



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, September 26, 2024 4:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Public Comment: The Commission will take public comments in written form via email through 2:45 PM on Thursday September 26, 2024 to info@riocommunities.net. These comments will be distributed to all Commissioners for review. ***If you wish to speak during the public comment session in person:*** The Commission will allow each member of the public three (3) minutes to address the Commission. Both the public and Planning & Zoning Commission will follow rules of decorum. Give your name and where you live. The public will direct comments to the Commission. Comment(s) will not be disruptive or derogatory.

The Commission will not take action or engage in discussion regarding the comments made or received, but when appropriate the matters raised may be referred to staff or others for further review. Both the public and Commission will follow rules of decorum. Derogatory Comments or matters under litigation will not be allowed and any person or persons addressing the Commission are liable for their own statements, not the Commission. Statements are limited to a maximum of 3 minutes duration. Please give your name and where you live for the record.

Public Forum

- **Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum for the Consideration of Billy Baca application for Special Use Permit for a RV Site Legal description UPC 100902842306000000 Subd: LAND OF FRANK SEMINARA Tract: A1 0.69 ACRE 1987 SPLIT/2009 REV (RAINBOW CAR WASH) 4 MANZANO EXPY Rio Communities NM, 87002, UPC 100902843506000000 Legal Description Subd: LAND OF FRANK SEMINARA Tract: A2 .87 AC MAP 102 2009 REV/1987 SPLIT D-5-16B**
- **Motion and roll call vote to go back into Planning and Zoning Meeting session**

Actions Items

1. **Discussion, Consideration, and Decision – Billy Baca application for Special Use Permit for a RV Site**
2. **Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Billy Bacas Special Use Permit**

General Commission Discussion/Future Agenda Items

Adjourn

Please join us from the comfort and safety of your own home by entering the following link @ <https://www.facebook.com/riocommunities>

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

Instructions

This application form is required to initiate a review by the City Planning and Zoning Commission at a regular business meeting for recommendation to the City Council granting a Special Use Permit. This form must be completed and submitted with the required administrative fee to the Municipal Clerk.

Applicant Information

Applicant Name: Billy Baca
 Mailing Address: 4800 Friendly Ct NW ABQ NM 87120
 Phone Number: 505-507-8038, 505-975-2156

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):

UPC 10090284350000000000 UPC 100902823060000000
4 Manzana Exp Way
RV Park

Current zoning of the property: C2

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: Billy Baca Date: 9/17/2024

Application Received By: [Signature] Date: 9/17/2024

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.

Confirmation Number: 13146208**New Mexico**City of Rio
Communities**Transaction Details**

General

133900-Licenses & Permits-Business

COURTS

NA**Credit Card Payment Address Information**

Order Number	13146208
Customer Name	Billy Baca
Email Address	
Address	4800 Friendly Ct NW Albuquerque, NM 87031
Phone Number	(505) 975-2156
Credit Card Number	429824XXXXXX6439
Credit Card Type	Visa
Expiration Date	0628
Operator Name	
Transaction Time	8/20/2024 12:49:26 PM
Authorization Code	692940
Convenience Fee Authorization Code	
Transaction ID	36bf3cb61c913a459cfe995484aa31dc
Purchase Type	sale
Agency Total	250.00
Convenience Fee	\$7.50
Total Amount Charged to Card	257.50

ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.

For questions about this payment, please call (866) 480-8552.

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**

June 14, 2024

Rio Communities Planning Commission

360 Rio Communities Blvd

Rio Communities, NM 87002

Members of the County Planning Commission:

Billy Baca, requests your review and approval for a Special Use Permit for an Overnight Campground located at 4 and 103 Manzano Express Way 87002. These lots are currently zoned C-2.

Our intent is to submit a new Special Use Permit to allow for overnight camping use to better accommodate the population of travelers through the county and state. The land will be used to specifically store and home recreational vehicles for periods of time. The SUP will allow for better use of the area, right now Rio Communities citizens have used it as a dump site and place for homeless to gather.

