



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
December 17, 2024  
6:00 PM  
City Hall Overflow Room**

**BOARD MEMBERS**

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, 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. November 19, 2024 Planning and Zoning Board Meeting Minutes  
2024-1119 PZB Minutes.docx](#)
- [2. 2025 Planning and Zoning Board Regular Meeting Calendar  
2025 PZB Calendar - Revised.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

3. Planning and Zoning Monthly Building Activity Report - November 2024  
[\*2024 PZ MONTHLY COMPARISONS.pdf\*](#)
4. Planning and Zoning Monthly Summary Plat Report - November 2024  
[\*Nov Summ Plat.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.

5. **Postponement.** The applicant, Mariposa East L.P., through their agent, Bohannon 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 the Planning & Zoning Board postpone the application to a meeting date certain of January 14, 2025.
6. **Conditional Use Permit.** The applicant, Lucas Weidner, is requesting approval of a Hobby Breeder Conditional Use Permit for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. Staff contact is Michelle Costilla and staff recommends denial with findings.  
[\*Zoning, Location.pdf\*](#)  
[\*Conditional Use Application.pdf\*](#)  
[\*Justification Letter.pdf\*](#)  
[\*Site Plan.pdf\*](#)  
[\*Supporting Documents.pdf\*](#)  
[\*Reproduction of Notices.pdf\*](#)  
[\*Animal Control Citation.pdf\*](#)  
[\*Animal Control Recommendation.pdf\*](#)  
[\*Public Comment 1.pdf\*](#)  
[\*Public Comment 2.pdf\*](#)  
[\*Public Comment 3.pdf\*](#)  
[\*Public Comment 4.pdf\*](#)  
[\*Findings\\_of\\_Fact\\_BMB.docx\*](#)
7. **Final Plat.** The applicant, LGI Homes-New Mexico, LLC, through their agent, Douglas Chubin, PE, of CVL Consulting, is requesting approval of a Final Plat for the subject property legally described as High Range 5, Tract 1 and 2 and Unit 13, Block 72, Lot 11. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
[\*Location/Zoning Map.pdf\*](#)  
[\*Application.pdf\*](#)  
[\*Authorization Letter.pdf\*](#)  
[\*High Range 5 Phase 1 Final Plat\\_Original.pdf\*](#)  
[\*High Range 5 Phase 1 Final Plat\\_Final.pdf\*](#)  
[\*ENGINEERING Comments.pdf\*](#)
8. **Final Plat.** The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a Final Plat for the Stone Mountain subdivision to create 86 R-4: Single-Family Residential lots and one tract on the property legally described as Unit 13, Block 63, Parks and Recreation Area. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.  
[\*Zoning, Location.pdf\*](#)  
[\*Agent Authorization.pdf\*](#)  
[\*Stone Mountain Final Plat.pdf\*](#)

**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**