



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 23, 2025
6:00 PM
City Hall**

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3	Sal Tortorici, 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.

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. [September 9, 2025 Planning and Zoning Board Meeting Minutes 2025-0909 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - August 2025 AUGUST SUMMARY PLAT.pdf](#)

3. Planning and Zoning Monthly Building Activity Report - August 2025
2025 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.

- 4. Variance.** The applicant, Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' wide lot for the construction of single-family dwelling unit on the subject property of 404 Northern Blvd NE, legally described as Unit 11, Block V, Lot 13. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

Location & Zoning Map

Variance Application.pdf

Justification Letter

Site Plan

Reproduction of Notices.pdf

Findings_of_Fact_Northern_BMB.docx

- 5. Variance.** The applicant, Solano Builders & Construction LLC, is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the construction of single-family dwelling unit on the subject property located at 121 9th Avenue NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

Zoning & Location Map.pdf

Application.pdf

Justification Letter.pdf

Reproduction of Notifications.pdf

Existing Zoning Ordinances.pdf

Findings of Fact.docx

- 6. Variance.** The applicants, Albert Martinez and Angela Crespin-Martinez, are requesting approval of a Variance to the R-1: Single-Family Residential District 20 ft minimum front setback requirement for an addition to the primary structure for their property located at 6366 Roadrunner Loop NE. Staff contact is Ben Isaacs and staff recommends denial with findings and conditions.

Zoning & Location Map.pdf

Application.pdf

Justification Letter.pdf

Proposed Addition Site Plan.pdf

Current Site & Floor Plan.pdf

Administrative Residential Child Care Permit.pdf

Aerial & Street View Images.pdf

Reproduction of Notifications.pdf

Findings of Fact.docx

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:

September 23, 2025

DEPARTMENT:

Development Services

SUBJECT:

September 9, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

Approval

ATTACHMENT: [2025-0909 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

SEPTEMBER 9, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Scottie Richardson, District 1, Chair
Kevin Kofchur, District 2
Fred Radosevich, District 3
Andrea Hankins, District 5
Lisa Hardisty, District 6 (Virtual)

MEMBERS ABSENT:

Robert Gabaldon, District 4, Vice-Chair
Sal Tortorici, At-Large

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Liz Ruiz Carlos, Planner II
Tamarah Martinez, Planner I
Ben Isaacs, Planner I
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) August 26, 2025 Planning and Zoning Board Meeting Minutes

Fred Radosevich 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, Fred Radosevich, Andrea Hankins, Lisa Hardisty

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, requested approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20.

Staff member, Tamarah Martinez presented item #2 and item #3 concurrently, recommending denial and stood for questions.

Agent/surveyor, Ryan Mulhall presented on the item and stood for questions.

Kevin Kofchur moved to approve Item #2. Seconded by Fred Radosevich.

Commissioner Kofchur's questions on zoning and zone changes were clarified by Amy Rincon, Development Services Director.

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

YES: (None)

NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Andrea Hankins, Lisa Hardisty

- 1 3) The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc,
2 requested approval of a Preliminary/Final Plat to subdivide the subject property of 5601 Iris Road Ne,
3 legally described as Unit 17, Blk 81, Lot 20 into two lots. The property is zoned E-1: Estate Residential
4 District and comprises approximately 2.5 acres.

5
6 Staff member Tamarah Martinez had no further comments.

7
8 Andrea Hankins moved to approve Item #3. Seconded by Fred Radosevich.

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

10 **YES:** (None)

11 **NO:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Andrea Hankins, Lisa Hardisty

- 12
13 4) The applicant, Jennifer Trujillo, requested approval of a Variance to the minimum required E-1: Estate
14 Residential District rear setback of 25' to allow for the construction of a new carport at the subject
15 property of 698 10th St NE.

16
17 Staff member, Tamarah Martinez presented the item, recommending denial and stood for questions.

18
19 Applicant, Jennifer Trujillo presented on the item and stood for questions.

20
21 Fred Radosevich moved to approve Item #4. Seconded by Kevin Kofchur.

22
23 Commissioner Kofchur's questions regarding the proposed carport's location, distance, and access
24 were answered by applicant, Jennifer Trujillo. Amy Rincon, Development Services Director and Ms.
25 Trujillo both confirmed Commissioner Hardisty's question about a previously submitted variance.
26 Chairman Richardson's question on height and neighbor communications was answered by Ms.
27 Trujillo.

28
29 The motion carried by a vote of **5 FOR** and **0 AGAINST**

30 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Andrea Hankins, Lisa Hardisty

31 **NO:** (None)

- 32
33 5) The applicant, the City of Rio Rancho, through their agent Huitt-Zollars, Inc., requested approval of a
34 Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2,
35 and a portion of Block 19, Tract AA, and Block 20, Parcel D, and Lot 48. Unit 21, Block 20, Parcel D
36 and Lot 48. The plat combines the properties into two parcels, dedicates a portion of Right of Way
37 (ROW), and relocates PUE's.

38
39 Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and stood for
40 questions.

41
42 Fred Radosevich moved to approve Item #5. Seconded by Andrea Hankins.

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

44 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Andrea Hankins, Lisa Hardisty

45 **NO:** (None)

46
47 **DISCUSSION AND DELIBERATION**

48
49 **COMMENTS BY BOARD MEMBERS**

50
51 **PUBLIC FORUM**

52
53 **ADJOURNMENT**

54
55 Kevin Kofchur moved to adjourn the meeting. Seconded by Fred Radosevich.

56 Chairman Richardson adjourned the meeting at 6:27 PM.

1 APPROVED THIS 23rd DAY OF SEPTEMBER 2025.

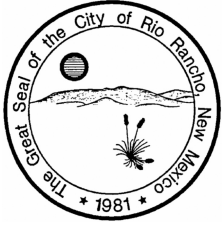
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5

Scottie Richardson, Chairman



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Legislation Item:

AGENDA DATE:

September 23, 2025

DEPARTMENT:

Development Services

SUBJECT:

Planning and Zoning Monthly Summary Plat Report - August 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [AUGUST SUMMARY PLAT.pdf](#)

SUMMARY PLAT ACTIVITY

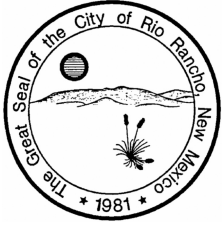
August 2025

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	
22-200-00024	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
22-200-00035	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	
23-200-00012	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	
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	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	

SUMMARY PLAT ACTIVITY

August 2025

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
24-200-00047	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
24-200-00053	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
25-200-00017	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
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
TOTAL TO DATE:		69	



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:

September 23, 2025

DEPARTMENT:

Development Services

SUBJECT:

Planning and Zoning Monthly Building Activity Report - August 2025

BACKGROUND AND ANALYSIS:

IMPACT:

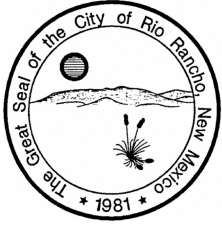
ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

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

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	FEB	MAR	MARCH VALUATION	APR	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
																			Count	Valuation	Count	Valuation
Single Family	70	98	77	\$18,029,689	73	\$16,383,965	84	\$16,638,799	107	\$21,882,708	67	\$13,307,495	71	\$14,046,119					647	\$134,660,582	978	\$203,284,682
Additions/Residential	8	11	17	\$1,510,164	11	\$269,859	17	\$721,776	17	\$351,746	13	\$750,983	17	\$759,508					111	\$5,358,618	139	\$4,780,524
Casita	2	2	2	\$145,693	1	\$100,000	2	\$169,037	1	\$51,012	2	\$136,296	1	\$200,000					13	\$1,448,918	0	\$0
New Commercial	2	0	1	\$2,000,000	1	\$75,000	0	\$0	2	\$3,924,700	1	\$900,000	0	\$0					7	\$16,909,700	12	\$45,655,635
New Office/Institution	0	0	1	\$22,000,000	0	\$0	0	\$0	0	\$0	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	\$22,000,000					1	\$22,000,000	1	\$55,000,000
Non-Residential Interior Tenant Improvement	4	1	3	\$296,073	3	\$5,548,033	1	\$5,000,000	0	\$0	1	\$4,000	6	\$649,748					19	\$16,398,664	23	\$11,668,260
Office/Institution Addition	0	0	0	\$0	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					0	\$0	0	\$0
New Multi-Family	25	31	15	\$5,994,169	15	\$2,258,392	23	\$3,052,582	0	\$0	1	\$152,029	5	\$760,145					115	\$19,830,059	80	\$59,886,454
Telecommunication Tower	0	0	0	\$0	2	\$48,000	1	\$45,990	1	\$45,990	3	\$120,990	1	\$36,889					8	\$297,859	12	\$510,470
Demolition - Non-Residential	0	1	0	\$0	1	\$9,000	0	\$0	0	\$0	0	\$0	0	\$0					2	\$667,943	2	\$12,000
Demolition - Residential	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0					0	\$0	0	\$0
Fence	14	9	15	\$66,487	11	\$19,810	16	\$72,400	14	\$62,000	20	\$169,457	16	\$845,898					115	\$1,388,698	124	\$4,213,173
Garages	3	4	5	\$277,631	4	\$366,368	5	\$156,480	7	\$233,400	6	\$244,439	7	\$264,972					41	\$1,974,434	62	\$2,023,027
Pool	6	7	4	\$300,299	9	\$560,392	0	\$0	4	\$301,625	8	\$529,794	3	\$134,744					41	\$2,938,074	78	\$5,722,342
Reroofs/Windows/ Doors	71	68	84	\$931,934	72	\$1,477,319	82	\$1,019,165	79	\$1,321,625	73	\$1,249,863	85	\$2,300,196					614	\$10,383,445	689	\$10,669,898
Retaining Wall	6	10	9	\$1,899,710	22	\$5,516,450	5	\$491,450	3	\$27,000	9	\$1,148,800	11	\$2,756,600					75	\$12,807,471	210	\$42,046,776
Small Shed (120 sq.ft. or less)	20	10	26	\$99,401	25	\$89,691	22	\$72,359	17	\$67,987	13	\$50,221	21	\$58,975					154	\$557,672	217	\$815,850
Sheds	8	5	9	\$65,948	8	\$158,090	15	\$207,678	12	\$192,814	9	\$73,282	7	\$208,672					73	\$1,116,026	245	\$2,279,833
Solar (Rooftop & Ground Mount)	36	42	41	\$12,086	43	\$3,784	43	\$3,827	41	\$56,491	74	\$16,497	76	\$6,764					396	\$244,836	617	\$6,428,170
Business Registrations (Occupancy Inspection)	15	13	21	\$0	23	\$0	17	\$0	9	\$0	13	\$0	15	\$0					126	\$0	196	\$0
Building Inspections	3,279	3,361	3,346	\$0	3,547	\$0	3,592	\$0	3,570	\$0	3,808	\$0	3,500	\$0					28,003	\$0	40,030	\$0
Engineering Inspections	202	186	181	\$0	229	\$0	204	\$0	247	\$0	262	\$0	284	\$0					1,795	\$0	2,551	\$0
R.O.W. Permits (Fees)	33	28	25	\$30,645	67	\$39,065	80	\$24,167	103	\$10,498	64	\$38,405	51	\$45,838					451	\$260,928	509	\$300,630
TOTALS:	3,804	3,887	3,882	\$53,659,929	4,167	\$32,923,218	4,209	\$27,675,710	4,234	\$28,529,596	4,447	\$18,892,551	4,178	\$45,075,068					32,808	\$271,243,927	46,780	\$471,224,900



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-110-
00020**

AGENDA DATE:

September 23, 2025

DEPARTMENT:

Development Services

SUBJECT:

Variance. The applicant, Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' wide lot for the construction of single-family dwelling unit on the subject property of 404 Northern Blvd NE, legally described as Unit 11, Block V, Lot 13. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Solano Builders, requests approval of a Variance request to the minimum required R-1: Single-Family Residential District minimum front lot width of 60' to allow for a 50' wide lot for the construction of a new 3,208 square foot single-family dwelling unit on the subject property of 404 Northern Blvd NE, legally described as Unit 11, Block V, Lot 13.

The subject property is zoned R-1:Single-Family Residential per Ordinance No. 68, Enactment No. 94-066, adopted December 28, 1994, by the Governing Body. There is additionally an Overlay Zone on the property under Ordinance No. 21, Enactment No. 98-023, adopted September 23, 1998, by the Governing Body; this overlay zone was established to prevent the proliferation of substandard 50' width lots.

