



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
May 12, 2026  
6:00 PM  
City Council Chambers**

**BOARD MEMBERS**

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
VACANT, District 3	VACANT, At-Large
Robert Gabaldon, District 4, Vice-Chair	

**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.

**Notice under the ADA:** If you have a disability and require special assistance to participate in this meeting, please contact the ADA Coordinator at 505-891-5003 or email [legal@rrnm.gov](mailto:legal@rrnm.gov). To request a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the ADA Coordinator at least forty-eight (48) hours prior to the meeting. Public documents, including the agenda and minutes, can be provided in an accessible format upon request. Open captioning will be available during the meeting and online webcast.

**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 14, 2026 Planning and Zoning Board Meeting Minutes](#)

[\*2026-0414 PZB Minutes.docx\*](#)

2. [April 28, 2026 Planning and Zoning Board Meeting Minutes](#)  
[\*2026-0428 PZB Minutes.docx\*](#)

## **STAFF PRESENTATIONS, REPORTS AND COMMENTS**

3. [Planning and Zoning Monthly Summary Plat Report - April 2026](#)  
[\*April Summ Plat.pdf\*](#)
4. [Planning and Zoning Monthly Building Activity Report - April 2026](#)  
[\*2026 PZ MONTHLY COMPARISONS.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.

5. **Withdrawn-Variance.** The applicant, Richmond American Homes, is requesting approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement at the the property located at 3203 Baxter St SE, legally described as Vista Montebella Oeste, Lot 36. Staff contact is Michelle Costilla and staff recommends that the item be withdrawn, as requested by the applicant.  
[\*Withdraw\\_Request.pdf\*](#)
6. **Postponement.** The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of May 26, 2026.
7. **Postponement.** The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of May 26, 2026.
8. **Variance.** The applicant, Hakim Djaballah, is requesting approval of a Variance to the R-1: Single-Family Residential 15 ft. rear setback requirement to allow for an existing 400 square foot gazebo to encroach five feet at the the property located at 6409 Nacelle Rd NE, legally described as Unit 20, Block 104, Lot 3. Staff contact is Michelle Costilla and staff recommends denial with findings.  
[\*Zoning, Location.pdf\*](#)  
[\*Application.pdf\*](#)  
[\*Site Plan and Supporting Materials.pdf\*](#)  
[\*Elevations.pdf\*](#)  
[\*Building Permit Plans.pdf\*](#)  
[\*26-1746 Code Enforcement .pdf\*](#)  
[\*Reproduction of Notices.pdf\*](#)  
[\*Findings\\_of\\_Fact.docx\*](#)
9. **Variance.** The Applicant, Alfonzo Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 16, Block 15, Lot 61. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[\*Zoning & Location Map\*](#)

*Application*  
*Justification Letter*  
*Applicant Provided Utility Connection Examples*  
*Electrical Building Permit Application #26-454*  
*Site Plan: 1613 33rd St SE*  
*Reproduction of Notices & Legal Ad*  
*Reviewer Comments*  
*Findings\_of\_Fact\_1613\_33rd\_St\_SE\_BMB.docx*

- 10. Site Plan.** The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, is requesting a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE.

*Application.pdf*  
*SFCU Submittal Letter.pdf*  
*Authorization.pdf*  
*Zoning, Location.pdf*  
*Plans.pdf*  
*Staff Comments.pdf*

- 11. Zone Map Amendment.** The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block 33, Lot 98-A from R-1: Single-Family Residential to C-1: Retail Commercial. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.

*Zoning & Location Map.pdf*  
*Application.pdf*  
*Justification Letter.pdf*  
*Letter of Authorization.pdf*  
*Reproduction of Notifications.pdf*  
*Draft\_Ordinance\_26-100-00006\_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**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

AGENDA DATE:  
May 12, 2026

DEPARTMENT:  
Development Services

SUBJECT:  
April 14, 2026 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:  
Approval

ATTACHMENT: [2026-0414 PZB Minutes.docx](#)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

APRIL 14, 2026  
6:00 PM  
Council Chambers, City Hall

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**MEMBERS PRESENT:**

Scottie Richardson, District 1, Chair  
Kevin Kofchur, District 2  
Robert Gabaldon, District 4, Vice-Chair (Virtual)  
Andrea Hankins, District 5

Sal Tortorici, At-Large

**MEMBERS ABSENT:**

VACANT, District 3  
Lisa Hardisty, District 6

**STAFF PRESENT:**

Amy Rincon, Development Services Director  
Brian Babyak, Planning and Zoning Manager  
Tim Dvorak, Planner II  
Michelle Costilla, Planner III  
Liz Ruiz Carlos, Planner II  
Tamarah Martinez, Planner I  
Ben Isaacs, Planner I  
Sharon Bitah, Administrative Assistant

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chairman Richardson called the meeting to order at 6:00 PM.

**CONSENT CALENDAR**

1) March 24, 2026 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Andrea Hankins.

The motion carried by a vote of **5 FOR** and **0 AGAINST**

**YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Sal Tortorici

**NO:** (None)

2) Planning and Zoning Monthly Summary Plat Report – March 2026

3) Planning and Zoning Monthly Building Activity Report – March 2026

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

**PUBLIC HEARINGS**

4) The applicant, Tampico Development, LLC, requested approval of a Preliminary Plat for the Tampico Subdivision. The plat would create 118 R-4: Single-Family residential lots and 10 tracts on 26.1689 acres for the property legally described as Unit 17, Tract A and Entrada de Coronado, Tract B.

Staff member, Ben Isaacs presented the item, recommending approval with findings and conditions, and stood for questions.

Applicant, Nicosha Schedlbauer presented on the item, and stood for questions.

The following members of the public spoke against the item:

- Pedro Vargas
- William Vorce
- Janet Burnside
- Catherine Sherman
- Kimberly J. Sample

- 1 • Patricia DaVinci
- 2 • John Clark
- 3 • Josh David
- 4 • Casey Boyles
- 5 • Jamie David
- 6 • Jack Gehling

7  
8 Sal Tortorici moved to approve item #4. Seconded by Andrea Hankins.

9  
10 Applicant, Nicosha Schedlbauer answered questions that were raised by the public comments.  
11 Commissioner Tortorici and Vice-Chair Gabaldon commented on the item. Development Services  
12 Director Amy Rincon clarified the preliminary plat process and standards compliance.

13  
14 The motion carried by a vote of **5 FOR** and **0 AGAINST**

15 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Sal Tortorici

16 **NO:** (None)

- 17  
18 **5)** The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a  
19 Preliminary Plat Extension for the Broadmoor Hill Subdivision.

20  
21 Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions,  
22 and stood for questions.

23  
24 Commissioner Gabaldon recused himself disclosing a potential conflict of interest for item #5 at 6:47  
25 p.m.

26  
27 Agent, Nina Villa spoke on the item and stood for questions.

28  
29 Kevin Kofchur moved to approve item #5. Seconded by Andrea Hankins.

30  
31 Commissioner Tortorici's question was answered by staff member, Tim Dvorak.

32  
33 The motion carried by a vote of **4 FOR**, **0 AGAINST** and **1 RECUSAL**

34 **YES:** Scottie Richardson, Kevin Kofchur, Andrea Hankins, Sal Tortorici

35 **NO:** (None)

36 **RECUSED:** Robert Gabaldon

- 37  
38 **6)** The applicant, Jessica Jennings, requested approval of a Conditional Use Permit to allow for a Boarding  
39 Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A.

40  
41 Staff member Michelle Costilla presented the item; recommending approval with findings and  
42 conditions and stood for questions.

43  
44 Sal Tortorici moved to approve item #6. Seconded by Kevin Kofchur.

45 The motion carried by a vote of **5 FOR** and **0 AGAINST**

46 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins, Sal Tortorici

47 **NO:** (None)

48  
49 Commissioner Tortorici left the meeting at 6:53 p.m.

- 50  
51 **7)** The applicant, Amreston Homes, LLC, requested approval of a Variance for the subject property legally  
52 described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant  
53 requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for  
54 development on the existing 50.02' wide lot.  
55

1 Staff member Liz Ruiz Carlos presented the item; recommending approval with findings and conditions  
2 and stood for questions.

3  
4 Applicant, Bryan Aragon spoke on the item and stood for questions.

5  
6 Robert Gabaldon moved to approve item #7. Seconded by Andrea Hankins.  
7 The motion carried by a vote of **4 FOR** and **0 AGAINST**  
8 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins  
9 **NO:** (None)

- 10  
11 **8)** The applicant, Matthew Champlin, requested an appeal of the decision by the City Manager to uphold  
12 the Development Services Department's final decision determining that the Winegrower License is not  
13 a permissive use for the property located at 3546 Red Canyon Dr NE.

14  
15 Planning and Zoning Manager, Brian Babyak presented the item; recommending denial with findings  
16 and conditions and stood for questions.

17  
18 The applicant, Matthew Champlin presented on the item after being administered the oath virtually.

19  
20 Andrea Hankins moved to approve item #8. Seconded by Kevin Kofchur.

21  
22 Commissioner Kofchur's question regarding the vote was clarified by Development Services Director,  
23 Amy Rincon.

24  
25 The motion carried by a vote of **4 FOR** and **0 AGAINST**  
26 **YES:** Scottie Richardson, Kevin Kofchur, Robert Gabaldon, Andrea Hankins  
27 **NO:** (None)

28  
29 **DISCUSSION AND DELIBERATION**

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31 **COMMENTS BY BOARD MEMBERS**

32  
33 **PUBLIC FORUM**

34  
35 **ADJOURNMENT**

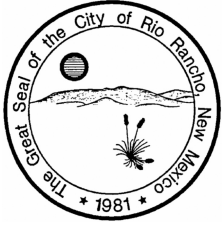
36  
37 Kevin Kofchur moved to adjourn the meeting. Seconded by Andrea Hankins.  
38 Chairman Richardson adjourned the meeting at 7:21 PM.

39  
40 **APPROVED THIS 12<sup>th</sup> DAY OF MAY 2026.**

41  
42  
43  
44  

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**Scottie Richardson, Chairman**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
April 28, 2026 Planning and Zoning Board Meeting Minutes

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**  
Approval

**ATTACHMENT:** [2026-0428 PZB Minutes.docx](#)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

APRIL 28, 2026  
6:00 PM  
Council Chambers, City Hall

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**MEMBERS PRESENT:**

Scottie Richardson, District 1, Chair  
Robert Gabaldon, District 4, Vice-Chair  
Andrea Hankins, District 5  
Lisa Hardisty, District 6 (Virtual)

**MEMBERS ABSENT:**

Kevin Kofchur, District 2  
VACANT, District 3  
VACANT, At-Large

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**STAFF PRESENT:**

Amy Rincon, Development Services Director  
Brian Babyak, Planning and Zoning Manager

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chairman Richardson called the meeting to order at 6:00 PM.

**CONSENT CALENDAR**

Andrea Hankins moved to approve the Consent Calendar. Seconded by Robert Gabaldon.

The motion carried by a vote of **3 FOR** and **0 AGAINST**

**YES:** Scottie Richardson, Robert Gabaldon, Andrea Hankins

**NO:** (None)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

Commissioner Hardisty arrived at 6:06 p.m.

**PUBLIC HEARINGS**

- 1) The applicant, Albert Prada, requested approval of a Variance to the rear setback requirement for the subject property legally described as Mountain Hawk 28 Phase 1, Block 14, Lot 18 and physically located at 6317 Bald Eagle Place NE. This request will allow for a 5.5 ft encroachment into the rear setback to allow for an existing 320 square foot gazebo.

Development Services Director, Amy Rincon presented the item, recommending denial, and stood for questions.

Applicant, Albert Prada presented on the item, and stood for questions.

Andrea Hankins moved to approve item #1. Seconded by Robert Gabaldon.

The motion carried by a vote of **4 FOR** and **0 AGAINST**

**YES:** Scottie Richardson, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

**NO:** (None)

**DISCUSSION AND DELIBERATION**

**COMMENTS BY BOARD MEMBERS**

1 Vice-Chair Gabaldon expressed his thanks to Sal Tortorici's service as Planning and Zoning Board  
2 Commissioner.

3

4 **PUBLIC FORUM**

5

6 **ADJOURNMENT**

7

8 Andrea Hankins moved to adjourn the meeting. Seconded by Robert Gabaldon.  
9 Chairman Richardson adjourned the meeting at 6:09 PM.

10

11 **APPROVED THIS 12<sup>th</sup> DAY OF MAY 2026.**

12

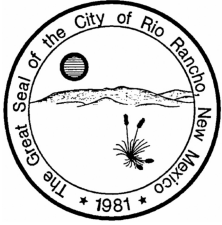
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**Scottie Richardson, Chairman**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
Planning and Zoning Monthly Summary Plat Report - April 2026

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [April Summ Plat.pdf](#)

**SUMMARY PLAT ACTIVITY**

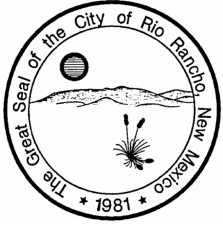
**April 2026**

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	5/14/2024	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	5/14/2024	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	5/14/2024	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	
24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/8/2024	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00045	10/18/2024	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review	
24-200-00047	10/21/2024	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/2024	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/28/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Under Review	

**SUMMARY PLAT ACTIVITY**

**April 2026**

25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	6/10/2025	CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,	Under Review	
25-200-00028	7/8/2025	SUMMARY PLAT: CASCADES AT HIGH RESORT PA	Under Review	
25-200-00030	7/10/2025	SUM PLAT - U20, BLK 133, LOT 89-A, 90-A	Under Review	
25-200-00031	7/23/2025	1516 UNSER BLVD NE / SUMMARY PLAT / GRAN	Under Review	
25-200-00032	8/6/2025	UNSER BOULEVARD R-O-W, PARCEL D-1, CREAT	Under Review	
25-200-00033	8/11/2025	UNIT 17, TRACTS U-1 AND U-2, LOT SPLIT A	Under Review	
25-200-00034	8/12/2025	THE VILLAGE, TRACTS H1 AND H2, LOT LINE	Under Review	
25-200-00037	9/24/2025	SUMMARY PLAT; U10, BLK B, LOT 21-A; LOT	Under Review	
25-200-00038	10/1/2025	RRE UNIT 12, BLOCK C, LOT 65-A / LOT COM	Under Review	
25-200-00039	10/9/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00040	10/16/2025	SUMMARY PLAT - HIGH RANGE 5	Under Review	
25-200-00041	10/20/2025	THE VILLAGE, TRACTS G 1-4 EASEMENTS	Under Review	
25-200-00042	10/21/2025	SUMMARY PLAT /U13, BLOCK 114, LOT 2 / LO	Under Review	
25-200-00044	11/20/2025	SUMMARY PLAT -VACATE PORTION OF PUE - NM	Under Review	
25-200-00045	11/24/2025	SUMMARY PLAT; UNIT 23, BLOCK 121, LOTS 1	Under Review	
25-200-00046	11/24/2025	SUMMARY PLAT / UNIT 16, BLOCK 90, LOTS 1	Under Review	
25-200-00047	11/26/2025	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1) UN	Under Review	
25-200-00048	12/17/2025	SUMMARY PLAT; U13, BLK 114, LOT 3; LOT S	Under Review	
25-200-00050	12/18/2025	SSCAFCA SUM PLAT - DONATING PORTION OF B	Under Review	
25-200-00051	12/18/2025	SUMMARY PLAT / RRE UNIT 7, BLOCK 71, LOT	Under Review	
26-200-00002	1/16/2026	SUMMARY PLAT; UNIT 17, BLOCK 19, LOTS 13	Under Review	
26-200-00003	1/30/2026	UNIT 17, BLOCK 131, LOTS 32-33, LOT LINE	Under Review	
26-200-00004	2/9/2026	SUMMARY PLAT: LOT COMBO (3 PARCELS INTO	Under Review	
26-200-00005	2/17/2026	U13, TR E-1 - SUMMARY PLAT - LOT SPLIT	Under Review	
26-200-00006	2/24/2026	UNIT 13, BLOCK 114, LOT 6 - LOT SPLIT	Under Review	
26-200-00007	2/24/2026	SUMMARY PLAT; CCCEH, BLK B, LOT 3A; LOT	Under Review	
<b>26-200-00009</b>	<b>3/26/2026</b>	<b>SUMMARY PLAT: LOT COMBO (2 LOTS TO 1, GR</b>	<b>Under Review</b>	
<b>26-200-00012</b>	<b>4/16/2026</b>	<b>7555 ENCHANTED HILLS BLVD NE / CCIEH, BL</b>	<b>Under Review</b>	
<b>TOTAL TO DATE:</b>		<b>85</b>		



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
Planning and Zoning Monthly Building Activity Report - April 2026

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

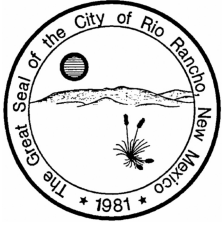
**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [2026 PZ MONTHLY COMPARISONS.pdf](#)

## 2026 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	FEBRUARY VALUATION	MAR	MARCH VALUATION	APR	APRIL VALUATION	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2025)	
Single Family	55	\$11,350,018	87	\$17,698,514	80	\$15,437,584	78	\$17,421,787									300	\$61,907,903	832	\$178,118,896
Additions/Residential	16	\$724,204	11	\$502,630	11	\$338,781	19	\$647,378									57	\$2,212,993	151	\$7,068,582
Casita	1	\$96,000	1	\$21,000	2	\$105,000	2	\$185,000									6	\$407,000	17	\$2,143,449
New Commercial	1	\$1,628,431	1	\$2,000,000	3	\$8,194,922	2	\$1,149,693									7	\$12,973,046	12	\$19,961,907
New Office/Institution	0	\$0	0	\$0	1	\$4,791,673	0	\$0									1	\$4,791,673	1	\$22,000,000
New Industrial	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	2	\$77,000,000
Non-Residential Interior Tenant Improvement	1	\$13,000	2	\$420,000	1	\$1,200,000	2	\$135,000									6	\$1,768,000	24	\$17,307,675
Office/Institution Addition	0	\$0	0	\$0	1	\$4,250,000	0	\$0									1	\$4,250,000	0	\$0
Industrial Addition	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	0	\$0
New Multi-Family	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	115	\$19,830,059
Telecommunication Tower	0	\$0	3	\$95,990	1	\$45,990	3	\$111,980									7	\$253,960	9	\$332,859
Demolition - Non-Residential	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	2	\$667,943
Demolition - Residential	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	0	\$0
Fence	10	\$63,000	6	\$22,000	14	\$26,924	40	\$105,156									70	\$217,080	149	\$1,534,353
Garages	4	\$240,600	0	\$0	5	\$208,000	7	\$398,535									16	\$847,135	62	\$2,985,620
Pool	2	\$192,000	4	\$385,361	2	\$168,628	7	\$577,390									15	\$1,323,379	56	\$4,547,029
Reroofs/Windows/ Doors	67	\$755,855	65	\$1,164,710	62	\$891,938	75	\$1,313,320									269	\$4,125,823	847	\$14,028,440
Retaining Wall	14	\$1,797,800	3	\$72,500	15	\$1,772,430	5	\$411,640									37	\$4,054,370	100	\$19,018,831
Small Shed (120 sq.ft. or less)	19	\$13,179	9	\$21,078	24	\$47,609	14	\$97,450									66	\$179,316	205	\$704,301
Sheds	3	\$93,323	10	\$53,433	11	\$406,871	10	\$209,632									34	\$763,259	100	\$1,431,597
Solar (Rooftop & Ground Mount)	34	\$3,026	29	\$2,552	22	\$143,162	25	\$2,225									110	\$150,965	606	\$351,111
Business Registrations (Occupancy Inspection)	11	\$0	10	\$0	16	\$0	17	\$0									54	\$0	184	\$0
Building Inspections	2,427	\$0	2,268	\$0	2,922	\$0	2,791	\$0									10,408	\$0	40,090	\$0
Engineering Inspections	98	\$0	122	\$0	134	\$0	157	\$0									511	\$0	2,624	\$0
R.O.W. Permits (Fees)	38	\$85,300	58	\$336,661	53	\$96,839	58	\$146,213									207	\$665,013	635	\$675,050
<b>TOTALS:</b>	<b>2,801</b>	<b>17,055,736</b>	<b>2,689</b>	<b>\$22,796,429</b>	<b>3,380</b>	<b>\$38,126,351</b>	<b>3,312</b>	<b>\$22,912,399</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,182</b>	<b>\$100,890,915</b>	<b>46,823</b>	<b>\$389,743,702</b>



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Withdrawn-Variance.** The applicant, Richmond American Homes, is requesting approval of a Variance to the R-2: Single-Family Residential 15 ft. rear setback requirement at the the property located at 3203 Baxter St SE, legally described as Vista Montebella Oeste, Lot 36. Staff contact is Michelle Costilla and staff recommends that the item be withdrawn, as requested by the applicant.

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**  
The Development Services Department recommends the Variance be withdrawn as requested by the applicant.

**ATTACHMENT:** [Withdraw\\_Request.pdf](#)

---

**RE: Vista Montebella Oeste -Lot 36 3203 Baxter St Variance Request**

---

**From** Scharp, Dale <Dale.Scharp@shus.com>

**Date** Tue 5/5/2026 2:16 PM

**To** MICHELLE COSTILLA <mcostilla@rrnm.gov>

Michelle,

I do apologize; I just found out we are withdrawing our application. Do not meeting the 4/28 meeting, our buyer decided to do something else. I want to thank you for your time and effort.

Sincerely,



SHAWOOD | Woodside | Hubble | Holt | Chesmar | Richmond American

CLM Mortgage | HomeAmerican Mortgage | American Home Title

American Home Insurance | N Title | C Star

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**From:** MICHELLE COSTILLA <mcostilla@rrnm.gov>

**Sent:** Tuesday, May 5, 2026 11:58 AM

**To:** Scharp, Dale <Dale.Scharp@shus.com>

**Subject:** Re: Vista Montebella Oeste -Lot 36 3203 Baxter St Variance Request

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Hello Dale,

This email is a reminder that the public notice sign for your Variance request is ready for pickup in the Development Services lobby. This sign will need to be posted on the subject property **by end of today, Tuesday 5/5/2026**. Failure to post the sign or to notify staff that your team will be unable to post the sign will result in a hearing delay.

Please let me know as soon as possible whether your team can post the sign, or if your team is unable to post the sign by end of today.

Thank you for your attention to this matter.

Kind regards,



**Michelle Costilla, AICP**

*Municipal Planner III*

---

**Development Services | Planning and Zoning Division**

**O:** 505.896.8362

mcostilla@RRNM.gov |



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**From:** MICHELLE COSTILLA <[mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov)>

**Sent:** Friday, May 1, 2026 10:21 AM

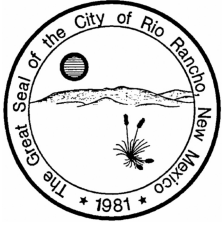
**To:** Scharp, Dale <[Dale.Scharp@shus.com](mailto:Dale.Scharp@shus.com)>

**Subject:** Re: Vista Montebella Oeste -Lot 36 3203 Baxter St Variance Request

Good morning Dale,

The physical notice sign to be posted for the Planning and Zoning hearing is ready for you to pick up at Development Services in City Hall, [3200 Civic Center Circle NE](#) . You can pick it up at the front desk anytime during office hours. Please post it before the end of the day on Tuesday, May 5th in accordance with the attached notification requirements. Please also send me a picture of the sign on site when it has been posted. Let me know if you have any questions.

Thank you,



**CITY OF RIO RANCHO  
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**Legislation Item:**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

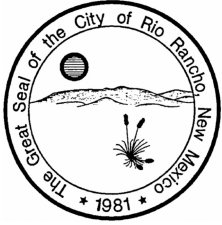
**SUBJECT:**  
**Postponement.** The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of the Rancho Alegria Master Plan for the lots legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of May 26, 2026.

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**  
Staff recommends postponement of the request, to the date certain of May 26, 2026 to allow for re-noticing of properties.



**CITY OF RIO RANCHO  
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**Legislation Item:**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

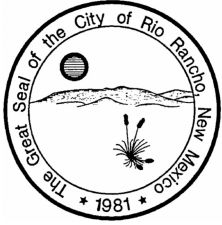
**SUBJECT:**  
**Postponement.** The applicant, Pulte Homes, through their agent, Consensus Planning, requests approval of a Zone Map Amendment to rezone the properties legally described as: Unit 8, Block 53, Lots 1-24; Block 49, Lots 2-11, and 14-23; and Block 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-3: Mixed Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of May 26, 2026.

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**  
Staff recommends postponement of the request, to the date certain of May 26, 2026 to allow for re-noticing of properties.



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-110-  
00009**

AGENDA DATE:  
May 12, 2026

DEPARTMENT:  
Development Services

**SUBJECT:**

**Variance.** The applicant, Hakim Djaballah, is requesting approval of a Variance to the R-1: Single-Family Residential 15 ft. rear setback requirement to allow for an existing 400 square foot gazebo to encroach five feet at the the property located at 6409 Nacelle Rd NE, legally described as Unit 20, Block 104, Lot 3. Staff contact is Michelle Costilla and staff recommends denial with findings.

**BACKGROUND AND ANALYSIS:**

The applicant, applicant, Hakim Djaballah, is requesting approval of a Variance to the R-1: Single-Family Residential 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning Section 154.50 Zoning Table to allow for an existing 400 square foot gazebo. The property is located at 6409 Nacelle Rd NE, and is legally described as Unit 20, Block 104, Lot 3.

The subject property is located on a residential road in the Vista Entrada area. The property is approximately 80 ft. wide, and approximately 0.47 acres. It is zoned R-1: Single-Family Residential per Ordinance No. 73, Enactment 94-071 and it is located within the Vista Entrada Overlay Zone, which prohibits subdivisions.

The applicant is requesting approval of a 400 square foot gazebo to remain 10 feet away from the rear property line, which is encroaching five feet into the 15 foot rear setback. The rear of the property contains a 5 ft Public Utility Easement; the existing structure is not encroaching into the PUE.

While on patrol, a Code Enforcement Officer observed that the property had a newly built structure in the backyard with no permit on record. The applicant was instructed to obtain a permit for the structure in order to be in compliance. The applicant has submitted a building permit, identified as permit #26-3165. The permit is currently in review due to the encroachment into the rear setback requiring Variance approval. The permit has also not been approved by the Building and Engineering divisions at this time, with revisions needed from Building.

According to a justification provided in the application, the reasoning for the Variance request is as follows:

*"Behind my property is Lincoln Ave NE, and on the other side of it are the Cibola Little League Fields as per the provided exhibit of photos. This request will not infringe on existing neighbors, is not a general issue affecting the overall aesthetic appeal in the neighborhood, and it does not obstruct anyone's views."*

**REVIEW CRITERIA:**

The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

R.O. 2003 Section 150.06 (Variances) reads in part: "A. Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

Staff recommends the Planning and Zoning Board find that the lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with Chapter 154. The property appears to have an ample amount of space in the rear yard so that the strict application of the minimum rear setback requirement of 15 ft would not result in a hardship that would deprive the owner of the reasonable use of their land. Although it may be that the request will not infringe on existing neighbors and would not affect the overall aesthetic appeal in the neighborhood, staff finds that this is an imposed hardship that could have been avoided if the proper permitting procedures were followed.

**SURROUNDING LAND USE/ZONING:**

Properties to the north, south, east, and west are all zoned R-1: Single-Family Residential per the same ordinance as the subject property. The surrounding properties are all residential except for the property to the north, which is a little league field.

**NOTIFICATIONS:**

Property owners within 100 ft of the subject property were notified via certified mail 15 days prior to the hearing. Property owners with 100 to 300 ft of the subject property were notified via informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on April 29, 2026. A sign was posted to the property one week before the hearing. All legal notification requirements for this project have been met.

**INTERDEPARTMENTAL/INTERAGENCY REVIEW:**

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	No comments provided
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

**IMPACT:**

The Development Services Department recommends the Planning and Zoning Board deny the Variance request subject to the following findings and conditions:

**GENERAL FINDINGS OF FACT:**

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the R-1: Single Family District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

**SPECIFIC FINDINGS OF FACT FOR DENIAL:**

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is not exceptionally irregular, narrow, shallow or steep, nor do other exceptional physical conditions exist where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building.

If the Planning and Zoning Board finds the Variance request is justified, approval may be based on the following findings:

**SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:**

1. The applicant has adequately addressed the criteria for granting a Variance to allow for a 5 ft encroachment into the rear setback on an R-1: Single-Family Residential zoned lot, as set forth in R.O. 2003 Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The gazebo, as identified in the included building permit application #26-3165, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The gazebo shall comply with all other requirements under R.O 2003 154.50 and 154.70.

**ALTERNATIVES:**

The Planning and Zoning Board may:

1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the Variance in order to further review.

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends the Planning and Zoning Board deny the requested Variance.

