



CITY OF RIO COMMUNITIES

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

March 03, 2025

RE: Zoning Verification for UPC 1009028306055000000
2350 Highway 47
Rio Communities, NM 87002

To Whom It May Concern:

The City of Rio Communities Planning and Zoning Department has received a request to provide a zoning verification on a property located at 2350 Highway 47, Rio Communities, NM 87002.

Legal Description:

According to the Official Zoning Map adopted February 27, 2023 the subject property is zoned C-3 COMMUNITY COMMERCIAL RETAIL. According to Ordinance 2023-92 Chapter 4 Zoning Code Article 4-3-8.

Please feel free to contact the City of Rio Communities Planning and Zoning office or the City Manager at (505) 861-6803 if you have any questions or require additional information regarding this matter.

Respectfully,

Melodie Good, Chair
Planning and Zoning Commission

2. All C-3 Permitted Use businesses shall comply with all federal, state and local regulatory agencies and their policies and shall be approved by the Fire Department. All permitted uses listed under C-1 & C-2 zones, except nursery or childcare facility are Permitted Uses under C-3.

3. Permitted C-3 businesses are:

All Permitted Uses in Zone C-1 & C-2 are also Permitted Use in Zone C-3

1. Apartments
2. Auditoriums
3. Auto & Camper Sales, Service and Repair
4. Automotive Equipment and Rental
5. Automobile Body & Repair Shop (Not permitted within one hundred (100) feet of any residential zone)
6. Bus or Motor Freight Terminals (Only when located on an arterial street or highway as designated on the City Street Plan)
7. Construction or Contractors Yard (Yard shall be maintained in a neat and orderly fashion and enclosed by a fence at least six (6) feet in height except that the height shall be limited to three (3) feet above the street-curb within twenty-five (25) feet of a street intersection)
8. Drive-in Theater
9. Dry Cleaning & Steam Cleaning Facility
10. Farm & Ranch Products & Supplies
11. Firewood sales (more than 5 cords on site)
12. Heavy Equipment Repair & Service
13. Insulation Shop
14. Kennel (Commercial)
15. Landscaping Material Sales
16. Plumbing and Heating Shop
17. Roofing and Sheet Metal Shops
18. Smoke Shop
19. Taxicab Transportation
20. Welding: Welding shall be permitted in the C-3 zone. Welding uses shall be approved by the Fire Department and shall be in accord with any other provisions of the Municipal Code.

D. C-3 Conditional Use

C-3 conditional use requires a public hearing and approval of the City Council after a recommendation by the Planning and Zoning Commission. Follow instructions in 4-18-9 and 4-18-10 for rules on posting and notification for either Planning and Zoning or City Council hearings. See Article 4-7-2 for specific conditions and provisions related to Conditional Use. Examples of Conditional Use are: