



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
December 12, 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

Scottie Richardson, District 1	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

PUBLIC FORUM

CONSENT CALENDAR

- 1 [November 14, 2023 Planning and Zoning Board Meeting Minutes 2023-1114 PZB Minutes.docx](#)

PUBLIC HEARINGS

- 2 **Conditional Use Permit.** The applicant, Northern RV LLC, through their agent, Timothy Borrer, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3. Staff contact is Chris Benson and staff recommends denial with findings and conditions.

[Location Map.pdf](#)

[Application.pdf](#)

[Landscape Plan.pdf](#)

[Lighting Plan.pdf](#)

[Fire Plan.pdf](#)

[Site Plan_W/Wall Details.pdf](#)

[Notice Letter](#)

[Noticed Properties Map](#)

[Engineering Comments](#)

[Fire & Rescue Comments](#)

SSCAFCA Comments

Legal Ad Proof.pdf

Findings of Fact.pdf

Public Comment 1 - Roadrunner Storage Properties.pdf

Public Comment 2 - David Torres

Public Comment 3 - Brett Locke

Public Comment 4 - Jerry Martin

- 3** **Final Plat.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1F Phase I Subdivision, creating 39 lots and 3 tracts zoned R-1: Single-Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location

Application

Authorization

Final Plat

Water/Wastewater Availability Letter

Final Plat Checklist

LE 1F Lot Summary Table

- 4** **Final Plat.** The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision. The plat will create 5 single-family lots and 2 tracts zoned R-3: Mixed Residential District on the land legally described as Mountain Hawk 23, Block 1, Tract D. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

Zoning, Location

Application

Authorization

Final Plat

Checklist_Final Plat

RRFR Staff Comments

- 5** **Preliminary Plat.** The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts, and 2 parcels, zoned R-2: Single-Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location

Application

Authorization

Preliminary Plat

Scottish Isle Lot Dimensions

Reproduction of Notices

Original Department Comments Memo

Department Comments to Revisions

- 6** **Variance.** The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lots 24 and 25; located at 191 9th Ave NE. Staff contact is Liz Ruiz Carlos and staff recommends approval.

Location_Zoning Map.pdf

Application Package.pdf

Building Permit Application.pdf

98-023 O-21.pdf

Reproduction of Notices.pdf

Notice Map.pdf

Legal Ad.pdf

Findings_of_Fact.docx

- 7 Preliminary Plat.** The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E. The subject property is legally described as LD, Tract 2-A-1 and comprises approximately 36.1597 acres.

Zoning, Location

Application

Authorization

Zoning Ordinance 15-14 O-17.pdf

Reproduction of Notices.pdf

Preliminary Plat

Review Comments Memo

- 8 Master Sign Plan.** The applicant, Plaza at Enchanted Hills 3575, LLC, through their agent, EPNM Inc., requests approval of a Master Sign Plan. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Authorization and Justification.pdf

Original Master Sign Plan.pdf

Elevations.pdf

Site Plan.pdf

Findings_of_Fact.docx

DISCUSSION AND DELIBERATION

- 9 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 1G Phase 3 Subdivision, splitting Phase 3 into Phases 3A and 3B, and creating 109 residential lots and 9 tracts zoned R-4: Single Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location

Amended Preliminary Plat

Notated Plat Changes

Authorization

Application

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

- 10** Planning and Zoning Monthly Summary Plat Report - NOVEMBER 2023
NOV SUMMARY PLAT.pdf
- 11** Planning and Zoning Monthly Building Activity Report - NOVEMBER 2023
2023 PZ MONTHLY COMPARISONS.pdf

ADJOURNMENT