ATTACHMENT: [Zoning, Location.pdf](#)

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Site Plan and Supporting Materials.pdf](#)

ATTACHMENT: [Elevations.pdf](#)

ATTACHMENT: [Building Permit Plans.pdf](#)

ATTACHMENT: [26-1746 Code Enforcement .pdf](#)

ATTACHMENT: [Reproduction of Notices.pdf](#)




ATTACHMENT: [Findings\\_of\\_Fact.docx](#)

# UNIT 20, BLOCK 104, LOT 3



 Subject Property

**Zoning**

-  C-1
-  R-1
-  R-4



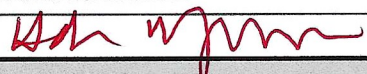
**DISCLAIMER:** All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input checked="" type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print in Ink Only or Type Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.			
<b>APPLICANT/AGENT INFORMATION</b>			
Applicant Name: HAKIM DJABALLAH		Phone: 914-721-3417	
Address: 6409 NACELLE RD NE		E-Mail: HAKIM.DJABALLAH@GMAIL.COM	
City: RIO RANCHO	State: NM	Zip: 87144	
Proprietary Interest: OWNER		List Owners: HAKIM DJABALLAH	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	
Agent Name: n/a		Phone:	
Address: n/a		E-Mail:	
City: n/a	State: n/a	ZIP Code:	
<b>DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)</b>			
<p>I am seeking the city's approval of my application of an exception to amend the required rear setback variance from 15 to 10 feet, in order to allow a retroactive permitting for an existing outdoor Gazebo structure. Behind my property is the Lincoln Avenue NE, and on the other side of it are the Cibola Little League Fields as per the provided in exhibit of photos. This request will not infringe on existing neighbors, is not a general issue affecting the overall aesthetic appeal in the neighborhood, and it does not obstruct anyone's views.</p>			
<b>SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)</b>			
Subdivision/Unit : 20	Block(s): 104	Lot(s): 03	
Existing Zoning:	Proposed Zoning:		
No. of existing lots:	No. of proposed lots:	Total area of site (acres)	
<b>ACKNOWLEDGEMENT</b>			
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.			
Print Name: HAKIM DJABALLAH	Applicant: Hakim Djaballah	Agent: n/a	
Signature: 			Date: 9 April 2026
<b>FOR OFFICIAL USE ONLY</b>			
H.T.E. PROJECT #	FEE	RECEIPT #	
26-110-00009			
APPLICATION ACCEPTED BY: <u>Michelle Costilla</u>		DATE: 4/13/26	

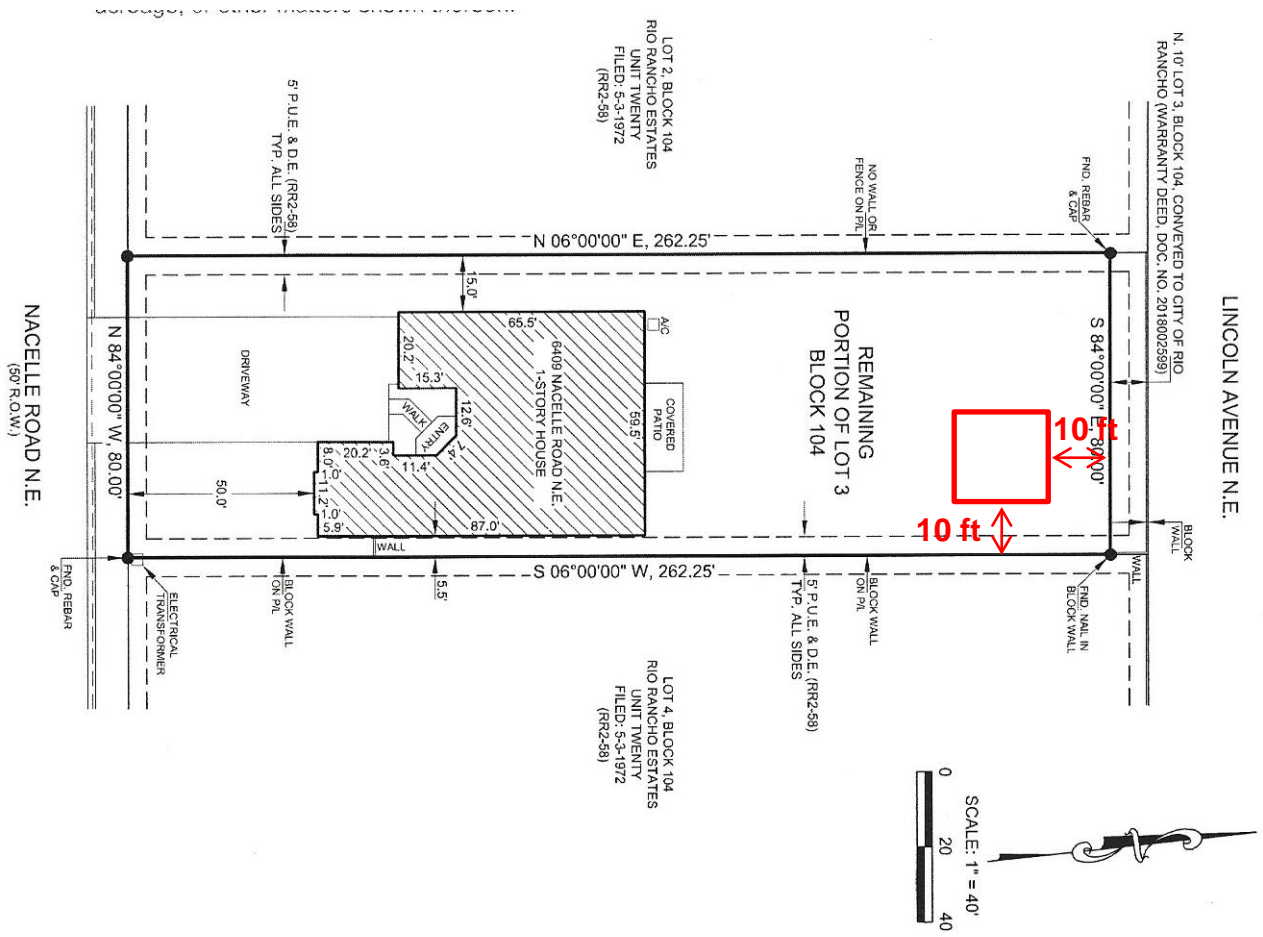
Hakim Djaballah

6409 Nacelle RD NE, Rio Rancho, Nm 87144

Permit application # 26-3165 // 6409 Nacelle Rd NE

## Appendix – Supporting information for the submitted application

Hakim Djaballah  
 6409 Nacelle RD NE, Rio Rancho, Nm 87144  
 Permit application # 26-3165 // 6409 Nacelle Rd NE



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE



**View from Lincoln Avenue NE**

Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE



**View from my back property**

Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE



**Arial view towards Lincoln Av NE heading North**





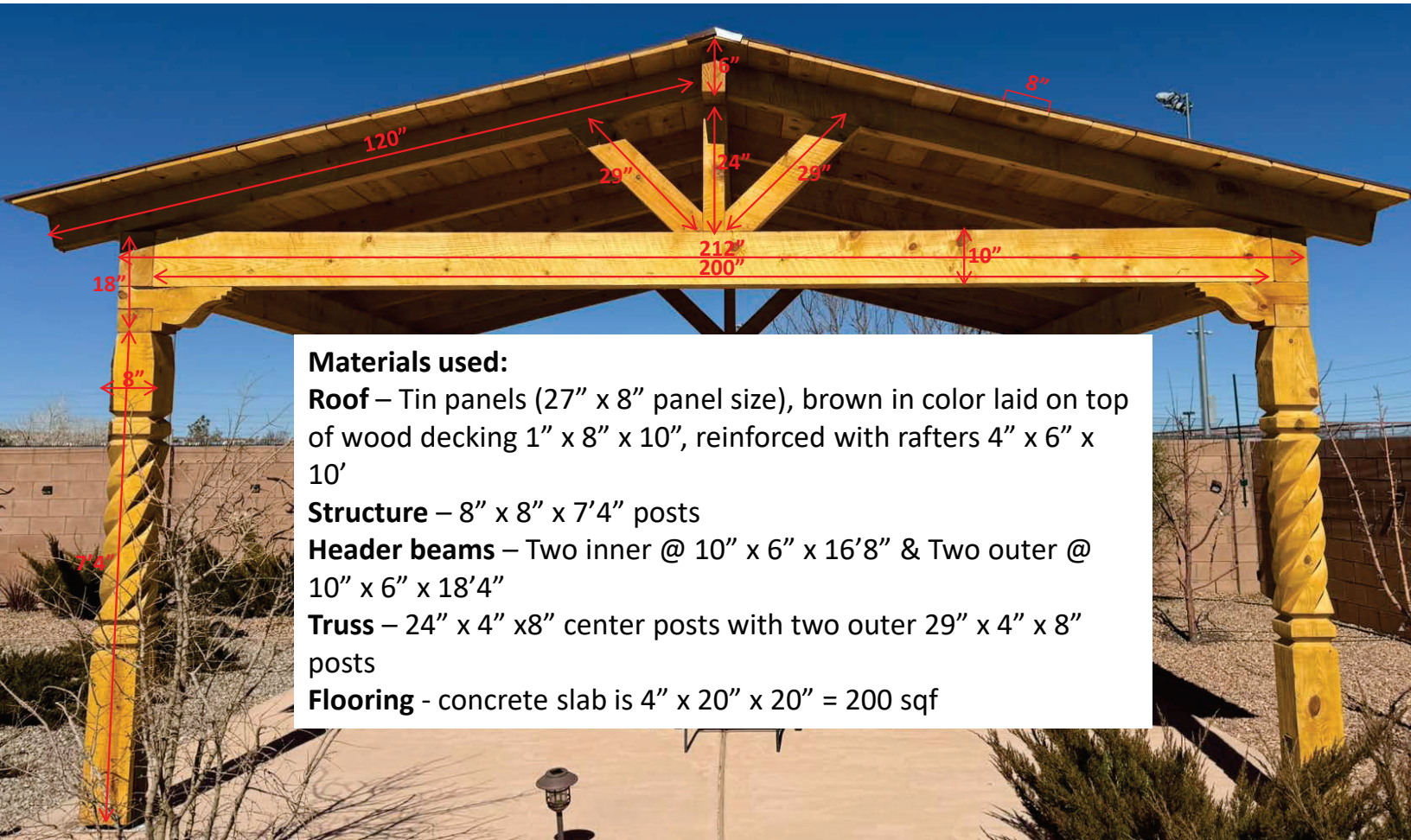






Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

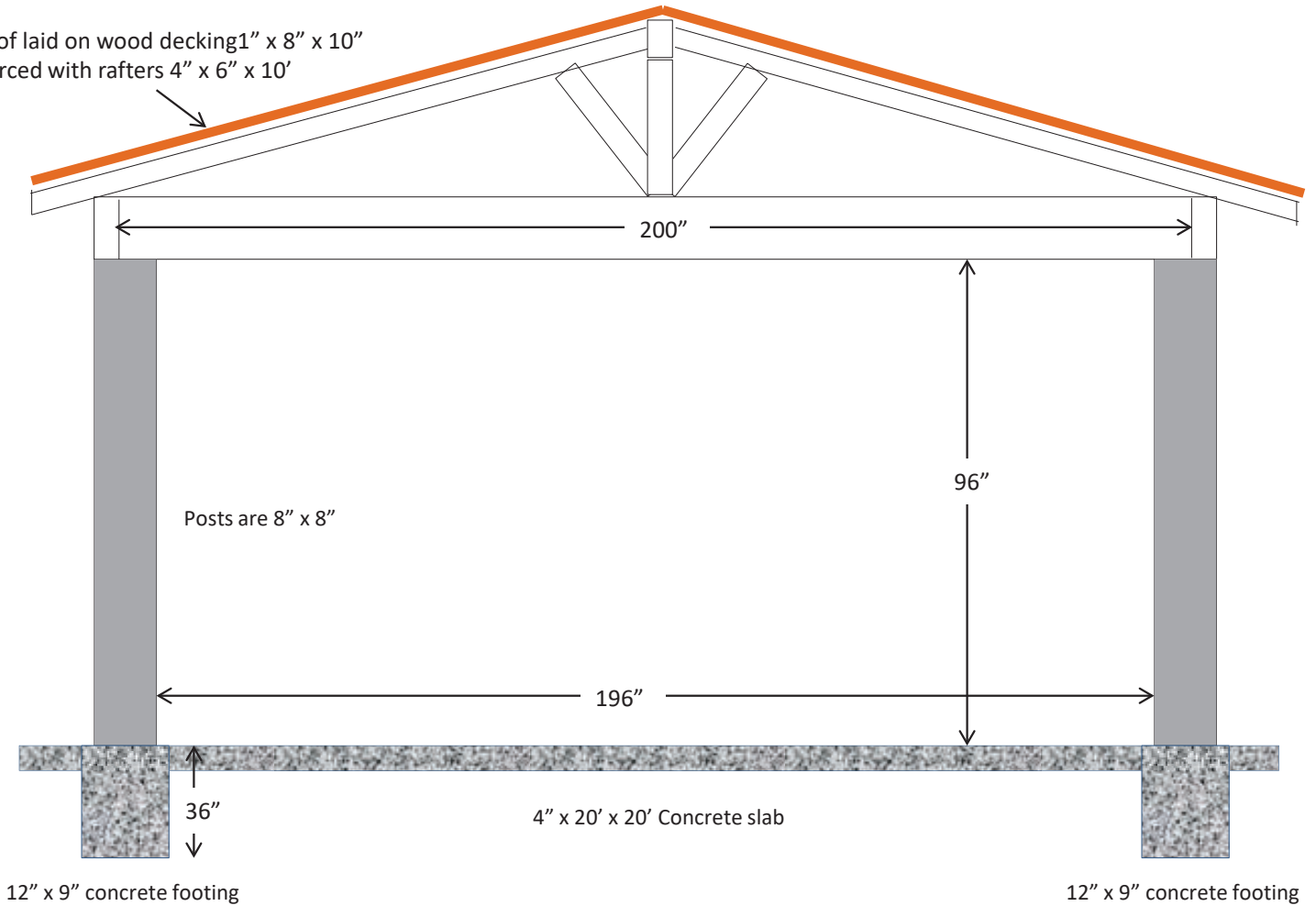
## Front View of the Existing Structure



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

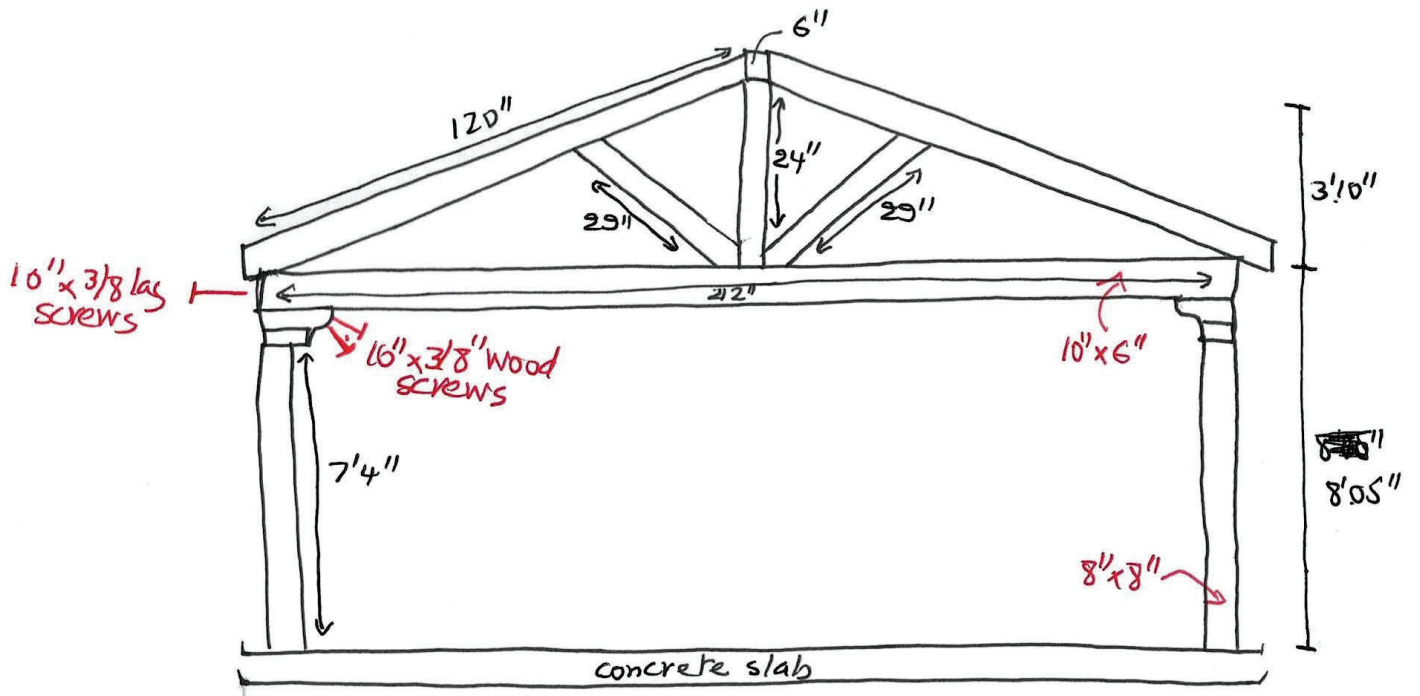
# Front View of the Existing Structure Simplified schematics

Tin roof laid on wood decking 1" x 8" x 10"  
reinforced with rafters 4" x 6" x 10'



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

# Front View of the Existing Structure



scale is  $\frac{1}{4}" = 1'.6"$   
Front view

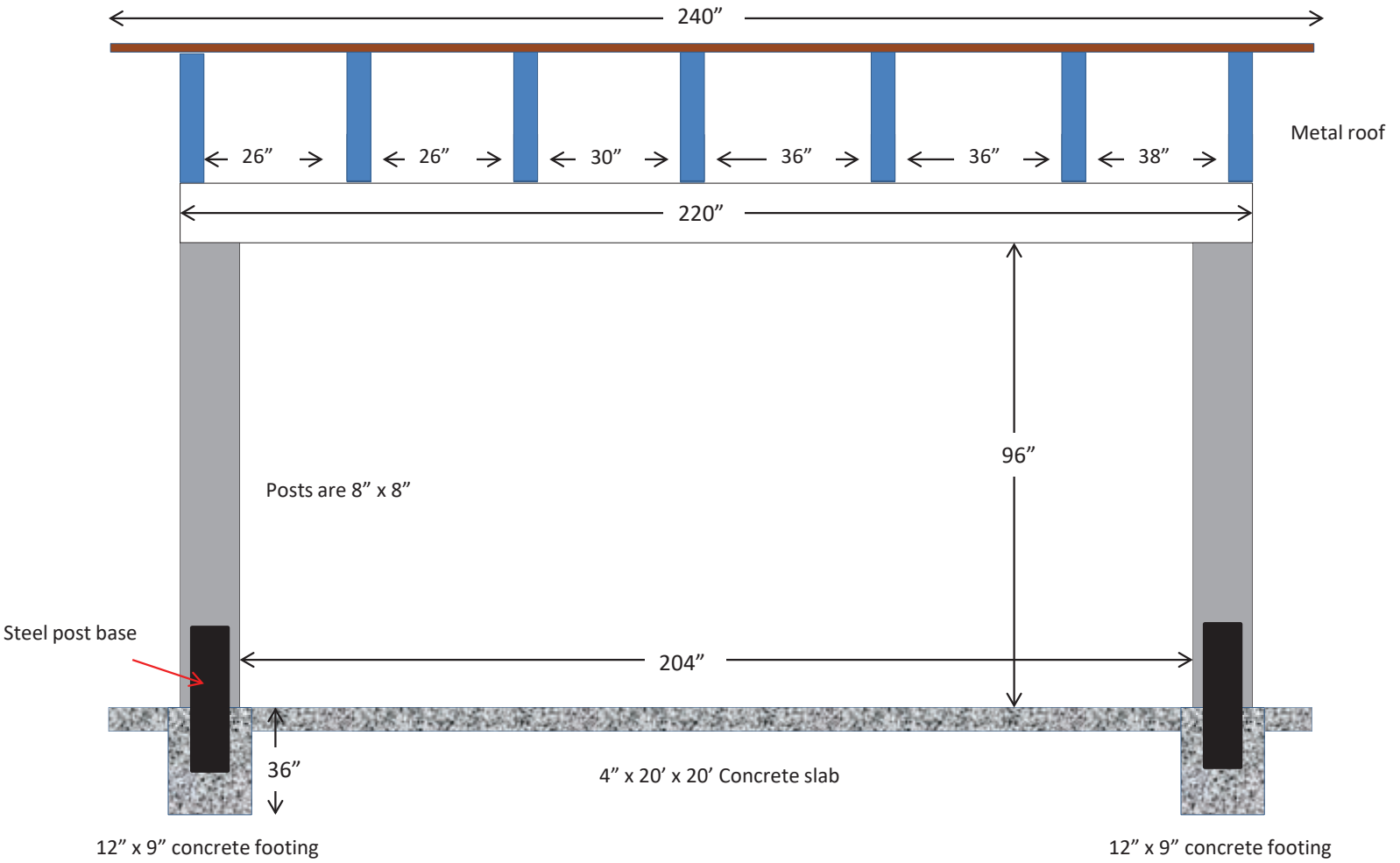
Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

## Side View of the Existing Structure



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

# Side View of the Existing Structure

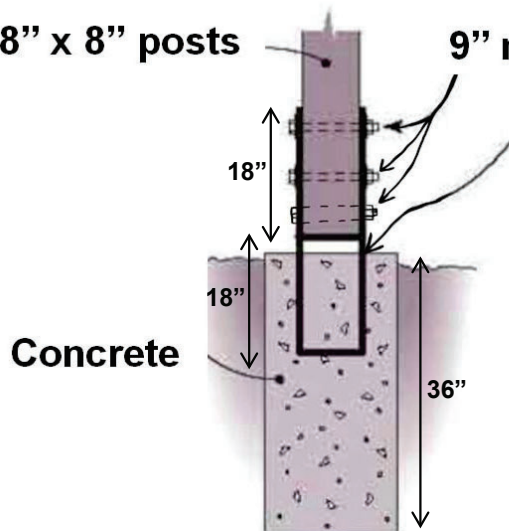


Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

## Posts of the Existing Structure

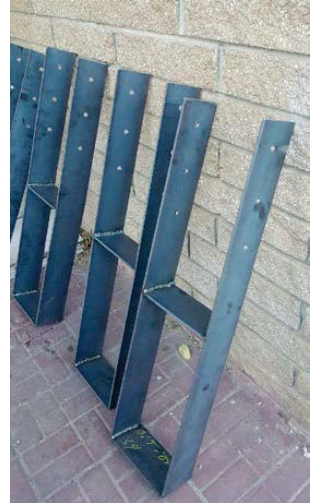
Metal reinforcement show 18" above ground; They are 36" in total length buried in concrete to stabilize the structure. Concrete around metal is 12" x 10".

**8" x 8" posts**      **9" machine bolts**  
**Metal post anchor**



Metal anchors show ~18" above ground; They are 36" x 4" total length buried in concrete.

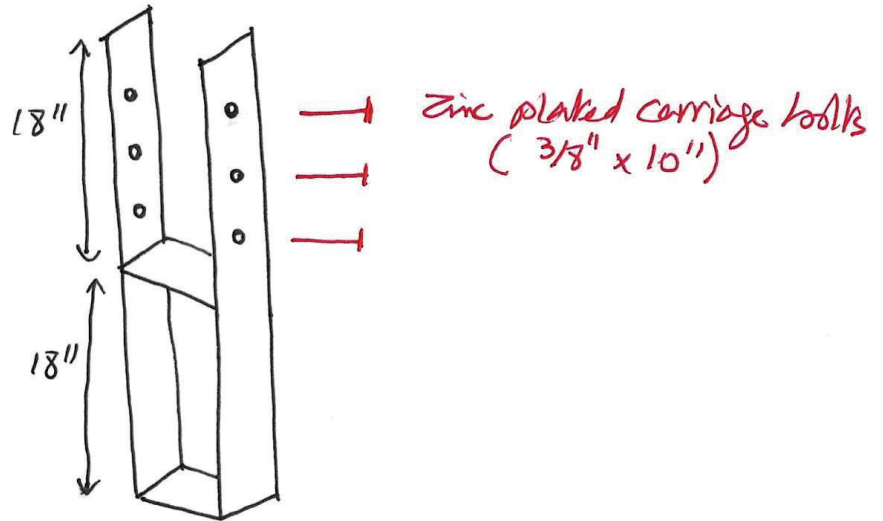
**Post bolted to metal anchors**



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

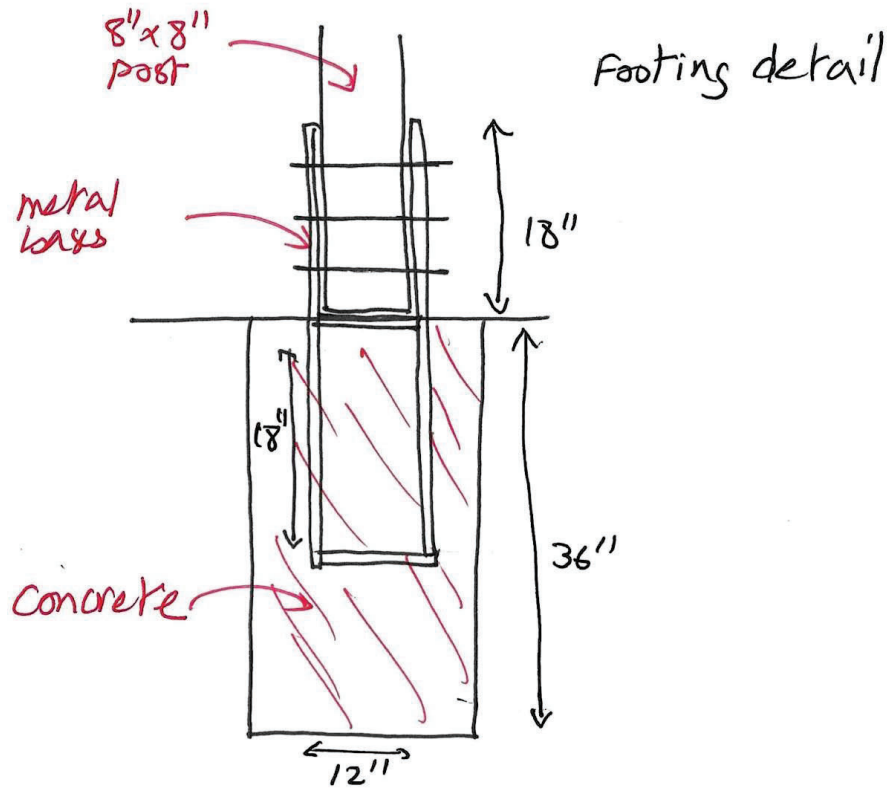
## Steel Posts of the Existing Structure

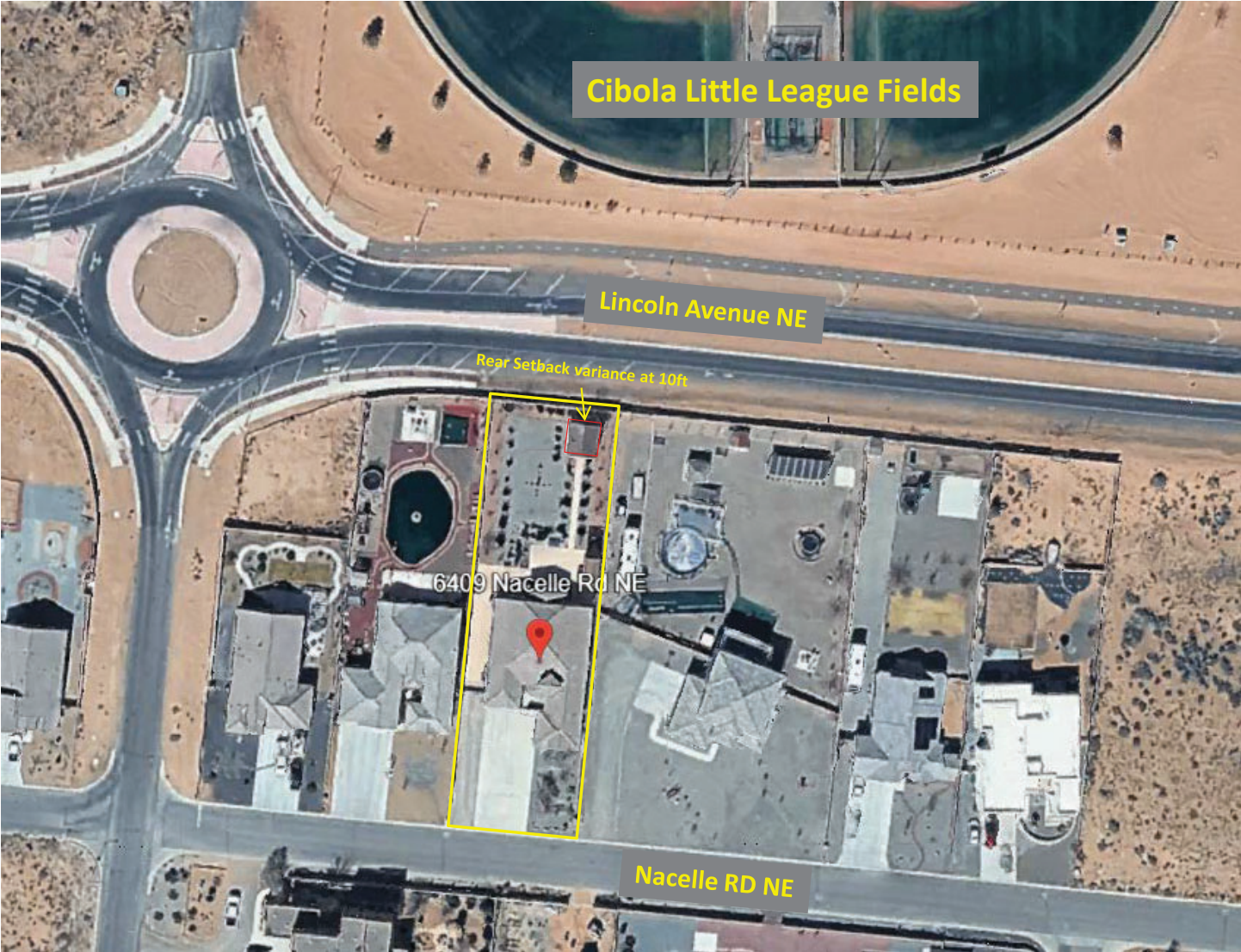
steel post bases set in concrete



Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

## Footing detail of the Existing Structure





Hakim Djaballah  
6409 Nacelle RD NE, Rio Rancho, Nm 87144  
Permit application # 26-3165 // 6409 Nacelle Rd NE

# Front Elevation







# Exhibit 1

**Location –** 6409 NACELLE RD NE

**DATE**

March 20, 2026

Case- #26-1746

**Violation –**

**154.81 BUILDING PERMITS**

**Description –**

03/20/2026 01:12 PM AANDRADE -----

On patrol it was observed that the property had a pavilion build in the backyard between January 2025 and June 2025 with no permit on record. NOV mailed.

