



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
January 14, 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. [December 17, 2024 Planning and Zoning Board Meeting Minutes 2024-1217 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

2. [Planning and Zoning Monthly Building Activity Report - December 2024 2024 PZ MONTHLY COMPARISONS.pdf](#)

- 3.** Planning and Zoning Monthly Summary Plat Report - December 2024  
*Dec 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.** **Preliminary Plat Extension.** The applicant, Mariposa East L.P., through their agent, Bohannon Huston Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Mariposa East Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
*Location, Zoning Map.pdf*  
*Preliminary Plat Extension\_Mariposa Subdivision.pdf*  
*Reproduction of Notices.pdf*
- 5.** **Preliminary Plat Extension.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Lomas Encantadas 1D Phase 1A, 1B, & 2 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
*Zoning, Location*  
*Application & Extension Request*  
*Authorization*  
*Preliminary Plat*  
*Reproduction of Notices, Legal*
- 6.** **Preliminary Plat Extension & Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of an Amended Preliminary Plat Extension for the Lomas Encantadas 1E Phase 2 Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
*Zoning, Location*  
*Amended Preliminary Plat*  
*Plat Changes*  
*Application & Extension Request*  
*Amendment Request Application*  
*Authorization*  
*Lomas Encantadas 1E lot summary*  
*Reproduction of Notices, Legal*
- 7.** **Variance.** The applicant, Mario Risso, requests approval of a variance to the maximum wall height within the R-1: Single-Family Residential District front setback on the subject property legally described as Rio Rancho Estates Unit 11, Block 5, Lot 80. Staff contact is Tim Dvorak and staff recommends denial with findings.  
*Zoning, Location*  
*Application*  
*Justification*  
*Property Site Plan*  
*Building Permit Application Packet*  
*Wall Photos - Current*  
*Wall Photos - Previous*  
*Reproduction of Notices, Legal*  
*Findings\_of\_Fact\_401\_5th\_St\_NE.docx*  
*Public\_Comment\_Braden*

*Public\_Comment\_Smouse*  
*Public\_Comment\_Valdez*  
*Neighborhood Signatures of Support*

- 8. Variance.** The applicant, Ann Bagley, is requesting approval of a variance request to the R-1 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.50 Zoning Table to allow for a 5 ft rear setback of a 552 sq. ft. proposed accessory structure on the subject property legally described as Corrales North Unit 3, Block 24, Lot 4, and addressed as 2428 Manzano Lp NE. Staff contact is Michelle Costilla, and staff recommends denial.

*Zoning, Location.pdf*  
*Justification.pdf*  
*Site Plan.pdf*  
*Corner of Property.jpg*  
*Corner of Property 2.jpg*  
*Tiering.jpg*  
*Reproduction of Notices.pdf*  
*Findings\_of\_Fact\_BMB.docx*  
*Public Comment.pdf*

- 9. Text Amendment.** The applicant, the City of Rio Rancho requests an amendment to the Rio Rancho Municipal Code, Title XV Land Usage, Chapter 154 Planning and Zoning, Sections 154.10, 154.13, 154.19, and 154.43. Staff contact is Brian Babyak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

*BoardingLodgingHouses\_Ordinance\_1.6.24.docx*  
*O22\_-\_Signed (Ch 123 STRs).pdf*  
*O24\_-\_Signed (Ch 154 Permissive Use STRs).pdf*  
*PZB Legal Ad Proof.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**