



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
June 10, 2025
6:00 PM
City Hall**

BOARD MEMBERS

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

MEETING INFORMATION

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. [May 27, 2025 Planning and Zoning Board Meeting Minutes 2025-0527_PZB_Minutes_BMB.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

3. Planning and Zoning Monthly Summary Plat Report - May 2025
May Summ Plat.pdf

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

4. Site Plan. The applicant, Michael McDermott, is requesting approval of a site plan for an expansion of the MAC Center, to include the addition of a turf field and fence over 8' tall, as well as to relocate parking. The property is located at 801 Loma Colorado Blvd NE and consists of 7.3264 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

Location_Zoning Map.pdf

Justification Letter.pdf

UPDATED SITE PLAN.pdf

FENCING DETAIL.pdf

Site Plan_Parking Lot Calculations.pdf

Site Plan_Added Crusher Fine Lot.pdf

Site Plan_Turf .pdf

Turf Information.pdf

Signed Parking Space Lease Agreement.pdf

Fire Comments.pdf

PARKS Comments.pdf

Reproduction of Notices.pdf

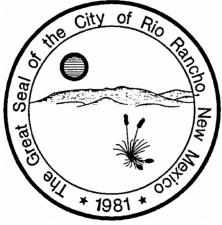
DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
June 10, 2025

DEPARTMENT:
Development Services

SUBJECT:
May 27, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: [2025-0527_PZB_Minutes_BMB.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MAY 27, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Scottie Richardson, District 1, Vice-Chair (Virtual)
Kevin Kofchur, District 2
Fred Radosevich, District 3, Chair
Robert Gabaldon, District 4
Andrea Hankins, District 5
Sal Tortorici, At-Large

MEMBERS ABSENT:

Lisa Hardisty, District 6

STAFF PRESENT:

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) May 13, 2025 Planning and Zoning Board Meeting Minutes

Kevin Kofchur moved to approve the Consent Calendar. Seconded by Robert Gabaldon.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

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

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Richmond American Homes, requested approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 4 subdivision.

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

Applicant Scooter Haynes spoke on the item and stood for questions.

Robert Gabaldon moved to approve Item #2. Seconded by Andrea Hankins.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

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

NO: (None)

3) The applicant, X2D, LLC., through their agent, Community Design Solutions, LLC., requested approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Dos Soles Subdivision.

1 Staff member, Tim Dvorak presented items #3 and #4 concurrently, recommending approval and stood
2 for questions.

3
4 Agent, John Stapleton spoke on the item and stood for questions.

5
6 Andrea Hankins moved to approve Item #3. Seconded by Sal Tortorici.

7 The motion carried by a vote of **6 FOR** and **0 AGAINST**

8 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
9 Sal Tortorici

10 **NO:** (None)

- 11
12 **4)** The applicant, X2D, LLC., through their agent, Development Management Consultants, requested
13 approval of a Preliminary Plat for the Dos Soles Subdivision, comprising 42 Lots and 2 Tracts zoned
14 SU: Special Use District for Townhomes.

15
16 Staff member, Tim Dvorak and applicant, John Stapleton had no further comments.

17
18 Robert Gabaldon moved to approve Item #4. Seconded by Kevin Kofchur.

19 The motion carried by a vote of **6 FOR** and **0 AGAINST**

20 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
21 Sal Tortorici

22 **NO:** (None)

- 23
24 **5)** The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a
25 Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Mimbres Drive NE
26 within the proposed Broadmoor Hill Subdivision.

27
28 Staff member, Tim Dvorak presented items #5, #6 and #7 concurrently, recommending approval with
29 findings and conditions, and stood for questions.

30
31 Agent, Nina Villa stood for questions.

32
33 Sal Tortorici moved to approve Item #5. Seconded by Robert Gabaldon.

34
35 Staff member, Tim Dvorak confirmed Chairman Radosevich's question on whether the fire department
36 had approved the item and passed inspection.

37
38 The motion carried by a vote of **6 FOR** and **0 AGAINST**

39 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
40 Sal Tortorici

41 **NO:** (None)

- 42
43 **6)** The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a
44 Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Salado Loop NE
45 within the proposed Broadmoor Hill Subdivision.

46
47 Staff member, Tim Dvorak had no further comments.

48
49 Robert Gabaldon moved to approve Item #6. Seconded by Andrea Hankins.

50 The motion carried by a vote of **6 FOR** and **0 AGAINST**

51 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
52 Sal Tortorici

53 **NO:** (None)

1 7) The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requested approval of a
2 Preliminary Plat for the Broadmoor Hill Subdivision, to be comprised of 56 lots, 2 tracts, and 1 parcel
3 zoned R-2: Single-Family Residential District.

4
5 Staff member, Tim Dvorak had no further comments.

6
7 Kevin Kofchur moved to approve Item #7. Seconded by Andrea Hankins.

8 The motion carried by a vote of **6 FOR** and **0 AGAINST**

9 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
10 Sal Tortorici

11 **NO:** (None)

12
13 8) The applicant, The City of Rio Rancho requested approval of text amendments the Rio Rancho Code
14 of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting
15 Procedure, Design Standards, and Administration and Enforcement.

16
17 Staff member, Michelle Costilla presented the item, recommending approval to the Governing Body,
18 and stood for questions.

19
20 Development Services Director, Amy Rincon clarified several items brought up via submitted comments
21 by Tom Patrick and Bryan Aragon.

22
23 The following members of the public spoke against the item:

- 24 • Scooter Haynes
- 25 • Jarrod Likar
- 26 • Bryan Aragon
- 27 • Carey Plant
- 28 • Aaron Cooke
- 29 • Lana Smiddle

30
31 Robert Gabaldon moved to approve Item #8. Seconded by Scottie Richardson.

32
33 Development Services Director, Amy Rincon outlined the work conducted during the 33 meetings over
34 the previous three years and would also collect attendance records for those meetings in response to
35 Commissioner Tortorici and Commissioner Gabaldon's questions. She also explained the guidelines
36 regarding the fire code for Chairman Radosevich.

37
38 Commissioner Tortorici and Chairman Radosevich expressed concerns about the parks and HOAs,
39 which was clarified by Ms. Rincon. After much discussion, Commissioner Tortorici suggested
40 postponing and soliciting more input, to which Ms. Rincon expressed being open to more meetings,
41 although previous meetings had scant attendance. Commissioner Kofchur reiterated the need for a
42 34th meeting to engage more stakeholders.

43
44 The motion failed by a vote of **0 FOR** and **6 AGAINST**

45 **YES:** (None)

46 **NO:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
47 Sal Tortorici

48 **DISCUSSION AND DELIBERATION**

49
50
51 9) The City of Rio Rancho requested approval of the adoption of a Resolution of the City of Rio Rancho,
52 New Mexico for an update to the Development Process Manual (DPM).

53
54 Staff member, Michelle Costilla presented the item, recommending approval with findings and
55 conditions, and stood for questions.

