



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 23, 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. [April 9, 2024 Planning and Zoning Board Meeting Minutes 2024-0409 PZB Minutes.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, Patrick Crawford, requests approval of a variance for a setback of 9 feet, 6 inches from the rear of the property and 9 feet from the side property line for a 320 square foot permanent shipping container, for the property located at 4588 Huron Drive NE. Staff Contact is Sean LaBarbera and staff recommends denial with findings and conditions.
[*4588 Huron Drive map.png*](#)
[*Land Use Application.pdf*](#)
[*Justification letter.pdf*](#)
[*Site Plan*](#)
[*Building Permit Application.pdf*](#)
[*overhead corner view.pdf*](#)
[*Overhead rear view.pdf*](#)
[*North retain wall.pdf*](#)
[*overhead view.pdf*](#)
[*south retain wall.pdf*](#)
[*Legal Ad*](#)
[*Postcards 4588 Huron DR.docx*](#)
[*Notification Letter to Neighboring Property Owners*](#)
[*FindingsofFact_bmb_4.23.23.docx*](#)
- 3. Final Plat.** The applicant, Pulte Group, through their agent, Bohannon Huston Inc., requests approval of a Final Plat for the Broadmoor Heights Unit 5 Subdivision, creating 78 lots zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights Unit 3A, Tract 5-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.
[*Location/Zone Map*](#)
[*Application*](#)
[*Authorization Letter*](#)
[*Final Plat*](#)
[*Fire & Rescue Comments*](#)
- 4. Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[*Zoning, Location.pdf*](#)
[*Justification.pdf*](#)
[*Preliminary Plat Unser Pavilion West.pdf*](#)
[*Reproduction of Notices.pdf*](#)
- 5. Preliminary Plat Extension.** The applicants, LGI Homes New Mexico, LLC, and High Range 5 LLC, are 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*](#)
[*Application.pdf*](#)
[*LGI Homes - Request for High Range 5 Preliminary Plat Extension.docx.pdf*](#)
[*Authorization.pdf*](#)
[*Plat*](#)
[*Reproduction of Notices.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