The Applicant is requesting this Variance to the minimum R-1 zoning district lot width requirement to allow for the development of their 50' wide lot. Additionally, as the Applicant only owns the subject Lot 2 and neither of the adjacent lots, there is no opportunity for applying for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

REVIEW CRITERIA:

R.O. 2003 Section 150.06 Variance states, "(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."

The Applicant states in their justification letter: "Due to its extreme narrowness, the lot denies the owner a reasonable use of the property. The planning and zoning board granted our request for a variance for a lot close to this one, which was constructed by Solano Builders and Construction,

LLC. In addition, there are a lot of lovely new homes being constructed nearby."

Staff recommends the Planning and Zoning Board find that the subject property is an irregular and narrow lot and the strict application of the lot width requirements would deprive the owner of the use of their land. As the Applicant does not own any adjacent lots to the subject lot, the option for a Summary Plat consolidation to expand the lot width is not available. Staff finds the strict application of the minimum lot width requirement of 60' on this 50' wide lot would result in a hardship that would not allow them to develop their land for a single-family home.

SURROUNDING LAND USE/ZONING:

The surrounding properties are zoned R-1: Single-Family Residential on all four sides.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

DSD Planning & Zoning	Provided with this document
DSD Engineering	No Adverse Comments
Parks, Recreation and Community Services	No Adverse Comments
Fire and Rescue	No Adverse Comments
Rio Rancho Public Schools	No Adverse Comments
SSCAFCA	No Adverse Comments
MRCOG	No Adverse Comments

NOTIFICATIONS:

Neighboring property owners within 100 feet of the subject property were sent notice of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were sent notice by postcard. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on September 8, 2025. All notification requirements for this hearing have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the variance request subject to the findings and conditions set forth below:

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 to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.
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 as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block V, Lot 13, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that

- would deprive the Applicant of the reasonable use of their property.
4. The applicant does not have ownership of two contiguous lots to combine and merge for zoning and building purposes.
 5. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

If the Planning and Zoning Board finds the Variance Request is not justified, staff recommends the following findings:

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.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the variance request;
2. Deny the variance request;
3. Modify the variance 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 Planning & Zoning Board approve the requested Variance.

ATTACHMENT: [Location & Zoning Map](#)
ATTACHMENT: [Variance Application.pdf](#)
ATTACHMENT: [Justification Letter](#)
ATTACHMENT: [Site Plan](#)
ATTACHMENT: [Reproduction of Notices.pdf](#)
ATTACHMENT: [Findings_of_Fact_Northern_BMB.docx](#)

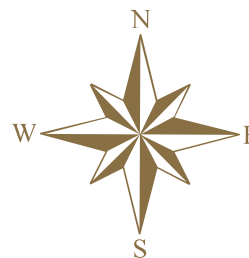
404 NORTHERN BLVD NE UNIT 11, BLOCK V, LOT 13 VARIANCE TO MINIMUM WIDTH



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 courtesy of Tamarah Martinez
9.3.25

0 0.01 0.03 0.06 Miles



Zoning

 R-1

 Subject Property

Zoning Variance Guidelines

Instructions

Submit a copy of the completed application to the City Development Department at Rio Rancho City Hall. Each application shall be accompanied by fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated. Dimensions of the property lines and building/rooms walls, etc. should also be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner is required, stating that he/she is aware of request of the zoning variance being requested and that the applicant may act as his/her agent.

Justification of Variance

A Variance cannot be granted unless evidence is presented that satisfies, at a minimum, the four criteria listed below. Failure to adequately provide such information may result in a continuance or denial of your case (attach additional sheet if necessary).

1. There exist special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of the zoning ordinance requirements 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.)
2. The owner or applicant did not create the above special circumstances applicable to the property.
3. The variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the zone or vicinity in which such property is located.
4. The authorizing of the application will not be materially detrimental to the persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general.



City of Rio Rancho
Development Services
3200 Civic Center Circle NE, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

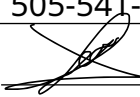
Zoning Variance Application

Fee: \$200.00


Type of Variance request: Front Rear Side Height Parking Other
Property Location or Address: 404 Northern Blvd NE, Rio Rancho, NM 87124
Legal Description: _____
Subdivision: 11 Block: V Lot: 13
Parcel Size: 2 Zoning: _____
Description for request: New family construction

Attach a statement that justifies the zoning variance requested and addresses the four (4) criteria for the granting of variances.

Property Owner

Name (Print): Solano Builders & Construction LLC
Address: 96 12th Ave Rio Rancho NM 87124
Phone: 505-541-1997 Fax: solanobuilders@gmail.com
***Signature: 
***Signature of property owner shall serve as acknowledgement and authorization of this request

Applicant

Name (Print): Solano Builders & Construction LLC
Address: 96 12th Ave Rio Rancho NM 87124
Phone: 505-541-1997 Fax: solanobuilders@gmail.com
Signature: 

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. _____ Application Date: _____ Receipt: _____
Staff Signature: _____
Hearing Date: _____

8/22/25

Solano Builders & Construction LLC, petitioning for
404 Northern Blvd NE, Rio Rancho, NM 87124.

Request: We want to use this property to construct a single-family home. The application was sent to the Rio Rancho permits department and Rio Rancho code has already been incorporated into the designs. Due to its extreme narrowness, the lot denies the owner a reasonable use of the property. The planning and zoning board granted our request for a variance for a lot close to this one, which was constructed by Solano Builders and Construction, LLC. In addition, there are a lot of lovely new homes being constructed nearby.

We kindly request your review and approval of the application.

Thank you for your time in this matter,

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character, located below the thank you message.

Solano Builders & Construction LLC

REV	DATE	DESCRIPTION

Project Number: 2025-143	Plot Date: 5-17-2025
Plot Scale: AS NOTED	

LOCATION:
404 NORTHERN BOULEVARD NE
RIO RANCHO NM

PROJECT NAME:
SITE PLAN

SHEET NO.
A1
1 OF 9

INDEX OF CONSTRUCTION DRAWINGS

- A1- SITE PLAN
- A2- GENERAL NOTES
- A3- FLOOR PLAN
- A4- FOUNDATION PLAN AND FOUNDATION DETAILS
- A5- DIMENSION PLAN
- A6- FL FRAMING AND DETAILS
- A7- ELEVATIONS
- A8- ELEVATIONS
- A9- ELECTRICAL FLOOR PLAN
- WB-1 WALL BRACING
- TED-1 BUILDING THERMAL ENVELOPE/AIR BARRIER ASSEMBLY

PROJECT NARRATIVE

NEW CONSTRUCTION SINGLE FAMILY RESIDENCE
PROJECT CONSISTS OF CUSTOM HOME.
TOTAL OF NEW HEATED AREA: 2,529 S.F.

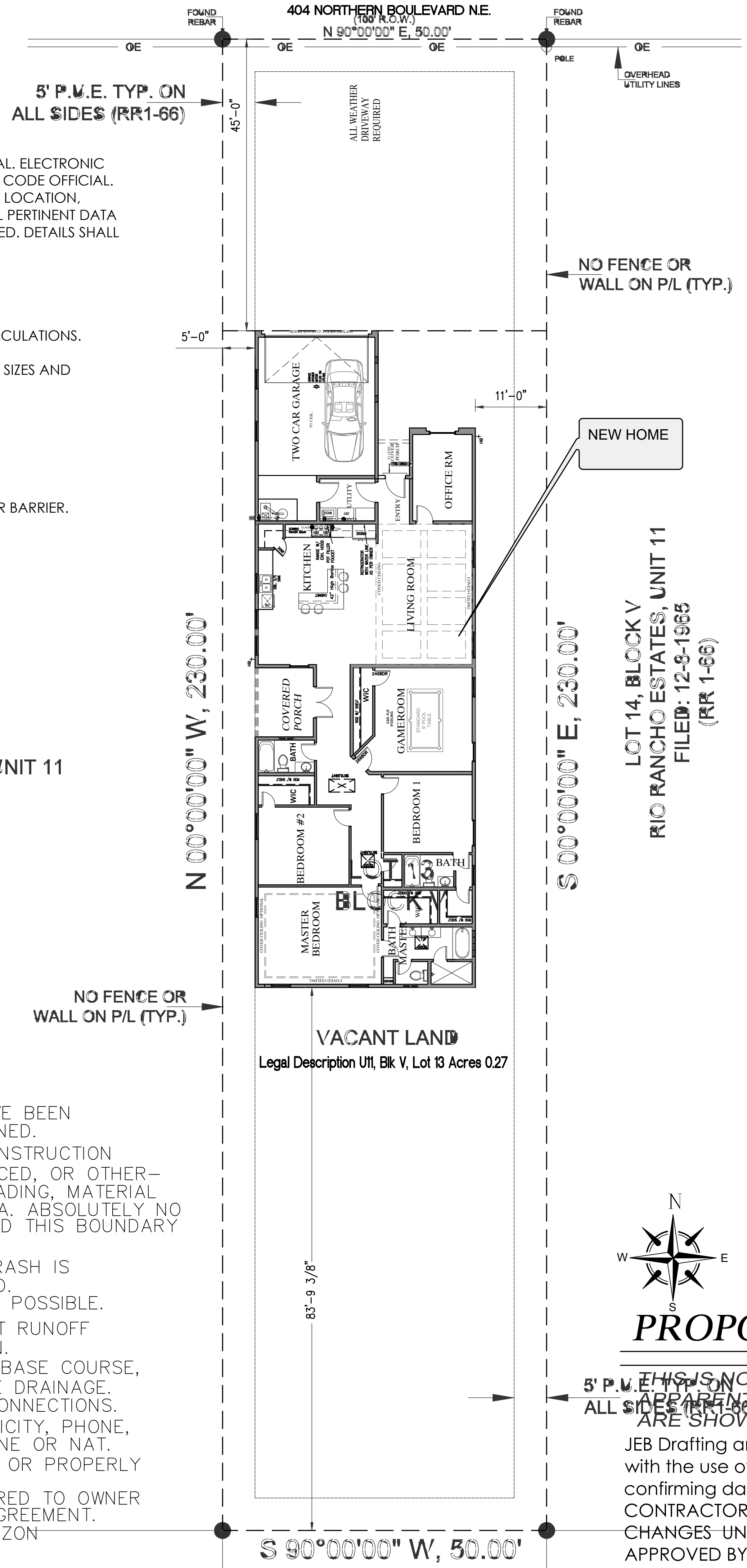
C103.2 INFORMATION ON CONSTRUCTION DOCUMENTS.

CONSTRUCTION DOCUMENTS SHALL BE DRAWN TO SCALE ON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHERE APPROVED BY THE CODE OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED, AND SHOW IN SUFFICIENT DETAIL PERTINENT DATA AND FEATURES OF THE BUILDING, SYSTEMS AND EQUIPMENT AS HEREIN GOVERNED. DETAILS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING AS APPLICABLE:

1. ENERGY COMPLIANCE PATH.
2. INSULATION MATERIALS AND THEIR R-VALUES.
3. FENESTRATION U-FACTORS AND SOLAR HEAT GAIN COEFFICIENTS (SHGCS).
4. AREA-WEIGHTED U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) CALCULATIONS.
5. MECHANICAL SYSTEM DESIGN CRITERIA.
6. MECHANICAL AND SERVICE WATER-HEATING SYSTEMS AND EQUIPMENT TYPES, SIZES AND EFFICIENCIES.
7. ECONOMIZER DESCRIPTION.
8. EQUIPMENT AND SYSTEM CONTROLS.
9. FAN MOTOR HORSEPOWER (HP) AND CONTROLS.
10. DUCT SEALING, DUCT AND PIPE INSULATION AND LOCATION.
11. LIGHTING FIXTURE SCHEDULE WITH WATTAGE AND CONTROL NARRATIVE.
12. LOCATION OF DAYLIGHT ZONES ON FLOOR PLANS.
13. AIR BARRIER AND AIR SEALING DETAILS, INCLUDING THE LOCATION OF THE AIR BARRIER.

