoned C-1: Retail Commercial. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

[Conditional Use Application.pdf](#)

[Authorization.pdf](#)

[Zoning, Location.pdf](#)

[Site Plan.pdf](#)

[Elevation.pdf](#)

[Staff Comments.pdf](#)

[Reproduction of Notices.pdf](#)

[Findings\\_of\\_Fact.docx](#)

- 3 **Preliminary Plat Extension.** The applicant, MVS Development LLC, through their agent, Mark

Goodwin & Associates PA, requests approval of a preliminary plat extension for the Cielo Azul Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

***Zoning, Location.pdf***  
***Application.pdf***  
***Letter of Authorization.pdf***  
***Justification Letter.pdf***  
***Preliminary Plat.pdf***  
***Reproduction of Notices.pdf***

- 4 Preliminary Plat Extension.** The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., requests approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***Plat and Application***  
***ABM\_PZB\_4.13.21.pdf***  
***ReproductionofNotifications.pdf***  
***Location\_ZoneMap***

- 5 Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***UnserPavilionWest\_LocationZoneMap.pdf***  
***Preliminary Plat Unser Pavilion West (003).pdf***  
***Reproduction of Notifications.pdf***  
***22-210-05 ABM UPW, Tr A.pdf***  
***Extension Request Email.pdf***

- 6 Final Plat.** The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G, Phase 2 Subdivision, on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***LE 1G PH2 FINAL PLAT.pdf***  
***PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-LE1G-PH2.pdf***  
***LE 1G Authorization Letter Signed.pdf***  
***FINDINGS OF FACT 011122.pdf***  
***LocationZoneMap.pdf***  
***Reviewer Comments.pdf***

- 7 Final Plat.** The applicant, FNA, LLC, through their agent, RESPEC, requests approval of a Final Plat for the Vista Montebella Subdivision on the property legally described as Unit 10, Block 24, Lots 63-75; Block 74, Lots 1-8; Block 75, Lots 1-5 and 14. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

***VISTA MONTEBELLA OESTE 4-20-2023.pdf***  
***LocationZoneMap.pdf***  
***21-210-00017 VMO ABM PZB.pdf***  
***Amendment\_ABM\_VMO.pdf***

## **DISCUSSION AND DELIBERATION**

## **COMMENTS BY BOARD MEMBERS**

## **STAFF REPORTS**

- 8** Planning and Zoning Monthly Building Activity Report - APRIL 2023  
***PZ Monthly Building Activity Report - APR 2023.pdf***
  
- 9** Planning and Zoning Monthly Summary Plat Report - APRIL 2023  
***PZ Monthly Summary Plat Report - APR 2023.pdf***

**ADJOURNMENT**