



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, August 17, 2023 4:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

1. Minutes for the Business Meeting (8/03/2023)

Actions Items

2. Discussion, Consideration, and Decision – Recommendation for applicant Tasa Stromei requesting 05 N. Navajo Ave. to be rezoned from planned development to commercial 2

Public Comment: The Commission will take public comments in written form via email through 2:45 PM on Thursday August 17, 2023 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.

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>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, August 03, 2023 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Vice Chairman Adair called the meeting to order at 4:00 pm

Pledge of Allegiance

- Vice Chairman Adair led the Pledge of allegiance.

Roll Call

- PRESENT: Vice Chairman Scott Adair, Secretary Melodie Good, Commissioner Chad Good
- ABSENT: Commissioner Adelina Benavidez
 - Present: Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon

Approval of Agenda

- Motion made by Commissioner Good to approve the agenda as presented. Seconded by Secretary Good. With a unanimous vote the agenda was approved as written.

Approval of Minutes for the Business Meeting (07/06/23)

- Motion made by Secretary Good, Seconded by Commissioner Good. With a unanimous vote the minutes for Business Meeting 07/06/2023 were approved as written.

Discussion – Comprehensive Plan

- Commission discussed comprehensive plan section 5-4-13
- 13.01-13.04 no changes.
- 13.05 take out 1 and 2.
- 13.06 take out holding a yearly beautification contest and add exploring State or Federal tax incentives.
- 13.07 add illegal.
- 13.08 -13.10 no changes.
- 13.11 take out UNM.
- 13.12-13.14 no changes.
- Article 5 commission discussed that staff would have to update this when data becomes available.
- Article 6 leave it and move forward.
- 5-6-4 leave alone.
- 5-6-5 land use will be changing to BM (business manufacturing). Take information from the new zoning code ordinance and add it to this.
- Commission agreed to remove industrial land use. On section C.
- Commission discussed working with the County in negotiation to get a park.
- 5-6-6 Infrastructure no changes.
- 5-6-7 Municipal property and buildings.
- B. update the churches.
- 6-6-10 water no changes.

- 5-6-11 add a new column.
- 5-6-12 Climate Change.
- 5-6-13 no changes.
- 5-6-14 no changes.
- Clerk Adair explained that the commission needed to present this to the City Manager.

Public Comment:

- No public comment.

General Commission Discussion/Future Agenda Items

- Secretary Good asked what we can do to enforce our zoning law.
- Commissioner Good said if it is a violation, they can take them to court.
- Clerk Adair said there are a few things that they can't enforce like covenant violations.
- Clerk Adair said we need to nominate a new Chairman.
- Secretary Good asked can we wait until we get more members and have a full board before we make a nomination and began a discussion.
- The Commission agreed to wait until they have more members to nominate a president.

Adjourn

- Motion made by Secretary Good, Seconded by Vice Chairman Adair. With a unanimous vote the meeting was adjourned at 4:55pm.

Respectfully submitted,

 Elizabeth F. Adair, Municipal Clerk
 (Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

 Vacant, Chairman

 Scott Adair, Vice Chairman

 Melodie Good, Secretary

 Adelina (Lina) Benavidez, Commissioner

 Chad Good, Commissioner



City of Rio Communities
300 Rio Communities Blvd,
Rio Communities, NM 87102
www.riocommunities.net
(505) 871-2893

Application Fee (\$250) Paid

Property Owner Name:		Tasa Stromei	
Address:	Street:	City:	State:
Name of Applicant:		Tasa Stromei	
Phone:	505-280-5618	Email:	tasastromei@aol.com
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).			
Agent Phone:		Agent Email:	
Legal Description of Property: Add attachment if needed			
Subdivision:	UPC #: 101002647327	Lot #:	Block #:
Address/Legal Description: Attach document if needed.		Existing plat map #'s:	
Explain how the intended use of the property will correspond with the proposed zoning. (Attach additional documents if needed.) See Attached			
Present Zoning:	Planned Development	Requested Zoning Change:	C2

Accompanying this application are the original and appropriate number of copies for the proposed rezoning. I have examined and am familiar with the regulations governing the rezoning of property, per Chapter 6, adopted by the City of Rio Communities. I understand the City of Rio Communities will not assume liability for lack of understanding on my part or incorrect information submitted. The application for rezoning requires a public hearing and a fee. All final zoning approvals must be filed with the Valencia County Clerks and City of Rio Communities offices.

For Staff Use Only:			
Date of Public Hearing:			

Tasa Stromei
Printed Name:

Tasa Stromei
Signed Name:

5-3-23
Date:



Show search results for STROM...

