



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
March 12, 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. [February 27, 2024 Planning and Zoning Board Meeting Minutes 2024-0227 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

2. [Planning and Zoning Monthly Summary Plat Report - FEBRUARY 2024 2024 PZ SUMMARY PLAT FEB.pdf](#)

- 3.** Planning and Zoning Monthly Building Activity Report - FEBRUARY 2024  
***2024 PZ MONTHLY COMPARISONS.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.** **Conditional Use Permit.** The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, are requesting approval of a Conditional Use Permit to allow for automotive sales at the subject property legally described as Rio Rancho Estates Unit 16, Block P, Lot 1. Staff contact is Chris Benson and staff recommends approval with findings and conditions.  
***Location/Zone Map***  
***Application***  
***Landowner Authorization***  
***Dealership Scope of Work***  
***Landscape Plan***  
***Site Plan***  
***Notice Letter***  
***Noticed Properties Map***  
***Legal Ad Proof***  
***Findings of Fact***  
***Revised Site Plan***
- 5.** **Preliminary Plat Extension.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.  
***Location Zone Map***  
***Application Package***  
***Notice Letter***  
***Legal Ad Proof***
- 6.** **Variance.** The applicant, John Ports, requests approval of a variance to allow for a proposed carport in the rear setback at the subject property of 5721 Rio Oso Rd NE, legally described as Unit 17, Block 160, Lot 17. Staff contact is Tim Dvorak and staff recommends denial with findings and conditions.  
***Zoning, Location***  
***Application Packet***  
***Justification & Carport Specs***  
***Building Permit Application #24-403 5721, Rio Oso Rd. NE***  
***100' Buffer Noticed Properties***  
***300' Buffer Noticed Properties***  
***Reproduction of Notices, Legal***  
***Reviewer Comments***  
***Chaney, Josh\_Public Comment***  
***Sullivan, Ann\_Public Comment***  
***Map of Public Comments Received***  
***Findings\_of\_Fact\_5721\_Rio\_Oso\_Rd\_NE\_BMB.docx***
- 7.** **Preliminary Plat Extension & Amendment.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of an Amended Preliminary Plat Extension

for the Lomas Encantadas 1D Phase 1 & 2 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

*Zoning, Location*

*Extension Request Letter*

*Preliminary Plat (Original, Extended)*

*LE - 1D - PH 1-2 PRELIM PLAT-MARKUPS.pdf*

*Preliminary Plat (Amended)*

*Reproduction of Notices, Legal*

## **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**