04/13/2026 02:51 PM AANDRADE -----

Researching records it can be seen that a permit application has been submitted but was returned for revisions on 4/6/26. I have reset the reinspection date for 2 weeks to allow for revisions to be submitted and reviewed. Permit application in AS400 is found under 26-3165

04/14/2026 11:52 AM AANDRADE -----

I received a VM from Hakim wanting to talk regarding the application so he may navigate how to get it processed. I returned the call and left a message stating that now he has his application in he should field all follow up questions to panning.

Hakim Jibla

(914) 721-3417



Mar 20, 2026 at 1:14:26 PM  
N 35° 18' 57", W 106° 36' 17"  
Adam Andrade



Mar 20, 2026 at 1:13:48 PM  
N 35° 19' 1", W 106° 36' 17"  
Adam Andrade



Mar 20, 2026 at 1:13:43 PM  
N 35° 19' 1" W 106° 36' 17"  
Adam Andrade



# The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

April 23, 2026

RE: Variance; Case No. 26-110-00009  
Unit 20, Block 104, Lot 3

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 ft. of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Hakim Djaballah, requests approval of a Variance to allow for a 400 square foot gazebo to encroach five feet into the rear setback at the property legally described as Unit 20, Block 104, Lot 3. The subject property is zoned R-1: Single-Family Residential and is approximately 0.47 acres.

The Planning and Zoning Board will consider the request and decide their approval on **Tuesday, May 12, 2026** at 6:00 pm at City Hall in the **Council Chambers**.

On the back of this letter is a location map of the project, with the subject property identified.

---

If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to ([planning@rrnm.gov](mailto:planning@rrnm.gov)). Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](http://www.rrnm.gov) or on Sparklight cable channel 56.

Please contact me via e-mail me at [mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov). or call me at 505-896-8362 if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Michelle Costilla  
Municipal Planner II  
Development Services Department  
City of Rio Rancho

# The City of Rio Rancho

Development Services  
Planning Division

3200 Civic Center Circle NE  
Rio Rancho, NM 87144  
Phone (505) 891-5005 • Fax (505) 896-8994

## UNIT 20, BLOCK 104, LOT 3



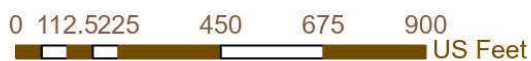
Subject Property

Zoning

- C-1
- R-1
- R-4



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.





Development Services Department  
3200 Civic Center Circle NE, Suite 130  
Rio Rancho NM, 87144  
Phone: (505) 891-5005  
Fax: (505) 896-8994

## NOTICE OF PUBLIC HEARING

**Meeting:** Planning & Zoning Board  
**Location:** Virtual (Zoom)/City Hall  
**Date:** **Tuesday, May 12, 2026**  
**Time:** 6:00PM  
**Staff Contact:** Michelle Costilla (505) 896-8362  
[mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov)



Development Services Department  
3200 Civic Center Circle NE, Suite 130  
Rio Rancho NM, 87144  
Phone: (505) 891-5005  
Fax: (505) 896-8994

## NOTICE OF PUBLIC HEARING

**Meeting:** Planning & Zoning Board  
**Location:** Virtual (Zoom)/City Hall  
**Date:** **Tuesday, May 12, 2026**  
**Time:** 6:00PM  
**Staff Contact:** Michelle Costilla (505) 896-8362  
[mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov)

## **Application Information**

You are receiving this notice because your property is located within 300 ft. of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Hakim Djaballah, requests approval of a Variance to allow for a 400 square foot gazebo to encroach five feet into the rear setback at the property legally described as Unit 20, Block 104, Lot 3. The subject property is zoned R-1: Single-Family Residential and is approximately 0.47 acres.

This hearing will be hybrid; information is available on the City's website under Agendas and Minutes.



## **Application Information**

You are receiving this notice because your property is located within 300 ft. of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Hakim Djaballah, requests approval of a Variance to allow for a 400 square foot gazebo to encroach five feet into the rear setback at the property legally described as Unit 20, Block 104, Lot 3. The subject property is zoned R-1: Single-Family Residential and is approximately 0.47 acres.

This hearing will be hybrid; information is available on the City's website under Agendas and Minutes.



**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 12, 2026:

**Variance**

**Case #26-110-00012**

The Applicant, Alfonso Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61.

**Zone Map Amendment**

**Case #26-100-00006**

The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block 33, Lot 98-A-1. The property, which consists of approximately 0.94 acres, is physically located at 1600 Southern Blvd SE and is currently zoned R-1: Single-Family Residential. The applicant is requesting to change the zoning designation of the lot to C-1: Retail Commercial to accommodate a proposed fitness center on the subject property.

**Variance**

**Case #26-110-00009**

The applicant, Hakim Djaballah, requests approval of a Variance to allow for a 400 square foot gazebo to encroach five feet into the rear setback at the property legally described as Unit 20, Block 104, Lot 3. The subject property is zoned R-1: Single-Family Residential and is approximately 0.47 acres.

**Variance**

**Case #26-110-00011**

The applicant, Richmond American Homes, requests approval of a Variance to allow for an encroachment of 1.5 ft in the rear setback at the property legally described as Vista Montebella Oeste, Lot 36. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

**Site Plan**

**Case #26-160-00003**

The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, is requesting a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE. The property is zoned SU: Special Use for Commercial and is approximately 1.56 acres.

**Zone Map Amendment**

**Case #25-100-00017**

The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of a zone map amendment to rezone the properties legally described as: U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and

14-23; and Blk 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-4: Single-Family Residential. The properties total 66.25 acres.

**Master Plan**

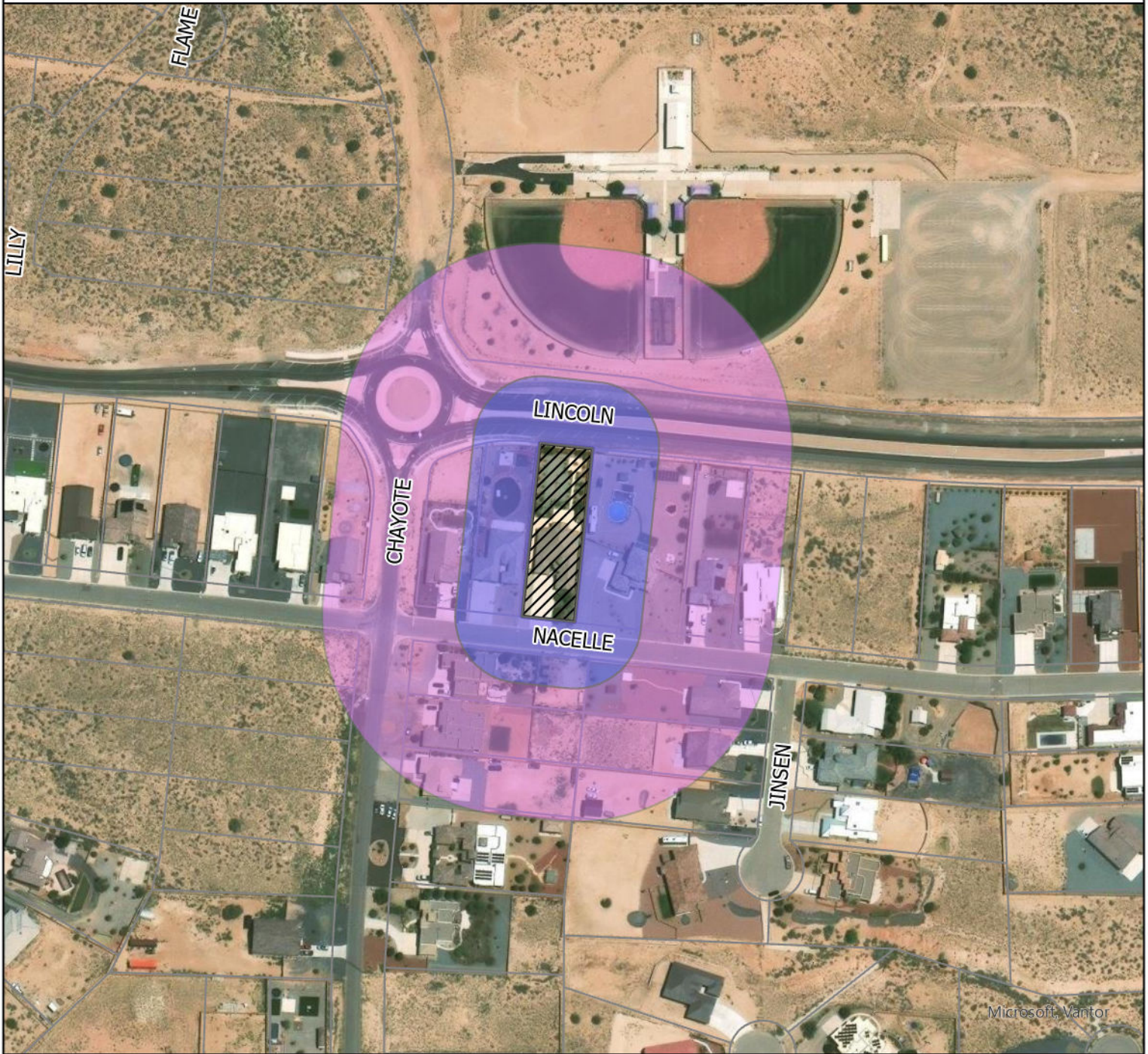
**Case #25-400-00006**




The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of the Rancho Alegria Master Plan, for the lots legally described as: U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and 14-23; and Blk 50, Lots 2-24. The properties total 66.25 acres.

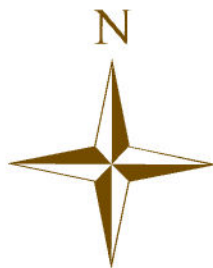
If you would like to comment on any of these applications, you are encouraged to submit a written comment to [planning@rrnm.gov](mailto:planning@rrnm.gov). Written comments will be inserted into the public record.

Journal: April 27, 2026.

# UNIT 20, BLOCK 104, LOT 3



-  Subject Property
-  100 ft
-  300 ft



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.





**BEFORE THE PLANNING and ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR APPROVAL  
Case No. 26-110-00009**

---

**REQUEST FOR A VARIANCE TO §154.50 R-1 15 FOOT REAR SETBACK REQUIREMENT FOR A 400 SQ FT GAZEBO TO ENCROACH 5 FT FOR THE PROPERTY LOCATED AT 6409 NACELLE RD NE (UNIT 20, BLOCK 104, LOT 3)**

**Applicant(s):** Hakim Djaballah

**THIS MATTER**, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of May 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

**GENERAL FINDINGS OF FACT:**

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request.
2. The applicant has the authority to make an application to request a Variance to the R-1 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50
3. Due process was provided to the applicant and the adjacent property owners.

**SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:**

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

**THEREFORE**, the application for a Variance to the rear setback requirement for the property located at 6409 Nacelle Rd NE, **is DENIED** by the Planning and Zoning Board of the City of Rio Rancho on May 12, 2026, subject to the conditions, restrictions and stipulations specified above.

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Date

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Planning & Zoning Chairman



**BEFORE THE PLANNING and ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR DENIAL  
Case No. 26-110-00009**

---

**REQUEST FOR A VARIANCE TO §154.50 R-1 15 FOOT REAR SETBACK  
REQUIREMENT FOR A 400 SQ FT GAZEBO TO ENCROACH 5 FT FOR THE  
PROPERTY LOCATED AT 6409 NACELLE RD NE (UNIT 20, BLOCK 104, LOT 3)**

**Applicant(s):** Hakim Djaballah

**THIS MATTER**, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of May 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

**GENERAL FINDINGS OF FACT:**

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a Variance request.
2. The applicant has the authority to make an application to request a Variance to the R-1 District 15 ft. rear setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50
3. Due process was provided to the applicant and the adjacent property owners.

**SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:**

1. The applicant has adequately addressed the criteria for granting a Variance to allow for a 5 ft encroachment into the rear setback on an R-1: Single-Family Residential zoned lot, as set forth in R.O. 2003 Section 150.06.
2. The strict application of the 15 ft. rear setback requirement would create a hardship that would deprive the applicant of the reasonable use of their property.
3. The Variance will not adversely affect the public or surrounding properties.
4. The gazebo, as identified in the included building permit application #26-3165, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
5. The gazebo shall comply with all other requirements under R.O 2003 154.50 and 154.70.

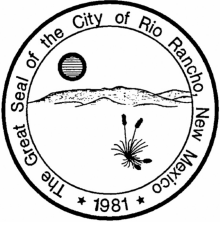
**THEREFORE**, the application for a Variance to the rear setback requirement for the property located at 6409 Nacelle Rd NE, **is APPROVED** by the Planning and Zoning Board of the City of Rio Rancho on May 12, 2026, subject to the conditions, restrictions and stipulations specified above.

---

Date

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Planning & Zoning Chairman



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: 26-110-  
00012**

**AGENDA DATE:**  
May 12, 2026

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Variance.** The Applicant, Alfonzo Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 16, Block 15, Lot 61. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

**BACKGROUND AND ANALYSIS:**

The subject request by Mr. Alfonso Salazar is for a Variance to allow for an above ground electric utility connection at the subject property of 1613 33rd St SE, legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.5 acres.

The Applicant is proposing electrical service to the subject property by either overhead connection or an owner-installed pole.

R.O. 2003 Chapter 154.60 outlines design criteria for residential development. Per R.O. 2003 Chapter 154.60(A)(8) All utility service and distribution lines shall be placed underground. All liquid propane installations shall be either behind the primary structure from the address street or placed underground.

Given the provisions above, it is a City requirement for electrical service to be connected via underground installation.

The subject request is associated with Electrical Building Permit #26-454, dated January 16, 2026.

The Applicant previously submitted for a single-family residence at the subject property under Building Permit #25-7634, dated July 23, 2025. The building permit for the single-family residence was issued August 22, 2025.

**REVIEW CRITERIA:**

The Applicant submitted a justification narrative in support of the Variance application. This narrative is presented as an attachment to this item.

The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variance) reads in part:

"(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or

steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

In their justification letter, the Applicant states, "I am requesting a Variance to allow electrical service via either an overhead connection or an owner-installed pole for my project, in lieu of the required underground pedestal installation."

The Applicant continues, "This request is based on existing infrastructure and multiple recent approvals within the same neighborhood, where overhead service and pole-based installations are the established standard." The Applicant included pictures in the area of the subject property, which the Applicant alleges feature either an overhead electrical connection or owner-installed pole electrical service.

The Applicant states, "These properties demonstrate that overhead and pole-based electrical service is actively being approved and implemented in current construction within this area."

The Applicant additionally states that "a significant cost impact of approximately \$7,000-\$9,000" would be incurred, should the Variance request not be granted.

Staff recommends the Board finds that while the lot is not exceptional in size or shape, this area of the City does have the exceptional physical condition of predominantly using overhead utility lines, due to the age of development of surrounding properties. Properties throughout Unit 16 are connected to electrical lines through overhead wires, and requiring the property owner to develop the lot to meet Code standards would result in practical difficulty and unnecessary hardship.

City of Rio Rancho (R.O. 2003) §150.06 (B) requires that an Applicant file a request for a Variance through the City Planning and Zoning Board when a Variance is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed Variance request; Criteria is satisfied.

**DEPARTMENT REVIEW:**

The application and related plans were sent to the following agencies for review:

Development Services Planning	Comments throughout ABM.
Development Services Building	Comments attached in "Reviewer Comments."
Development Services Engineering	No adverse comments.
Rio Rancho Fire & Rescue	No adverse comments.
Parks, Recreation & Community Services	No adverse comments.
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
Ezee Fiber	No adverse comments.
MRMPO	No comments received.

**NOTIFICATIONS:**

Neighboring property owners within 100 feet of the subject property were sent certified mail notice of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject

property were sent informational postcards notifying of the public hearing. A legal ad was run in the April 27, 2026 version of the Albuquerque Journal. A public notice sign was posted on the property as per Ordinance; Criteria is satisfied.

**IMPACT:**

Staff recommends the Planning and Zoning Board approve the subject Variance Case #26-110-00012 with the following Findings of Fact:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to R.O. 2003 Chapter 154.60(A)(8) requiring underground utility installation.
2. The Applicant has the authority to make an application to request a Variance to R.O. 2003 Chapter 154.60(A)(8) requiring underground utility installation.
3. Due process was provided to the Applicant and adjacent property owners.

Specific Findings and Conditions for Approval:

1. The Applicant has adequately addressed the criteria for granting a Variance for Electrical Building Permit #26-454, to allow for an above ground electrical connection to the subject property.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. Approval of the subject Variance does not constitute approval of Electrical Building Permit #26-454. The Applicant shall comply with all other City and PNM requirements and shall complete all necessary inspections to complete the project.
4. The subject variance is approved for the single-family residence being constructed under Permit #25-7634.

If the Planning and Zoning Board does not find that the subject Variance Case #26-110-00012 meets the Variance criteria as set forth in R.O. 2003 Section 150.06, then the following findings and conditions are recommended for denial:

Specific Findings for Denial:

1. The application has not adequately met the criteria for granting a Variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the Applicant from complying with the Zoning Code.
3. Financial gain or loss cannot be considered in the granting of a Variance request.
4. The Applicant is responsible for complying with all City and PNM regulations.

**ALTERNATIVES:**

The Planning and Zoning Board may:

1. Approve the request;
2. Deny the request;
3. Modify the request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

**DEPARTMENT RECOMMENDATION:**

Staff recommends the Board approve the Variance request with findings and conditions.

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Justification Letter](#)

ATTACHMENT: [Applicant Provided Utility Connection Examples](#)

ATTACHMENT: [Electrical Building Permit Application #26-454](#)

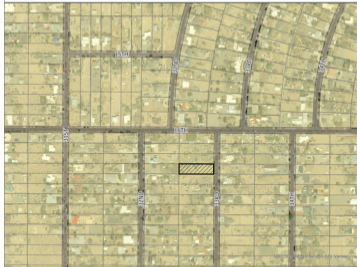
ATTACHMENT: [Site Plan: 1613 33rd St SE](#)

ATTACHMENT: [Reproduction of Notices & Legal Ad](#)

ATTACHMENT: [Reviewer Comments](#)

ATTACHMENT: [Findings\\_of\\_Fact\\_1613\\_33rd\\_St\\_SE\\_BMB.docx](#)

1613 33RD ST SE  
RIO RANCHO ESTATES UNIT 16, BLOCK 15, LOT 61  
VARIANCE REQUEST FOR ABOVE GROUND UTILITY  
CONNECTION



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 4/22/2026



**Legend**

Zoning

- R-1
- Subject Property



## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input checked="" type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

**Please Print In Ink Only or Type**

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

### APPLICANT/AGENT INFORMATION

Applicant Name: <u>Alfonzo Salazar</u>		Phone: <u>5054503779</u>
Address: <u>1405 Margie CT SE</u>		E-Mail: <u>Fonz1919@gmail.com</u>
City: <u>Rio Rancho</u>	State: <u>NM</u>	Zip: <u>87124</u>
Proprietary Interest: <u>Property own</u>		List Owners: <u>NM Home Team Builders</u>
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: <small>04/22/26 10:03 AM MDT dotloop verified</small>		Phone: <small>04/22/26 10:03 AM MDT dotloop verified</small>
Address:		E-Mail:
City:	State:	ZIP Code:

### DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Requesting a variance to allow electrical service via overhead connection or an owner-installed pole, in place of a pedestal installation, in order to maintain consistency with existing utility infrastructure and recent approvals within the same neighborhood.

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : <u>16</u>	Block(s): <u>15</u>	Lot(s): <u>61</u>
Existing Zoning: <u>R1</u>	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) <u>1/2</u>

### ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: <u>Alfonzo Salazar</u>	Applicant:	Agent:
Signature: <small>dotloop verified 04/22/26 10:03 AM MDT TBHQ-3VSN-PKTR-LE12</small>		Date: <u>04/21/2026</u>

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

# Variance Justification Statement

## To Whom It May Concern,

I am requesting a variance to allow electrical service via either an overhead connection or an owner-installed pole for my project, in lieu of the required underground pedestal installation.

This request is based on **existing infrastructure and multiple recent approvals within the same neighborhood**, where overhead service and pole-based installations are the established standard.

Examples of nearby properties include:

- 1508 35th St SE – riser on existing pole
- 1504 35th St SE – new construction, owner-installed pole
- 3306 Sue Circle SE – new construction (2025), overhead service
- 1700 31st St SE – new construction (2025), overhead service
- 1816 32nd St SE – new construction, owner-installed pole
- 1704 33rd St SE – new construction (Hakes Brothers), owner-installed pole
- 1816 36th St SE – new construction (2025), owner-installed pole
- 3409 2nd Ave SE – new construction (2025), owner-installed pole
- 1428 34<sup>th</sup> St - owner owned pole
- 1620 35<sup>th</sup> St SE - riser on existing pole
- 1512 35<sup>th</sup> St Se - riser on existing pole
- 1604 35<sup>th</sup> St SE - riser on existing pole
- 1608 35<sup>th</sup> St SE - riser on existing pole

These properties demonstrate that overhead and pole-based electrical service is **actively being approved and implemented in current construction within this area**.

Additionally, this neighborhood is largely built out, with very few remaining undeveloped lots. The existing utility infrastructure and service methods are already well established throughout the area. Applying a different standard to one of the remaining lots would create an inconsistency within an otherwise uniform neighborhood and impose a requirement that was not applied to the majority of surrounding properties, including recent new construction.

There are **no pedestal installations present in this neighborhood**, and requiring one for this project would create a condition inconsistent with both existing infrastructure and recent development patterns.

Strict application of the underground pedestal requirement results in a **practical difficulty and unnecessary hardship**, including:

- A significant cost impact of approximately \$7,000–\$9,000
- A requirement inconsistent with multiple recent approvals

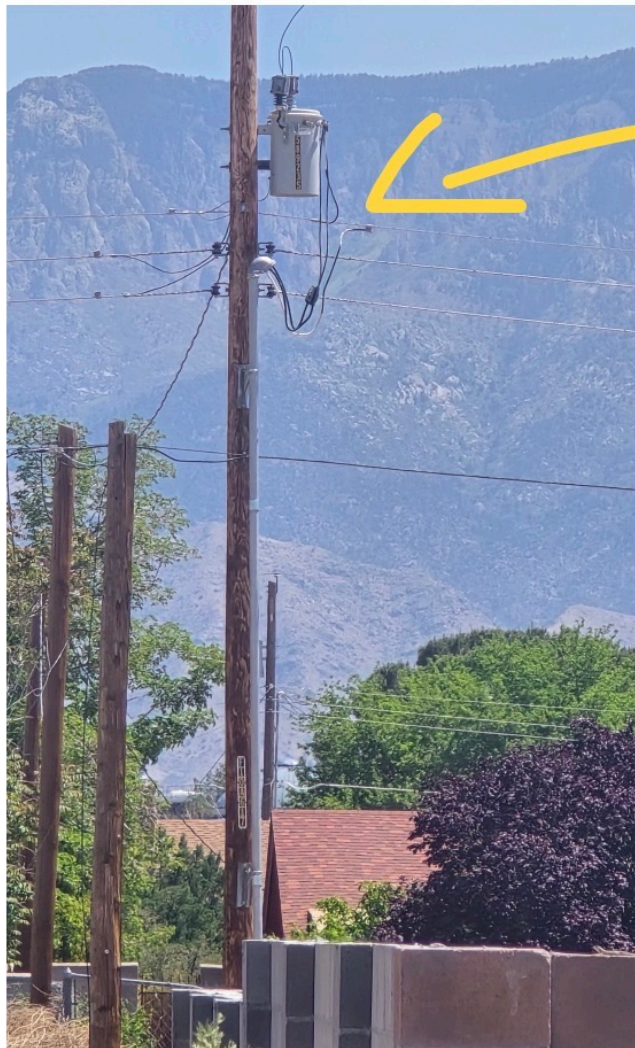
- A deviation from the established visual and functional character of the neighborhood

This hardship is not self-created and arises from the **unique condition of established infrastructure and consistent recent approvals for similar installations within this nearly built-out neighborhood.**

The requested variance will not negatively impact public safety, utility function, or neighborhood aesthetics and will maintain consistency with surrounding properties.

Based on these factors, I respectfully request approval for overhead service or an owner-installed pole.

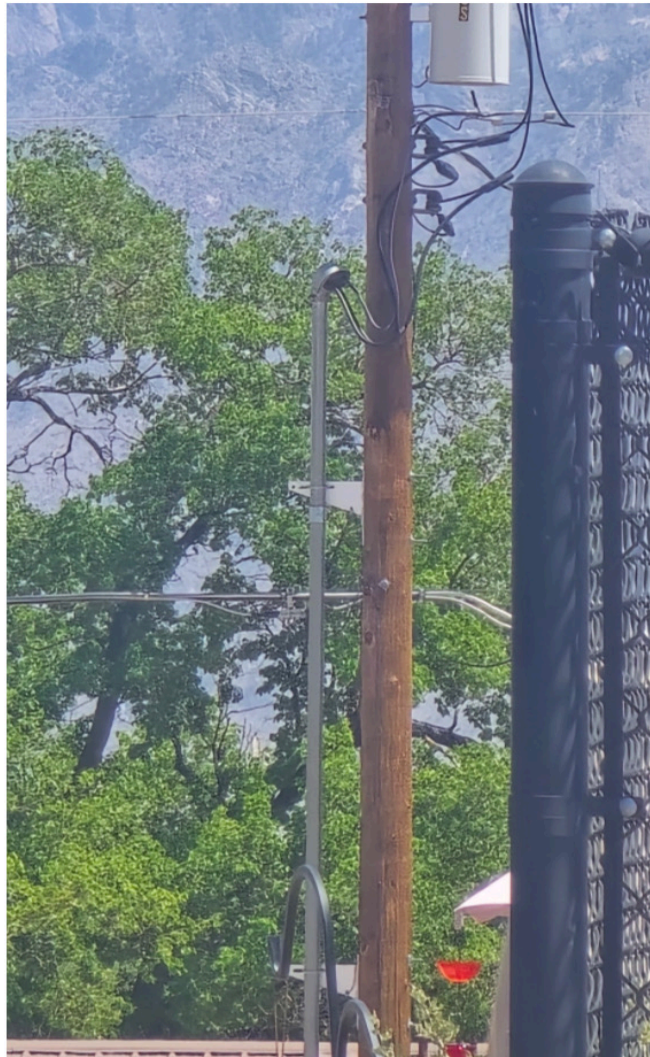
**Sincerely,**  
Alfonso Salazar













3306 sue circle SE















1504 35th





**ELECTRICAL PERMIT**

<b>CUSTOMER TYPE</b>	<b>SERVICE TYPE</b>	<b>SERVICE TYPE B</b>	<b>PAYMENT METHOD</b>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Service Reconnect	<input type="checkbox"/> New	<input type="checkbox"/> Escrow
<input type="checkbox"/> Commercial	<input type="checkbox"/> Underground	<input type="checkbox"/> Existing	<input type="checkbox"/> Credit Card
<input type="checkbox"/> Apartment	<input type="checkbox"/> Customer Owned	<input type="checkbox"/> Temporary	<input type="checkbox"/> Other

**CONTRACTOR INFORMATION:**

Business Name Two Twenty Electric  
 Business Address 3908 Blake  
 City AIB State NM Zip 87121  
 Telephone 505-450-2641 Fax/Email: jesus.reyes2000@gmail.com  
 License # ES695 Expiration Date 7/31/28

**JOB SITE INFORMATION:**

Job Site Address 1613 33RD ST SE  
 City RIO RANCHO State NM Zip 87144  
 Residential:  New  Existing Commercial:  New  Existing

**PNM BILLING/PROPERTY OWNER INFORMATION:**

Name ALFONZO SALAZAR  
 Address 1613 33RD ST SE  
 City RIO RANCHO State NM Zip 87144

**SERVICE/PANEL SIZE (NUMBER OF UNITS):**

<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>
<input type="checkbox"/> 100 Amp.....\$ 60.00	<input type="checkbox"/> 100 Amp.....\$ 73.00
<input checked="" type="checkbox"/> Over 100 Amp – 200 Amp.....\$ 80.00	<input type="checkbox"/> Over 100 Amp – 200 Amp.....\$179.00
<input type="checkbox"/> Over 200 Amp – 320 Amp.....\$166.00	<input type="checkbox"/> Over 200 Amp – 400 Amp.....\$213.00
<input type="checkbox"/> Over 320 Amp – 400 Amp.....\$266.00	<input type="checkbox"/> Over 400 Amp – 600 Amp.....\$266.00
<input type="checkbox"/> Over 400 Amp.....\$398.00	<input type="checkbox"/> Over 600 Amp – 800 Amp.....\$332.00
<input type="checkbox"/> Pedestal (mobile home only).....\$ 80.00	<input type="checkbox"/> Over 800 Amp – 1000 Amp.....\$485.00
*NOTE: 401 Amp services and above requires engineering.	<input type="checkbox"/> Over 1000 Amp – 2000 Amp.....\$697.00
	<input type="checkbox"/> Over 2000 Amp.....\$897.00

**ITEMS BELOW ARE SAME FEE FOR RESIDENTIAL AND COMMERCIAL (NUMBER OF UNITS):**

<input type="checkbox"/> Swimming Pool.....\$ 80.00	<input type="checkbox"/> Low Voltage Tele/Data.....\$ 33.00
<input type="checkbox"/> Spa.....\$ 80.00	<input type="checkbox"/> Low Voltage Fiber Optics.....\$ 33.00
<input type="checkbox"/> Water Feature.....\$ 80.00	<input type="checkbox"/> Low Voltage Alarm.....\$ 33.00
<input type="checkbox"/> Evaporative Cooler.....\$ 33.00	<input type="checkbox"/> Low Voltage Vac System.....\$ 33.00
<input type="checkbox"/> Refrigeration A/C.....\$ 33.00	<input type="checkbox"/> Low Voltage Sound System.....\$ 33.00
<input type="checkbox"/> Combo HVAC Unit.....\$ 33.00	<input type="checkbox"/> Low Voltage Other.....\$ 33.00
<input type="checkbox"/> Electric Sign.....\$ 33.00	<input type="checkbox"/> Low Voltage Cable/Sat. TV.....\$ 33.00
<input type="checkbox"/> Temporary Power.....\$ 33.00	
<input type="checkbox"/> Additional Inspections.....\$ 33.00	
<input type="checkbox"/> Tenant Improvements/Remodels (electrical fixtures & devices only).....\$ 99.00	
<input type="checkbox"/> Residential and Commercial Photovoltaic 0-10 KVA.....\$ 66.00	
<input type="checkbox"/> Each Additional 0-10 KVA.....\$ 66.00	
<input type="checkbox"/> Items not listed with a minimum \$33.00 fee may require additional fees.....\$ 33.00	
<input type="checkbox"/> A specific time inspection (disconnect/reconnect).....\$95.00 ea	
<input type="checkbox"/> Overtime inspection (2 hour minimum).....\$47.00 hr	

**IMPORTANT: PLEASE READ BASE PERMIT FEE \$33.00**

♦Prior to scheduling a rough-in, Plumbing/Mechanical Top Out inspection must be approved. ♦ A double fee will be assessed for work started before securing a permit. ♦Work covered over prior to inspection will be assessed a re-inspection fee. ♦Permit includes three (3) inspections. ♦Additional inspections may require additional fees. Administration fee \$23.00 on all permits.