There will be one gated point of ingress and egress on the property. This entry and exit point will allow for circulation of traffic with enough room for the size of a truck and recreational vehicle. This property will feature dry camp sites, fully hook up camp sites, tiny home dwellers, and RV storage. Each spot will hold enough space for the recreation vehicle and accompanied vehicle. Additionally, there will be a dumpster to dispose of trash in order to keep the property clean.

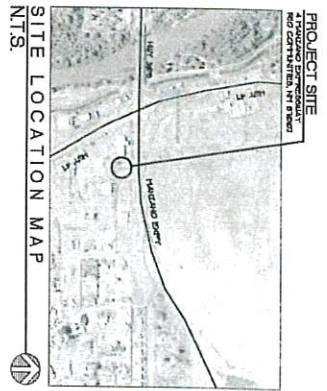
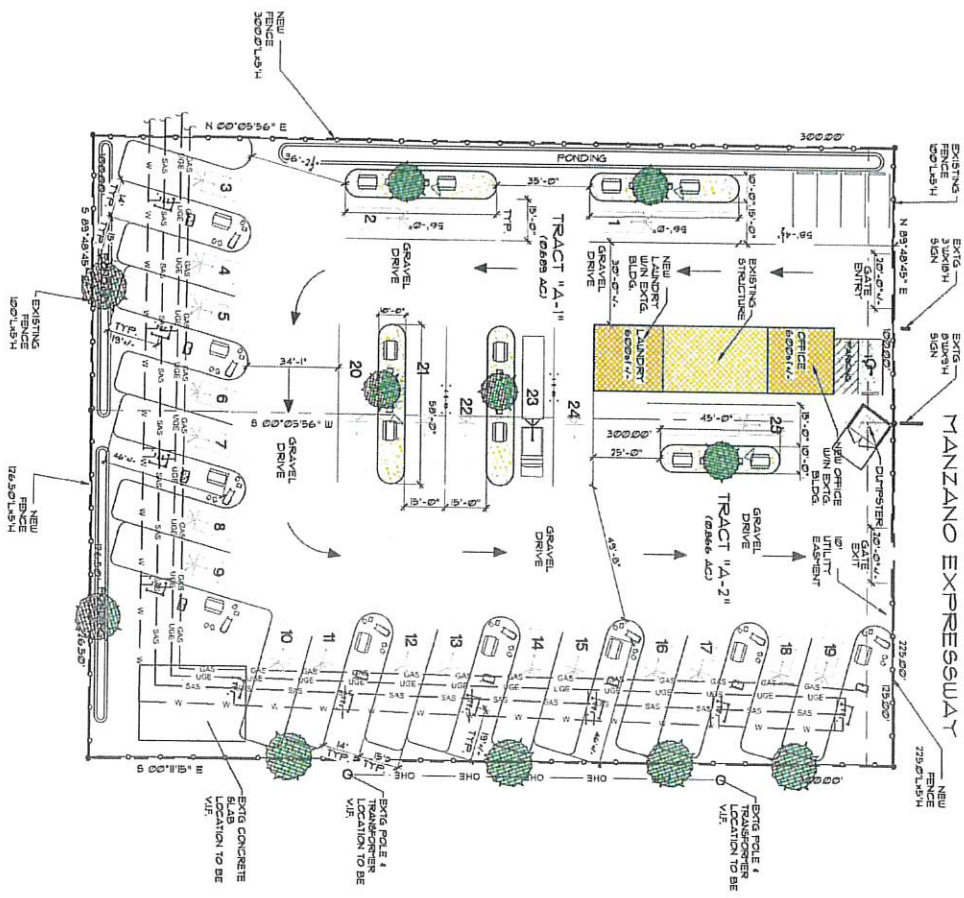
The proposed Special Use Permit will allow the site to be developed in phases according to the approved Site Development Plan. The request will be a benefit to the community and will follow the goals, objectives, and visions that the Rio Communities County looks to follow. The approval of this request will allow the development of the properties on Manzano Express Way and will contribute to the economic success of the Rio Communities County. Thank you for your consideration regarding this matter.

