



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 22, 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. [April 8, 2025 Planning and Zoning Board Meeting Minutes 2025-0408_PZB_Minutes_BMB.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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.

- 2. Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
LocationZoneMap.pdf
Extension Request.pdf
Preliminary Plat Unser Pavilion West.pdf
Reproduction of Notices.pdf
- 3. Variance.** The applicant, Justin Carricato, requests approval of a variance to the E-1: Estate Residential District side setback requirement of 10' to allow for a 5' side setback for a 360 square foot accessory structure on the property located at 4420 Bentgrass Meadows Drive NE, legally described as Diamond Ridge, Block 2, Lot 35. Staff contact is Tamarah Martinez, and staff recommends denial.
Location & Zoning Map
Land Use Application.pdf
Letters.pdf
Complete Submittal.pdf
Reproduction of Notices.pdf
Findings_of_Fact_Bentgrass_Meadows.docx
- 4. Variance.** The applicants, Timothy and Robin Hecker, request approval of a Variance to the 5 ft rear setback for patio covers to allow for a 1.9-foot encroachment into the rear setback area, for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11. Staff contact is Tim Dvorak and staff recommends denial with findings.
Zoning, Location Map
Application
Justification
Letters of Support
Building Permit Application 25-1963
Reproduction of Notices, Legal
Findings_of_Fact_620_Superstition_Dr_SE.docx
- 5. Variance.** The applicant, AMREP Southwest Inc., is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 101 9th Avenue NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.
Location & Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Existing Zoning Ordinances.pdf
98-023 O-21 Overlay Ordinance.pdf
Reproduction of Notifications.pdf
Findings of Fact.docx
- 6. Variance.** The applicant, Amreston Construction, is requesting approval of a Variance to R.O. 2003, Section 154.60(A)(8) Residential Design Criteria, requiring all utility service and distribution lines be placed underground. The request is for an overhead power extension for the subject property located at 101 9th Avenue NE, legally described as Unit 11, Block UU, Lot 34. Staff

contact is Ben Isaacs and staff recommends approval with findings and conditions.

Location & Zoning Map.pdf

Application.pdf

Justification Letter.pdf

Existing Zoning Ordinances.pdf

Reproduction of Notifications.pdf

Findings_of_Fact_BMB.docx

Public Comment: Shayne.pdf

- 7. Master Plan Amendment.** The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Lomas Encantadas Master Plan. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend approval to the Governing Body.

Zoning, Location Map

Application & Authorization

Justification Letter

Exhibit A Lomas Encantadas Master Plan (Clean)

Lomas Encantadas Master Plan (Redline)

Lomas Encantadas MPA - Existing vs. Proposed

Reviewer Comments

2024_Lomas_Encantadas_Master_Plan_Amendment_Draft_Resolution.doc

Public Comment - Bernhardsen, Theresa

Public Comment - Borrego, Ramon

Revised DSD Engineering Comments

- 8. Zone Map Amendment.** The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Zoning, Location Map

Application & Authorization

Justification Letter

Lomas Encantadas Master Plan - Clean

Lomas Encantadas Master Plan - Red Line

Property List

Reproduction of Notices, Legal Ad

Public Comment - Bernhardsen, Theresa

Public Comment - Borrego, Ramon

Draft Ordinance_BMB.docx

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