1 The following members of the public spoke against the item:

- 2 • Jarrod Likar
- 3 • Nicosha Schedlbauer
- 4 • Scooter Haynes
- 5 • Rhiannon Samuel (virtual)
- 6 • Aaron Cooke

7
8 Sal Tortorici moved to approve Item #9. Seconded by Robert Gabaldon.

9
10 Commissioner Tortorici expressed his concerns about increased regulations increase and acreage.
11 Vice-chair Richardson requested revisiting the DPM to which Ms. Rincon explained the DPM process
12 and reasoning regarding changes. Ms. Rincon asked the board about specific topics to be addressed,
13 to which Chairman Radosevich indicated the issue of parks management by HOAs or the city.

14
15 Sal Tortorici moved to postpone Item #9 to a date certain of July 22, 2025. Seconded by Andrea
16 Hankins.

17 The motion carried by a vote of **6 FOR** and **0 AGAINST**

18 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,

19 Sal Tortorici

20 **NO:** (None)

21
22 **COMMENTS BY BOARD MEMBERS**

23
24 **PUBLIC FORUM**

25
26 **ADJOURNMENT**

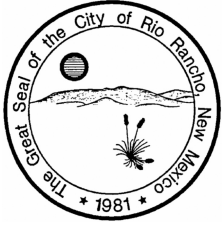
27
28 Sal Tortorici moved to adjourn the meeting. Seconded by Andrea Hankins.

29 Chairman Radosevich adjourned the meeting at 7:42 PM.

30
31 **APPROVED THIS 10th DAY OF JUNE 2025.**

32
33
34
35

Fred Radosevich, Chairman



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
June 10, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - May 2025

BACKGROUND AND ANALYSIS:

IMPACT:

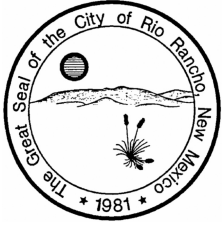
ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [2025 PZ MONTHLY COMPARISONS.pdf](#)

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY VALUATION	FEB	FEBRUARY VALUATION	MAR	MARCH VALUATION	APR	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)		
Single Family	70	\$14,435,859	98	\$19,935,948	77	\$18,029,689	73	\$16,383,965	84	\$16,638,799									402	\$85,424,260	978	\$203,284,682
Additions/Residential	8	\$723,307	11	\$271,275	17	\$1,510,164	11	\$269,859	17	\$721,776									64	\$3,496,381	139	\$4,780,524
Casita	2	\$400,000	2	\$246,880	2	\$145,693	1	\$100,000	2	\$169,037									9	\$1,061,610	0	\$0
New Commercial	2	\$10,010,000	0	\$0	1	\$2,000,000	1	\$75,000	0	\$0									4	\$12,085,000	12	\$45,655,635
New Office/Institution	0	\$0	0	\$0	1	\$22,000,000	0	\$0	0	\$0									1	\$22,000,000	4	\$15,892,176
New Industrial	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	1	\$55,000,000
Non-Residential Interior Tenant Improvement	4	\$4,241,867	1	\$658,943	3	\$296,073	3	\$5,548,033	1	\$5,000,000									12	\$15,744,916	23	\$11,668,260
Office/Institution Addition	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	1	\$35,000
Industrial Addition	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	0	\$0
New Multi-Family	25	\$2,773,015	31	\$4,839,727	15	\$5,994,169	15	\$2,258,392	23	\$3,052,582									109	\$18,917,885	80	\$59,886,454
Telecommunication Tower	0	\$0	0	\$0	0	\$0	2	\$48,000	1	\$45,990									3	\$93,990	12	\$510,470
Demolition - Non-Residential	0	\$0	1	\$658,943	0	\$0	1	\$9,000	0	\$0									2	\$667,943	2	\$12,000
Demolition - Residential	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0									0	\$0	0	\$0
Fence	14	\$102,446	9	\$50,200	15	\$66,487	11	\$19,810	16	\$72,400									65	\$311,343	124	\$4,213,173
Garages	3	\$282,816	4	\$148,328	5	\$277,631	4	\$366,368	5	\$156,480									21	\$1,231,623	62	\$2,023,027
Pool	6	\$315,448	7	\$795,772	4	\$300,299	9	\$560,392	0	\$0									26	\$1,971,911	78	\$5,722,342
Reroofs/Windows/ Doors	71	\$1,164,081	68	\$919,262	84	\$931,934	72	\$1,477,319	82	\$1,019,165									377	\$5,511,761	689	\$10,669,898
Retaining Wall	6	\$61,700	10	\$905,761	9	\$1,899,710	22	\$5,516,450	5	\$491,450									52	\$8,875,071	210	\$42,046,776
Small Shed (120 sq.ft. or less)	20	\$80,523	10	\$38,515	26	\$99,401	25	\$89,691	22	\$72,359									103	\$380,489	217	\$815,850
Sheds	8	\$124,254	5	\$85,288	9	\$65,948	8	\$158,090	15	\$207,678									45	\$641,258	245	\$2,279,833
Solar (Rooftop & Ground Mount)	36	\$123,699	42	\$21,688	41	\$12,086	43	\$3,784	43	\$3,827									205	\$165,084	617	\$6,428,170
Business Registrations (Occupancy Inspection)	15	\$0	13	\$0	21	\$0	23	\$0	17	\$0									89	\$0	196	\$0
Building Inspections	3,279	\$0	3,361	\$0	3,346	\$0	3,547	\$0	3,592	\$0									17,125	\$0	40,030	\$0
Engineering Inspections	202	\$0	186	\$0	181	\$0	229	\$0	204	\$0									1,002	\$0	2,551	\$0
R.O.W. Permits (Fees)	33	\$48,644	28	\$23,666	25	\$30,645	67	\$39,065	80	\$24,167									233	\$166,187	509	\$300,630
TOTALS:	3,804	34,887,659	3,887	\$29,600,196	3,882	\$53,659,929	4,167	\$32,923,218	4,209	\$27,675,710									19,949	\$178,746,712	46,780	\$471,224,900



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Legislation Item:

AGENDA DATE:
June 10, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - May 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [May Summ Plat.pdf](#)

SUMMARY PLAT ACTIVITY

May 2025

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	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	X
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	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
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
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	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
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	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	

