



The City of Rio Rancho

Development Services
Planning Division

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

October 14, 2016

RE: Variance/16-110-00012
371 Alda Road SE/ Cedar Hills-Unit 4 (CEDH4), Block 4, Lot 7

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Nicholas Benjamin, has submitted an application requesting Variances for the property located at 371 Alda Road SE. A map is on the back of this letter illustrating the location of the subject site.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, November 8, 2016** at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**.

Project Description:

The City of Rio Rancho Code R.O. 2003 Section 154.05 (B)(1)(b) and (d) require an attached or detached garage and garage replacements for any garage conversions. Section 154.22 (A)(1)(c) for off-street parking requires enclosed garage parking spaces for residential homes.

The applicant is requesting variances from the requirements to have an attached/detached garage and the off-street parking requirements. This request is to allow for an existing garage conversion. Requests for variances require a public hearing and approval by the Planning and Zoning Board.

If you would like to comment on this application, you are encouraged to attend the public hearings. Comments also can be made in writing and will be presented to the Planning and Zoning Board if you cannot attend the hearing. Please do not hesitate to contact me at 505-896-8781 or e-mail me at arincon@rrnm.gov if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

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 or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Amy Rincon
Municipal Planner II

CEDH 4, BLOCK 4, LOT 7 (371 ALDA ROAD)



Map Created by Amy Rincon - October 2016

Legend

 CEDH 4, Block 4, Lot 7 (371 Alda Road)