- CURRENT ADOPTED CODE CYCLES BY THE CITY OF RIO RANCHO
 - *with State Amendments
 - 2021 International Building Code*
 - 2021 International Residential Code*
 - 2021 Uniform Mechanical Code*
 - 2021 Uniform Plumbing Code*
 - 2020 National Electric Code*
 - 2021 International Energy Conservation Code*
 - 2021 International Existing Building Code*
 - 2017 ICC/ANSI A117.1 Accessibility Code
 - 2021 International Fire Code
 - New Mexico Administrative Code
 - Rio Rancho Municipal Code
 - NFPA codes referenced in either NFPA 1 and/or 101
 - Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) RE: Drainage Policy
 - State of New Mexico, Environment Department
 - State of New Mexico, Engineer's Office
 - Applicable Master Plans or Specific Area Plans DS-BI-03
 - Compliance R103.2 IECC
- COMPLIANCE PASS IS BUILDING PERFORMANCE.

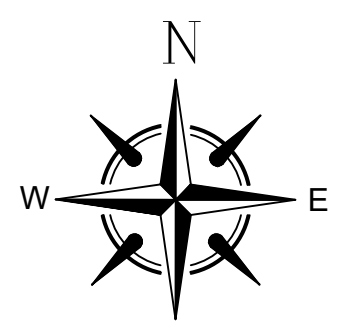
**LOT 12, BLOCK V
RIO RANCHO ESTATES, UNIT 11
FILED: 12-8-1965
(RR 1-66)**



SITE GENERAL NOTES.

CALL BEFORE YOU DIG PHONE # 811
KNOW WHAT'S BELOW

NO DIGGING TO BEGIN UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED, BLUE-STAKING COMPLETE, AND PERMITS OBTAINED. PRIOR TO CONSTRUCTION CONTRACTOR SHALL DEFINE CONSTRUCTION "DISTURBED AREA" LOCATIONS. THIS AREA IS TO BE FENCED, OR OTHERWISE DELINEATED, AND ALL CONSTRUCTION, PARKING, LOADING, MATERIAL STORAGE, ETC., SHALL REMAIN WITHIN THIS DEFINED AREA. ABSOLUTELY NO DISRUPTION OF THE REMAINING SITE IS TO OCCUR BEYOND THIS BOUNDARY WITHOUT OWNER CONSENT. SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE PROPERLY CONTAINED AND REMOVED AS REQUIRED. RECYCLE AS MUCH SCRAP MATERIAL AND PACKAGING AS POSSIBLE. WHERE APPLICABLE DRIVEWAYS TO BE GRADED TO DIVERT RUNOFF TO BAR (DIVERSION) DITCH OR CHANNELS PER SITE PLAN. DRIVEWAY SURFACE (WHERE APPLICABLE) SHALL BE 4" BASE COURSE, ROLLER-COMPACTED, AND CROWNED TO ALLOW POSITIVE DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER, ELECTRICITY, PHONE, (6 PAIR MIN. WHERE AVAILABLE), AND CABLE TV. PROPANE OR NAT. GAS STORAGE TANKS SHALL BE UL-LISTED BURIED TYPE OR PROPERLY SCREENED PER SITE PLAN. PUBLIC UTILITY BILLING RESPONSIBILITY TO BE TRANSFERRED TO OWNER AT SUBSTANTIAL COMPLETION OR PER OTHER WRITTEN AGREEMENT. EXTERIOR LIGHTING SHOULD BE SCREENED 15' FROM HORIZON TO MINIMIZE NIGHT SKY POLLUTION.



PROPOSED SITE PLAN

THIS IS NOT A BOUNDARY SURVEY
APPROXIMATE LOT LINES AND PROPERTY CORNERS
ARE SHOWN FOR ORIENTATION ONLY

JEB Drafting and Design LLC Has no liability for errors associated with the use of these data site plan. Owners are solely responsible for confirming data accuracy and set backs on the field when necessary. CONTRACTOR SHALL NOT PROCEED WITH ANY STRUCTURAL CHANGES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT



SCALE=3/32"=1'-0"



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

September 9, 2025

RE: Variance; Case No. 25-110-00020
Unit 11, Block V, Lot 13

Dear Property Owner:

You are receiving this Certified Letter because your property is located 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and as such, has a front lot width of 50' for the subject property, legally described as Unit 11, Block V, Lot 13. The subject property comprises approximately .31 acres.

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, September 23, 2025** 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, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to tamartinez@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at tamartinez@rrnm.gov. or call me at 505-896-8793, 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,

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

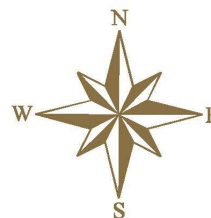
404 NORTHERN BLVD NE UNIT 11, BLOCK V, LOT 13 VARIANCE TO MINIMUM WIDTH



MRCOG-NM,BHL,BernCo GIS, Maxar, Microsoft

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.

0 0.01 0.03 0.06 Miles



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: Virtual (Zoom)/City Hall
Date: **September 23, 2025**
Time: 6:00PM
Staff Contact: Tamarah Martinez (505)896-8793
tamartinez@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: **September 23, 2025**
Time: 6:00PM
Staff Contact: Tamarah Martinez (505)896-8793
tamartinez@rrnm.gov

Application Information

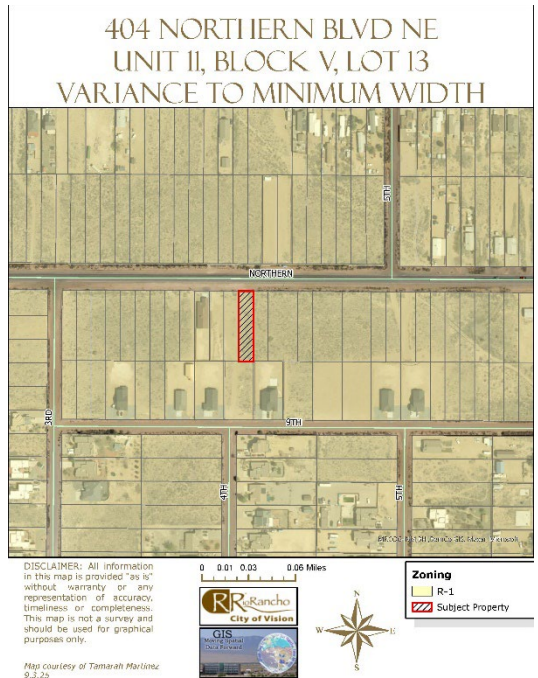
You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and as such, has a front lot width of 50' for the subject property, legally described as Unit 11, Block V, Lot 13. The subject property comprises approximately .31 acres.

The PZB will hear the request on September 23, 2025.

We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:

<https://us06web.zoom.us/j/85180741871?pwd=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871 Passcode:
026819 Join via phone: 1-253-215-8782 US



Application Information

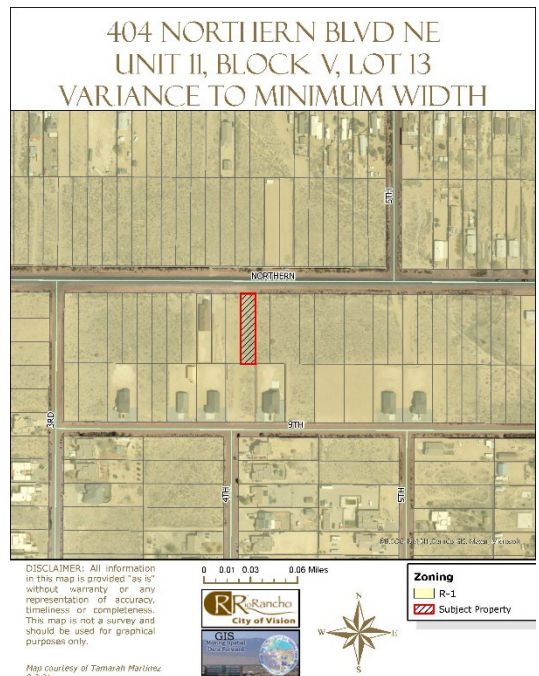
You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and as such, has a front lot width of 50' for the subject property, legally described as Unit 11, Block V, Lot 13. The subject property comprises approximately .31 acres.

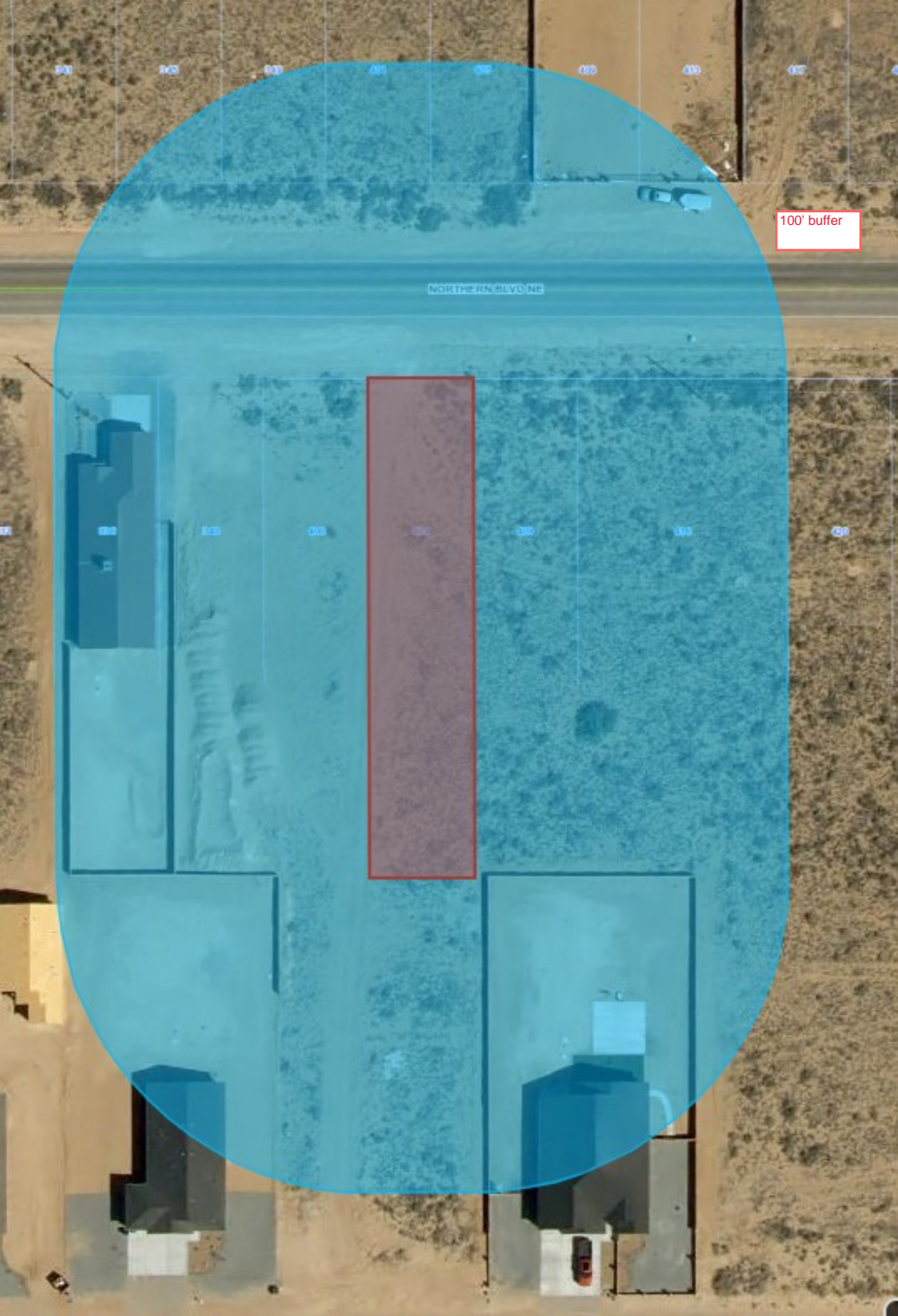
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We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:

<https://us06web.zoom.us/j/85180741871?pwd=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871 Passcode:
026819 Join via phone: 1-253-215-8782 US





100' buffer

NORTHERN BLVD NE

317 321 325 329 333 337 341 345 349 401 405 409 413 417 421 425 429 433 437

300' buffer

NORTHERN DIVIDE

312 316 320 324 328 332 336 340 400 404 408 416 420 424 432 440

317 321 325 333 341 405 413 421 429 437

825 825

821 821

**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, September 23, 2025:

Variance

Case #25-110-00020

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table, which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and, as such, has a front lot width of 50'. It is legally described as Unit 11, Block V, Lot 13, and is zoned R-1: Single-Family Residential District and comprises approximately 0.31 acres.

