



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
February 10, 2026  
6:00 PM  
City Council Chambers**

**BOARD MEMBERS**

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
VACANT, District 3	Sal Tortorici, At-Large
Robert Gabaldon, District 4, Vice-Chair	

**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.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

**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 27, 2026 Planning and Zoning Board Meeting Minutes](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

- 2.** [Planning and Zoning Monthly Summary Plat Report - January 2026  
\*Jan 2026 Summ Plat.pdf\*](#)
- 3.** [Planning and Zoning Monthly Building Activity Report - January 2026  
\*2026 PZ MONTHLY COMPARISONS.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/Final Plat.](#) The Applicants, Pierre and Leslie Amestoy, through their agent, Aldrich Land Surveying, request approval of a Preliminary/Final Plat for the property legally described as Rio Rancho Estates Unit 10, Block 61, Lot 1, dedicating approx. 0.0115 acres of right-of-way to the City of Rio Rancho. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[Zoning & Location Map](#)  
[Application](#)  
[Authorization](#)  
[Preliminary/Final Plat](#)  
[Reproduction of Notices, Legal Ad](#)
- 5.** [Preliminary Plat.](#) The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, 1A16G, and 1A16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval, with findings and conditions.  
[Location, Zoning Map.pdf](#)  
[ApplicationForm.pdf](#)  
[Application Package](#)  
[Preliminary Plat - Terra Alto](#)  
[Approved Admin Site Plan Application\\_1.14.26](#)  
[Mariposa Master Plan Land Use and Proposed Zoning.pdf](#)  
[Reproduction of Notices.pdf](#)  
[Public Comment\\_King.pdf](#)  
[Public Comment\\_Jilek.pdf](#)  
[Public Comment\\_Bentley.pdf](#)  
[Public Comment\\_Myers.pdf](#)  
[Public Comment\\_.pdf](#)  
[Previous Submittal\\_Site Plan and Plat.pdf](#)  
[Previous Public Comments.pdf](#)
- 6.** [Master Plan.](#) The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 21, Block 22, Lots 4-30, 45-48, Block 23, Lots 3-23, 45-64 and Block 24, Lots 51-70. Staff contact is Tamarah Martinez and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.  
[Zoning, Location.pdf](#)  
[UPDATED Application MP - Cielo Bonito Dev. 1.21.26.pdf](#)  
[Reproduction of Notices.pdf](#)

*Reviewer Comments.pdf*  
*Draft\_Resolution\_CieloBonito.doc*

- 7. Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment request for approximately 44.94 acres from TZ Transitional Zoning and R-3: Mixed Residential to R-4, Single-Family Residential for the properties legally described as Unit 21, Block 22, Lots 4-26, 28-30, 45-48; Block 23, Lots 3-10, 14-23, 45-64; and Block 24, Lots 51-56, 58-70. Staff contact is Tamarah Martinez and staff recommend the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

*Application ZMA - Cielo Bonito Dev. 2.2.26.pdf*  
*Zoning, Location.pdf*  
*Reproduction of Notices.pdf*  
*Draft\_Ordinance\_CieloBonitoZMA\_BMB\_AR.doc*

- 8. Subdivision Variance.** The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, Section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 3309 19th Ave SE, legally described as Unit 16, Blk 14, Lot 78. Staff contact is Tamarah Martinez and staff recommends denial.

*Location Map 3309 19th.pdf*  
*Application (19th Ave) signed.pdf*  
*Letter of Determination for Lot 78-B, Block 14, Unit 16, RRE.pdf*  
*Special Warranty Deed (2021 1 28) (recorded).pdf*  
*Updated Variance Letter 1.14.pdf*  
*251611-PLAT (11-6-25).pdf*  
*Findings\_of\_Fact\_3309\_19th\_BMB.docx*

- 9. Preliminary/Final Plat.** The applicant, Clean Slate Properties, LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat to subdivide the property legally described as Unit 16, Blk 14, Lot 78. The property is zoned R-1: Single Family Residential District and comprises approximately 0.5 acres. Staff Contact is Tamarah Martinez and staff recommends denial.

*Location Map 3309 19th.pdf*  
*Application (19th Ave) signed.pdf*  
*Letter of Authorization (19th Ave).pdf*  
*251611-PLAT (11-6-25).pdf*  
*Reproduction of Notices.pdf*  
*Reviewer Comments.pdf*  
*Copy of Special Warranty Deed (2021 1 28) (recorded).pdf*  
*Unit 16 next to fire garage - deed.tif*  
*Public Comment on Legislation Item\_ 25--210--00014.pdf*

- 10. Withdrawn - Variance.** The applicant, Lomas Encantadas Development Company LLC., is requesting approval of a Variance to the 10 ft corner lot side setback requirement for a 5 ft encroachment, at the the property located at 4293 Mountain Trail Lp NE, legally described as Montreal Phase 1, Block 1, Lot 13. Staff contact is Michelle Costilla and staff recommends withdrawal of the item, as requested by the applicant.

*Zoning, Location.pdf*  
*Application.pdf*  
*Justification.pdf*  
*Variance Exhibit Lot 13-1.pdf*  
*PNM PUE Agreement.pdf*  
*Reproduction of Notices.pdf*  
*Findings\_of\_Fact.docx*

- 11. Master Plan.** The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of the Vista Alegria Master Plan, comprised of approximately 78.21 acres. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.  
**Zoning & Location Map**  
**Application & Justification**  
**Authorizations**  
**Vista Alegria Master Plan**  
**Reproduction of Notices, Legal Ad**  
**DRAFT\_Resolution\_Vista\_Alegria\_MP\_BMB.doc**
- 12. Zone Map Amendment.** The Applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the subject properties totaling 78.21 acres of Rio Rancho Estates Unit 8, Block 57, Lots 1-7, & 18-24; and Block 58, Lots 1-7 from M-1: Industrial & Business Park District to R-6: Multi-Family Residential District; Rio Rancho Estates Unit 8, Block 58, Lots 9-11, 14-20, & 22-24; Block 61, Lots 1-2, 4-7, 10-11, 14-19, & 21-24; Block 62, Lots 1-2, 4A, 5-6, & 20-22; and Block 66, Lots 1-4 from M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to R-3: Mixed 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**  
**Land Use Map Northern-Rainbow SAP Amendment ADOPTED 11.13.25 (1) 35.pdf**  
**Application & Justification**  
**Authorizations**  
**Reproduction of Notices, Legal Ad**  
**Draft\_Ordinance\_BMB\_AR.docx**  
**ECimino\_PublicComment.pdf**
- 13. Zone Map Amendment.** The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along all subject properties. Staff contact is Tim Dvorak, and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body.  
**Rainbow Blvd Location Map**  
**Reproduction of Notices, Legal Ad**  
**Exhibits A-T (Rainbow Overlay)**  
**Exhibit U - Arterial Cross Sections (4-Lane & 6-Lane)**  
**Reviewer Comments**  
**Draft\_Ordinance\_Rainbow\_Corridor\_Overlay\_BMB.docx**  
**BHaltom\_PublicComment.pdf**  
**ECimino\_PublicComment.pdf**  
**Public Email Inquiries**

## **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**