



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 24, 2024
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. September 10, 2024 Planning and Zoning Board Meeting Minutes
2024-0910 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, Joseph Crepeau, requests approval of a variance to the R-1: Single-Family Residential District rear setback of 15' at the property of 5708 Rio Oso Rd NE, legally described as Unit 17, Block 159, Lot 3. Staff contact is Tim Dvorak and staff recommends denial with findings.
Application
Building Permit Application Packet
Justification Letter
Reproduction of Notices, Legal, & Buffer Distances
Neighbor Letters of Support
Findings_of_Fact_5708_Rio_Oso_Rd_NE.docx
Location Map.pdf
- 3. Variance.** The Applicant, Randall Shaffer, requests approval of a Variance to require the same facade as the primary residence for a prefabricated structure located on the property legally described as Unit 17, Block CC, Lot 3-A-1; physically located at 5690 Miller Road NE. Staff contact is Sean LaBarbera, and staff recommends denial with findings.
Location map.pdf
Shaffer RR Planning Package.pdf
Transmittal Comments.docx
Reproduction of Notifications
Neighbor comments of support.pdf
Excerpt of March Building Permit Application Displaying Open Building.pdf
March Zoning Comments
Signed and Approved Elevation Plan_April 3 2024
Findings_of_Fact_5690_Miller_Road_BMB.docx
- 4. Conditional Use Permit.** The applicant, Lucas Weidner, is requesting approval of a Hobby Breeder Conditional Use Permit for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Conditional Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Supporting Documents.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx
Public Comment.pdf
Public Comment 2.pdf
- 5. Final Plat.** The Applicant, Enclave Scottish Isle, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Scottish Isle Subdivision creating 123 residential lots, 3 tracts, and 2 parcels zoned R-2: Single Family Residential District on the property legally described as Unit 13, Block 45, Lots 1-21 & 41-62. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Final Plat
Scottish Isle Lot Dimensions
Plat Checklist

Reviewer Comments

- 6. Final Plat.** The applicant, Lomas Encantadas Development Co. LLC, through their agent, Tierra West LLC., requests approval of a Final Plat for the Montreal Phase 1 subdivision to create 47 single family residential lots and three tracts on the property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2A. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Authorization.pdf

Final Plat.pdf

Block 2, Lots 11-15, and Block 3, Lots 41 and 40 Minimum Width Requirements Met.pdf

Staff Comments.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