



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 11, 2023
6:00 PM
City Hall**

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>

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmIHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

Leonel Gallegos, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	Cheryl Baker, District 6, Vice-Chair
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

- 1 [March 28, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0328 PZB Minutes.docx](#)

PUBLIC HEARINGS

Preliminary/Final Plat. The applicant, Will Plotner, Jr., through his agent, CSI-Cartesian Surveys, Inc., requests approval of a Preliminary/Final Plat which would create two R-1: Single-Family Residential zoned lots from the property legally described as Unit 13, Block 143, Lot 23. Staff contact is Brian Babyak and staff recommends the Planning and Zoning Board acknowledge that the technical standards have been met and consider whether the subdivision fits the character of the surrounding neighborhood.

[SUMMARY PLAT SUBMITTAL \(2-21-23\).pdf](#)

[LocationZoneMap.pdf](#)

[ReproductionofNotifications.pdf](#)

[Reviewer Comments.pdf](#)

[Takahashi Public Comment.pdf](#)

[Filipiak Letter--City of Rio Rancho 3.30.23.pdf](#)

[AragonPublicComment.pdf](#)

[Buscemi Letter Opposing Istle Lot Subdiving.pdf](#)

[*Coral Y Public Comment.pdf*](#)
[*Clark 2501 Istle Rd NE comment letter.pdf*](#)
[*Mitoff Public Comment.pdf*](#)
[*McGlothlinPublicComment.pdf*](#)

Preliminary Plat Extension. The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 2 Subdivision on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions

[*LocationZoneMap.pdf*](#)
[*Pre-Plat Extension LE 1G Ph2 3-17-2023.pdf*](#)
[*ReproductionofNotifications.pdf*](#)
[*21-210-26 Prel Plat ABM.pdf*](#)

Preliminary Plat Extension. The applicant, Lomas Encantadas Development Company LLC, requests approval of a preliminary plat extension for the Lomas Encantadas 1G, Phase 3 Subdivision on the property legally described as Lomas Encantadas Tract 12A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions

[*LocationZoneMap.pdf*](#)
[*Pre Plat Extension Application - LE 1G Ph3 - 3-17-2023.pdf*](#)
[*ABM_PrelPlat_22-210-01.pdf*](#)
[*ReproductionofNotifications.pdf*](#)

Preliminary Plat Extension. The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1D Phase 1 & 2 Preliminary Plat. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

[*Legal Ad 3.29.23.pdf*](#)
[*Pre Plat Extension LE 1D Ph 1&2 - 03-17-2023.pdf*](#)
[*22-210-00004 Notices for 4.11.23 PZB.pdf*](#)
[*Lomas Encantadas 1D Phases 1 & 2.jpg*](#)

Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval for a preliminary plat to create four R-1: Single Family Residential zoned lots from the property legally described as Siesta Hills II, Block 4, Lot 21A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

[*Location & Zoning Map*](#)
[*Original Reviewer Comments*](#)
[*SIESTA HILLS_PLAT.pdf*](#)
[*PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-Siesta Hills.pdf*](#)
[*ReproductionofNotifications.pdf*](#)
[*6.8.21 PZB Minutes.pdf*](#)

Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., is requesting approval of a preliminary plat, which would create four R-1: Single Family Residential zoned lots in a subdivision to be known as Cedar Hills IV. The property is legally described as Cedar Hills IV, Tract A-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.

[*LocationZoneMap*](#)
[*Original Review Comments*](#)
[*PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-Cedar Hills 4.pdf*](#)
[*CedarHills4 PrePlat.pdf*](#)
[*10.12.21_PZB_Minutes.pdf*](#)
[*Reproduction of Notifications.pdf*](#)

Preliminary Plat. The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc.,

requests approval of a preliminary plat to create 24 residential lots and 2 tracts on the subject property legally described as Northern Meadows, Tract J-1. Staff contact is Brian Babyak and staff recommends the item be approved with findings and conditions.

[LocationZoneMap.pdf](#)

[PLANNING-and-ZONING-LAND-USE-APPLICATION-FORM-TRACT J-1 signed.pdf](#)

[Tract J-1 Preliminary Plat 031623.pdf](#)

[Lot Summary](#)

[21-26 O-24](#)

[Original Reviewer Comments](#)

[11.9.21_PZB_Minutes.pdf](#)

[Reproduction of Notifications.pdf](#)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

Planning and Zoning Monthly Building Activity Report - MAR 2023

[PZ Monthly Building Activity Report - MAR 2023.pdf](#)

Planning and Zoning Monthly Summary Plat Report - MAR 2023

[PZ Monthly Summary Plat Report - MAR 2023.pdf](#)

ADJOURNMENT