



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
January 24, 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
VACANT, 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. [January 10, 2023 Planning and Zoning Board Meeting Minutes 2023-0110\\_PZB\\_Minutes AR.docx](#)

**PUBLIC HEARINGS**

2. **Variance.** The applicant, WNDG, LLC, through their agent, Consensus Planning, are requesting approval of a variance to the 300-foot distance requirement from a residentially zoned property for a retail cannabis establishment. The proposed retail cannabis establishment is physically located at 1660 NM HWY 528 SE, and is approximately 200 feet from the nearest property containing residential uses, which is located at 1465 NM HWY 528 SE. Staff Contact is Chris Benson and staff recommends approval with findings.  
[23-110-00001 \(Variance\) NOTICE.pdf](#)  
[23-110-00001 - Postcard.docx](#)  
[23-110-00001 - Legal Ad.docx](#)  
[Full Application Variance Request for HILL A1B1\\_APPROVED.pdf](#)  
[23-110-00001 - LocationZoneMap.pdf](#)  
[23-110-00001 - NoticiedPropertiesMap.pdf](#)  
[23-110-00001 Notice Sign.jpg](#)

- 3. Preliminary Plat Extension.** 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 approval with findings and conditions.  
*Application Package.pdf*  
*Neighboring Property Owner Letter.pdf*  
*Notice Map.pdf*  
*Legal Ad.pdf*
- 4. Subdivision Variance.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., is requesting approval of a subdivision variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request for the Broadmoor Heights Unit 5 Subdivision, on the property legally described as Broadmoor Heights 3A, Tract 5A, would not include side or rear easements. Staff contact is Brian Babyak and staff recommends approval with findings.  
*000.20230027\_BHU5 Preplat coverletter.pdf*  
*LocationZoneMap.pdf*  
*ReproductionofNotifications.pdf*
- 5. Preliminary Plat.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., requests approval of a Preliminary Plat 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 Brian Babyak and staff recommends approval with findings and conditions.  
*LocationZoneMap.pdf*  
*BHU5 PLANNING and ZONING LAND USE APPLICATION FORM-7.pdf*  
*BHU5 Preplat coverletter.pdf*  
*BH Unit 5 Plat*  
*ReproductionofNotifications.pdf*  
*ReviewerComments.pdf*
- 6. Zone Map Amendment.** The applicant, Priority Development, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Zone Map Amendment for the property legally described as Unit 25, Block 28, Lots 3-14 & 32-36 and Unit 25, Block 27, Lots 2 & 3A, to change the zoning from TZ: Transitional Zoning to R-4: Single-Family Residential. Staff contact is Brian Babyak and staff recommends approval with findings.  
*LocationZoneMap.JPG*  
*Application*  
*AGENT\_LTR.pdf*  
*ReproductionofNotices.pdf*  
*ReviewerComments.pdf*  
*R124\_Mountain\_Hawk\_West\_MP.pdf*  
*Draft Ordinance\_22-100-30.docx*

## **DISCUSSION AND DELIBERATION**

## **COMMENTS BY BOARD MEMBERS**

## **STAFF REPORTS**

## **ADJOURNMENT**