

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
			☐ 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: PG Properties LLC		Phone:
Address: 211 Montano Rd NW, Suite H		E-Mail: melvinp@ephinitybuilders.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest:	List Owners: Melvin Parker, Edward Gutierrez	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Modulus Architects & Land Use Planning, Angela Piarowski		Phone: 505-338-1499
Address: 8220 San Pedro Dr NE, Suite 520		E-Mail: angela@modulusarchitects.com
City: Albuquerque	State: NM	ZIP Code: 87113

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

Zone Map Amendment to change existing zone from C1 to SU to allow for mixed use concept with 35 apartment homes and commercial/office

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s):	Lot(s): 5
Existing Zoning: C-1	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres): 1.32 acres

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: Angela M. Piarowski, Agent	Applicant:	Agent: Modulus Architects
Signature: 		Date: 2-11-2026

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____

DATE: _____



City of Rio Rancho
Development Services Department
Suite 130
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: AGENT AUTHORIZATION NOTICE

February 6, 2026

To Whom It May Concern,

PG Properties LLC hereby authorize Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Rio Rancho. This Agent Authorization is for the properties located below:

3820 Lomas Encantadas Tract 5 Lomas Encantadas approximately 1.32 acres generally located north side of Camino Venada and east of Camino Encantadas.

This authorization is valid until further written notice from PG Properties or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Services Department and all supplemental submittals.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin Parker', enclosed within a circular stamp or seal.

Melvin Parker
PG Properties LLC, Member