Variance

Case #25-110-00018

The applicants, Albert Martinez & Angela Crespín-Martínez, request approval of a Variance to Section 154.50: Residential Zoning Table which states that all lots zoned R-1 must have a minimum front setback of 20'. The subject property, located at 6366 Roadrunner Loop NE, legally described as Corrales North Unit 1, Block 1, Lot 22 and zoned R-1: Single-Family Residential District, comprises approximately 0.25 acres. The applicants are seeking a 15' front setback to allow for the construction of an addition.

Variance

Case #25-110-00019

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50: Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 121 9th Avenue NE, is an antiquated platted lot and as such has a front lot width of 50'. It is legally described as Unit 11, Block UU, Lot 36, is zoned R-1: Single-Family Residential District and comprises approximately 0.23 acres.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrm.gov. Written comments will be inserted into the public record.

Journal: September 8, 2025.



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00020**

**REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE
PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK V, LOT 13.**

Applicant: Solano Builders

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of September 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 to R-1: Single-Family Residential District lot width requirements.
2. The Applicant has the authority to make an application to request a Variance to R-1: Single-Family Residential District lot width requirements.
3. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003 Section 150.06.
2. The subject property, legally described as Unit 11, Block V, Lot 13, is irregular and narrow with a width of 50 ft.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the Applicant of the reasonable use of their property.
4. The applicant does not have ownership of two contiguous lots to combine and merge for zoning and building purposes.
5. The applicant must adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for a Variance request to the 50' lot width, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on September 23, 2025, 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. 24-110-00020**

**REQUEST FOR A VARIANCE TO THE REQUIRED 60' LOT WIDTH FOR THE
PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK V, LOT 13.**

Applicant: Solano Builders

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of September 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 lot width within the R-1: Single-Family Residential District.
3. Due process was provided to the applicant and the 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.

THEREFORE, the application for a Variance request to the 50' lot width, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on September 23, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-110-
00019**

AGENDA DATE:

September 23, 2025

DEPARTMENT:

Development Services

SUBJECT:

Variance. The applicant, Solano Builders & Construction LLC, is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the construction of single-family dwelling unit on the subject property located at 121 9th Avenue NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Solano Builders & Construction, is requesting approval of a Variance to R.O. 2003, Section 154.50 Residential Zoning Table which states that all lots zoned R-1: Single-Family Residential District must have a minimum lot width of 60 feet. The subject property, located at 121 9th Avenue NE and legally described as Rio Rancho Estates Unit 11, Block UU, Lot 31, is an antiquated platted lot and has a lot width of 50 feet.

The subject property is located on the north side of 9th Avenue NE, a residential road. The property is 50 feet wide and was platted in November 1965 (Book 1, Page 66). The property is zoned R-1: Single-Family Residential District per Ordinance No. 68, Enactment 94-066. It is also located within an Overlay Zone per Ordinance No. 21, Enactment No. 98-023, which was established in 1998.

The Overlay Ordinance states that it serves to prevent the proliferation of substandard 50 feet minimum frontage lots pending the adoption of a lot merger Ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards. The Ordinance continues to state in Section 1 that "all contiguous 50 feet minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes."

The applicant owns a single lot, and therefore the overlay language for merged lots does not apply. The applicant also does not have the ability to apply for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

REVIEW CRITERIA:

The applicant, Solano Builders & Construction LLC, submitted a justification narrative in support of the Variance application, which 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.

Regarding Variances, R.O. 2003, Section 150.06 (A) states, "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."

The applicant states within the included justification letter, "We want to use this property to construct a single-family home. Due to its extreme narrowness, the lot denies the owner a reasonable use of the property."

Staff recommends the Planning and Zoning Board find the subject property is an irregular and narrow lot. As the Applicant does not own any adjacent lots to the subject lot, the option for a Summary Plat consolidation to expand the lot width to meet City Code requirements is not available. The strict application of the minimum lot width requirement of 60 feet on this 50 feet wide lot would result in a hardship that would deprive the owner of reasonable use of their land.

NOTIFICATIONS:

Property owners within 100 feet of the subject property were sent notice via certified mail 15 days prior to the hearing. Property owners within 100 to 300 feet of the subject property were send notice via an informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on September 8th, 2025. A sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

SURROUNDING LAND USE AND ZONING:

The properties to the north, east and west are zoned R-1: Single Family Residential District per Ordinance No. 58, Enactment 94-066 and are located within the same Overlay Zone as the subject property. The properties to the south, across 9th Avenue NE, are also zoned R-1: Single-Family Residential District per Ordinance No. 63, Enactment 94-061.

REVIEWER COMMENTS:

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

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve 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 minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.

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 as set forth in R.O. 2003, Section 150.06.
2. The subject property, legally described as Unit 11, Block UU, Lot 31 is irregular and narrow, having a width of 50 feet.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of reasonable use of their property.
4. The applicant does not have ownership of two contiguous lots to combine and merge for zoning and building purposes.
5. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

If the Planning and Zoning Board finds the Variance request is not justified, denial may be based on the following findings:

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.

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:

Staff recommends that the Planning and Zoning Board approve the requested Variance.

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

ATTACHMENT: [Application.pdf](#)

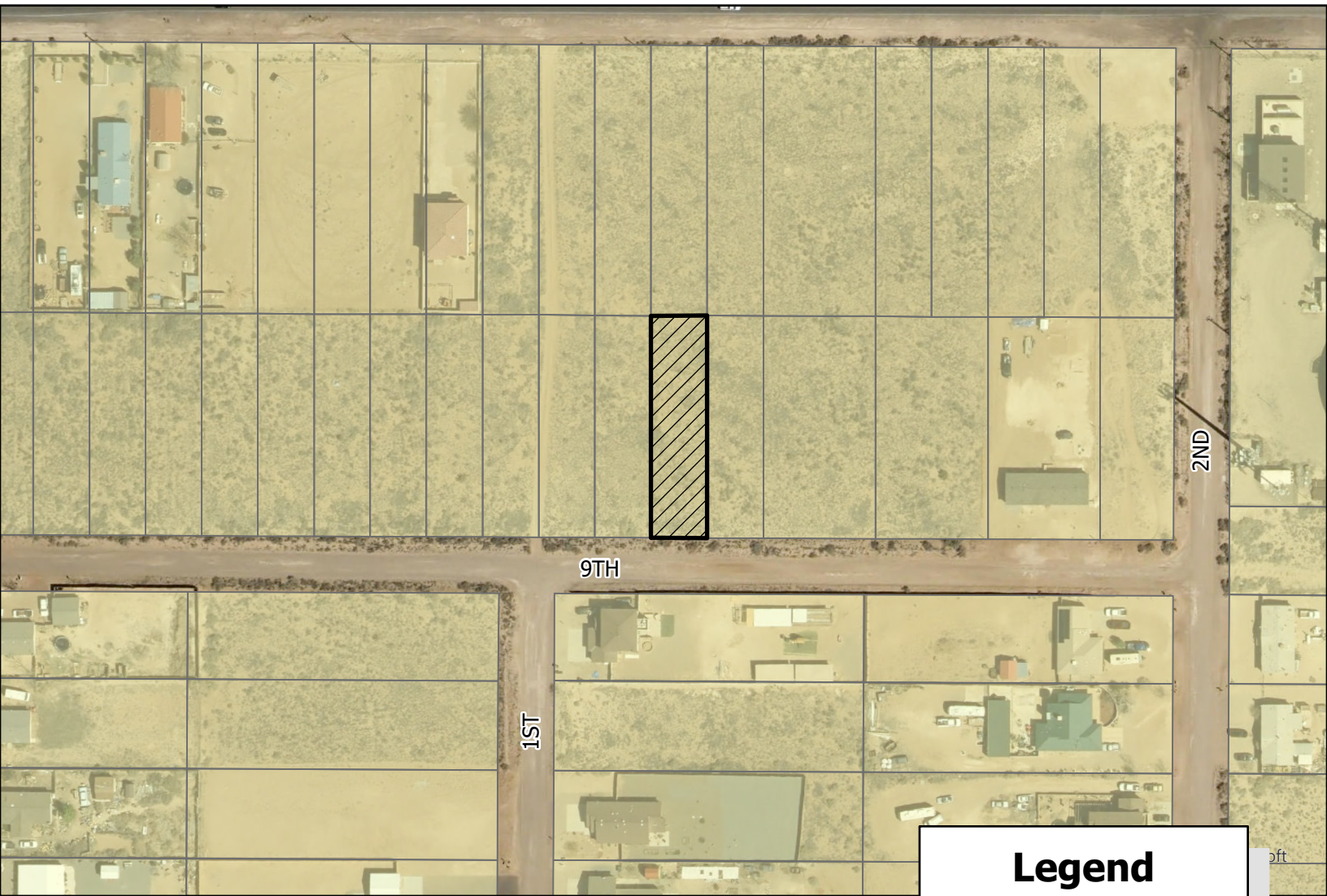
ATTACHMENT: [Justification Letter.pdf](#)

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

ATTACHMENT: [Existing Zoning Ordinances.pdf](#)



ATTACHMENT: [Findings of Fact.docx](#)

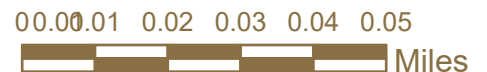
121 9TH AVENUE NE UNIT 11, BLOCK UU, LOT 31



Legend

Zoning

-  R-1
-  Subject Property



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, 9/5/2025

Zoning Variance Guidelines

Instructions

Submit a copy of the completed application to the City Development Department at Rio Rancho City Hall. Each application shall be accompanied by fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated. Dimensions of the property lines and building/rooms walls, etc. should also be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner is required, stating that he/she is aware of request of the zoning variance being requested and that the applicant may act as his/her agent.

Justification of Variance

A Variance cannot be granted unless evidence is presented that satisfies, at a minimum, the four criteria listed below. Failure to adequately provide such information may result in a continuance or denial of your case (attach additional sheet if necessary).

1. There exist special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of the zoning ordinance requirements 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.)
2. The owner or applicant did not create the above special circumstances applicable to the property.
3. The variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the zone or vicinity in which such property is located.
4. The authorizing of the application will not be materially detrimental to the persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general.



City of Rio Rancho
Development Services
 3200 Civic Center Circle NE, 1st Floor
 Rio Rancho, NM 87144
 (505) 891-5005 Fax: (505) 896-8994

Zoning Variance Application

Fee: \$200.00

Type of Variance request: Front Rear Side Height Parking Other

Property Location or Address: 129 9 Ave , Rio Rancho, NM, 87154

Legal Description: _____

Subdivision: 11 Block: VV Lot: 31

Parcel Size: 2 Zoning: _____

Description for request: New single family construction

Attach a statement that justifies the zoning variance requested and addresses the four (4) criteria for the granting of variances.

Property Owner

Name (Print):

Maria R. Solano & Pablo Ramirez-Camacho

Address: 508 Southern Blvd sw, Rio Rancho, 87134

Phone: 505-573-2288 Fax: pablo.raso740@gmail.com

***Signature: 

***Signature of property owner shall serve as acknowledgement and authorization of this request

Applicant

Name (Print): Solano Builders & Construction LLC

Address: 96 12th Ave Rio Rancho, NM 87124

Phone: 505-541-1997 Fax: solanobuilders@gmail.com

Signature: 

Notes

Submitting incomplete applications may result in delay in processing

For Office Use Only

File No. _____ Application Date: _____ Receipt: _____

Staff Signature: _____

Hearing Date: _____

8/22/25

Solano Builders & Construction LLC petitioning for
121 9th Ave NE, Rio Rancho, NM 87124.

Request: We want to use this property to construct a single-family home. The application was sent to the Rio Rancho permits department and Rio Rancho code has already been incorporated into the designs. Due to its extreme narrowness, the lot denies the owner a reasonable use of the property. The planning and zoning board granted our request for a variance for a lot close to this one, which was constructed by Solano Builders and Construction, LLC. In addition, there are a lot of lovely new homes being constructed nearby.

We kindly request your review and approval of the application.

Thank you for your time in this matter,

A handwritten signature in black ink, appearing to be 'SBC', written over a horizontal line.

