



PLANNING  
&  
ZONING  
DEPARTMENT

---

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, December 6, 2016  
6:30 p.m.**

PLANNING  
&  
ZONING  
COMMISSION

---

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**
  - November 1, 2016
5. **SWEARING IN OF WITNESSES**
6. **PUBLIC HEARING**
  - a) **ZMA 16-004 Zone Map Amendment: Applicant - Willow Village Investments, LLC.**  
Request for a recommendation of approval from the Planning and Zoning Commission for a Zone Map Amendment from R-R (Rural Residential) to C-1 (Retail Commercial) at the following location: Easterly portion of Parcel 2 Lands of Liberman-Grevey, South Hill Road (Parcel ID: 1020073345315), within the Town of Bernalillo, Section 32, Township 13 North, Range 4 East, New Mexico Principal Meridian, Sandoval County, New Mexico, containing 11.29 acres.
  - b) **CUP 16-021 Conditional Use Permit: Applicant - Willow Investments, LLC.**  
Request for approval of a Conditional Use Permit for the purpose of constructing a Storage Facility for Self-Storage and RV Storage, on 11.29 acres, to be located on the Easterly portion of Parcel 2 of Lands of Liberman-Grevey, South Hill Road (Parcel ID: 1020073345315), within the Town of Bernalillo, Section 32, Township 13 North, Range 4 East, New Mexico Principal Meridian, Sandoval County, New Mexico.

c) **VAR 16-013 Variance: Applicant - Chris Florez.**

Request for approval of a Variance to Side and Rear Yard Setback Requirements in the R-2 Multiple-Family Residential Zone to construct a room and garage/storage space adjacent to the existing alleyway, located at 1154 Calle Madera, and having a legal description as follows: Old Sawmill Subdivision, Tract 6, Block 7, Section 6, Township 12 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, and containing 0.076 acres.

## 7. COMMISSION BUSINESS

a. Department Updates:

- The Building Official and Code Compliance Officer have met with the Fire Marshall to coordinate work efforts. They will be involved in routine annual/biennial inspections of commercial structures (including hotels, restaurants, retail, and industrial uses), to determine if all required building and safety codes are in compliance.
- The contract to obtain iWorQ Systems permitting and code compliance software was signed on November 23<sup>rd</sup> in accordance with standard procurement requirements.
- ZAP 16-001/VAR 16-008 (Maria Sanchez - Applicant) was heard by the Town Council on November 14<sup>th</sup> and Tabled for further discussion until December 27<sup>th</sup>.

b. Project/Work Update:

- The second phase (second residential unit) of Beehive Homes is ready to start construction. The project is located on Sheriff's Posse Road and is an assisted living facility.

c. General Discussion:

- The Planning and Zoning Department issued fifteen permits for the following: new construction (commercial), residential addition/s, solar system installations, a carport, and re-roofs between October 29<sup>th</sup> and November 28<sup>th</sup>, 2016 for total fees of **\$8,853.84**.
- A Small Farm Animal Ordinance is continuing to be discussed. A third public input meeting was held on *Wednesday, November 30<sup>th</sup>, at 5:30 p.m.* in the Council Chambers at Town Hall.
- **2017 SCHEDULE - See attached "Draft"**.

d. Home-based Business Report:

**November -**

- None.

e. Next Meeting: Regular Meeting - **January 3, 2017** (may be modified by P&Z based on discussion of 2017 Schedule)

## 8. ADJOURNMENT