

**Application for a Special Use Permit  
City of Rio Communities, NM**

**Instructions**

This application form is required to initiate a special review and approval by the City Planning and Zoning Commission for granting a Special Use Permit (Section 4-7-4, Rio Communities Zoning Ordinance). This form must be completed and submitted with the required administrative fee (Appendix B), Rio Communities Zoning Ordinance) to the Municipal Clerk.

**Applicant Information**

Applicant Name: Lg Merced Moose Lodge  
Mailing Address: 306 Rio Communities Blvd.  
Phone Number: 505-861-1818 Alternate # 505-504-0856

**General Information**

Type of Conditional Use (check as appropriate): If unknown, please don't check any box.

- ☒ Permanent Special Use  
☐ Renewable Special Use

**Location of property that is subject of the request (physical address and legal description):**

306 Rio Communities Blvd., Rio Communities, N.M. 87002  
Tract C2B2B Section 21 T5N R2E NMPM  
Land of Valley Improvement Assoc. 1.45 acres 2006 Rev  
Current zoning of the property: C-2

**Required Attachments**

- 1.A written statement describing existing and future land use of the property with reference to Guidelines in (Article 4-7-4 Rio Communities Zoning Ordinance.)
- 2.A site plan showing location of structures on the property and on contiguous properties, easements and right-of-way, and other relevant information. Proposed future improvements of the property should be indicated if possible.

**Procedural Information**

Signature of Applicant: Alan Salari Date: 2-2-23

Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Action Taken: \_\_\_\_\_ Effective Date: \_\_\_\_\_

Expiration Date for Renewable Special Use Permit: \_\_\_\_\_

**NOTE: Special conditions assigned to this application must be attached in written form with this application.**

NORTH LOT LINE

43'

3

2

1

15'

Utilities Connects

50'

Electric  
Water  
Waste Water

20'

20'

25'

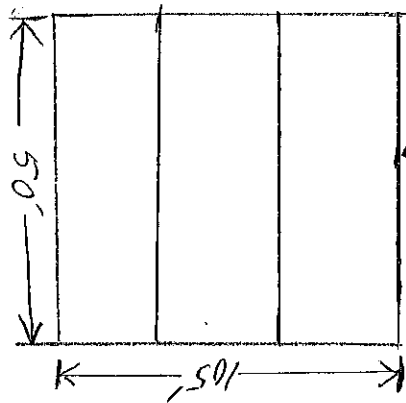
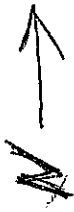
Electric  
Cool Water  
Existing Building

Proposed  
R.V. stalls  
306 Rio Communities, Blvd.  
Rio Communities, NM 87002

N

Scale:  $\frac{3}{32}" = 1\text{ft.}$

Feb 2, 2022



16'

104'

MOOSE Lodge

60'

42'

45'

20'

10'

Property line

Removal  
1002

Removal  
1002

Access  
To  
R.V. Sites

Parking Lot

SENIOR CENTER

#### **4-7-4 SPECIAL USE PERMIT**

A Special Use permit is required for a specific land use that is not permitted by right within the zone wherein it is requested. A special use permit may be authorized by the City Council after hearing the recommendation of the Commission. Follow rules listed in 4-18-9 and 4-18-10 for notification and posting.

##### **A. Provision for a Special Use Permit**

1. The proposed use must be unusual and unique and may be incompatible with planned property uses within the general area and zone in which the special use is proposed.
2. Special Use permits shall not be granted in such cases where it would adversely affect adjoining property values, or endanger public safety.
3. Special Use permits shall not be granted in such cases where the use is or will become detrimental to the character of the zone wherein it is located.
4. Special Use permits do not follow the land, but expire when the special use stops and/or a new owner takes possession of the property. The new owner of the property may reapply for a new permit.

##### **B. Application Requirements**

The application format for a Special Use permit shall be in the format stipulated by the City. There shall be a comprehensive statement included with each application stating in detail, the reason for the request, the purpose and the use of the property, all improvements to be made and a site plan that includes the following:

1. Location of existing and proposed structures including the dimensions of setbacks;
2. Existing and proposed vehicular circulation systems, including parking areas, storage areas, service areas, loading areas and major points of access, including street pavement width and right-of-ways;
3. Location and treatment of open spaces including landscaping plan and schedule;
4. Lighting and Appropriate Signage;
5. A drainage plan, site plan, landscaping plan and grading plan shall be required for all special use developments.

