



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
June 25, 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 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. [June 11, 2024 Planning and Zoning Board Meeting Minutes 2024-0611_PZB_Minutes_BMB_AR.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. Variance.** The applicant, Maria Martinez Guevara, requests approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement for the property legally described as Unit 13, Block DD, Lot 10. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Application.pdf
Location, Zoning Map.pdf
Reproduction of Notices.pdf
98-023 O-21.pdf
Book 1 Page 69.pdf
Transmittal_24-110-00010_SSCAFCA.pdf
Findings_of_Fact.docx
- 3. Final Plat.** The applicant, Rio Rancho Holdings, LLC, through their agent Huitt-Zollars, Inc., requests approval of a final plat for the Melon Ridge Phase 2 subdivision to create 74 R-4: Single Family Residential lots and one tract on the property legally described as Melon Ridge, Tract A1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Melon Ridge Phase 2 Final Plat.pdf
Agent Authorization.pdf
Staff Comments.pdf
- 4. Preliminary Plat Extension.** The applicant, Forestar (USA) Real Estate Group, Inc., through their agent, Isaacson & Arfman, Inc, requests approval of a preliminary plat extension for the Stone Mountain Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Agent Authorization.pdf
Justification.pdf
Preliminary Plat
Reproduction of Notices.pdf
- 5. Conditional Use Permit.** The Applicant, Green Summit Landscape Management, requests approval of a Conditional Use Permit for a contractor's yard at the subject property of 1522 Stephanie Rd SE, legally described as Corrales South, Block I, Lot 7. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Reproduction of Notices, Legal
Justification Letter
Site Development Plan
Landscape Plan
Reviewer Comments
Findings_of_Fact.docx
- 6. Conditional Use Permit.** The applicant, Andrew Vargas-Segura, requests approval of a Conditional Use Permit to allow for a Boarding Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
Location/Zone Map
Application
Boarding Details & Considerations for La Pawta Spa

Site Plan & Details
Boarding Consent Letter
Notice Letter
Noticed Properties Map
Legal Ad Proof
Findings of Fact

- 7. Street Name Change.** The applicant, The City of Rio Rancho, is requesting approval for the alteration of the street name 14th Ave SE to Cabezon Blvd SE. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.

Street name Map (remade).png
Letter to property owners.doc
MRMPO comments
Petition_RRPS
Petition - Petition SSCAFCA.pdf
Petition_CoRR
FindingsofFact_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