Solano Builders & Construction LLC



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

September 8, 2025

RE: Variance; Case No. 25-110-00019
Unit 11, Block UU, Lot 31

Dear Property Owner:

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

The applicant, Solano Builders & Construction LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block UU, Lot 31. The subject property comprises approximately 0.23 acres

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, September 23, 2025** 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, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

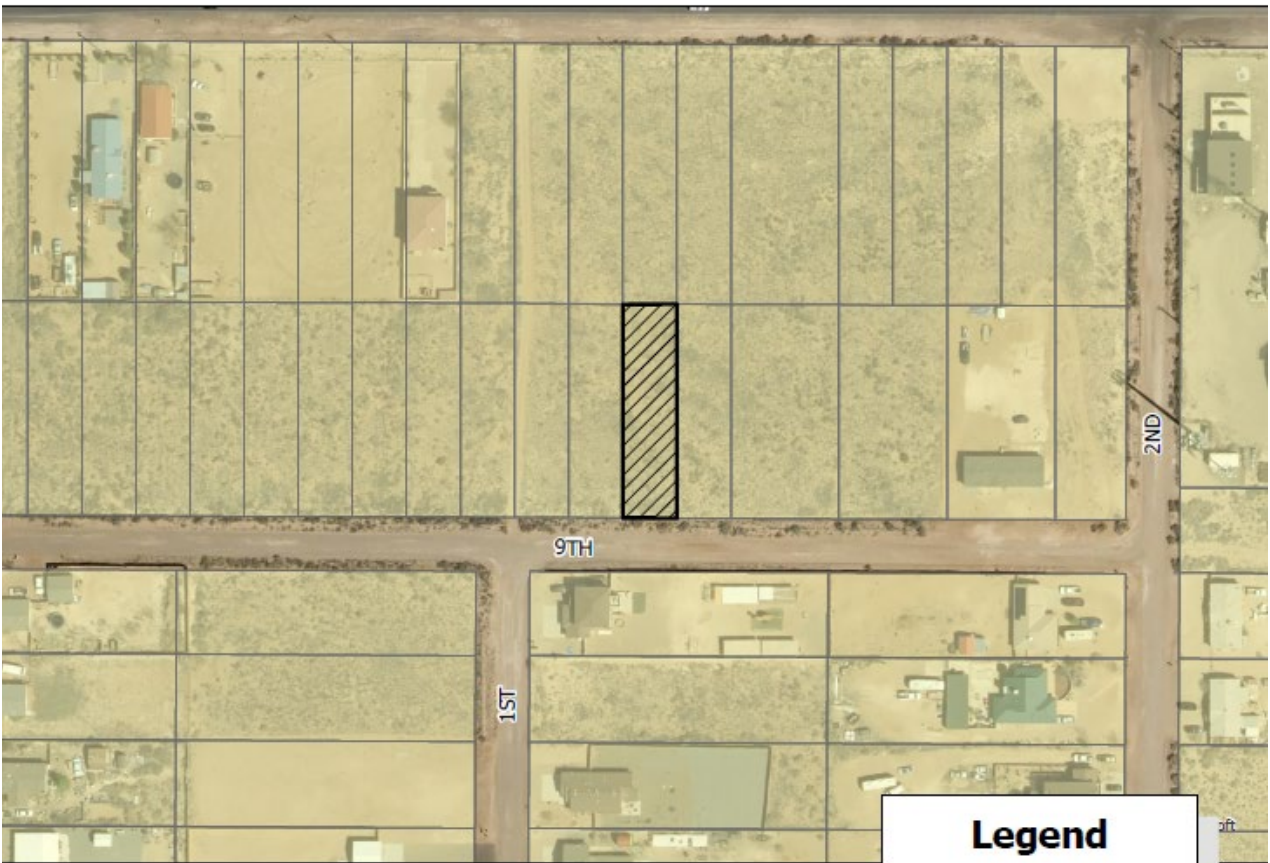
Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035 if you have any questions concerning this matter.

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

121 9TH AVENUE NE UNIT 11, BLOCK UU, LOT 31



Legend

Zoning

- R-1
- Subject Property



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, 9/5/2025



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) and In-Person
at City Hall in Council
Chambers, 3200 Civic Center
Circle NE, Rio Rancho, NM
87144

Date: **September 23, 2025**

Time: 6:00PM

Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov



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

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Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

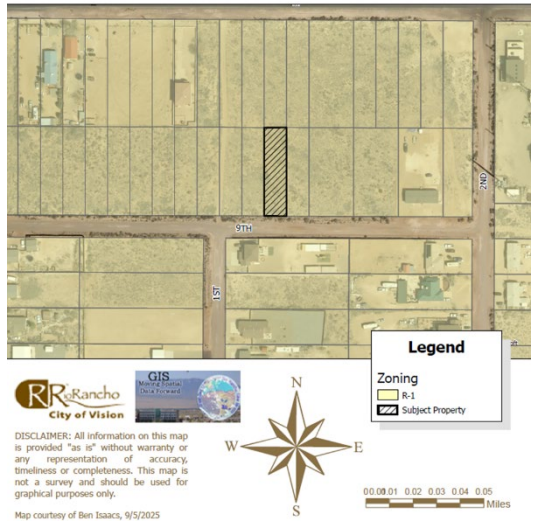
Application Information Case 25-110-00019

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

The applicant, Solano Builders & Construction LLC, requests approval of a Variance for the subject property legally described as Unit 11, Block UU, Lot 31. The subject property comprises approximately 0.23 acres

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>.

121 9TH AVENUE NE
UNIT 11, BLOCK UU, LOT 31



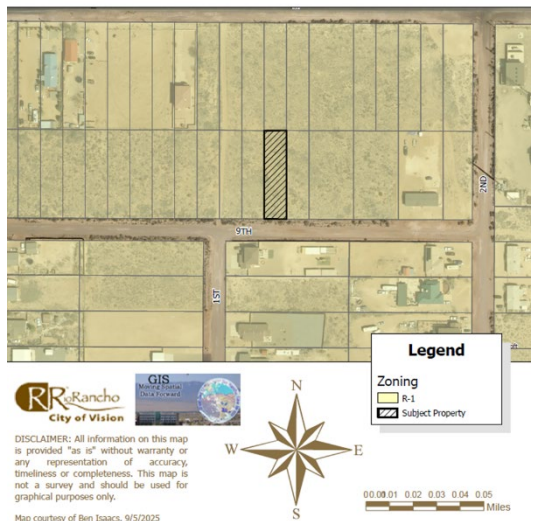
Application Information Case 25-110-00019

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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>.

121 9TH AVENUE NE
UNIT 11, BLOCK UU, LOT 31



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 09/04/2025

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, September 23, 2025:

Variance

Case #25-110-00020

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table, which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and, as such, has a front lot width of 50'. It is legally described as Unit 11, Block V, Lot 13, and is zoned R-1: Single-Family Residential District and comprises approximately 0.31 acres.

Variance

Case #25-110-00018

The applicants, Albert Martinez & Angela Crespin-Martinez, request approval of a Variance to Section 154.50: Residential Zoning Table which states that all lots zoned R-1 must have a minimum front setback of 20'. The subject property, located at 6366 Roadrunner Loop NE, legally described as Corrales North Unit 1, Block 1, Lot 22 and zoned R-1: Single-Family Residential District, comprises approximately 0.25 acres. The applicants are seeking a 15' front setback to allow for the construction of an addition.

Variance

Case #25-110-00019

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50: Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 121 9th Avenue NE, is an antiquated platted lot and as such has a front lot width of 50'. It is legally described as Unit 11, Block UU, Lot 36, is zoned R-1: Single-Family Residential District and comprises approximately 0.23 acres.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: September 8, 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:	288510
Description:	
Run Dates:	09/08/2025 - 09/08/2025
Class:	3001
Orig User:	master
Words:	359
Lines:	88
Agate Lines:	125
Depth:	8.92
Blind Box:	

Total Ad Cost		\$107.56		
Amount Paid		\$0.00		
Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/08/2025	09/08/2025	1	99.94

CITY OF RIO RANCHO



ORDINANCE NO. 68

ENACTMENT NO. 94-066

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. PURPOSE: That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots
Block D; All Lots
Block UU; All Lots
Block VV; All Lots

Block B; All Lots
Block E; All Lots
Block UU; All Lots
Block W; All Lots

Block C; All Lots, Tract C-1
Block U; All Lots
Block V; All Lots
Block WW; All lots

Section 2. NONCONFORMING CLAUSE: Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

Section 3. SEVERABILITY CLAUSE. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. COMPILING CLAUSE. This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.


Section 5. EFFECTIVE DATE. This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994



Thomas E. Swisstack, Mayor

ATTEST:



Tina Gonzales, City Clerk
(S E A L)

12/30/94

Date

CODIFIED

12/94

NORTH AVENUE NE		3 RD AVENUE NE	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
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53	54	55	56
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89	90	91	92
93	94	95	96
97	98	99	100

NORTHERN BOULEVARD NE		NORTHERN BOULEVARD NE	
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17	18	19	20
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**A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)**

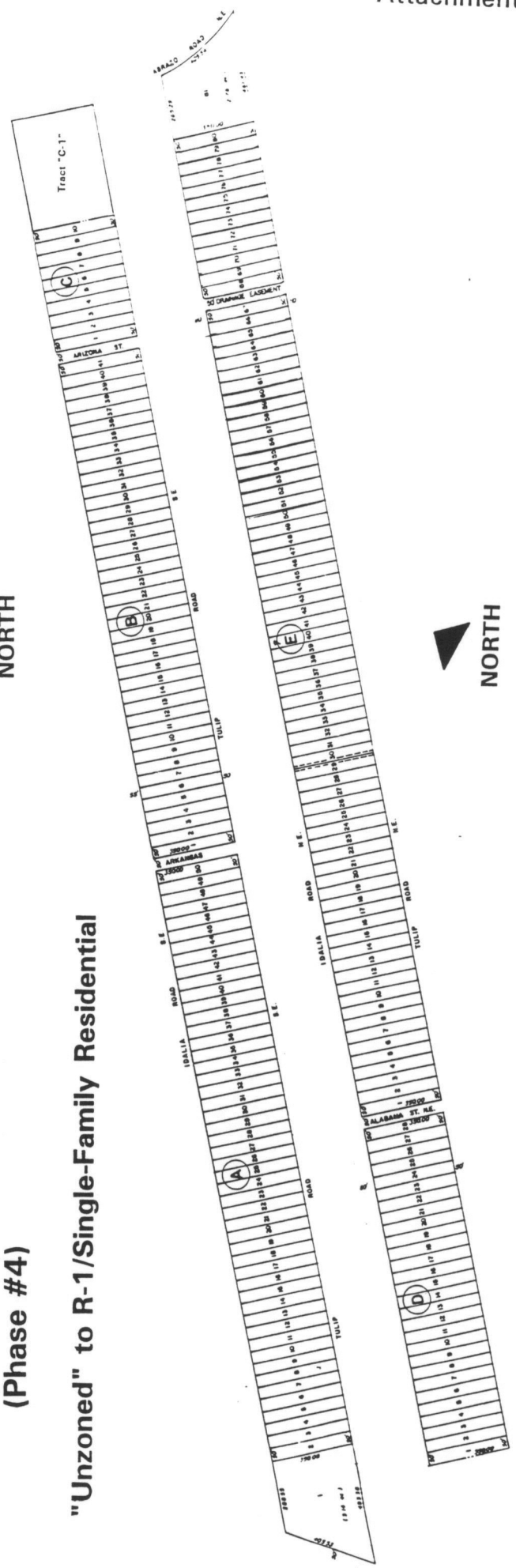
"Unzoned" to R-1/Single-Family Residential



NORTH



NORTH





CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

RE: 0-68

DEPARTMENT: City Development

AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map (**Attachment I**)

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section (**Attachment II**).

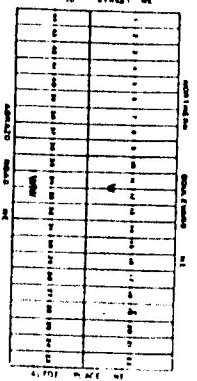
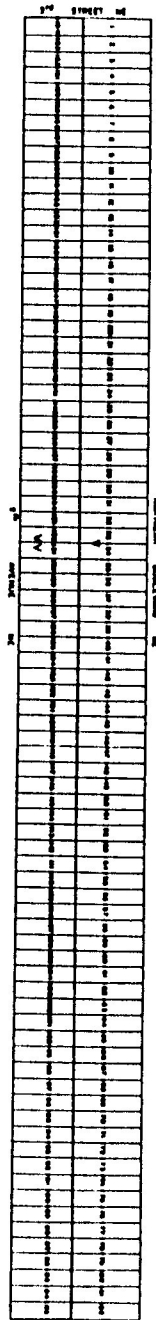
DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance (**Attachment III**).

