



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
January 23, 2024
6:00 PM
City Hall**

Board Members

Scottie Richardson, District 1, Vice-Chair	VACANT, 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 later than fifteen (15) minutes prior to the scheduled start time of a meeting. 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 [January 9, 2024 Planning and Zoning Board Meeting Minutes 2024-0109_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.

- 2** **Conditional Use Permit.** The applicant, Northern RV LLC, through their agent, Timothy Borrer, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
- [*Location Map.pdf*](#)
 - [*Application.pdf*](#)
 - [*Revised & Updated Site Plan Submittal*](#)
 - [*Landscape Plan.pdf*](#)
 - [*Lighting Plan.pdf*](#)
 - [*Fire Plan.pdf*](#)
 - [*Old Site Plan_W/Wall Details.pdf*](#)
 - [*Notice Letter*](#)
 - [*Noticed Properties Map*](#)
 - [*Previous Engineering Comments*](#)
 - [*Previous Fire & Rescue Comments*](#)
 - [*Previous SSCAFCA Comments*](#)
 - [*Updated Comments_fromRevisedSitePlan.pdf*](#)
 - [*Legal Ad Proof.pdf*](#)
 - [*Public Comment 1 - Roadrunner Storage Properties.pdf*](#)
 - [*Public Comment 2 - David Torres*](#)
 - [*Public Comment 3 - Brett Locke*](#)
 - [*Public Comment 4 - Jerry Martin*](#)
 - [*Findings of Fact.pdf*](#)
- 3** **Preliminary Plat.** The applicant, Hoech Real Estate Corporation, through their agent, RESPEC, is requesting approval of a preliminary plat for the Vista Grande Phase 2 subdivision to create 45 residential lots and 4 HOA tracts on approximately 10.4818 acres. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
- [*Location Map*](#)
 - [*Application*](#)
 - [*Preliminary Plat*](#)
 - [*Reproduction of Notice Letter*](#)
 - [*Noticed Properties Map*](#)
 - [*Legal Ad Proof.pdf*](#)
 - [*SSCAFCA Review Comments*](#)
 - [*CoRR Parks, Recreation, and Community Services - Comments.pdf*](#)
 - [*Notice Sign*](#)
 - [*Engineering Review Comments*](#)
- 4** **Final Plat.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1E Phase 1 Subdivision creating 74 residential lots and 13 tracts zoned R-1: Single Family Residential District on the property legally described as LE, Tract 13. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
- [*Zoning, Location*](#)
 - [*Application*](#)
 - [*Authorization*](#)
 - [*Final Plat*](#)
 - [*Lomas Encantadas 1E Lot Summary Table*](#)
 - [*Final Plat Checklist*](#)
 - [*Staff Comments*](#)
- 5** **Variance.** The applicant, PNM Resources, through their agent, Dashiell Corp., requests approval of a variance allow for a 14' tall CMU block wall to surround the proposed PNM switchyard in LQR, Tract 2-E. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location
Application
Letter of Authorization
Justification of Variance
Wall Plans
154.77 Fence & Wall Regulations.pdf
Recorded Plat - PNM Switchyard.pdf
Reviewer Comments
Reproduction of Notices
100' Notification Buffer Map
300' Notification Buffer Map
Findings_of_Fact_LQR_Fence_Height_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 later than fifteen (15) minutes prior to the scheduled start time of a meeting. 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