##### **C. Notification Public Hearing and Notice Procedure for Special Use Permit**

Follow rules listed in 4-18-9 and 4-18-10 for notification and posting.

## ARTICLE 6 STANDARDS FOR DEVELOPMENT

- 4-6-1 GENERAL STANDARDS FOR DEVELOPMENT
- 4-6-2 ZONING STANDARDS
- 4-6-3 RESIDENTIAL ZONES, EXCEPTIONS AND PROVISIONS
- 4-6-4 COMMERCIAL AND LIGHT INDUSTRY, EXCEPTIONS AND PROVISIONS
- 4-6-5 MOBILE HOME SUBDIVISIONS AND PARKS, PROVISIONS AND EXCEPTIONS
- 4-6-6 DEVELOPMENT IN FLOOD PLAIN AREAS
- 4-6-7 HEIGHT EXCEPTIONS
- 4-6-8 LANDSCAPING AND EROSION CONTROL
- 4-6-9 GRADING, DRAINAGE AND SITE PLANS

### 4-6-1 GENERAL STANDARDS FOR DEVELOPMENT

#### A. Purpose

All structures, buildings, lots and tracts that fall within the City boundaries shall be developed as described in this Article and any related Article of this Code. All the development standards within this Code shall apply to any tract, lot or parcel independent of any other tracts, lots or parcels.

### 4-6-2 ZONING STANDARD

#### A. Standard Setbacks

Zone Type	Minimum Front Offset	Minimum Rear Offset	Minimum Side Offset
R-1 *	<u>20</u> -feet	<u>10</u> -feet	<u>5</u> -feet
R-2 *	<u>20</u> -feet	<u>10</u> -feet	0 to 5-feet
MH-1	<u>20</u> -feet	<u>10</u> -feet	10-feet
MH-2	See Manufactured Home Standards		
C-1	<u>20</u> -feet	<u>10</u> -feet	0 to 5-feet
C-2	<u>20</u> -feet	<u>15</u> -feet	0 to 5-feet
C-3	<u>20</u> -feet	<u>15</u> -feet	0 to 5-feet
* I-1/I-2 & I3	Requires Planning & Zoning Approval		

\* For infill lots in existing neighborhoods, the setback should be equal to or more than the houses on that block.

5. A minimum setback of seven and one-half feet (7' 6") for a two or three story building shall be enforced.
6. The minimum setback distance shall be maintained for both front yards of a corner lot. A lesser setback for one front yard of a triple frontage lot shall be considered for a variance by the Commission.
7. Any new dwellings may be erected as close to the front property line as the average distance established by existing dwellings on that side of the block, assuming the lots on that side are fifty (50) percent or more developed.

**B. Front Yard Parking**

1. Front yard parking is permitted, provided the area shall occupy not more than one-third (1/3) of any open area between the front property line and the front of the dwelling.
2. Homes located on a cul-de-sac may reserve two-thirds (2/3) of a front yard for parking.
3. Where lots are less than fifty (50) feet in width, a twenty (20) foot wide parking area is permitted.
4. Any parking area within an R-2 Zone shall not cover more than three fourths (3/4) of the front yard.