SUMMARY PLAT ACTIVITY

May 2025

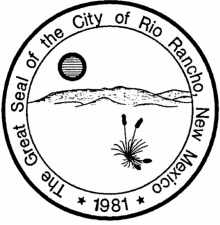
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	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	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review
24-200-00045	10/18/24	SUMMARY PLAT / LE, PAR 2 & ECD, PAR EC1	Under Review
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review
24-200-00049	11/5/2024	UNIT 10, BLOCK 5, LOTS 48-50, LOT CONSOL	Under Review
24-200-00052	12/9/2024	UNIT 11, BLOCK UU, LOTS 26-27, LOT COMBI	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	1/24/2025	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
25-200-00007	3/4/2025	UNIT 20, BLOCK 135, LOTS 1-2, LOT COMBIN	Under Review
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
25-200-00012	3/27/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 12,	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
25-200-00015	3/31/2025	SUMMARY PLAT : LOT COMBO (2 LOTS TO 1) U	Under Review
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review
25-200-00019	4/21/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review
25-200-00020	5/2/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	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
25-200-00024	5/15/2025	SUMMARY PLAT : LOT COMBO (2 LOTS TO 1) U	Under Review
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review

SUMMARY PLAT ACTIVITY

May 2025

TOTAL TO DATE:

73



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-160-
00004**

AGENDA DATE:
June 10, 2025

DEPARTMENT:
Development Services

SUBJECT:
Site Plan. The applicant, Michael McDermott, is requesting approval of a site plan for an expansion of the MAC Center, to include the addition of a turf field and fence over 8' tall, as well as to relocate parking. The property is located at 801 Loma Colorado Blvd NE and consists of 7.3264 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The subject property is located at 801 Loma Colorado Blvd. NE, legally described as Loma Colorado, Tract P-1-C-A, and consists of approximately 7.3264 acres. The subject property is zoned SU/Special Use for Educational, Recreational, and Cultural Uses, by Ordinance No. 94-069.

The SU/Special Use District Ordinance for this site, calls out the following: Development plan approval shall be given by the Governing Body pursuant to a review by the Planning and Zoning Commission for any and all specific projects.

The subject property is currently developed with the McDermott Athletic Center (known as the "MAC Center"), a recreation and event center, and the proposed expansion for this site plan is to allow for the addition of an approximate 16,000 square-foot turf field on the south side of the property. Per the applicant, "this would require turfing over existing parking; however, this parking will be replaced by parking in a compacted dirt lot to the north of the property." The turf area will also feature a over 8' fence around the turf field. Per the applicant, "gates will be constructed and keys provided to fire officials."

It is important to note that the City owns the subject property and the applicant has a ground lease to operate a multi-purpose sports facility for sports, fitness, recreation, and leisure activities. The ground lease establishes that these activities may occur inside or outside of the facility proper. Moreover, the ground lease establishes that the tenant may offer complementary features such as concession, game room, and retail pro shop among others.

The ground lease allows for authorization of uses beyond sports, fitness, recreation, and leisure activities. With the approval of this site plan, explicit authorization for a turf field and accompanying fence will be granted to the applicant/tenant pursuant to Section 6, Paragraph B of the ground lease. The applicant has also submitted a shared parking agreement with the neighboring property at 821 Loma Colorado Blvd NE, to allow for the relocation of parking onto said lot.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

The Rio Rancho Code of Ordinances (R.O. 2003) § 154.43 (3) requires, "All SU zoned property

must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. 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 (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; criteria is satisfied.
- c. Existing and proposed utilities; criteria is satisfied.
- d. Existing and proposed rights-of-way; criteria is satisfied.
- e. Proposed structure with uses, dimension, and setbacks; criteria is satisfied. There will be an outdoor turf area on the south side of the existing MAC Center. The proposed turf space is approximately 16,000 square feet, to be surrounded by an over 8' fence.
- f. Proposed ingress, egress, parking and circulation; criteria is satisfied. The ingress and egress points for the property will remain unchanged from the existing ingress and egress for the MAC Center. The access is on the northwest side of Loma Colorado Blvd NE. As the turf addition is being located over existing parking, the 19 spaces are being relocated to the abutting lot; the new parking area features 40 new parking spaces. No ADA accessible spots were lost as a result of this relocation. Criteria is satisfied.
- g. Landscaping and landscaping buffers; Per the landscaping standards shown in the applicable Ordinance, a minimum 10% of the site is to be landscaped. The site landscaping will remain unchanged from the current landscaping on the developed site. Any disturbed landscaping as a result of development shall be met and replaced elsewhere on the site. Criteria is satisfied.
- h. Elevations; the existing building will remain unchanged as a result of this expansion, no elevations are necessary. Criteria is satisfied.
- i. Adjacent property characteristics; criteria is satisfied. The adjacent property to the southeast across Loma Colorado Blvd. NE is the Loma Colorado Subdivision, zoned SU/Special Use for Medium Density Single-Family Residential. The property to the southwest has the same zoning ordinance and is the location of the Loma Colorado Main Library. To the west and north are undeveloped SU/Special Use: Mixed-Use properties, and to the immediate northwest, the property has a similar zoning designation with restaurants, bars, and similar uses included.
- j. Preliminary drainage plan; criteria may be satisfied. The applicant is in the process of working on addressing drainage concerns.

NOTIFICATIONS:

Adjacent property owners were notified via certified mail, 15 days prior to the hearing. A legal notice was published in the May 26, 2025 edition of the Albuquerque Journal. A notice sign was posted on the property as required by Ordinance. All legal notification requirements for this project have been met.

REVIEWED BY:

Reviewing Agency	Comments
Planning and Zoning	Comments included in this document
Development Services Engineering	No comments
Parks, Recreation, and Community Services	See Attachment
CoRR Fire and Rescue	See Attachment
CoRR Police	No comments
Rio Rancho Public Schools	No comments
SSCAFCA	No comments
Mid-Region Council of Government - MRMPO	No comments

IMPACT:

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

General Findings:

1. Ordinance No. 71 Enactment No. 94-069 requires site plan review by the Planning and Zoning Board;
2. R.O. 2003 154.43 (3) requires site plan approval by the Governing Body;
3. The property owner has the authority to apply for site plan approval;
4. 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. 71, Enact. No. 94-069. The SU/Special Use zoning designation requires that a site plan be reviewed by the Planning and Zoning Board and approved by the Governing Body.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43
3. Development of the site will conform to all City ordinances, standards and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved site plan. and City ordinances, standards and specification.
5. Drainage plan must be provided prior to building permit approval.
6. A parking agreement for proposed parking spaces in the existing right-of-way shall be approved and executed with the City.
7. Any disturbed landscaping shall be replaced to satisfy landscaping requirements.
8. The Director of the Development Services Department may approve minor changes to this site plan if the change is 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.
9. 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 thirty days.

ALTERNATIVES:

The Planning and Zoning Board has three alternatives on the disposition of this request and may:

1. Approve the site plan;
2. Deny the site plan;
3. Postpone its decision to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board recommend approval of the applicant's request to the Governing Body with findings and conditions.

