

Feb 10, 2026

Planning and Zoning Board

City of Rio Rancho

Valari Taylor Observer via zoom

Commissioner Robert Gabaldon , Commissioner Andrea Hankins, Commissioner Sal Tortorici and Commissioner Kevin Kofchur

Description of Issues Relevant to the League

Zone Map Amendment. M-1: Industrial & Business Park District & R-1: Single-Family Residential District to R-4: Single-Family Residential District; and Rio Rancho Estates Unit 8, Block 62, Lots 8-10, & 15-17; and Block 66, Lots 8-10, & 13-16 from R-1: Single-Family Residential District to **R-3: Mixed Residential District**

Zone Map Amendment. The Applicant, the City of Rio Rancho, requests approval of a Zone Map Amendment establishing a Corridor Overlay Zone for enhanced setbacks to allow for protection of future right-of-way and access management along properties directly abutting Rainbow Boulevard within City limits. The Corridor Overlay Zone shall establish enhanced setbacks of 28'-56' for proposed future right-of-way along all subject properties. Staff contact is Tim Dvorak, and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body. Rainbow Blvd Location Map Reproduction of Notices, Legal Ad Exhibits A-T (Rainbow Overlay) Exhibit U - Arterial Cross Sections (4-Lane & 6-Lane. **Land rights in relationship to Project Ranger. Several citizens spoke against this, they stated they have not been involved in any discussions, and they would lose their land without compensation due to imminent domain. They also objected to receiving a notice just recently about this. The citizens were told this project is many years out 10-20 years. This planning is done well in advance because as the area is developed land overlays have been investigated prior to any future development. This is part of the cities long range plans.**

streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Sandoval County Commission Website <https://www.sandovalcountynm.gov/commission/>