



TOWN OF BERNALILLO

"The City of Coronado"

PLANNING
&
ZONING
DEPARTMENT

**Planning and Zoning
Director**

Janet Cunningham-
Stephens

Building Official

Joseph Benney

Administrative Assistant

Alana Lovato

PLANNING
&
ZONING
COMMISSION

Juanita Duran
Chairperson

Joseph Moreno
Vice-Chair

Mary Rose Abousleman

Sandra Candelario

James Hooper

Raul Montano

Vacant Position

Planning and Zoning Commission AGENDA

Regular Meeting
Wednesday, September 7, 2016
6:30 p.m.

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - August 2, 2016
 - August 17, 2016
5. **SWEARING IN OF WITNESSES**
6. **PUBLIC HEARING**
 - a) **ZMA 16-002 Zone Map Amendment: Applicant - Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).**

Request for a recommendation of approval from the Planning and Zoning Commission for an Amendment to the Zoning Ordinance for a Map Change from R-R (Rural Residential) to R-1 (Single-Family Residential) zoning at the following location: Tract B, Nazcon Subdivision, Phase 2, (formerly Lots 10-A, 11 & 12, Nazcon Subdivision, Phase 2) Township 13 North, Range 4 East, Town of Bernalillo, Sandoval County, New Mexico, accessed from Sheriff's Posse Road, and containing approximately 4.8 acres.
 - b) **CUP 16-019 Conditional Use Permit: Applicant - Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).**

Request for approval of a Conditional Use Permit for use of the proposed site as open space, a public trail, and to make improvements to the Coronado Arroyo Channel, on approximately 4.8 acres, accessed from Sheriff's Posse Road, and described as Tract B, Nazcon Subdivision, Phase 2, (formerly Lots 10-A, 11 & 12, Nazcon Subdivision, Phase 2) Township 13 North, Range 4 East, Town of Bernalillo, Sandoval County, New Mexico.

c) **VAR 16-009 Variance: Applicant - Nanci and Gary Davis.**

Request for approval of a Variance to the ten (10) foot rear-yard setback requirement, for the purpose of building a swimming pool in the back yard at 905 Palo Alto Court, zoned R-1 (Single-Family Residential Zone), and having the following Legal description: The Orchards 2, Lot 129, Town of Bernalillo, Sandoval County, New Mexico.

d) **VAR 16-010 Variance: Applicant - Bernalillo Marketplace Partners c/o Oak Realty Partners represented by Bootz and Duke Signs and SignArt of New Mexico Inc. (Agent/s).**

Request for approval of a Variance to allow the installation of a digital readerboard to replace a portion of the existing kiosk signage for the retail center, within the S-U Special Use Zone, located at 160 E. US Highway 550, Bernalillo Market Place, Town of Bernalillo, Sandoval County, New Mexico.

7. COMMISSION BUSINESS

a. Department Updates:

- Alana Lovato will start GIS classes at CNM on Monday, August 29th.
- Joe Benney will be attending and speaking at the New Mexico FEMA Floodplain Managers' fall conference in Deming on September 21, 22 and 23.

b. Project/Work Update:

- Work is continuing on Applebee's Grill and Bar with a target completion date of mid to late October.

c. General Discussion:

- The Planning and Zoning Department issued fourteen permits for new construction (residential and commercial), solar system installations, and reroofing between July 26th and August 25th, 2016 for total fees of **\$7,995.67**.
- A public meeting to solicit input on the proposed Small Farm Animal Ordinance was held on August 23rd. **The next public input meeting will be on October 19th at 5:30 p.m.** in the Council Chambers at Town Hall.

d. Home-based Business Report:

August -

- Raymond J. Robison, Horizon Sky Investments, 405 La Marcha, zoning R-R, real estate investment services.

e. Next Meeting: Regular Meeting - **October 4, 2016**

8. ADJOURNMENT