



PLANNING  
&  
ZONING  
DEPARTMENT

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TOWN OF BERNALILLO  
*"The City of Coronado"*

**Planning and Zoning  
Director**

Janet Cunningham-  
Stephens

**Building Official**

Joseph Benney

**Code Compliance  
Officer**

Jerry Lujan

**Administrative  
Assistant/GIS Tech**

Alana Lovato

**Planning and Zoning Commission  
AGENDA**

**Regular Meeting  
Tuesday, April 11, 2017  
6:30 p.m.**

PLANNING  
&  
ZONING  
COMMISSION

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Juanita Duran  
Chairperson

Joseph Moreno  
Vice-Chair

Mary Rose Abousleman

Sandra Candelario

Joyce Cordova

James Hooper

Raul Montano

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - March 7, 2017
5. SWEARING IN OF WITNESSES
6. PUBLIC HEARING
  - a) CUP 17-007 Conditional Use Permit: Applicant - Manufacturing Technologies Inc. (MTI).  
Request for approval of a Conditional Use Permit for the purpose of operating a precision machining and manufacturing business, to be located at 1421 S. Camino del Pueblo, Town of Bernalillo, Sandoval County, New Mexico, zoned M-1 (Light Industrial) and situated on a parcel of approximately two (2) acres.
  - b) CUP 17-008 Conditional Use Permit: Applicant - South Western Hydraulics Inc.  
Request for approval of a Conditional Use Permit for the purpose of providing mobile and on-site hydraulic component repair services, to be located at 321 South Hill Road, Town of Bernalillo, Sandoval County, New Mexico, zoned M-1 (Light Industrial) and situated on a parcel of approximately seven (7) acres.

**c) CUP 17-009 Conditional Use Permit: Applicant - Automotive Repair and Consulting, LLC dba ARC Automotive, represented by Oscar and Noe Cano.**

Request for approval of a Conditional Use Permit for the purpose of operating an automotive repair facility, to be located at 1409 S. Camino del Pueblo (formerly addressed as 1410 Southern Ct.), and having the following Legal Description: Southern Addition, Block 9, Lot 2A, Section 6, Township 12 North, Range 4E, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, zoned C-R (Commercial Residential) and situated on a parcel of approximately 0.225 acres.

**d) VAR 17-003 Variance: Applicant - Tom Faurot.**

Request for approval of a Variance to the Rear Yard Setback Requirement in the R-1 (Single-Family Residential) Zone, to construct a gas fireplace approximately 5 feet from the perimeter wall/property line, located at 1006 Prairie Zinnia Drive, and having a legal description as follows: The Orchards 3, Lot 330, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.143 acres.

**e) VAR 17-004 Variance: Applicant - Professional Contracting Builders, LLC).**

Request for approval of a Variance to the allowed size of the business sign (40 square feet) for increased visibility, consistency with existing signs along US 550, and dimensional sizing based on the parapet space, located at 501 W. US 550, having the legal description: Lot B, Regent Pharmacy Addition, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial) and situated on approximately 0.608 acres.

**f) ZMA 17-002 Zone Map Amendment: Applicant - William Carpenter, represented by Consensus Planning, Inc.**

Request for a recommendation of approval from the Planning and Zoning Commission for an Amendment to the Existing Piedra Lisa Master Development Plan to change the development to less intense housing (21 single-family lots from 32 townhome lots), legally described as: Tract B and Lots 1 through 32, Piedras Lisa Subdivision, Town of Bernalillo, Sandoval County, New Mexico, zoned S-U Special Use and containing approximately 4.6 acres.

## **7. COMMISSION BUSINESS**

### **a. Department Updates:**

- A Planning and Zoning Commissioner Training Workshop is being offered by the Mid-Region Council of Governments on April 28<sup>th</sup> at the MRCOG office in Albuquerque. If any commissioners are interested in attending, an RSVP needs to be called in to the COG at (505) 247-1750.

- b. Project/Work Update:
- Alana Lovato, GIS Tech, has been meeting with state and county GIS staff to coordinate data and GIS software versions. She will also be attending further GIS training beginning in May.
  - Jerry Lujan, Code Compliance Officer, will be attending the New Mexico League of Zoning Officials (NMLZO) Semi-Annual Meeting/Workshop scheduled for May 3-5<sup>th</sup> in Albuquerque.
- c. General Discussion:
- The Planning and Zoning Department issued nineteen permits for the following: new construction (residential), solar system installations, a swimming pool, a residential addition, a remodel, several reroofs, a portal, garages, a carport, and a barn between February 17, 2017 and March 30, 2017 for total fees of **\$10,480.38**.
  - Code Compliance: March 2017  
The Department is continuing to respond to telephone calls, emails, written complaints, and walk-in complaints about overgrown weeds, trash, and substandard buildings. Each complaint is verified and documented. According to ordinance, housing is substandard if it is lacking proper utility service. Several owners of substandard housing have been cited into court and houses have been boarded up as necessary. Other compliance efforts involve approximately 10 residential properties with overgrown weeds and trash.
- d. Home-based Business Report:  
**March** - None
- e. Next Meeting: Regular Meeting - **May 9, 2017 (2<sup>nd</sup> Tuesday of the Month)**

## 8. ADJOURNMENT