ATTACHMENT: [Location_Zoning Map.pdf](#)

ATTACHMENT: [Justification Letter.pdf](#)

ATTACHMENT: [UPDATED SITE PLAN.pdf](#)

ATTACHMENT: [FENCING DETAIL.pdf](#)

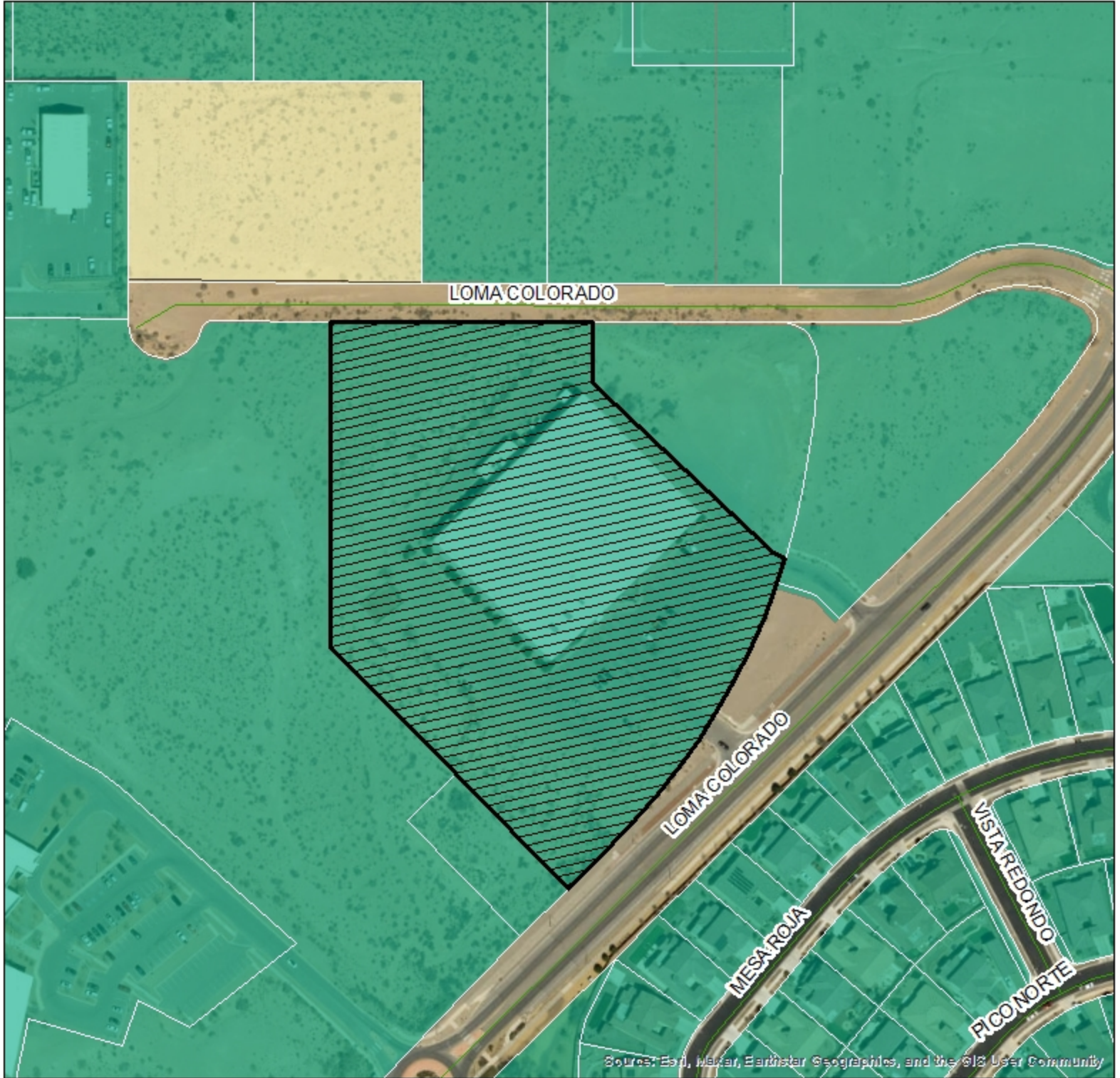
ATTACHMENT: [Site Plan_Parking Lot Calculations.pdf](#)

ATTACHMENT: [Site Plan_Added Crusher Fine Lot.pdf](#)

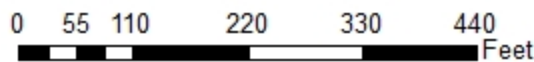
ATTACHMENT: [Site Plan_Turf .pdf](#)

ATTACHMENT: [Turf Information.pdf](#)
ATTACHMENT: [Signed Parking Space Lease Agreement.pdf](#)
ATTACHMENT: [Fire Comments.pdf](#)
ATTACHMENT: [PARKS Comments.pdf](#)
ATTACHMENT: [Reproduction of Notices.pdf](#)

801 & 821 LOMA COLORADO BLVD NE SITE PLAN APPROVAL LOMA, TRACTS P-1C-A & P-1C-B



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



	Subject Property
	Roads
Zoning	
	R-1
	SU

DISCLAIMER: All information in 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 Created by Liz Ruiz Carlos on 5/23/2025





MAC TURF FIELD APPLICATION SUPPORTING INFORMATION

The MAC is seeking to construct an approx. 16,000 square-foot turf field on the south side of the property. This would require turfing over existing parking; however, this parking will be replaced by parking in a compacted dirt lot to the north of the property.

The proposed area is owned by the City of Rio Rancho with McDermott Sports, LLC as the tenant. The new field falls within the zoning and guidelines outlined in the lease agreement.

MAC ownership met with fire officials to discuss maintaining 360-degree access to the building. To satisfy requirements, gates will be constructed and keys will be provided to fire officials. Additionally, in the event RRFD needs access to the area and damage occurs the MAC will indemnify the City of Rio Rancho for any damages.

Other than fencing, no structures will be erected in this area.

There is existing drainage in this area of the property. Additionally, turf is designed to drain and hold moisture.

Any additional lighting will be no higher than the building height and does not face residential areas.

The purpose for this project is to expand on current services, as well offer new services to local youth sports teams that are in need of space. We believe this will be a welcomed addition to our facility and the community as a whole.

