



TOWN OF BERNALILLO

"The City of Coronado"

PLANNING
&
ZONING
DEPARTMENT

**Planning and Zoning
Director**

Janet Cunningham-
Stephens

Building Inspector

Joseph Benney

Administrative Assistant

Alana Lovato

PLANNING
&
ZONING
COMMISSION

Juanita Duran
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Joseph Rinaldi
Vice-Chair

Mary Rose Abousleman

Sandra Candelario

James Hooper

Raul Montano

Lynn Steiger

Planning and Zoning Commission AGENDA

Regular Meeting
Tuesday, January 5, 2016
6:30 p.m.

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - December 8 , 2015
5. **SWEARING IN OF WITNESSES**
6. **PUBLIC HEARING**
 - a) **CUP 16-001 Conditional Use Permit: Applicant - Alma Armenta.**
Request for approval of a Conditional Use Permit for an Eating and Drinking Establishment at 118 W. Calle Montoya: Legal description - Gardenspot Addition, Block 10, Lot B, Section 32, Township 13 North, Range 4 East, New Mexico Principal Meridian (NMPM), Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 Retail Commercial Zone.
 - b) **CUP 16-002 Conditional Use Permit: Applicant - Bosque Brewing.**
Request for approval of a Conditional Use Permit for an Eating and Drinking Establishment (microbrewery) at 834 W. Highway 550, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 Retail Commercial Zone.
 - c) **CUP 16-003 Conditional Use Permit: Applicant - Vernon's Open Door.**
Request for approval of a Conditional Use Permit for an Eating and Drinking Establishment (with proposed full service liquor) at 834 W. Highway 550, Building B, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 Retail Commercial Zone.

d) **VAR 16-001 Variance: Applicant - Aloha RV, represented by SignArt of New Mexico (Agent).**

Request for approval of a Variance to the square footage of signage allowed within the C-1 Retail Commercial Zone, located at 350 East I-25 Frontage Road with a Legal Description of Lots 1A-1-A, 1A-2-A, 2A-1-A, 2A-2-A, Tonque Business Park, Town of Bernalillo, Sandoval County, New Mexico, containing 4.720 acres.

e) **SumP 16-001 Summary Plat: Applicant - Santa Fe Civic Housing Authority on behalf of the Town of Bernalillo, represented by Anchor Engineering LLC (Agent).**

Request for approval of a Summary Plat, consolidating two existing tracts into one tract (designated as Village in the Bosque), vacating existing utility easements that are no longer in use, and reflecting all utility and access easements currently in use, and having a legal description as follows: Formerly Tracts 1 and 2, situate within projected Section 31, Township 13 North, Range 4 East, New Mexico Principal Meridian, and Section 6, Township 4 East, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing 12.0229 acres.

f) **SumP 16-002 Summary Plat: Applicant - Norm Lazar, represented by Harris Surveying Inc. (Agent).**

Request for approval of a Summary Plat, for the purpose of re-aligning the lot line between Tracts 2 and 3 and granting easements, situate within the Valle Grande Center, Sections 29, 31 and 32, Township 13 North, Range 4 East, New Mexico Principal Meridian (NMPM), Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial).

7. COMMISSION BUSINESS

1. Department Updates:

- The Planning and Zoning Department is continuing zoning enforcement activities in response to requests for assistance. The protocol includes taking the complaint (over the telephone and/or in person), field verification of the complaint, documentation of the situation, and determination of a plan of action (up to and including court if the property owner fails to respond to zoning enforcement notices). Three cases were heard in municipal court on December 16th.

2. Project/Work Update:

- Staff has prepared a small farm animal survey that has been put on "Survey Monkey" on-line. Responses are coming in and will be used in determining how to or whether to proceed with drafting an Ordinance to allow limited urban livestock. The survey will also be mentioned in the January town newsletter to encourage participation. (See attached copy)

3. General Discussion:

- **2016 SCHEDULE** - See attached **REVISED SCHEDULE**.

4. Home-based Business Report:
December -
 - Leonard Lopez, Abrazos Family Support Services, 412 Camino Don Tomas, zoning C-R, non-profit services to developmentally disabled individuals.

5. Next Meeting: Regular Meeting - **February 2, 2016**

8. ADJOURNMENT