



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
October 10, 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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

VACANT, District 1	Scottie Richardson, District 5, Vice-Chair
Kevin Kofchur, District 2	Lisa Hardisty, District 6
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. [September 26, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0926_PZB_Minutes_BMB.docx](#)

PUBLIC HEARINGS

2. **Subdivision Variance.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannan Huston Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request is for the Broadmoor Heights Unit 4 subdivision, on the property legally described as Broadmoor Heights Tract 4-A. Staff contact is Chris Benson and staff recommends approval with findings.

[Location Map](#)

[Application](#)

[Authorization Letter](#)

[Cover/Justification Letter](#)

[Notice Letter](#)

[Notice Postcard](#)

[Noticed Properties Map](#)

[Legal Ad Proof.pdf](#)

Fire & Rescue Comments.pdf
Findings of Fact.pdf

- 3. Preliminary Plat.** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston Inc., is requesting approval to create 53 residential lots and 3 tracts, all zoned R-4: Single-Family Residential, from the property legally described as Broadmoor Heights Tract 4-A. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

Location Map
BHU4 Preliminary Plat
Application
Authorization Letter
Cover Letter
Notice Letter
Notice Postcard
Noticed Properties
Fire & Rescue Comments.pdf
Secondary Emergency Access Exhibit.pdf

- 4. Final Plat.** The applicant, Amestoy Construction and Development II, LLC, through their agent, Aldrich Land Surveying, requests approval of a final plat for Tierra Del Norte creating 115 lots and 4 tracts on a subject property legally described as Unit 13, Block 43, Lots 20- 28 and 31-39, Block 44, Lots 22-42, Block 45, Lots 22-31 and 39-40. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf
Authorization.pdf
Tierra Del Norte Final Plat.pdf
Staff Comments.pdf

- 5. Site Plan.** The Applicant, Matthew Herrera X2D, LLC., requests site plan approval for a townhouse development on the properties legally described as Rio Rancho Estates Unit 10, Block 7, Lots 1-3. Staff contact is Tim Dvorak, and staff recommends the Planning and Zoning Board recommend approval of the site plan to the Governing Body.

Zoning, Location
Site Plan
Application
Justification
Authorization, Lot 1
Authorization, Lots 2 & 3
Vesting Deed
Water/Wastewater Availability Letter
O-43, 07-42
O-20, 18-24 (Unit 10 Overlay)
Letter to Property Owners
Legal Ad
Reviewer Comments
Public Comment - Romero, Angela
Public Comment - Babcock, Sue
Public Comment - Abramson, Codie
Public Comment - Ferryman, Patricia
Public Comment - Henderson, Perry & Carolyn
Public Comment - Hedin, Sonia and Greg
Public Comment Map

- 6. Text Amendment.** The applicant, City of Rio Rancho, seeks to amend R.O. 2003 Chapter 154 Planning and Zoning for the addition of Off-Premises Advertising Signs to Section 154.45, being moved from its existent location in R.O. 2003 Chapter 156.33. Staff contact is Tim Dvorak, and staff

recommends approval of the text amendment.

154.45 Off-Premises Advertising Signs

Legal Ad

Draft_Ordinance_R.O._154.45_Off-Premises_Advertising_Signs_BMB.docx

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

- 7.** Planning and Zoning Monthly Building Activity Report- SEPTEMBER 2023
2023 PZ MONTHLY COMPARISONS.pdf
- 8.** Planning and Zoning Monthly Summary Plat Report - SEPTEMBER 2023
Sept Plat Activity.pdf

ADJOURNMENT