Parcel Information:1010026473270000000

UPC	1010026473270000000
Account Number	R166646
Legal Description	S: 27 T: 5N R: 2 E A PARCEL OF LAND SITUATED WITHIN THE EXTERIOR BOUNDARIES OF THE TOME GRAN
Situs (Physical Address)	
Owner	STROMEI TASA
Owner Number	114814
OwnerAddress	110 W VALENTIN RD BELEN, NM 87002
In Care Of	
Business Name	
Tract/Lot/Parcel	A PARCEL OF LAND SITUATED WITHIN THE EXTERIOR BOUNDARIES OF THE TOME GRANT
Subdivision	
Block	0
Unit	
Tax Area	RC01_NR
LANDACT	5,001
IMPACT	12,765
LANDASD	1,667
IMPASD	4,255
TOTASD	5,922
TOTEXMT	0
NETASD	5,922
Notes	
Rev Year	
Plat Book	
Plat Number	
Document Number	
Approx. Area (Sq. Ft.)	43,559.88
Approx. Area (acres)	1 acres
MapNumber (for assessor's office)	D 5 27

[Zoom to](#)



-106.713203 34.629912 Degree

May 2, 2023

To Whom it May Concern,

I am respectfully asking for a zoning change to a property I own within the City of Rio Communities boundaries. The property is currently zoned (RR) which is Rural Residential. This property is located at 05 S. Navajo Avenue is one acer of land and has one building on the property. The legal description of the property is as follows.

A certain track of land situated within the exterior boundaries of the Tome Grant, Valencia County, New Mexico, which is more particularly described by meters and bounds as follows:

Beginning for a Tie at a 2" Rebar at the intersection of the Easterly Right-of-way Lone of New Mexico State Road Number 6 and the Southerly Right-of-way Line of Navajo Avenue as shown and designated on the plat entitled "RIO GRANDE ESTATES, unit V, Block 1377 to Block 1420, Inclusive, and Block 1425, Valencia County, New Mexico, March-1963", filed in the office of the County Clerk of Valencia County, New Mexico on May 11, 1964.

I am requesting a change of zoning on this property to Commercial 2 (C2). The request to change the zoning of this property is to develop a cannabis manufacturing company in the building located on the property. Currently, I am in the early stages of applying with New Mexico Regulation and Licensing Department (NMRLD) for licensing to operate this business. If established, this business will operate according to all the State and local laws. The business will also follow all rules that regulate this type of operation through NMRLD. The company could be beneficial to the City of Rio Communities by providing revenue through taxation at a rate of 6.25%. Please consider a zone change of this property from Rural Residential to a Commercial 2 so this business can operate successfully in the City to Rio Communities.

Thank you,



Tasa Stromei
Property Owner



City of Rio Communities
300 Rio Communities Blvd.
Rio Communities, NM 87012
www.riocommunities.gov
(505) 881-2800

REZONING REQUIREMENTS CHECKLIST

The rezoning approval process will begin once the necessary documents and fees, listed below, are submitted with the application and have been reviewed by city staff.

Application Checklist

- Letter Requesting Rezoning
- Completed Application
- Application Fee in the Amount of \$250.00
- Planned land use design, including buffer zone for industrial use area of property, proposed public roads, and all proposed and existing NMDOT access points
- All Industrial Zoning request(s) should include proposed heavy industrial use areas, as well as proposed office building locations.

RECEIVED

MAY 03 2023

City of Rio Communities

Lalena Aragon
Deputy Clerk

The final decision of approval, conditional approval, or denial of the rezoning is determined by the majority vote of the City of Rio Communities City Council.

APPLICATION FOR REZONING OF PROPERTY



City of Rio Communities
360 Rio Communities Blvd.
Rio Communities, NM 87002
(505) 861-6803
www.riocommunities.net

PROCESS OF THE REZONING OF PROPERTY

1. For information regarding the rezoning of property, City of Rio Communities staff can be contacted through City Hall located at 360 Rio Communities Blvd., Rio Communities, NM 87002, by phone number (505) 861-6803, or email address admin@riocommunities.net. Staff would be happy to discuss policies and procedures for the submission of the rezoning application process.
2. All documents requested on this form are required and must be presented before the application will be processed.
3. Upon the completion of the rezoning application, a planning session before the Planning and Zoning Commission may be held to review the application for compliance with the ordinances of the City of Rio Communities. The applicant or designee may be required to make a presentation regarding the rezoning request.
4. When city staff finds the application acceptable, a public hearing will be scheduled to be held during a regular Planning and Zoning Commission meeting. The hearing is subject 4-18-10 Municipal Code to a 15-day notification period to the public and assessed filing fees. Properties within 100 feet of the proposed rezoning area will be notified by certified mail, 15 days before the public hearing.
5. Upon receipt of the recommendation(s) from Planning and Zoning Commission, the request shall then be submitted to the City Council for acceptance of the rezoning request and authorizing staff to publish such request. Certified letters will be sent to properties within 100 feet of proposed rezoning area informing owners of a hearing, where the request will be presented and decided upon by the City of Rio Communities City Council members. If adopted, an effective date will be set to allow any contractual documents to be signed and proper filing will occur.

TASA A STROMEI
110 VALENTIN RD.
BELEN, NM 87002-7536

95-231/1070

126

Date 5-3-23



usbank

PAY TO THE ORDER OF City of Rio Communities = \$ 250.00 Dollars
two hundred fifty and no/100

Heat Sensitive Ink

Memo

Change

Zone fee

Tasa Strome

INK DETAILS ON BACK

MP