Thank you for your time,

Michael McDermott
Owner
The McDermott Athletic Center (The MAC)

Topographic Map
for
Portions of
Tracts P-1C-A
and P-1C-B
Loma Colorado
City of Rio Rancho
Sandoval County, New Mexico
December 2023

Easement Notes

- 1 EXISTING PRIVATE ACCESS EASEMENT BENEFITING SUBJECT PROPERTY (7/21/08, RRE BK. 22, PG. 39)
- 2 EXISTING 50' PUBLIC WATER AND SANITARY SEWER EASEMENT (7/21/08, RRE BK. 22, PG. 39)
- 3 EXISTING 10' P.U.E. (7/21/08, RRE BK. 22, PG. 39)
- 4 EXISTING PRIVATE DRAINAGE EASEMENT (7/21/08, RRE BK. 22, PG. 39)
- 5 EXISTING 10' P.U.E. (2/27/97, RRE BK. 9, PG. 119)
- 6 EXISTING 10' PNM EASEMENT (7/30/96, BK. MISC. 354, PG. 390)
- 7 EXISTING 10' P.U.E. (12/7/2006, RRE BK. 20, PG. 22-27)

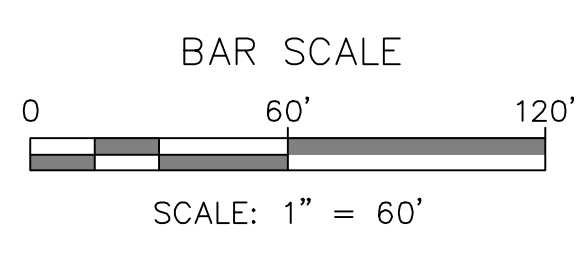
Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES

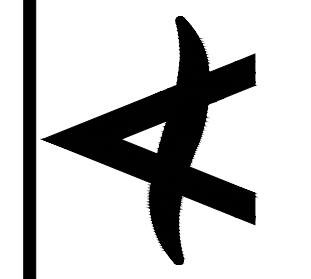
- FOUND MONUMENT AS INDICATED
- ▭ COVERED AREA
- ▨ CONCRETE
- CHAINLINK FENCE
- UTILITY PEDESTAL
- ☆ LIGHT POLE
- ⊞ TRANSFORMER
- ⊞ PULL BOX
- ⊞ GAS METER
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ FIRE HYDRANT
- ⊞ MANHOLE
- ⊞ SIGN
- ↔ CURB CUT/INDICATION OF ACCESS TO ROADWAY
- ⊞ STORM DRAIN INLET
- ⊞ ROOF DRAIN
- ⊞ RAMP
- G— UNDERGROUND GAS UTILITY LINE
- SAS— UNDERGROUND SANITARY SEWER LINE
- E— UNDERGROUND ELECTRIC UTILITY LINE
- W— UNDERGROUND WATER UTILITY LINE
- FO— UNDERGROUND FIBER OPTIC UTILITY LINE
- 5075.50 SPOT ELEVATION
- BC 5075.50 BACK OF CURB ELEVATION
- FL 5075.50 FLOW LINE ELEVATION
- TA 5075.50 TOP OF ASPHALT ELEVATION
- TOP 5075.50 TOP OF SLOPE ELEVATION
- TOE 5075.50 TOE OF SLOPE ELEVATION
- EP 5075.50 EDGE OF PAVEMENT ELEVATION

Line #	Direction	Length (ft)
L1	S 45°15'26" W	94.29'
L2	S 00°15'37" W	82.43'
L3	S 46°32'30" E	79.46'
L4	S 66°00'31" E	30.18'

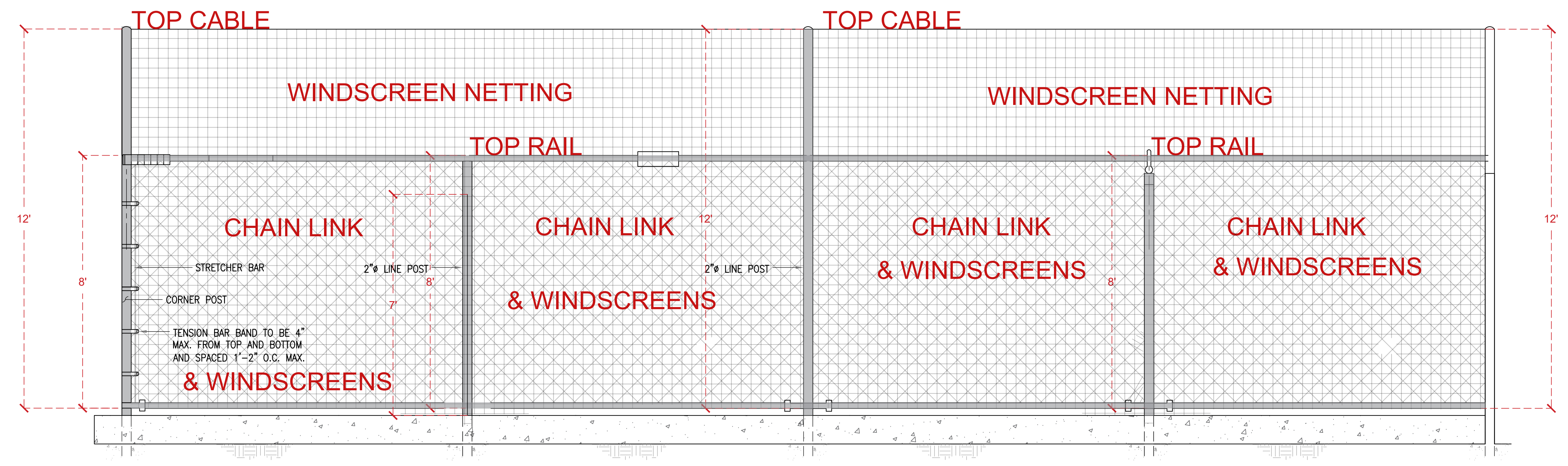
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	79.09'	50.00'	90°37'48"	71.10'	S 44°25'29" E
C2	728.74'	941.00'	44°22'18"	710.67'	S 23°04'34" W
C3	276.88'	941.00'	16°51'31"	275.88'	S 09°19'10" W
C4	451.86'	941.00'	27°30'47"	447.53'	S 31°30'19" W