Contractor Signature [Signature] Date 1/10/25



**ELECTRICAL PERMIT**

**CUSTOMER TYPE**

Residential  
 Commercial  
 Apartment

**SERVICE TYPE**

Service Reconnect  
 Underground  
 Customer Owned

**SERVICE TYPE B**

New  
 Existing  
 Temporary

**PAYMENT METHOD**

Escrow  
 Credit Card  
 Other

**CONTRACTOR INFORMATION:**

Business Name Two Twenty Electric  
Business Address 3408 BALLE  
City RIO RANCHO State NM Zip 87121  
Telephone 505 450-2641 Fax/Email: jesus.perez@2020atgma.com  
License # 05645 Expiration Date 7/31/20

**JOB SITE INFORMATION:**

Job Site Address 1907 INCA  
City RIO RANCHO State NM Zip 87144  
Residential:  New  Existing Commercial:  New  Existing

**PNM BILLING/PROPERTY OWNER INFORMATION:**

Name ADRIAN BELTRAN  
Address 1907 INCA  
City RIO RANCHO State NM Zip 87144

**SERVICE/PANEL SIZE (NUMBER OF UNITS):**

RESIDENTIAL

100 Amp.....\$ 60.00  
 Over 100 Amp – 200 Amp.....\$ 80.00  
 Over 200 Amp – 320 Amp.....\$166.00  
 Over 320 Amp – 400 Amp.....\$266.00  
 Over 400 Amp.....\$398.00  
 Pedestal (mobile home only).....\$ 80.00

\*NOTE: 401 Amp services and above requires engineering.

COMMERCIAL

100 Amp.....\$ 73.00  
 Over 100 Amp – 200 Amp.....\$179.00  
 Over 200 Amp – 400 Amp.....\$213.00  
 Over 400 Amp – 600 Amp.....\$266.00  
 Over 600 Amp – 800 Amp.....\$332.00  
 Over 800 Amp – 1000 Amp.....\$485.00  
 Over 1000 Amp – 2000 Amp.....\$697.00  
 Over 2000 Amp.....\$897.00

**ITEMS BELOW ARE SAME FEE FOR RESIDENTIAL AND COMMERCIAL (NUMBER OF UNITS):**

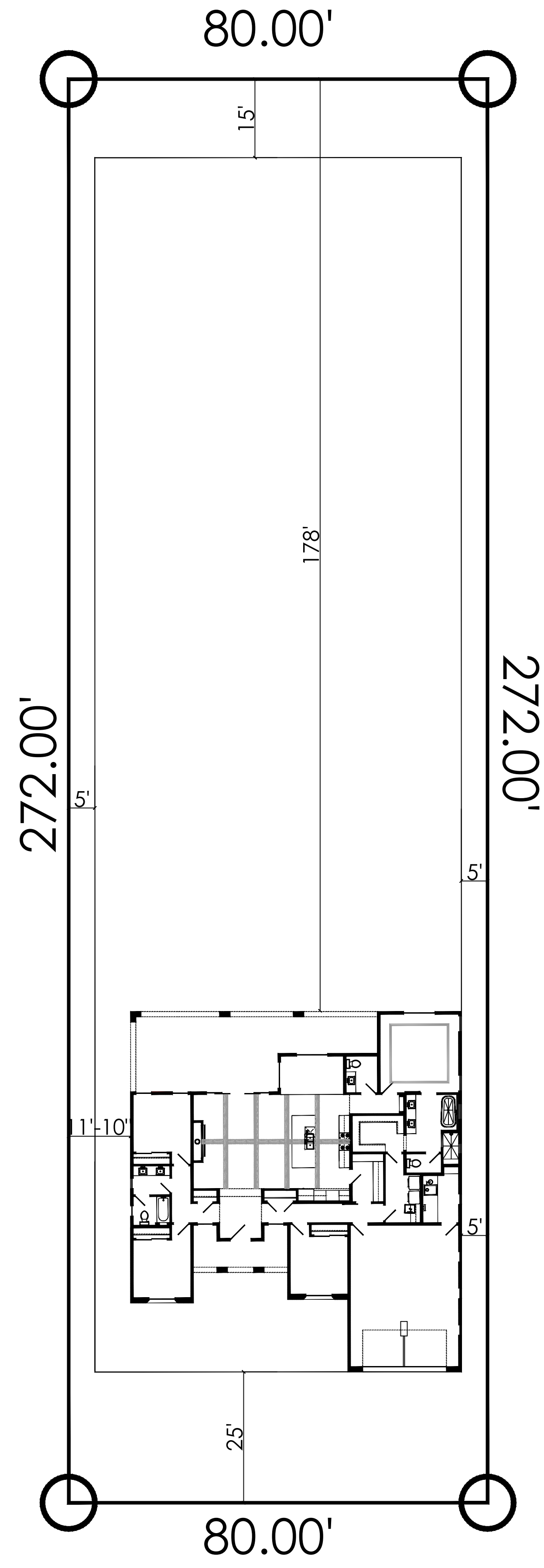
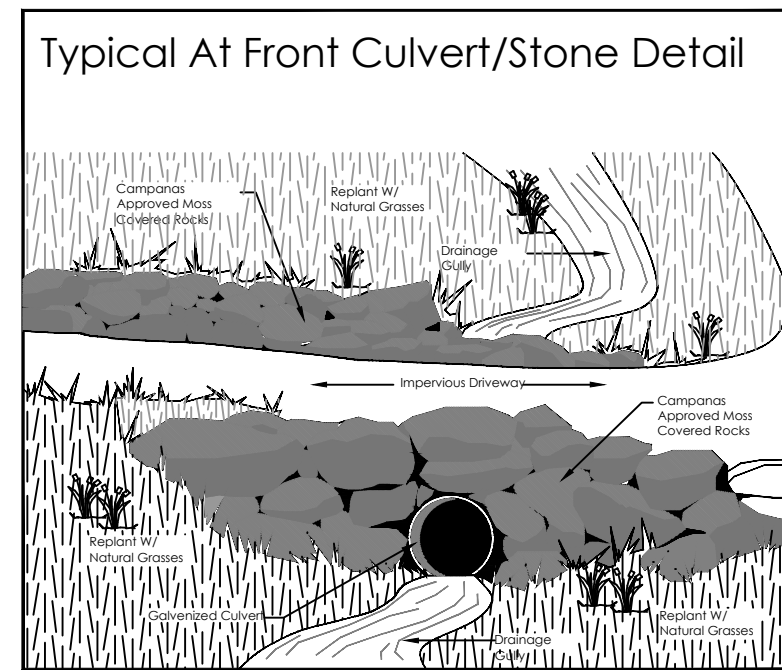
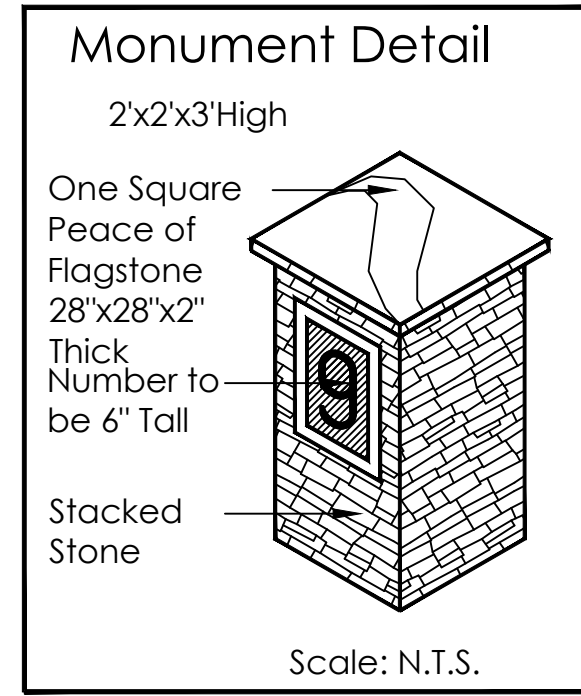
Swimming Pool.....\$ 80.00  
 Spa.....\$ 80.00  
 Water Feature.....\$ 80.00  
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 Electric Sign.....\$ 33.00  
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 Additional Inspections.....\$ 33.00  
 Tenant Improvements/Remodels (electrical fixtures & devices only).....\$ 99.00  
 Residential and Commercial Photovoltaic 0-10 KVA.....\$ 66.00  
 Each Additional 0-10 KVA.....\$ 66.00  
 Items not listed with a minimum \$33.00 fee may require additional fees.....\$ 33.00  
 A specific time inspection (disconnect/reconnect).....\$95.00 ea  
 Overtime inspection (2 hour minimum).....\$47.00 hr

**IMPORTANT: PLEASE READ BASE PERMIT FEE \$33.00**

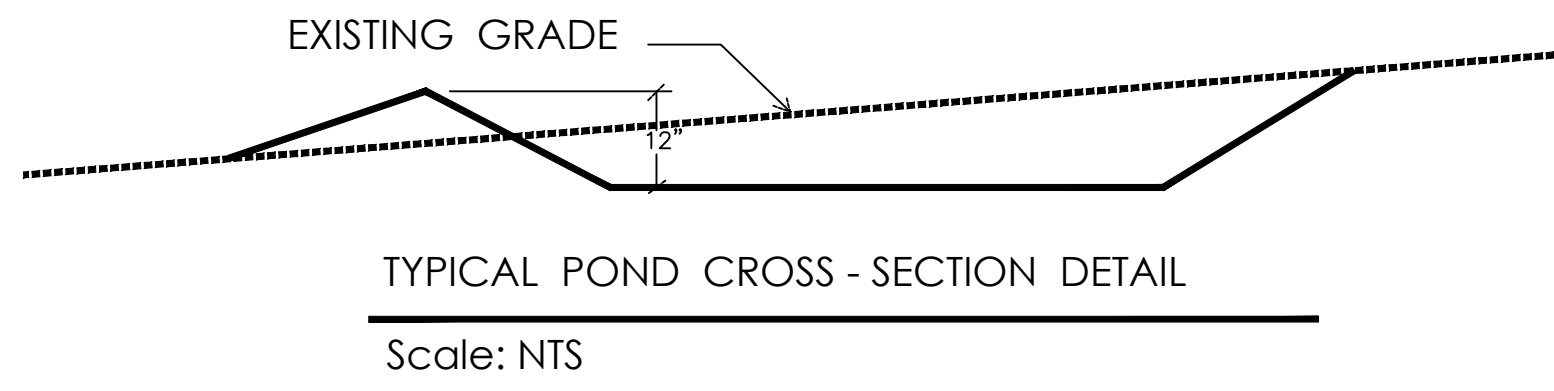
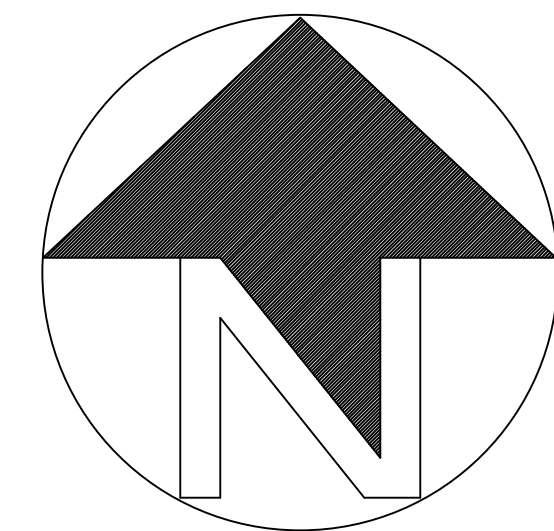
♦Prior to scheduling a rough-in, Plumbing/Mechanical Top Out inspection must be approved. ♦ A double fee will be assessed for work started before securing a permit. ♦Work covered over prior to inspection will be assessed a re-inspection fee. ♦Permit includes three (3) inspections. ♦Additional inspections may require additional fees. Administration fee \$23.00 on all permits.

Contractor Signature [Signature] Date 1/16/25

# Minimum 10' Between Buildings



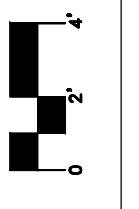
Legal Description	
Lot	_____
Block	_____
Subdivision	_____
County	_____



RM Design Incorporated

8724 ALAMEDA PARK NE SUITE G ALBUQUERQUE, NEW MEXICO 87113  
Phone: (505) 823-6474 Email: Rmonti27143@aol.com Fax: (505) 823-6487

Site Plan  
SCALE: 1/16" = 1'-0"



Salazar 33rd Street Spec  
1613 33rd Street  
Rio Rancho New Mexico

Date:	5/12/2025
Revision:	
Rev. No. By: Date:	

Sheet:  
**C-1**



# The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

April 24, 2026

RE: Case #26-110-00012 – Variance Request – 1613 33<sup>rd</sup> St SE, Rio Rancho, NM 87124

Dear Property Owner:

You are receiving this notice of a Variance request because your property is adjacent to a site where a land development decision is required by the Planning and Zoning Board.

The Applicant, Alfonso Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, May 12, 2026** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

On the back of this letter is a location map of the project.

---

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to [tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov). The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](http://www.rrnm.gov) or on Sparklight cable channel 56.

Please contact me via e-mail me at [tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov) or call me at 505-896-8361 if you have any questions concerning this matter.

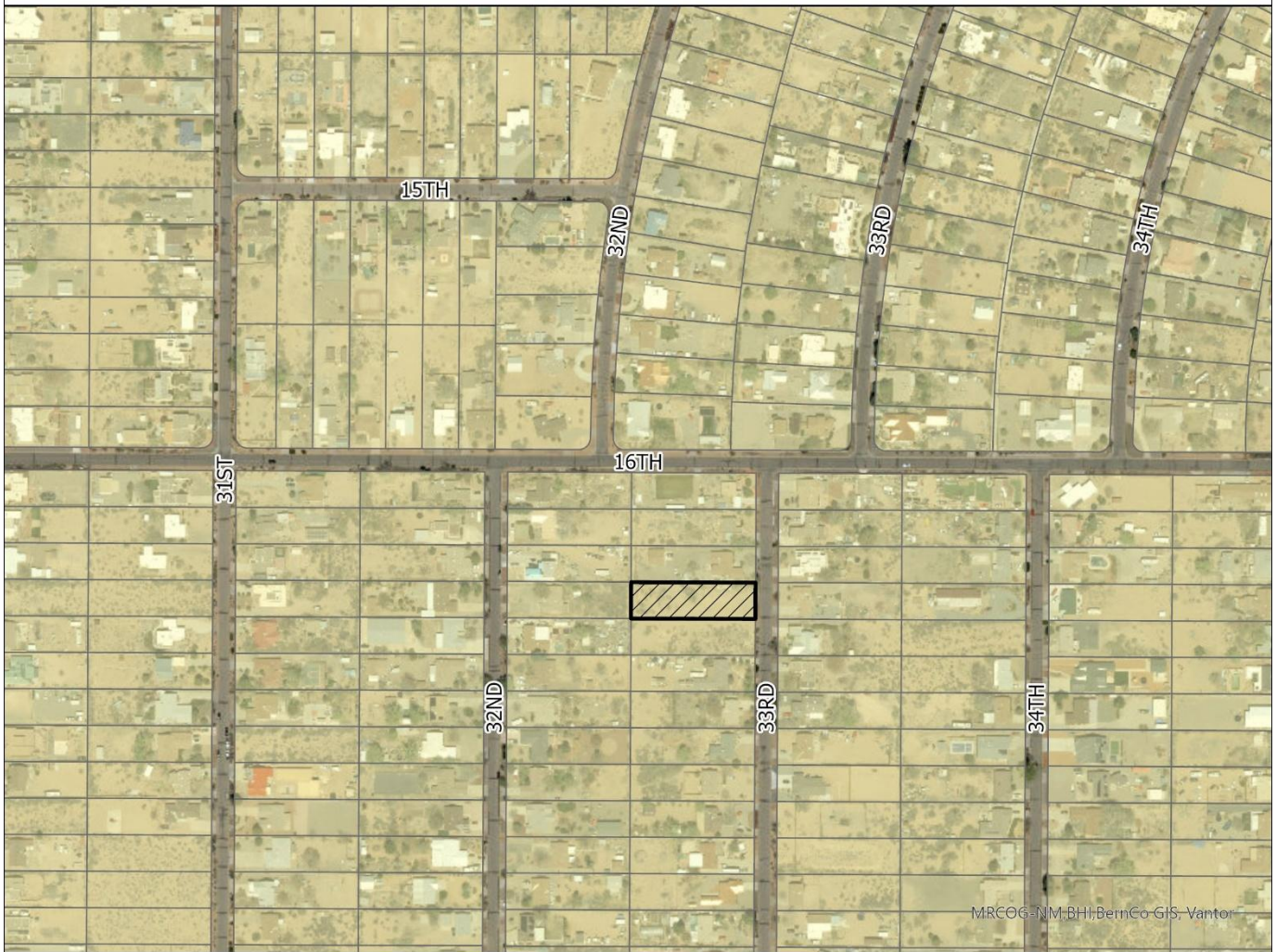
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

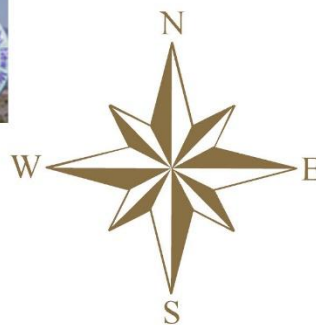
*Tim Dvorak*



Tim Dvorak  
Municipal Planner II  
Development Services Department  
City of Rio Rancho

1613 33RD ST SE  
RIO RANCHO ESTATES UNIT 16, BLOCK 15, LOT 61  
VARIANCE REQUEST FOR ABOVE GROUND UTILITY  
CONNECTION



MRCOG-NM, BH; BernCo-GIS, Vantor



Legend	
Zoning	
	R-1
	Subject Property



Development Services Department  
3200 Civic Center Circle NE, Suite 130  
Rio Rancho NM, 87144  
Phone: (505) 891-5005  
Fax: (505) 896-8994

## NOTICE OF PUBLIC HEARING

**Meeting:** Planning & Zoning Board  
**Location:** City Hall  
**Date:** **May 12, 2026**  
**Time:** 6:00PM  
**Staff Contact:** Tim Dvorak (505) 896-8361  
[tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov)



Development Services Department  
3200 Civic Center Circle NE, Suite 130  
Rio Rancho NM, 87144  
Phone: (505) 891-5005  
Fax: (505) 896-8994

## NOTICE OF PUBLIC HEARING

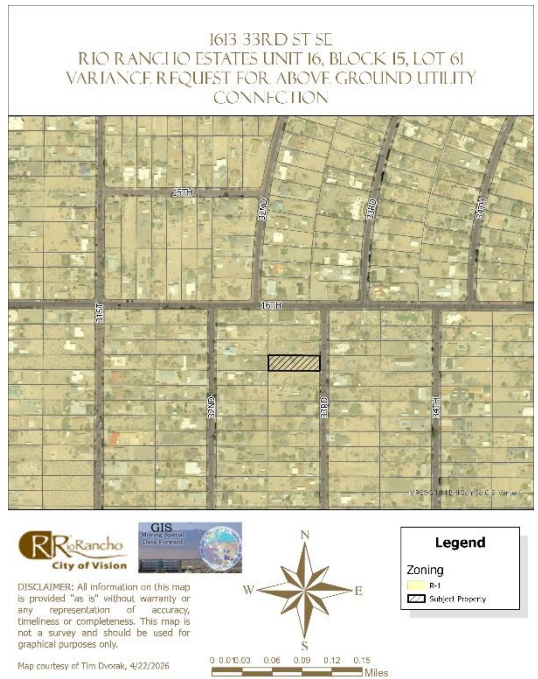
**Meeting:** Planning & Zoning Board  
**Location:** City Hall  
**Date:** **May 12, 2026**  
**Time:** 6:00PM  
**Staff Contact:** Tim Dvorak (505) 896-8361  
[tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov)

## Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The Applicant, Alfonso Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61.

The PZB will hear the request on May 12, 2026.

If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to [planning@rrnm.gov](mailto:planning@rrnm.gov). Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](http://www.rrnm.gov) or on Sparklight cable channel 56.

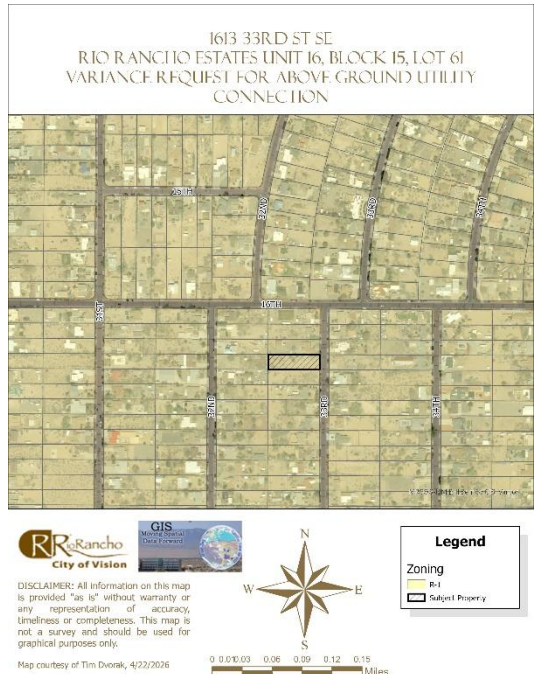


## Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The Applicant, Alfonso Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61.

The PZB will hear the request on May 12, 2026.

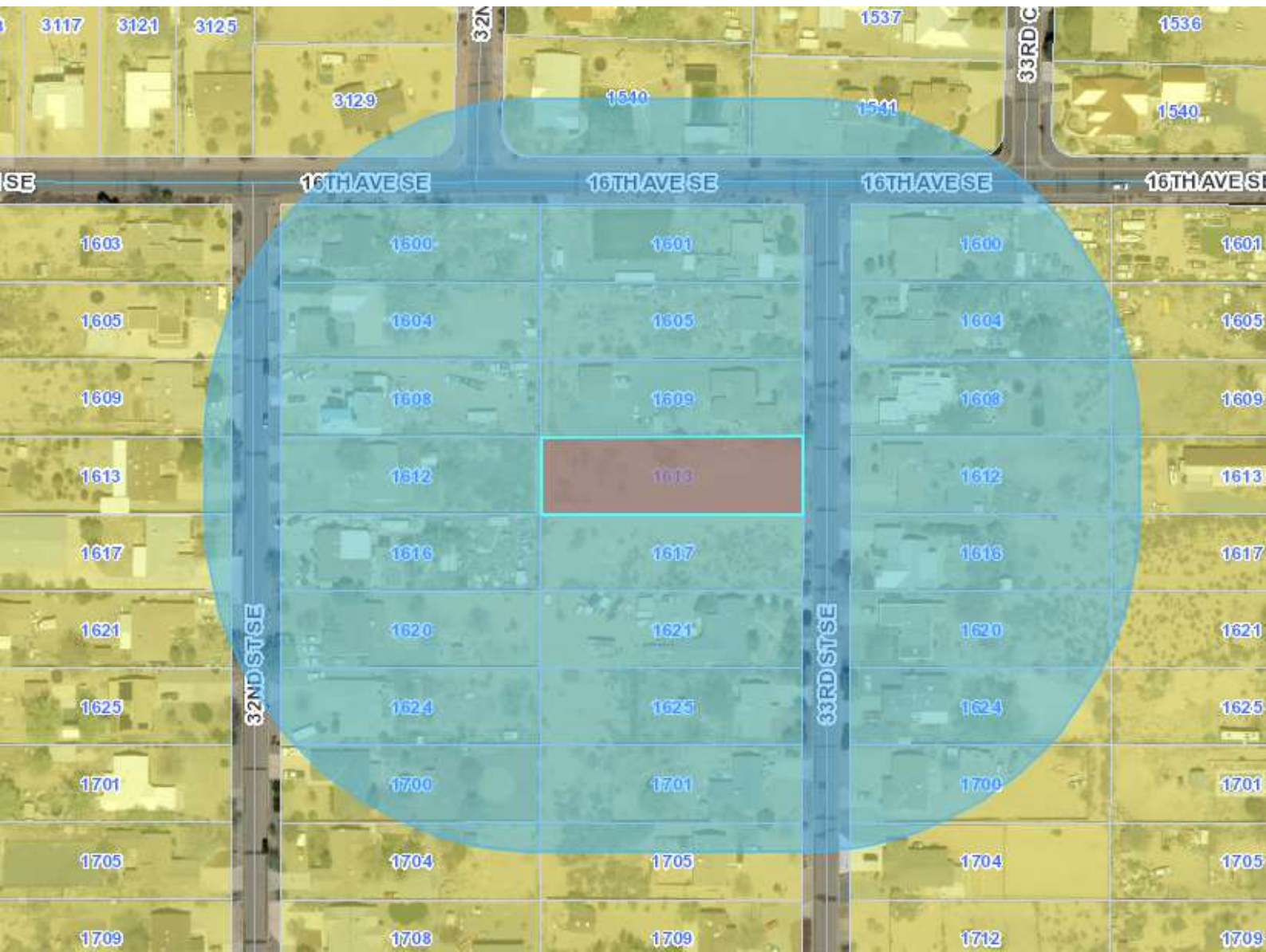
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Noticed Adjacent Properties within 100' (Right-of-Way Excluded)



Noticed Adjacent Properties within 300' (Right-of-Way Excluded)



**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 12, 2026:

**Variance**

**Case #26-110-00012**

The Applicant, Alfonso Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61.

**Zone Map Amendment**

**Case #26-100-00006**

The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block 33, Lot 98-A-1. The property, which consists of approximately 0.94 acres, is physically located at 1600 Southern Blvd SE and is currently zoned R-1: Single-Family Residential. The applicant is requesting to change the zoning designation of the lot to C-1: Retail Commercial to accommodate a proposed fitness center on the subject property.

**Variance**

**Case #26-110-00009**

The applicant, Hakim Djaballah, requests approval of a Variance to allow for a 400 square foot gazebo to encroach five feet into the rear setback at the property legally described as Unit 20, Block 104, Lot 3. The subject property is zoned R-1: Single-Family Residential and is approximately 0.47 acres.

**Variance**

**Case #26-110-00011**

The applicant, Richmond American Homes, requests approval of a Variance to allow for an encroachment of 1.5 ft in the rear setback at the property legally described as Vista Montebella Oeste, Lot 36. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

**Site Plan**

**Case #26-160-00003**

The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, is requesting a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE. The property is zoned SU: Special Use for Commercial and is approximately 1.56 acres.

**Zone Map Amendment**

**Case #25-100-00017**

The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of a zone map amendment to rezone the properties legally described as: U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and

14-23; and Blk 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-4: Single-Family Residential. The properties total 66.25 acres.

**Master Plan**

**Case #25-400-00006**

The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of the Rancho Alegria Master Plan, for the lots legally described as: U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and 14-23; and Blk 50, Lots 2-24. The properties total 66.25 acres.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to [planning@rrnm.gov](mailto:planning@rrnm.gov). Written comments will be inserted into the public record.

Journal: April 27, 2026.

## Timothy Dvorak

---

**From:** Armando Cepeda  
**Sent:** Wednesday, April 29, 2026 10:59 AM  
**To:** Timothy Dvorak; BRYAN TWYEFFORT  
**Cc:** BRIAN BABYAK  
**Subject:** Re: 26-110-00012: 1613 33rd St SE - Variance Request for Overhead Utilities

Good morning,

I have taken a look at the photos from surrounding neighborhoods. There are few things to address here:

1. PNM has instituted a rule change to their guidelines that prohibit customer owned risers on PNM owned poles. That rule is very new and applicants that submitted their applications before the rule change were allowed to still install the riser on PNM's pole. The rule changed a year ago with it being enforced about 6 months ago.
2. While the city ordinance calls for all utilities to be underground, there were instances where we worked with contractors on rare occasions to allow a customer owned pole just past the easement. Generally, that is not allowed. In light of the PNM rule change, we have not been allowing any overhead at all. That is the driving mechanism behind PNM installing the tap box (pedestal) so that the installation is 100 percent underground.

When PNM guidelines are changed, there's no notices being sent out. It is the responsibility of the contractor to read them on the website and adhere to them. If the PNM allows a customer owned pole, but the zoning ordinance does not, it is the responsibility of the contractor to meet both requirements. Furthermore, there are state and national electrical codes that can dictate things like the service location. Because these installations have become much more nuanced, we have asked that contractors reach out to PNM very early in the process and talk with the local AHJ so that things are in alignment. Doing so late in the project can lead to delays and additional costs.

If the variance is granted for overhead service conductors, there are no code violations or conflict with PNM. They can move forward with the project. As it stands now, the entire installation is required to be underground. The contractor has been sent the PNM DS drawing for the pedestal and knows what is needed to get service to the property.



