



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
March 24, 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. [March 10, 2026 Planning and Zoning Board Meeting Minutes 2026-0310 PZB Minutes.docx](#)

## STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - February 2026](#)  
[Feb 2026 Summary Plat.pdf](#)
3. [Planning and Zoning Monthly Building Activity Report - February 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 Plat Extension.** The applicant, LGI Homes New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an extension for the High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
[Location, Zoning Map.pdf](#)  
[High Range 5 - Amended Preplat\\_20250226.pdf](#)  
[Application.pdf](#)  
[Authorization Letter.pdf](#)  
[Justification Letter.pdf](#)  
[Reproduction of Notices.pdf](#)  
[Public Comment\\_Caraveo.pdf](#)
5. **Variance.** The Applicant, Green Summit Landscape Management, requests approval of a Variance request to allow for encroachment of a constructed CMU block wall within the C-2: Wholesale & Warehousing Commercial District Front Setback on the property legally described as Corrales South (CS), Block I, Lot 7. Staff contact is Tim Dvorak and staff recommends denial with findings.  
[Zoning & Location Map](#)  
[Application](#)  
[Justification](#)  
[Site Plan - Constructed Wall](#)  
[Reproduction of Notices & Legal Ad](#)  
[Fence Permit #25-239](#)  
[Reviewer Comments](#)  
[Site Pictures](#)  
[Findings\\_of\\_Fact\\_BMB\\_final.docx](#)
6. **Subdivision Variance.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Avalanche Drive NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends denial of the request with findings and conditions.  
[Application.pdf](#)  
[Letter of Authorization.pdf](#)  
[Zoning, Location.pdf](#)  
[Northern Exposure Preliminary Plat.pdf](#)  
[Justification.pdf](#)  
[Reproduction of Notices.pdf](#)  
[Staff Comments.pdf](#)  
[Findings\\_of\\_Fact.docx](#)
7. **Subdivision Variance.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-

end street stub for Arctic Avenue NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends approval.

***Zoning, Location.pdf***

***Application.pdf***

***Letter of Authorization.pdf***

***Northern Exposure Preliminary plat.pdf***

***Justification.pdf***

***Reproduction of Notices.pdf***

***Staff Comments.pdf***

***Findings\_of\_Fact\_.docx***

- 8. Preliminary Plat.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, creating 72 single-family residential lots, four parcels, and four tracts on the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32. Staff contact is Michelle Costilla and staff recommends approval of the item with findings and conditions.

***Zoning, Location.pdf***

***Application.pdf***

***Letter of Authorization.pdf***

***Northern Exposure Preliminary Plat\_3.4.26 Revised.pdf***

***Northern Exposure Drainage Report.pdf***

***Water and Sewer Availability Approval.pdf***

***Staff Comments.pdf***

***Reproduction of Notices.pdf***

***Postponement Request***

## **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**