



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
March 11, 2025  
6:00 PM  
City Hall**

**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. [February 25, 2025 Planning and Zoning Board Meeting Minutes 2025-0225\\_PZB\\_Minutes\\_BMB.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

2. [Planning and Zoning Monthly Building Activity Report - February 2025 2025 PZ MONTHLY COMPARISONS.pdf](#)

- 3.** [Planning and Zoning Monthly Summary Plat Report - February 2025](#)  
[FEB 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.

- 4.** **Subdivision Variance.** The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to the Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The subject property is Unit 13, Block 45, Lots 32-38. Staff contact is Ben Isaacs and staff recommends approval with findings.

[Zoning Location Map.pdf](#)

[Application.pdf](#)

[Letter of Authorization.pdf](#)

[Justification Letter.pdf](#)

[Existing Zoning Ordinance.pdf](#)

[Reproduction of Notifications.pdf](#)

[Findings of Fact.docx](#)

- 5.** **Preliminary/Final Plat.** The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the Tierra del Norte South Subdivision, for the property legally described Unit 13, Block 45, Lots 32-38. Staff contact is Ben Isaacs and staff recommends approval with findings.

[Zoning Location Map.pdf](#)

[Application.pdf](#)

[Plat.pdf](#)

[Existing Zoning Ordinance.pdf](#)

[Letter of Authorization.pdf](#)

[Reproduction of Notifications.pdf](#)

[Reviewer Comments.pdf](#)

## **DISCUSSION AND DELIBERATION**

- 6.** **Preliminary Plat Amendment.** The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

[Location, Zoning Map.pdf](#)

[Authorization Letter.pdf](#)

[Application.pdf](#)

[Original Preliminary Plat.pdf](#)

[Redlined Plat.pdf](#)

[Amended Preliminary Plat.pdf](#)

## **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**