



## CITY OF RIO COMMUNITIES

360 Rio Communities Blvd.  
Rio Communities, NM 87002  
505-861-6803  
www.riocommunities.net

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### BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF RIO COMMUNITIES

#### SPECIAL USE PERMIT

**PROPOSED LOCATION:** La Merced Moose Lodge (rear of property)  
**ADDRESS:** 306 Rio Communities Blvd, Rio Communities NM, 87002  
**LEGAL DESCRIPTION:** UPC 1009027450355000000  
**SUBDIVISION:** Land of Valley Improvement Association  
**TRACT:** C2B2B 1.45 Acres (2006)  
**ISSUE:** *Whether to grant a special use permit for the construction and placement of three (3) recreational vehicle (RV) sites with attending utility hook-ups for temporary use only.*

#### CONCLUSIONS IN SUPPORT OF DECISION ON A RECOMMENDATION TO THE CITY COUNCIL ON THE APPLICATION FOR A REZONING and SPECIAL USE PERMIT

A hearing was held before the Planning & Zoning Commission ("Commission") on April 6, 2023, at 4:00 p.m. The following members of the Commission were present: Scott Adair (Vice Chairman); Melodie Good (Secretary); Adelina Benavidez (Commissioner). A quorum was present.

The hearing on the above Application was convened at approximately 4:10 p.m. The Vice Chair asked all individuals who intended to testify on the matter of the Application to provide their names and addresses, and they were thereafter sworn-in prior to providing testimony. Testimony ended and the public hearing portion on the Applicant was closed at 4:21 p.m.

The Commission thereafter deliberated on the Applicant and voted to recommend approval of the Applicant to the City Council of the City of Rio Communities as follows:

For: Vice Chairman Scott Adair, Secretary Melodie Good and Commissioner Adelina Benavidez.

Against: none

The Commission makes and adopts the following findings with respect to the Commission's recommendation to the City Council to approve the Application:

## **I. Preliminary Findings**

The Application filed by La Merced Moose Lodge (Applicant) was submitted in a format stipulated by the City as required by Zoning Code 4-3-11(B)(5), 4-4-5(C) & 4-7-4(B). The Application has been reviewed by City staff and no further information or documentation has been requested.

Notice of this public hearing by posting has been provided as required by Zoning Code 4-18-9(A). The following persons/entities testified in favor of granting the rezoning and special use permit:  
Mr. Alan Sinclair & Mr. Ken Salmon.

The following persons/entities testified with concerns to granting the special use permit:  
Mr. Ron Gentry.

## **II. Findings with respect to Special Use Permits under Zoning Code 4-7-4(A), hereafter "the code" and Ordinance No. 2021-76, titled "Chapter 4, Zoning Code," hereinafter "Ordinance".**

1. No evidence has been presented that the proposed use would adversely affect adjoining property values. (Code 4-7-4(A)(2).
2. No evidence has been presented that the proposed use would endanger public safety. (Code 4-7-4(A)(2).
3. No evidence has been presented that the proposed use will become detrimental to the character of the zone where it will be located. (Code 4-7-4(A)(3).

## **III. Conclusions and conditions of approval**

Based upon the foregoing findings, the Commission finds that the Applicant has satisfied the conditions within the Zoning Code for the City of Rio Communities.

The Commission therefore recommends approval of the special use permit subject to the following conditions:


1. Moose Lodge (Lodge) will establish three (3) stand-alone RV parking sites; one (1) site reserved for on-site (live-in) security and maintenance.
2. Construction and utility installation will be in accordance with all current codes.
3. No effluent (wastewater) chemicals will be deposited into sewage line.
4. Access road leading to rear of Lodge will be constructed of compacted crusher fine material.
5. A 6-foot chain-link fence will be installed around the perimeter of the rear property.

The Commission therefore recommends approval of the special use permit:

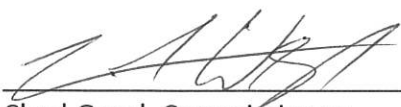
**PASSED, APPROVED AND ADOPTED THIS 6<sup>th</sup> DAY OF APRIL 2023 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.**

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Vacant, Chairman

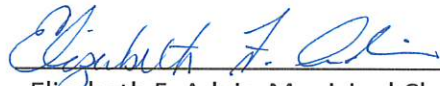
  
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Scott Adair, Vice-Chairman

  
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Melodie Good, Secretary

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Adelina Benavidez, Commissioner

  
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Chad Good, Commissioner

ATTEST:

  
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Elizabeth F. Adair, Municipal Clerk