**BEFORE THE PLANNING and ZONING BOARD OF  
THE CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR APPROVAL  
Case No. 26-110-00012**

---

**REQUEST FOR VARIANCE TO R.O. 2003 CHAPTER 154.60(A)(8) TO ALLOW FOR AN ABOVE GROUND ELECTRIC UTILITY CONNECTION AT THE SUBJECT PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 16, BLOCK 15, LOT 61.**

**Applicant:** Alfonso Salazar

**THIS MATTER**, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12<sup>th</sup> day of May 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

**GENERAL FINDINGS OF FACT:**

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to R.O. 2003 Chapter 154.60(A)(8) requiring underground utility installation.
2. The Applicant has the authority to make an application to request a Variance to R.O. 2003 Chapter 154.60(A)(8) requiring underground utility installation.
3. Due process was provided to the Applicant and adjacent property owners.

**SPECIFIC FINDINGS OF FACT:**

1. The Applicant has adequately addressed the criteria for granting a Variance for Electrical Building Permit #26-454, to allow for an above ground electrical connection to the subject property.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. Approval of the subject Variance does not constitute approval of Electrical Building Permit #26-454. The Applicant shall comply with all other City and PNM requirements and shall complete all necessary inspections to complete the project.
4. The subject variance is approved for the single-family residence being constructed under Permit #25-7634.

**THEREFORE**, the application to allow for an above ground electric utility connection, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on May 12, 2026, subject to the conditions, restrictions and stipulations specified above.

---

Date

---

Planning & Zoning Chairman



**BEFORE THE PLANNING and ZONING BOARD OF  
THE CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR DENIAL  
Case No. 26-110-00012**

---

**REQUEST FOR VARIANCE TO R.O. 2003 CHAPTER 154.60(A)(8) TO ALLOW FOR AN ABOVE GROUND ELECTRIC UTILITY CONNECTION AT THE SUBJECT PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 16, BLOCK 15, LOT 61.**

**Applicant:** Alfonso Salazar

**THIS MATTER**, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12<sup>th</sup> day of May 2026, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

**GENERAL FINDINGS OF FACT:**

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance R.O. 2003 Chapter 154.60(A)(8) requiring underground utility installation.
2. The Applicant has the authority to make an application to request a Variance to the R-1: Single-Family Residential District Side Setback requirements.
3. Due process was provided to the Applicant and adjacent property owners.

**SPECIFIC FINDINGS OF FACT:**

1. The application has not adequately met the criteria for granting a Variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the Zoning Code.
3. Financial gain or loss cannot be considered in the granting of a Variance request.
4. The Applicant is responsible for complying with all City and PNM regulations.

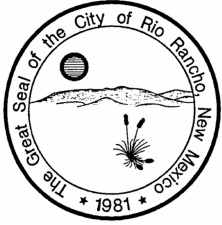
**THEREFORE**, the application to allow for an above ground electric utility connection, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on May 12, 2026, subject to the conditions, restrictions and stipulations specified above.

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Date

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Planning & Zoning Chairman



## CITY OF RIO RANCHO COVER PAGE

### Legislation Item:

AGENDA DATE:  
May 12, 2026

DEPARTMENT:  
Development Services

SUBJECT:  
**Site Plan.** The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, is requesting a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE.

### BACKGROUND AND ANALYSIS:

The subject property is legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and consists of approximately 1.54 acres. The subject property is zoned SU: Special Use per Ordinance No. 24, Enactment No. 92-023. This Ordinance states that all C-1 Retail Commercial uses are permissive and conditional uses require a conditional use permit. Included in the C-1 permissible uses per the Rio Rancho Code of Ordinances (R.O. 2003) §154.24 (B) are banks and other financial institutions, which matches the proposed use.

Per the requirements of the SU Zoning Ordinance (92-023), a Site Plan is required to be heard by the Planning and Zoning Board prior to development.

Per R.O. 2003 § 154.43, "Special Use District" (A)(3) "All SU zoned property must have a site plan approved by the Governing Body." The proposed Site Plan is also scheduled to be heard by the Governing Body on May 14, 2026.

### CONFORMANCE WITH THE CITY ZONING ORDINANCE:

Approval of the Site Plan must be obtained prior to any development of the property." Pursuant to the criteria provided by R.O. 2003 § 154.43 (A)(3)(a) through (3)(j), the Site Plan, at a minimum, shall contain the following:

- a. Scale and north arrow; criteria is satisfied.
- b. Lot boundaries and easements; There is a 20' USWEST easement and a 20' PNM and Gas easement to the north of the property, a 10' PUE to the west, and 5' drainage easement along the east and south; criteria is satisfied.
- c. Existing and proposed utilities; criteria is satisfied.
- d. Existing and proposed rights-of-way; No additional right-of-way is proposed; criteria is satisfied.
- e. Proposed structure with uses, dimension, and setbacks; The maximum building height in C-1 is 50 feet. The proposed structure is one story and does not appear to surpass 50 ft in height. The applicant will be required to show the building height on the elevations submitted with the building permit; criteria is satisfied.
- f. Proposed ingress, egress, parking, and circulation; Two shared access points with Home Depot are proposed, which is located off of Safelite Blvd. The access points are to the south and to the east of the property within the Home Depot parking lot. Parking standards are per Chapter 154.76, which requires "1 space per 300 square feet" for office and professional buildings. The building is

4,900 square feet, which requires a minimum of 17 spaces. The Site Plan provides 38 parking spaces. Per Chapter 154.76 (E)(2), lots with 36-50 spaces in total require three ADA spaces with one required to be van accessible. This has been added as a condition of approval. The number of EV ready and EV charging stations parking spaces will be reviewed during the building permit stage; criteria is satisfied.

g. Landscaping and landscape buffers; Per the provided landscape plan, 11,874 square feet of landscaping will be provided. The required landscape area per Rio Rancho Code of Ordinances (R.O. 2003) Section 154.61 (B) is a minimum of 10%, which would be 6,709 square feet. It also states that no less than one-fourth of the 10% shall be located on the front, which is 1,677 sf. This has been added as a condition of approval. The zoning ordinance for the property (92-023) also requires that 80% or more of landscaping must be live plant material, live vegetation/groundcover must be 50% or more, one 30" boxed or 3" caliper sized tree per 1,000 sf of total landscaping, 12" in height, 2% of total landscaping shall be in parking lot, and the streetscape shall be treated consistently along all road frontages. This has also been added as a condition of approval; criteria is satisfied.

h. Elevations; The provided elevations appear to meet the design requirements of the zoning ordinance, which state that there shall be no metal or plain concrete buildings. The building permit submittal will be required to provide the official height of the building, however given the elevations, the building is well under the maximum 50 ft height restriction; criteria is satisfied.

i. Adjacent property characteristics; The property to the north is owned by the Pueblo of Santa Ana, which includes a fire station and a soccer complex. The properties to the west, south, and east are zoned SU per the same ordinance as the subject property; criteria is satisfied.

j. Preliminary drainage plan; criteria is satisfied.

**NOTIFICATIONS:**

Adjacent property owners were sent certified mail 15 days prior to the hearing date as required by City Code. A legal notice was published in the April 29, 2026 edition of the Albuquerque Journal for the Planning and Zoning Board meeting. A notice sign was posted on the property on May 5, 2026. All legal notification requirements for this project have been met.

**INTERDEPARTMENTAL/INTERAGENCY REVIEW:**

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments attached
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	Comments attached
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No comments provided

**IMPACT:**

The Development Services Department recommends the Planning and Zoning Board approve the applicant's request for a Site Plan approval with the following findings of fact and conditions of approval.

**GENERAL FINDINGS:**

1. Per the requirements of the SU Zoning Ordinance (92-023), a Site Plan is required to be heard by the Planning and Zoning Board prior to development;

2. The applicant has the authority to apply for Site Plan approval;
3. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

**SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:**

1. The subject property is zoned SU: Special Use District by Ordinance No. 24, Enactment No. 92-023. Per the requirements of the SU Zoning Ordinance, a Site Plan is required to be heard by the Planning and Zoning Board prior to development.
2. The Site Plan shall be reviewed and approved by the Governing Body, pursuant to R.O. 2003, Section 154.43 (A)(3)
3. The Site Plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
4. Development of the site will conform to all City ordinances, standards, and specifications.
5. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
6. The proposed structure will require building height dimension as measured in City Code.
7. Landscaping and design shall comply with Ordinance No. 24, Enactment No. 92-023 and the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.61.
8. Accessible parking space requirements per Chapter 154.76 (E)(2) shall be met.
9. The applicant shall address all of the Site Plan reviewer comments.
10. The Director of the Development Services Department may approve minor changes to this Site Plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered Site Plan.
11. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.

**ALTERNATIVES:**

1. The Planning and Zoning Board may recommend approval of the Site Plan to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the Site Plan to the Governing Body.
3. The Planning and Zoning Board may modify the Site Plan request and recommend such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends the Planning and Zoning Board approve the applicant's request for a Site Plan approval with the following findings of fact and conditions of approval.

- ATTACHMENT: [Application.pdf](#)  
ATTACHMENT: [SFCU Submittal Letter.pdf](#)  
ATTACHMENT: [Authorization.pdf](#)  
ATTACHMENT: [Zoning, Location.pdf](#)  
ATTACHMENT: [Plans.pdf](#)  
ATTACHMENT: [Staff Comments.pdf](#)

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

**Please Print In Ink Only or Type**

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

### APPLICANT/AGENT INFORMATION

Applicant Name: Sandia Area Federal Credit Union		Kevin Todd	Phone: -
Address: 551 SAFELITE BLVD NE			E-Mail: -
City: City of Rio Rancho	State: New Mexico	Zip: 87144	
Proprietary Interest:	List Owners: Sandia Area Federal Credit Union Kevin Todd		
Deed or Ownership Verification Provided: (Initials) KT		Letter of Authorization Provided: (Initials) KT	
Agent Name: Tierra West, LLC			Phone: (505)858-3100
Address: 5571 Midway Park Pl., NE			E-Mail: slozoya@tierrawestllc.com
City: Albuquerque	State: New Mexico	ZIP Code: 87109	

### DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Request for the development of a Sandia Area Federal Credit Union branch in the City of Rio Rancho.

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : CCCEH	Block(s): B	Lot(s): 1A
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.56

### ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Katie Niblett	Applicant: Sandia Area Federal Credit Union	Agent: Tierra West, LLC
Signature: <i>Katie Niblett</i>	Date: 3-27-2026	

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
26-160-00003		

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 3/30/26



Development Services Department  
Planning and Zoning Division  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

**Re: Planning and Zoning Submittal– Proposed Sandia Federal Credit Union Branch**

To Whom It May Concern:

On behalf of Sandia Area Federal Credit Union, Tierra West LLC respectfully submits this letter to the City of Rio Rancho Planning and Zoning Board in response to comments issued following Development Review Committee review of the proposed Sandia Area Federal Credit Union branch.

The original submittal was made to the Development Review Committee on December 19, 2025, and review comments were received on January 14, 2026. This submittal is submitted in response to those comments, specifically the determination that the subject property is zoned Special Use and requires Planning and Zoning review.

The subject property is legally described as follows:

Lot numbered One-A (1A), in Block lettered “B,” of Commerce Center/Commercial at Enchanted Hills, Rio Rancho, New Mexico.

The proposed development consists of a new branch facility for Sandia Area Federal Credit Union. The site is located within an area that exhibits a developing mix of commercial uses, residential uses, and vacant land. Vacant parcels are located immediately to the west and north of the subject property. Existing Home Depot parking areas are located to the south and east. An apartment complex is situated to the southwest, with additional residential development located farther to the south and southwest. Commercial development is also present in the surrounding area to the south and southeast.

Based on this surrounding development pattern, the proposed credit union branch is an appropriate and compatible use at this location. The site is directly associated with existing commercial activity and is situated within an area where additional commercial growth is anticipated. The presence of adjacent parking areas and undeveloped tracts contributes to a development context that supports a financial institution use of this nature. Further, while residential development exists in the broader vicinity, those uses are not immediately

adjacent in a manner that would create direct land use conflicts, and the existing pattern of intervening development helps provide separation between the proposed branch and nearby residential neighborhoods.

The requested Planning and Zoning review will allow the City to evaluate the proposed use within the context of the property's Special Use zoning designation and the surrounding land use pattern. It is our position that the proposed branch is consistent with the character of the area, compatible with adjacent and nearby uses, and suitable for the subject property given its location within an established and expanding commercial setting.

Tierra West LLC is serving as the authorized agent for Sandia Area Federal Credit Union for this request and throughout the City's review process. We appreciate your consideration of this submittal and look forward to working with staff during review of the proposed development.

Should you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Lozoya', with a long horizontal flourish extending to the right.

Sergio Lozoya  
Tierra West LLC  
2025142

sl/kn

**Agent Authorization Form**

March 27<sup>th</sup>, 2026

City of Rio Rancho  
Rio Rancho City Hall  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

RE: All Rio Rancho DRC / Planning and Zoning / Governing Board Submittals  
Lot numbered One-A (IA) in Block lettered "B" of COMMERCE CENTER/COMMERCIAL AT ENCHANTED HILLS, as the same is shown and designated on the Plat entitled, "COMMERCE CENTER/COMMERCIAL AT ENCHANTED HILLS, BLOCK B LOTS 1 THRU 4, BLOCK C LOTS 1 THRU 14,27,28 ANDBLOCKD LOT 1 AND PARCEL CI, UNIT TWENTY,BEING APORTION OF SECTION 24 AND 25, TOWNSHIP 13 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on July 5, 2001 in Vol. 3, folio 2084-B (Rio Rancho Estates Plat Book No. 13, Page 86).

I/We, Sandia Area Federal Credit Union, as the owner(s) of the real property described as follows. Lot numbered One-A (IA) in Block lettered "B" of COMMERCE CENTER/COMMERCIAL AT ENCHANTED HILLS, do hereby authorize to act as my/our agent, Tierra West, LLC, to execute any and all documents necessary to affect the application approval requested to DRC, the Planning and Zoning Board / or the Governing Body, and to appear on my/our behalf before any administrative or legislative body in the city of Rio Rancho considering this application and to act in all respects as our agent in matters pertaining to the application.

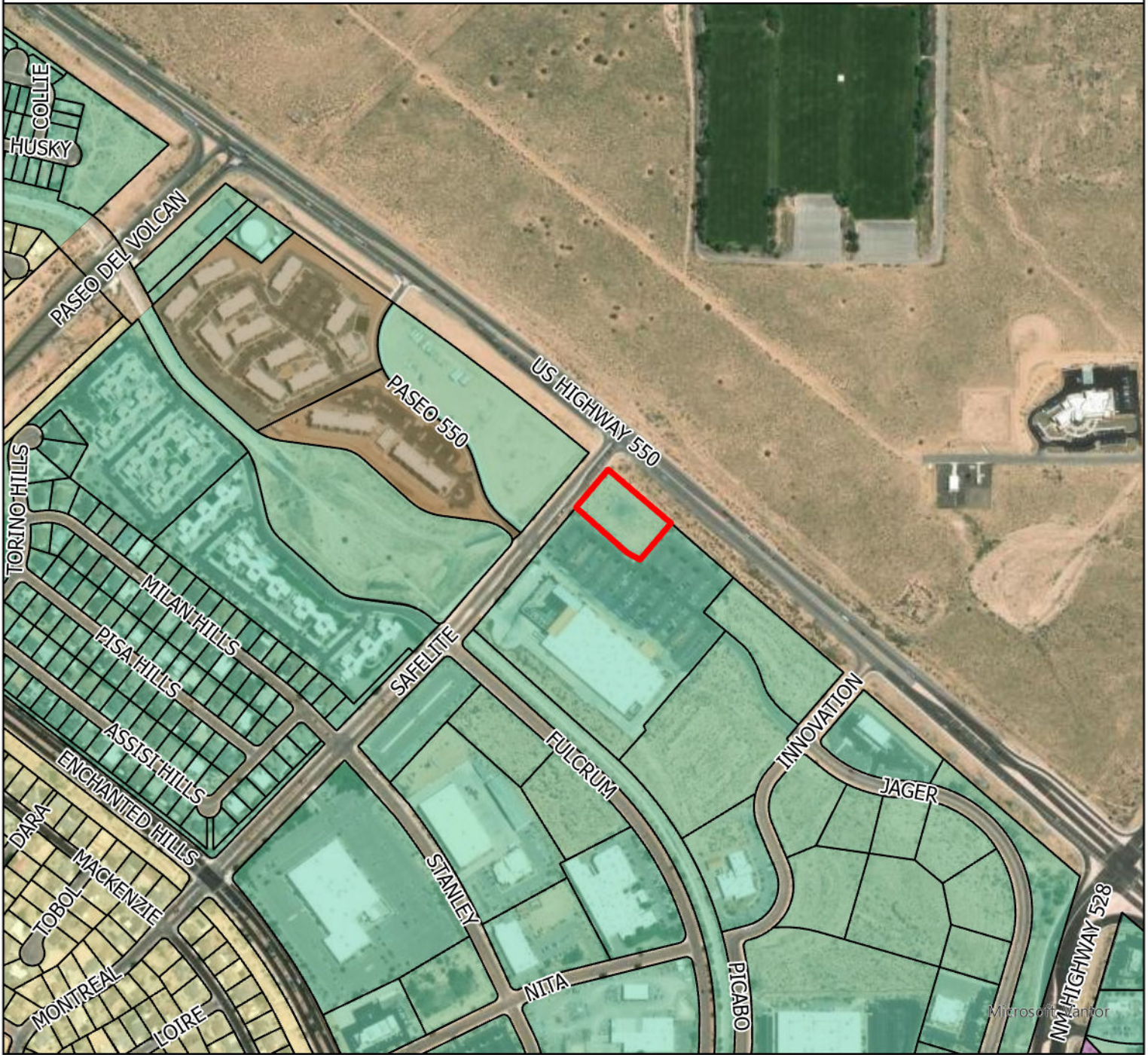
Kevin Todd  
Print Name

[Signature]  
Signature

President - CEO  
Title

3/27/2026  
Date

# CCCEH, BLOCK B, LOT 1A



 Subject Property

### Zoning

-  M-1
-  R-1
-  R-6
-  SU



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



**CITY OF RIO RANCHO**

Parking Required: 1 per 300 sf.  
 4,900 sf / 300 = 16.33 [16 req'd.]  
**38 parking spaces provided**

**CITY BUFFERYARD - TREES**

10 ft. min. bufferyard  
 1 tree per 25 ft. of bufferyard

**SAFELITE BOULEVARD:**

15 ft. bufferyard provided  
 199.98 lf / 25 = 7.99 [8 req'd.]  
**8 provided**

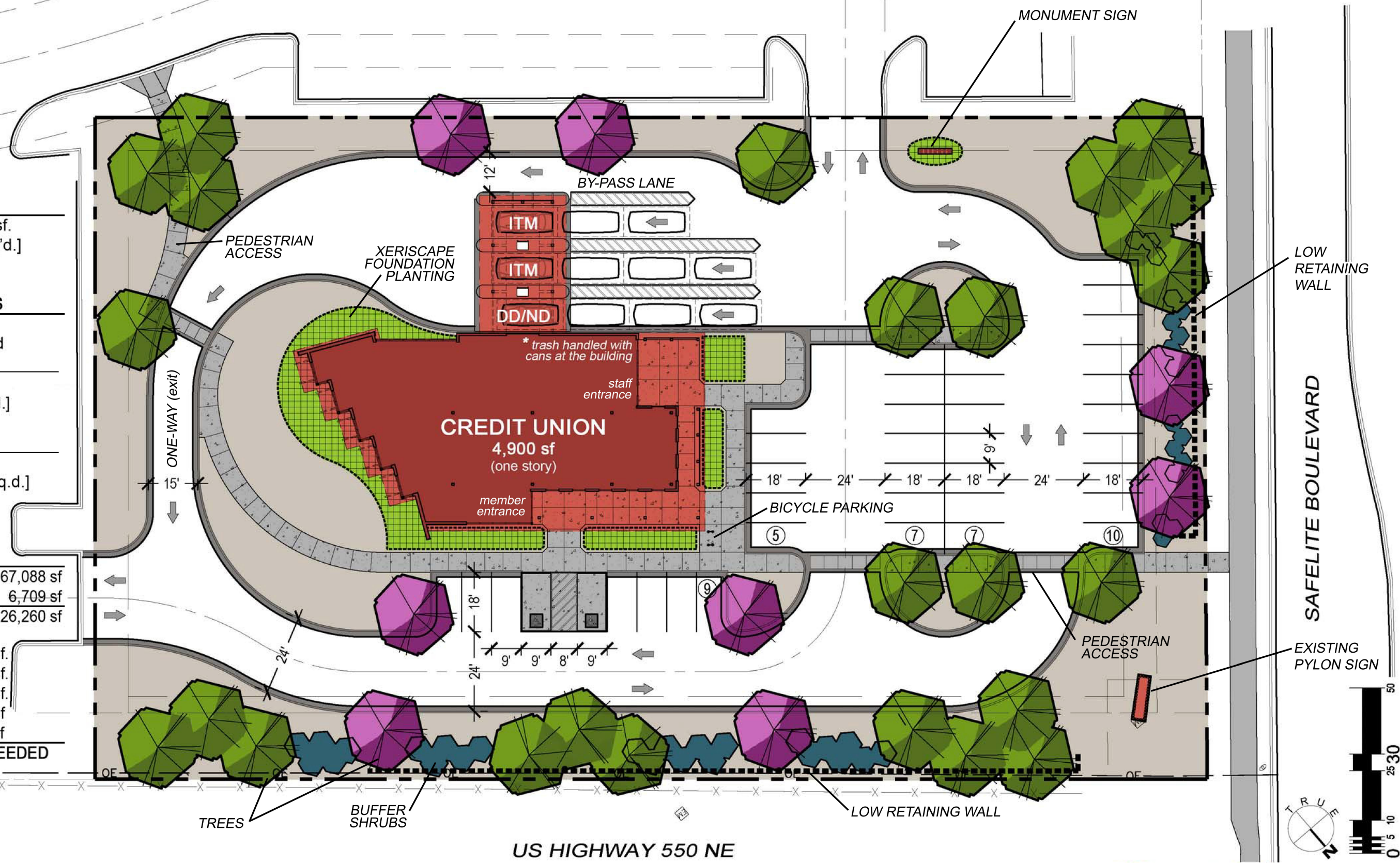
**US HIGHWAY 550 NE**

20 ft. bufferyard provided  
 307.38 lf / 25 = 12.30 [12 req'd.]  
**12 provided**

**ORD. No 24 - LANDSCAPING**

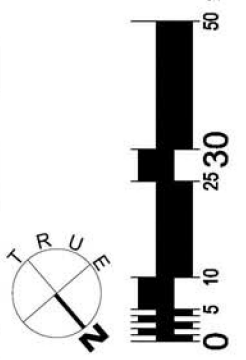
Gross Lot Area: 67,088 sf  
 Total Landscape Req.d (10%): 6,709 sf  
 TOTAL Pervious Provided: 26,260 sf

Front (25% TL): 1,677 sf.  
 Live Plant (80% TL): 5,367 sf.  
 Non-Plant (20% TL): 1,342 sf.  
 Groundcover (50% TL): 3,354 sf  
 Parking Lot (2% TL): 134 sf  
**TOTAL LANDSCAPE %: EXCEEDED**



US HIGHWAY 550 NE

SAFELITE BOULEVARD



**Sandia Area FCU**  
 Bernalillo - Home Depot  
 Project #25070

Site Layout

**MOMENTUM** | **LARSON · KARLE ARCHITECTS**



**Sandia Area FCU**  
Bernalillo - Home Depot  
Project #25070

Exterior Concept



**LARSON  
· KARLE  
ARCHITECTS**



**Sandia Area FCU**  
Bernalillo - Home Depot  
Project #25070

Exterior Concept



**LARSON  
• KARLE  
ARCHITECTS**



**Sandia Area FCU**  
Bernalillo - Home Depot  
Project #25070

Exterior Concept



**LARSON  
· KARLE  
ARCHITECTS**



**Sandia Area FCU**  
Bernalillo - Home Depot  
Project #25070

Exterior Concept



**LARSON  
· KARLE  
ARCHITECTS**



**Sandia Area FCU**  
Bernalillo - Home Depot  
Project #25070

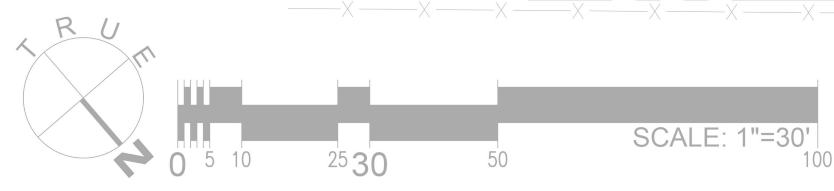
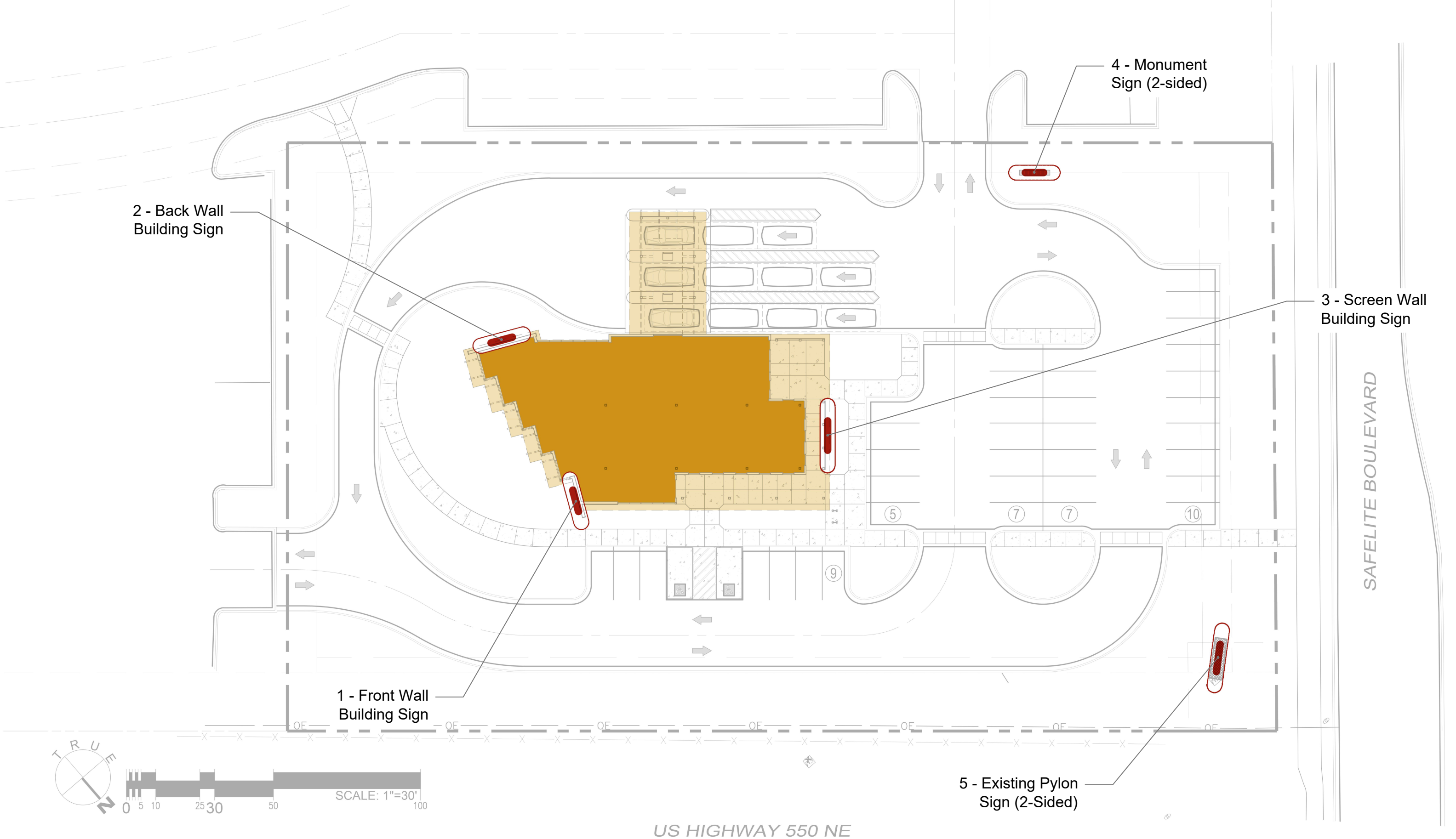
Exterior Concept



**LARSON  
· KARLE  
ARCHITECTS**



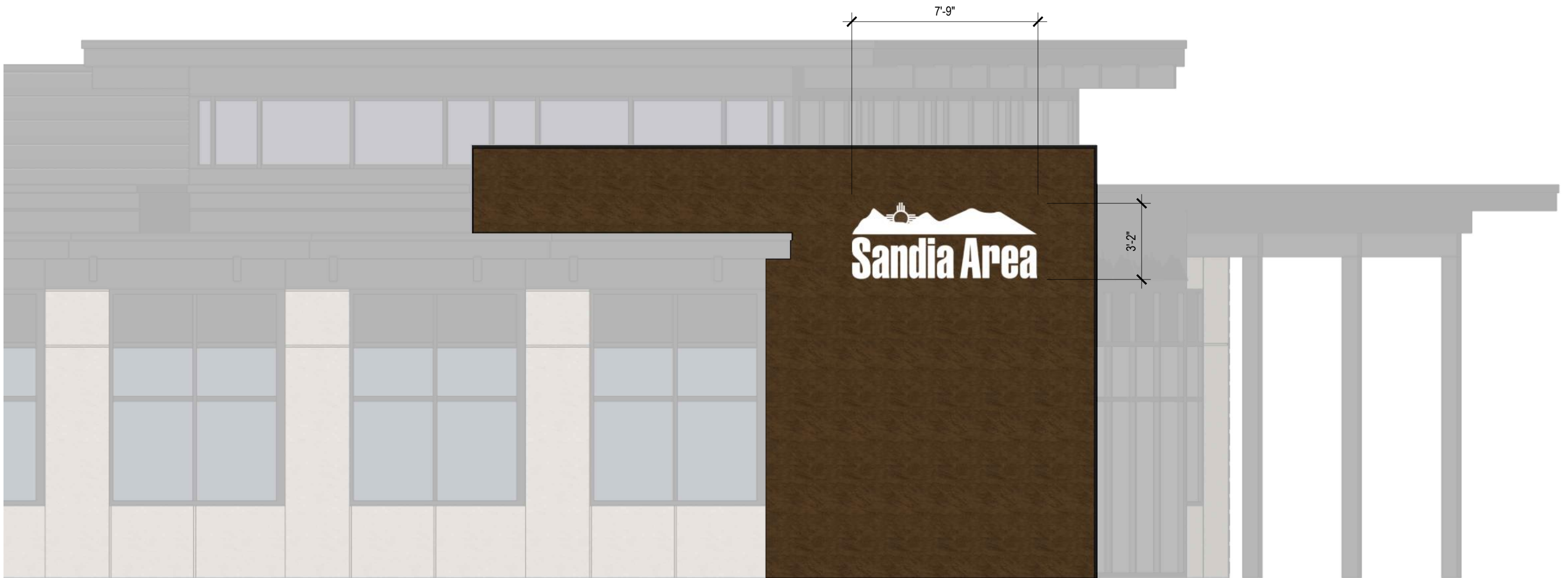
Exterior Materials



**Sandia Area FCU**  
 Bernalillo - Home Depot  
 Project #25070

Site Signage





25 sf



SCALE: 1/4" = 1'-0"

