



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
June 11, 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. [May 28, 2024 Planning and Zoning Board Meeting Minutes  
2024-0528\\_PZB\\_Minutes\\_BMB\\_AR.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

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

- 3.** [Planning and Zoning Monthly Summary Plat Report - MAY 2024  
May Summary 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.** [Variance](#). The Applicant, Melvin Munoz Estrada, requests approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement for the property located at 425 Northern Blvd NE. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[Zoning, Location](#)  
[Application & Justification](#)  
[96-020 O-19](#)  
[Site Plan](#)  
[\(Filed Plat\) Book 1, Page 72](#)  
[Reproduction of Notices, Legal, Noticed Properties](#)  
[Findings\\_of\\_Fact\\_BMB.docx](#)
- 5.** [Preliminary/Final Plat](#). The applicant, TDO Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a Preliminary/Final Plat to create three lots and one tract from the existing property legally described as Tierra Del Oro Phase 2, Tract I. Staff contact is Michelle Costilla and staff recommends approval with findings.  
[Zoning, Location.pdf](#)  
[Authorization.pdf](#)  
[Preliminary, Final Plat.pdf](#)  
[Lot widths at 15' setback.pdf](#)  
[Reproduction of Notices.pdf](#)  
[Staff Comments.pdf](#)  
[Public Comment, Jason Marra.pdf](#)

## **DISCUSSION AND DELIBERATION**

- 6.** [Preliminary Plat Amendment](#). The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., requests approval of a Preliminary Plat Amendment for the Broadmoor Heights Unit 4 subdivision on the land legally described as Broadmoor Heights Tract 4-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.  
[Location/Zone Map](#)  
[Application](#)  
[Letter](#)  
[Amended Preliminary Plat](#)  
[Original Preliminary Plat W\\_Markups](#)

## **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