



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 3, 2026

RE: Case #26-100-00005 – Zone Map Amendment Request
3820 Camino Encantadas NE & Portion of 3900 Camino Encantadas NE, Rio Rancho, NM 87144

Dear Property Owner:

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

The Applicant, PG Properties, LLC., through their agent, Modulus Architects & Land Use Planning, requests approval of a Zone Map Amendment from approximately 1.32 acres of C-1: Retail Commercial District (Lomas Encantadas, Tract 5) and approximately 0.5603 acres of PR: Parks & Recreation District (Portion of Lomas Encantadas, Tract 17-A) to SU: Special Use to allow for R-6: Multi-Family Residential and C-1: Retail Commercial Uses. The subject properties comprise approximately 1.7895 acres. A Site Plan has been submitted as an attachment to this request.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, September 22, 2026** at 6:00 pm in the **Council Chambers**.

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

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to tdvorak@rrnm.gov. 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 tdvorak@rrnm.gov or call me at 505-896-8361 if you have any questions concerning this matter.

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

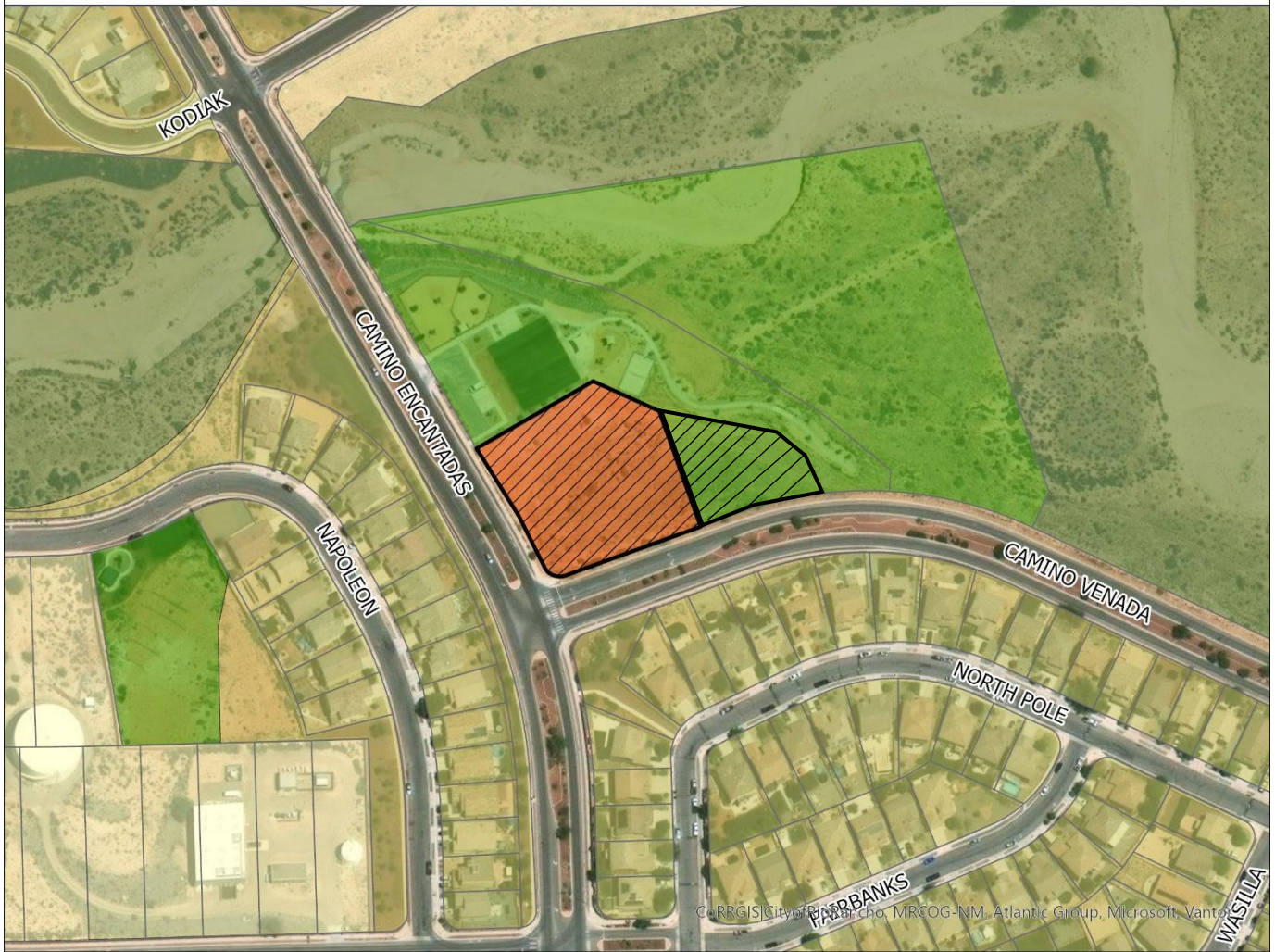
Respectfully,

Tim Dvorak

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

3820 CAMINO ENCANTADAS NE (LE, TRACT 5) &
PORTION OF 3900 CAMINO ENCANTADAS NE (LE, TRACT 17-A)
ZONE MAP AMENDMENT

C-1: RETAIL COMMERCIAL DISTRICT & PR: PARKS & RECREATION DISTRICT
TO SU: SPECIAL USE FOR R-6: MULTI-FAMILY RESIDENTIAL & C-1: RETAIL COMMERCIAL USES



Legend

Zoning

- C-1
- OS
- PR
- R-1
- R-4
- Subject Properties



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 22, 2026:

Variance

Case #26-110-00022

The applicants, Stephanie and George Venzor, request approval of a Variance to allow for an encroachment of 9 ft in the rear setback for an accessory structure at the property legally described as Corrales Heights, Block 4, Lot 19. The subject property is zoned R-1: Single-Family Residential and is approximately 0.25 acres.