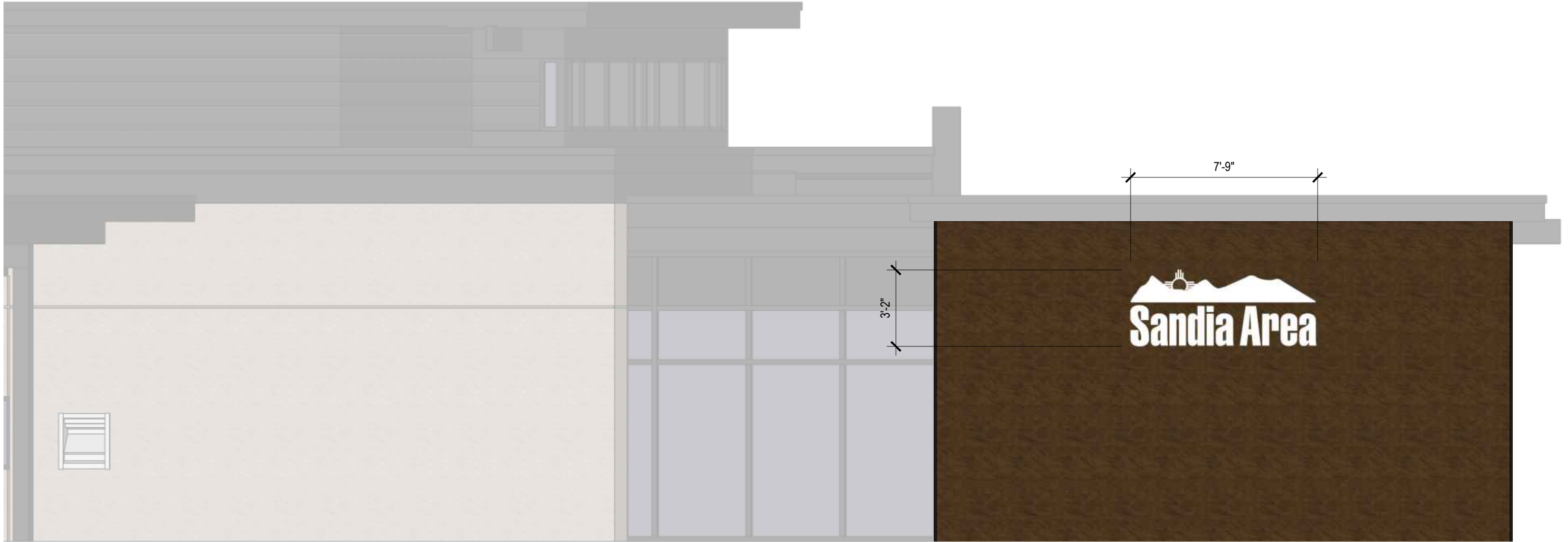


**Sandia Area FCU**  
 Bernalillo - Home Depot  
 Project #25070

1 - Front Wall Building Sign



**LARSON  
 • KARLE  
 ARCHITECTS**



7'-9"

3'-2"

  
**Sandia Area**

25 sf



SCALE: 1/4" = 1'-0"

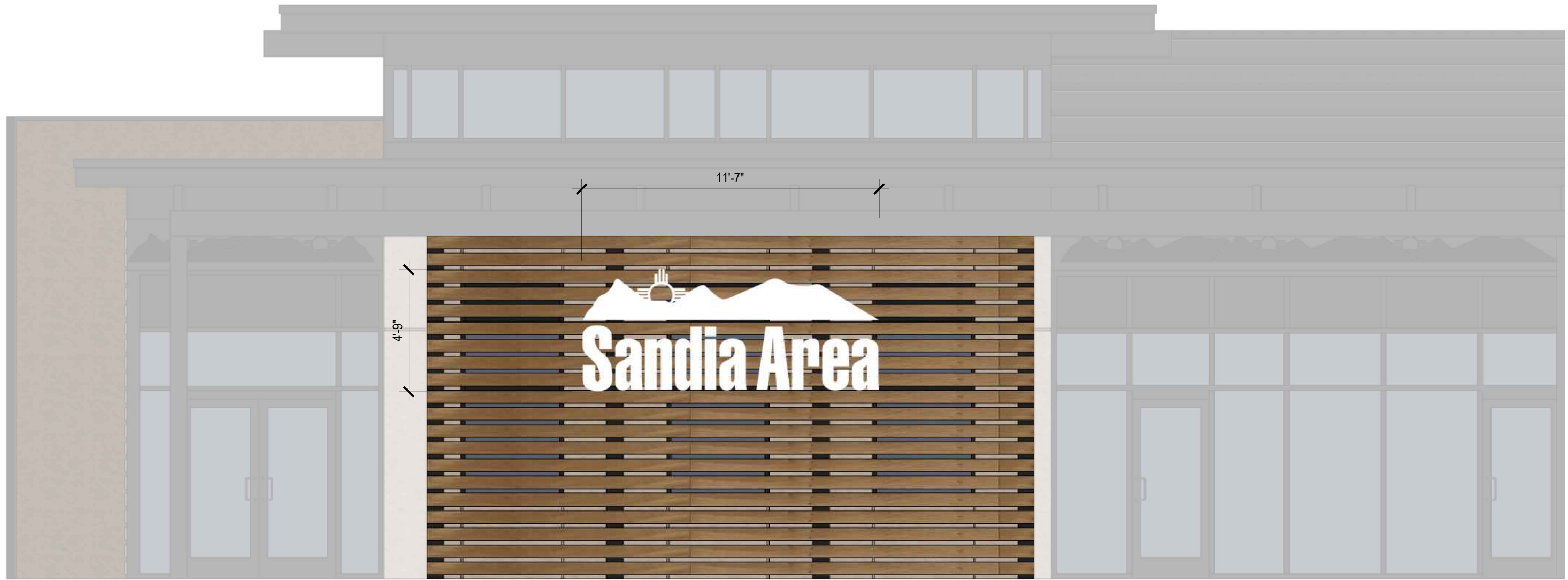


**Sandia Area FCU**  
 Bernalillo - Home Depot  
 Project #25070

2 - Back Wall Building Sign



**LARSON  
 • KARLE  
 ARCHITECTS**



55 sf



SCALE: 1/4" = 1'-0"



**Sandia Area FCU**  
 Bernalillo - Home Depot  
 Project #25070

3 - Screen Wall Building Sign



**LARSON  
 • KARLE  
 ARCHITECTS**

7'-9"

3'-2"



25 sf



SCALE: 1" = 1'-0"



**Sandia Area FCU**  
 Bernalillo - Home Depot  
 Project #25070

4 - Monument Sign  
 (2-sided)



**LARSON  
 • KARLE  
 ARCHITECTS**

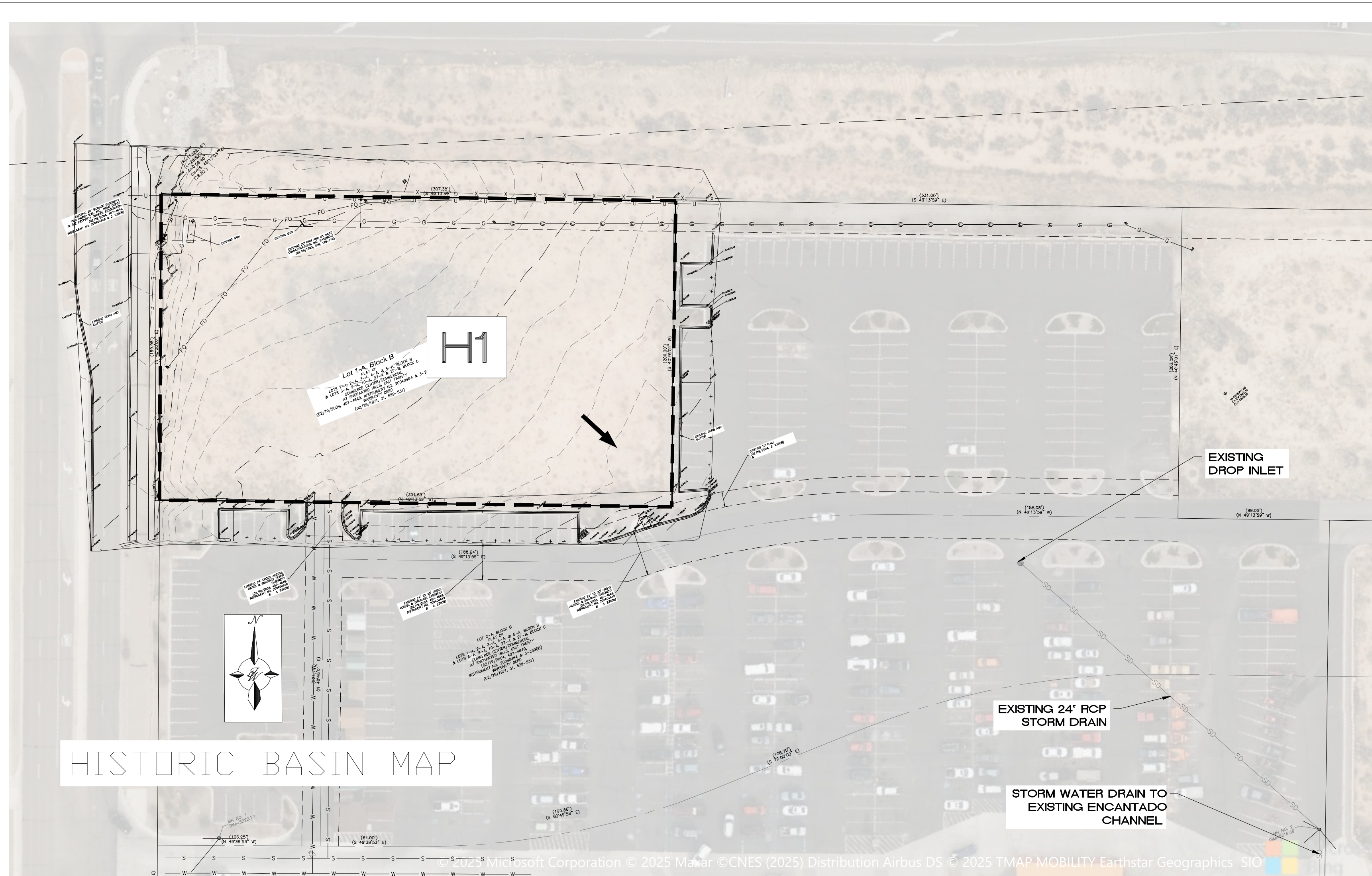


**Sandia Area FCU**  
Bernalillo - Home Depot  
Project #25070

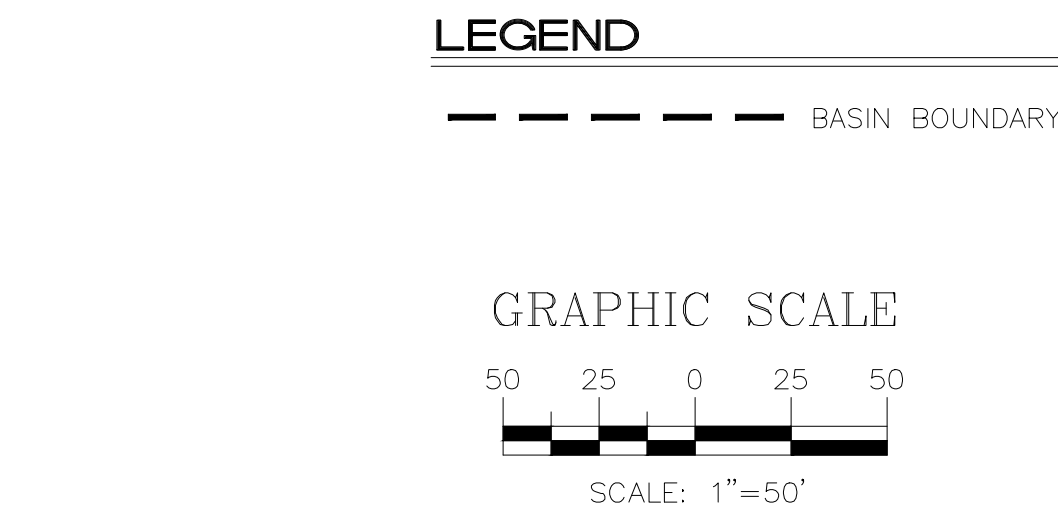
5 - Existing Pylon Sign  
(2-sided)



**LARSON  
• KARLE  
ARCHITECTS**



HISTORIC BASIN MAP



FIRM MAP: 35043C1904D

**Equations:**  
 Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d$   
 Volume = Weighted E \* Total Area  
 Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

6 Hr Excess Precipitation, E (in.)		
Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

**Existing Conditions**

Basin ID	Tract	Basin Descriptions			Treatment				100-Year, 6-Hr						
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)				
H1		67,079	1.54	0.00241	0%	0.000	0%	0.000	100%	1.540	0%	0.000	0.950	0.122	4.42
<b>Total</b>		<b>67,079</b>	<b>1.54</b>	<b>0.00241</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.540</b>	<b>0.000</b>				<b>0.122</b>	<b>4.42</b>	

**Proposed Conditions**

Basin ID	Tract	Basin Descriptions			Treatment				100-Year, 6-Hr						
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)				
D1		67,079	1.54	0.00241	0%	0.000	0%	0.000	15%	0.231	85%	1.309	2.047	0.263	6.06
<b>Total</b>		<b>67,079</b>	<b>1.54</b>	<b>0.00241</b>	<b>0.000</b>	<b>0.000</b>	<b>0.231</b>	<b>1.309</b>				<b>0.263</b>	<b>6.056</b>		

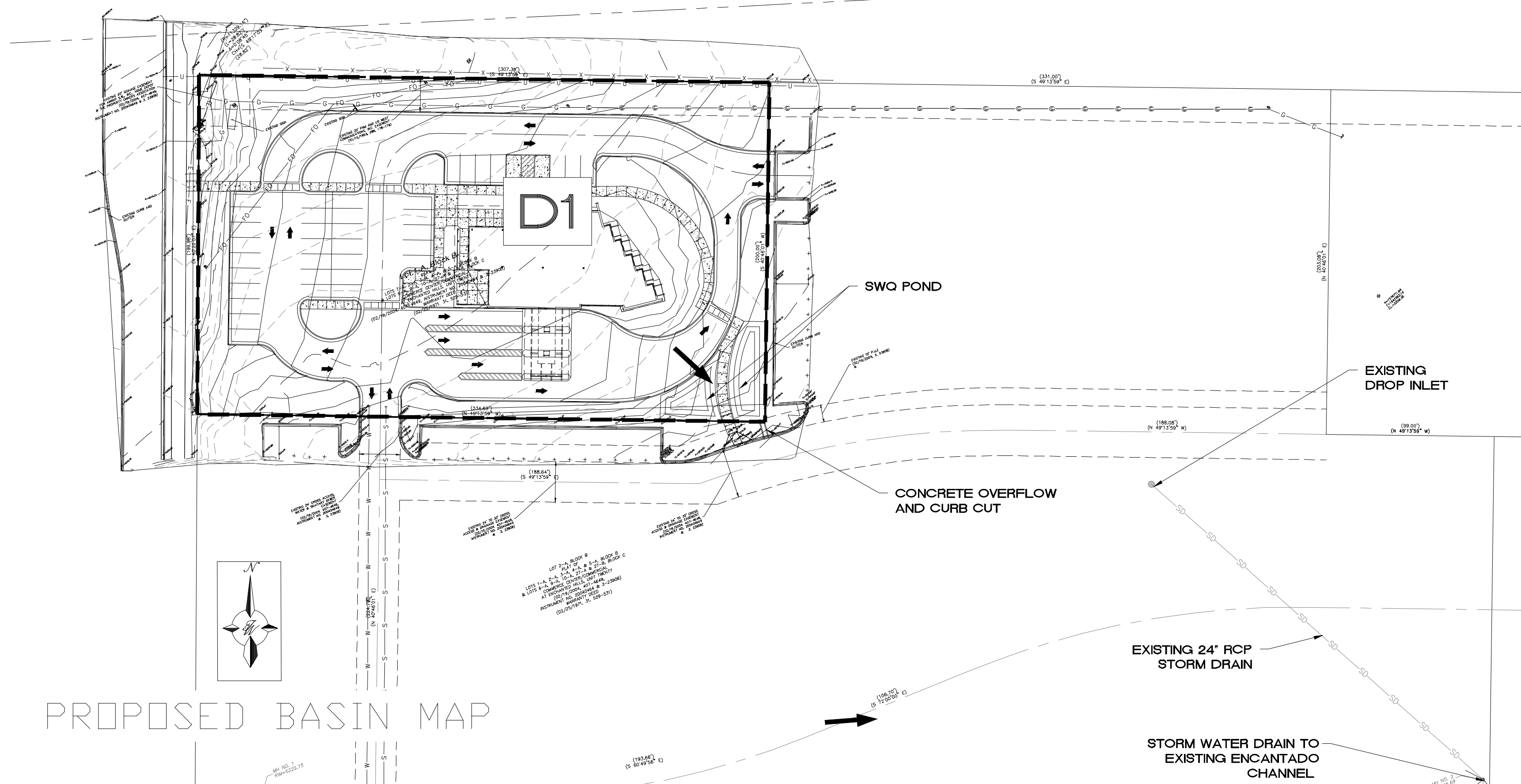
**EXISTING CONDITIONS**  
 THE PROJECT SITE "BASIN H1", IS CURRENTLY UNDEVELOPED AND CONSISTS OF DISTURBED DIRT PREVIOUSLY USED FOR VEHICULAR STORAGE. BASED ON EXISTING TOPOGRAPHY, SURFACE RUNOFF GENERALLY FLOWS FROM NORTHWEST TO SOUTHEAST, PASSING THROUGH CURB BEFORE CONTINUING SOUTH ONTO AN ADJACENT PROPERTY AND ULTIMATELY DISCHARGING TO THE ENCANTADO CHANNEL VIA STORM DRAIN INLETS AND STORM PIPE.  
 PER THE COMMERCE CENTER/INDUSTRIAL AT ENCHANTED HILLS SUBDIVISION (UNIT 20) RIO RANCHO, NEW MEXICO 87124 BY CINFRAN ENGINEERING INC DATED NOVEMBER 14, 1997 THE SITE IS ALLOWED FREE DISCHARGE.

Stormwater Quality Volume Basin D1	
Total Impervious Area =	ΣArea in "Treatment D"
Retainage depth = 0.41" Per DPM	0.0342 FT
Retention Volume =	0.0342 x area D CF
Area D (1.309 acres) =	57,019 SF
Volume Required =	1948 CF
Volume Provided =	2499 CF

SWQ Pond 1 Volume Calculation	
Top Area	1,936 Sq. Ft.
Bottom Area	563 Sq. Ft.
Area at Mid Depth	1,250 Sq. Ft.
Depth of Pond	2.0 Ft.
Provided Volume	2,499 Cubic Ft.

**PROPOSED CONDITIONS**  
 THE PROJECT SITE "BASIN D1" IS PROPOSED TO BE DEVELOPED AS A CREDIT UNION FACILITY WITH PAVED ACCESS ROADS SURROUNDING THE NEW BUILDING. SITE DRAINAGE WILL SHEET FLOW FROM NORTH TO SOUTH TOWARD A STORM WATER QUALITY POND. EXCESS RUNOFF WILL BE COLLECTED IN PROPOSED DRAINAGE WEIR AND CONVEYED TO THE EXISTING DRAIN INLET LOCATED WITHIN THE ADJOINING PROPERTY.  
 THE PROPOSED DEVELOPMENT INCREASES PEAK RUNOFF FROM 4.42 CFS TO 6.056 CFS, RESULTING IN A NET INCREASE OF 1.636 CFS. AS MENTIONED ABOVE PER THE ENCHANTED HILLS UNIT 20 DRAINAGE MANAGEMENT STUDY THE SITE IS ALLOWED FREE DISCHARGE.

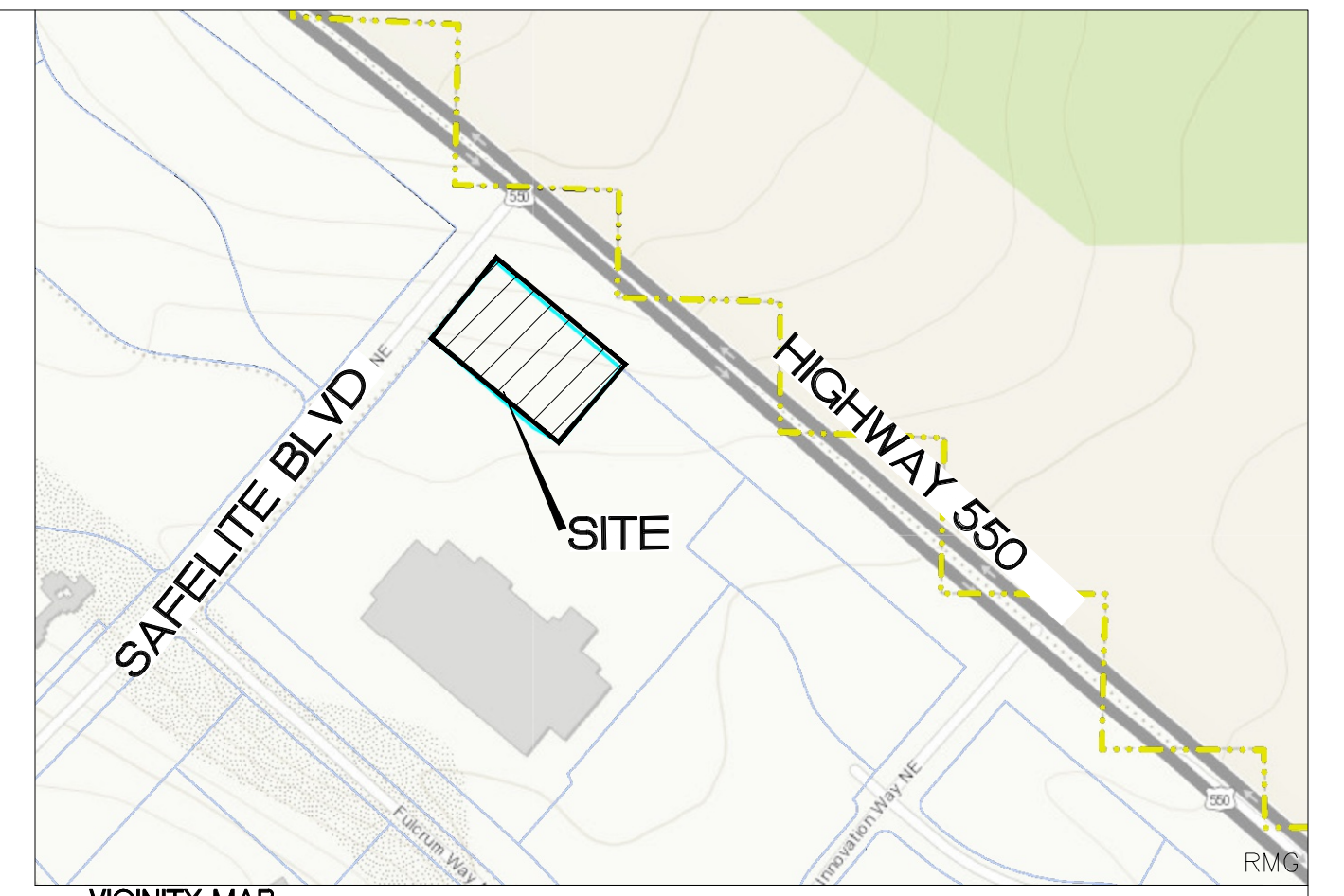
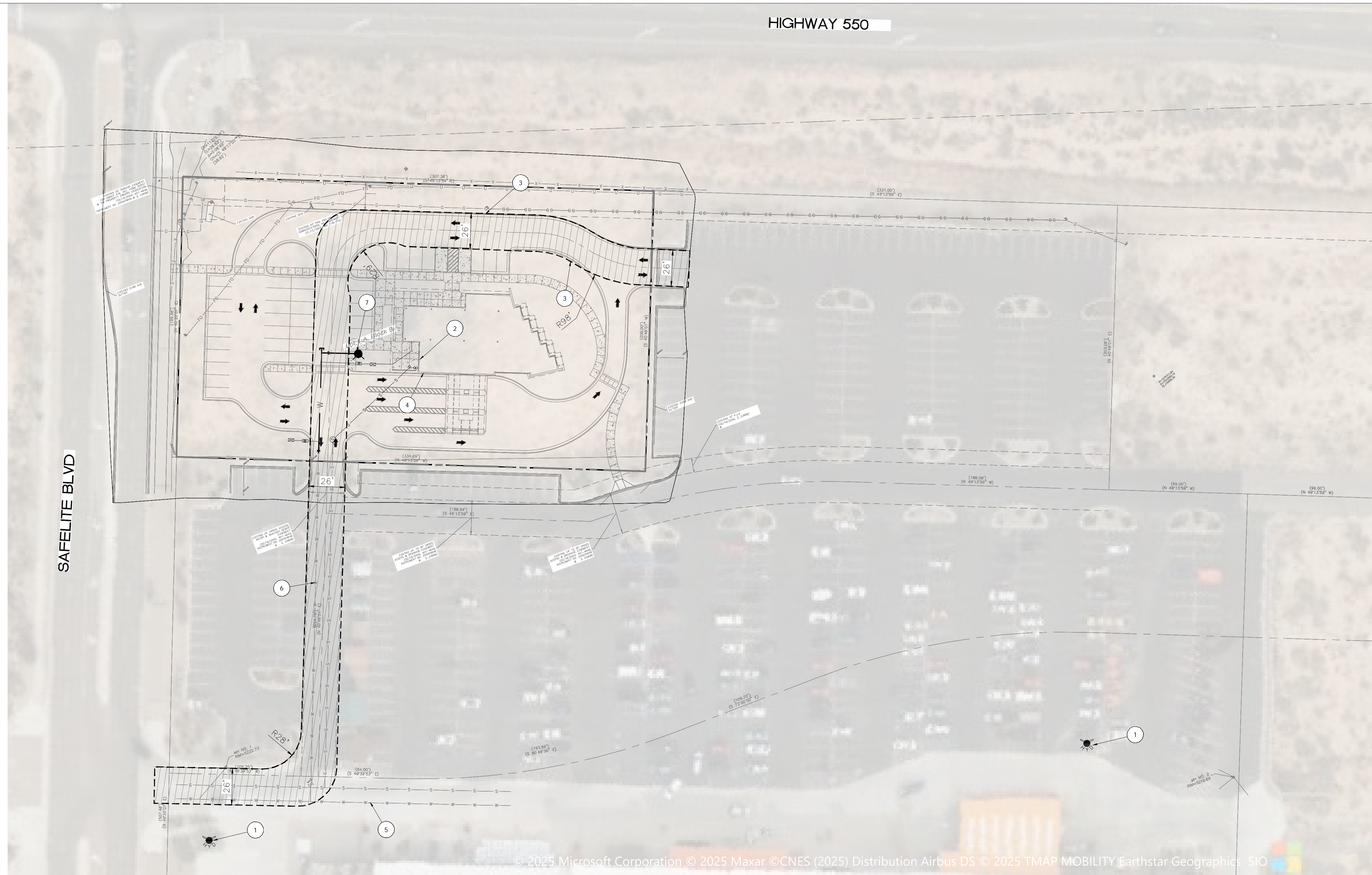
IN ACCORDANCE WITH THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL, DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL SECTION, THE PROPOSED SITE IS REQUIRED TO RETAIN 1,948 CUBIC FEET OF STORMWATER QUALITY VOLUME. THE PROPOSED STORM WATER QUALITY POND HAS A CAPACITY FOR 2499 CUBIC FEET.



