

NOTICE OF HEARING CITY OF RIO RANCHO PLANNING AND ZONING BOARD CASE NO. 14-230-00004 Vacation of Plat 14-280-00002 Subdivision Variance **14-100-00003 Zone Map Amendment**

NOTICE TO PROPERTY OWNERS WITHIN 300 FEET OF PROPOSED ACTION June 20, 2014

Dear Property Owner:

The purpose of this letter is to notify you that Sandoval County requests approval of a Vacation of Plat (14-230-00004) for the Sandoval County Landfill. The plat vacates five sections of right-of-way being all of Ouray Court NE and Shawnee Court NE, as well as portions of Neosho Loop NE, Ozark Drive NE, and Kafka Road NE. The vacated right-of-way will be combined with 103 lots and 3 tracts of land into a single large Tract A-1-A totaling 178.2667 acres. All of the property is owned by Sandoval County and this action helps clean up the property lines within the landfill area.

In addition, the applicant is requesting a Subdivision Variance (14-280-00002) to waive the requirement of adding a vehicular turnaround where a dead end is created by the partial vacation of Kafka Road NE. The variance is requested because an existing fence and Public Service Company of New Mexico easement inhibit the creation of the turnaround. The turnaround is not necessary for access to any lots.

Finally, a zone map amendment (14-100-00003) is applied for to change the zoning of the affected lots from R-1 to Special Use for Sanitary Landfill, which matches the existing zoning and use of the rest of the property. Discussion of this final item will occur at the Planning & Zoning Board meeting, but a second, final hearing will need to be approved by the Governing Body, and a second notice will be sent for that hearing.

You are being notified in the manner provided because you own property within 300 feet of the lots these actions are requested for.

The Planning and Zoning Board will hear these requests on Tuesday, July 8, 2014, commencing at 6:00 pm, in the Council Chambers of City Hall, located at 3200 Civic Center Circle NE Rio Rancho, NM 87144.

If you would like to comment on this application, you are encouraged to attend the hearing. Comments may also be made in writing and will be presented on your behalf at the hearing. Please do not hesitate to contact the Development Services Department at (505) 891-5005 if you have any questions or would like to view materials concerning this application.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing, please contact the City Clerk at (505) 891-5004 as soon as possible. The City Clerk can also provide public documents including the agenda and minutes in various accessible formats.

Sincerely,

Michael J. Vos. Planner I

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