**C. Minimum Distance Between Structures**

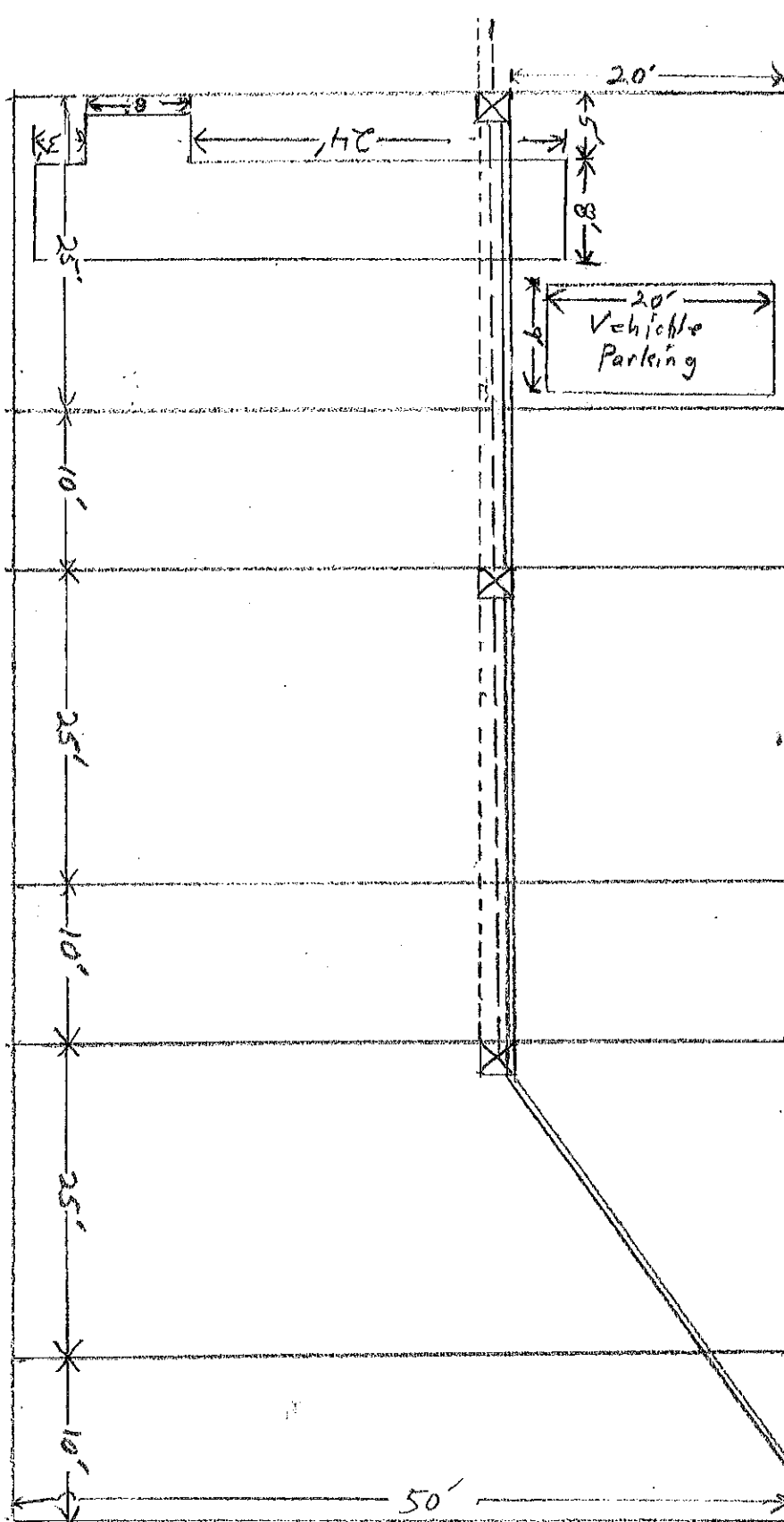
There shall be no less than ten (10) feet between structures or buildings located on the same tract, lot or parcel or three (3) feet, if covered on side adjacent to another structure by a 2-hour fire rated material.

**D. Easement Encroachments**

There shall be no temporary or permanent structures placed on any easement without written approval by the Commission.

**4-6-4 COMMERCIAL (C-1, C-2 & C-3) AND INDUSTRIAL (I-1/I-2 AND I-3) ZONES - EXCEPTIONS AND PROVISIONS**

- A.** All development in any commercial or light industrial zone shall comply with the following provisions:
1. A minimum setback of seven and one-half feet (7'-6") for any building of thirty (30) feet or more in height.



- == — Sewer Pipe
- - - - - Electric Line
- - - - - Water Line
- ⊗ — Utilities Hook-up

35' Limitation - R.V.

Sewer  
CONNECTION

# Parking Lot

