



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
August 12, 2025
6:00 PM
City Hall**

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3	Sal Tortorici, At-Large
Robert Gabaldon, District 4, Vice-Chair	

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. [July 22, 2025 Planning and Zoning Board Meeting Minutes](#)
[2025-0722 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Update on the progress of the proposed Text Amendments to Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement;](#)

and the Development Process Manual update.

3. [Planning and Zoning Monthly Building Activity Report - July 2025
2025 PZ MONTHLY COMPARISONS.pdf](#)
4. [Planning and Zoning Monthly Summary Plat Report - July 2025
JULY 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. **Variance.** The applicants, Joseph and Teresa Damush, through their agent, Fusion Concepts LLC, are requesting approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement for the construction of a pergola at the the property located at 2956 Tierra del Luna Ave NE, legally described as Tierra Del Norte, Block 4, Lot 7. Staff contact is Michelle Costilla and staff recommends denial with findings.
[Zoning, Location.pdf](#)
[Application.pdf](#)
[Authorization.pdf](#)
[Site Plan.pdf](#)
[Pergola.pdf](#)
[Justification.pdf](#)
[Reproduction of Notices.pdf](#)
[Neighbors Signatures of Approval.pdf](#)
[Findings_of_Fact.docx](#)
6. **Variance.** The applicants, Ryan and Reoyne Cook, request approval of a Variance to allow for a six foot high fence in the front setback at the property located at 3117 Cascades Tr SE, legally described as Cascades at High Resort, Block 1, Lot 19. Staff contact is Michelle Costilla, and staff recommends denial.
[Zoning, Location.pdf](#)
[Application.pdf](#)
[Justification.pdf](#)
[Site Plan.pdf](#)
[Code Enforcement 25-1417.pdf](#)
[Reproduction of Notices.pdf](#)
[Findings_of_Fact.docx](#)
7. **Variance.** The applicant, Michael A. Omlor, through their agent Silva Permits, requests approval of a Variance to Rio Rancho Code of Ordinances, Section 154.60 (A)(3)(a), for a roof pitch not meeting the requirement of a minimum slope of two and one-half inches in every 12 inches for the property located at 317 Northern Blvd NE. Staff contact is Tamarah Martinez and staff recommends approval.
[Location Map.pdf](#)
[Complete Submission.pdf](#)
[Complete Building Permit Submission.pdf](#)
[Reproduction of Notices.pdf](#)
[Findings_of_Fact_Northern.docx](#)
8. **Preliminary Plat Extension.** The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Los Diamantes Phase III Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and

conditions.

Zoning, Location Map

Application

Authorization

Justification

Preliminary Plat

Reviewer Comments (Updated Fire Comments)

Reproduction of Notices, Legal Ad

- 9. Final Plat.** The applicant, DR Horton, through their agent, Cartesian Surveys, requests approval of a Final Plat for the Cleveland Estates, Phase 1 Final Plat, on the property legally described as Paseo Gateway, Tract 17. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location__Zoning_Map.pdf

Application.pdf

Letter of Authorization.pdf

Plat.pdf

- 10. Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-30, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, and 28-32; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70. The request is to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

Cielo Bonito ZMA map.pdf

Cielo Bonito ZMA App-Letters-Concept Design.pdf

ZMA Lot List 7.23.25.xlsx

Staff Comments- Complete.pdf

Reproduction of Notices 8.12.25.pdf

R-3 Zoning.pdf

Conceptual Layout_Subject Parcels Overlay.pdf

Draft_Ordinance_CIELO_BONITO_BMB.docx

- 11. Site Plan.** The applicant, Emil Landeros, through their agent, Scott Anderson, requests approval of a Site Plan for a 156 unit apartment complex at 1017 Rosarito Dr SE. The lot is legally described as Unit 16, Block 87, Lot 10-A, is zoned SU: Special Use, and consists of 5.99 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

Location, Zoning Map.pdf

Application.pdf

Letter of Authorization.pdf

Plan Set.pdf

Fire Comments.pdf

Parks Comments.pdf

Reproduction of Notices.pdf

19-160-00002_ABM__GB_(Caravella edit 8-28-19).pdf

Minutes from 2019-08-28 GB.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