



PLANNING
&
ZONING
DEPARTMENT

**Planning and Zoning
Director**

Janet Cunningham-
Stephens

Building Official

Joseph Benney

**Code Compliance
Officer**

Vacant

**Administrative
Assistant/GIS Tech**

Alana Lovato

TOWN OF BERNALILLO

"The City of Coronado"

**Planning and Zoning Commission
AGENDA**

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

PLANNING
&
ZONING
COMMISSION

Juanita Duran
Chairperson

Joseph Moreno
Vice-Chair

Mary Rose Abousleman

Sandra Candelario

James Hooper

Raul Montano

Joseph Quintana

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. WELCOME TO NEW COMMISSIONER - Joseph Quintana
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - May 9, 2017
6. SWEARING IN OF WITNESSES
7. PUBLIC HEARING
 - a) SumP 17-005 Summary Plat: Applicant - MB Ventures, Ltd., represented by Surv-Tek, Inc. (Agent).
Request for approval of a Summary Plat, platting two (2) unplatted deeded parcels into two (2) new lots (Lots 1 and 2 at Rio North), and granting public and private easements, within Section 30, Township 13 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 5.2756 acres, zoned C-1 (Retail Commercial), located north of US 550, south of Coronado State Park, east of Kuaua Road, and west of the Rio Grande River.

b) CUP 17-013 Conditional Use Permit: Applicant - Service Master of Albuquerque and the West Mesa.

Request for approval of a Conditional Use Permit for the purpose of adding Budget Truck Rentals to site operations, to be located at 850 S. Hill Road, described as Lot 1, Block 5, Sierra Hermosa Unit No. 2, Town of Bernalillo, Sandoval County, New Mexico, and situated on approximately 2.0579 acres.

c) VAR 17-005 Variance: Applicant - Vincent Montoya.

Request for approval of a Variance to the lot area and lot width requirements of the R-1A (Mixed Single-Family Residential) Zone, as it pertains to existing Lots 2, 3, and 4 of the Southern Addition, Block 1, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.230 acres, and located east of S. Oak Street and north of Lucero Road.

d) VAR 17-006 Variance: Applicants - Leroy and Donna Blea.

Request for approval of a Variance to front and side-yard setbacks, and lot area and lot width requirements of the R-2 (Multiple-Family Residential) Zone, for the installation of a non-permanent steel carport at 1025 Sawmill Road, legally described as Section 6, Township 12 North, Range 4 East, the Old Sawmill Addition, Block 1, Tract 33, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.080 acres.

e) VAR 17-007 Variance: Applicant - Robert J. Chavez.

Request for approval of a Variance to rear and side-yard setbacks, and lot area and lot width requirements of the R-1A (Mixed Single-Family Residential) Zone, for the purpose of reroofing a structure known as San Lorenzo's Workshop, at 1161 Calle San Lorenzo, legally described as Section 6, Township 12 North, Range 4 East, the Central Addition, Block 4, Tract 11, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.090 acres.

8. COMMISSION BUSINESS

a. Department Updates:

- Jerry Lujan, former Code Compliance Officer, has transferred to the Public Works Department and is the new Water Supervisor.
- Joseph Benney, Building Official, is out of the office the week of July 3rd-7th. The City of Rio Rancho will perform any necessary inspections during his absence.
- Alana Lovato, Administrative Assistant/GIS Tech, has successfully passed her mid-term exam at CNM (GIS training).

b. Project/Work Update:

- The initial review of the grading and drainage plan for MCT Building #6 has been performed.

Modifications by the design engineer are needed in order to obtain approval from the on-call consultant engineer. Construction cannot occur until the engineering review is complete and all issues have been resolved.

- The Piedra Lisa Appeal case is scheduled to be heard at Town Council on July 10th.
- Dunkin Donuts construction is underway.
- The second residence of the Beehive Homes enclave is almost complete and has an Open House scheduled the first week of July.

c. General Discussion:

- The Planning and Zoning Department issued fourteen (14) permits for the following: new construction (residential/commercial), solar system installations, a remodel, reroofing work, a retaining wall, carports, and a swimming pool between June 1, 2017 and June 30, 2017 for total fees of **\$11,432.92**.
- Code Compliance: **June 2017**
Code compliance staff worked with approximately a dozen property owners to resolve issues including: substandard homes (no water/sewer service), weeds, inoperative vehicle/s, and a neighbor complaint about foul odor.

d. Home-based Business Report:

June -

- Aaron Garcia, Garcia Mechanical LLC, 290 Calle Don Vicente, zoning R-1A, home office for heating and cooling business.

e. Next Meeting: Regular Meeting - **August 8, 2017 (2nd Tuesday of the Month)**

9. ADJOURNMENT