PROPOSED BASIN MAP

ENGINEER'S SEAL	SANDIA AREA FCU RIO RANCHO, NM	DRAWN BY LN
	DRAINAGE BASIN REPORT FOR INFORMATION ONLY	DATE 12/16/2025
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		2025142_BASINS
	RONALD R. BOHANNAN P.E. #7868	
		JOB # 2025142

HIGHWAY 550



VICINITY MAP

**LEGAL DESCRIPTION:**  
 CCEH, Blk B, Lot 1A  
 Acres 1.56

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ACCESS ROAD
- NO PARKING FIRE LANE LINE
- EXISTING FIRE HYDRANT
- PROPOSED HYDRANT

**KEYED NOTES**

- ① EXISTING FIRE HYDRANT
- ② KNOX BOX/KNOX LOCK
- ③ FIRE LANE MARKINGS
- ④ BUILDING ADDRESS LOCATION
- ⑤ EXISTING 12" PVC WATERLINE
- ⑥ EXISTING 8" PVC WATERLINE
- ⑦ PROPOSED PRIVATE FIRE HYDRANT PAINTED ORANGE

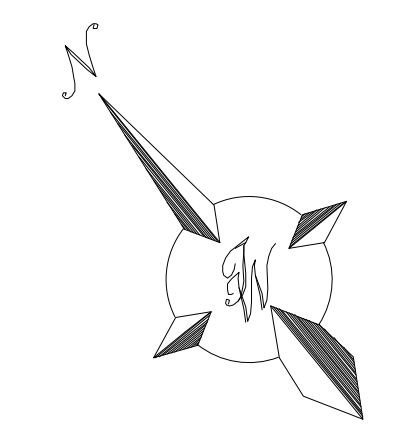
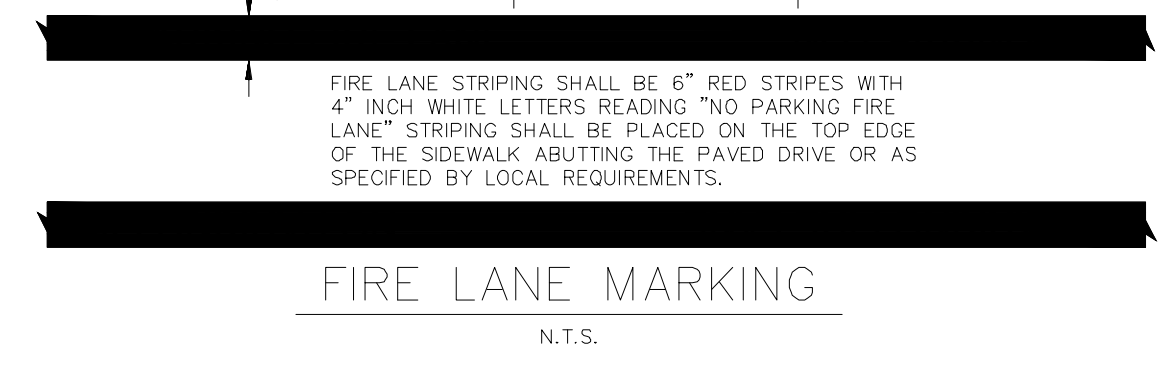
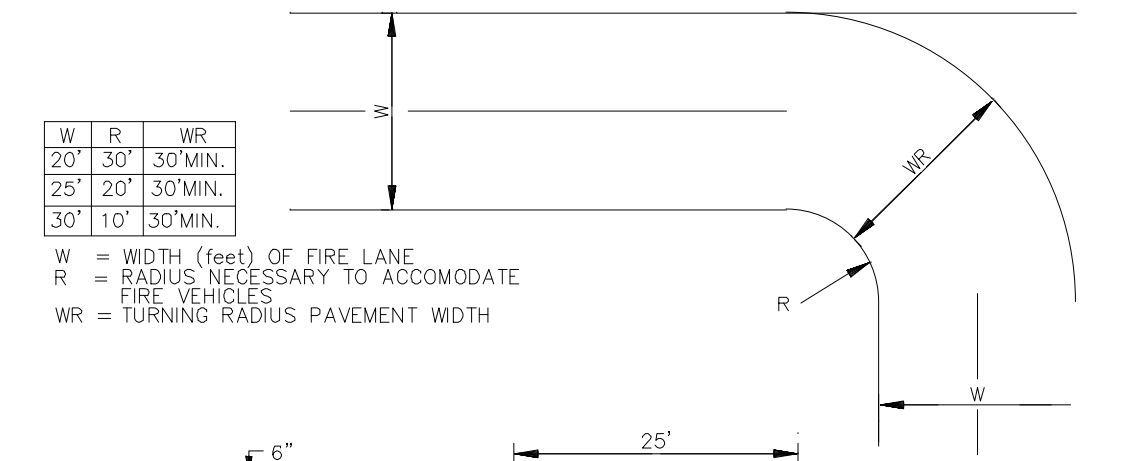
4551 Safelite Blvd NE, Rio Rancho, NM 87144

OCCUPANCY TYPE: (A-2)

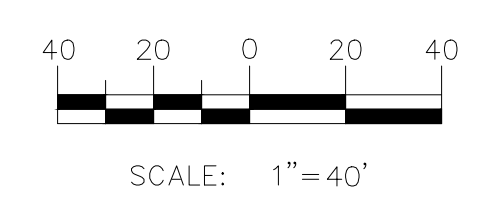
**BUILDING DATA**  
 BUILDING GROSS AREA: 4,800 SF  
 1 STORY HIGH BUILDING  
 CONSTRUCTION TYPE: V-B  
 BUILDING IS NOT SPRINKLERED  
 FIRE FLOW = 1,750 GPM

**NOTES**

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
4. THERE ARE NO OVERHEAD OBSTRUCTIONS PRESENT ABOVE THE FIRE ACCESS ROAD.



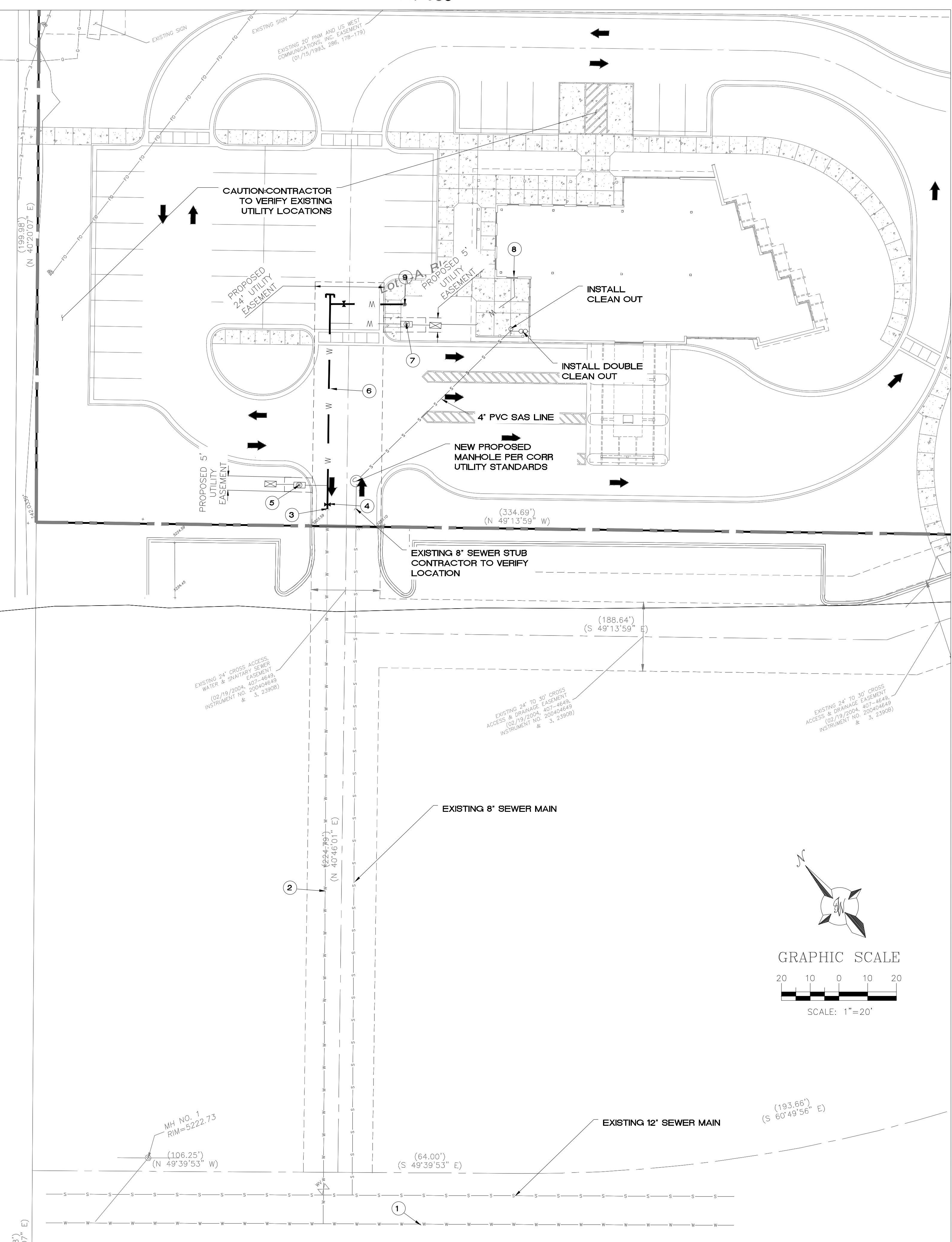
**GRAPHIC SCALE**



ENGINEER'S SEAL	<b>SANDIA AREA FCU</b> <b>RIO RANCHO, NM</b>	DRAWN BY LN
	<b>FIRE ONE PLAN</b>	DATE 12/16/2025
RONALD R. BOHANNAN P.E. #7868	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2025142_F1
		SHEET # <b>F1</b>
		JOB # 2025142

HIGHWAY 550

SAFELITE BLVD



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - NEW SANITARY SEWER LINE
- - - NEW WATERLINE
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- ⊗ DOUBLE CLEAN OUT
- ⊠ TRANSFORMER
- ⊡ CABLE TELEVISION PEDESTAL
- ⊞ ROOF DRAIN
- ⊞ GUARD POST
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ⊞ UNKNOWN MANHOLE
- ⊞ LIGHT POLE
- ⊞ WATER VALVE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ STORM SEWER MANHOLE
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ TRAFFIC LIGHT
- ⊞ PULLBOX
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ FIRE HYDRANT
- ⊞ SIGN
- ⊞ CURB INLET
- ⊞ WATER METER
- ⊞ KEY PAD
- ⊞ HANDICAP PARKING SPACE
- ⊞ CELL TOWER
- ⊞ SPIGOT
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- METAL FENCE
- WOOD FENCE
- FIBER OPTICS LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- STORM DRAIN LINE
- 5010 — EXISTING CONTOUR MAJOR
- 5011 — EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION

GENERAL UTILITY NOTES:

1. ALL PUBLIC WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF RIO RANCHO UTILITIES DEPARTMENT LATEST DETAILS AND SPECIFICATIONS.
1. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
2. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
3. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
4. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
5. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
6. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY. CALL 811 FOR PUBLIC UTILITIES LOCATES.

GENERAL UTILITY NOTES CONTINUED:

1. CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
2. PROVIDE 3 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
3. AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
4. NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
5. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
6. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
7. PROVIDE ADEQUATE JOINT RESTRAINTS AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS. REFER TABLE THIS SHEET.
8. P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
9. CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.
10. CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM  
 SAFETY FACTOR: 1.5 TO 1  
 PIPE MATERIAL: PVC  
 SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

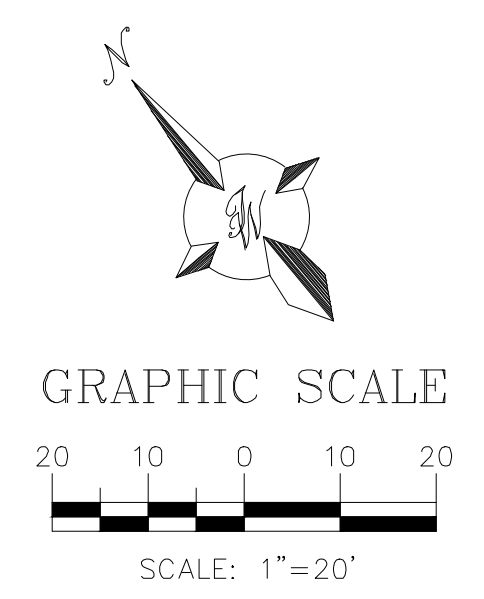
RESTRAINING JOINT LENGTHS FOR TEES*						
SIZE	10'	8'	6'	4'	2'	0'
8x8x8	34	42	49	56	63	70
8x8x6	6	15	25	34	43	53

\*RESTRAINTS ONLY PLACED ON THE BRANCH  
 \*\*LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINING JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)					
SIZE	HORIZONTAL BENDS			VALVES	
	90°	45°	22-1/2°	11-1/4°	DEAD END
8	32	13	6	3	72
6	25	10	5	2	55

KEYED NOTES

- 1 EXISTING 12" PVC WATER LINE
- 2 EXISTING 8" PVC WATERLINE
- 3 EXISTING 8" WATER STUB, CONTRACTOR TO VERIFY LOCATION.
- 4 INSTALL 8" PUBLIC GATE VALVE
- 5 NEW 1" IRRIGATION METER AND METER BOX PER CRR DETAILS INSTALL WITH 1" SERVICE LINE TO NEW 8" PVC WATERLINE INSTALL WITH BACKFLOW PREVENTOR IN HOT BOX
- 6 NEW 8" PVC WATER LINE
- 7 NEW 2" WATER METER AND METER BOX PER CRR DETAILS INSTALL WITH 2" SERVICE LINE TO NEW 8" PVC WATERLINE INSTALL WITH BACKFLOW PREVENTOR IN HOT BOX
- 8 2" DOMESTIC WATERLINE REFER BUILDING PLUMBING PLANS FOR CONTINUATION
- 9 PROPOSED PRIVATE FIRE HYDRANT PAINTED ORANGE INSTALL WITH 6" FIRE LINE TO 8" PVC WATER LINE INSTALL WITH 6" GATE VALVE



UTILITY TRENCH NOTE: MATCH EXISTING PAVEMENT SECTION FOR ALL UTILITY PAVEMENT CUTS

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM TO 6.0'  
 SAFETY FACTOR: 1.5 TO 1  
 PIPE MATERIAL: PVC  
 SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINING JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)						
SIZE	HORIZONTAL BENDS				VALVES	DEAD END
	90°	45°	22-1/2°	11-1/4°		
8 UPPER	30	7	14	7	2	72
8 LOWER	7	3	2	1		
6 UPPER	23	11	5	1	2	55
6 LOWER	5	3	1	1		

ENGINEER'S SEAL	<b>SANDIA AREA FCU RIO RANCHO, NM</b>	DRAWN BY LN
	<b>SITE UTILITY PLAN</b>	DATE 12/16/2025
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2025142_MUB
RONALD R. BOHANNAN P.E. #7868		SHEET # <b>MU-1</b>
		JOB # 2025142



**City of Rio Rancho**  
**Development Services**  
3200 Civic Center Circle NE - Ste 130  
Rio Rancho, NM 87144  
(505) 891-5005 Fax: (505) 896-8994

April 17, 2026

**TO: Tierra West, LLC**  
**5571 Midway Park Pl., NE**  
**Albuquerque, NM 87109**

**RE: Site Plan (26-160-00003)**

The following are the comments and feedback received in regard to the Site Plan application.

**Planning and Zoning**

1. When submitting a building permit, ensure the construction plan sets have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and area (SF) included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts).
2. Please demonstrate the following complies in the plan set:
  - a. 80% or more must be live plant material.
  - b. Live vegetation/groundcover must be 50% or more.
  - c. One **30" boxed or 3" caliper sized** tree per 1,000 sf of total landscaping, 12" in height.
3. For lots with 36 – 50 spaces= 3 Required ADA spaces, 1, Required to be Van Accessible.

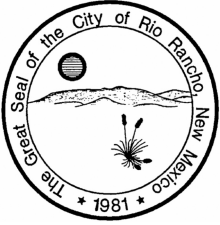
**SSCAFCA:**

1. Please note that SSCAFCA owns the Encantado Channel. To connect your stormwater discharge, you will need to coordinate with SSCAFCA and provide calculations demonstrating that both the storm drain system and the channel have sufficient capacity.
2. Additionally, per CORR DPM, you will be required to retain any increase in stormwater discharge onsite and address the water quality volume requirements.

If you have any additional questions or concerns, please feel free to contact me.

Respectfully,

Michelle Costilla  
Municipal Planner III  
Development Services Department  
City of Rio Rancho  
(505) 896-8362 [mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov)



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 26-100-  
00006**

AGENDA DATE:  
May 12, 2026

DEPARTMENT:  
Development Services

SUBJECT:  
**Zone Map Amendment.** The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block 33, Lot 98-A from R-1: Single-Family Residential to C-1: Retail Commercial. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.

### BACKGROUND AND ANALYSIS:

The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Unit 10, Block 33, Lot 98-A from R-1: Single-Family Residential to C-1: Retail Commercial. The property consists of approximately 0.948 acres.

The subject property is presently zoned R-1: Single-Family Residential per Ordinance No. 83-64, adopted by the Governing Body on March 23rd, 1983. The property is physically located at 1600 Southern Boulevard SE (a principal arterial). It is situated just southeast of the intersection with Velasquez Road SE (a residential road).

The subject property is bounded to the east by the Lisbon Drainage Channel (zoned OS: Open Space) and to the south, west and north by properties zoned R-1: Single-Family Residential. The applicant and owner of the subject property, Gospel Light Baptist Church of Rio Rancho, also owns the church campus to the west across Velasquez Road SE. The applicant requests the Zone Map Amendment in order to facilitate the development of a proposed fitness center with attached office/retail units.

The subject property is located in the Unit 10 Specific Area Plan, original adopted on August 24th, 2016 and most recently amended on January 26th, 2023 under Resolution No. 125, Enactment No. 23-016. The subject property is also within the Unit 10 Overlay Zone, which provides for design guidelines and regulations, adopted under Ordinance No. 20, Enactment No. 18-24.

### CONFORMANCE WITH THE CITY ZONING ORDINANCE:

City of Rio Rancho Code of Ordinances (R.O. 2003) §150.07 (A) requires that an applicant file a request for a Zone Map Amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Staff recommends that the Planning and Zoning Board find that the application, presented as an attachment, meets the the submittal requirements for the proposed zoning request.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

In their justification narrative, the applicant states, "The request is consistent with the overall scale, character, and zoning of the surrounding area and is consistent with the future land use planned on map L-2 of the Comprehensive Plan and Unit 10 Specific Area Plan."

Staff recommend that the Planning and Zoning Board find the proposed C-1: Retail Commercial zoning is consistent with the health, safety and morals of the City as it would encourage commercial development in a location deemed appropriate for that use by Land Use Map in the Unit 10 Specific Area Plan. The frontage of the property onto Southern Boulevard SE, a principal arterial, indicates a better suitability for commercial uses over its current low-density residential designation and is in line with the character of the rest of the Southern Boulevard corridor. Conforms.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The applicant states, "Stability of land use and zoning is acknowledged as a key planning principle; however, this request represents a logical and well-supported adjustment rather than a disruption of established land use patterns. The existing R-1 zoning was applied at the time of annexation and does not reflect current planning policy or the intended function of this site within the Southern Boulevard corridor. The subject property has remained undeveloped for decades, indicating that the current zoning designation is not consistent with market conditions or community planning objectives. Rezoning the property to C-1 will implement adopted plans, promote orderly development, and improve land use compatibility, thereby enhancing long-term zoning stability in this area."

Staff recommend that the Planning and Zoning Board find that the applicant provided sufficient justification for the stability of land use and zoning as the implementation of C-1 zoning to the subject property would promote orderly development and improve land use compatibility. Moreover, the site is identified as a suitable location of commercial uses by the Unit 10 Specific Area Plan and Comprehensive Plan and this change in zoning would bring the property in line with the vision presented therein.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states, "The proposed zone change is fully consistent with the City of Rio Rancho Comprehensive Plan, including the future land use designation shown on Map L-2, which identifies the subject property for commercial development. The request is also consistent with the Unit 10 Specific Area Plan and Overlay Zone, both of which envision commercial land use for this parcel and the broader Unser–Southern Gateway area. These adopted plans were developed through a public process and represent the community's long-term vision for growth. Rezoning the property to C-1 directly implements these plans and advances their stated goals and policies."

Staff recommend that the Planning and Zoning Board find that the applicant has provided adequate evidence that a change in zoning would be consistent with the Comprehensive Plan and the Unit 10 Specific Area Plan. As the applicant stated, both plans identify the subject property as suitable for

commercial development, and the rezoning of the property as proposed would be in line with the implementation of these plans and their goals and policies.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:

- (a) there was an error, mistake or it is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
- (b) changed neighborhood or community conditions justify the change, or
- (c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant, relying on items (b) and (c) for their demonstration, states: "Since the original zoning was applied, the Southern Boulevard corridor has evolved into a major arterial with increasing commercial and institutional development. Adjacent and nearby parcels are zoned for commercial and non-residential uses, and the Comprehensive Plan anticipates continued commercial development in this location. Additionally, the parcel's proximity to existing commercial uses makes it less suitable for low-density single-family development. A C-1 zoning designation is more advantageous to the community, as it will provide neighborhood-serving commercial uses consistent with adopted plans and demonstrated public need."

Staff recommend that the Planning and Zoning Board find that the applicant has successfully demonstrated that the property's existing zoning is inappropriate because of changed community conditions and long-range planning considerations. Staff recommend that the Board find that the existing zoning of the property, adopted in 1983 and since unchanged, is antiquated and is no longer suitable due to the development of Southern Boulevard into a principal arterial and major commercial corridor in the City. The C-1 zoning designation would also provide for opportunities for business in the City and for the inhabitants of the surrounding area.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.

The applicant states, "While the proposed zoning amendment will allow for economically productive use of the property, economic considerations are not the basis for this request. The justification for the zone change rests on consistency with adopted City plans, land use compatibility, and the appropriateness of the proposed zoning relative to the surrounding development context. Approval of this request will implement established planning policy rather than serve the applicant's financial interests alone."

Staff recommend that the Planning and Zoning Board find that the cost of land or other economic considerations do not appear to be the principal determining factors for the Zone Map Amendment request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.

The applicant states, "Although the site is located along Southern Boulevard SE, a major arterial roadway, the request for C-1 zoning is not based solely on this frontage. Rather, the proposed zone change is supported by the Comprehensive Plan's future land use designation, the Unit 10 Specific Area Plan, and the established development pattern of the surrounding area. The property's location complements— instead of independently justifying—the requested zoning, which is

grounded in long-range planning objectives and compatibility with adjacent land uses."

Staff recommend that the Planning and Zoning Board find that location on or near a principal arterial is not the sole justification used by the applicant for the rezoning. The property directly to the east and south are owned by SSCAFCA and platted as the Black Arroyo Wildlife Park. The property directly to the west is part of a church and expanding school. These non-residential uses are compatible with the proposed zone change.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "This request does not create a spot zone. The proposed zone will match already existing C-1 and C-2 zone areas to the east of the property. The result is a continuity of zoning that supports implementation of the City's Comprehensive Plan."

Staff recommend that the Planning and Zoning Board find that the applicant's request would not result in a "spot zone" since the property is in close proximity to other existing commercial uses along the Southern Boulevard corridor.

**NOTIFICATIONS:**

In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties were sent certified letter, return receipt requested, containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on April 27th, 2026.

**INTERDEPARTMENTAL/INTERAGENCY REVIEW:**

<b>Reviewing Agency</b>	<b>Comments</b>
DSD Planning & Zoning	Comments provided in document.
DSD Engineering	No adverse comments.
Fire and Rescue	No adverse comments.
Police	No comments received.
SSCAFCA	No adverse comments.
MRCoG	No comments received.
Parks, Recreation and Community Services	No adverse comments.

**IMPACT:**

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings below:

**GENERAL FINDINGS OF FACT:**

1. The Planning and Zoning Board may make recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of this hearing on this matter

was given.

3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

**SPECIFIC FINDINGS OF FACT:**

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals and general welfare of the City by encouraging commercial development in a location deemed suitable by the City Comprehensive Plan.
2. The applicant has provided sufficient justification in a narrative dated April 6, 2026 for the proposed zone change and the Zone Map Amendment would provide for stability of zoning along with compatibility with surrounding zoning and uses.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan and the Unit 10 Specific Area Plan.
4. The applicant has demonstrated that C-1: Single-Family Residential District zoning designation would be more advantageous for the subject property due to changed community conditions and long-range planning considerations.
5. The cost of the land or other economic considerations is not the sole justification for the proposed Zone Map Amendment.
6. The applicant has provided sufficient justification that the Zone Map Amendment request is not solely based on the property's location near a collector or major street.
7. The requested Zone Map Amendment would not create a "spot zone".

**ALTERNATIVES:**

**ALTERNATIVES:**

1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment request to the Governing Body

ATTACHMENT: [Zoning & Location Map.pdf](#)

ATTACHMENT: [Application.pdf](#)

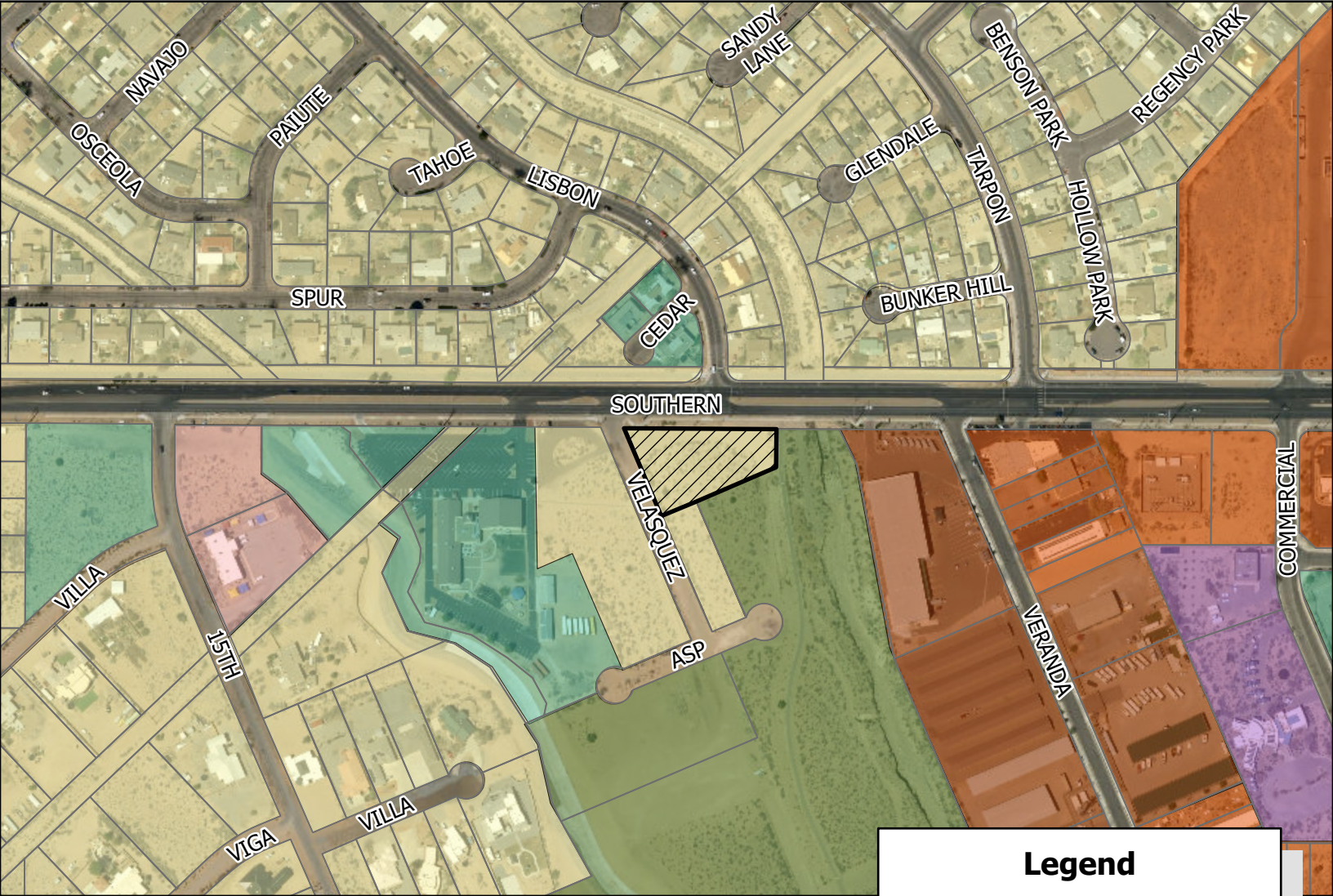
ATTACHMENT: [Justification Letter.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)

ATTACHMENT: [Reproduction of Notifications.pdf](#)

ATTACHMENT: [Draft\\_Ordinance\\_26-100-00006\\_BMB.doc](#)

# 1600 SOUTHERN BLVD SE UNIT 10, BLK 33, LOT 98-A-1



**Legend**

Subject Property	M-1
<b>Zoning</b>	NC
C-1	OS
C-2	R-1
	SU



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

**Please Print In Ink Only or Type**  
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

### APPLICANT/AGENT INFORMATION

Applicant Name: Gospel Light Baptist Church of Rio Rancho		Phone: (505) 892-9463
Address: 1500 Southern Blvd SE		E-Mail:
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: Brent Lenentine	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Community Design Solutions / John Stapleton		Phone: (505) 545-9607
Address: 9384 Valley View Drive NW, Suite 100		E-Mail: john.stapleton@cdsn.com
City: Albuquerque	State: NM	ZIP Code: 87114

### DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

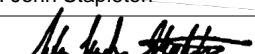
Requesting the zone be changed from R-1 to C-1 per the recommendation of DRC. Proposing a fitness center which is a permitted use in C-1 district. The occupancy of the building will include a fitness club in the majority of the space and then two small retail / office suites for the remainder of the space.

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates	Block(s): 33	Lot(s): 98 A1
Existing Zoning: R-1	Proposed Zoning: C-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.94

### ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: John Stapleton	Applicant: Gospel Light Baptist Church	Agent: Community Design Solutions
Signature: 	Date: April 6, 2026	

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

**APPLICATION ACCEPTED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

April 6, 2026

City of Rio Rancho  
Attn: Chris Benson | Municipal Planner II  
Development Services Department  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

**RE: Justification Letter – Zone Map Amendment Application – 1600 Southern Boulevard SE, Rio Rancho, NM 87124**

Dear Governing Members,

On behalf of Gospel Light Baptist Church of Rio Rancho, Community Design Solutions, LLC (CDS) respectfully submits this justification letter in support of a request for a Zoning Map Amendment in accordance with the procedures and review criteria outlined in the Rio Rancho Municipal Code, specifically **Title XV – Land Usage, Chapter §150.07 sections (D), (E), (F), and (G)**.

