



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

Joyce Cordova

James Hooper

Raul Montano

Planning and Zoning Commission AGENDA

Regular Meeting
Tuesday, October 4, 2016
6:30 p.m.

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **WELCOME TO NEW COMMISSIONER**
 - ◆ *Joyce Cordova*
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - September 7, 2016
6. **SWEARING IN OF WITNESSES**
7. **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. **(TABLED ON SEPTEMBER 7, 2016)**

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. **(TABLED ON SEPTEMBER 7, 2016)**

c) ETZ SumP 16-001 Extraterritorial Zone/Summary Plat: Applicant - Dawn Roseberry, represented by Alpha Pro Surveying LLC (Agent).

Request for a 60 day extension to the approval and recording of a Summary Plat previously approved on June 7, 2016, within the Three-Mile Extraterritorial Zone of the Town of Bernalillo, creating three lots from one existing tract of land, within the Felipe Gutierrez Grant, Tract 51, MRGCD Map 7, situate in projected Section 29, Township 13 North, Range 4 East, New Mexico Principal Meridian (NMPM), Sandoval County, New Mexico, and containing 3.0206 acres.

d) SumP 16-009 Summary Plat: Applicant - GJC Properties LLC, represented by Tierra West, LLC, (Agent).

Request for approval of a Summary Plat, creating Tracts A-2-5-B2-A and A-2-5-B2-B, being a replat of Tract A-2-5-B2, Lands of Bill Blackwell, situate within the Bernalillo Grant, projected Section 29, Township 13 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 2.6029 acres more or less, with access from US Highway 550 and Ronald Drive, zoned S-U (Special Use).

e) SumP 16-010 Summary Plat: Applicant - Thomas Perea.

Request for approval of a Summary Plat, creating Lots 2-A-1 and 2-A-2, formerly Lot 2-A, of the Perea Land Division, within Sections 5 and 6, Township 12 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.7908 acres more or less, with access from B's Lane, zoned R-R (Rural Residential).

f) SumP 16-011 Summary Plat: Applicant - Tom J. Salazar, represented by Surv-Tek, Inc. (Agent).

Request for approval of a Summary Plat, adjusting existing lot lines to create Lots 1-A and 2-A, Block 7, Garden Spot Addition, within Sections 31 and 32, Township 13 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.3970 acres more or less, with access from West Calle Montoya, zoned R-1A (Mixed Single-Family Residential).

8. PUBLIC MEETING

a) Pre-application Discussion - Fawn Dolan - Re: Property located at 1148 S. Camino del Pueblo

9. COMMISSION BUSINESS

- a. Department Updates:
 - Ms. Joyce Cordova was appointed by Town Council on September 12th to the Planning and Zoning Commission.
 - The new Code Compliance Officer will start on Monday, September 26th.
 - Joe Benney, Building Official/CFM, 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 late October.
- c. General Discussion:
 - The Planning and Zoning Department issued nine permits for new construction (residential), a commercial remodel, solar system installations, a garage and a retaining wall between September 1st and September 20th, 2016 for total fees of **\$8,921.65**.
 - 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:
September -
 - Franklin Gonzales, *Aztlan Builders & Plaster*, 1267 Calle Madera, zoning R-2, construction-bookkeeping only.
 - Jennifer Duran, *ALC Plumbing LLC*, 312 La Corrida, zoning R-R, plumbing/heating/cooling-in-home office.
 - Brian Cox, *Tailwinds Home Inspections*, 311 Calle Evangeline, zoning R-1, home inspections.
- e. Next Meeting: Regular Meeting - **November 1, 2016**

10. ADJOURNMENT