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com



DATE _____

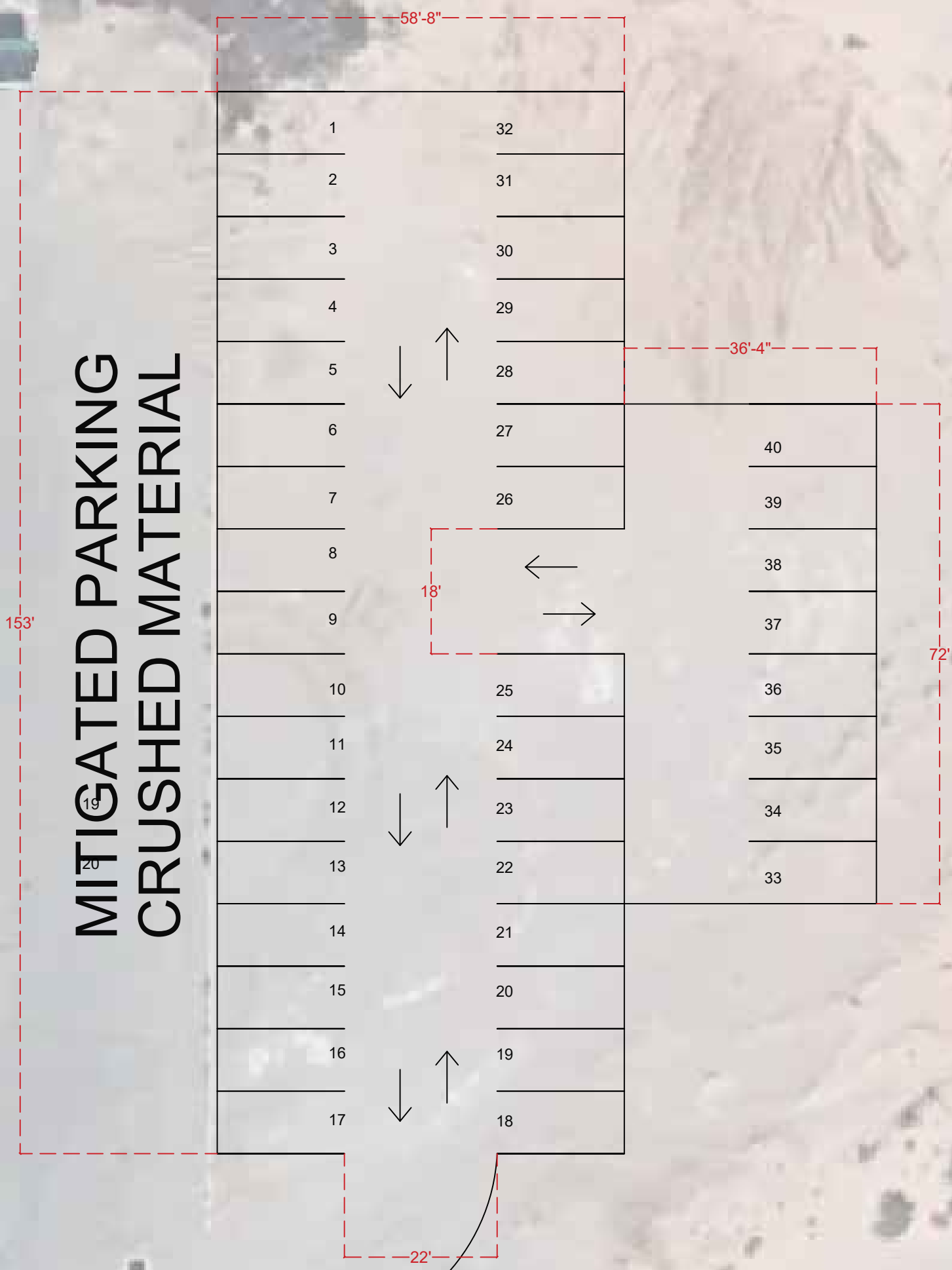


PERIMETER FENCING - 8' TALL WITH 4' NET ON TOP

SHEET TITLE: _____
 NAME: _____
 ADDRESS: _____
 CITY: _____
 SUBDIV.: _____
 HOME: _____
 REP.: _____
 BUS: _____
 MBL: _____
 DATE: _____



The McDermott
Athletic Center





The McDermott
Athletic Center

MAC LOGO

MITIGATED PARKING
CRUSHED MATERIAL

COMPLETE BARRIER AT BUILDING

EXISTING SIDEWALK

OPEN - NO FENCING

EXISTING SIDEWALK

COMPLETE BARRIER AT BUILDING

GATE

GATE

20 DBL GATE

20 DBL GATE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

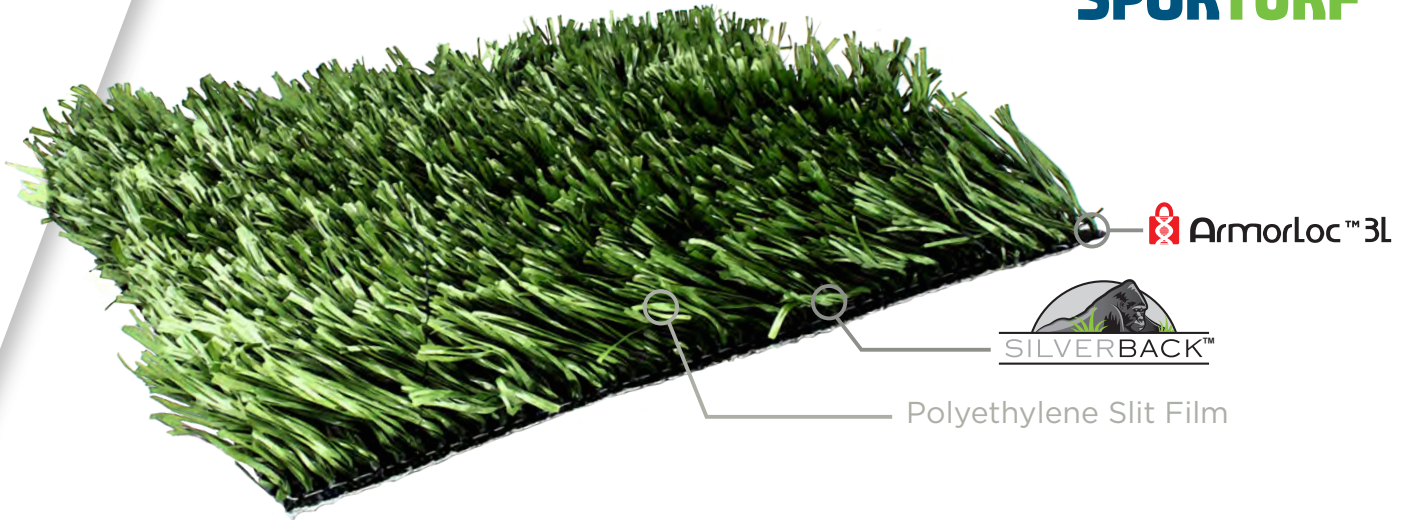


3D

PowerHouse 46Q



SPORTURF™

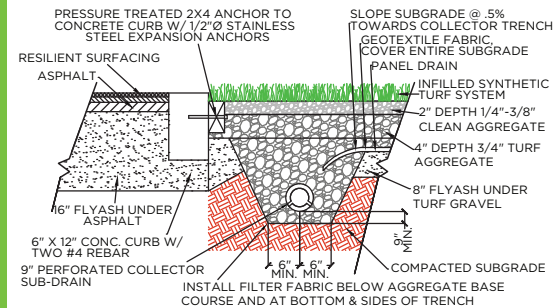


PROPERTY

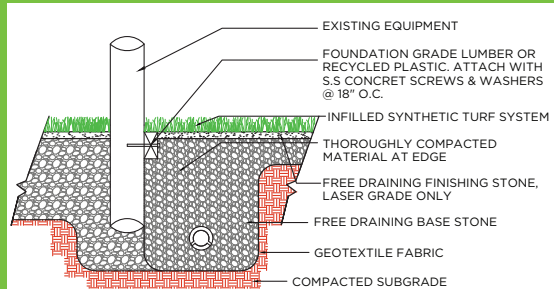
DESCRIPTION

FL452Q-46

Primary Yarn Polymer	Polyethylene
Yarn Cross Section	Polyethylene Slit Film
Standard Color	Field; Field/Lime
Additional Colors Available*	White, Yellow, Red, Florida Blue, Black, Orange, Terra Cotta
UV Stabilized	Yes
Fabric Construction	Tufted
Primary Backing	Dual layered woven polypropylene
Coating Type	SilverBack™ Polyurethane
Perforations	Yes
Polyethylene Yarn Denier/Ends	8000/1 (Slit) 5000/1 (Slit)
Recommended Infill	1 lb. Silica Sand; 3.25 lbs. SBR Rubber
Pile Height	2 1/4"
Pile Weight	46 oz.