Sincerely,



Billy Baca

Permit Applicant



**RIO COMMUNITIES RV PARK
RIO COMMUNITES, NM
PRELIMINARY SITE PLAN
07/23/24**

UPC # 1009028423060000000
1009028435060000000

TYPICAL RV SPACE IMPROVEMENTS

- WATER
- 220
- PICNIC TABLE
- BBO

JOHN KIRKPATRICK
ARCHITECT
P.O. BOX 1743
LOS LUNAS, NEW MEXICO



ALL OF LANDS OF

MIKARA

in County, New Mexico, being an unnumbered
type of the Middle Rio Grande Conservancy
and within Section 21, Township 5 North,
31 Meridian and more particularly described

of tract herein described, said point
of the Middle Rio Grande Conservancy
5 of the Enchanted Mesa Unit 1, a subdivision
County (L-2), Valenciana County, New Mexico

.00 feet to the southeast corner of this

50 feet to the southeast corner of this

100 feet to the southeast corner of this
rights-of-way of the Middle Rio Grande
00 feet along said right-of-way
act and point of a winning.

lands and is subject to easements as
shown on the plan hereto.

COUNTY NEW MEXICO

NE 1/4 = 100 FT x

ON SEPTEMBER 17, 1985

Enchanted Mesa Survey, that the pint shown
section shown on the plan hereto by me or my
I consent to the same out of my knowledge, and

Enrique J. Yarb
ENRIQUE ALBERTO JR.
MEXICO REGISTERED LAND SURVEYOR NO. 7915

OWNER

STATE OF NEW MEXICO)
COUNTY OF VALANCIA)
SS.

This instrument was filed for record on

UNLESS OTHERWISE INDICATED:

All corners were set with 1/2 inch
rubber and red plastic cap with

APPROVED
VALANCIA COUNTY COMMISSION
NOV 12 1985
Enrique J. Yarb
Chairman

MANZANO EXPRESSWAY



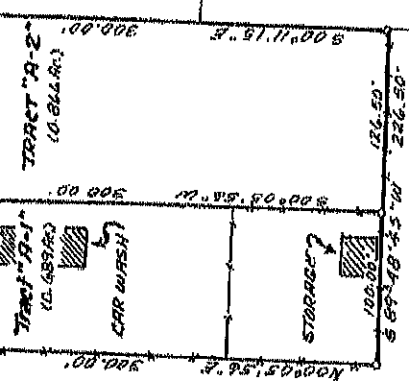
N.M. STATE HWY. NO. 6

LANDS OF RUBEN SAIZ

SCALE 1" = 100'

P.O.B.
N.M. COR. 1ST 5 OF
ENCHANTED MESA

ENCHANTED MESA UNIT ONE
LOT 5
LOT 4
LOT 3



Confirmation Number: 13146208

New Mexico

City of Rio
Communities



Transaction Details

General

133900-Licenses & Permits-Business

COURTS

NA

Credit Card Payment Address Information

Order Number **13146208**
Customer Name **Billy Baca**
Email Address
Address **4800 Friendly Ct NW
Albuquerque, NM 87031**
Phone Number **(505) 975-2156**
Credit Card
Number **429824XXXXXX6439**
Credit Card Type **Visa**
Expiration Date **0628**
Operator Name
Transaction Time **8/20/2024 12:49:26 PM**
Authorization
Code **692940**
Convenience Fee
Authorization
Code
Transaction ID **36bf3cb61c913a459cfe995484aa31dc**
Purchase Type **sale**
Agency Total **250.00**
Convenience Fee **\$7.50**
Total Amount **257.50**
Charged to Card

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