RECEIVED
DEC 21 1994
CITY CLERKS OFFICE

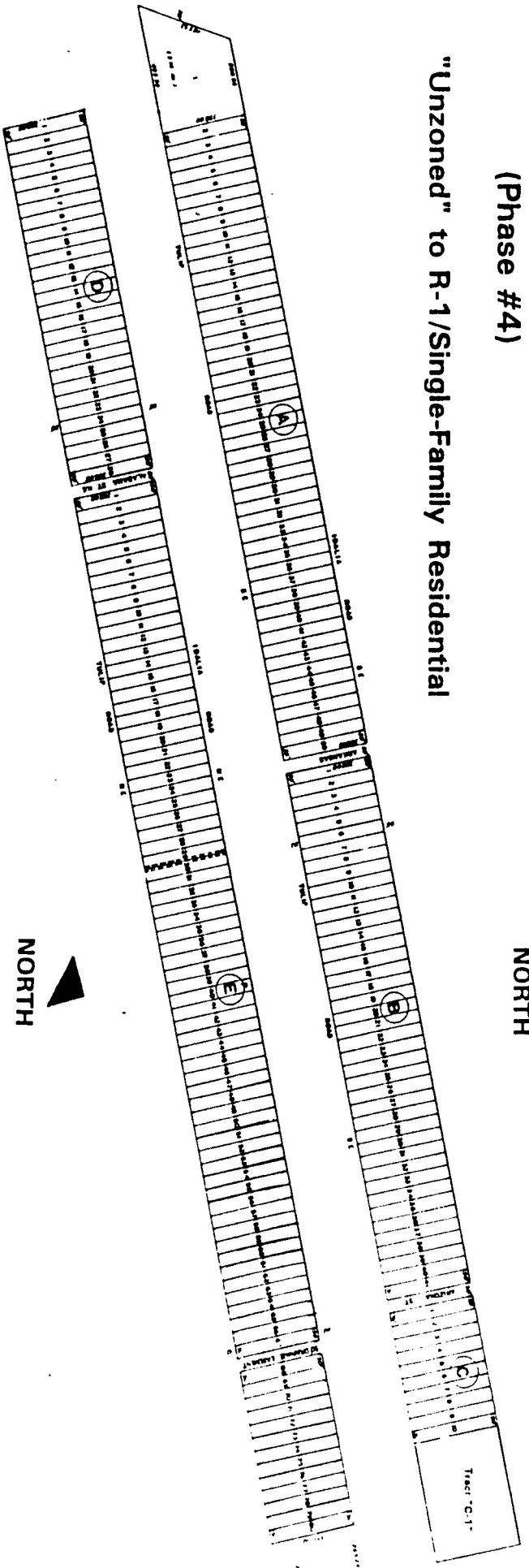
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**A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)**

"Unzoned" to R-1/Single-Family Residential

▲ NORTH



▲ NORTH

**CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT**

9-1-5

R-1: Single Family Residential District

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

- (1) one single family dwelling per lot;
- (2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;
- (3) noncommercial gardens, swimming pools, tennis courts;
- (4) parks, open space, and public utilities; and
- (5) home occupations; and
- (6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

- (1) Churches and other places of worship, Sunday school buildings, and parish houses;
- (2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;
- (3) recreation parks; and
- (4) family day care home; and
- (5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.
- (6) a single family dwelling may be used as a model home dwelling with these conditions:
 - (a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

- (b) Hours of operation will be determined by the Planning and Zoning Commission.
 - (c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.
 - (d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.
 - (e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.
 - (f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.
 - (g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)
- (7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:
- (a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.
 - (b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.
 - (c) The number of animals shall be as per Chapter 14, Article 7, Section 6.
 - (e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.
 - (f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit. (91-027)

C. Area:

- (1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.
- (2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

**MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.**

ITEM ONE. OPENING.

ITEM TWO. ROLL CALL. Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. APPROVAL OF MINUTES: November 8, 1994 - No Changes

ITEM FOUR. APPROVAL OF AGENDA.

ITEM FIVE. PUBLIC HEARINGS.

N. ZONE MAP ORDINANCE. The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

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Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

ORDINANCE NO. 21ENACTMENT NO. 98-023

**AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G;
ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE
MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD
50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER
ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO
LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS**

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

1 WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in
 2 R-1/Single Family Residential Districts and proposed various strategies to address these lots
 3 in the context of the Comprehensive Plan; and
 4

5 WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49,
 6 Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing
 7 moratorium to enable the Governing body to have sufficient time to carefully consider and
 8 implement the consultant's final recommendations, which recommendations include
 9 mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and
 10

11 WHEREAS: The properties covered by the extended moratorium are:
 12 Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
 13 Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
 14 Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
 15 Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT
 16

17 WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in
 18 Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC,
 19 D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less
 20 than 50 feet; and
 21

22 WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage
 23 of 70 feet or larger are excluded from the moratorium; and
 24

25 WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which
 26 are not served by both community water and sewer systems create a threat of contamination
 27 of Rio Rancho's groundwater; and
 28

29 WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50
 30 foot minimum frontage lots which are contiguous to other such lots in the same ownership
 31 to other parties during the period that the extended moratorium is in effect, creating a 50-foot
 32 lot in isolated ownership, would create a window of nonconformity, allowing the proliferation
 33 of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the
 34 moratorium, the study of these lots and the City's current development of a Comprehensive
 35 process to implement a lot merger strategy during the extended moratorium period; and
 36

37 WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho
 38 Revised Ordinance, 1987, defines "Subdivision" as:
 39 The division of any tract of land into two or more lots in the purpose, whether immediate, or
 40 in the future, of sales, lease or development.
 41
 42

43 **THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**
 44
 45

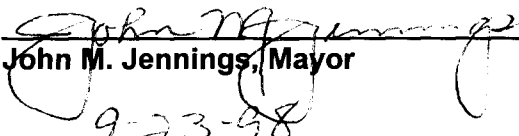
46 Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots
 47 in the same ownership shall be deemed merged for zoning and building purposes. These
 48 properties are:
 49 Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
 50 Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
 51 Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
 52 Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT
 53

54 Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development
 55 Department, pursuant to the City of Rio Rancho Subdivision Ordinance.
 56

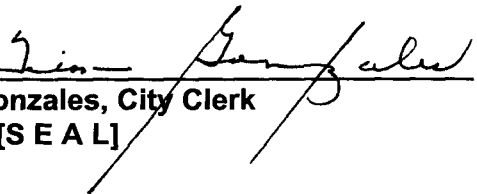
57 Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this
 58 Ordinance.

- 1 Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from
- 2 the operation of this ordinance.
- 3
- 4 Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of
- 5 contiguous 50 foot minimum frontage lots in the same ownership and the disposition of
- 6 existing 50 foot minimum frontage lots which are not contiguous to other such lots in the
- 7 same ownership, this Ordinance shall be repealed by the Governing Body.
- 8
- 9 Section 6. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or
- 10 any section, paragraph, clause, or provision of any regulation promulgated hereunder shall
- 11 for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or
- 12 unenforceability of such section, paragraph, clause, or provision shall not affect the validity
- 13 of the remaining portions of this Ordinance or the regulation so challenged.
- 14
- 15 Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City
- 16 Code of Rio Rancho, R.O. 1987.
- 17
- 18 Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.
- 19

20
21 **ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998**

22
23
24 
25 John M. Jennings, Mayor
26
27 9-23-98
28 Date

29
30
31 **ATTEST:**

32
33 
34 Tina Gonzales, City Clerk
35 [S E A L]
36
37

STATE OF NEW MEXICO } SS
 COUNTY OF SANDOVAL }
 This instrument was filed for record at
2:25 A.M. (P.M.) on
JAN 6 1999
 Recorded in Vol. _____
 of records of said county, folio _____
 By: Julinda Clk. & Recorder
 Deputy

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

0-21

REFERENCE #:

AGENDA DATE: September 9, 1998

DEPARTMENT: City Development

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)

There are no apparent adverse impacts.

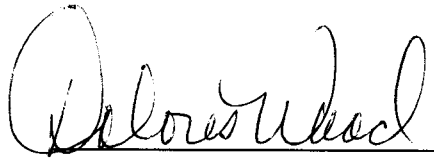
ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS _____	PARKS & REC. _____	SENIOR CTR. _____
CITY CLERK		FINANCE _____	PERSONNEL _____	OTHER (SPECIFY) _____
CITY DEV	<u> x </u>	LIBRARY _____	PUBLIC WORKS _____	

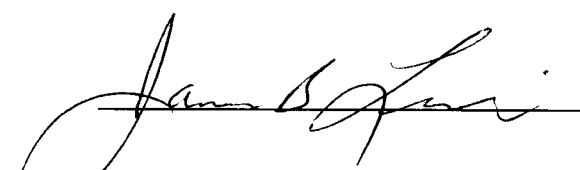
OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: 

DATE: 8/31/98

DEPARTMENT DIRECTOR: 

DATE: 8/31/98

CITY ADMINISTRATOR: 

DATE: 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter



City of Rio Rancho

3900 Southern Blvd. SE ● PO Box 15550
Rio Rancho, NM 87174-0550
(505) 891-7206 ● Fax (505) 896-8994

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & -WW

Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M

Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and

Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Sincerely,

Dolores Wood, CZO

Zoning & Code Enforcement Manager



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00019**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 50' LOT WIDTH IN R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK UU, LOT 31.

Applicant: Solano Builders & Construction LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of September, 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 Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.

THEREFORE, the application for a variance to the minimum lot width for the R-1: Single-Family Residential zone, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on September 23, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00019**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, allowing for 50' LOT WIDTH IN R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK UU, LOT 31.

Applicant: Solano Builders & Construction LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of September, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

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1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
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3. Due process was provided to the applicant and adjacent property owners.

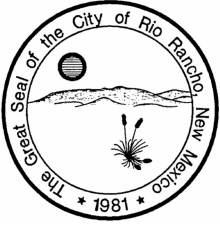
SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is irregular and narrow, having a width of 50 feet.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of reasonable use of their property.
4. The applicant must not have ownership of two contiguous lots to receive a Variance to the 60 feet width requirement of the R-1 zone, per Overlay Ordinance No. 21, Enactment 98-023.
5. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for development of the property.

THEREFORE, the application for a variance to the minimum lot width for the R-1: Single-Family Residential zone, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on September 23, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 25-110-
00018**

AGENDA DATE:

September 23, 2025

DEPARTMENT:

Development Services

SUBJECT:

Variance. The applicants, Albert Martinez and Angela Crespín-Martínez, are requesting approval of a Variance to the R-1: Single-Family Residential District 20 ft minimum front setback requirement for an addition to the primary structure for their property located at 6366 Roadrunner Loop NE. Staff contact is Ben Isaacs and staff recommends denial with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicants, Albert Martinez and Angela Crespín-Martínez, are requesting approval of a Variance to the R.O. 2003, Section 154.50 Residential Zoning Table which states that all lots zoned R-1: Single-Family Residential District must have a 20 ft minimum front setback. The subject property, located at 6366 Roadrunner Loop NE and legally described as Corrales North Unit 1, Block 1, Lot 22, is zoned R-1: Single-Family Residential District per Ordinance No. 81-15, dated October 28, 1981.

The requested Variance is to allow for a front setback measuring 15 ft for a proposed addition to the applicants' residence. The applicants conduct a residential childcare business from their residence and the addition is intended to house a respite. The Variance would result in a 5 ft encroachment into the front setback, as shown on the included site plan.

The setbacks in the R-1: Single-Family Residential are as follows, per R.O. 2003, Section 154.50:

- Front: 20 ft
- Rear: 15 ft
- Side: 5 ft
- Garage: 20 ft (front loaded), 15 ft (side loaded)

REVIEW CRITERIA:

The applicants submitted a justification narrative in support of the Variance application, which 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.

Regarding Variances, R.O. 2003, Section 150.06 (A) states, "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."

The applicants state within the included justification narrative that the standard front setback of 20 ft would not allow enough room for the addition to function as a living space. They write, "The current setback requirements are existing special circumstances applicable to the property [...] whereby the strict application of the zoning ordinance requirement would result in a practical difficulty or unnecessary hardship that will deprive us of the reasonable use of [our] land or building for our Residential Child Care Business."

Staff find that the setback requirements in themselves do not constitute a special circumstance as all properties in the City of Rio Rancho are subject to such requirements. The lot is otherwise not irregular in shape, narrow, shallow or steep and does not have an exceptional physical condition that is preventing the applicants from complying with the zoning code.