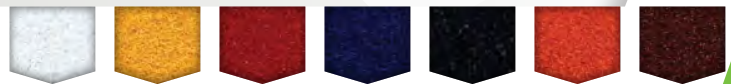


CURB



EQUIPMENT

Standard Line and Field Colors*



APPLICATION

This is a high use field product. This product should be installed outdoors on a compacted aggregate base. The PowerHouse series is made up of some of the most proven and durable fibers in the world. The 2C "Double Coverage" system allows for more face yarn to show off its beautiful colors. This 13,000 denier system will keep your field looking newer, longer.



*Custom colors available upon request



TESTING

POWERHOUSE 46Q

FINISHED FABRIC

Nominal Specification

Pile Height (Nominal)

Face Weight

Total Fabric Weight

Primary backing Weight

Secondary Coating Weight

Tuft Bind

Grab Tear Strength (Average)

Lead Content

Total Yarn Linear Density

Tensile Strength (Slit)

Stitch Rate

Machine Gauge

Flammability

Water Permeability w/infill

Fiber Thickness (Slit)

Fabric Width

ENGLISH SYSTEM

Value

Units

2 1/4

In.

46

oz/yd²

73

oz/yd²

7.4

oz/yd²

22

oz/yd²

>10

lbs.

>200

lbs.

<50

ppm

13,000

Denier

8

lbs.

8

Per 3"

1/2

In.

TEST

PASSED

>30

In./Hr.

9.4

mils

15

Ft.

METRIC SYSTEM

Value

Units

57.15

mm.

1560

g/m²

2475

g/m²

251

g/m²

746

g/m²

>4.5

Kg.

>91

Kg.

<50

ppm

14,443

D-Tex

3.6

Kg.

10.49

Per 10 cm

1.27

Cm.

TEST

PASSED

>76

Cm./Hr.

100

microns

4.6

M

ASTM TEST

Method

D-5823

D-5848

D-5848

D-5848

D-5848

D-1335

D-2256

D-2765

D-1577

D-789

D-5793

D-5793

D-2859

F-1551

D-3218

None



8/28/2023

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (the "Lease") is made and entered into on January 01, 2024 (the "Effective Date") by and between Ragarm Development Company (RDC) of 821 Loma Colorado Blvd., Rio Rancho, New Mexico, 87124 (the "Lessor") and McDermott Sports, LLC of 801 Loma Colorado Blvd., Rio Rancho, New Mexico, 87124 (the "Lessee"), collectively known as the "Parties." The Parties hereby agree as follows:

Terms and Conditions

1. Term

Lessor hereby leases to Lessee the parking space located at 821 Loma Colorado Blvd., Rio Rancho, New Mexico 87124 and designated 1.525 acres. The lease will start on May 01, 2024 and will continue in perpetuity.

2. Rent

Parking space rent is be in the amount of \$1.00 per year.

3. Liability

Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle. Lessor shall not be responsible for damage to Lessee's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area. Lessor may, at Lessor's sole discretion, provide parking lot attendants. In the event that Lessor or operator of the parking lot provides such attendants, any use of such attendant by Lessee to park or drive Lessee's vehicle shall be at Lessee's request, direction and sole risk of any resulting loss, and Lessee shall indemnify Lessor for any loss resulting from such use.

4. Termination

Either party may terminate this Lease by providing 90 days' written notice to the other party. Any such notice shall be directed to a party at the party's address as listed in this Lease.

5. Governing Law

This Agreement shall be governed by the laws of New Mexico.

6. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

7. Severability

If any provision of this Lease will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

8. Amendment

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

9. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

10. Assignment

Neither party may assign or transfer this Lease without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

LESSOR

By: Michael McDermott

Date: April 29th, 2025

McDermott Sports, LLC

LESSEE

By: Michael McDermott

Date: April 29th, 2025

Ragarm Development Company (RDC)



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 24, 2025

- TO:** (X) Development Services –David Serrano, Amy Rincon, Peter Prukop
- (X) Fire and Rescue – Brian Johnson, Gerard Bauer
- (X) Police - Justin Garcia
- (X) SSCAFCA – Andy Edmondson, Sara Rassa
- (X) Parks and Recreation - Dyane Sonier
- (X) Rio Rancho Public Schools – Michael Baker
- (X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Site Plan DSD #25-160-00004

The applicant, McDermott Sports, LLC, requests approval of a Site Plan for the subject property legally described as LOMA, Tr P-1C-A. The lot is physically located at 801 Loma Colorado Blvd NE, is zoned SU: Special Use for Educational, Recreational, and Cultural Uses, and consists of 8.59 acres. The Site Plan is for the addition of a turf field and relocation of existing parking.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **May 1, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Approved with the requirements of having keys available in the Knox Box to unlock gates on both ends, as well as getting approval from the ownership to be able to drive fire apparatus on the Turf only if there is a fire and access is needed. Fire Marshal Brian Johnson

Fire Marshal BRIAN JOHNSON
Reviewer

4/30/2025
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 24, 2025

- TO:** (X) Development Services –David Serrano, Amy Rincon, Peter Prukop
- (X) Fire and Rescue – Brian Johnson, Gerard Bauer
- (X) Police - Justin Garcia
- (X) SSCAFCA – Andy Edmondson, Sara Rassa
- (X) Parks and Recreation - Dyane Sonier
- (X) Rio Rancho Public Schools – Michael Baker
- (X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Site Plan DSD #25-160-0004

The applicant, McDermott Sports, LLC, requests approval of a Site Plan for the subject property legally described as LOMA, Tr P-1C-A. The lot is physically located at 801 Loma Colorado Blvd NE, is zoned SU: Special Use for Educational, Recreational, and Cultural Uses, and consists of 8.59 acres. The Site Plan is for the addition of a turf field and relocation of existing parking.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **May 1, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

PRCS does not have specific recommendations regarding the variance request.

