



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
June 24, 2025  
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. [June 10, 2025 Planning and Zoning Board Meeting Minutes](#)  
[2025-0610 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. Master Plan Amendment.** The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of an amendment to the Quail Ranch Master Plan Addendum allowing for an expansion of the Renewable Energy Overlay District to the eastern portion of the Master Plan area. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.  
*Location & Zoning Map.pdf*  
*Land Use Application*  
*Letter of Authorization.pdf*  
*Justification Letter.pdf*  
*Quail Ranch Addendum FINAL REDLINE.pdf*  
*Exhibit A: Proposed Quail Ranch Master Plan Addendum.pdf*  
*Exhibit B: Map of Overlay Area*  
*Reproduction of Notifications.pdf*  
*Draft Resolution Quail Ranch Addendum.docx*
- 3. Zone Map Amendment.** The applicant, Atrisco Solar II LLC, c/o Clenera, LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the property legally described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, to expand the existing Renewable Energy Overlay District. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.  
*Location & Zoning Map.pdf*  
*Land Use Application*  
*Letter of Authorization.pdf*  
*Justification Letter.pdf*  
*Exhibit B: Location of Proposed Overlay Zone*  
*Reproduction of Notifications.pdf*  
*Draft Ordinance 25-100-00006\_BMB.docx*
- 4. Withdrawn - Master Plan.** The applicant, Cielo Bonito, LLC requests approval of the Cielo Bonito Master Plan at the location legally described as Unit 12, Block 22, Lots 7-31 and 45-48, Block 24, Lots 3-10, 14-18, Lots 20-23, 28-32, 38, 42-49 and 50-64 and Block 24, Lots 44-49, 55-56, 58-59, and 60-70. Concurrent with this request is a Zone Map Amendment request for approximately 50.442 acres from TZ Transitional Zoning to R-3, Mixed Residential. Staff contact is Tamarah Martinez and staff requests the application be withdrawn as requested by the applicant.  
*Request from applicant to withdraw item*
- 5. Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for the property legally described as Unit 21, Block 22, Lots 7-26, 28-30, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32; and Block 24, Lots 41-49, 55-56, 58-66, and 68-70. The request is to amend the zoning from TZ Transitional Zoning to R-3: Mixed Residential. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.  
*Location Map*  
*Cielo Bonito ZMA App-Letter-Authorizations.pdf*  
*Cielo Bonito Conceptual Design.pdf*  
*Reproduction of Notices.pdf*  
*Staff Comments- Complete.pdf*  
*Draft\_Ordinance\_BMB.docx*  
*R-3 Zoning.pdf*
- 6. Master Plan Amendment.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of a Master Plan Amendment to the Paseo Gateway Master Plan. Staff

contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

***Location and Zoning Map.pdf***

***Redlined Plan.pdf***

***Clean Plan.pdf***

***Reroduction of Notices.pdf***

***DRAFT\_Resolution\_MPA\_BMB.doc***

- 7. Master Plan.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning, requests approval of the Cleveland Heights Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

***Location and Zoning Map .pdf***

***Redlined Plan.pdf***

***Cleveland Heights Master Plan***

***Reroduction of Notices.pdf***

***DRAFT\_Resolution\_.doc***

- 8. Zone Map Amendment.** The applicant, Paseo Gateway, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for Paseo Gateway, Tracts 10A, 10C, and 8, from R-3 to R-4; Tracts 11, 7, and 4, from R-2 to R-4; and Tracts 5 and 6 from R-1 to R-4. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

***Location, Zoning .pdf***

***Application.pdf***

***Authorization.pdf***

***Justification Letter.pdf***

***Reproduction of Notices.pdf***

***SSCAFCA Comments.pdf***

***Draft\_Ordinance\_BMB.doc***

## **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**