The applicants go on to state that constructing the addition in the back yard is not possible due to interfering with the "positive drainage topography and back yard use of the site". They claim the site has "troublesome physical conditions which are prohibiting reasonable use of the limited yard space", "specifically, the use of the back yard for the Child Care Business".

Staff have evaluated the site and find that there are no conditions in the back yard that would cause the lot to meet the necessary criteria for a Variance. The back yard currently contains an outdoor play area that is 4,736 square ft in area. According to R.O. 2003 Section 115.05 (D) (2), a minimum of 60 square ft per child shall be dedicated as outdoor play space. By this standard, the applicants' property currently has enough outdoor play space capacity for up to 78 children. Moreover, the applicants are only permitted to care for up to four (4) children under their current Residential Child Care Permit (see attached). The applicants also do not demonstrate what troublesome physical conditions exist on the property and do not define how the drainage topography of the lot would be negatively impacted by constructing the addition in the rear of the property.

NOTIFICATIONS:

Property owners within 100 feet of the subject property were sent notice via certified mail 15 days prior to the hearing. Property owners within 100 to 300 feet of the subject property were sent notice via an informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on September 8th, 2025. A sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

SURROUNDING LAND USE AND ZONING:

The surrounding properties are zoned R-1: Single-Family Residential District per Ordinance No. 81-15.

REVIEWER COMMENTS:

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

IMPACT:

The Development Services Department recommends that 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 applicants have the authority to make an application to request a Variance to the front setback requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicants and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicants have 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 irregular in shape, narrow, shallow or steep and does not have an exceptional physical condition that is preventing the applicants from complying with the zoning code.

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

FINDINGS OF FACT FOR APPROVAL:

1. The applicants have adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. A Variance to R.O. 2003 Section 154.50, requiring a minimum distance of 20 ft setback from the front property line, to allow an addition to the primary residence to encroach 5 ft into the front setback, as shown on the included site plan, is approved.
3. The applicants must adhere to all other requirements found within R.O. 2003 Section 154.50.
4. The applicants must apply to obtain a building permit within 12 months or the Variance is null and void.

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:

Staff recommends that the Planning and Zoning Board deny the requested Variance.

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

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Justification Letter.pdf](#)

ATTACHMENT: [Proposed Addition Site Plan.pdf](#)

ATTACHMENT: [Current Site & Floor Plan.pdf](#)

ATTACHMENT: [Administrative Residential Child Care Permit.pdf](#)

ATTACHMENT: [Aerial & Street View Images.pdf](#)

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



ATTACHMENT: [Findings of Fact.docx](#)

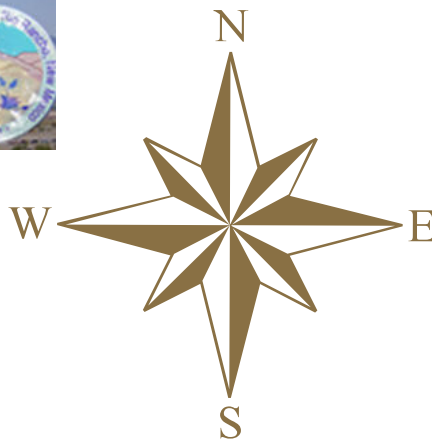
6366 ROADRUNNER LP NE C.N. UNIT 1, BLOCK 1, LOT 22



Legend

Zoning

-  R-1
-  Subject Property



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, 9/5/2025

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: Albert Martinez		Phone: (505) 537-4945	
Address: 6366 Roadrunner Loop NE		E-Mail: albertmartinez48@gmail.com	
City: Rio Rancho	State: NM	Zip: 87144	
Proprietary Interest:		List Owners: Albert Martinez and Angela Crespin-Martinez	
Deed or Ownership Verification Provided: (Initials) AJM		Letter of Authorization Provided: (Initials) AJM	
Agent Name: N/A		Phone:	
Address:		E-Mail:	
City:	State:	ZIP Code:	

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

Variance Request for 15 foot Setback from the front Property Boundary for an Addition

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Corrales North Unit 1	Block(s): 1	Lot(s): 22
Existing Zoning: R1	Proposed Zoning: N/A	
No. of existing lots: One (1)	No. of proposed lots: N/A	Total area of site (acres) 0.25

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: Albert J. Martinez	Applicant: Same	Agent: N/A
Signature: 	Date: 06/25/2025	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

From: Mr. and Mrs. Albert Martinez
6366 Roadrunner Loop NE
Rio Rancho, NM 87144
Cell: (505) 537-4945
E-mail: AlbertJMartinez48@gmail.com

To: City of Rio Rancho
Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
Phone: (505) 891-5005

Subject: Variance Request

Dear City of Rio Rancho Development Services Department,

We are writing to formally request a Zoning Variance to our property located at 6366 Roadrunner Loop NE, Rio Rancho, NM 87144, which is subject to the Ordinance 154.50 for R-1. We are seeking an adjustment to the setback requirements as follows:

- Current required setback: 20 feet from the front property boundary
- Proposed setback: 15 feet from the front property boundary

Having moved to Rio Rancho in 2021 planning to ultimately retire here, we have been presented with an opportunity to contribute to the Rio Rancho Community with an Operator's Licensed State of New Mexico Residential Child Care Business thru the New Mexico Early Childhood Education & Care Department (Operator's License No. HP25811593). The reason for this request is to build a 500 square foot Accessory Dwelling Unit per Section 154.03 to provide respite for us as we use the primary home at various hours i.e., normal business hours, after hours, and weekends for child care. Furthermore, we are unable to build in the backyard due to our child care play area and other child care needs which provides safety and reasonable use of the existing backyard area for our Residential Child Care Business. We are requesting a variance from Section 154.50 to allow for the Accessory Dwelling Unit which will be constructed per City of Rio Rancho and State of New Mexico Building Regulations. The Accessory Dwelling Unit will cover and retain, but not obstruct, the positive drainage topography of the site and restore reasonable and safe use of the backyard.

The following information is being provided to justify the request:

- The current setback will not allow the Addition to have a functional living space. The current setback requirements are existing special circumstances applicable to the property, including it's size, shape, topography, location, or surroundings, whereby the strict application of the zoning ordinance requirements would result in a practical difficulty or unnecessary hardship that will deprive us of the reasonable use of his land or building for our Residential Child Care Business.

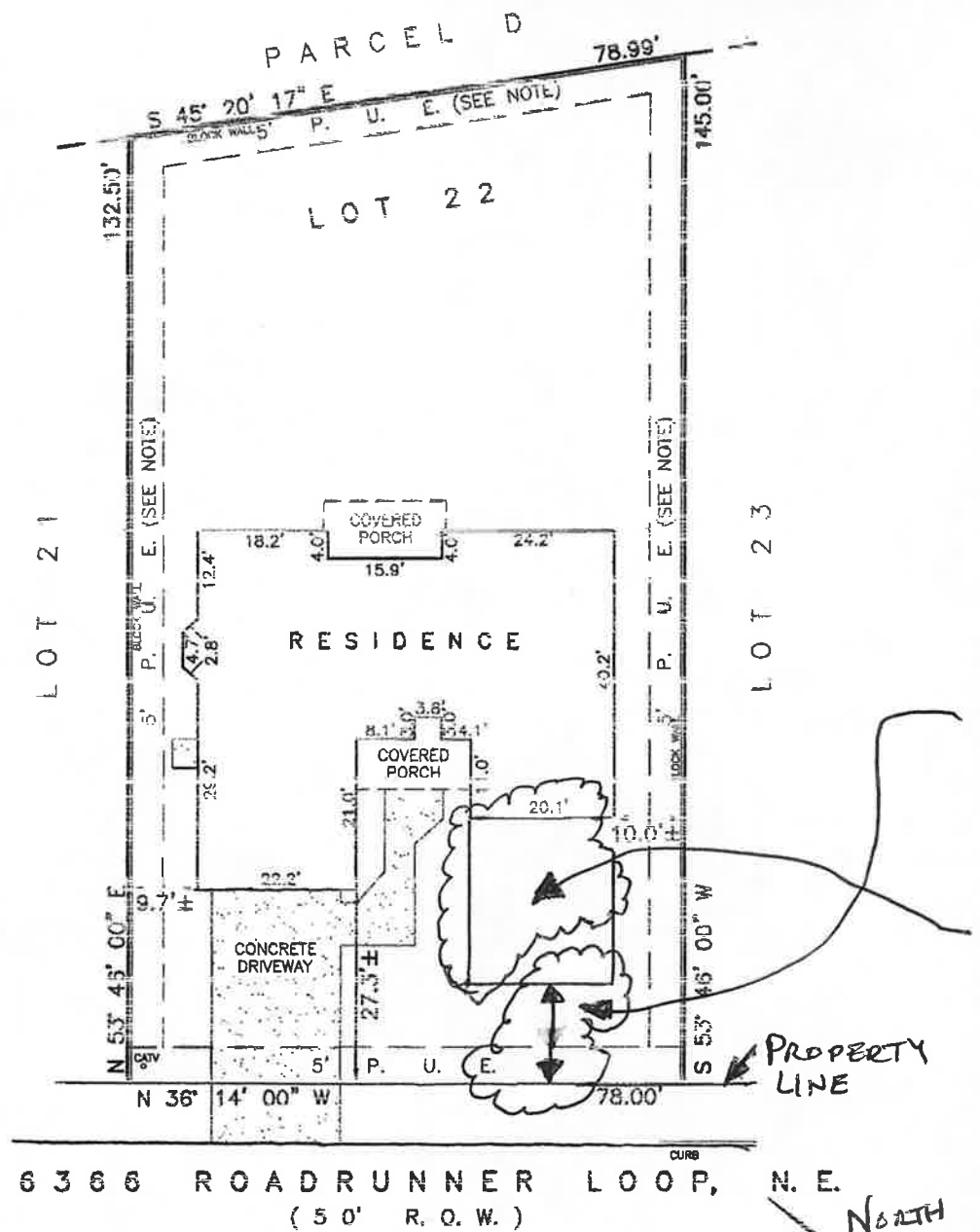
To maintain the positive drainage topography and backyard use of the site, an Accessory Dwelling Unit is the preferred option (i.e., constructing the Accessory Dwelling Unit in the back yard will not work). In this effort, the site layout has troublesome physical conditions which are prohibiting reasonable use of the limited yard space. Specifically, the use of the backyard for the Child Care Business. It is noted that financial gain or loss were not the basis for this request; it is to improve the safety and provide reasonable use of the existing backyard area, only.

- We, the owners, did not create the above special circumstances applicable to the property because we did not know we were going to own a Residential Child Care Business when we first moved here.
- The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the zone or vicinity in which such property is located. Other properties in the neighborhood appear to be built with similar setbacks.
- We believe that this variance will not be materially detrimental to the persons residing or working in the vicinity, to the neighborhood, or to the public welfare in general. The addition will maintain the same general character of other homes in the neighborhood.

We are looking forward to discussing this request further and am available to meet or attend any hearings as required. Thank-you for your consideration. I look forward to your response.