The following items should be addressed if/when building permit application occurs:

- * The case application states the turf will be placed on top of the existing asphalt - increasing need for information about how site runoff will be facilitated. Per the provided spec sheets and layout, the Brock Shock pad has some vertical and horizontal water transfer and absorption properties but the turf and pad must drain somewhere – typically turf needs a crushed gravel bed or trench/es for optimal drainage. Artificial turf can clog with blow sand (in abundance at this site) without regular maintenance. The runoff from half of the building and the existing parking lot surfacing west and south of the building appears to drain to the S/SE parking lot header curb and drain inlet that has clogged or failed causing historic and current erosion completely undercutting the header curb and asphalt near that inlet. That same inlet will be covered with the proposed padding and artificial turf. There are no indications on the application documents as to where a drainage channel may be created, calculations showing how much runoff is/may be generated on site, and whether the proposed materials and covered inlet can convey that runoff.
- * With the proposed placement of multiple storage containers to the S/SE side of the field, outside of the parking lot header curb, it appears the edge of some of the containers would be at or over the head of the slope of the hill. The application documents do not indicate how the hill side will be stabilized to prevent any undercut wind or rain erosion on the S/SE sides of the storage containers, how the slope may be backfilled and compacted to support the weight of the containers, etc..
- * Proposed footing dimensions for fencing/posts and net posts will need to be verified with stamped engineered drawings of the fence/net system with calculations meeting the New Mexico snow and wind load requirements.

Dyane N. Sonier

04/28/2025

Reviewer

Date



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

May 30, 2025

RE: Site Plan Approval
Case No. 25-160-00004
801 Loma Colorado Blvd NE

Dear Property Owner:

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

The applicant, McDermott Sports, LLC, requests approval of a Site Plan for the subject property legally described as LOMA, Tr P-1C-A. The lot is physically located at 801 Loma Colorado Blvd NE, is zoned SU: Special Use for Educational, Recreational, and Cultural Uses, and consists of 8.59 acres. The Site Plan is for the addition of a turf field, 8' fence, and relocation of existing parking.

The **Planning and Zoning Board** will consider the request on **Tuesday, June 10, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

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

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

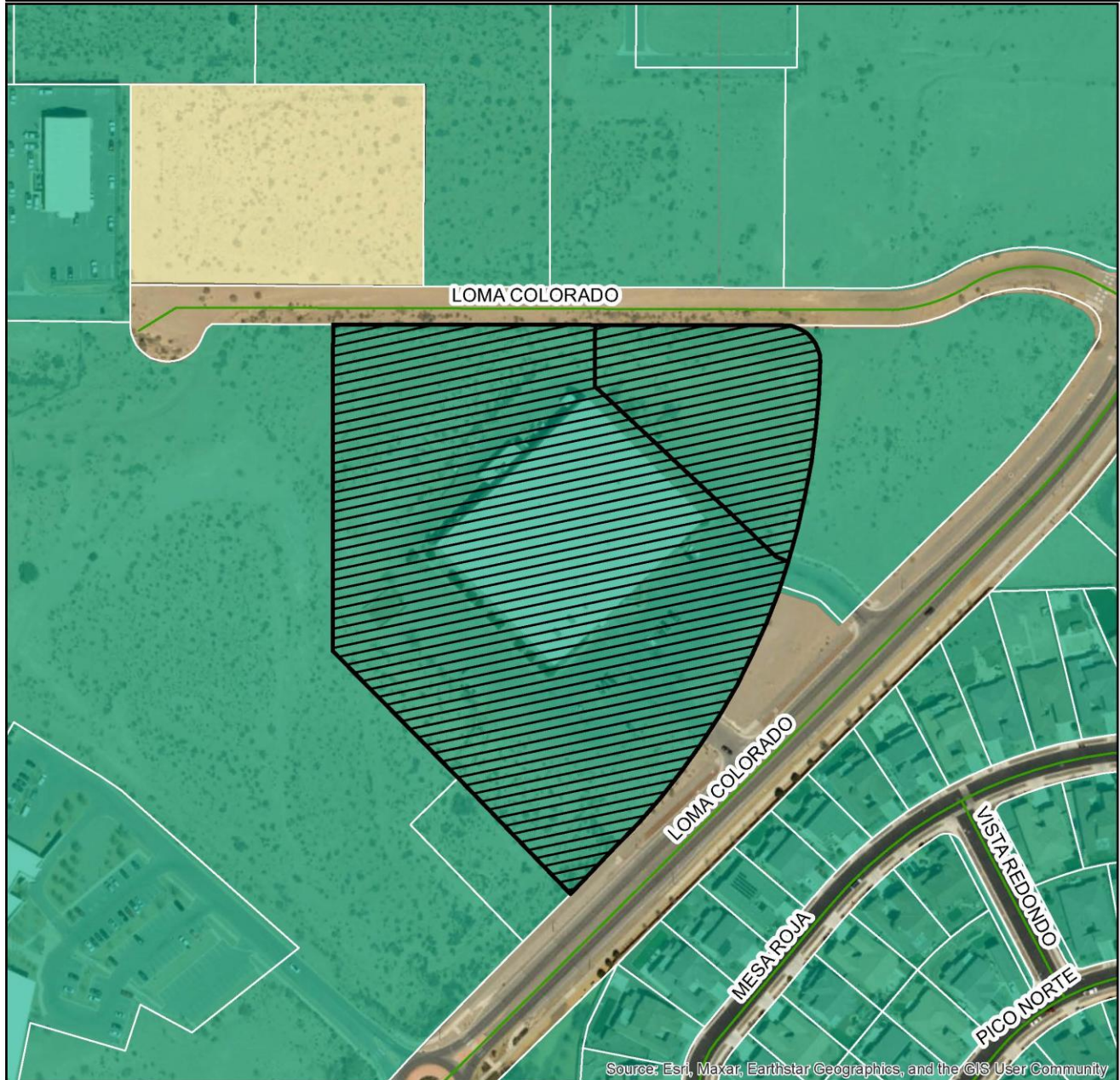
Please do not hesitate to contact me via e-mail me at lruizcarlos@rnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday before the hearing.

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,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

801 & 821 LOMA COLORADO BLVD NE SITE PLAN APPROVAL LOMA, TRACTS P-IC-A & P-IC-B



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Notice Map: • - Certified letter to adjacent property owners

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL



El Defensor Chieftain

RIO RANCHO OBSERVER

VALENCIA COUNTY **News-Bulletin**

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

Proof of Ad 05/22/2025

**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, June 10, 2025:

**Site Plan
Case #25-160-00004**

The applicant, McDermott Sports, LLC, requests approval of a Site Plan for the subject property legally described as LOMA, Tr P-1C-A. The lot is physically located at 801 Loma Colorado Blvd NE, is zoned SU: Special Use for Educational, Recreational, and Cultural Uses, and consists of 8.59 acres. The Site Plan is for the addition of a turf field, fence over 8', and relocation of existing parking.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to this item are available for viewing in the Development Services Department at City Hall.

If you would like to comment on this application, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: May 26, 2025.

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:	235650
Description:	
Run Dates:	05/26/2025 - 05/26/2025
Class:	3001
Orig User:	master
Words:	187
Lines:	46
Agate Lines:	66
Depth:	4.66
Blind Box:	

Total Ad Cost		\$63.93		
Amount Paid		\$0.00		
Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	05/26/2025	05/26/2025	1	59.40