**Property Description:**

Legal Description: *U10, Block 33, Lot 98A1, Rio Rancho Estates Subdivision, Unit 10, City of Rio Rancho, Sandoval County, New Mexico | Approx. 0.92 AC.*  
Address: *1600 Southern Boulevard SE, Rio Rancho, NM 87124*

The subject property is located on the south side of Southern Boulevard SE and west of Unser Boulevard SE, at the southeast corner of Southern Boulevard SE and Velasquez Road SE (see Figure 1). The property is currently zoned R-1 (Single-Family Residential). The applicant requests a Zone Map Amendment to rezone the parcel to C-1 (Retail Commercial)

The request implements the planned land use shown on map L-1 in the City's Comprehensive plan and facilitates the development of a proposed fitness center with attached office/retail units. The applicant attended a Design Review Committee (DRC) meeting for the proposed Fitness Center and DRC staff encouraged the applicant to submit a zone map amendment to rezone the site to C-1.



Figure 1: Site location map

## Project Overview

- **Current Zoning:** R-1 (Single-Family Residential)
- **Proposed Zoning:** C-1 (Retail Commercial)
- **Current Use:** Undeveloped
- **Planned Use:** Fitness Center and Office/Retail Spaces

## Planning Context

The subject property is approximately 0.92 acres and zoned R-1: Single Family Residential. The land use of the subject property is, and has historically been, undeveloped. The site was annexed into Rio Rancho circa 1983 and the current zoning (R-1) was adopted at that time under zoning ordinance 81-15.

The property lies along the Southern Boulevard corridor within the “high-intensity” portion of the corridor as identified on Map VEI-1 of the Comprehensive Plan. The same map identifies the subject property within a development node (0- to 20-year development horizon) at the Southern Boulevard/Unser Boulevard intersection. The generalized future land use shown on Map L-2 envisions the subject property for commercial zoning (see Figure 2).



*Figure 2: Comprehensive Plan Map L-2 proposed site zoning*

The subject property is located within the Unit 10 Specific Area Plan and the Unit 10 Overlay Zone. Area Plans implement the Comprehensive Plan at a more granular, parcel-level scale. The generalized land use map on page 26 of the Area Plan designates the subject parcel for Commercial land use (see Figure 3). The Area Plan further indicates that Unit 10 residents sought to limit development within the Unser Gateway area to commercial uses only (page 16). At the time the Area Plan was adopted (2018), approximately 180,000 square feet of additional retail space was needed in Unit 10 to achieve the national average of 40 square feet of retail space per capita (page 21). Expansion of local retail opportunities also provides the City of Rio Rancho with the ability to reduce retail sales leakage to Albuquerque and enhance gross receipts tax revenue (pages 21–22). The Unit 10 Overlay Zone includes landscape, buffering, and design standards intended to ensure appropriate transitions between nonresidential development and adjacent residential areas.

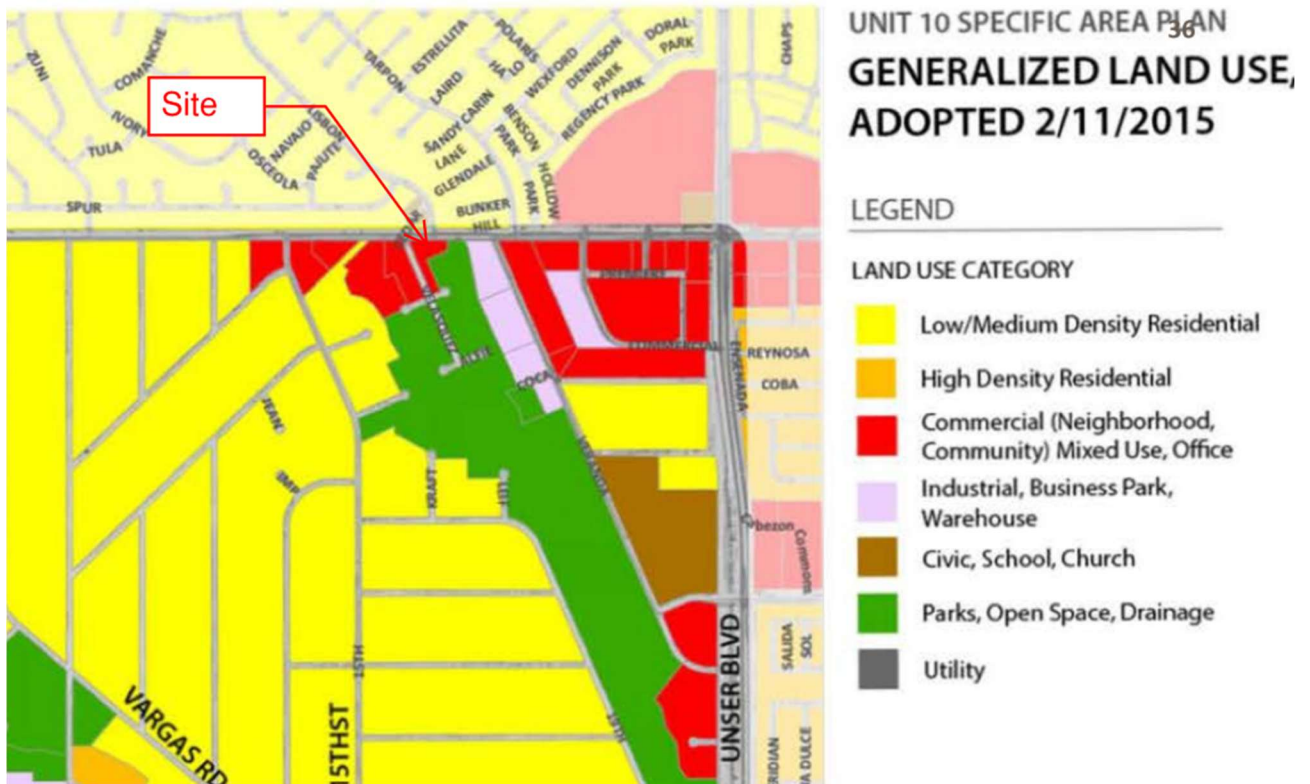


Figure 3: Unit 10 proposed land use area, proposing commercial zoning for the subject property.

The subject property has excellent access and connectivity to the major street network via Velasquez Road (local street) which connects to Southern Blvd (community principle arterial) along the site's northern frontage. An existing 6-foot sidewalk along Southern Boulevard provides pedestrian connectivity to residential neighborhoods north of Southern and to existing commercial development at the Unser/Southern intersection

## Zoning and Land Use

The subject property is currently zoned R-1: Single-Family Residential. Per the Rio Rancho Zoning Ordinance, "this district permits a low density of population in which the primary land use is a single-family dwelling unit." However, the Comprehensive Plan and the Unit 10 Area Plan show the subject property as C-1: Retail Commercial on the future land use maps. Per the Rio Rancho Zoning Ordinance, the C-1: Retail Commercial District "permits limited commercial uses such as those pertaining to the day-to-day needs of the residential populace." The existing and historic land use for the site is undeveloped. Figure 4 and Table 1 show the adjacent existing zoning and land uses.

The site is bounded by open space directly to the east and south. The open space contains the Lisbon drainage channel, which is a regional drainage facility. West of the Lisbon channel is C-2 commercial zoning further containing a U-Haul self-storage facility. Directly west and south are vacant R-1 residential lots, which the comprehensive plan and the unit 10 area plan also envision to be rezoned to

commercial zoning. Northwest and northeast of the site are developed R-1 residential lots. Directly north and as well as further west is SU zoning, for multifamily and a church respectively.

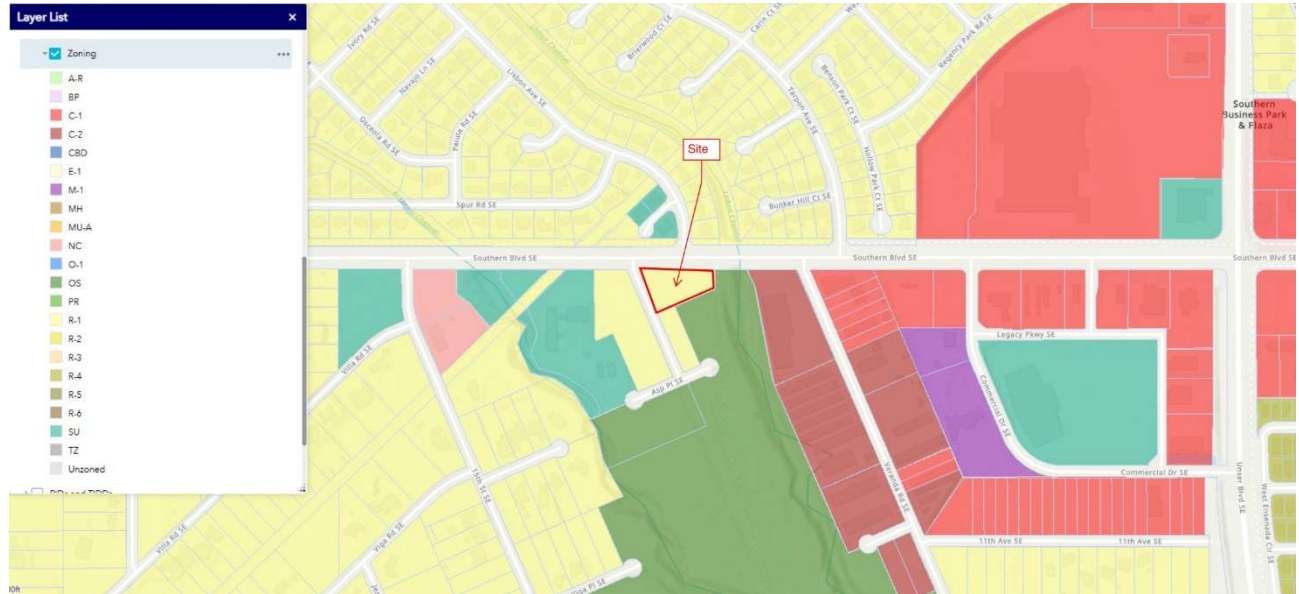


Figure 4: Adjacent Zoning

Table 1: Existing land use

Direction	Zoning	Land Use
North	SU, R-1	Multi-family residential and single family residential
South	R-1, OS	Vacant and open space for regional drainage facility
East	OS, C-2	Open space for regional drainage facility, self storage
West	R-1, SU	Vacant and church

### Zoning Map Amendment Justification

This proposed C-1 use meets the criteria for approval under Rio Rancho Municipal Code Section 150.07, as follows:

**§150(D):** (D) The following policies for deciding zone map change applications pursuant to the city zoning code are hereby adopted:

- (1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

**Applicant response:** *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City’s goals and policies as listed below, along with the Applicant’s responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and is consistent with the future land use planned on map L-2 of the Comprehensive Plan and Unit 10 Specific Area Plan.*

- (2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

**Applicant response:** *Stability of land use and zoning is acknowledged as a key planning principle; however, this request represents a logical and well-supported adjustment rather than a disruption of established land use patterns. The existing R-1 zoning was applied at the time of annexation and does not reflect current planning policy or the intended function of this site within the Southern Boulevard corridor. The subject property has remained undeveloped for decades, indicating that the current zoning designation is not consistent with market conditions or community planning objectives. Rezoning the property to C-1 will implement adopted plans, promote orderly development, and improve land use compatibility, thereby enhancing long-term zoning stability in this area.*

- (3) A proposed change shall generally be consistent with adopted elements of the comprehensive plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the city.

**Applicant response:** *The proposed zone change is fully consistent with the City of Rio Rancho Comprehensive Plan, including the future land use designation shown on Map L-2, which identifies the subject property for commercial development. The request is also consistent with the Unit 10 Specific Area Plan and Overlay Zone, both of which envision commercial land use for this parcel and the broader Unser–Southern Gateway area. These adopted plans were developed through a public process and represent the community’s long-term vision for growth. Rezoning the property to C-1 directly implements these plans and advances their stated goals and policies.*

- (4) The applicant must demonstrate that the existing zoning is inappropriate because:
- There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the city’s incorporation and adoption of its own zoning code or on land annexed by the City; or
  - Changed neighborhood or community conditions justify the change; or
  - A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

**Applicant response:** *The existing R-1 zoning is inappropriate for this property due to changed community conditions and long-range planning considerations (item c). Since the original zoning was applied, the Southern Boulevard corridor has evolved into a major arterial with increasing commercial and institutional development. Adjacent and nearby parcels are zoned for commercial and non-residential uses, and the Comprehensive Plan anticipates continued commercial development in this location. Additionally, the parcel’s proximity to existing commercial uses makes it less suitable for low-density single-family development. A C-1 zoning designation is more advantageous to the community, as it will*

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**COMMUNITY DESIGN SOLUTIONS**


---

*provide neighborhood-serving commercial uses consistent with adopted plans and demonstrated public need.*

**§150(E):** The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

**Applicant response:** *While the proposed zoning amendment will allow for economically productive use of the property, economic considerations are not the basis for this request. The justification for the zone change rests on consistency with adopted City plans, land use compatibility, and the appropriateness of the proposed zoning relative to the surrounding development context. Approval of this request will implement established planning policy rather than serve the applicant's financial interests alone.*

**§150(F):** Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

**Applicant response:** *Although the site is located along Southern Boulevard SE, a major arterial roadway, the request for C-1 zoning is not based solely on this frontage. Rather, the proposed zone change is supported by the Comprehensive Plan's future land use designation, the Unit 10 Specific Area Plan, and the established development pattern of the surrounding area. The property's location complements—instead of independently justifying—the requested zoning, which is grounded in long-range planning objectives and compatibility with adjacent land uses.*

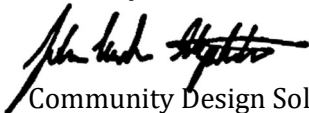
**§150(G):** A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

**Applicant response:** *This request does not create a spot zone. The proposed zone will match already existing C-1 and C-2 zone areas to the east of the property. The result is a continuity of zoning that supports implementation of the City's Comprehensive Plan.*

Based on the analysis provided in this letter, we respectfully request your approval to rezone the subject property from R-1 to C-1 on behalf of Gospel Light Baptist Church.

Sincerely,



Community Design Solutions, LLC

John Stapleton P.E.

CDS | Project Manager

505-545-9607

**AGENT LETTER / LETTER OF AUTHORIZATION**

OWNER: Gospel Light Baptist Church of Rio Rancho  
Attn: Pastor Brent Lenentine  
1500 Southern Blvd  
Rio Rancho, NM 87124

AGENT: Community Design Solutions, LLC | **CDS**  
John Stapleton, PE  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114  
John.Stapleton@cdsn.com

**Property Description:** 1600 Southern Boulevard SE, Rio Rancho, NM 87124  
**Legal Description:** U10, Block 33, Lot 98A1, Rio Rancho Estates Subdivision, Unit 10, City of Rio Rancho, Sandoval County, New Mexico | Approx. 0.92 AC

Gospel Light Baptist Church of Rio Rancho, owner of the above-referenced land, hereby authorizes CDS as agent for all applications for the property.

  
\_\_\_\_\_  
Signature

4/4/26  
\_\_\_\_\_  
Date

**Brent Lenentine**  
\_\_\_\_\_  
Printed Name



# The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

April 29, 2026

RE: Zone Map Amendment; Case No. 26-100-00006  
Unit 10, Block 33, Lot 98-A-1

Dear Property Owner:

You are receiving this notice because your property is located adjacent to a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block 33, Lot 98-A-1. The subject property comprises approximately 0.94 acres and is currently zoned R-1: Single-Family Residential. The applicant is requesting to change the zoning designation of the lot to C-1: Retail-Commercial to accommodate a proposed fitness center.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, May 12, 2026** at 6:00 pm at City Hall in the **Council Chambers**.

On the back of this letter is a location map of the project, with the subject property identified.

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If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to [planning@rrnm.gov](mailto:planning@rrnm.gov). Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](http://www.rrnm.gov) or on Sparklight cable channel 56.

Please contact me via e-mail me at [bisaacs@rrnm.gov](mailto:bisaacs@rrnm.gov). or call me at 505-891-5035, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

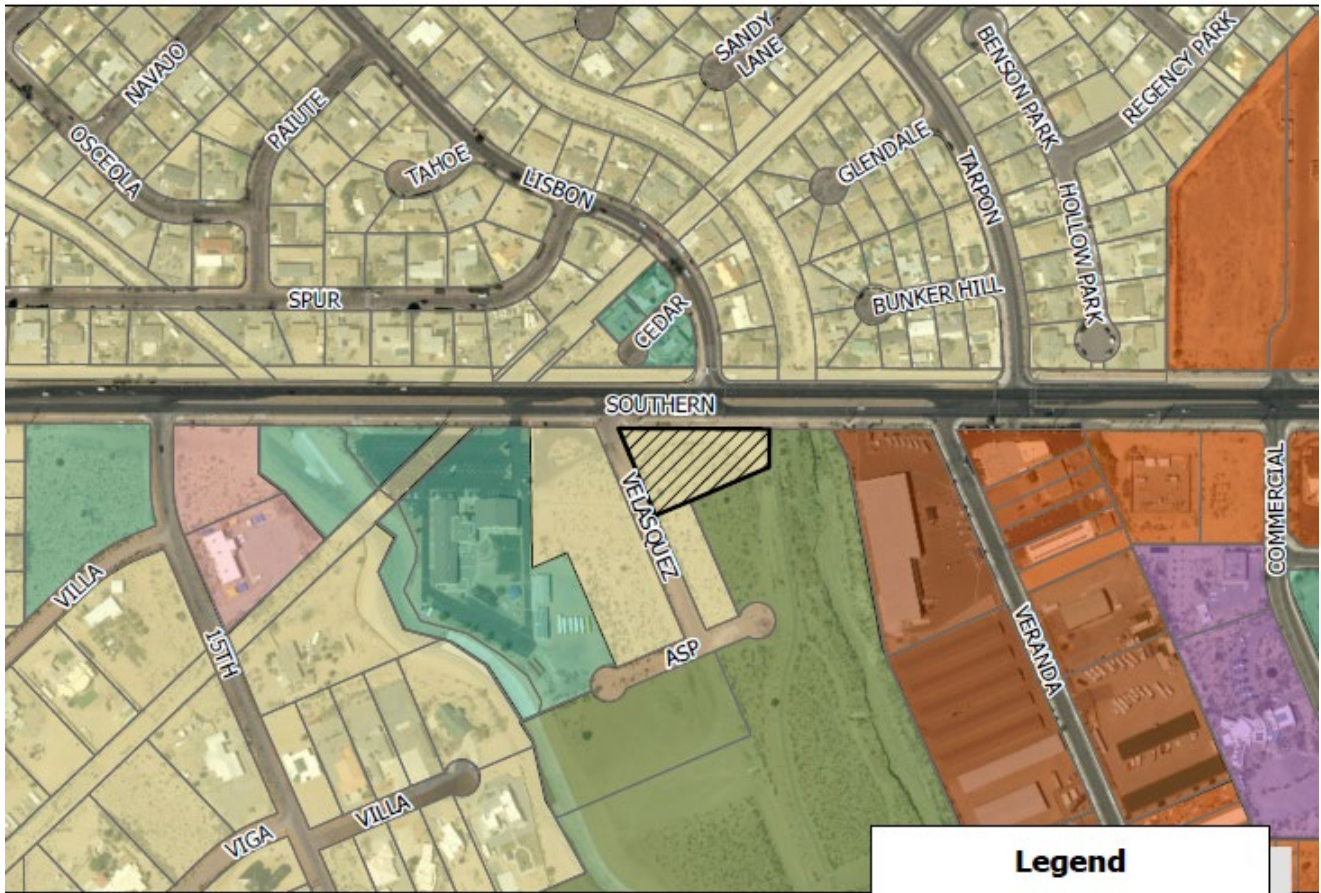
Ben Isaacs  
Municipal Planner I  
Development Services Department  
City of Rio Rancho

# The City of Rio Rancho

Development Services  
Planning Division

3200 Civic Center Circle NE  
Rio Rancho, NM 87144  
Phone (505) 891-5005 • Fax (505) 896-8994

1600 SOUTHERN BLVD SE  
UNIT 10, BLK 33, LOT 98-A-1



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 4/23/2026



# ALBUQUERQUE JOURNAL

Dept 880697  
PO Box 29650  
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 04/24/2026

Account: 1010956  
Name: CITY OF RIO RANCHO  
Company: CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT  
ATTN: ACCOUNTS PAYABLE  
Address: 3200 CIVIC CENTER CIR NE  
RIO RANCHO, NM 87144  
Telephone: (505)891-5005

Ad ID: 397990  
Description:  
Run Dates: 04/27/2026 - 04/27/2026  
Class: 3001  
Orig User: master  
Words: 487  
Lines: 128  
Agate Lines: 182  
Depth: 12.98  
Blind Box:

**Total Ad Cost \$132.97**  
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Albuquerque Journal	04/27/2026	04/27/2026	1	123.55

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**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 12, 2026:

**Variance**

**Case #26-110-00012**

The Applicant, Alfonso Salazar, requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Rio Rancho Estates Unit 16, Block 15, Lot 61.

**Zone Map Amendment**

**Case #26-100-00006**

The applicant, Gospel Light Baptist Church of Rio Rancho, through their agent, Community Design Solutions, requests approval of a Zone Map Amendment for the property legally described as Unit 10, Block 33, Lot 98-A-1. The property, which consists of approximately 0.94 acres, is physically located at 1600 Southern Blvd SE and is currently zoned R-1: Single-Family Residential. The applicant is requesting to change the zoning designation of the lot to C-1: Retail Commercial to accommodate a proposed fitness center on the subject property.

**Variance**

**Case #26-110-00009**

The applicant, Hakim Djaballah, requests approval of a Variance to allow for a 400 square foot gazebo to encroach five feet into the rear setback at the property legally described as Unit 20, Block 104, Lot 3. The subject property is zoned R-1: Single-Family Residential and is approximately 0.47 acres.

**Variance**

**Case #26-110-00011**

The applicant, Richmond American Homes, requests approval of a Variance to allow for an encroachment of 1.5 ft in the rear setback at the property legally described as Vista Montebella Oeste, Lot 36. The subject property is zoned R-2: Single-Family Residential and is approximately 0.18 acres.

**Site Plan**

**Case #26-160-00003**

The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, is requesting a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE. The property is zoned SU: Special Use for Commercial and is approximately 1.56 acres.

**Zone Map Amendment**

**Case #25-100-00017**

The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of a zone map amendment to rezone the properties legally described as: U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and

14-23; and Blk 50, Lots 2-24, from M-1: Industrial and Business Park and R-1: Single-Family Residential, to R-4: Single-Family Residential. The properties total 66.25 acres.

**Master Plan**

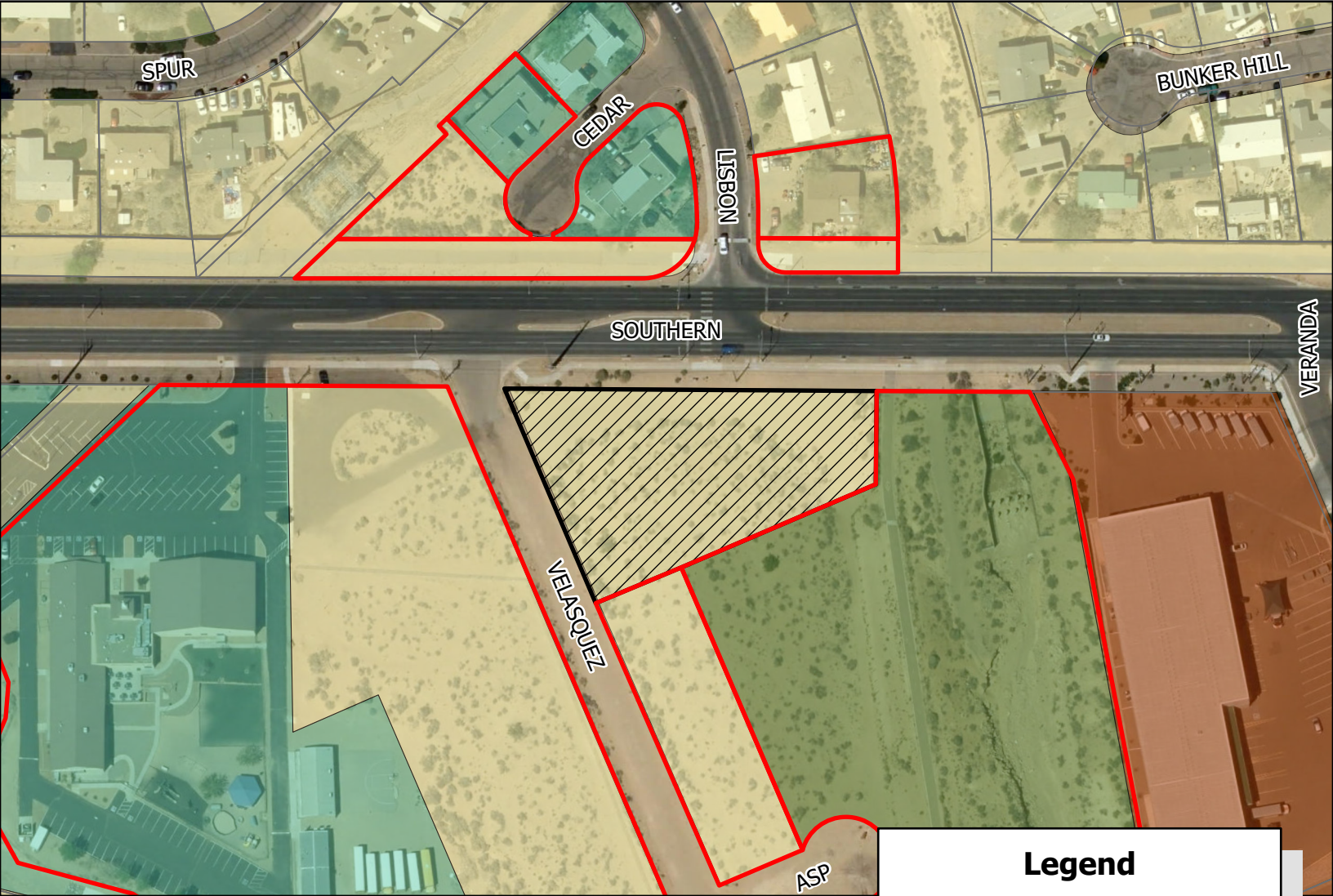
**Case #25-400-00006**

The applicants, Pulte Homes, Crazy 8's, and JLAD, LLC, through their agent, Consensus Planning, request approval of the Rancho Alegria Master Plan, for the lots legally described as: U8, Blk 53, Lots 1-24; Blk 49, Lots 2-11, and 14-23; and Blk 50, Lots 2-24. The properties total 66.25 acres.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to [planning@rrnm.gov](mailto:planning@rrnm.gov). Written comments will be inserted into the public record.

Journal: April 27, 2026.

# 1600 SOUTHERN BLVD SE UNIT 10, BLK 33, LOT 98-A-1

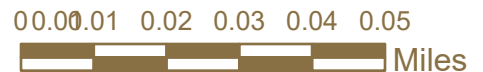


**Legend**

	Subject Property	<b>Zoning</b>		C-2
	Properties Noticed		OS	
			R-1	
			SU	



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.





**CITY OF RIO RANCHO  
ORDINANCE**

**ORDINANCE NO.**

**ENACTMENT NO.**

**AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, UNIT 10, BLOCK 33, LOT 98-A FROM R-1: SINGLE-FAMILY RESIDENTIAL TO C-1: RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

**WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 26-100-00006; and

**WHEREAS:** the Governing Body of the City of Rio Rancho adopted the Unit 10 Specific Area Plan on August 24, 2016 under Resolution No. 68, Enactment No. 16-065, amended on July 25, 2018 under Resolution No. 50, Enactment No. 18-04, and amended on January 26<sup>th</sup>, 2023 under Resolution No. 125, Enactment No. 23-016; and

**WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 12, 2026, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

**WHEREAS:** the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

**WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on June 11, 2026 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

**WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and

1 determining the proposed amendment is consistent with the policies and  
2 criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing  
3 Body finds the amendments promote the health, safety, morals, and general  
4 welfare of the City.  
5

6 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**  
7 **RIO RANCHO:**  
8

9 **Section 1. Rezoning of Property.** The Official Zone Ordinance is hereby amended by  
10 assigning a zoning designation on approximately 0.948 acres from R-1: Single-Family  
11 Residential to C-1: Retail Commercial on the land legally described as:  
12

13 Rio Rancho Estates Unit 10, Block 33, Lot 98-A, as shown on the plat entitled  
14 "Summary Plat, Block 32, Lots 1A, 2A and Parcel A and Tract B, Block 33, Lots  
15 90A, 91A, 95A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C, and Tract  
16 A1, A Replat of Block 32, Lots 1, 2 and Park Site, and Block 33, Lots 90, 91, 95, 96,  
17 98, 99A, 102A, 106, 107 and Tract A, Unit Ten, Being Portion of Projected Section  
18 26, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio  
19 Rancho, Town of Alameda Grant, Sandoval County, New Mexico" filed in the office  
20 of the County Clerk of Sandoval County, New Mexico in Book 13, Page 12.  
21

22 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**  
23 **of PROPERTY:**

- 24 A. The property identified in Section 1, above, is subject to all requirements of the C-1:  
25 Retail Commercial District as set forth in R.O. 2003 Section 154.24 (as of the  
26 effective date of this ordinance or as subsequently amended).  
27 B. The property identified in Section 1, is subject to all land use restrictions, zoning  
28 restrictions, and development standards and regulations as specified in the  
29 approved Unit 10 Specific Area Plan.  
30 C. The property identified in Section 1, is subject to all design standards and  
31 development regulations as specified in the Unit 10 Overlay Zone, adopted under  
32 Ordinance No. 20, Enactment No. 18-24.  
33

34 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of  
35 this Ordinance, or any section, paragraph, clause, or provision of any regulation  
36 promulgated hereunder shall for any reason be held to be invalid, unlawful, or  
37 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,  
38 clause, or provision shall not affect the validity of the remaining portions of this  
39 Ordinance or the regulation so challenged.  
40

41 **Section 4. Effective Date.** This Ordinance shall become effective ten days after  
42 adoption.  
43

44 ADOPTED THIS 11<sup>th</sup> DAY OF JUNE, 2026.  
45  
46  
47

48 \_\_\_\_\_  
49 Paul Wymer, Mayor  
50

1 ATTEST:

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4 \_\_\_\_\_  
Noel C. Davis, City Clerk

5 (SEAL)