Thanks-again,
Albert and Angela Martinez

SITE PLAN (NOT TO SCALE)



① PROPOSED REQUESTED VARIANCE
~~30~~ FOOT SETBACK
 15 FROM FRONT
 PROPERTY LINE

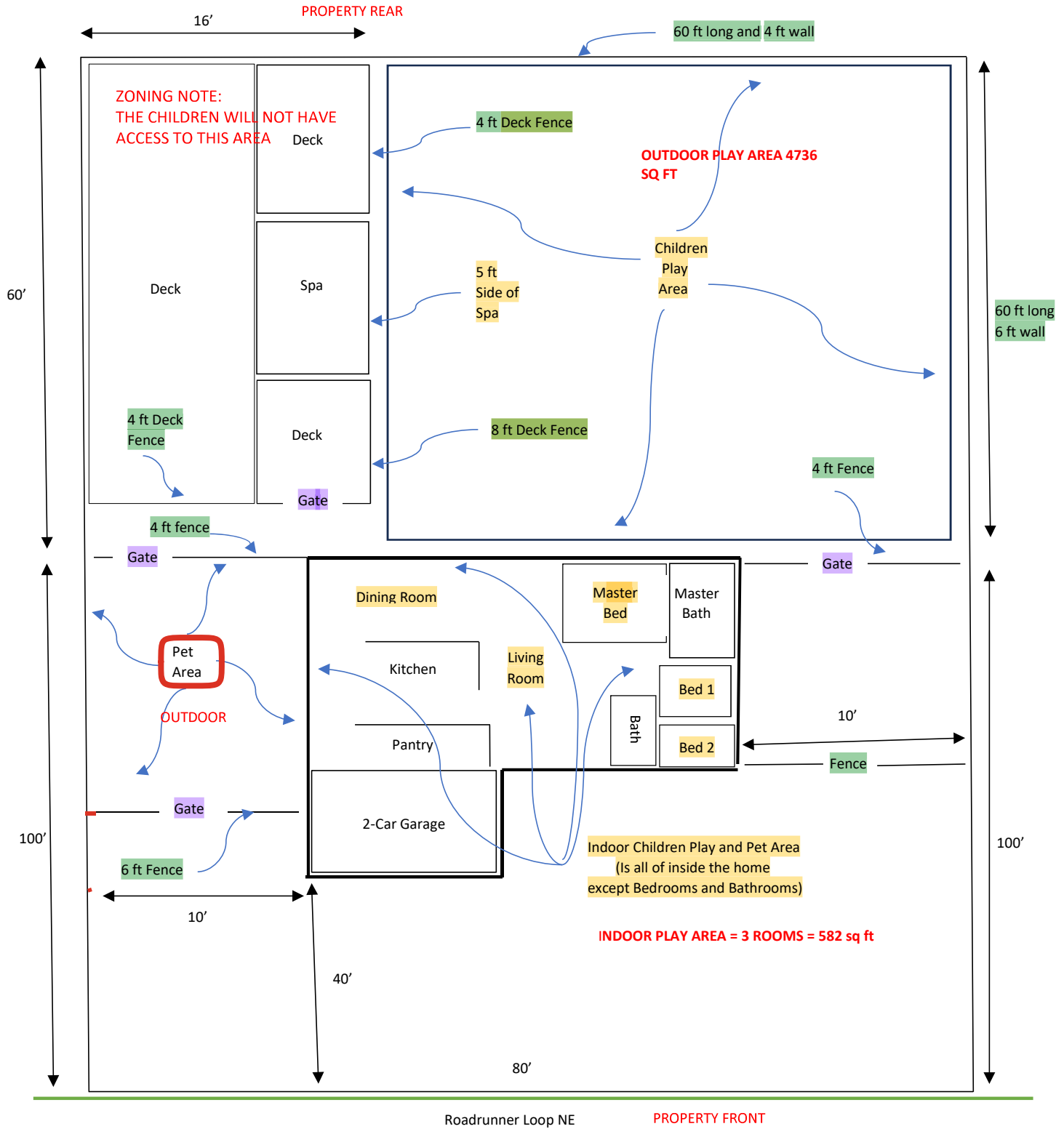
② ACCESSORY
 DWELLING
 UNIT
 ≈ 500 square feet
 DESIGN TO BE
 SUBMITTED AT A
 LATER DATE TO
 CITY OF RIO RANCHO
 FOR REVIEW AND
 APPROVAL.

IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-7-53-2021	BUYER:	MARTINEZ/CRESPIN-MARTINEZ	SCALE:	1" = 20'
			LOT: 22		

NOTE: SITE PLAN FROM THE IMPROVEMENT
 LOCATION REPORT (ILR) COMPLETED
 ON JULY 9, 2021.

2024 Site and Floor Plan
Not to Scale
Dimensions are Approximate





***CITY OF RIO RANCHO RESIDENTIAL CHILD CARE FACILITY
ADMINISTRATIVE PERMIT and CONDITIONS OF APPROVAL***

Date: December 3, 2024

Permit No: 24-181-00003

Facility Name: Little Blessings
Facility Location: 6366 Roadrunner Loop NE
Rio Rancho, NM 87144

Owner: Albert J. Martinez
Maximum Capacity: Four (4) children

PERMIT DESCRIPTION: Approval of a City administrative permit to operate a childcare facility with the maximum capacity of four (4) children in an R-1: Single-Family Residential Zone District, on the property legally described as Corrales North 1, Block 1, Lot 22, physically located at 6366 Roadrunner Loop NE, Rio Rancho NM, 87144

KEY ISSUES: Compliance, Capacity, Conditions of Approval and Licensing:

- Permit approval is based upon the facility providing care, education, services and supervision to children less than 24 hours of any day. The applicant shall obtain additional approval to provide overnight and 24- hour care.
- Without state licensure, the maximum capacity of the facility shall be limited to **four (4) non-resident children with no more than two (2) children under the age of two (2) years**. Currently the property meets the square footage per child requirement for a maximum capacity of twelve (12) children. An increase in the maximum capacity shall require additional approval and an amendment to the administrative permit or an approved conditional use permit.
- The facility is currently classified as an R-3 occupancy type. State licensing shall be required for an increase in the capacity of five (5) or more children. Compliance to current building and fire codes for a change in occupancy shall be required for an increase in the capacity of six (6) or more children and an approved city conditional use permit shall be required when increasing the capacity to seven (7) or more children. Approval shall be obtained thru the city and state application process.
- The property and the use as a residential childcare facility shall comply with the regulations and requirements as outlined in RO2003 Chapter 115: Day-Care Facilities, Chapter 110: Business Regulations, Chapter 154, R-1/Single Family District, the New Mexico Administrative Code, ECECD Regulations, the International Building Code and the International Fire Code.

- An annual fire inspection and business registration renewal is mandatory for the duration the facility will operate. The caregivers shall remain current with CPR/First Aid certification and background checks.
- Permit approval pertains to zoning and the appropriateness of the facility at the location stated herein. It does not constitute relief from any fire and building code requirements applicable to this type of facility including applications for applicable construction permits and related inspections.
- City approval does not constitute approval from any active Association or non-compliance to their covenant and by-laws. Facilities located where an active association exists shall obtain a separate approval from the association and submit a copy to the city.
- The outdoor play area encompasses all area up to the perimeter walls except for the swim-spa and deck area. The swim-spa and deck area shall be blocked with a gate and inaccessible to the children during the daycare hours of operation.

City Zoning staff is available at 505.891.5005 and at planning@rrnm.gov to address any questions or concerns about the regulations and requirements which govern Residential Childcare Facilities.

APPROVED THIS 3RD DAY OF DECEMBER 2024

Albert J. Martinez
 Albert Martinez, Applicant and caregiver

12/06/2024
 Date

Angela King
 Angela King, Zoning Specialist, City of Rio Rancho

12/06/2024
 Date



6370

6366

6362

Roadrunner Loop NE

Roadr





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

September 9, 2025

RE: Variance; Case No. 25-110-00018
Corrales North Unit 1, Block 1, Lot 22

Dear Property Owner:

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

The applicants, Albert Martinez and Angela Crespin-Martinez, request approval of a Variance for the subject property legally described as Corrales North Unit 1, Block 1, Lot 22. The subject property comprises approximately 0.25 acres

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, September 23, 2025** 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, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at 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

6366 ROADRUNNER LP NE
C.N. UNIT 1, BLOCK 1, LOT 22



Legend

Zoning

- R-1
- Subject Property



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, 9/5/2025



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) and In-Person
at City Hall in Council
Chambers, 3200 Civic Center
Circle NE, Rio Rancho, NM
87144

Date: **September 23, 2025**

Time: 6:00PM

Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@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

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87144

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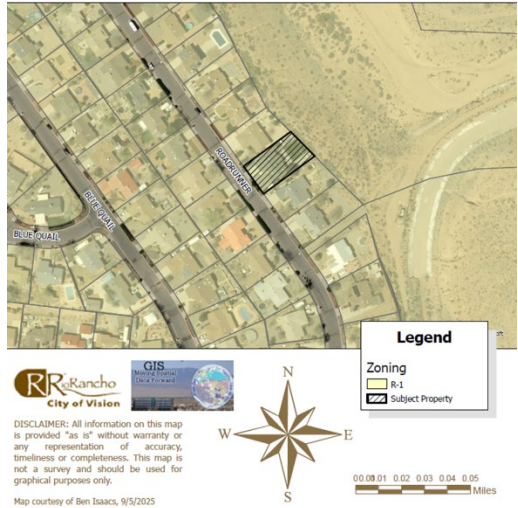
Application Information Case 25-110-00018

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

The applicants, Albert Martinez and Angela Crespin-Martinez, request approval of a Variance for the subject property legally described as Corrales North Unit 1, Block 1, Lot 22. The subject property comprises approximately 0.25 acres.

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>.

6366 ROADRUNNER LP NE
C.N. UNIT 1, BLOCK 1, LOT 22



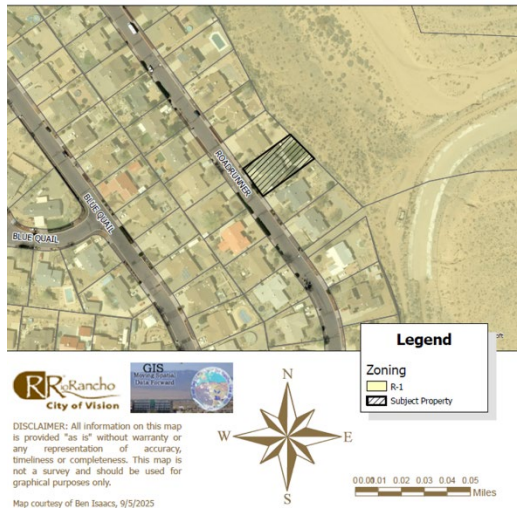
Application Information Case 25-110-00018

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The applicants, Albert Martinez and Angela Crespin-Martinez, request approval of a Variance for the subject property legally described as Corrales North Unit 1, Block 1, Lot 22. The subject property comprises approximately 0.25 acres.

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>.

6366 ROADRUNNER LP NE
C.N. UNIT 1, BLOCK 1, LOT 22



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 09/04/2025

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, September 23, 2025:

Variance

Case #25-110-00020

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50 Residential Zoning Table, which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and, as such, has a front lot width of 50'. It is legally described as Unit 11, Block V, Lot 13, and is zoned R-1: Single-Family Residential District and comprises approximately 0.31 acres.

Variance

Case #25-110-00018

The applicants, Albert Martinez & Angela Crespin-Martinez, request approval of a Variance to Section 154.50: Residential Zoning Table which states that all lots zoned R-1 must have a minimum front setback of 20'. The subject property, located at 6366 Roadrunner Loop NE, legally described as Corrales North Unit 1, Block 1, Lot 22 and zoned R-1: Single-Family Residential District, comprises approximately 0.25 acres. The applicants are seeking a 15' front setback to allow for the construction of an addition.

Variance

Case #25-110-00019

The applicant, Solano Builders & Construction LLC, requests approval of a Variance to Section 154.50: Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 121 9th Avenue NE, is an antiquated platted lot and as such has a front lot width of 50'. It is legally described as Unit 11, Block UU, Lot 36, is zoned R-1: Single-Family Residential District and comprises approximately 0.23 acres.

The meeting is scheduled for 6 p.m. 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. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: September 8, 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:	288510
Description:	
Run Dates:	09/08/2025 - 09/08/2025
Class:	3001
Orig User:	master
Words:	359
Lines:	88
Agate Lines:	125
Depth:	8.92
Blind Box:	

Total Ad Cost		\$107.56		
Amount Paid		\$0.00		
Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	09/08/2025	09/08/2025	1	99.94



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00018**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 15' FRONT SETBACK IN R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON THE PROPERTY LEGALLY DESCRIBED AS CORRALES NORTH UNIT 1, BLOCK 1, LOT 22.

Applicant: Albert Martinez & Angela Crespín-Martínez

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of September, 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 Variance requests.
2. The applicant has the authority to make an application to request a Variance to the front setback requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

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 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 front setback for the R-1: Single-Family Residential zone, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on September 23, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman



**BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00018**

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 15' FRONT SETBACK IN R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON THE PROPERTY LEGALLY DESCRIBED AS CORRALES NORTH UNIT 1, BLOCK 1, LOT 22.

Applicant: Albert Martinez & Angela Crespín-Martínez

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 23rd day of September, 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 Variance requests.
2. The applicant has the authority to make an application to request a Variance to the front setback requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. A Variance to R.O. 2003 Section 154.50, requiring a minimum distance of 20 ft setback from the front property line, to allow an addition to the primary residence to encroach 5 ft into the front setback, as shown on the included site plan, is approved.
3. The applicants must adhere to all other requirements found within R.O. 2003 Section 154.50.
4. The applicants must apply to obtain a building permit within 12 months or the Variance is null and void.

THEREFORE, the application for a variance to the minimum lot width for the R-1: Single-Family Residential zone, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on September 23, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman