



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
May 13, 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. [April 22, 2025 Planning and Zoning Board Meeting Minutes](#)  
[2025-0422 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

2. [Planning and Zoning Monthly Building Activity Report - April 2025](#)  
[2025 PZ MONTHLY COMPARISONS.pdf](#)

- 3.** Planning and Zoning Monthly Summary Plat Report - April 2025  
***APRIL SUMMARY PLAT.pdf***

## **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.

- 4.** **Variance.** The Applicant, AMREP Southwest, Inc., requests approval of a Variance to allow for development of a single-family home on a substandard 50' width R-1: Single-Family lot at the subject property of Rio Rancho Estates Unit 11, Block U, Lot 2. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
***Zoning, Location Map***  
***Application & Justification***  
***(Subject Zoning Ordinance) 94-066 O-68***  
***(Subject Overlay Zone) 98-023 O-21***  
***(Filed Plat) Book 1 Page 72***  
***Reproduction of Notices, Legal Ad***  
***Findings\_of\_Fact\_BMB.docx***
- 5.** **Variance.** The applicants, Jai and Desiree Prasad, are requesting approval of a Variance to the E-1: Estate Residential District 10 ft. side setback requirement for the construction of an attached garage for the the property located at 1051 Saratoga Dr NE, legally described as Unit 17, Block 38, Lot 42A. Staff contact is Michelle Costilla and staff recommends denial with findings.  
***Zoning, Location.pdf***  
***Justification.pdf***  
***Plans.pdf***  
***Correspondence with Neighbors.pdf***  
***Reproduction of Notices.pdf***  
***Findings\_of\_Fact\_BMB.docx***
- 6.** **Variance.** The applicant, Solano Builders & Construction LLC, is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 400 Northern Boulevard NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.  
***Zoning & Location Map.pdf***  
***Application.pdf***  
***Justification Letter.pdf***  
***Existing Zoning Ordinances.pdf***  
***Reproduction of Notifications.pdf***  
***Findings\_of\_Fact\_BMB.docx***
- 7.** **Variance.** The applicant, Diana Reyes, through their agent Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' wide lot for the construction of a new 3,179 square foot dwelling unit on the subject property of 1537 Tulip Road SE, legally described as Unit 11, Block E, Lot 68. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.  
***Location Map.pdf***  
***Zoning App & Justification. pdf***  
***Building App.pdf***  
***Reproduction of Notices.pdf***  
***Findings\_of\_Fact\_Tulip.docx***

**8. Variance.** The applicants, Maria C. Zavala and Jose L. Solano, request approval of a Variance to the R-1: Single Family Residential District 60' minimum lot width requirement to allow for a 50' lot width for the construction of a primary single-family dwelling unit for the property legally described as Unit 11, Block E, Lot 69. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

***Location, Zoning Map.pdf***

***Application Package.pdf***

***Reproduction of Notices\_.pdf***

***Findings\_of\_Fact\_1603Tulip\_BMB.docx***

**9. Preliminary/Final Plat.** The applicant, Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), through their agent, JAG Planning and Zoning, requests approval of a Preliminary/Final Plat for the lots legally described as Western Hills Unit 2, PAR A, B, C, and Star Villa East, PAR B and C. The plat combines the five parcels into four parcels and dedicates a portion of Right of Way (ROW). Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

***Location, Zoning Map.pdf***

***Application Package.pdf***

***Zoning Comments.pdf***

***Public Works Comments.pdf***

***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**