Variance

Case #26-110-00021

The applicant, Martin Richardson, is requesting a Variance from the 300-foot distance restriction from a daycare facility for a proposed retail cannabis establishment, pursuant to Rio Rancho Municipal Code Section 122.04 Location Restrictions, at the property legally described as Industrial Park East, Block C, Lot 3C.

The applicant, R&A Estates LLC, through their agent, Consensus Planning, requests approval of a Subdivision Variance for the Street Jog distance requirement of 125 ft under 155.41 (l), for a proposed 90 ft street jog.

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 7, 2026

**Zone Map Amendment
Case #26-100-00005**

The Applicant, PG Properties, LLC., through their agent, Modulus Architects & Land Use Planning, requests approval of a Zone Map Amendment from approximately 1.32 acres of C-1: Retail Commercial District (Lomas Encantadas, Tract 5) and approximately 0.5603 acres of PR: Parks & Recreation District (Portion of Lomas Encantadas, Tract 17-A) to SU: Special Use to allow for R-6: Multi-Family Residential and C-1: Retail Commercial Uses. The subject properties comprise approximately 1.7895 acres. A Site Plan has been submitted as an attachment to this request.

**Zone Map Amendment
Case #26-100-00011**

The applicant, Arroyos, LLC, is requesting approval of a Zone Map Amendment for approximately 13.8 acres from TZ: Transitional Zoning to R-2: Single-Family Residential Zoning. The subject properties are legally described as Unit 25, Block A, lots 1, 4-7, 13-15, 21, 22, 27-34, 37-41, 44-46 and 62-64; Block B, lots 1-7, 10-14 and 29-32.

Preliminary Plat

Case #25-210-00011

The applicant, R&A Estates LLC, through their agent, Consensus Planning, requests approval of a Preliminary Plat for the Melon Ridge Townhome subdivision. The proposed subdivision would create 12 lots, on the property legally described as Unit 13, Block 61, Lot 8, zoned R-3: Mixed-Residential.

**Subdivision Variance
26-280-00004**